



Planning Commission
Notice & Agenda
Wednesday, May 17, 2023

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

PHYSICAL ACCESS TO THE COUNCIL CHAMBERS WILL BE AVAILABLE 30 MINUTES PRIOR TO THE MEETING.

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Approval of April 19, 2023 Planning Commission Meeting Minutes

5. PUBLIC HEARING ITEMS

a. COBBLESTONE DRIVE-THROUGH COFFEE SHOP - CONDITIONAL USE PERMIT - PL-22-0005

Planning Commission will hold a public hearing and consider a request by Mr. Jesse Macias of M3 Design, for approval of a Conditional Use Permit (CUP) to allow a drive-through coffee shop on a 0.52-acre subject property in the Interstate Commerce Center Planned Area Development (PAD) located north of the northwest corner of Van Buren Street and 99th Avenue. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Catherine Lorbeer, AICP, Deputy Director of Planning

b. ZONING ORDINANCE TEXT AMENDMENT – ARTICLE 13 MEDICAL MARIJUANA DISPENSARY AND MARIJUANA ESTABLISHMENT HOURS OF OPERATION - APPLICATION PL-23-0017

The Planning Commission will hold a public hearing and consider a request by Andrew Bauer of Harvest Trulieve for a text amendment to the Avondale Zoning Ordinance, Article 13 (Medical Marijuana Uses/Requirements and Marijuana Establishments Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries and marijuana establishments from 8:00 P.M. to 10:00 P.M. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

c. THE DISTRICT AT CRYSTAL SPRINGS - APPLICATION PL-22-0217 - REZONE FROM CRYSTAL SPRINGS PLANNED AREA DEVELOPMENT (PAD) TO THE DISTRICT AT CRYSTAL SPRINGS PAD

The Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer, on behalf of property owner Stotz Farms Inc, to rezone the approximately 45 acres of land located at the southwest corner of McDowell Road and Avondale Boulevard. The proposed rezoning includes a multi-family residential apartment development, a residential townhouse development, a medical use, and other commercial uses. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

June 21, 2023

9. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en person o via teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

**Wednesday, April 19, 2023
6:00 pm**

1. WELCOME AND CALL TO ORDER

The Chair Thompson called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE/ VIDEO

Chair Christopher Thompson
Vice Chair Larry White
Commissioner Denise Stanfield
Commissioner Linda Warren
Alternate Julia Arnette

COMMISSIONERS EXCUSED ABSENT

Commissioner Lisa Osborne
Commissioner Alisha Meginnis
Commissioner Alan Agundez-Castillo

CITY STAFF PRESENT

Jodie Novak, Development Services Director
Catherine Lorbeer, Deputy Director of Planning
Dorothy Williams, Senior Management Analyst
Arrianna Ramirez, Administrative Assistant
Stephen Kemp, Attorney
Michelle Simerdla, Senior Planner
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the March 15, 2023, meeting minutes. Vice-Chair White moved to approve the minutes as written; Commissioner Stanfield seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez-Castillo	N/A
Alternate Julie Arnette	N/A

Upon vote, the motion passed 4 to 0

5. PUBLIC HEARING: Discussion Items

a. FRANCIS AND SON'S EXPRESS CAR WASH – CONDITIONAL USE PERMIT – APPLICATION PL-21-0330

Catherine Lorbeer, AICP, Deputy Director of Planning, stated the purpose of this presentation is to consider approval of a Conditional Use Permit (CUP) that would allow a full-service car wash in the Palm Valley Planned Area Development (PAD).

The 3.72 acres project site is located at the southwest corner of Indian School Road and Dysart Roads. It consists of three vacant lots. Indian School Road and single-family housing in the City of Litchfield Park is located to the north, the proposed Angelina Living Townhomes is located to the south, the approved Ascend commercial, townhouse, and apartment developments on Dysart Road are to the east, and Trinity Lutheran Church and First Baptist Church, along with single-family homes are to the west. Access to the site is from Indian School Road and Dysart Road with an interconnecting roadway called Plaza Circle with transitions and buffers on all four sides, and it maintains the existing drainage channel.

The General Plan (GP) designates the property as local commercial intended to provide for the daily needs for goods and services to area residents. The zoning designation is Palm Valley PAD which includes C2 community commercial uses. The site plan shows the car wash in Phase I; the other two pads will be part of Phase II. The building is designed to minimize the elongated appearance and the project must meet all standards of the city commercial design manual. The proposed car wash will be open daily from 6:00 a.m. to 9:00 p.m. and contain automated pay stations, a conveyor style washing tunnel that last approximately five minutes, self-vacuuming, and cleaning areas with shade canopies.

The CUP project must meet the five findings to be consistent with the GP 2030 and the North Avondale Specific Plan, compatible with existing uses, suitable size to accommodate the car wash use and meet all required development standards, adequate access to public streets and have the capacity to accommodate the traffic generated, and have adequate conditions in place to mitigate any adverse effects. Required notifications were met with a neighborhood meeting via Zoom on September 29, 2022. Comments raised were about potential noise, proximity to homes, Yelp rating, and another car wash within one mile. The applicant stated they will be using the latest in noise reduction technology. Sound walls are included in the site plan to attenuate any noise at the north and south entrances. Based on Google ratings the market supports the need for another car wash. A resident of Litchfield Park inquired about site drainage and was advised the existing drainage channel would remain in place with drainage flowing from the north. Another resident expressed concerns about increased traffic due to all the new uses, type of car wash, and crime.

Staff recommends approval of Application PL-21-0330, Francis and Sons Car Wash, for a Conditional Use Permit to allow a full-service car wash in the Palm Valley Planned Area Development, subject to the six conditions of approval.

Commissioners were given an opportunity to ask questions. Ms. Lorbeer explained there are no direct entrances into the car wash site, as it is designed to use the existing shared driveways. The additional pads in Phase II are planned to be a quick service restaurant and retail. She clarified that Yelp is a platform used to look up places to eat, businesses and activities. Users provide ratings of the businesses. It is her understanding there is still a market for another car wash.

There were no public comments.

Chair Thompson called for a motion.

Commissioner Warren moved to recommend the approval of Application PL-21-0330 Francis and Sons Car Wash, for a Conditional Use Permit to allow a full-service car wash in the Palm Valley Planned Area Development, subject to the six conditions of approval; Vice Chair White seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez-Castillo	N/A
Alternate Julie Arnette	N/A

Upon vote, the motion passed 4 to 0

- b. **LIV COMMUNITIES AVONDALE - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0049**
- c. **LIV COMMUNITIES AVONDALE - REZONE FROM PARKSIDE VILLAGE PLANNED AREA DEVELOPMENT (PAD) TO LIV COMMUNITIES AVONDALE PAD – APPLICATION PL-22-0054**

Michelle Simerdla, Senior Planner, stated the purpose of this presentation is to review a proposed Minor General Plan Amendment and Rezone for LIV Communities Avondale. The property is a vacant 17.92-acre lot located at the southwest corner of 99th Avenue and Indian School Road that was annexed in 1981. To the north are commercial and residential developments in the City of Phoenix, and vacant land used for farming is located to the east of 99th Avenue, also in the City of Phoenix Single-family homes currently under construction zoned Parkside Village PAD are located to the south and west.

The purpose of the Minor General Plan Amendment is to amend the land use designation for 14.62 acres from Mixed Use to High Density Residential and 3.29 acres from Mixed Use to Local Commercial. The second request is to rezone the site from Parkside PAD to LIV PAD with R-4 and C-2 zoning to allow for apartments with 333 dwelling units and future commercial uses.

The PAD will utilize the R-4 multi-family residential development standards with the following deviations:

- Reduction in garage parking. The project will exceed the City's covered parking space requirement by 71 spaces instead, meeting the intent of the City's covered parking requirements.
- Reduction in private open space - The project provides balconies that range from 74-88 square feet instead, meeting the intent of the City's balcony requirement of a minimum of 80 square feet.
- Reduction in landscaping – The applicant's narrative says the reduction is to allow healthy root growth and proper spacing.
- Adding greater separation between principal entrances/exits of 3-story buildings.

The site plan has a main entrance on Indian School Road and a secondary entrance on Parkside Boulevard for the multi-family entry. Nine three-story multi-family buildings with different color stucco and masonry block are proposed along with a central pool, clubhouse, dog park, fitness center, shaded play structure, splash pad, detached garages along the south end, covered parking areas with an X over them, a 6-foot CMU block wall along the south boundary, and view fencing along the other boundaries of the multi-family portion. No plans have been submitted yet for the commercial portion. Access to the future commercial pad will be from Indian School Road and 99th Avenue.

The proposed development is compatible with and complementary to existing uses, there is a minor percentage of land in Avondale that is designated as High Density Residential and this will allow for more housing options in Avondale, this project does not significantly alter land use patterns since the existing Mixed Use General Plan designation and Mixed Use component in the existing PAD already allow for a mix of uses, meets C-2 and R-4 standards with requested deviations, GPA and Rezoning meet all required findings as listed in the staff report, it is consistent with housing and commercial goals in the General Plan.

The site is within the Pendergast Elementary School District and Tolleson Union High School District. Both schools indicated there is adequate capacity for this project.

A neighborhood meeting was held on May 26, 2022, on Zoom, with two attendees who discussed traffic and apartment management. No additional comments were received.

For Item 5B, Staff recommends approval of Application PL-22-0049 LIV Communities-Avondale for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation from Mixed Use to Local Commercial and High Density Residential and for item 5C Application PL-22-0054 LIV Communities-Avondale to rezone an approximately 17.92-acre site from Parkside PAD to LIV Communities PAD, subject to the eight conditions of approval as listed in the staff report.

Commissioners were given an opportunity to ask questions on landscaping and the traffic study. Brian Greathouse, Applicant, explained a landscape deviation has been requested as they are unable to plant on the north side due to an open irrigation system. The traffic study did not consider new buildings on the east side of 99th Avenue as they were unaware of any plans for development there. The deceleration lane on Indian School Road and a lane for left turns into the project for westbound traffic were evaluated by the traffic study, which has been approved by the cities and other agencies.

There were no public comments.

Chair Thompson called for a motion.

Vice Chair White motioned to approve Application PL-22-0049 LIV Communities-Avondale for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation from Mixed Use to Local Commercial and High Density Residential; Commissioner Stanfield seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez-Castillo	N/A
Alternate Julie Arnette	N/A

Upon vote, the motion passed 4 to 0

Vice-Chair White moved to approve Application PL-22-0054 LIV Communities - Avondale and rezone an approximately 17.92-acre site from Parkside PAD to LIV Communities PAD, subject to the eight conditions of approval as listed in the staff report Commissioner Stanfield seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez-Castillo	N/A
Alternate Julie Arnette	N/A

Upon vote, the motion passed 4 to 0

d. ZONING TEXT AMENDMENT – REVISE CONDITIONAL USE PERMIT SECTIONS 28-8 AND 28- 91(F) – APPLICATION PL-23-0070

Catherine Lorbeer, AICP, Deputy Director of Planning, presented a staff-initiated request for text amendments to the Zoning Ordinance. This request is to streamline the process for CUP review and approval and would make the city process clear and effective. The community benefit from this amendment is the elimination of an additional review and approval time.

The request is to revise Section 28-8 where CUPs come to the Planning Commission for recommendation to City Council for final approval. The revision would allow CUPs to be reviewed and acted on by the Planning Commission, add text to retain jurisdiction over CUPs after approval, clarify revocation processes, and add a process for appeals to City Council. Basically, the proposed change will have CUPs be reviewed and acted upon by the Planning Commission unless they are appealed to City Council. Section 28-91(f) would need to be modified for The BLVD zoning district to make it compatible with changes to Section 28-8.

All required notifications were completed as it was posted on the digital platform Avondale Connect. To date no comments or questions have been received. Staff recommends the approval of Application PL-23-0070 to amend text in the City of Avondale Zoning Ordinance.

There were no public comments.

Commissioners were given an opportunity to ask questions. Ms. Lorbeer clarified that by eliminating the need for CUPs to go to City Council, there would no longer be a need for two steps, streamlining the process with just one step. The Commission’s decision, whether approved or denied, would be final unless the applicant chose to appeal the decision.

Chair Thompson called for a motion.

Commissioner Warren moved to approve Application PL-23-0070 for text amendments to the City of Avondale Zoning Ordinance, for the reasons listed in the staff report; Vice Chair White seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez-Castillo	N/A
Alternate Julie Arnette	N/A

Upon vote, the motion passed 4 to 0

6. DISCUSSION ITEMS:

a. CITY COUNCIL CHAMBER AUDIO AND VIDEO CHANGES

Marcella Carrillo, City Clerk, provided an update on the audio and video changes made in Council chambers. On March 18, 2020, Mayor Weise declared a State of Emergency due to the COVID -19 Pandemic to allow all board and commission members to attend meetings remotely and the meetings were livestreamed for public viewing. Remote attendance and streaming of meetings continued until January 2022, when the doors reopened for the public to attend board and commission meetings in person. In April 2023 a new audio and visual recording system has been implemented with permanent cameras to livestream all board and commission meetings on Channel 11, YouTube, Facebook, and the City website. An example of newly implemented livestream was shown to the commission.

Audience chairs will be modified to provide notice that the meeting is online, and they may be on camera. The video will contain links to place bookmarks and allow the viewer to move through the recording. Open Meeting Laws must

still be abided by, including appropriate attire and language. Board Members and Commissioners should be mindful of passing notes, whispering to fellow members, use of cell phones, four plus members talking in a group prior to the meeting starting, and offensive language. The Planning Commission meeting in May will be streamed online.

Ms. Carrillo also provided training on the new digital voting system currently used by City Council, which eliminates the need for roll call votes, waiting for a motion and second. The full motion will be shown on the screen. Should a system error occur, votes can be recorded manually later. Commissioners can abstain, but abstentions are recorded as yes votes.

Commissioners were given an opportunity to ask questions. Ms. Carrillo stated the cameras will turn on at the start of the meetings and turned off upon adjournment. The cameras remain as set and will not zoom in on speakers.

7. COMMISSION ANNOUNCEMENTS

No Commission announcements were made.

8. PLANNING DIVISION REPORT

Catherine Lorbeer, AICP, Deputy Director of Planning, stated they are updating the General Plan. A work session is tentatively planned to be held in July after the regular meeting to allow a more open dialogue on progress. The May meeting currently has three agenda items.

9. CALENDAR

The next meeting will be May 17, 2023.

10. ADJOURNMENT

There was no further business; Chair Thompson called for a motion to adjourn.

Vice Chair White motioned to adjourn; seconded by Commissioner Warren

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez-Castillo	N/A
Alternate Julie Arnette	N/A

Upon vote, the motion passed 4 to 0

Meeting adjourned at 6:48 p.m.

Chair, Christopher Thompson

Date



AGENDA ITEM REPORT

SUBJECT: Cobblestone Drive-Through Coffee Shop - Conditional Use Permit - PL-22-0005

MEETING DATE: 5/17/2023

TO: Planning Commission

FROM: Catherine Lorbeer, AICP, Deputy Director of Planning

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Jesse Macias of M3 Design, for approval of a Conditional Use Permit (CUP) to allow a drive-through coffee shop on a 0.52-acre subject property in the Interstate Commerce Center Planned Area Development (PAD) located north of the northwest corner of Van Buren Street and 99th Avenue. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The subject property is a vacant, 0.52-acre parcel located north of the northwest corner of Van Buren Street and 99th Avenue, on Assessor Parcel 102-54-117 (Exhibit A). The subject property is owned by Cobblestone Phoenix Propco LLC, which operates several car wash facilities across the Phoenix area. It is located just south of a 1.43-acre lot that is also owned by Cobblestone and is currently under development with a new car wash, and just north of a 1.06-acre lot occupied by a Burger King restaurant.

The subject property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial land use category is used primarily for providing daily needs of goods and services to the residents residing within the surrounding area. Restaurants, retail, gas stations, and offices are examples of uses that are appropriate for the Local Commercial designation.

The zoning of the property is Interstate Commerce Center Planned Area Development (PAD). The PAD has established a custom list of permitted and conditionally permitted uses for the center. Drive-through facilities are a conditionally permitted use within this PAD.

The existing uses and zoning of surrounding properties include:

NORTH: To the immediate north is a 1.06-acre property to be developed with a Cobblestone Auto Spa car wash (currently under construction), zoned Interstate Commerce Center PAD, and located within the Local Commercial designation of the General Plan. Beyond the car wash property is the 99th Avenue Business Center, a multi-tenant building containing mainly office and light industrial uses; this center is zoned Interstate Commerce Center PAD but located within the Business Park designation of the General Plan.

EAST (across 99th Avenue): Several lots within the City of Tolleson jurisdiction, zoned C-2 (General Commercial), and within the El Paseo (Corridor) designation of the General Plan, which is intended for commercial services and housing. A fast-food restaurant is currently under development on one of the lots while others remain vacant.

SOUTH: A 1.43-acre property developed with a Burger King restaurant, zoned Interstate Commerce Center PAD, and located within the Local Commercial designation of the General Plan.

WEST: A 6.2-acre property developed with the 99th Avenue Business Park, a multi-tenant building containing mostly offices and auto-related uses, which is zoned Interstate Commerce Center PAD and located within the Business Park designation of the General Plan.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of a coffee shop with drive-through on the subject property. The coffee shop building will be approximately 850 square feet in size and will feature two pickup windows (one on the north side of the building and one on the south side), each with a separate vehicle queuing lane. Combined, these two queueing lanes will accommodate approximately 19 vehicles as shown on the attached site plan (Exhibit E). A 200-square-foot outdoor patio will be provided on the east side of the building, but no public access will be provided to the interior of the building. Three vehicle parking spaces and two bicycle spaces will be provided, and nearly 38% of the site will be landscaped, including a 30-foot landscape setback along 99th Avenue. No direct vehicular access to 99th Avenue will be provided, but the site will utilize existing driveways on adjacent properties, as explained in more detail later in this report. Hours of operation for the coffee shop are expected to be 6 AM to 11 PM daily.

The building's architecture and site landscaping will be designed further as part of the Site Plan and Design Review application process to integrate with the design of the adjacent car wash under construction and the existing Burger King. The drive-through pad will be designed to include required site development standards for screening.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on March 28, 2022, via Zoom. All notices of the meeting were completed in accordance with notification requirements. Aside from the project applicant and City staff, the meeting had no attendees.

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements. As of the writing of this report, no comments have been received from the public in response to these notifications. No comments have been shared to date on the City's digital platform, Avondale Connect.

ANALYSIS:

To grant a Conditional Use Permit, five findings must be met as outlined in Zoning Ordinance Section 28-8.A.b. Each finding is presented below along with Staff's analysis.

1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.

The subject property is designated as Local Commercial by the General Plan and is located within the Freeway Corridor Specific Plan. The Local Commercial land use category is used primarily for providing daily needs of goods and services to the residents residing within the surrounding area. Restaurants are an example of such a use, and major arterial intersections are preferred locations for the Local Commercial designation. A coffee shop is consistent with the uses envisioned for this designation, and the project site is located near the intersection of two arterial streets (Van Buren Street and 99th Avenue). The use will serve customers living or working in the surrounding area and traveling along these major roadways.

The proposal supports the following General Plan goals and policies and the Freeway Corridor Specific Plan objective:

General Plan 2030

- Economic Element Goal 1 Policy F. Maintain Avondale's retail prominence as part of the City's economic and revenue base by identifying areas for new and higher quality retail and restaurant development to capture increased sales while maintaining a balance with necessary retail services.
- Economic Element Goal 3 Policy D. Support new development that accommodates business attraction opportunities.

Freeway Corridor Specific Plan

- Objective #1: Prioritize the City's appearance from the I-10 and the Loop 101 freeways, limiting heavy industrial uses and establishing strict design guidelines where necessary.

The proposed coffee shop conforms to design guidelines established for the Interstate Commerce Center PAD, in terms of building materials, color palette, and roofline variation, and walls will be provided along the Dysart frontage to screen the vehicle queuing lanes from the street. This finding has been met.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

The project site is located in the vicinity of other commercial uses, including a fast-food restaurant to the direct south, a car wash to the direct north (under construction), an additional fast-food restaurant on the east side of 99th Avenue (also under construction), and a convenience store at the southeast corner of Van Buren Street and 99th Avenue. The proposed use will not be detrimental to the existing office, light industrial, and service uses within the Interstate Commerce Center PAD, and may find a customer base amongst individuals who work in this center.

No residential uses are immediately adjacent to the subject property. The nearest residential areas include the Roosevelt Park subdivision approximately one mile to the west, and Sundancer Apartments approximately one-quarter mile to the east, within the City of Tolleson.

As conditioned, the intensity of the use, traffic generation, hours of operation, and other operational characteristics of the coffee shop will be consistent and compatible with existing uses in the vicinity. This finding has been met.

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

The project is designed to achieve all requirements of the Avondale Zoning Ordinance and the Interstate Commerce Center PAD.

As proposed, the coffee shop will be located between a Cobblestone Car Wash and a Burger King restaurant. A driveway from Van Buren Street is located on the Burger King lot, and an additional driveway from 99th Avenue straddles the property line between the Cobblestone Car Wash lot and the 99th Avenue Business Park to the north. Vehicular access to the coffee shop will be available from these two driveways via internal vehicle drive aisles that connect the coffee shop to Burger King and Cobblestone, and a cross-access agreement exists for the three lots. A pedestrian walkway will connect the 99th Avenue sidewalk to the coffee shop building, and then continue northward to the car wash building currently under construction on the adjacent lot.

The coffee shop building will have two drive-through windows, one on the north side of the building and the other on the south side. Each window will have a separate vehicle queuing lane, one accommodating approximately 13 vehicles and the other accommodating approximately 6 cars, for a total of 19. This design has been reviewed by Traffic Engineering staff, who determined that the queuing space is adequate for the use. The subject property does not have direct vehicular access to either 99th Avenue or Van Buren Street, and the queuing lanes are located far enough from these street corridors to prevent customers from backing up into the public roadway as they wait to order. This finding has been met.

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

The subject property is located near the northwest corner of two major arterials, Van Buren Street and 99th Avenue. Access will be from driveways on two adjacent properties as described above, and a cross-access agreement covers the subject property and the two adjacent properties.

The car wash currently under construction on the lot adjacent to the subject property obtained Site Plan and Design Review approval under PL-21-0053, on April 28, 2022. As part of the application package for PL-21-

0053, a Traffic Impact Analysis (TIA) was submitted that analyzed impacts related to both the car wash and the coffee shop. This TIA was reviewed by Traffic Engineering staff, and the following conditions of approval were imposed on PL-21-0053:

- A painted median or “pork chop” shall be installed at the Van Buren driveway, and a “no left turn” sign shall be installed at this driveway, to the right or left of existing curbing.
- For northbound left-turning vehicles at the 99th Avenue access, a left-turn deceleration lane shall be provided with a minimum of 160 feet of storage. Alternatively, a two-way left-turn lane shall be provided.

Since these conditions of approval were generated based on the combined impacts of the car wash and coffee shop as discussed in the TIA, they have been applied again for this CUP, with additional language to clarify that the improvements will need to be in place before a Certificate of Occupancy can be issued for whichever of the two facilities is completed first. This finding has been met.

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Conditions of approval are recommended for the project, most of which are standard for this type of development. Proposed conditions are listed in the "Recommendations" section below. This finding has been met.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

- The proposed land use meets the five (5) required findings for a Conditional Use Permit (CUP) per the Zoning Ordinance.
- Approval of the proposal will result in development compatible with the Local Commercial General Plan land use designation, the Interstate Commerce Center PAD zoning, and existing development in the area.
- The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0005 Cobblestone Drive-Through Coffee Shop, a request for a Conditional Use Permit to allow a coffee shop with drive-through in the Interstate Commerce Center Planned Area Development (PAD), subject to the following four (4) conditions of approval:

1. Development and use of the site shall substantially conform to the Cobblestone Drive-Through Coffee Shop Conditional Use Permit Narrative (Exhibit D) dated February 28, 2023; Site Plan (Exhibit E) dated February 28, 2023; Landscape Plan (Exhibit F) dated August 21, 2022; and Color Building Elevations (Exhibit G) dated March 30, 2023.

2. Administrative approval of a Site Plan and Design Review application is required prior to issuance of a building permit for the coffee shop.

3. The following stipulations for PL-21-0053 (the Site Plan and Design Review for Cobblestone Car Wash on Assessor Parcel Number 102-54-118) are also applicable to this CUP. Should the coffee shop be completed before the car wash, these improvements will need to be in place before a Certificate of Occupancy is issued for the coffee shop.

- a. A painted median (pork chop) shall be installed at the Van Buren driveway, with “no left turn” sign either right or left of existing curbing and not within the pork chop.

b. For northbound left-turning vehicles at the existing full access on 99th Avenue, a left-turn deceleration lane with minimum 160 feet of storage shall be provided. Alternatively, a two-way left-turn lane (TWLTL) shall be provided.

4. In accordance with Section 28-8.d of the Avondale Zoning Ordinance, the Conditional Use Permit shall expire two (2) years from the date of Council approval if the use has not commenced.

PROPOSED MOTION:

I move that the Planning Commission recommend **APPROVAL** of Application PL-22-0005 Cobblestone Drive-Through Coffee Shop, a request for a Conditional Use Permit to allow a coffee shop with drive-through in the Interstate Commerce Center Planned Area Development (PAD), subject to four (4) recommended conditions of approval for the reasons set forth in the staff report.



Aerial Map



Subject Property



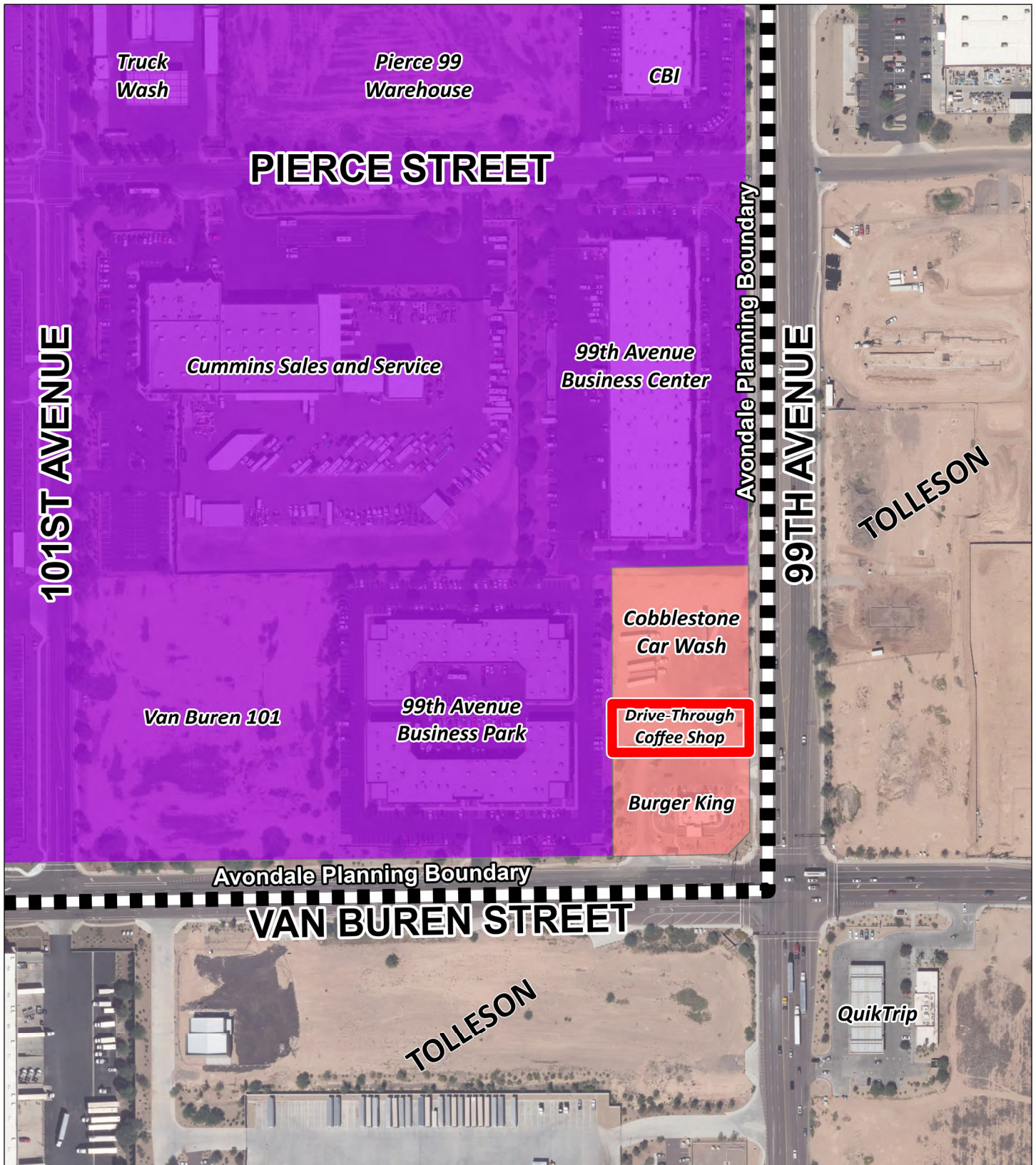


Zoning Vicinity



Subject Property





General Plan Land Use



Business Park
 Local Commercial

Subject Property





**GRAVITY COFFEE
PROJECT NARRATIVE**

October 11th, 2022

CITY OF AVONDALE

Development Services/Planning Division

11465 W Civic Center Dr

Avondale, AZ 85323

RE: **CUP ReSUBMITTAL**
Proposed Gravity Coffee Drive-Thru Facility
Interstate Commerce Center
Avondale, AZ

Dear Planning Team:

We are very pleased to be resubmitting for Site Plan/CUP for the proposed Gravity Coffee Drive-thru Facility with Outdoor Dining, to be located North of the North-West of 99th Ave & Van Buren within the existing Interstate Commerce Center Development. The 22,491sf/.516 Acre parcel which is Zoned PAD (Planned Area Development) and currently is Vacant. The surrounding parcel is also currently Zoned PAD (Intermediate Commercial PAD) to the North, South and West, with PAD on South Side and C-2 Zoning on East side. There is an existing MLD/Plat that includes Cross Access agreements between all Pads within Center. Under PAD, Drive-thru Use requiring Site Plan/Design Review and CUP Approvals.

The proposed facility will include proposed 850sf Building with Drive-thru only with outdoor dining, with 3 proposed Parking spaces with 1 ADA Space. Hours of Operation are expected to be from 6am to 11pm.

- a. The Proposed Gravity Coffee Use is consistent with the Land Use designation as set forth in the General Plan for Commercial/Industrial Development, meets and will further General Guidelines and objectives of the adjacent area, and be consistent with promoting high quality Retail Services and Goods to the local Community as part of an overall Quality Development.
- b. Proposed Gravity Coffee is compatible with existing adjacent Uses such as Burger King at the immediate corner and approved Cobblestone Express which provide high quality services and goods to local community. Fulfilling one of the Core Goals to infill existing Vacant Parcels with quality development will be beneficial to adjacent development and local neighborhood/community and enhance public welfare.
- c. The proposed Gravity Coffee is part of an overall Interstate Commerce Industrial Development. Our proposed Drive-thru only facility allows for safe on-site circulation with no proposed indoor/outdoor dining thus eliminating need for large parking fields. Proposed Development meets the required Landscape Setbacks along 99th Avenue with proposed new Frontage Landscaping with adequate screening meeting City development standards.



GRAVITY COFFEE PROJECT NARRATIVE

- d. Proposed Gravity Coffee is part of larger Interstate Commerce Industrial Park with existing Access points off of 99th Avenue and Van Buren to remain. Arterials have existing traffic patterns with no significant increase which were addressed in TIA that was coordinated with City Traffic Department
- e. We have diligently worked with Planning and Traffic Staff to provide a quality and safe site layout. We were able to increase our proposed vehicular drive-thru queuing as requested by City Traffic Engineer which he had opportunity to review and approve.

Pads are currently Vacant within existing Development with an existing Burger King at the immediate NW Corner and existing Industrial Buildings to the West and North, with existing Access points off of 99th Ave and Van Buren and on-site circulation. We are not proposing any revisions nor new Curb Cut Access points off of 99th Avenue. We are complying with the required 30' setbacks along 99th Avenue. There are existing Water, Sewer and Storm Drain Taps to Lot 2 (Pre-Approved Cobblestone Car Wash) and Lot 1 (Gravity Coffee). We will utilize existing Storm Drain inlet and provide our on-site underground retention that will provide for both Parcels, again will be developed as part of Cobblestone Car Wash (Lot 2) site improvements. Proposed Screen wall and landscaping are being proposed along 99th Avenue. Existing Traffic patterns exist with no expected significant increases. A TIA was prepared and coordinated with City Traffic Department as well as City of Tolleson Engineer.

We are proposing Quality Design with sustainable materials with a cohesive Color Palette and overall unparalleled Design complementing existing Development for the Avondale Community. Proposed Gravity Coffee Contemporary Design that will complement at same time be unique in itself providing a quality Development for the Avondale Community.

We appreciate the opportunity to be making our Site Plan/CUP resubmittal and we look forward to your subsequent review and approval. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Respectfully,



A handwritten signature in blue ink, appearing to be 'J. M. M3', written over a light blue circular stamp.



**GRAVITY COFFEE
PROJECT NARRATIVE**

Jesse Macias
President
2645 N 7th Avenue
Phoenix, AZ 85007
jmacias@m3designllc.com

Submitted electronically 2/28/23

Exhibit E

PROJECT DATA

PROJECT NAME:	COBBLESTONE EXPRESS CARWASH COMMERCIAL DEVELOPMENT NWC 39TH AVE & VAN BUREN AVONDALE, ARIZONA 85323
EXISTING USE:	VACANT
PROPOSED USE:	EXPRESS CAR WASH/DRIVE-THRU RESTAURANT
OWNER:	COBBLESTONE AUTO SPA 8900 E RAHMA DR SCOTTSDALE, AZ 85230 (602) 787-0808 CONTACT: TUCK BETTIN
ARCHITECT:	M3 DESIGN 2645 N 7TH AVE PHOENIX, ARIZONA 85007 (480)528-3136 CONTACT: JESSE MACIAS

SITE DATA

SITE NET AREA:		22,491 SF / .52 AC														
APN #:	102-54-117															
GENERAL PLAN DESIGNATION: COMMERCIAL																
ZONING:	PAD – INTERSTATE COMMERCIAL															
BUILDING FOOTPRINT:	850SF DRIVE–THRU COFFEE															
BUILDING COVERAGE:	850 SF / 22,491 S.F. = 3.8%															
BUILDING HEIGHT:	MAXIMUM: 30'-0" PROVIDED: ±22'-0"															
LANDSCAPE:	8,452 S.F. / 22,491 S.F. = 37.6%															
IMPERVIOUS COVERAGE:	13,159 S.F. / 22,491 S.F. = 58.5%															
SETBACKS:	<table border="0"> <tr> <td><u>SETBACKS</u></td> <td><u>REQ'D.</u></td> <td><u>PROVIDED:</u></td> </tr> <tr> <td>STREET FRONT (EAST)</td> <td>30'</td> <td>30'-0"</td> </tr> <tr> <td>SIDE (NORTH)</td> <td>5'</td> <td>46'-8"</td> </tr> <tr> <td>SIDE (SOUTH)</td> <td>5'</td> <td>20'-0"</td> </tr> <tr> <td>REAR (WEST)</td> <td>5'</td> <td>147'-10"</td> </tr> </table>	<u>SETBACKS</u>	<u>REQ'D.</u>	<u>PROVIDED:</u>	STREET FRONT (EAST)	30'	30'-0"	SIDE (NORTH)	5'	46'-8"	SIDE (SOUTH)	5'	20'-0"	REAR (WEST)	5'	147'-10"
<u>SETBACKS</u>	<u>REQ'D.</u>	<u>PROVIDED:</u>														
STREET FRONT (EAST)	30'	30'-0"														
SIDE (NORTH)	5'	46'-8"														
SIDE (SOUTH)	5'	20'-0"														
REAR (WEST)	5'	147'-10"														
TYPE OF CONSTRUCTION:	YB – SPRINKLERED															
OCCUPANCY TYPE:	M (MERCANTILE)															
RESTAURANT DRIVE-THRU:																
REQUIRED:	SPACE PER 200SF INDOOR DINING	0 SPACE														
1 SPACE FOR 500SF OUTDOOR DINING 500/200		3 SPACES														
	TOTAL REQUIRED:	3 SPACES														
PARKING PROVIDED:																
PARKING STANDARD SPACES:	2 SPACES															
ACCESSIBLE PARKING SPACES:	1 SPACES															
	TOTAL PROVIDED:	3 SPACES														

PROJECT DESCRIPTION

NEW DRIVE-THRU 850SF DRIVE-THRU COFFEE WITH 3 PARKING SPACES
ON LOT 3 WITH PROPOSED ON-SITE IMPROVEMENTS TO INCLUDE CROSS
ACCESS AND NEW LANDSCAPING

LEGAL DESCRIPTION

LOT 1 OF INTERSTATE COMMERCIAL PLAT

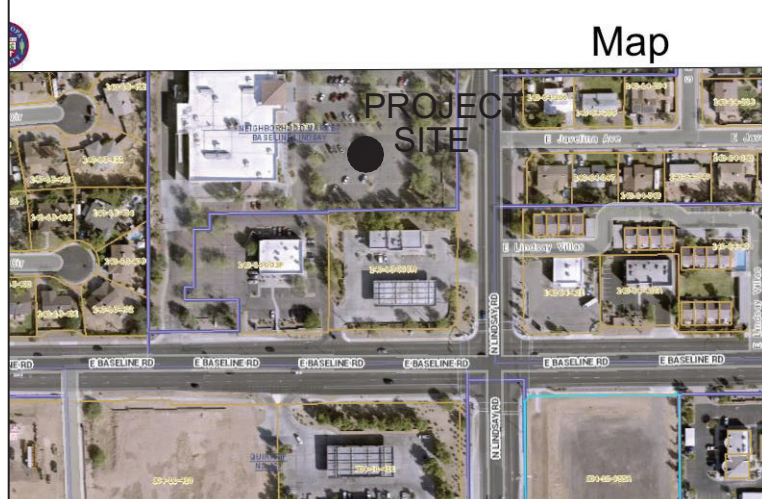
CITY OF AVONDALE
SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF AVONDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AND IN THE CITY OF TOLLESON SEWER SERVICE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED SEWER SERVICE.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTS' PROPERTIES AND TO BE WITHIN THE FOOT CANDLE OF THE PROPERTY LINE, NO NOISE, OR ODOR OR VIBRATION WILL BE EMITTED SO THAT THE QUALITY OF THE GENERAL LEVEL OF NOISE, OR ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

APPROVAL STAMPS

INTERSTATE COMMERCIAL
CENTER PAD
APPROVED 10-11-2004

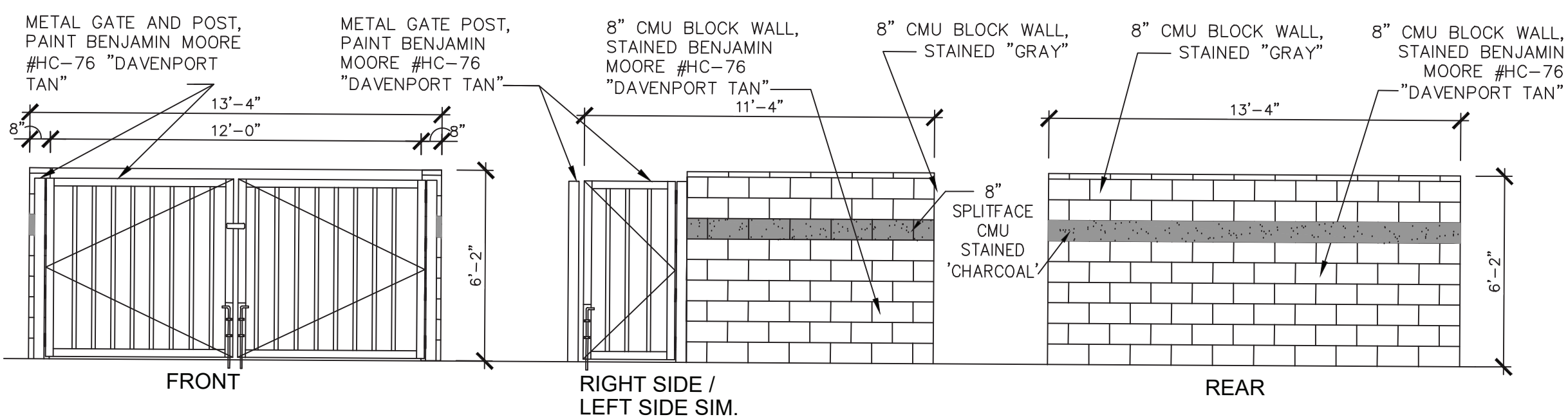
VICINITY-MA



Cobblestone Car Wash - not part of CUP request (approved under Site Plan & Design Review # PL-21-0053)

SITE PLAN

SCALE: 1" = 30'-0"

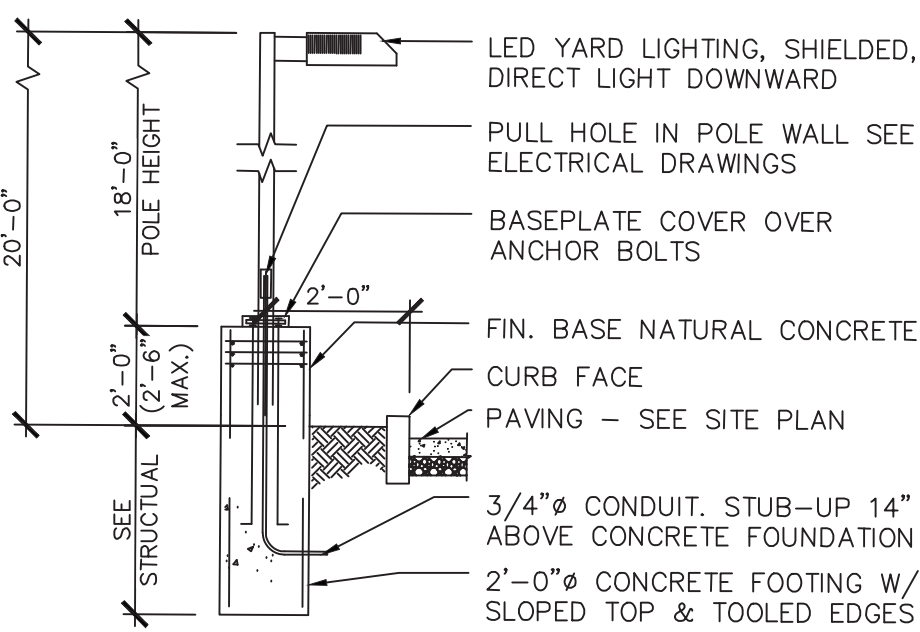


TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

SITE PLAN

SCALE: 1" = 20'-0"

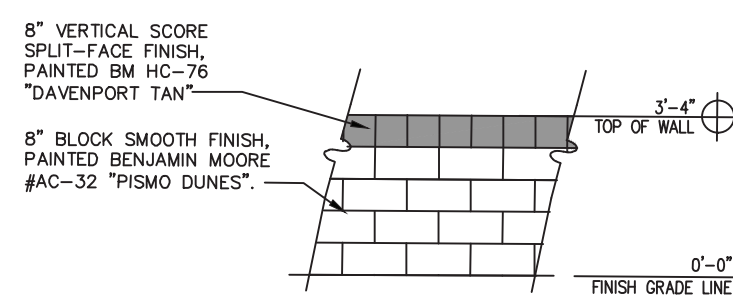


LIGHT POLE DETAIL

SCALE: 1/4"=1'-0"

SCREEN WALL

SCALE: 1/4"=1'-0"

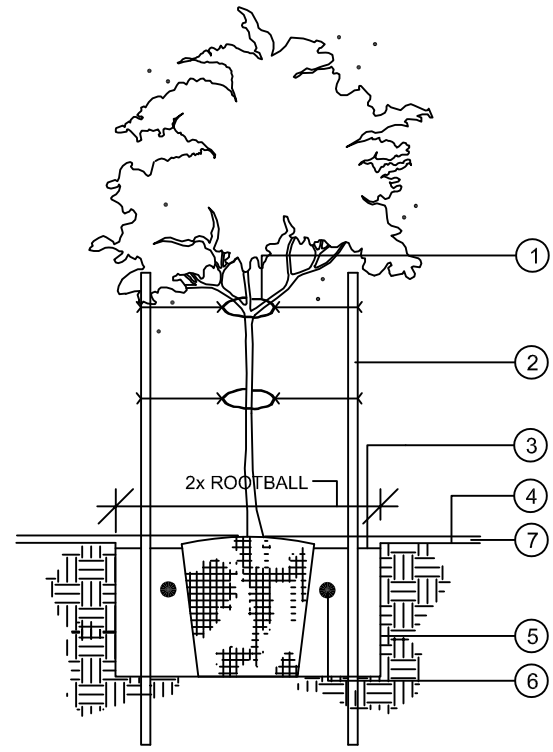


GRAVITY COFFEE
390 N 99TH AVENUE
AVONDALE, ARIZONA 85323

DATE:	2000110402
SCALE:	SCALE
DRAWN BY:	JM
PROJECT NUMBER:	CBL20004.0
SHEET:	

DD1
PROJECT #:
PL-22-0005

Submitted electronically 8/31/22



1. 1/2" RUBBER HOSE WITH #10 WIRE
 2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3' BELOW GRADE
 3. 4" BASIN
 4. GRADE (PRIOR TO GRANITE)
 5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 6. AGRIFORM TABLETS
 7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)
- BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

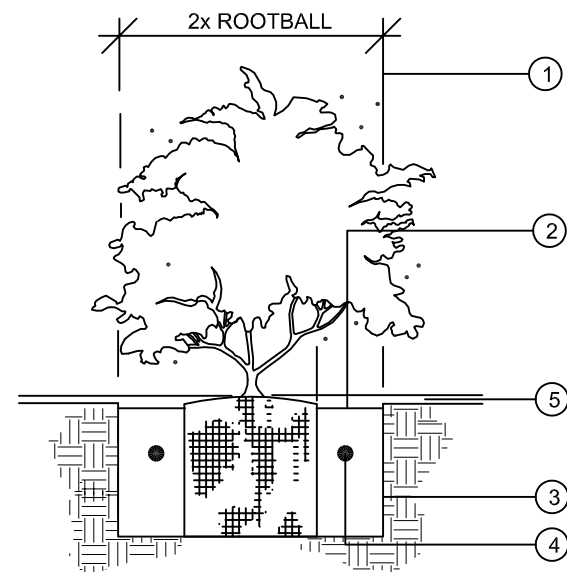
DOUBLE STAKING DETAIL

NOT TO SCALE

- NOTE:
MULTI-TRUNKED TREES
TO HAVE ALL MAJOR
LEADERS STAKED
-
- MULTI-TRUNK
-
- DOUBLE-TRUNK
-
- SINGLE-TRUNK
1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
 2. #10 WIRE RUBBER COATED
 3. 1/2" RUBBER HOSE

TREE GUYING DETAIL

NOT TO SCALE

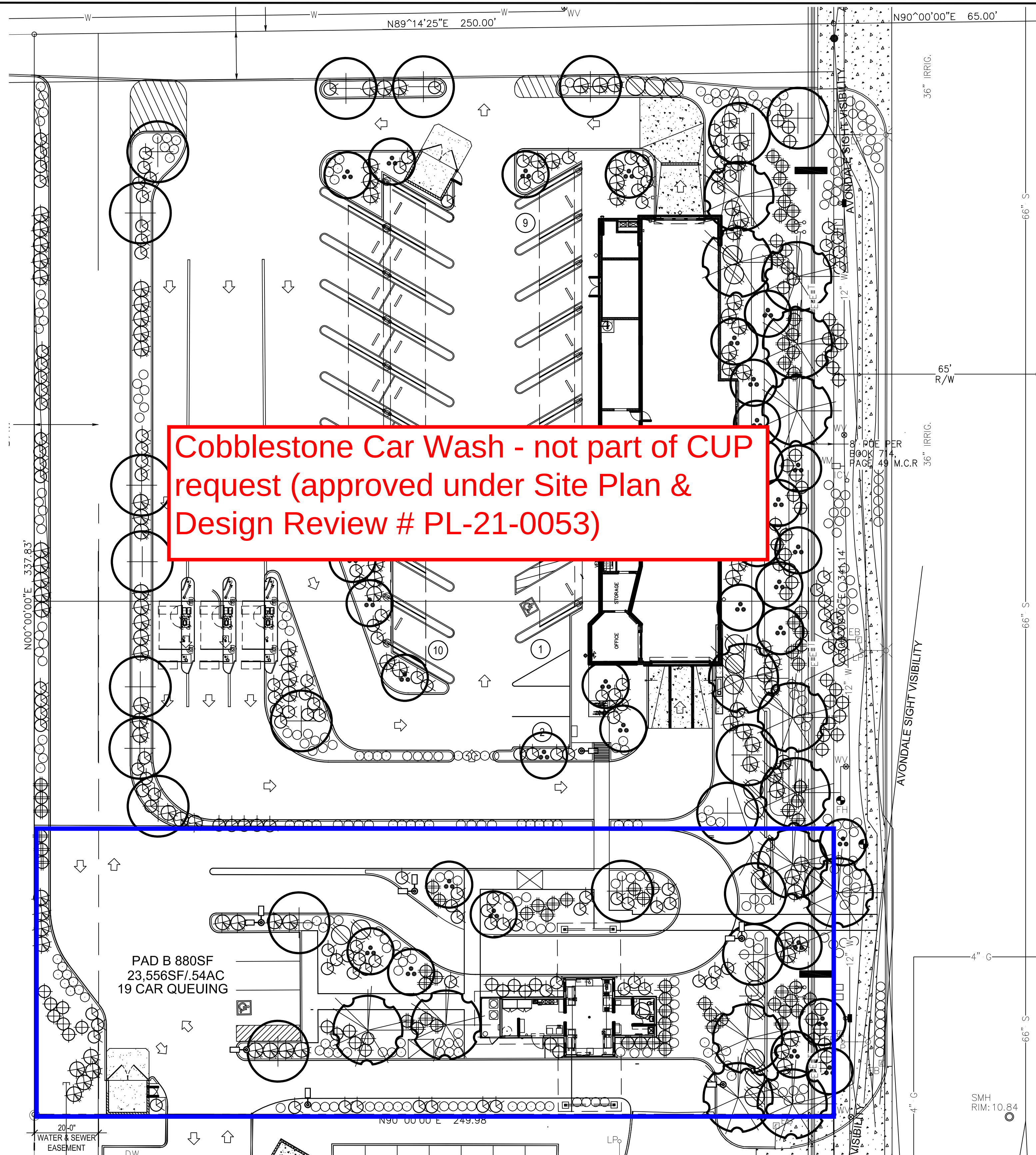


1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

SHRUB PLANTING DETAIL

NOT TO SCALE



LANDSCAPE LEGEND

ULMUS PARVIFOLIA
CHINESE ELM
24" BOX

ACACIA SALICINA
WILLOW ACACIA
24" BOX

SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX

LEUCOPHYLLUM FRUTESCENS
"WHITE CLOUD"
5 GALLON

CALISTOMON 'LITTLE JOHN'
LITTLE JOHN BOTTLE BRUSH
5 GALLON

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON

LANTANA MONTEVIDENSIS
'DALLAS RED'
5 GALLON

CONVOLVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON

3/4" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

Avondale
Aspiring. Achieving. Accelerating.

PLANTING DATA SHEET

(Table must be present on plans; use relevant requirements)

(gravity coffee pad)

REQUIRED LANDSCAPE IMPROVEMENTS BY ZONING DISTRICT	REQUIRED	PROVIDED
A. Single Family Residential (AG, RR-43, RR-18, R1-35, R1-15, R1-8, R1-6, R1-5)	N/A Trees	N/A Trees
B. Multiple Family Residential (R-2, R-3, R-4, MH)	N/A Trees	N/A Trees
C. City Center	N/A Trees	N/A Trees
REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
D. CP within Employment	N/A sq. ft.	N/A sq. ft.
E. A-1 within Employment	N/A sq. ft.	N/A sq. ft.
F. All Development within Multiple Family	N/A sq. ft.	N/A sq. ft.
G. All Development within All Other Zoning Districts not listed above	4498 sq. ft.	8742 sq. ft.
H.(1) Landscape Setback/ Trees	7 Trees	7 Trees
H.(2) Landscape Setback/Shrubs	35 Shrubs	35 Shrubs
H.(3) Landscape Setback/Groundcover	1620 sq. ft.	1620 sq. ft.
I. Land Use Buffers	N/A Trees	N/A Trees
J. Parking Lots/Trees	6 Trees	6 Trees
K. Building Frontage	75 sq. ft.	75 sq. ft.
L. Cactus/Succulents	N/A %	N/A %
M.(1) Right of way Landscaping/Trees	4 Trees	4 Trees
M.(2) Right of way Landscaping/Shrubs	54 Shrubs	54 Shrubs
N. Special Planting Requirements (PAD, Zoning, etc.)	N/A	N/A

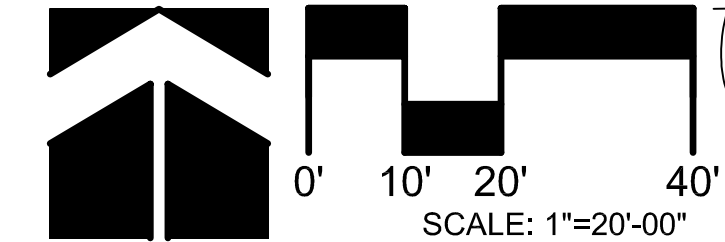
TOTALS	REQUIRED	PROVIDED
Total Trees (Lines A-N)	32 Trees	32 Trees
Total Shrubs (Lines A-N)	139 Shrubs	153 Shrubs
Total Groundcover (Lines A-N)	1620 sq. ft.	1620 sq. ft.
Total Groundcover, inorganic (3/4" screened decomposed granite)	8742 sq. ft.	8742 sq. ft.
Total Right-of-way Landscape Area	689 sq. ft.	689 sq. ft.
Total Parking Lot Landscaping Area	240 sq. ft.	240 sq. ft.
Total Useable Open Space (PAD only)	sq. ft.	sq. ft.
Total Useable Open Space (PAD only)	%	%

GENERAL LANDSCAPE NOTES

1. All single-trunk trees required on site shall be two (2) inch caliper average size. Tree calipers for single-trunk trees shall be measured at twelve (12) inches above the ground. All multi-trunk trees shall be one and one-half (1-1/2) inch caliper minimum. Tree caliper for multi-trunk trees shall be measured twelve (12) inches above the first fork or twelve (12) inches above ground if all trunks originate from the soil. Caliper of multi-trunk trees shall be determined by taking the average caliper of all its trunks. Multi-trunk trees shall have no more than three (3) trunks.
2. Tree caliper and height shall govern over any other planting size information provided on the drawings. Trees specified by container sizes only shall not be accepted.
3. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way. All landscaping shall be maintained as approved on the Landscape Maintenance Schedule (See attached).
4. A 3-foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.
5. Plantings within any sight visibility easement shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility easement shall be no taller than two (2) feet at full growth.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: All construction shall be in accordance with the City of Avondale Supplement to MAG Specifications & Standard Details currently on file and available at the City of Avondale Engineering Department.

LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.

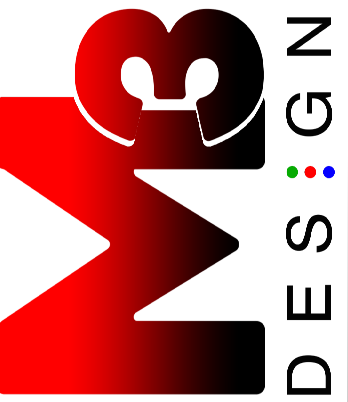
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 265-0320

EMAIL: timmcqueen@tjmla.net

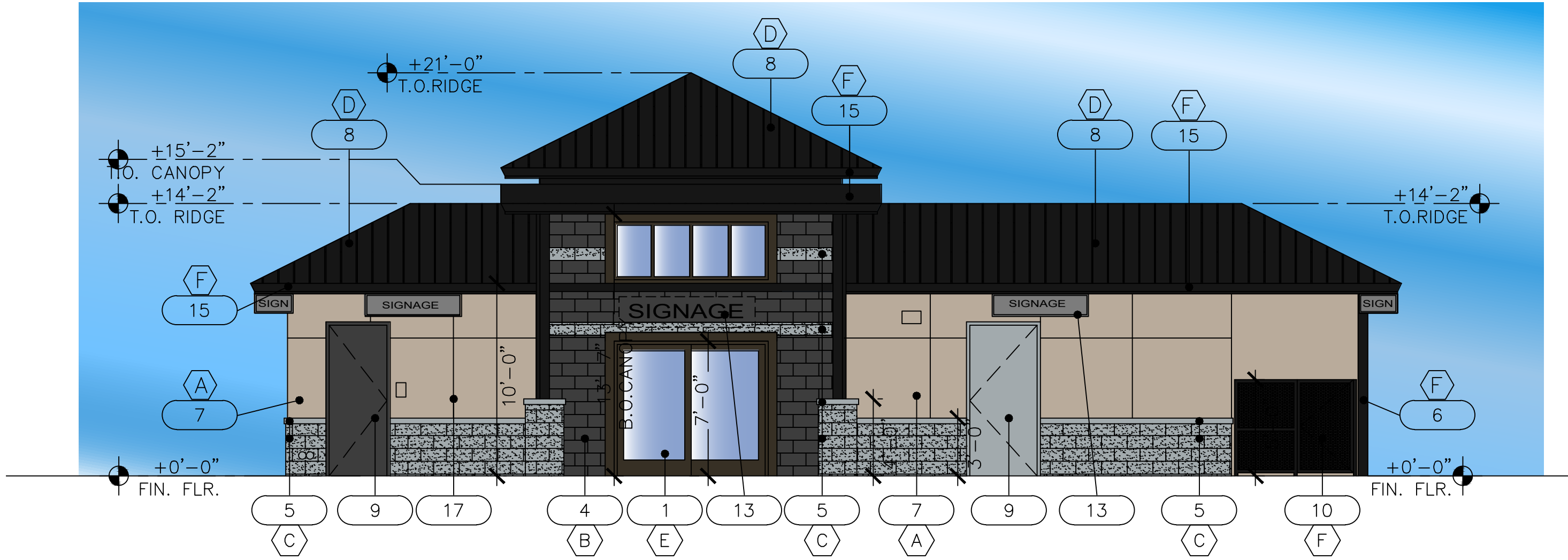


2008 NORTH 7
PHOENIX, ARIZONA

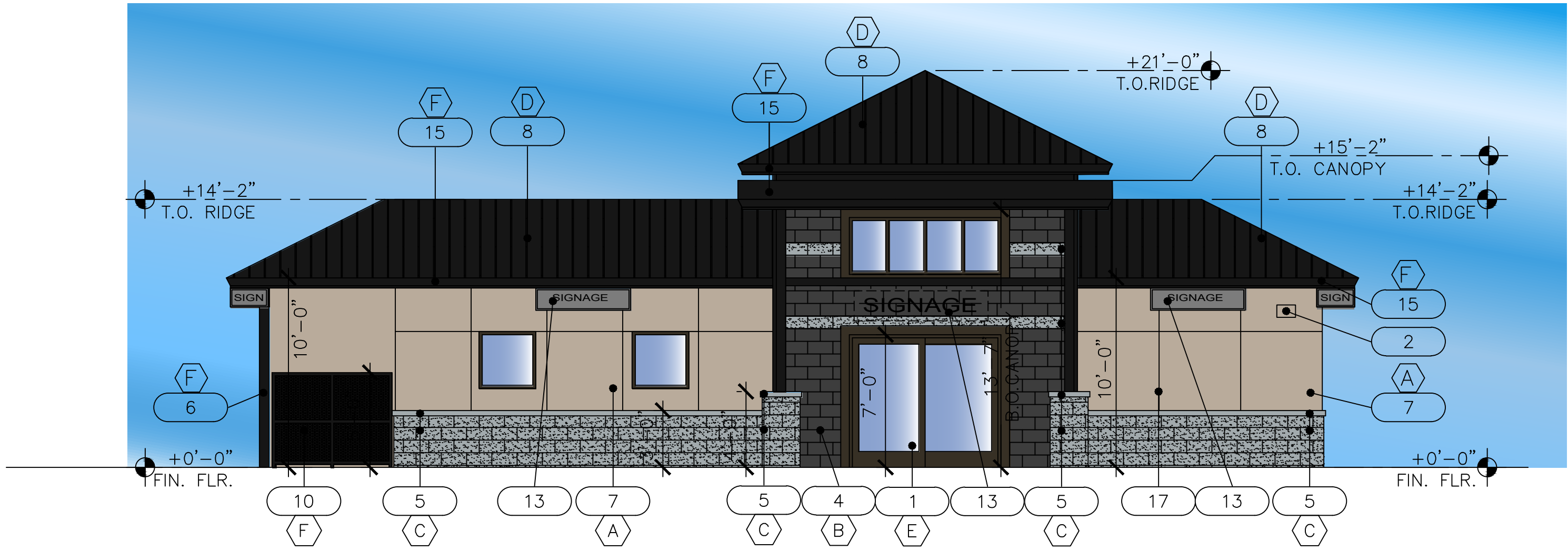


COBBLESTONE EXPRESS CARWASH
NWC 99TH AVE & VAN BUREN
AVONDALE, ARIZONA 85323

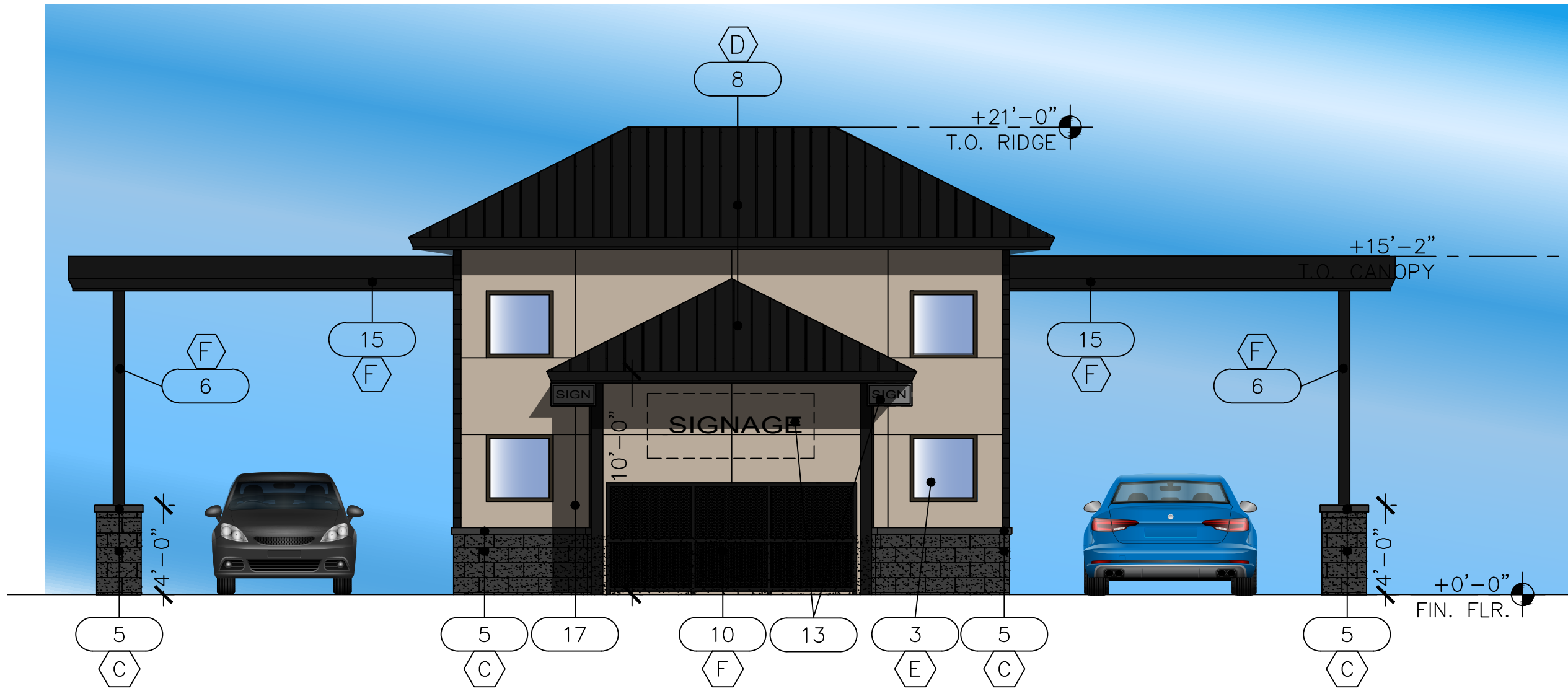
DATE: 2020-12-02
SCALE: **SCALE**
DRAWN BY: JM
PROJECT NUMBER: CBL20004.0
SHEET: La.01
REV:



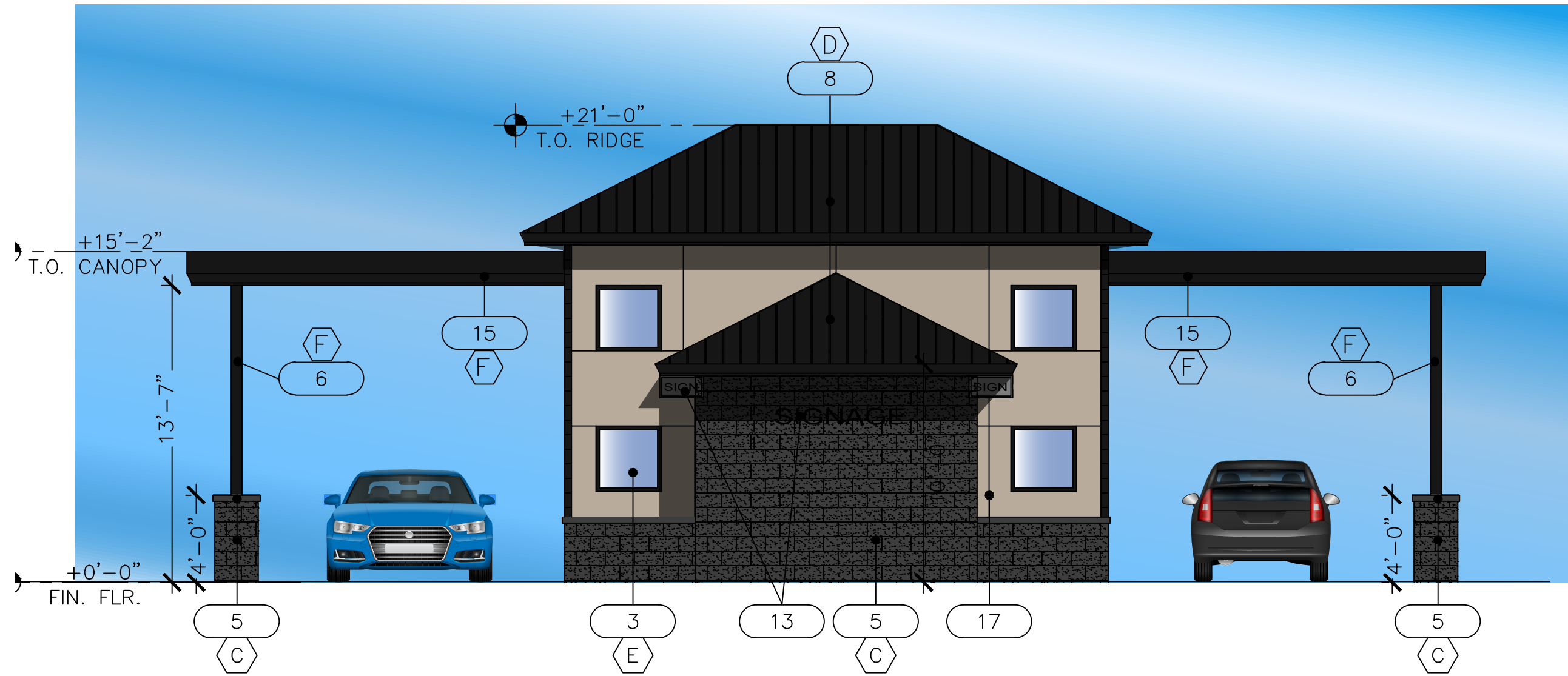
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION (99TH AVE)
SCALE: 1/8" = 1'-0"

COLOR LEGEND:



ELEVATION KEY NOTES

- 1 DRIVE-THRU WINDOW - DARK BRONZE FINISH
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 DARK BRONZE STOREFRONT SYSTEM WITH GLAZING.
- 4 SMOOTH MASONRY BLOCK/MASONRY CAP
- 5 SPLIT-FACE MASONRY/MASONRY CAP
- 6 STEEL COLUMN
- 7 WESTERN 1-KOTE STUCCO FINISH
- 8 PAC-CLAD STANDING SEAM METAL ROOF
- 9 HOLLOW METAL DOOR AND FRAME.PAINT TO MATCH ADJACENT WALL
- 10 ALL RTU's TO BE SCREENED WITHIN METAL TS/PERFORATED METAL ENCLOSURE.STEEL SCREEN FRAME AND 20% OPEN AREA MESH-PAINTED
- 11 NOT USED
- 12 NOT USED
- 13 ILLUMINATED SIGNAGE.REQUIRES SEPARATE PERMITS, APPROVALS AND IS UNDER SEPARATE CONTRACT - SHOWN FOR REFERENCE ONLY.
- 14 NOT USED
- 15 ROOF FASCIA - PAINTED
- 16 NOT USED
- 17 STUCCO EXPANSION JOINT

MATERIAL AND COLOR LEGEND

- (A) WESTERN 1-KOTE STUCCO ACRYLIC SYSTEM BENJAMIN MOORE BM#AC-32 "PISMO DUNES"
- (B) SMOOTH MASONRY WAINSCOT "CHARCOAL"
- (C) SPLIT-FACE MASONRY "GRAY"
- (D) PAC-CLAD 16" STANDING SEAM METAL ROOF "BLACK"
- (E) DARK BRONZE ANODIZED ALUM STOREFRONT WITH SOLARIAN GLAZING 70XL
- (F) METAL SCREEN/STEEL FRAME/STEEL COLUMN/FASCIA- BLACK FINISH. MESH TO BE 20% OPEN AREA



AGENDA ITEM REPORT

SUBJECT: Zoning Ordinance Text Amendment – Article 13 Medical Marijuana Dispensary and Marijuana Establishment Hours of Operation - Application PL-23-0017

MEETING DATE: 5/17/2023

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

The Planning Commission will hold a public hearing and consider a request by Andrew Bauer of Harvest Trulieve for a text amendment to the Avondale Zoning Ordinance, Article 13 (Medical Marijuana Uses/Requirements and Marijuana Establishments Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries and marijuana establishments from 8:00 P.M. to 10:00 P.M. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

Harvest House of Cannabis operates as a dual licensee as both a marijuana establishment and medical marijuana dispensary.

A medical marijuana dispensary is defined in the Section 28-15 of the Avondale Zoning Ordinance as a nonprofit medical marijuana dispensary (as defined in Ariz. Rev. Stat. § 36-2801, as amended) duly registered and certified pursuant to Ariz. Rev. Stat. § 36-2804, as amended.

A marijuana establishment, per Section 28-15, means an entity licensed by the Arizona Department of Health Services to operate all of the following:

1. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana, and manufacture marijuana products.
2. A single off-site cultivation location at which the licensee may cultivate marijuana, process marijuana and manufacture marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.
3. A single off-site location at which the licensee may manufacture marijuana and marijuana products and package and store marijuana and marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.

The voters of the State of Arizona passed the Arizona Medical Marijuana Act (AMMA), Proposition 203 on November 2, 2010. The act legalized the use, sale, and cultivation of marijuana for medical purposes, allowing for the establishment of medical marijuana dispensaries within the State of Arizona. To comply with the state regulations, on February 22, 2011, the City of Avondale approved Resolution 2957-211 and Ordinance 1449-211, adopting Section 13, Medical Marijuana Uses Regulations of the Avondale Zoning Ordinance. The allowed hours of operation were limited to Monday through Friday, 9:00 A.M.– 6:00 P.M.

On May 5, 2014, City Council approved a Council-initiated Zoning Ordinance text amendment, Ordinance 1544-514, allowing dispensaries to operate on weekends between the hours of 9:00 A.M to 6:00 P.M., duplicating the allowed hours of operation for weekday operations. However, a request to extend the hours of daily operation to 9:00 P.M. was not supported by Council (November 21, 2016) due to concerns about increased crime.

A staff-initiated Zoning Ordinance text amendment, Ordinance 1703-919, was approved on September 12, 2019. As part of this multi-faceted amendment, hours of operation for dispensaries were extended two (2) hours, allowing dispensaries to remain open until 8:00 P.M. This aligned with typical dispensary business hours, which are similar to retail establishments.

Another staff-initiated text amendment, Ordinance 2007-0121, was approved on January 19, 2021. The amendment included changes to Article 1 (Administration and Procedures) and Article 13 (Marijuana Uses) to reflect changes in policies and procedures, address an approved ballot initiative related to marijuana establishments, and clarify uses and restrictions for marijuana-related uses and operations.

SUMMARY OF REQUEST:

Harvest House of Cannabis, formerly known as Golden Leaf Wellness, opened for business in February 2016. The dispensary is located in a converted residence at 3828 South Vermeersch Road in Avondale.

The applicant, Andrew Bauer of Harvest Trulieve on behalf of the Harvest House of Cannabis dispensary, has applied to amend Avondale Zoning Ordinance Article 13 to further expand the permitted hours of operation of both medical marijuana dispensaries and marijuana establishments (Exhibits A and B). If approved, dispensary establishments and marijuana establishments will be permitted to remain open until 10:00 P.M., two (2) hours later than currently permitted (8:00 P.M.).

Text with a strike-through is proposed to be removed, and text that is underlined and bold is the new proposed text, as follows:

Chapter, 28, Article 13, 28-316, B

A medical marijuana dispensary shall have operating hours not earlier than 9:00 A.M. and not later than 8:00 P.M. **10:00 P.M.**

Chapter 28, Article 13, 28-317, B

A marijuana establishment shall have operating hours not earlier than 9:00 A.M. and not later than 8:00 P.M. **10:00 P.M.**

The applicant's narrative indicates that the hours of operation extension is being requested to allow Avondale residents more time to visit the dispensary and to have hours more consistent with State law and other surrounding cities which stay open later than 8:00 P.M. The applicant also feels this change will not have an adverse effect on public safety.

PUBLIC PARTICIPATION:

All required notifications for Planning Commission and City Council public hearings have been completed. Staff has not received any feedback on the proposal by phone or email. At the time of writing this report, no comments related to the proposal had been posted on the City's Avondale Connect digital forum.

ANALYSIS:

To date, the City of Avondale has taken a conservative approach regarding the hours of operation of medical marijuana dispensaries. The expanded hours will accommodate the diverse needs of patients, many of whom are service workers unable to visit the dispensary prior to 8:00 P.M. The hours of operation allowed by other west valley cities are as follows:

- Goodyear 8:00 A.M. – 7:00 P.M.
- Glendale 8:00 A.M. – 10:00 P.M.

- Litchfield Park 8:00 A.M. – 7:00 P.M.
- Peoria 8:00 A.M. – 9:00 P.M.
- Phoenix 8:00 A.M. – 10:00 P.M.
- Surprise 8:00 A.M. – 9:00 P.M.

Extending the hours of operation would allow the dispensary to serve its patients on an equal basis and is not anticipated to result in any adverse impacts on the community. Consultation with Avondale Police did not identify any concerns with the request.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

1. The requested hours of operation for marijuana establishments and medical marijuana dispensaries will largely be in line with the regulations of other municipalities in the region.
2. The amendment is not anticipated to have any adverse impacts on the community.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-23-0017, a request to amend the City of Avondale Zoning Ordinance Article 132, extending the permissible hours of operation for both medical marijuana dispensaries and marijuana establishments from 8:00 P.M. to 10:00 P.M.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-23-0017, a request to amend the City of Avondale Zoning Ordinance Article 13, extending the permissible hours of operation for both medical marijuana dispensaries and marijuana establishments from 8:00 P.M. to 10:00 P.M.

Harvest of Avondale
3828 S. Vermeersch Road
Avondale, AZ 85323

Project Narrative

Harvest of Avondale, located at 3828 S. Vermeersch Road, is requesting an amendment to Avondale Zoning Ordinance: Chapter 28 Article 13, 28-316 B and 28-317 B, relating to hours of operation of medical marijuana dispensaries and marijuana establishments. Harvest of Avondale is seeking to extend the hours of operation for licensed dispensaries in Avondale from 8:00 pm to 10:00 pm. We believe this change, which would make Avondale code consistent with state law and other surrounding cities, will benefit patients while not adversely affecting public safety.

Currently, most cities adjacent to or nearby Avondale allow dispensaries to stay open later than 8:00 pm. Chandler, Glendale, Phoenix and Tempe all allow dispensaries to remain open until at least 10:00 pm. Avondale residents who work later hours are forced to either rush to make the 8:00 pm deadline or travel to a neighboring jurisdiction, causing Avondale to lose out on tax revenue.

We do not believe this change will have an adverse effect on public safety. In fact, when recommending a similar change in Phoenix, city staff concluded that: “based on the numerous reviews of existing non-profit medical marijuana dispensaries, there are not significant public safety issues or detrimental effects from these establishments, including the ones with extended operating hours.” The Phoenix City Council adopted the change followed by the City of Tempe.

In conclusion, extending Avondale’s dispensary hours of operation is a simple change that will benefit city residents and will more closely align the City with its neighbors.

HARVEST

EXHIBIT Allowable Hours for Marijuana Dispensaries

City	Allowable Hours
Avondale	9am - 8pm
Casa Grande	7am - 10pm
Chandler	7am - 10pm
El Mirage	8am - 10pm
Flagstaff	8am - 10pm
Gilbert	8am - 8pm
Glendale	8am - 10pm
Globe	8am - 8pm
Goodyear	8am - 7pm
Guadalupe	No limitations
Litchfield Park*	8am – 7pm
Mesa	8am - 9pm
Peoria	8am - 9pm
Phoenix	8am - 10pm
Scottsdale	6am - 10pm
Sierra Vista	9am - 7pm
Surprise	8am – 9pm
Tempe	8am - 10pm
Tucson	7am - 10pm

Arizona law regarding hours of operation state marijuana establishment's retail site is operating and available to provide marijuana and marijuana products to consumers at least 30 hours weekly between the hours of 7:00 a.m. and 10:00 p.m.

Title 9. Health Services Chapter 18. Department Of Health Services Adult-Use Marijuana Program. R9-18-308

INFORMATION ON PROPOSED AMENDMENT

Section of the Zoning Code proposed to be amended: Chapter 28, Article 13, 28-316 (b)

Current text: A medical marijuana dispensary shall have operating hours not earlier than 9:00 a.m. and not later than 8:00 p.m.

Proposed text: A medical marijuana dispensary shall have operating hours not earlier than 9:00 a.m. and not later than ~~8:00pm~~ 10:00 p.m.

Section of the Zoning Code proposed to be amended: Chapter 28, Article 13, 28-317 (b)

Current text: A marijuana establishment shall have operating hours not earlier than 9:00 a.m. and not later than 8:00 p.m.

Proposed text: A marijuana establishment shall have operating hours not earlier than 9:00 a.m. and not later than ~~8:00pm~~ 10:00 p.m.



AGENDA ITEM REPORT

SUBJECT: The District at Crystal Springs - Application PL-22-0217 - Rezone from Crystal Springs Planned Area Development (PAD) to The District at Crystal Springs PAD

MEETING DATE: 5/17/2023

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

The Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer, on behalf of property owner Stotz Farms Inc, to rezone the approximately 45 acres of land located at the southwest corner of McDowell Road and Avondale Boulevard. The proposed rezoning includes a multi-family residential apartment development, a residential townhouse development, a medical use, and other commercial uses. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The approximately 45-acre subject property (Exhibits A and B) is located at the southwest corner of McDowell Road and Avondale Boulevard. The property was annexed into the City's corporate limits on March 3, 1999. It is irregularly shaped and is currently being used for farming.

The Crystal Springs PAD currently allows only commercial uses (Community Commercial C-2) on the subject property.

The property is designated by the General Plan 2030 Land Use Map (Exhibit C) as Mixed Use, which is a land use designation for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development include a reasonable scale to the surrounding neighborhood, proportionate ratios for each use, encouragement of alternative modes of transportation (such as bicycling or walking), and a well-conceived plan with access to and integration of transit facilities.

The existing uses and zoning of surrounding properties include:

- **NORTH OF MCDOWELL ROAD:** Avondale Commons, a mixed use development currently under construction that will consist of multi-family residential and commercial uses zoned Planned Area Development (PAD).
- **EAST OF AVONDALE BOULEVARD:** A gas station (Circle K) and vacant land currently being used for farming; zoned C-2.
- **SOUTH OF THE I-10 FREEWAY:** Vacant land currently being used for farming; zoned the BLVDD (The Boulevard District).
- **WEST:** A charter school (Sun Valley Academy) is southwest of the site. West of 117th Avenue is a

multi-family residential development (Crystal Springs Apartments) zoned Crystal Springs PAD, and a multi-family residential development (McDowell 117) zoned Hancock Communities McDowell 117 PAD.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the subject property from Crystal Springs Planned Area Development (PAD) to a new PAD, The District at Crystal Springs Avondale PAD. The proposed PAD Narrative included as Exhibit D details permitted uses, development standards, landscaping standards, architectural design standards, and other requirements that will guide the future development of the site. As previously noted, the property is currently designated by the General Plan Land Use Map for Mixed Use.

The applicant is proposing a combination of uses which include an active adult (age-restricted 55 years of age and older) multi-family residential apartment development (Parcel A - 6.5 acres), two pads for future commercial uses (Parcels B - 3.2 acres and C - 4.1 acres), a medical use named Encompass Health Hospital which is an inpatient rehabilitation hospital (Parcel D - 7.8 acres), and a residential townhome development (attached residential units) that will be for-rent (Parcel E - 23.3 acres). The conceptual site plan for this project is attached as Exhibit G.

The applicant intends for the residential townhome development, multi-family residential apartments, and the inpatient rehabilitation hospital to be privately owned, managed, and maintained through independent property management companies, and the remaining commercial development will be owned, operated, and maintained by a master property owners' association. Additional details will be provided at the time of the Site Plan and Design Review application(s).

Signage will need to comply with the requirements in the City's Zoning Ordinance for all components of The District at Crystal Springs PAD.

A summary of the proposed uses and zoning for each parcel is listed below. The applicant intends for Parcels A through D to represent a mixed-use village concept, referred to as "Mixed Use Village". This component of the overall development is located on the property's east side and is planned for a multi-family residential apartment use, medical use, and future commercial uses. It will allow for primarily C-2 zoning uses with the modification of permitted uses. The PAD proposes adding multi-family residential apartments as a permitted use without having commercial on the first floor since C-2 zoning only allows residential apartments on upper floors of a building.

Access to Parcels A through D will be from driveways along McDowell Road with one in alignment with Avondale Commons' entry/exit drive and from Avondale Boulevard, which has an existing full-movement median break. Any additional driveways needed for the commercial development will be reviewed with the future Site Plan and Design Review application required for this project. The internal private accessways provide vehicular and pedestrian circulation within the site.

The application requests deviations from various development standards which are presented in the PAD Narrative and are also further detailed by staff in this report.

Parcel A

This is an active adult (age-restricted 55 years of age and older) multi-family residential apartment use with a maximum density of 33.5 dwelling units per acre and a maximum of 216 apartment units. The apartment buildings are four (4) stories in height and will be connected to the centrally located main amenity area. A clubhouse will be provided as well as a minimum of four (4) amenities, as listed in Exhibit D. Conceptual building elevations are included in Appendix B of Exhibit D.

The applicant has submitted a parking demand study with this PAD rezoning for the apartment complex to request reductions in required parking spaces including visitor parking, garages, covered parking, and parking space dimensions. The applicant's request for reductions is based on the nature of the apartment development being age-restricted and operating differently than a traditional apartment complex. The development is required to have 392 parking spaces; however, 270 parking spaces are provided, which is a reduction of 122

parking spaces.

The apartment development will include a combination of solid theme walls and partial view fences for screening and include gated vehicular entries.

The applicant has also requested to incorporate pillars/columns every 50 feet where it is not feasible to stagger perimeter or parking screen walls in the Mixed Use Village component.

Landscaping in the Mixed Use Village component will follow the requirements in the Zoning Ordinance, aside from the requested deviations.

Parcels B and C

These parcels are planned for future commercial uses as permitted in the C-2 zoning. No conceptual building elevations have been submitted for this portion of the project.

Parcel D

This parcel is planned for medical use, which is an inpatient rehabilitation hospital. No conceptual building elevations have been submitted for this portion of the project.

Parcel E

This parcel is referred to as the "Residential Village" specifically for the residential townhome portion which is on the development's west side. This project allows all the uses permitted, permitted with conditions, and permitted as accessory uses under the R-4 (Multi-Family Residential District) zoning. A maximum density of 11.5 dwelling units per acre with 268 units is proposed.

In terms of development standards for the townhome portion, the applicant is requesting the R-4 standards in the City's Zoning Ordinance with deviations as listed in Exhibit D. Modifications to landscaping, walls, and open space requirements have been requested as well. The buildings will be 2-stories with each unit having a two-car garage and a private outdoor patio/yard. Conceptual building elevations are included in Appendix B of Exhibit D.

The main entrance to the townhome development is on 117th Avenue with a secondary entrance on the west side of the property that can be accessed from a drive aisle off of McDowell Road or a drive aisle off of Avondale Boulevard. Emergency access is located at the southwest corner connecting to the existing school site.

Garages and on-street parking will be provided. Parking will meet the requirements of the Zoning Ordinance. The proposed walls for this development include solid theme walls and partial view fences along 117th Avenue and McDowell Road. This project will be gated. A minimum of 15 percent of the net site area will be devoted to common area usable open space, inclusive of a community clubhouse. The project will provide 180 square feet of minimum private open space for each unit. The amenities are anticipated to include a centralized main amenity area with a clubhouse and swimming pool, a tot lot, a dog park, a picnic area, and a sidewalk system.

PUBLIC PARTICIPATION:

A neighborhood meeting (Exhibit E) to discuss the proposal with neighboring property owners and other interested parties was held on February 1, 2023, at 6:00 P.M. The notification of this meeting was completed in accordance with notification requirements. The applicant was available to answer any questions about the project. The Neighborhood Meeting Summary is attached as Exhibit E. No one attended the meeting aside from the applicant's team and City staff. No comments pertaining to the proposal were posted on the City's Avondale Connect digital forum, and no additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Littleton Elementary School District (LESD) and the Tolleson

Union High School District (TUHSD), both of which have provided the City with a Certificate of Adequate School Facilities form (Exhibit F).

The LESD indicated that the district does not have adequate capacity for the estimated enrollment of the proposed development, but no school site within the proposed development is required. The developer is working with the school district on an impact agreement.

TUHSD indicated the district has adequate capacity to accommodate the estimated enrollment from the proposed development and that no school site within the development is needed.

ANALYSIS:

Chapter 28, Article 6, 28-113 of the Zoning Ordinance establishes five criteria that any request for PAD zoning must meet. Listed below are each of the five criteria followed by an analysis of each:

1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s).

The proposed PAD furthers several goals in the General Plan, and advances multiple objectives in the Freeway Corridor Specific Plan, most notably:

General Plan:

- Economic Element Goal 2: Create employment centers to attract businesses that match the City's economic targets.
- Policy A: Locate desired and targeted businesses in Avondale, specifically in Bio-Industry (along Van Buren Street), Medical Support Services (along McDowell Road), Advanced Financial/Business Services, Aerospace/ Aviation, Motorsports/Automotive, Light Industrial/Manufacturing, Renewable Industries, and Recreational and Eco-Tourism (southern Avondale).
- Quality of Life Theme, Urban Design Element Goal 2: Establish a positive and distinctive city image and identity by developing and improving focal points, gateways, specific areas, and major corridors.
- Policy K: Maintain an upscale appearance of Avondale from the I-10 Freeway.

The project will include a medical healthcare use along McDowell Road, meeting the goal of providing medical support services along McDowell Road in Avondale's Health Tech Corridor. Its prominent location, at the southwest corner of McDowell Road and Avondale Boulevard, provides visibility and arterial street access to the mixed use project. It will meet the goals in the Design Manuals and provide an enhanced appearance from the freeway.

Freeway Corridor Specific Plan:

- Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.
- Policy C: Diversify Avondale's housing stock by providing for varied residential types with an emphasis on large lot development in the southern core of the City.
- Policy D: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.
- Policy F: Support higher density/urban land uses to support future transit and rail.

This project will bring development to an infill parcel, increase the density, and diversify Avondale's housing stock with the addition of an active adult age-restricted apartment use and a townhouse development with for-rent units. The mix of uses contributes to an economically sustainable community.

2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals, and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.

The uses proposed by the PAD for Mixed Use Village (Parcels A through D) are the uses allowed in the City's

C-2 zoning district, which also include uses permitted with a conditional use permit, permitted with conditions, and permitted as accessory uses with the following exceptions, with Staff's analysis in italics.

- **Permitting gas stations with or without a convenience store and/or car wash with conditions as listed in the Avondale Zoning Ordinance for gas stations instead of requiring a conditional use permit.** *The existing Crystal Springs PAD allows for gas stations with a convenience store without a conditional use permit (CUP). The C-2 district allows car washes as an accessory to gas stations. The gas station will need to meet the conditions required in the Zoning Ordinance. Staff is in support of the request to allow gas stations with conditions and not require a CUP.*
- **Permitting a pharmacy with conditions, instead of not permitting the use.** *Staff is in support of the addition of a pharmacy with a drive-through to support the medical use(s) in the Avondale Health Tech Corridor.*
- **Permitting multi-family residential apartments with conditions instead of not allowing multi-family apartments (residential is only permitted in the C-2 district on upper levels).** *The addition of an active adult multi-family residential apartments (age-restricted 55 years of age and older) will allow for a use that is not currently in Avondale. If that user does not develop, the other requested commercial uses would be permitted on the property.*

The uses proposed are consistent with the Mixed Use General Plan designation.

The uses proposed by the PAD for the townhome portion (Parcel E) are the uses allowed in the City's Multi-Family Residential (R-4) zoning district which also includes uses permitted with a conditional use permit, permitted with conditions, and permitted as accessory uses. The uses allowed in the R-4 district are consistent with the Mixed Use designation in the General Plan and are appropriate for multi-family residential development.

The PAD utilizes the City's R-4 standards for the apartment portion (Parcel A) with requested deviations. Specifically, the deviations from the R-4 standards are as follows, along with Staff's analysis in italics:

- **Increase the maximum density from 1 unit for every 1,452 square feet (30 dwelling units/acre) to 1 unit for every 1,300 square feet of net site area (33.2 dwelling units/acre) with a maximum of 216 units.** *This is a minimal increase to the density requirement, which is geared more for suburban-scale multi-family residential developments. The proposed apartments are more urban in nature, with buildings 4 stories in height and a high density.*
- **Increase the maximum building height from 45 feet to 52 feet.** *The height limits in the Freeway Corridor Specific Plan (FCSP) override the Zoning Ordinance height limits.*
- **Reduce the minimum private outdoor space for each unit from 80 feet to a minimum of 62 square feet with an average of 90 square feet.** *The average private outdoor space will meet the private outdoor space requirement, meeting the intent of the Zoning Ordinance. Ground floor units have a larger private yard space for residents of those units. The development's focus is on interior amenities and recreation activities and will feature a large clubhouse.*
- **The following building and landscape setbacks are requested due to the mixed use and compact nature of the site, according to Exhibit D. These setbacks are requested to provide flexibility in design. The conceptual layout shows parking areas all around the building, so the building setbacks will likely exceed the minimums requested.**
 - **Reduce the minimum side yard building setback (east and west boundary) from 15 feet to 10 feet.**
 - **Reduce the minimum building setback (south boundary) from 15 feet to 5 feet.**
 - **Reduce the minimum landscape setback adjacent to the perimeter street frontage from 25 feet to 20 feet.**

The proposed PAD utilizes the City's C-2 district for development standards on the commercial uses in the "Mixed Use Village" portion, for Parcels B through D, with requested deviations. Specifically, the deviations from the C-2 standards are as follows, along with Staff's analysis in italics:

- **Permitting the maximum allowable height that is permitted in the Freeway Corridor Specific Plan for this property (10 stories).** *The height limits in the specific plan override the Zoning Ordinance height limits.*
- **The following building setbacks, landscape setbacks, landscape buffer, and parking setbacks are requested due to the mixed use and compact nature of the site, according to Exhibit D.**
 - **Reduce the rear building setback from 20 feet to 15 feet.** *The rear property line abuts a canal with a significant distance to the I-10 Freeway.*
 - **Reduce the minimum building setback from a residential zoning district or use from 50 feet to 20 feet adjacent to the apartments and 50 feet to 30 feet for the townhomes (Parcel E).** *The applicant's narrative indicates this reduction is necessary to accommodate the proposed mixed use development. The apartment development's garages will act as a buffer next to the commercial uses in Parcel B and a parking and landscape area will separate the townhomes and the medical hospital use.*
 - **Reduce the minimum parking setback adjacent to a residential zoning district or use to the apartments from 25 feet to 0 feet.** *As previously mentioned, garages will act as a buffer between the adjacent commercial uses and the apartments.*
 - **Reduce the minimum parking setback adjacent to the townhomes from 25 feet to 15 feet.** *The uses will be separated by an internal drive which will act as a buffer.*
 - **Reduce the minimum parking setback/minimum landscape setback from a perimeter street from 30 feet to 20 feet.** *This is requested to accommodate the development of the hospital to the south.*
 - **Reduce the minimum land use buffer adjacent to the apartments from 15 feet to 0 feet.** *Due to the mixed use nature of the site, Staff is in support of integrating uses so there are commercial uses nearby that residents can walk to.*

The applicant is requesting additional deviations from the Zoning Ordinance or Design Manuals. The following table shows the requirements from either the Zoning Ordinance or the applicable Design Manual and the requested deviation for the "Mixed Use Village" component. Staff is providing this information to further clarify the requests and provide a more simplified list of the deviations.

Development Standard / Design Manual Guideline	City of Avondale Zoning Ordinance	The District at Crystal Springs PAD - Mixed Use Village
Inpatient Rehabilitation Hospital Use	-	2 spaces per bed.
Multi-Family Apartment Use	Studio: 1.5 spaces/unit 1 bedroom: 1.5 spaces/unit 2 bedroom: 1.75 spaces/unit 3 bedroom: 2 spaces/unit PLUS: One (1) visitor space per five (5) units must be provided.	1.25 spaces per unit (inclusive of visitor parking).
Multi-Family Apartment Use - Covered Parking	1 space per unit (minimum).	50% (minimum).
Multi-Family Apartment Use - Garage Parking	25% of required parking (minimum), excluding guest parking, in developments with 100 units or more; garages should be	10% of parking provided (minimum), excluding guest parking, in developments with 100 units or more; garages may be

	attached.	standalone, attached, or incorporated under living quarters.
Multi-Family Apartment Use - Parking Stall Size	Standard: 9 feet 6 inches x 20 feet (minimum). Compact: 8 feet x 18 feet (minimum) and shall not exceed 15% of total required spaces.	Standard: 9 feet 6 inches x 18 feet (minimum). Compact: 8 feet x 18 feet (minimum) and shall not exceed 15% of total required spaces.
Walls Adjacent to Arterial or Collector Streets	Walls with a continuous length greater than 150 feet shall use a horizontal undulating pattern or offset at minimum intervals of 50'. The undulation/offset depth parallel to the street line shall be a minimum of 3'.	Walls with a continuous length greater than 150' may include pillars/columns in lieu of a horizontal undulating pattern or minimum 3 feet offset. Pillars/Columns shall be provided at minimum intervals of 50'.
Multi-Family Apartment Use - Landscape Areas	20% of net site area (minimum); and shall be increased by 5% for each additional floor over 1-story to a maximum of 50% of the net site area.	20% of net site area (minimum); landscape areas within common area open space, landscape setbacks and land use buffers may be included.
Parking Islands	Every 8 consecutive parking spaces and at the ends of each row.	Every 10 consecutive parking spaces and at the ends of each row.
Multi-Family Apartment Use - Landscape Improvements	1.5 trees (minimum) per dwelling or guest unit; trees located in a landscape buffer, parking lot, landscape setback or right-of-way planting are excluded.	1.5 trees (minimum) per ground floor dwelling or guest unit; trees located in a landscape buffer, parking lot, landscape setback or right-of-way may be included.
Multi-Family Apartment Use - Common Area Usable Open Space	20% of site area (minimum)	20% of net site area (minimum); if a 10,000 sf (minimum) air-conditioned community clubhouse is provided, 18% of net site area, inclusive of clubhouse (minimum)
Architecture	Wrap balconies and porches around corner units to enhance the side elevations.	Where feasible, wrap balconies and porches around corner units to enhance the side elevations. Alternative design elements may be provided in lieu of wrapped balconies and porches around corner units during the Site Plan and Residential Design Review process. The overall design intent is to provide for four (4) sided architecture. If four (4) sided architecture is provided, this architectural treatment is not required.

The applicant's narrative states the reduced parking standards and requirements are requested to encourage a compactly built environment with smaller parking fields and encourage walkability. This includes reducing

parking islands, parking space sizes, establishing a parking requirement for inpatient hospitals, reducing the parking required for the active adult age-restricted apartments (as per a parking demand study submitted November 23, 2022, which demonstrates that a senior living facility is expected to require less parking than an unrestricted age multi-family residential development), and reducing covered and garage parking to align with the reduction in the overall parking spaces.

The reduced landscaping and wall standards include reducing overall landscaping, reducing the minimum number of trees for multi-family residential uses, and allowing an exception to a Zoning Ordinance wall requirement. This is being requested due to the mixed use nature and density of the project; however, the narrative also states the project intends to provide shaded pedestrian routes and landscaped amenity areas.

The applicant has requested an alternative to design standards for the apartment development in lieu of balconies wrapping around corner units. The apartments presently show most corner units with wrapped balconies on the conceptual design. The final design will be reviewed with a separate Site Plan and Design Review submittal.

The PAD utilizes the City's R-4 standards for the townhome portion (Parcel E) with requested deviations. Specifically, the deviations from the R-4 district include:

- **Decrease the maximum density from 1 unit per every 1,452 square feet of net site area (30 dwelling units per acre) to 1 unit for every 3,788 square feet (11.5 dwelling units per acre with a maximum number of 268 units).** *Staff is in support of the decreased density, which allows more room for private open space one each unit.*
- **Increase the minimum building side yard adjacent to the freeway from 15 feet to 25 feet.** *Adding a greater distance between the townhomes and the freeway is supported by Staff.*
- **Add a minimum distance between a private accessway and the face of the garage at 3 feet.** *Adding an accessway for each resident is supported by Staff.*
- **Decrease the minimum building separation between the principal building entrance or exit and another building (for 2-story buildings) from 30 feet to 20 feet.** *This requirement is more geared toward apartment buildings, not townhomes. This reduction is supported.*
- **Increase the private outdoor space from a minimum of 80 square feet to 180 square feet.** *Increasing the private outdoor space for each unit is supported.*

The applicant is requesting additional deviations from the Zoning Ordinance or Design Manuals. The following table shows the requirements from either the Zoning Ordinance or the applicable Design Manual and the requested deviation for the "Residential Village" component. Staff is providing this information to further clarify the requests and provide a more simplified list of the deviations.

Development Standard / Design Manual Guideline	City of Avondale Zoning Ordinance	The District at Crystal Springs PAD - Residential Village
Walls Adjacent to Arterial or Collector Streets	Walls with a continuous length greater than 150 feet shall use a horizontal undulating pattern or offset at minimum intervals of 50 feet to provide variety and visual interest. The undulation/offset depth parallel to the street line shall be a minimum of 3 feet.	Walls with a continuous length greater than 150 feet may include pillars/columns in lieu of a horizontal undulating pattern or minimum 3' offset. Pillars/Columns shall be provided at minimum intervals of 50'.
Multi-Family Townhome Use - Landscape Areas	20% of net site area (minimum); and shall be increased by 5% for each additional floor over 1-story to a maximum of 50% of the net site area.	20% of net site area (minimum); landscape areas within common area open space, landscape setbacks and land use buffers may be included.

Multi-Family Townhome Use - Landscape Improvements	1.5 trees (minimum) per dwelling or guest unit; trees located in a landscape buffer, parking lot, landscape setback or right-of-way planting are excluded.	1.5 trees (minimum) per ground floor dwelling or guest unit; trees located in a landscape setback, common areas and private outdoor open space may be included
Multi-Family Townhome Use - Common Area Usable Open Space	20% of site area (minimum).	15% of net site area (minimum), inclusive of a community clubhouse.
Architecture	Wrap balconies and porches around corner units to enhance the side elevations.	Where feasible, wrap balconies and porches around corner units to enhance the side elevations. Alternative design elements may be provided in lieu of wrapped balconies and porches around corner units during the Site Plan and Residential Design Review process. The overall design intent is to provide for four (4) sided architecture. If four (4) sided architecture is provided, this architectural treatment is not required.

The requested wall and landscaping deviations are requested due to the mixed use nature of the site. According to the narrative, the townhome development has an increased horizontal footprint rather than vertical height, providing fewer landscape tracts sufficient for the massing of trees. While open space is requested to be reduced, each unit will include private outdoor space, and in combination with private outdoor space and amenity areas, open space areas will account for a minimum of 20 percent open space.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.

Water lines exist in the three adjacent streets to serve the proposed development. A sewer line in McDowell Road will be available after the developer of the project to the north, Avondale Commons, installs it. All necessary utility extensions and required perimeter roadway improvements will be constructed by the developer. Based upon a review of a Traffic Impact Analysis, the City has determined that all proposed access to Crystal Springs will function in a safe and efficient manner. This development will require the installation of a traffic signal at the 117th Avenue and McDowell Road intersection. Refer to the stipulation section of this report for more details. Additionally, the developer will be required to build a deceleration lane at the signalized entrance on McDowell Road, a deceleration lane on Avondale Boulevard, and a right-turn lane on eastbound McDowell Road at the Avondale Boulevard signal.

4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.

This site is located at the intersection of two high-capacity arterial roadways in Avondale and is bounded by the I-10 Freeway to the south. It is an ideal location for a highly visible mixed use project. To the north of the project, is a mixed use project, currently under construction which also includes four, 4-story apartment buildings and a mix of commercial uses. West of the project is an existing apartment complex and a charter school. To the east of the project, there is an existing gas station with a convenience store and land currently being farmed that allows for commercial uses.

5. The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.

As noted in Finding #2, the City's C-2 and R-4 zoning districts are used as the basis for the PAD zoning development standards, with exceptions. By developing in accordance with the design and development standards contained within the PAD, the proposed "The District at Crystal Springs" development will help further Avondale's goals and objectives for the area in both the General Plan and Freeway Corridor Specific Plan.

DISCUSSION:

The proposed PAD rezone meets the following findings:

- The proposed Crystal Springs PAD is in direct conformance with the General Plan Land Use designation of Mixed Use.
- The proposed Crystal Springs PAD is in conformance with the Multi-Family Residential Design Manual, Commercial and Industrial Design Manual, and Zoning Ordinance aside from the requested deviations.
- The Crystal Springs PAD is in conformance with the Freeway Corridor Specific Plan.
- The proposed Crystal Springs PAD will result in compatible land use relationships.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.
- The request for parking space reductions is reasonable based on the age-restricted use of the apartments and a comparison of developments by the same developer, Sparrow, provided in the parking study.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0217, a request to rezone an approximately 45-acre site from Crystal Springs PAD to The District at Crystal Springs PAD subject to the following three (3) conditions of approval:

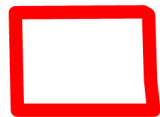
1. Development shall generally conform to The District at Crystal Springs PAD Narrative electronically date stamped May 4, 2023, and the conceptual site plan electronically date stamped March 14, 2023, except as modified by these conditions.
2. The following improvements are based on the parcels shown on Exhibit 5 in the PAD Narrative:
 - a.) The project's developer shall be responsible for the installation of the northeast corner traffic signal pole and mast arm at the signalized intersection that Avondale Commons will construct.
 - b.) As the City estimates that the traffic signal warrants will be met at the 117th Avenue and McDowell Road intersection by the build-out of Parcel E, the developer shall install the traffic signal as part of McDowell Road half-street improvements by receiving 50 percent of signal installation cost from the City or, developer pay an in-lieu fee equivalent to 50 percent of the signal installation cost to the city for it to construct the signal.
 - c.) McDowell Road roadway improvements, including landscaping from 117th Avenue to Avondale Boulevard, shall be completed prior to any Certificate of Occupancy issued to Parcel A (apartments) or Parcel E (townhomes).
3. Grandfathered groundwater rights for the property shall be extinguished and pledged to the City of Avondale's designated account (58-108803.0001) prior to the issuance of any construction permits for any portion of the project. Partial extinguishment will be permitted to allow farming to continue on portions of the site not being developed.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of PL-22-0217, a request to rezone an approximately 45-acre site from Crystal Springs PAD to The District at Crystal Springs PAD, subject to the three (3) conditions of approval as listed in the staff report.

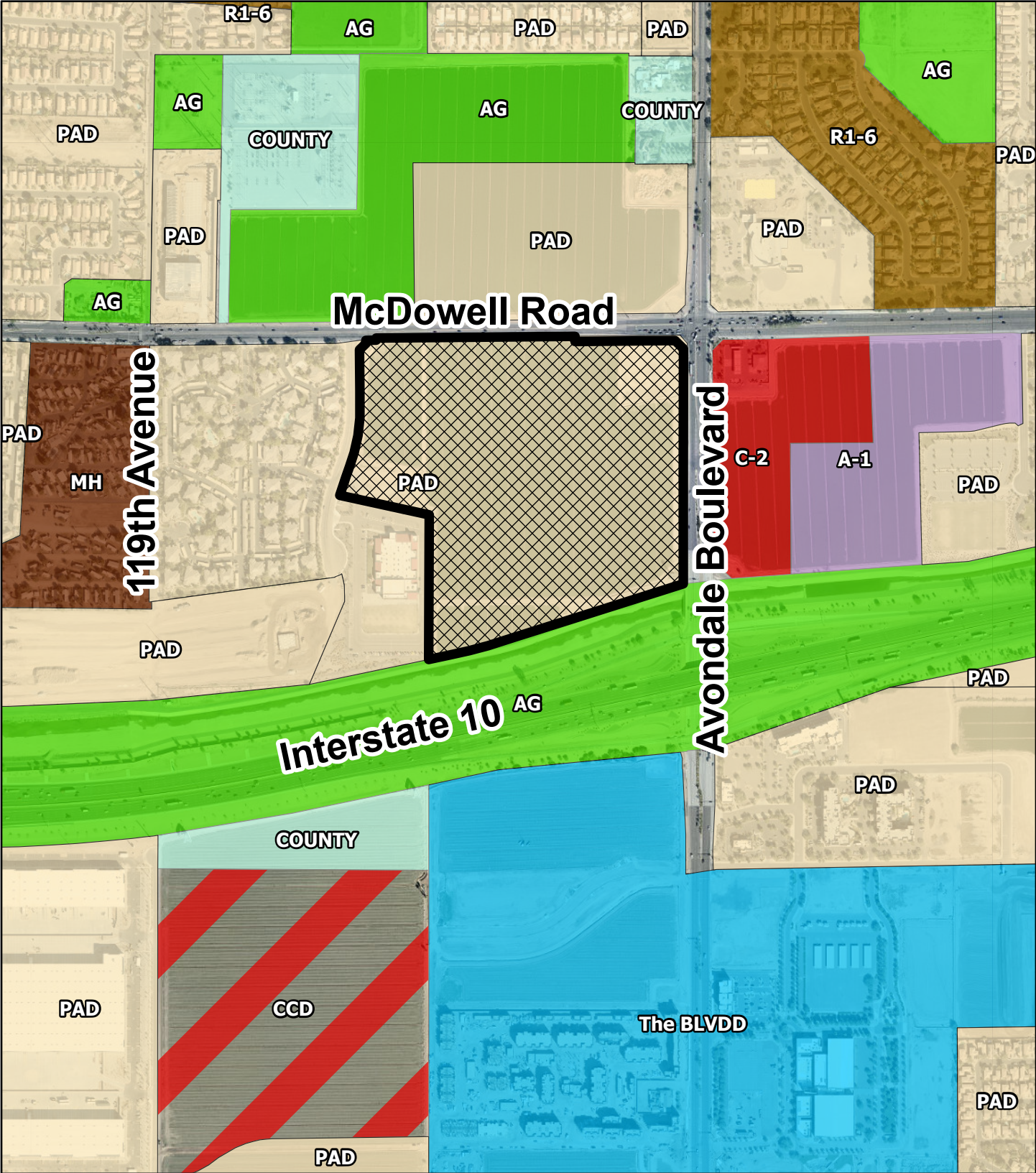


Aerial Map

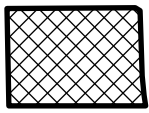


Subject Property



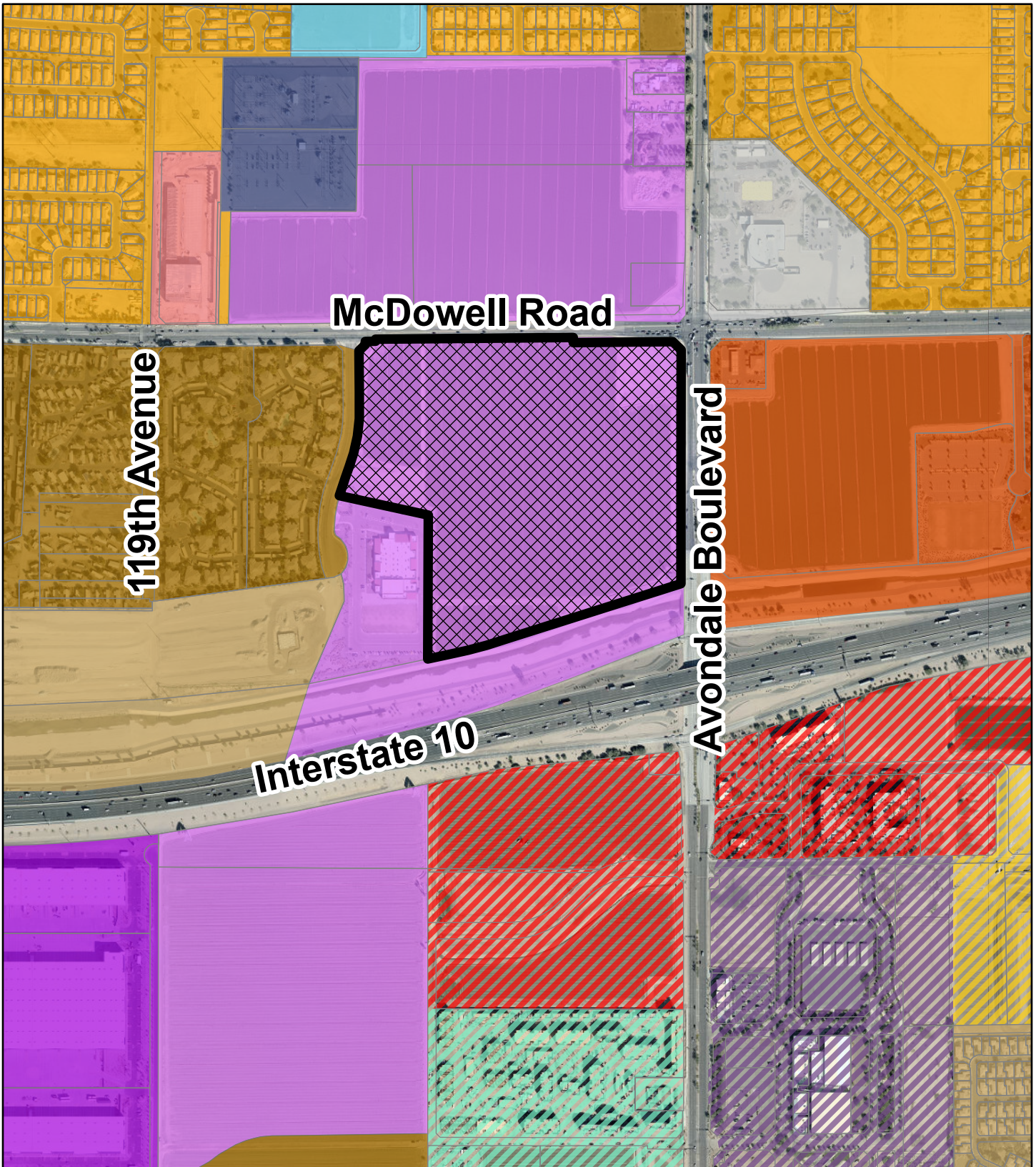


Zoning Vicinity



Subject Property



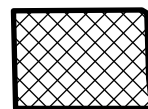


General Plan Land Use



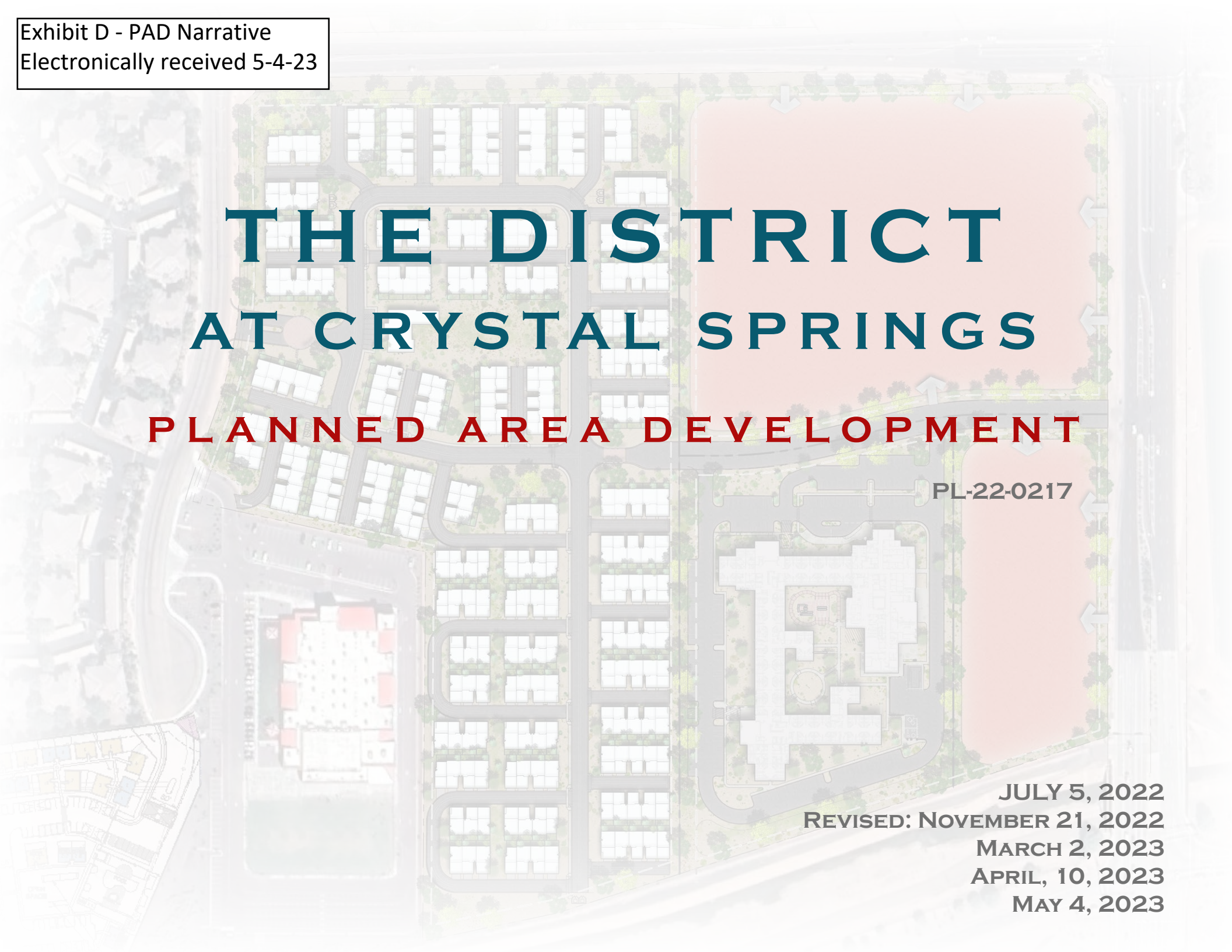
- Mixed Use
- Office/Professional
- Gateway District
- Neighborhood District
- Park Avenue District
- Residential District
- Village District

- Business Park
- Education
- Freeway Commercial
- High Density Residential
- Local Commercial
- Medium Density Residential
- Medium/High Density Residential



**Subject
Property**



An aerial map of a residential development. The map shows a grid of streets with numerous small, white, rectangular building footprints. To the right of the main grid is a large, rectangular area shaded in light red, which appears to be a park or open space. Several white arrows point in different directions around the perimeter of this red area. In the bottom right corner, there is a detailed site plan of a specific building complex, showing its internal layout, parking spaces, and surrounding greenery. The text 'THE DISTRICT AT CRYSTAL SPRINGS' is overlaid in large, dark blue, serif capital letters. Below it, 'PLANNED AREA DEVELOPMENT' is written in smaller, red, serif capital letters.

THE DISTRICT AT CRYSTAL SPRINGS

PLANNED AREA DEVELOPMENT

PL-22-0217

JULY 5, 2022
REVISED: NOVEMBER 21, 2022
MARCH 2, 2023
APRIL, 10, 2023
MAY 4, 2023

Property Owner

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*NOTE: ALL IMAGES LOCATED WITHIN THIS PAD ARE INTENDED TO CONVEY DESIGN INTENT AND ARE CONCEPTUAL IN NATURE.

I. INTRODUCTION

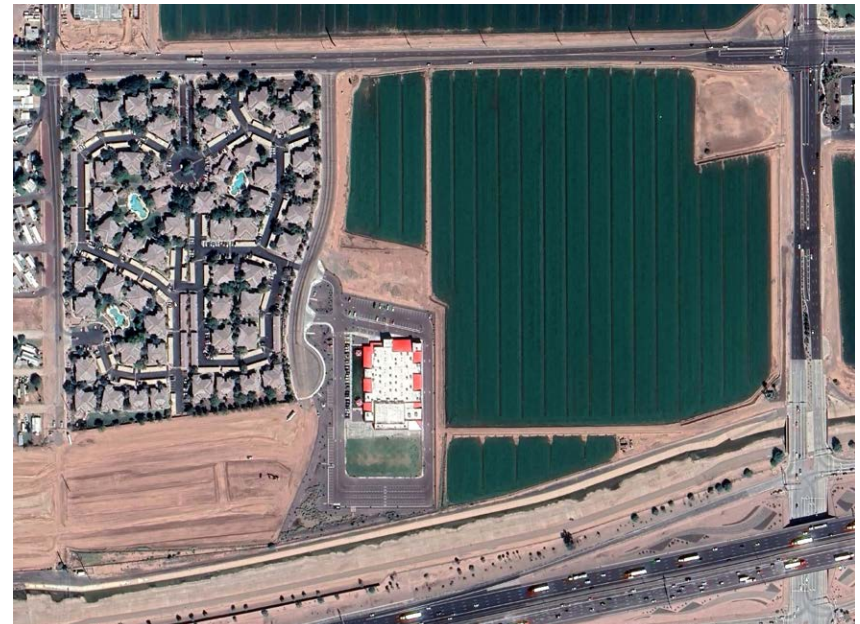
This request is to rezone approximately forty-five (45) acres located at the southwest corner of Avondale Boulevard and McDowell Road and identified by the Maricopa County Assessor as parcel 500-01-600 (the "Property"). The Property, which is located within the Freeway Corridor Specific Plan and Avondale Health-Tech Corridor, is planned to be developed as The District at Crystal Springs (the "Project"). This application requests Planned Area Development (PAD) zoning for the Property. (See Exhibit 1 | Context Map)

The Property is currently zoned PAD as part of the approximately ninety (90) acre Crystal Springs PAD (Case No. Z99-371-A) that was approved in 1999. Approximately half of the original Crystal Springs PAD has been developed with residential uses and an elementary school. **The District at Crystal Springs** PAD will replace the existing PAD zoning on the eastern most forty-five (45) acres and provide healthcare, commercial, residential and hospitality uses within a horizontal mixed use environment.

The existing Crystal Springs PAD allowed for multi-family residential to develop under the City's R-4 zoning district, with a maximum density of 22 units per acre, and commercial uses to develop under the C-2 zoning district. Since the time of zoning approval, the Crystal Springs Apartments and Sun Valley Academy were developed under the original PAD zoning. In 2020, Hancock Communities removed approximately ten (10) acres located in the southwest of the Crystal Springs PAD and rezoned the property, and an additional nine (9) acres to the west, to McDowell 117 PAD (PL-20-0055) for the development of a medium density multi-family community.

This PAD establishes customized zoning that will facilitate the development of a horizontal mixed use community with a variety of compatible uses and will modernize the 1999 approved Crystal Springs PAD. Tailored uses, development standards, and architectural guidelines will ensure compatibility with neighboring uses and adjacent high capacity roadways, while creating a cohesive development that provides for walkability and a balance

of uses that allow for people to live, work and play in close proximity to Friendship Park and The Blvd. The requirements of the City of Avondale Zoning Ordinance (the "Zoning Ordinance") and Design Manuals, as amended, shall apply except where explicitly stated otherwise herein by this PAD.



II. PROPERTY DESCRIPTION

The approximately forty-five (45) acres associated with this PAD request is located immediately adjacent to Avondale Boulevard and McDowell Road, two highly traveled arterial roadways. The western portion of the Property neighbors the existing Sun Valley Academy and 117th Avenue, while the southern boundary is adjacent to a flood control structure and Interstate-10 corridor. The site has a flood delineation of Zone “X” and slopes towards the south and southwest. Presently the Property is being used for agriculture. (See Exhibit 2 | Vicinity Map)

The Avondale General Plan 2030 identifies the land use designation for the Property as Mixed Use. (See Exhibit 3 | General Plan). Additionally, the Property is located within an identified Growth Area as well as the Freeway Corridor Specific Plan. The Property is currently zoned Crystal Springs PAD (Case Z99-371-A) which allows for multi-family and a variety of commercial uses. (See Exhibit 4 | Zoning)

The proposed District at Crystal Springs will integrate into the surrounding area as originally envisioned as part of the original Crystal Springs PAD, promoting compatibility with existing uses adjacent to the Property and in the near vicinity. The proposed uses will bring to life the mixed use development originally planned for this area, however, in a more modern way driven by market conditions and the needs of this developing area of town. The more intense commercial uses are proposed for the hard corner and adjacent to Avondale Boulevard, with density and intensity of use reducing as the development transitions west to the existing and proposed multi-family communities of Crystal Springs Apartments and McDowell 117. The existing uses and zoning of surrounding properties include:

TABLE 1 | EXISTING CONDITIONS

LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING USE
SITE	MIXED USE	PAD (Z99-371-A)	AGRICULTURE
NORTH	MIXED USE	PAD (PL-21-0072)	FUTURE AVONDALE COMMONS
SOUTH	-	-	CANAL AND INTERSTATE 10 FREEWAY ACCESS ROAD
EAST	FREEWAY COMMERCIAL	C-2 / A-1	CIRCLE K CONVENIENCE STORE AND VACANT / AGRICULTURE
WEST	HIGH DENSITY RESIDENTIAL / MIXED USE	PAD (Z-99-371-A)	CRYSTAL SPRINGS APARTMENTS AND SUN VALLEY ACADEMY



LEGEND

■■■■■■■■■■ PROJECT BOUNDARY



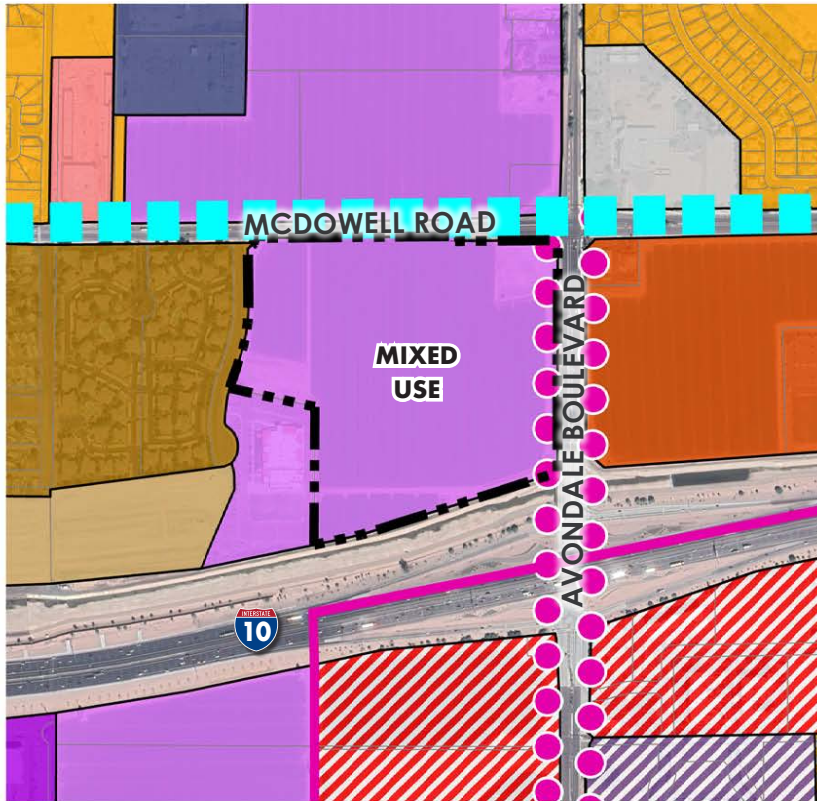
EXHIBIT 2 | VICINITY MAP



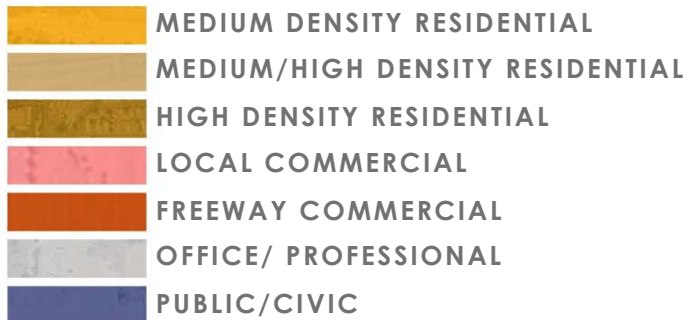
LEGEND

----- PROJECT BOUNDARY

EXISTING GENERAL PLAN



LEGEND



THE BOULEVARD
(THE BLVD)
SPECIFIC PLAN AREA

PROPOSED GENERAL PLAN

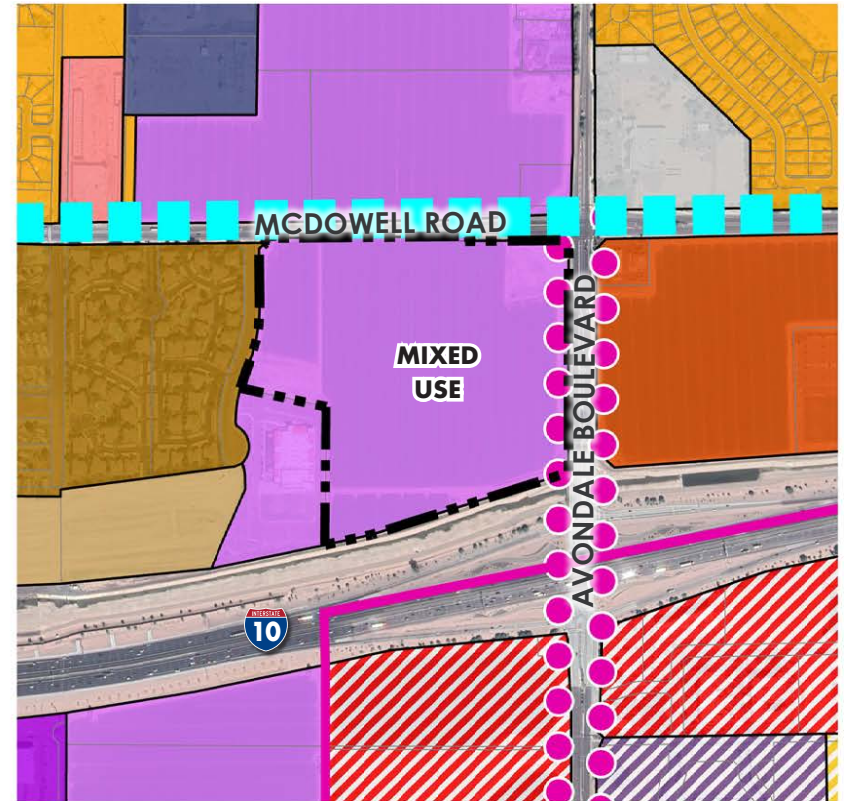
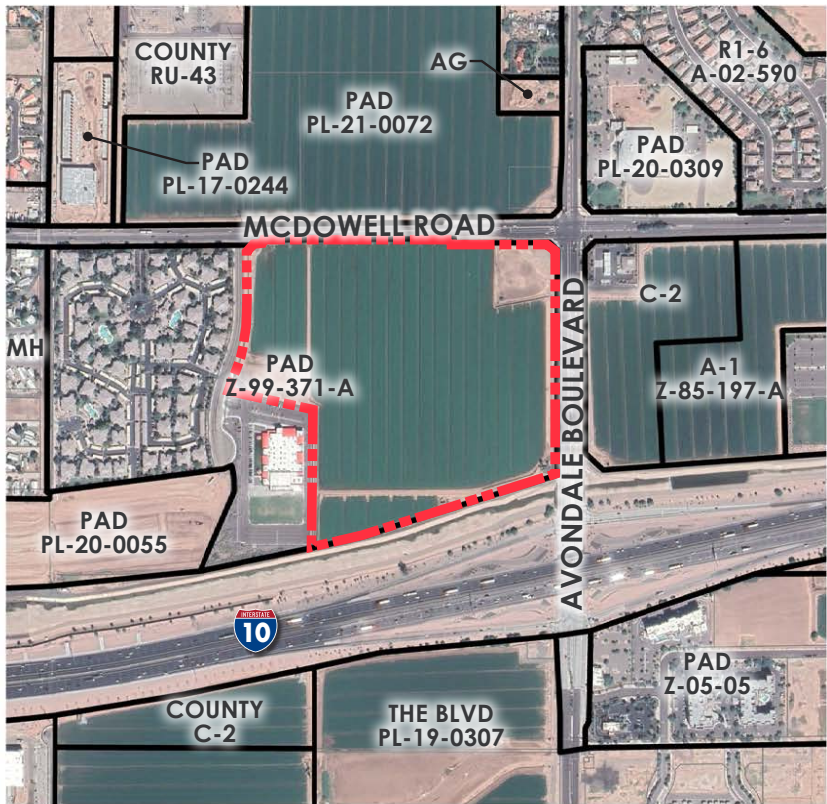


EXHIBIT 4 | ZONING

EXISTING ZONING PLAN

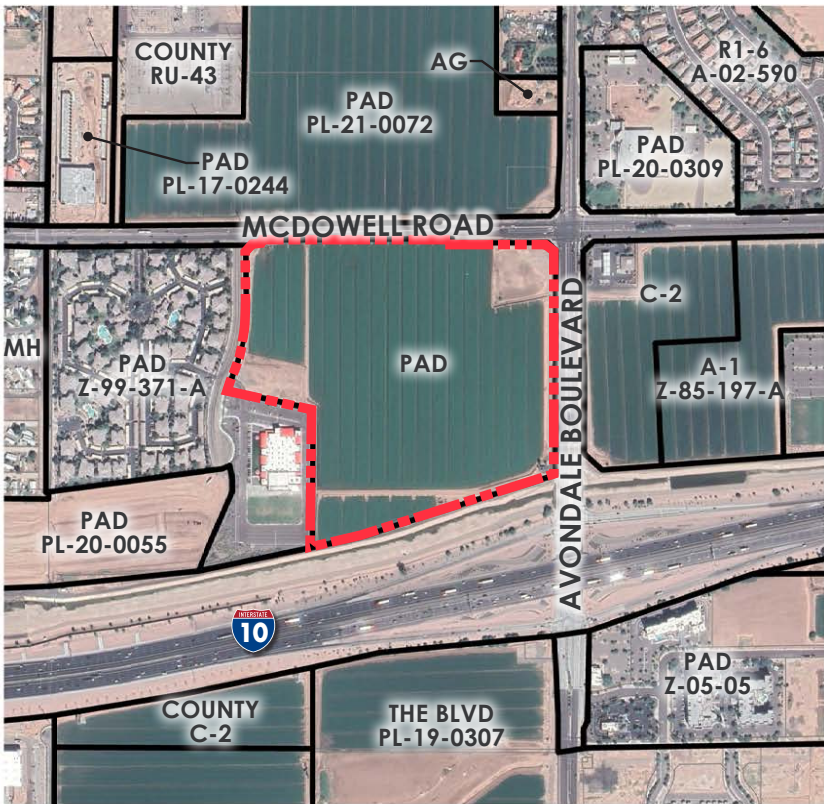


LEGEND

PROJECT BOUNDARY



PROPOSED ZONING PLAN



III. PROJECT DESCRIPTION

The District at Crystal Springs is a horizontal mixed use development that will include a variety of uses providing a balanced and synergistic community designed within a cohesive and connected environment. Planned uses include an inpatient rehabilitation hospital, retail, multi-family residential, hospitality, and active adult residential. This PAD builds upon the 1999 Crystal Springs PAD and assists with bringing the remaining approximately forty-five (45) acres to reality with a thoughtfully planned modern approach. The overall design of The District at Crystal Springs is intended to create a walkable environment that encourages connectivity amongst all uses provided within the Project. (See Exhibit 6 | Conceptual Development Plan)

The Mixed Use Village will consist of approximately twenty-one (21) acres and will be located on the eastern half of the Property adjacent to the intersection of McDowell Road and Avondale Boulevard. Convenient access to Interstate 10 and perimeter arterial roadways makes this commercial corner highly desirable and will allow for a variety and unique mix of commercial uses that will benefit the existing community as well as the future residential component of the Project. The proposed uses will further the goals of McDowell Road as a health-tech corridor by including the addition of an inpatient rehabilitation hospital and will expand upon the mixed use character of The Blvd located south of the Interstate 10 freeway. Additional commercial uses may include retail, restaurants, commercial services, or a hotel. Active adult multi-family apartments will round out the proposed uses provided within the Mixed Use Village, offering an urban living environment for people fifty-five (55) within a walkable mixed use development. Buildings will be appropriately scaled and sited within the Mixed Use Village to provide compatibility amongst uses and with the Residential Village. The multi-family apartments will be limited to a maximum density of 33.5 units per acre and a maximum unit count of 216 units.

The Residential Village is located on the west side of the Property and consists of approximately twenty-four (24) acres. A maximum density of 11.5 units per acre is proposed within the Residential Village which equates to a maximum

yield of 268 units. The two-story townhome style buildings will have elements of a single family residence (2-car garage, two-story living, private outdoor patio/yard) and the amenities of a multi-family residential complex (resort style amenities with clubhouse and pool). The units will be configured in 3-plex, 4-plex and 5-plex configurations that will be accessed from private vehicular accessways. The development will be gated with private streets that can accommodate on-street visitor parking, with pedestrian gates allowing for pedestrian connectivity to the perimeter of the site and to the future commercial uses. The two-story units will provide a differentiated residential option for the area. Additionally, the multi-family townhome community will create a larger residential/employee base for adjacent healthcare employers and provide additional local patrons for adjacent retail and commercial uses.



EXHIBIT 5 | CONCEPTUAL DEVELOPMENT PLAN



LEGEND



IV. MIXED USE VILLAGE STANDARDS

Mixed Use land uses within The District at Crystal Springs will be located along the eastern portion of the Project on approximately twenty-one (21) of the forty-five (45) acres, as identified as Parcels A, B, C and D on the Conceptual Development Plan. The proximity and direct access to Avondale Boulevard and McDowell Road will offer high visibility, continue the dynamic mixed use and commercial uses associated with The Blvd south of the freeway, and provide efficient access which will aid in the success of future commercial development. The requirements of the Zoning Ordinance, Commercial and Industrial Design Manual, and Multi-Family Residential Design Manual, as amended, shall apply to development within the Mixed Use Village at The District at Crystal Springs, except where explicitly stated otherwise within this PAD. Should a conflict exist between any provision of this PAD and the applicable Zoning Ordinance or Design Manual, this PAD will preside.

A. Permitted Uses

This PAD establishes all permitted uses for the Property to be located within the Mixed Use Village, and all uses not specifically provided for herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

(P) Permitted by right

(C) Permitted subject to a conditional use permit - must conform to all applicable use-based requirements contained in §305 of the Zoning Ordinance

(PC) Permitted with conditions

(A) Accessory use to otherwise permitted use

Mixed Use land uses within the PAD most generally conform to the City's Community Commercial (C-2) District as described in §303 of the Zoning Ordinance, with PAD deviations noted in **bold**.

TABLE 2 | MIXED USE VILLAGE LAND USE MATRIX

LAND USE	AVONDALE §303 C-2 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS MIXED USE VILLAGE
ADMINISTRATIVE + FINANCIAL USES		
BANKS AND FINANCIAL INSTITUTIONS WITH OR WITHOUT DRIVE-THROUGH, EXCLUDING NON-CHARTERED FINANCIAL INSTITUTIONS	P	P
PROFESSIONAL OFFICES	P	P

TABLE 2 | MIXED USE VILLAGE LAND USE MATRIX cont.

LAND USE	AVONDALE §303 C-2 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS MIXED USE VILLAGE
AUTOMOBILE RELATED USES		
AUTOMOBILE RENTAL FACILITY WITH NO ON-SITE STORAGE	P	P
AUTOMOBILE SERVICE AND DIAGNOSTIC FACILITY	PC	PC
CAR WASH, ACCESSORY TO GAS STATION	A	A
CAR WASH, SELF-SERVICE	C	C
CAR WASH, FULL-SERVICE	C	C
GAS STATION WITH OR WITHOUT CONVENIENCE STORE AND/OR CAR WASH	C	PC
TIRE SALES, REPAIR AND MOUNTING	PC	PC
EATING + DRINKING ESTABLISHMENTS		
BAR	PC	PC
BREWERY, ANCILLARY TO A BAR OR RESTAURANT	P	P
LIQUOR STORE	C	C
MOBILE FOOD VENDOR	P	P
OUTDOOR DINING	A	A
RESTAURANT, WITH DRIVE THROUGH	PC	PC
RESTAURANT, WITHOUT DRIVE THROUGH	P	P
SIDEWALK CAFE	A	A
WINE BAR	PC	PC
EDUCATION, RELIGIOUS + INSTITUTIONAL USES		
CHILD CARE CENTER	C	C
COMMUNITY GARDEN, ONE ACRE OR LESS	P	P

TABLE 2 | MIXED USE VILLAGE LAND USE MATRIX cont.

LAND USE	AVONDALE §303 C-2 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS MIXED USE VILLAGE
EMPLOYMENT AGENCIES - EXCLUDING DAY LABOR	P	P
LIBRARIES	P	P
MUSEUMS AND CULTURAL CENTERS	P	P
PLACES OF WORSHIP	P	P
PRESCHOOL AND SIMILAR USES	C	C
PUBLIC USES	P	P
PUBLIC UTILITY BUILDINGS, STRUCTURES, USES, FACILITIES AND EQUIPMENT	PC	PC
ENTERTAINMENT + RECREATION USES		
ART GALLERY	P	P
BOWLING ALLEY	P	P
HEALTH AND EXERCISE CENTER	P	P
ICE OR ROLLER SKATING RINK, INDOOR	P	P
INDOOR COMMERCIAL RECREATION / ENTERTAINMENT USES NOT OTHERWISE LISTED	P	P
MOVIE THEATER, INDOOR	P	P
NIGHT CLUB	C	C
RECEPTION CENTERS	C	C
SOCIAL / PRIVATE CLUBS	PC	PC
THEATER, EXCLUDING MOVIE THEATER	P	P
VIDEO ARCADE, GAME ROOM	P	P
GENERAL + INTENSE RETAIL USES		
ANTIQUE STORE	P	P

TABLE 2 | MIXED USE VILLAGE LAND USE MATRIX cont.

LAND USE	AVONDALE §303 C-2 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS MIXED USE VILLAGE
BUSINESS SUPPORT SERVICES - PHOTOCOPY, OFFICE SUPPLY STORES, AND PACKAGE DELIVERY SERVICES	P	P
CONSIGNMENT SHOPS	P	P
MINI-STORAGE WAREHOUSES AND PERSONAL STORAGE	C	C
NON-CONSIGNMENT SECONDHAND RETAIL STORE	P	P
SPECIALTY RETAIL, INDOOR, EXCLUDING LIQUOR STORES	P	P
SURPLUS STORE	P	P
THRIFT STORE	PC	PC
LODGING		
HOTEL, EXCLUDING EXTENDED STAY HOTELS	P	P
RESORTS	P	P
CARETAKERS QUARTERS, INCLUDING OVERNIGHT SECURITY	A	A
MEDICAL		
EMERGENCY MEDICAL CARE FACILITY	P	P
FUNERAL HOME	P	P
HOSPITALS	P	P
MESSAGE THERAPY (MEDICAL)	P	P
MEDICAL, DENTAL OR HEALTH OFFICES, CLINICS AND LABORATORIES, EXCLUDING PLASMA CENTERS AND MEDICAL MARIJUANA USES	P	P
PHARMACY, WITH DRIVE THROUGH	-	PC
REHABILITATION FACILITIES AND HOSPITALS, EXCLUDING FACILITIES FOR SUBSTANCE ABUSE AND DETOXIFICATION	P	P
VETERINARY HOSPITAL, OFFICES AND CLINICS, EXCLUDING ANIMAL BOARDING	PC	PC

TABLE 2 | MIXED USE VILLAGE LAND USE MATRIX cont.

LAND USE			AVONDALE §303 C-2 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS MIXED USE VILLAGE
MIXED USE				
RESIDENTIAL, MULTI-FAMILY APARTMENTS			-	PC
RESIDENTIAL, UPPER FLOOR			P	P
PERSONAL SERVICES				
APPLIANCE SERVICE AND REPAIR			P	P
ART STUDIO			P	P
BARBER SHOP / BEAUTY SALON			P	P
BODY PIERCING STUDIO			P	P
CLOTHING ALTERATION, CUSTOM DRESSMAKING OR TAILOR SHOP			P	P
DANCE STUDIO			P	P
DRY CLEANING AND LAUNDRY ESTABLISHMENT, PICK-UP AND DROP-OFF ONLY			P	P
LAUNDROMAT, SELF-SERVICE			P	P
MASSAGE OR DAY SPA			P	P
MUSIC STUDIO			P	P
NAIL SALON			P	P
PET BOARDING AND DAYCARE FACILITY			PC	PC
REAL ESTATE OFFICE			P	P
SPECIALTY SERVICES			P	P
TANNING SALON			P	P
TATTOO PARLOR			P	P
TICKET AND TRAVEL AGENCY			P	P

Uses Permitted With Conditions

The following land uses are listed in Table 2 | Mixed Use Land Use Matrix as Permitted with Conditions. These uses are permitted by right only if the conditions listed below for the individual uses are met. Based on site plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety, and public welfare.

Automobile Service and Diagnostic Facility is allowed provided that:

1. Where the site or use abuts or adjoins any residentially zoned property or use, there shall be a solid screen wall at least six (6) feet in height constructed according to the City of Avondale Design Manuals, with a minimum twenty (20) foot landscaping buffer inside the wall adjacent to the residentially zoned property or use.
2. Buildings shall be sited to ensure that garage bay doors do not face public streets or are immediately adjacent to residentially zoned property or uses.

Bar is allowed provided that:

1. The exterior building wall of a bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, or church, unless the bar is located in a designated Entertainment District according to Ariz. Rev. Stat. § 4-207, as amended.
2. Closing time for dance floors or other accessory uses to a bar shall coincide with the closing time for the bar.

Gas Station With or Without Convenience Store and/or Car Wash is allowed provided that:

1. This use is not permitted in the Parcel C, as shown on Exhibit 5 | Conceptual Development Plan within this PAD.
2. Facilities for tire changing and repair, polishing, lubing, washing and minor repair and servicing of motor vehicles shall be entirely within an enclosed building. Body repair, engine rebuilding, bumping, painting, vehicle or trailer rental and general sales of auto parts shall be expressly prohibited.

3. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping.

4. The site has minimum frontage of one hundred (100) feet on one (1) arterial street.

5. The design of all buildings shall meet City of Avondale Design Manuals and be compatible with the existing and anticipated surrounding development. In addition, the roofline and the architecture of the canopies shall be stylistically consistent with the other buildings on the site and shall not exceed one hundred fifty (150) lineal feet on any side.

6. All canopies, accessory equipment and fuel pump mechanisms shall meet the principal building setback requirements associated with Commercial Uses.

7. Service and car wash bays shall not face residential properties or public streets unless entirely screened in a method acceptable to the Zoning Administrator or designee.

Pet Boarding and Day Care Facilities, excluding any outdoor exercise/play areas, are allowed provided that:

1. All activities shall be conducted entirely within enclosed buildings.
2. Buildings shall be constructed in a manner that limits exterior noise from activities inside the building to a maximum of forty-five (45) dBA measured at the exterior building wall. A statement from a registered architect to this effect is required at the time of construction plan submittal.
3. Buildings shall be set back a minimum of one hundred (100) feet from any residential district.
4. Solid animal waste must be bagged separately from other refuse.

Pet Boarding and Day Care Facilities, including any outdoor exercise/play areas, are allowed provided that:

1. Direct access shall not be provided from animal housing units to the outside of the building.
2. Buildings shall be constructed in a manner that limits exterior noise from activities inside the building to a maximum of forty-five (45) dBA measured at the exterior building wall. A statement from a registered architect to this effect is required at the time of construction plan submittal.
3. Outdoor walks and exercise must take place within specified play/exercise areas.
4. Animals must be supervised by a facility employee at all times when in an outdoor play/exercise area.
5. Animals shall not be allowed outside between the hours of 7:00 p.m. and 7:00 a.m.
6. Buildings shall be set back a minimum of one hundred (100) feet from any residential district.
7. Outdoor play/exercise areas shall be set back a minimum of two hundred fifty (250) feet from any residential district.
8. A solid block wall with a minimum height of eight (8) feet shall enclose the perimeter of any outdoor play/exercise area.
9. Animal waste shall be removed from outdoor play/exercise areas every five (5) hours during time periods when these areas are in use.
10. Solid animal waste must be bagged separately from other refuse.

Pharmacy, With Drive-Through is allowed provided that:

1. Payment and/or pick-up windows shall not face arterial streets unless obscured through allowable screening material as approved by the Zoning Administrator.

2. Drive-through lane canopies shall be included covering any payment or pick-up windows. Canopies shall be fully architecturally integrated into the building consistent with the requirements of the Design Manuals.

3. Portions of a drive-through lane that are adjacent to an arterial street shall be screened by a minimum three (3) foot tall wall, berm, or alternative screening method.

4. Drive-through lane queuing length shall be approved in accordance with a traffic study as approved by the City Engineer.

Public Utility Buildings, Structures, Uses, Facilities and Equipment are allowed provided that:

1. Sites shall be screened from off-site view by a minimum six (6) foot tall masonry wall. Screen wall may be required to be eight (8) foot tall as determined by staff. All screen walls shall comply with wall standards set forth in the Design Manuals.

Residential, Multi-Family Apartments is allowed provided that:

1. This use may only occur on Parcel A, as shown on Exhibit 5 | Conceptual Development Plan within this PAD.
2. This use will be subject to a maximum density of 33.5 Du/Ac and maximum unit count of 216 units.
3. Development of this use will follow the R-4 development standards shown in Table 3B | Multi-Family Apartment Use Development Standards (Parcel A) and design guidelines as outlined in the Mixed Use Village section of this PAD.

Restaurant, With Drive-Through is allowed provided that:

1. Payment and/or pick-up windows shall not face arterial streets unless obscured through allowable screening material as approved by the Zoning Administrator.
2. Drive-through lane canopies shall be included covering any payment or pick-up windows. Canopies

shall be fully architecturally integrated into the building consistent with the requirements of the Design Manuals.

3. Portions of a drive-through lane that are adjacent to an arterial street shall be screened by a minimum three (3) foot tall wall, berm, or alternative screening method.
4. Speaker boxes shall be located a minimum of seventy (70) feet from any residentially zoned property or residential use.
5. Drive-through lane queuing length shall be approved in accordance with a traffic study as approved by the City Engineer.

Social/Private Club is allowed provided that:

1. Any restaurant or bar operated in connection with a social/private club shall be an integral part of a principal building, shall have no public entrance except from within the building and shall make no exterior display or advertising of any commercial activity, however incidental.

Thrift Stores are allowed provided that:

1. Outdoor donation bins shall be prohibited.
2. Signage shall be required on-site clearly stating that after-hours drop-off is prohibited.
3. Loading and unloading areas shall not face or be visible from public streets or primary drive aisles.
4. Garage bay doors shall be closed except during drop-off or pick-up of items.
5. All activities, including collection, storage, sorting, and processing, shall occur within a fully enclosed building.
6. Collection areas inside the store shall be secured from public access during non-business hours.
7. Large or bulk items not capable of being discarded in a garbage enclosure shall be stored inside the building until the arrival of a removal service.

Tire Sales, Repair and Mounting Facilities are allowed provided that:

1. Where the site or use abuts or adjoins any residentially zoned property or use, there shall be a solid screen wall at least six (6) feet in height constructed according to the City of Avondale Design Manuals, with a minimum twenty (20) foot landscaping buffer inside the wall adjacent to the residentially zoned property or use.
2. Buildings shall be sited to ensure that garage bay doors do not face public streets or are immediately adjacent to residentially zoned property or uses.

Veterinary Hospital, Offices and Clinics, excluding animal boarding are allowed provided that:

1. Clinic activities shall be restricted to the medical care and treatment of small animals during regular office hours. The confinement of such animals on the premises shall be limited to essential and occasional overnight care and shall be entirely within enclosed structures. The boarding and breeding of animals shall be prohibited.
2. Clinics shall be constructed to be completely contained as to prevent emission of any noise or odor.
3. Outdoor runs or exercise pens shall be prohibited unless approval from the Zoning Administrator or designee is obtained prior to site plan submittal. Additionally, no outdoor runs, pens or enclosures shall be located closer than one hundred (100) feet to any street, residential district or existing restaurant or hotel.

Wine Bar are allowed provided that:

1. The exterior building wall of a wine bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, or church, unless the wine bar is located in a designated Entertainment District according to Ariz. Rev. Stat. § 4-207, as amended.
2. Closing time for dance floors or other accessory uses to a wine bar shall coincide with the closing time for the wine bar.



B. Development Standards

Mixed Use development within Parcels A, B, C and D of the Project will be developed in accordance with Table 3A | Commercial Use Development Standards (Parcels B, C + D) and Table 3B | Multi-Family Apartment Use Development Standards (Parcel A) below.

TABLE 3A | COMMERCIAL USE DEVELOPMENT STANDARDS (PARCELS B, C + D)
(Deviations from Zoning Ordinance §306 development standards are noted in **bold**.)

DESIGN STANDARD	AVONDALE §306 C-2 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS COMMERCIAL USES
MINIMUM LOT WIDTH	NONE	NONE
MINIMUM SITE DEPTH	NONE	NONE
MAXIMUM LOT COVERAGE	NONE	NONE
MAXIMUM HEIGHT	30'	30' ¹
MAXIMUM ACCESSORY STRUCTURE HEIGHT	15'	15'
MINIMUM PERIMETER BUILDING SETBACKS		
FRONT	20'	20'
STREET ⁴	20'	20'
REAR	20'	15'
SIDE	15'	15' ²
MINIMUM INTERIOR BUILDING SETBACK	NONE	NONE
MINIMUM BUILDING SETBACK FROM RESIDENTIAL ZONING DISTRICT OR USE		
ADJACENT TO PARCEL A (MULTI-FAMILY APARTMENTS)	50'	20'
ADJACENT TO PARCEL E (MULTI-FAMILY TOWNHOMES)	50'	30'
PARKING SETBACK		
ADJACENT TO A RESIDENTIAL ZONING DISTRICT OR USE (PARCEL A - MULTI-FAMILY APARTMENTS)	25'	0'

TABLE 3A | COMMERCIAL USE DEVELOPMENT STANDARDS (PARCELS B, C + D) CONT.

DESIGN STANDARD	AVONDALE §306 C-2 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS COMMERCIAL USES
ADJACENT TO A RESIDENTIAL ZONING DISTRICT OR USE (PARCEL E - MULTI-FAMILY TOWNHOMES)	25'	15'
ADJACENT TO PERIMETER STREET ⁴	30'	20'
MINIMUM LANDSCAPE SETBACK ADJACENT TO PERIMETER STREET FRONTAGE ⁴	30'	20'
MINIMUM LAND USE BUFFER (LANDSCAPED) ADJACENT TO RESIDENTIAL DISTRICT OR USE		
ADJACENT TO PARCEL A (MULTI-FAMILY APARTMENTS)	15'	0'
ADJACENT TO PARCEL E (MULTI-FAMILY)	15'	15' ³

Notes:

1. The maximum height of buildings in the C-2 Zoning District shall be allowed to exceed thirty (30) feet in height if located on land identified by Avondale's Freeway Corridor Specific Plan (FCSP) as appropriate for additional height. The maximum building height shall not exceed ten (10) stories in height as specified by the FCSP.
2. Indicates a minimum perimeter building setback.
3. An access drive may encroach a maximum of five (5) feet into the landscaped land use buffer for up to a maximum of 25% of the linear footage of the common property line.
4. Setback (building or landscape) adjacent to a public street shall be measured from the right-of-way.

TABLE 3B | MULTI-FAMILY APARTMENT USE DEVELOPMENT STANDARDS (PARCEL A)

(Deviations from Zoning Ordinance §205 development standards are noted in **bold**.)

DESIGN STANDARD	AVONDALE §205 R-4 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS MULTI-FAMILY APARTMENT USES
MAXIMUM UNITS ALLOWED	1 UNIT FOR EVERY 1,452 SF NET SITE AREA (30 DU/AC)	1 UNIT FOR EVERY 1,300 SF NET SITE AREA ¹ (33.5 DU/AC) / MAXIMUM 216 UNITS
MINIMUM LOT WIDTH	50'	50'
MINIMUM LOT DEPTH	100'	100'
MAXIMUM BUILDING HEIGHT	45' ²	52' ²
MAXIMUM BUILDING COVERAGE	50%	50%
MINIMUM BUILDING SETBACKS ^{5,6}		
FRONT YARD (MCDOWELL ROAD)	25' ³	25' ³
SIDE YARD (EAST + WEST BOUNDARY)	15' ⁴	10' ⁴
REAR YARD (SOUTH BOUNDARY)	15'	5'
STREET SIDE	25' ³	25' ³
MINIMUM BUILDING SEPARATION BETWEEN BUILDINGS ^{7,8}	15'	15'
MINIMUM LANDSCAPE SETBACK ADJACENT TO PERIMETER STREET FRONTAGE ^{5,6}	25'	20'
MINIMUM PRIVATE OUTDOOR SPACE	80 SF / UNIT	MINIMUM 62 SF / UNIT AVERAGE 90 SF / UNIT

Notes:

1. Residential density is the number of dwelling units permitted per net acre of land. Net site area is the gross area less publicly dedicated right-of-way. Private drives internal to the site are included in the net area calculation.
2. The maximum height of buildings shall be allowed to exceed forty-five (45) feet in height if located on land identified by Avondale's Freeway Corridor Specific Plan (FCSP) as appropriate for additional height. The maximum building height shall not exceed ten (10) stories in height as specified by the FCSP.

3. May be reduced to eight (8) feet for buildings with individual dwelling units that front onto a residential street and that provide direct access from residential units to the public sidewalk (e.g., townhomes or walk-up apartments). As it relates to this provision, direct access shall be defined as the shortest feasible paved connection to the public sidewalk from the entrance of a residential unit(s). Direct access shall not require pedestrians to navigate through internal sidewalks and exit through a centralized location in order to access the public right-of-way.
4. Zero (0) feet for lots with common walls; fifteen (15) feet for lots with no common walls.
5. Carport canopies may encroach into a setback (building or landscape) a maximum of five (5) feet.
6. Setback (building or landscape) adjacent to a public street shall be measured from the right-of-way.
7. Building separation requirement shall not apply to carport canopies.
8. Building separation between freestanding garages may be reduced to a minimum of ten (10) feet.

C. Parking

The size of all parking spaces, accessways, and other improvements in areas designated for vehicular parking shall conform to Section 8 – Parking of the Zoning Ordinance. The parking standards provided for in Section 804 – Required Parking of the Zoning Ordinance will govern the parking for uses within the PAD. The following exceptions shall apply:

- Inpatient Rehabilitation Hospital use shall be parked at two (2) parking spaces per bed.
- Multi-Family Apartments use shall park at a ratio of 1.25 spaces per unit, inclusive of visitor parking.
- Parking stalls for Multi-Family Apartments use shall be a minimum of 9'-6" x 18' in size.

- Garage parking shall be provided for a minimum of ten (10) percent of parking, excluding visitor parking, in Multi-Family Apartment developments with one hundred (100) or more dwelling units. Garages may be standalone, attached or incorporated under living quarters.
- A minimum of fifty (50) percent of required parking in Multi-Family Apartment developments shall be covered parking, which may include carports or garage parking.
- Loading and/or delivery areas for package deliveries, mobile order deliveries, and ride sharing services in Multi-Family Apartment developments shall be provided within a publicly accessible location (non-gated).

D. Additional Development Standards + Guidelines

The following standards for the Mixed Use Village are supplemental to the Avondale Zoning Ordinance and the design standards found in the City of Avondale's Commercial and Industrial Design Manual and Multi-Family Residential Design Manual.

Walls + Fences

All walls and fences shall meet or exceed Section 1207 – Walls and Fences of the Zoning Ordinance and shall meet or exceed the guidelines outlined in the City's Design Manuals. The following exceptions shall apply:

- Where perimeter or parking screen wall staggers are not feasible, the use of pillars/columns may be incorporated to break up linear expanses of wall and provide visual interest. Pillars/Columns shall be provided at minimum intervals of fifty (50) feet.
- Perimeter walls shall complement the architectural style of the building and shall be constructed of high quality durable materials such as stone, brick, concrete block, ornamental painted metal, or other sustainable materials.

Landscape + Open Space

The landscaping within the Project shall meet or exceed Section 1204 – Landscape Design Standards of the Zoning Ordinance and shall meet or exceed the guidelines outlined in the City's Design Manuals. The following exceptions shall apply:

- Landscaped areas shall be provided in an amount equal to or greater than twenty (20) percent of the net site area. This number shall include landscaped setbacks and land use buffers, as well as all landscaped common open space areas.
- Parking islands shall be installed at least every ten (10) consecutive parking spaces and located at the end of each row of parking.
- Retention shall be allowed to use underground retention systems as approved by the City's Engineering Department during the Site Plan and Design Review application.
- A minimum of one and a half trees per ground-level dwelling unit shall be provided in Multi-Family Apartment developments. This number of trees shall include the trees provided in common areas and within required landscape buffers or landscape setbacks.
- For Multi-Family Apartments use, a minimum of twenty (20) percent of the net site area shall be devoted to common area usable open space, except that if an air-conditioned community clubhouse is provided at 10,000 square feet or greater, the minimum usable open space, inclusive of clubhouse, shall be eighteen (18) percent of the net site area. (See Exhibit 8 | Multi-Family Townhome + Apartment Usable Open Space) For calculation purposes of common area usable open space, net site area is defined as *the remaining ground area of the gross site area after subtracting perimeter rights-of-way, alleys, and perimeter private access drives.*

Lighting

All exterior lighting for common open space areas, exteriors of buildings, parking lots, and adjacent to the internal roadways shall comply with Section 707 - Outdoor Lighting of the Zoning Ordinance. A site specific photometric plan will be provided with individual Site Plan and Design Review applications.



TABLE 4 | MIXED USE VILLAGE ADDITIONAL DEVELOPMENT STANDARDS + GUIDELINES DEVIATIONS

The table below summarizes deviations from Zoning Ordinance Article 8 - Parking and Article 12 - Landscape, Walls and Fences development standards, as well as design guidelines from the Commercial and Industrial Design Manual and Multi-Family Residential Design Manual. Unless otherwise specified below, the City of Avondale's Zoning Ordinance and Design Manuals, as amended.

DEVELOPMENT STANDARD / DESIGN GUIDELINE	CITY OF AVONDALE	THE DISTRICT AT CRYSTAL SPRINGS MIXED USE VILLAGE
PARKING		
INPATIENT REHABILITATION HOSPITAL USE	-	2 SPACES PER BED
MULTI-FAMILY APARTMENT USE	STUDIO: 1.5 SPACES/UNIT 1 BEDROOM: 1.5 SPACES/UNIT 2 BEDROOM: 1.75 SPACES/UNIT 3 BEDROOM: 2 SPACES/UNIT PLUS: ONE (1) VISITOR SPACE PER FIVE (5) UNITS MUST BE PROVIDED	1.25 SPACES PER UNIT (INCLUSIVE OF VISITOR PARKING)
MULTI-FAMILY APARTMENT USE - COVERED PARKING	1 SPACE PER UNIT (MINIMUM)	50% (MINIMUM)
MULTI-FAMILY APARTMENT USE - GARAGE PARKING	25% OF REQUIRED PARKING (MINIMUM), EXCLUDING GUEST PARKING, IN DEVELOPMENT WITH 100 UNITS OR MORE; GARAGES SHOULD BE ATTACHED	10% OF PARKING PROVIDED (MINIMUM), EXCLUDING GUEST PARKING, IN DEVELOPMENTS WITH 100 UNITS OR MORE; GARAGES MAY BE STANDALONE, ATTACHED OR INCORPORATED UNDER LIVING QUARTERS
MULTI-FAMILY APARTMENT USE - PARKING STALL SIZE	STANDARD: 9'-6" X 20' (MINIMUM) COMPACT: 8'X18' (MINIMUM) AND SHALL NOT EXCEED 15% OF TOTAL REQUIRED SPACES	STANDARD: 9'-6" X 18' (MINIMUM) COMPACT: 8'X18' (MINIMUM) AND SHALL NOT EXCEED 15% OF TOTAL REQUIRED SPACES
WALLS		
WALLS ADJACENT TO ARTERIAL OR COLLECTOR STREETS	WALLS WITH A CONTINUOUS LENGTH GREATER THAN 150' SHALL USE A HORIZONTAL UNDULATING PATTERN OR OFFSET AT MINIMUM INTERVALS OF 50'. THE UNDULATION/OFFSET DEPTH PARALLEL TO THE STREET LINE SHALL BE A MINIMUM OF 3'	WALLS WITH A CONTINUOUS LENGTH GREATER THAN 150' MAY INCLUDE PILLARS/COLUMNS IN LIEU OF A HORIZONTAL UNDULATING PATTERN OR MINIMUM 3' OFFSET. PILLARS/COLUMNS SHALL BE PROVIDED AT MINIMUM INTERVALS OF 50'.

**TABLE 4 | MIXED USE VILLAGE ADDITIONAL DEVELOPMENT STANDARDS + GUIDELINES
DEVIATIONS CONT.**

DEVELOPMENT STANDARD / DESIGN GUIDELINE		CITY OF AVONDALE	THE DISTRICT AT CRYSTAL SPRINGS MIXED USE VILLAGE
LANDSCAPE + OPEN SPACE			
MULTI-FAMILY APARTMENT USE - LANDSCAPE AREAS		20% OF NET SITE AREA (MINIMUM); AND SHALL BE INCREASED BY 5% FOR EACH ADDITIONAL FLOOR OVER 1-STORY TO A MAXIMUM OF 50% OF THE NET SITE AREA	20% OF NET SITE AREA (MINIMUM); LANDSCAPE AREAS WITHIN COMMON AREA OPEN SPACE, LANDSCAPE SETBACKS AND LAND USE BUFFERS MAY BE INCLUDED
PARKING ISLANDS		EVERY 8 CONSECUTIVE PARKING SPACES AND AT TEH ENDS OF EACH ROW	EVERY 10 CONSECUTIVE PARKING SPACES AND AT TEH ENDS OF EACH ROW
MUTLI-FAMILY APARTMENT USE - LANDSCAPE IMPROVEMENTS		1.5 TREES (MINIMUM)PER DWELLING OR GUEST UNIT; TREES LOCATED IN A LANDSCAPE BUFFER, PARKING LOT, LANDSCAPE SETBACK OR RIGHT- OF-WAY PLANTING ARE EXCLUDED	1.5 TREES (MINIMUM)PER GROUND FLOOR DWELLING OR GUEST UNIT; TREES LOCATED IN A LANDSCAPE BUFFER, PARKING LOT, LANDSCAPE SETBACK OR RIGHT-OF-WAY PLANTING MAY BE INCLUDED
MULTI-FAMILY APARTMENT USE - COMMON AREA USABLE OPEN SPACE		20% OF SITE AREA (MINIMUM)	20% OF NET SITE AREA (MINIMUM); IF A 10,000 SF (MINIMUM) AIR-CONDITIONED COMMUNITY CLUBHOUSE IS PROVIDED, 18% OF NET SITE AREA, INCLUSIVE OF CLUBHOUSE, (MINIMUM)
ARCHITECTURE			
MULTI-FAMILY APARTMENT USE - BALCONIES AND PORCHES		WRAP BALCONIES AND PORCHES AROUND CORNER UNITS TO ENHANCE THE SIDE ELEVATIONS	WHERE FEASIBLE, WRAP BALCONIES AND PORCHES AROUND CORNER UNITS TO ENHANCE TEH SIDE ELEVATIONS. ALTERNATIVE DESIGN ELEMENTS MAY BE PROVIDED IN LIEU OF WRAPPED BALCONIES AND PORCHES AROUND CORNER UNITS DURING THE SITE PLAN AND RESIDENTIAL DESIGN REVIEW PROCESS. THE OVERALL DESIGN INTENT IS TO PROVIDE FOR FOUR (4) SIDED ARCHITECTURE. IF FOUR (4) SIDE ARCHITECTURE IS PROVIDED, THIS ARCHITECTURAL TREATMENT IS NOT REQUIRED.

V. RESIDENTIAL VILLAGE STANDARDS

Multi-family townhome uses within The District at Crystal Springs will be located along the western portion of the Project on approximately twenty-four (24) of the forty-five (45) acres, as identified as Parcel E on the Conceptual Development Plan. The multi-family townhomes will provide a transitional and complementary use between the proposed commercial and existing multi-family residential and school uses to the west. The requirements of the Zoning Ordinance and Multi-Family Residential Design Manual, as amended, shall apply to the development of multi-family residential uses within the Residential Village at The District at Crystal Springs, except where explicitly stated otherwise within this PAD. Should a conflict exist between any provision of this PAD and the applicable Zoning Ordinance or Design Manual, this PAD will preside.

A. Permitted Uses

This PAD establishes all permitted uses for the Property to be located within the Residential Village, and all uses not specifically provided for herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

(P) Permitted by right

(C) Permitted subject to a conditional use permit - must conform to all applicable use-based requirements contained in §203 of the Zoning Ordinance

(PC) Permitted with conditions

(A) Accessory use to otherwise permitted use

The PAD uses within the Residential Village most generally conform to the City's Multi-Family Residential District (R-4) as described in §202 of the Zoning Ordinance, with PAD deviations noted in **bold**.

TABLE 5 | RESIDENTIAL VILLAGE LAND USE MATRIX

LAND USE	AVONDALE §202 R-4 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS RESIDENTIAL VILLAGE
ASSISTED LIVING	C	C
BOARDING HOUSE	C	C
CHILD CARE IN THE HOME FOR FOUR (4) OR FEWER CHILDREN NOT RELATED TO THE RESIDENTS, AS AN ACCESSORY TO THE PRIMARY RESIDENTIAL USE OF A DWELLING	P	P
CHILD CARE IN THE HOME FOR FIVE (5) TO TEN (10) CHILDREN NOT RELATED TO THE RESIDENTS, AS AN ACCESSORY TO THE PRIMARY RESIDENTIAL USE OF A DWELLING	C	C
CHILD CARE CENTER IN CONJUNCTION WITH A PLACE OF WORSHIP	C	C
COMMUNITY GARDEN, ONE ACRE OR LESS	P	P
CONVALESCENT HOME	C	C
GROUP HOME	P	P
HOME OCCUPATION, AS AN ACCESSORY TO THE PRIMARY RESIDENTIAL USE OF A DWELLING	PC	PC
MULTI-FAMILY DWELLING	P	P
NURSING HOME	C	C
PARK AND RECREATION AREAS, PUBLIC	P	P
PLACE OF WORSHIP	C	C
PUBLIC UTILITY FACILITY REQUIRED FOR LOCAL SERVICES	PC	PC
PUBLIC UTILITY FACILITY WITH THE EXCEPTION OF THOSE ALLOWED AS A USE PERMITTED WITH CONDITIONS ABOVE	C	C
SCHOOL, PUBLIC	P	P
SINGLE FAMILY ATTACHED DWELLING	P	P

Uses Permitted With Conditions

The following land uses are listed in Table 5 | Residential Village Land Use Matrix as Permitted with Conditions. These uses are permitted by right only if the conditions listed below for the individual uses are met. Based on site plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety, and public welfare.

Home Occupations are allowed provided that in addition to all of the use limitations applicable in the Zoning District in which the home occupation is located, no home occupation shall be permitted unless it complies with the following restrictions:

1. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted accessory building thereto, and in no event shall such use be apparent from any public way. Use of required garages shall not occur.
2. There shall be no signs, no exterior display, no exterior storage of materials, and no exterior parking of vehicles containing signs larger than six (6) square feet, and no other indication of the home occupation or variation from the residential character of the principal building.
3. No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
4. No home occupation shall be permitted that is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
5. Any need for parking generated by the home occupation shall be off-street. One (1) off street parking space is permitted for the home occupation.
6. No pick-up or delivery by business-related vehicles which exceed 20,000 pounds gross vehicle (except USPS and standard UPS/FedEx sized delivery trucks) is permitted.
7. Only one business-related vehicle with a manufacturer's gross vehicle weight rating (GVWR) of not more than ten thousand (10,000) pounds used for the home occupation may be parked or stored at the property.

8. Customers shall not visit the home occupation to purchase goods or services, excluding barber shops/beauty salons. Barber shops/beauty salons shall not occupy more than 200 square feet of the floor area, a maximum of one (1) washing station, and a maximum of two (2) customers per day. Prohibited services include massage parlors, restaurants, veterinary hospitals, veterinary offices, commercial kennels, dog grooming, vehicle services and like services.

9. Employees who do not reside in the home are prohibited.

10. Such occupation shall not require internal or external alterations or construction features or equipment or machinery not customary in residential areas.

11. The activity shall not generate vehicular or pedestrian traffic beyond that which is normal in its district.

Public Utility Facility Required For Local Service is allowed provided that:

1. It is required for local service.
2. There are no offices, maintenance facilities, outdoor storage or part-time employees related to the site.

B. Development Standards

Multi-Family Townhome uses within Parcel E of the Project, will be developed in accordance with Table 6 | Multi-Family Townhome Use Development Standards (Parcel E) below. Deviations from Zoning Ordinance §205 development standards are noted in **bold**.

TABLE 6 | MULTI-FAMILY TOWNHOME USE DEVELOPMENT STANDARDS (PARCEL E)

DESIGN STANDARD	AVONDALE §205 R-4 DISTRICT	THE DISTRICT AT CRYSTAL SPRINGS MULTI-FAMILY TOWNHOME USES
MAXIMUM UNITS ALLOWED	1 UNIT FOR EVERY 1,452 SF NET SITE AREA (30 DU/AC)	1 UNIT FOR EVERY 3,788 SF NET SITE AREA¹ (11.5 DU/AC) / MAXIMUM 268 UNITS
MINIMUM LOT WIDTH	50'	50'
MINIMUM LOT DEPTH	100'	100'
MAXIMUM BUILDING HEIGHT	45' ²	45' ²
MAXIMUM BUILDING COVERAGE	50%	50%
MINIMUM BUILDING SETBACKS ⁶		
FRONT YARD (117TH AVENUE)	25' ³	25' ³
SIDE YARD (ADJACENT TO SCHOOL)	15' ⁴	15' ⁴
SIDE YARD (ADJACENT TO FREEWAY)	15'	25'
REAR YARD (EAST BOUNDARY)	15'	15'
STREET SIDE (MCDOWELL ROAD)	25' ³	25' ³
PRIVATE ACCESSWAY	-	3'⁵
MINIMUM BUILDING SEPARATION BETWEEN BUILDINGS	15'	15'
MINIMUM BUILDING SEPARATION BETWEEN PRINCIPAL BUILDING ENTRANCE OR EXIT AND ANOTHER BUILDING (FOR 2-STORY BUILDINGS)	30'	20'
MINIMUM LANDSCAPE SETBACK ADJACENT TO PERIMETER STREET FRONTAGE ⁶	25'	25'
MINIMUM PRIVATE OUTDOOR SPACE	80 SF / UNIT	180 SF / UNIT

Notes:

1. Residential density is the number of dwelling units permitted per net acre of land. Net site area is the gross area less publicly dedicated right-of-way. Private drives internal to the site are included in the net area calculation.
2. The maximum height of buildings in the R-4 Zoning District shall be allowed to exceed forty-five (45) feet in height if located on land identified by Avondale's Freeway Corridor Specific Plan (FCSP) as appropriate for additional height. The maximum building height shall not exceed ten (10) stories in height as specified by the FCSP.
3. May be reduced to eight (8) feet for buildings with individual dwelling units that front onto a residential street and that provide direct access from residential units to the public sidewalk (e.g., townhomes or walk-up apartments). As it relates to this provision, direct access shall be defined as the shortest feasible paved connection to the public sidewalk from the entrance of a residential unit(s). Direct access shall not require pedestrians to navigate through internal sidewalks and exit through a centralized location in order to access the public right-of-way.
4. Zero (0) feet for lots with common walls; fifteen (15) feet for lots with no common walls.
5. A minimum of three (3) feet shall be provided from private accessway to face of garage.
6. Setback (building or landscape) adjacent to a public street shall be measured from the right-of-way.

C. Parking

The size of all parking spaces, accessways, and other improvements in areas designated for vehicular parking shall conform to Section 8 – Parking of the Zoning Ordinance. The parking standards provided for in Section 804 – Required Parking of the Zoning Ordinance will govern the parking for uses within the PAD. The following exceptions shall apply:

- Loading and/or delivery areas for package deliveries, mobile order deliveries, and ride sharing services shall be provided within a publicly accessible location (non-gated).

D. Additional Development Standards + Guidelines

The following standards for the Residential Village are supplemental to the Avondale Zoning Ordinance and the design standards found in the City of Avondale's Multi-Family Residential Design Manual.

Walls + Fences

A combination of solid theme wall and partial view fence will be utilized within the Multi-Family Residential community. Exhibit 6 | Multi-Family Townhome + Apartment Conceptual Wall Plan and Exhibit 7A | Multi-Family Townhome Conceptual Wall Details provides examples of design intent and overall theming, however, final wall design will be provided and approved during the Site Plan and Design Review process. All walls and fences shall meet or exceed Section 1207 – Walls and Fences of the Zoning Ordinance and shall meet or exceed the guidelines outlined in the City of Avondale's Multi-Family Residential Design Manual. The following exceptions shall apply:

- Where perimeter or parking screen wall staggers are not feasible, the use of pillars/columns may be incorporated to break up linear expanses of wall and provide visual interest. Pillars/Columns shall be provided at minimum intervals of fifty (50) feet.
- Perimeter walls shall complement the architectural style of the building and shall be constructed of high quality durable materials such as stone, brick, concrete block, ornamental painted metal, or other sustainable materials.

Landscape + Open Space

The landscaping within the Project shall meet or exceed Section 1204 – Landscape Design Standards of the Zoning Ordinance and shall meet or exceed the guidelines outlined in the City of Avondale's Multi-Family Residential Design Manual. The following exceptions shall apply:

- A minimum of one and a half trees per ground-level dwelling unit shall be provided within Multi-Family Townhome developments. This number of trees shall include the trees provided in common areas and private outdoor open space, as well as within required landscape setbacks.

- Landscaped areas shall be provided in an amount equal to or greater than twenty (20) percent of the net site area. This number shall include landscaped setbacks and land use buffers, in addition to all landscaped common open space areas.

- Foundation planting shall be required adjacent to buildings fronting on streets or drive aisles. Buildings fronting on private accessway are excluded from this requirement.

- A minimum of fifty (50) percent of the building frontage shall be landscaped.

- The minimum width of a foundation planter shall be five (5) feet, measured from the foundation to the nearest curb, sidewalk, or parking lot. The foundation plating area shall include, at a minimum, shrubs and groundcover. Trees shall be included when a foundation planter is adjacent to a sidewalk or pedestrian area.

- Retention shall be allowed to use underground retention systems as approved by the City's Engineering Department during the Site Plan and Design Review application.

- A minimum of fifteen (15) percent of the net site area shall be devoted to common area usable open space, inclusive of community clubhouse. (See Exhibit 8 | Multi-Family Townhome + Apartment Usable Open Space) For calculation purposes of common area usable open space, net site area is defined as *the remaining ground area of the gross site area after subtracting perimeter rights-of-way, alleys, and perimeter private access drives.*

Lighting

All exterior lighting for common open space areas, exteriors of buildings, and parking lots shall comply with Section 707 - Outdoor Lighting of the Zoning Ordinance. A site specific photometric plan will be provided with individual Site Plan and Design Review applications.

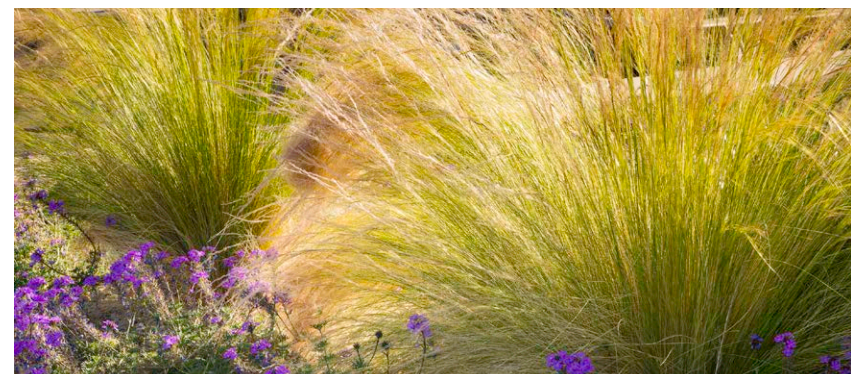


TABLE 7 | RESIDENTIAL VILLAGE ADDITIONAL DEVELOPMENT STANDARDS + GUIDELINES DEVIATIONS

The table below summarizes deviations from Zoning Ordinance Article 8 - Parking and Article 12 - Landscape, Walls and Fences development standards, as well as design guidelines from the Mutli-Family Residential Design Manual. Unless otherwise specified below, the City of Avondale's Zoning Ordinance and Design Manuals, as amended.

DEVELOPMENT STANDARD / DESIGN GUIDELINE		CITY OF AVONDALE	THE DISTRICT AT CRYSTAL SPRINGS RESIDENTIAL VILLAGE
WALLS			
WALLS ADJACENT TO ARTERIAL OR COLLECTOR STREETS		WALLS WITH A CONTINUOUS LENGTH GREATER TAHN 150' SHALL USE A HORIZONTAL UNDUALTING PATTERN OR OFFSET AT MINIMUM INTERVALS OF 50'. THE UNDULATION/OFFSET DEPTH PARALLED TO THE STREET LINE SHALL BE A MINIMUM OF 3'	WALLS WITH A CONTINUOUS LENGTH GREATER THAN 150' MAY INCLUDE PILLARS/COLUMNS IN LIEU OF A HORIZONTAL UNDULATING PATTERN OR MINIMUM 3' OFFSET. PILLARS/ COLUMNS SHALL BE PROVIDED AT MINIMUM INTERVALS OF 50'.
LANDSCAPE + OPEN SPACE			
MULTI-FAMILY TOWNHOME USE - LANDSCAPE AREA		20% OF NET SITE AREA (MINIMUM); AND SHALL BE INCREASED BY 5% FOR EACH ADDITIONAL FLOOR OVER 1-STORY TO A MAXIMUM OF 50% OF THE NET SITE AREA	20% OF NET SITE AREA (MINIMUM); LANDSCAPE AREAS WITHIN COMMON AREA OPEN SPACE, LANDSCAPE SETBACKS AND LAND USE BUFFERS MAY BE INCLUDED
MULTI-FAMILY TOWNHOME USE - LANDSCAPE IMPROVEMENTS		1.5 TREES (MINIMUM)PER DWELLING OR GUEST UNIT; TREES LOCATED IN A LANDSCAPE BUFFER, PARKING LOT, LANDSCAPE SETBACK OR RIGHT-OF-WAY PLANTING ARE EXCLUDED	1.5 TREES (MINIMUM)PER GROUND FLOOR DWELLING OR GUEST UNIT; TREES LOCATED IN A LANDSCAPE SETBACK, COMMON AREAS AND PRIVATE OUTDOOR OPEN SPACE MAY BE INCLUDED
MULTI-FAMILY TOWNHOME USE - COMMON AREA USABLE OPEN SPACE		20% OF SITE AREA (MINIMUM)	15% OF NET SITE AREA (MINIMUM), INCLUSIVE OF A COMMUNITY CLUBHOUSE

EXHIBIT 6 | MULTI-FAMILY TOWNHOME + APARTMENT CONCEPTUAL WALL PLAN



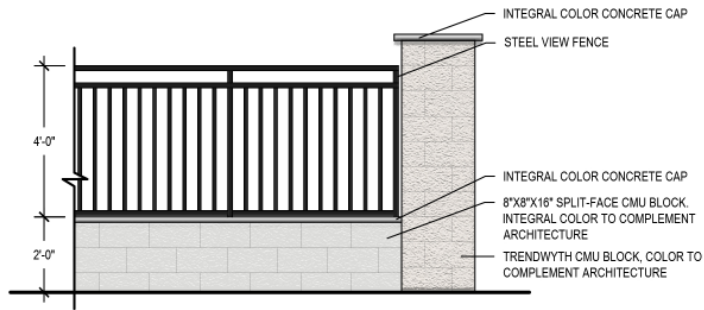
LEGEND

----- PROJECT BOUNDARY

- THEME WALL
- 16" PARTIAL VIEW FENCE
- 48" PARTIAL VIEW FENCE
- SWINGING VEHICULAR ENTRY GATE

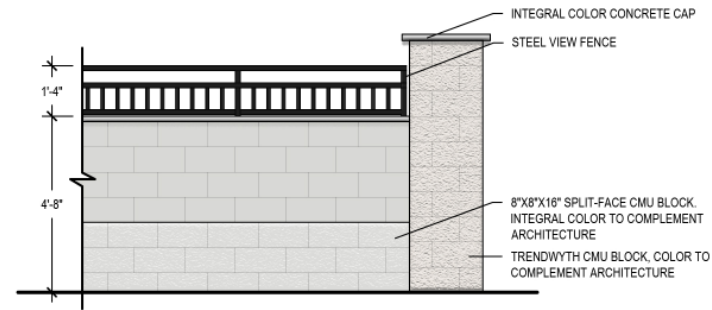
- SCREEN WALL WITH VIEW FENCE
- 6' PERIMETER VIEW FENCE
- SCREEN WALL
- VEHICULAR SLIDING GATE

EXHIBIT 7A | MULTI-FAMILY TOWNHOME CONCEPTUAL WALL DETAILS



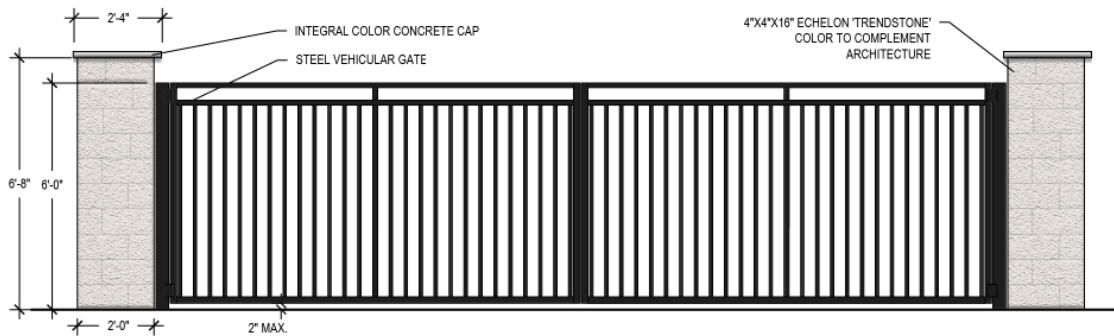
48" PARTIAL VIEW FENCE

SCALE: NTS



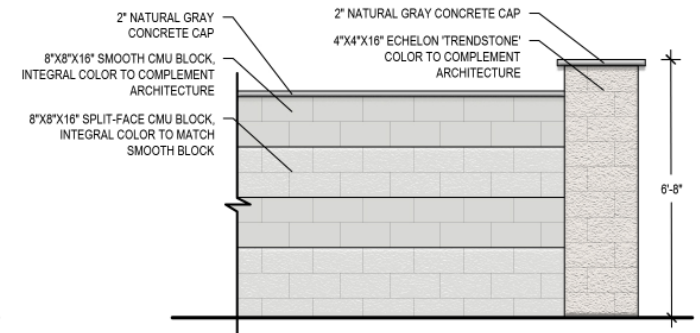
16" PARTIAL VIEW FENCE

SCALE: NTS



SWINGING VEHICULAR ENTRY GATE

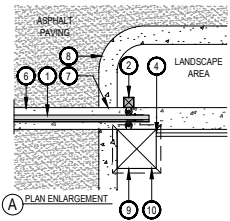
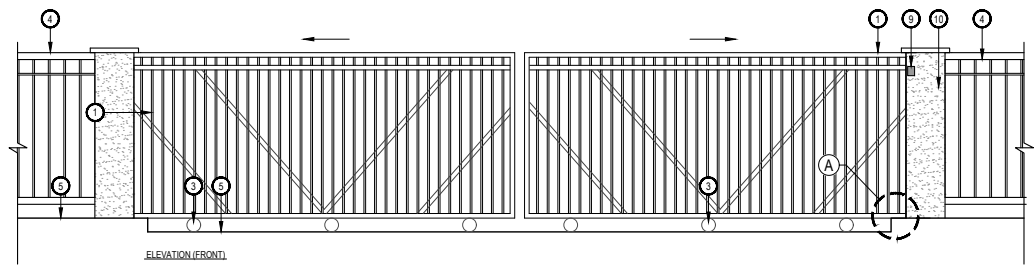
SCALE: NTS



THEME WALL

SCALE: NTS

EXHIBIT 7B | MULTI-FAMILY APARTMENT CONCEPTUAL WALL DETAILS

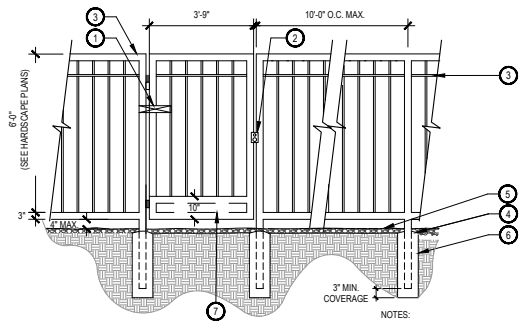


- NOTES:
- 1. ALL VEHICULAR GATE STRUCTURES, HINGES AND MECHANICS TO BE ENGINEERED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS.
 - 2. GATE SUBCONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
 - 3. GATE SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER APPROVAL.
 - 4. GATE SUBCONTRACTOR TO PROVIDE CUT SHEETS OF ALL GATE EQUIPMENT AND HARDWARE FOR PERMIT PURPOSES.

- 1 PASSPORT COMMERCIAL ORNAMENTAL ROLL GATE, MANUFACTURED BY AMERISTAR, 3-RAIL PROFILE, RAILS, PICKETS, AND HARDWARE PER MANUFACTURER'S SPECIFICATION - OR APPROVED EQUAL.
- 2 ROLLER GUIDE POST (BEYOND) PER MANUFACTURER'S RECOMMENDATION.
- 3 Y-TRACK WHEELS - TYP. PER MANUFACTURER'S RECOMMENDATION.
- 4 PERIMETER FENCE - SEE DETAIL 2/1A-202
- 5 FINISH GRADE
- 6 CONCRETE RIBBON FOR TRACK - FLUSH WITH ADJACENT ASPHALT PAVING
- 7 CURB CUT - SEE CIVIL DRAWINGS
- 8 RAISED CONCRETE CURB - REFERENCE CIVIL DRAWINGS
- 9 KNOX BOX PER LOCAL FIRE SAFETY CODE - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 10 PERIMETER COLUMN WITH SMOOTH PAINTED STUCCO TO MATCH BUILDING.

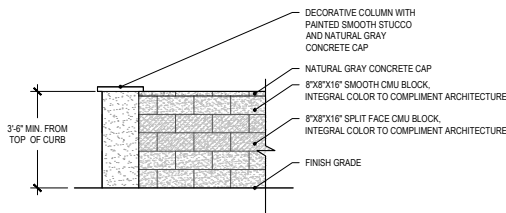
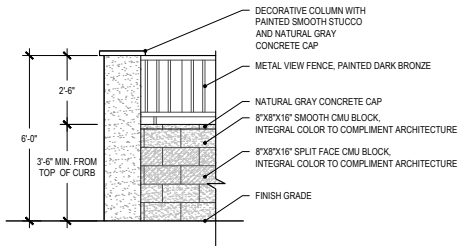
SCALE: 1/2" = 1'-0"

1 VEHICULAR SLIDE GATE



- 1 LOCONOX HYDRAULIC GATE CLOSER MECHANISM BY: LOCONOXUSA
- 2 PROVIDE LIFT LATCH SHALL NOT REQUIRE TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE - NOT TO EXCEED 8.5 LBS. MAX.
- 3 STEEL FENCE MANUFACTURER: AMERISTAR MODEL: MONTAGE - MAJESTIC STYLE COLOR: BRONZE
- 4 SLOPE CONCRETE AWAY FROM POST
- 5 FINISHED GRADE
- 6 CONCRETE FOOTING PER STRUCTURAL - SEE DETAIL 1/SD4-1
- 7 10" KICK PLATE - SATIN ALUMINUM FINISH, TYP. ON PUSH SIDES OF GATE

- NOTES:
- 1. ALL WELDS TO BE GROUND SMOOTH
 - 2. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 (22.2 N) POUNDS MAXIMUM.
 - 3. 10" KICK PLATE REQUIRED ON POOL, PERIMETER AND DOG PARK GATES. NO KICK PLATE IS REQUIRED ON PRIVATE YARD GATES.



4 PARKING LOT SCREEN WALL WITH VIEW FENCE

5 PARKING LOT SCREEN WALL

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

EXHIBIT 8 | MULTI-FAMILY TOWNHOME + APARTMENT USABLE OPEN SPACE



LEGEND

--- PROJECT BOUNDARY

COMMON AREA USABLE OPEN SPACE

PRIVATE OUTDOOR USABLE OPEN SPACE

MAIN AMENITY

SECONDARY AMENITY

The plan is conceptual and subject to change.

VI. LANDSCAPING, PEDESTRIAN OPEN SPACE + AMENITIES

Landscape will be a unifying element of The District at Crystal Springs development, creating a sense of arrival at entries into the Project and sense of place. The plant palette will be suitable to the environmental conditions of Avondale while enhancing the character of the overall development. The overall planting design for the Project will be designed to enhance the desert environment through the use of native desert and desert adapted low water use plant material. Plant material will be chosen for its textural and visual qualities to provide year-round interest, shade and buffering, as well as soften the built environment. Street trees along McDowell Road and Avondale Boulevard will be consistent with the Street Tree Master Plan, creating continuity throughout the City of Avondale and will result in a street scene that offers a shaded and connected environment that embraces walkability and the pedestrian experience. The perimeter of the Property will provide a visually cohesive landscape fabric that will be specific to The District at Crystal Springs and will penetrate internal to the Project along public vehicular and pedestrian routes that connect all uses within the Project.

Open Space for the Project will be provided in the form of landscape setbacks, land use buffers, drainage retention, commercial plazas, and common area amenities. These open space elements will facilitate active and passive recreation, visual enhancement and linkages, and pedestrian connectivity, creating an open space fabric that will provide a cohesive backdrop to the built environment of the future mixed use community. Pedestrian connectivity through the Project will be designed to be comfortable, convenient, and safe.

Development within the Mixed Use Village will provide appropriately located and sized amenity areas that will allow for social interaction and passive shaded respites. Amenity areas may include design features such as seating

areas, courtyards, plazas, water play, turf areas or outdoor activity centers. Pedestrian and bicycle connectivity from the Mixed Use Village to the Residential Village and perimeter roadways will promote physical activity, provide connectivity to Friendship Park located approximately one half mile to the west, and is a key element to the success of the mixed use development.

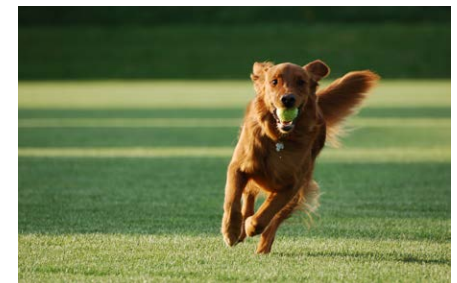
The active adult multi-family apartment community within the Mixed Use Village will promote an active lifestyle with community engagement opportunities for residents. The configuration of the building will create centralized open space amenity areas that will showcase a variety of active and passive recreation elements. The multi-family apartments within Parcel A are required to provide a clubhouse (minimum 10,000 square feet if less than twenty (20) percent common area usable open space is provided) and a minimum of four (4) of the following elements (or approved equal):

- Exercise / Lap Pool (must be provided for developments over fifty (50) units)
- BBQ Area / Outdoor Kitchen
- Pickle Ball
- Bocce Ball
- Ramada
- Event Lawn
- Community Garden
- Seating Area
- Fire Table



The multi-family townhome community within the Residential Village located in Parcel E is anticipated to include a centralized main amenity area with clubhouse and swimming pool; secondary amenities such as a tot lot, dog park, and picnic area with bbq's; and a sidewalk system that will connect residents to all amenities and the future commercial planned within The District at Crystal Springs. The multi-family townhome development must offer a high-level amenity package that consists of a minimum of four (4) of the following elements (or approved equal):

- Swimming Pool (must be provided for developments over fifty (50) units)
- Clubhouse (must be provided for developments over fifty (50) units)
- Tot Lot
- BBQ Area
- Ramada
- Sports Courts
- Event Lawn
- Dog Park
- Community Garden
- Pickle Ball, Putting Green, or Other Similar Sports Amenities
- Seating Area



VII. SIGNAGE

All signage located within The District at Crystal Springs shall comply with the requirements provided in Section 9 - Signs of the Zoning Ordinance. Signage associated with commercial uses within the Mixed Use Village shall adhere to standards for the C-2 District, while signage for the Multi-Family Apartments located in the Mixed Use Village and the Multi-Family Townhomes within the Residential Village shall adhere to the standards for multi-family residential zoning districts.

VIII. ARCHITECTURAL DESIGN CRITERIA

Except where otherwise provided in this PAD, architectural design standards shall be in conformance with the City of Avondale's Commercial and Industrial Design Manual and the Multi-Family Residential Design Manual. Although separate Villages are outlined below, the overall appearance and theme of The District at Crystal Springs will be cohesive and embody a contemporary/modern aesthetic.

MIXED USE VILLAGE

Commercial development within the Mixed Use Village shall comply with the guidelines found in the City of Avondale's Commercial and Industrial Design Manual, as amended. All buildings shall be architecturally styled to achieve harmony and continuity of design while focusing on pedestrian oriented site design. In addition, it is the design intent to provide complementary colors and materials as used in the Residential Village to maintain a common unifying theme for The District at Crystal Springs development.

The proposed active adult apartment community located within the Mixed Use Village shall comply with the guidelines

found in the City of Avondale's Multi-Family Residential Design Manual, as amended. The following exceptions apply:

- Where feasible, wrap balconies and porches around corner units to enhance the side elevations. Alternative design elements may be provided in lieu of wrapped balconies and porches around corner units during the Site Plan and Residential Design Review process. The overall design intent is to provide for four (4) sided architecture. If four (4) sided architecture is provided, this architectural treatment is not required. (See Appendix B | Conceptual Elevations - Multi-Family Apartments)
- Incorporate enhanced accent paving at all active adult multi-family residential development entrances and auto courts.

RESIDENTIAL VILLAGE

The multi-family townhome community within The District at Crystal Springs will utilize architecture that will enhance the living experience for residents, promote a sense of community and interaction, and complement the overall aesthetic and environment of the Project. The Residential Village will create a walkable neighborhood within a mixed-use community, providing residents the opportunity to live, work and play within a cohesively designed walkable environment. Development within the Residential Village shall comply with the guidelines found in the City of Avondale's Multi-Family Residential Design Manual, as amended. The following exceptions shall apply:

- For attached multi-family housing types such as townhomes, primary entrances shall be located on front or side elevations, providing visual interest and diversity of product type.
- For attached multi-family housing types such as townhomes, when a single unit is two (2) stories, either a ground floor patio or second story balcony shall be provided for each unit.

- Incorporate enhanced accent paving at all multi-family townhome development entrances and auto courts, however, individual private accessways shall not require enhanced paving treatments or pavers.

Conceptual building elevations have been provided with this PAD application for the multi-family residential product proposed for Parcel E and active adult residential proposed for Parcel A to provide design intent regarding color palette, materials, massing and overall architectural design. (See Appendix A | Conceptual Elevations - Multi-Family Townhomes) All residential product will be required to be reviewed and approved through the City of Avondale's Site Plan and Residential Design Review process.

IX. JUSTIFICATION + MITIGATION

To accommodate development of a horizontal mixed use community, this PAD modifies development standards for setbacks and parking, as well as the City of Avondale Multi-Family Residential Design Manual for usable open space and balcony/patio requirements. The proposed modifications are needed to provide a successful horizontal mixed use community that provides multi-family residential of various types and commercial uses in close proximity to each other within a walkable environment. The proposed minor modifications will allow the Project to meet the intent of mixed use development, while providing site specific modifications that respond to this unique mix of uses.

Residential uses proposed will provide new residential opportunities for Avondale that are not found currently in the city. Due to the uniqueness of the residential product types, townhomes and active adult apartments, modifications to a few development standards and design guidelines are required. Project mitigation is achieved through a focus on design elements that provide additional

community benefit, pedestrian and vehicular connectivity, enhanced amenities, and high quality design, without applying traditional development standards that did not contemplate horizontal mixed use.

A summary of the justifications for specific deviations is provided below.

MIXED USE VILLAGE

- Modification to C-2 Uses: Minor modifications to the permitted uses and conditions required to be met for uses permitted with conditions have been provided within this PAD to align with the mixed use nature of the development. To create synergy between multiple uses within a walkable environment, with residential in close proximity to commercial and medical related facilities, modifications have been made to allow flexibility yet provide compatibility. The health, safety and welfare of the residents and patrons of The District at Crystal Springs and surrounding neighbors will not be negatively impacted by these modifications nor will these cause a burden on the City of Avondale.
- Minimum Building and Parking Setbacks for Commercial Uses in Parcels B, C and D: Building and parking setbacks have been reduced through this PAD to aid in facilitating the success of a mixed use development in a horizontal configuration and promote walkability. The uses proposed within the Project are compatible and located in appropriate areas of the development, with commercial uses adjacent to the perimeter arterial roadways for visibility and ease of vehicular accessibility, yet conveniently accessible by internal Project walkways. Mixed use developments are intended to be more urban and compact in design to provide convenient pedestrian connectivity and synergy between uses. The modified setbacks, as proposed within this PAD, will not be at the detriment of the health, safety or welfare of the public.

- Maximum Units Allowed and Minimum Building Setbacks for Multi-Family Apartment Uses in Parcel A: The maximum density allowed has been minimally increased and the side and rear building setbacks have been reduced. These modifications are in response to the mixed use nature of the overall Project and the configuration of the site being bordered by internal drives on two (2) sides and McDowell Road to the north. The reduced setbacks allow the active adult apartment community to surface park while still providing meaningful centrally located open space with robust programming. The minor increase in density and reduced building setbacks, as proposed within this PAD, are consistent with development standards associated with mixed use development, which are intended to be more urban and compact in design to provide convenient pedestrian connectivity and synergy between uses.

Although the density proposed for Parcel A exceeds the R-4 Zoning District allowance of 30 Du/Ac (1 unit for every 1,452 SF net site area), the active adult apartment development will be capped at a maximum of 216 residential units and a density of 33.5 Du/Ac. R-4 Zoning is geared more for suburban scale multi-family, where the active adult apartment community at The District at Crystal Springs will be more urban in form, elevator-served, 4-stories in height, and located on smaller acreage within the overall mixed use project.

- Minimum Landscape Setback Adjacent to Perimeter Street Frontage: The minimum landscape setback adjacent to a perimeter street frontage (Avondale Boulevard and McDowell Road) has been reduced through this PAD to allow for flexibility of the design and urban form of the mixed use development. Although narrowed, the landscape setback will allow for thoughtful tree placement and vegetation that will provide visual interest and shaded sidewalks along perimeter street frontages, creating a pleasant pedestrian experience.

Common vehicular drives which access the perimeter arterial streets at predetermined locations and run north/south and east/west, although provide vehicular and pedestrian connectivity to all uses within The District

at Crystal Springs, also constrain development within the Mixed Use Village. By allowing for reduced landscape setbacks adjacent to perimeter street frontages, there is more flexibility on the east half of the development to provide more intensity of uses and allow for the urban design needed to create a successful mixed use environment.

- Parking Requirements (Inpatient Rehabilitation Hospital): Minimum parking requirements are not provided within the Zoning Ordinance for this specific use and therefor has been included in this PAD. The Inpatient Rehabilitation Hospital does not demand a high parking count as patients typically do not have their own vehicles on the premises. Parking demand is generated from employees and visitors and the proposed ratio of two (2) spaces per bed is more than adequate.

- Parking Standards (Multi-Family Apartments): Parking stall dimensions, as well as required number of parking spaces, covered parking and garage parking requirements have been modified within this PAD to respond to the unique needs of an active adult apartment use that typically sees less vehicle ownership by residents. Dependent on age and employment status of residents, generally, residential units are occupied by single vehicle residents. Therefore, the number of required parking spaces have been reduced from a per bedroom/unit basis to a ratio of 1.25 parking spaces per unit, regardless of number of bedrooms, inclusive of visitor parking. This parking ratio is typical for active adult residential communities in the Phoenix Metro area.

The covered and garage parking requirements have been modified to align with this reduction of overall required parking spaces. Half of the parking spaces shall be covered by garage or carport, meeting the intent of the Zoning Ordinance. The location of the active adult apartment community within the overall Project will allow for convenient pedestrian connectivity to retail uses within a short walk, promoting walkability rather than relying on a vehicle. A Parking Study prepared by Kimley-Horn has been provided with this PAD submittal under separate cover to provide additional information and detail regarding anticipated parking demands.

- Minimum Private Outdoor Open Space (Multi-Family Apartments): The active adult apartment development proposed for Parcel A shall provide a minimum of sixty-two (62) square feet / average ninety (90) square feet of private outdoor open space for each unit. This reduction in the minimum square footage of private outdoor space is offset by the larger than average square footage provided and is requested due to the unique nature of the active adult use and the focus on community gathering and engagement. The resort style community will offer higher-end amenity spaces, including a 2-story, minimum 11,000 square foot clubhouse, that most conventional multi-family residential communities do not provide.

- Tree Requirement (Multi-Family Apartments): Section 1204.B.3 of the Zoning Ordinance requires a minimum of one and a half trees (1.5) per dwelling or guest unit shall be provided within multi-family residential developments. This number of trees shall not include the trees required in a landscape buffer, parking lot, landscape setback or right-of-way planting. In lieu of this requirement and in recognition of the mixed use nature and density of the Project, the minimum tree count per unit shall instead be 1.5 trees per ground-level dwelling unit. In addition, this PAD has modified this requirement to allow trees planted in the landscape buffer or landscape setback to be included in this tree requirement. The intent is to provide shaded pedestrian routes and amenity areas, as well as visual interest within the active adult community. Tree planting in close proximity to buildings and/or roads can be problematic for the future growth and health of the tree, so careful consideration to location and placement is critical.

- Landscaped Areas: To provide clarity regarding what is permitted to be included in the calculation of required landscape areas, additional language has been added to this PAD. Landscaped areas shall be provided in an amount equal to or greater than twenty (20) percent of the net site area. This number shall include landscaped setbacks and land use buffers, in addition to all landscaped common open space areas.

- Parking Islands: The spacing of parking islands has been increased within this PAD from at least every eight (8) consecutive parking spaces to at least every ten (10) consecutive parking spaces and located at the end of each row of parking. The nature of a mixed use development is to encourage a compact built environment that provides smaller parking fields and encourages walkability. This added flexibility in spacing, if needed, allows for more efficiently designed parking without taking away from visual and shade aspects desired.

- Minimum Usable Open Space (Multi-Family Apartments): The PAD design requirement for minimum usable open space has been reduced from twenty (20) percent of the site area, as shown in the Avondale Multi-Family Residential Design Manual, to a minimum of eighteen (18) percent of the site net area when an air-conditioned community clubhouse is provided at 10,000 square feet or greater. The 2-story clubhouse will offer air-conditioned amenity areas that are welcomed by active adult residents living in the desert southwest. This reduction in usable open space allows for a concentration of high-level amenities that can be centrally located for all active adult residents to enjoy. High design, variety, and areas for social interaction are key elements to the design of the proposed active adult residential development. This design philosophy creates a welcoming and safe environment for residents of all activity levels while creating a sense of community. Additionally, The District at Crystal Springs is planned as a mixed use development offering a more urban lifestyle in an integrated higher density/intensity environment, providing a higher value on amenities and meaningfulness of open space over quantity / size.

- Architectural Design Guidelines (Multi-Family Apartments): Slight modifications and clarifications to a few architectural design guidelines, as provided in the Avondale Multi-Family Residential Design Manual, are provided with this PAD. The proposed modifications as outlined in Section VIII Architectural Design Criteria – Mixed Use Village of this PAD meet the design intent of the Design Manual, however, provide for a slight variation

on the language of the guideline. Enhanced paving will still be required at project entries and autocourts for high visual impact and four (4) sided architecture will be required to create visual interest on all sides of the residential buildings. (See Appendix B | Conceptual Elevations - Multi-Family Apartments)

RESIDENTIAL VILLAGE

- Maximum Units Allowed: A reduction to the maximum density and units allowed within Parcel E is being requested to provide a more harmonious use with the existing Crystal Springs Apartments to the west. The multi-family townhome development will have a density of 11.5 Du/Ac and a maximum unit count of 268 units. The proposed townhome product is intended to live like a single family residence with two-story units, 2-car garages and private rear yards. The reduced density will complement the other planned uses within the overall development and act as an appropriate transitional use adjacent to the existing school and apartments.
- Minimum Private Outdoor Space: The multi-family townhome development proposed for Parcel E, as shown on the Conceptual Development Plan, shall provide a minimum of one hundred eighty (180) square feet of private outdoor space for each unit. This requirement more than doubles the minimum eighty (80) square feet that is required by Zoning Ordinance. It is the desire of the developer to create a living environment that mimics a single-family residential use, by providing two-story units a larger private outdoor space in the form of enclosed patios/yards. A minimum of five (5) percent of the overall site area will be dedicated to private outdoor space, providing value as meaningful usable open space.
- Tree Requirement: Section 1204.B.3 of the Zoning Ordinance requires a minimum of one and a half trees (1.5) per dwelling or guest unit shall be provided within multi-family residential developments. This number of trees shall not include the trees required in a landscape buffer, parking lot, landscape setback or right-of-way

planting. In lieu of this requirement and in recognition of the mixed use nature and density of the Project, the minimum tree count shall be 1.5 trees per dwelling unit, however, trees planted in the landscape buffer, landscape setback, or private outdoor space shall be permitted to be included in this tree requirement. With oversized private outdoor space, it is critical that trees planted in these outdoor spaces be counted towards the overall tree requirement. The intent is to provide shaded pedestrian routes and amenity areas, as well as visual interest throughout the multi-family residential community. The townhome style development has an increased horizontal footprint rather than vertical height like conventional multi-family residential developments, providing fewer large landscape tracts sufficient for massing of trees. Tree planting in close proximity to buildings and/or roads can be problematic for the future growth and health of the tree.

- Landscaped Areas: To provide clarity regarding what is permitted to be included in the calculation of required landscape areas, additional language has been added to this PAD. Landscaped areas shall be provided in an amount equal to or greater than twenty (20) percent of the site net area. This number shall include landscaped setbacks and land use buffers, in addition to all landscaped common open space areas, excluding private outdoor open space. In lieu of requiring additional landscape area for each additional floor over one (1) story and in recognition of the large private outdoor space provided for each residential unit, the requirement shall instead be a minimum of twenty (20) percent.
- Foundation Planting: To provide clarity regarding where foundation plantings are required, additional language has been added to this PAD to exclude this requirement from buildings fronting on private accessways. The multi-family townhome product proposed for Parcel E, as shown on the Conceptual Development Plan, is essentially a townhome style product with garage access provided by way of private accessways that service six (6) to ten (10) units. Where these units front onto the private accessways, the face

of garage shall be a minimum of three (3) feet from the private accessway. These three (3) feet will allow for a driveway apron and vehicular access to the private garages. Any residential unit that fronts a private drive or tract shall include foundation plantings.

- Minimum Usable Open Space: The PAD design requirement for minimum usable open space within the multi-family townhome development has been reduced from twenty (20) percent of the site area, as shown in the Avondale Multi-Family Residential Design Manual, to a minimum of fifteen (15) percent of the site net area. This reduction in usable common area open space allows for private outdoor space to be more than double the City's requirement, as well as provide for a concentration of high-level amenities that can be centrally located for all residents to enjoy. The proposed multi-family townhome product is intended to live like a single family residence with individual enclosed private yards, yet provide a robust community amenity package with areas for social interaction similar to multi-family apartments. In combination with private outdoor space, a minimum of twenty (20) percent usable open space will be provided for residents.

- Architectural Design Guidelines: Modifications and clarifications to a few architectural design guidelines as provided in the Avondale Multi-Family Residential Design Manual are required with this PAD based on the specific townhome style product that is being proposed within the Residential Village at The District at Crystal Springs. The proposed modifications as outlined in Section VIII Architectural Design Criteria – Residential Village of this PAD meet the design intent of the Design Manual however are more fitting to the proposed two-story townhome style product and mixed use character of the Project. Private outdoor space will still be provided for each unit in the form of larger than average patios that will be enclosed with a wall or fence, four (4) sided architecture will still be required, and primary entrances to units will be easily accessible. The product includes 3-plex, 4-plex and 5-plex building types, as well as two (2) architectural styles and two (2) unique color schemes. The multiple product configurations will provide for diversity and visual interest, meeting the intent of the

Design Manual. The overall design of the multi-family townhome development will include architecture that promotes a sense of community and establishes a unique neighborhood identity.

X. INFRASTRUCTURE

Water + Wastewater

It is anticipated that the Project will have the ability to connect to the 16-inch water main in Avondale Boulevard and a future 16-inch water main that will be constructed in McDowell Road by the developers of the Avondale Commons development. Future wastewater infrastructure to service the Property will tie into the existing 10-inch stub off the 24-inch sewer main in Avondale Boulevard for Parcels B, C, and D. Parcels A and E will connect to the proposed sewer main in McDowell Road at stub locations provided by the developers of the Avondale Commons development. The Property will be divided into five (5) lots that will each be served by private water and sewer systems, with connections and networks being determined at the time of platting and/or site plan for each phase. Additional water and wastewater infrastructure information can be found within the Preliminary Water and Wastewater Reports prepared by Kimley-Horn and provided with this PAD submittal under separate cover.

Drainage

Existing drainage on the Property generally flows to the south and west. A combination of landscaped retention basins and underground storage will be provided throughout the Property to retain the runoff volume for the 100 year 2-hour storm event for both onsite and offsite flows. A Grading and Drainage Plan prepared by Kimley-Horn has been provided with this PAD submittal under separate cover to provide additional information and detail regarding the overall drainage strategy.

Roadway Improvements

Roadway improvements anticipated with the development of The District at Crystal Springs shall include half-street improvements for Avondale Boulevard and McDowell Road along the property frontage, as required, and internal private accessways. Two (2) primary entry drives will be provided to the Mixed Use District, one (1) from McDowell Road across from Avondale Commons' entry and one (1) from Avondale Boulevard where a current median break exists. These internal private accessways will facilitate vehicular and pedestrian circulation through the Mixed Use District and provide secondary access to the Residential Village. Additional driveways will be needed for efficient access from the perimeter roadways to the commercial uses within the Mixed Use District and will be provided for review and approval at the time of Site Plan and Design Review for development within Parcels B and C.

The main entry into the Residential Village will be from 117th Avenue along the western property edge, with secondary access provided to the east, and an emergency exit located in the southwest corner connecting to the existing school site. No additional improvements to 117th Avenue are contemplated with this future development. A Traffic Impact Study prepared by Kimley-Horn has been provided with this PAD submittal under separate cover.

Utilities

The following table outlines the existing utility providers that are anticipated to provide service to the Property.

TABLE 8 | UTILITIES

UTILITY	PROVIDER
WATER	CITY OF AVONDALE
WASTEWATER	CITY OF AVONDALE
NATURAL GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE	CENTURY LINK / COX
CABLE	CENTURY LINK / COX

Phasing

The Project will be platted and developed in multiple phases. It is anticipated that the Project will be developed from west to east, with the commercial parcels along Avondale Boulevard developing last. It is important to the viability of the Project to bring on the residential and health care components first to support the future commercial uses.

All offsite improvements along McDowell Road and Avondale Boulevard shall be installed and completed prior to the first Certificate of Occupancy for development within The District at Crystal Springs PAD, except that the right turn lanes on McDowell Road and bus bay and right turn lane on Avondale Boulevard will be required to be completed prior to the issuance of the first Certificate of Occupancy for development on Parcel B. Offsite improvements along 117th Avenue will be required with the development of Parcel E. Additionally, the two (2) primary internal private accessways will be constructed with the first phase of development.

XI. OWNERSHIP + MAINTENANCE

The future developer(s) shall construct perimeter street improvements including perimeter landscaping, internal access roadways and circulation, onsite utilities and common area landscaping. It is anticipated that the future development of The District at Crystal Springs will be facilitated in phases and, at a minimum, five (5) privately owned lots. At this time, it is planned that the multi-family townhome development, multi-family apartments, and the inpatient rehabilitation hospital will be privately owned, managed and maintained through independent property management companies, and the remaining commercial development will be owned, operated and maintained by a Master Association. Additional details will be provided at the time of Site Plan application(s).

A statement shall be placed on the approved site plan or plat, as appropriate, of the development parcels adjacent to Avondale Boulevard and/or McDowell Road stating that landscaping in the adjacent right-of-way shall be maintained by the Project.

XII. CONFORMANCE WITH AVONDALE PLANS

The Property is designated as Mixed Use on the City of Avondale's General Plan Map and is located within both a designated Growth Area and the Avondale Freeway Corridor Specific Plan area. The Mixed Use land use category provides for a mixture of residential and commercial and "encourages innovatively designed developments, which create a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by". The District at

Crystal Springs has been designed to include a variety of compatible uses located within a walkable environment, offering future residents and adjacent neighbors the opportunity to live, work and play in a cohesively designed development. The following summary highlights a few of the Avondale General Plan 2030 goals and policies this Project supports:

Land Use Element

Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

Policy C: Diversify Avondale's housing stock by providing for varied residential types with an emphasis on large lot development in the southern core of the City.

Policy D: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.

Policy F: Support higher density/urban land uses to support future transit and rail.

The Project will bring development to a vacant parcel at a prominent intersection and provide for unique housing opportunities in close proximity to employment and commercial services north of Interstate-10 in Avondale, where modern multi-family housing options are in short supply. The development of The District at Crystal Springs will benefit from existing adjacent infrastructure and provide higher density/intensity land uses in an appropriate location that can support a mixed use development. This PAD allows for healthcare, commercial, multi-family residential and hospitality uses which will foster an economically sustainable community, while creating a dynamic and cohesive mixed use development.

Economic Element

Goal 2: Create employment centers to attract businesses that match the City's economic targets.

Policy A: Locate desired and targeted businesses in Avondale, specifically in Bio-Industry (along Van Buren Street), Medical Support Services (along McDowell Road), Advanced Financial/Business Services, Aerospace/ Aviation, Motorsports/Automotive, Light Industrial/Manufacturing, Renewable Industries, and Recreational and Eco-Tourism (southern Avondale).

The District at Crystal Springs development will include a medical support service in the form of a skilled-nursing inpatient rehabilitation hospital that will offer physical, occupational and speech therapy to aid patients in regaining independence after a life-changing illness or injury. This proposed use is consistent with the vision of the City's Avondale Health Tech Corridor and the desire to develop McDowell Road with healthcare related uses. In addition to this employment generating use, retail and a potential hospitality use are proposed for the Project which will create more jobs and attract additional business opportunities to Avondale.

Growth Area Element

Goal 3: Create destination employment centers in targeted areas of the City that will help to improve the balance between jobs and population.

Policy B: Discourage residential uses adjacent to I-10 unless they are part of a mixed-use development.

The District at Crystal Springs will create a balance between population and jobs by offering a variety of residential and non-residential uses located within a walkable urban fabric. The mixed use development is supported by its adjacency to McDowell Road, Avondale Boulevard and Interstate-10, providing high visibility and allowing for easy access. The mixed use development will create a destination for its own residents as well as neighbors alike.

Neighborhoods Theme, Housing Element

Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

This PAD will allow for two (2) different housing types that are not currently available in the City of Avondale. Planned for the Residential Village is a multi-family townhome style product that lives like a single family residence with private rear yards, two-car garages and two-story configuration. Additionally, in the Mixed Use Village, a multi-family apartment use in the form of an active adult apartment development, is permitted with conditions. Both housing types are unique and will be marketed to different end users, with the townhome product being more targeted to families and young professionals and the active adult apartment community being restricted to residents fifty-five (55) and older. These residential uses are also complementary, as many active adult residents want to live near their younger family members, who may be living in the townhomes. Each residential component of The District at Crystal Springs will have its own centralized amenity, while providing connectivity to the other non-residential uses within the overall development.

Quality of Life Theme, Urban Design Element

Goal 2: Establish a positive and distinctive city image and identity by developing and improving focal points, gateways, specific areas, and major corridors.

Policy K: Maintain an upscale appearance of Avondale from the I-10.

The District at Crystal Springs is located along the Interstate-10 corridor as well as at a prominent intersection north of The Blvd. The Project will continue the growth emphasis and high quality character, associated with The Blvd, north of Interstate-10, while providing an upscale and enhanced appearance for those driving by on Interstate-10. Predominant existing uses along the freeway include industrial and freeway commercial and the Property is one

(1) of only two (2) designated mixed use areas along the freeway corridor. The mix of uses and variety of building scales associated with the future development at The District at Crystal Springs will provide an enhanced and distinctive community image in a highly visible location.

Goal 5: Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically.

Policy A: Distribute higher residential densities throughout our City in identified urban growth areas and facilitate the development of residences in mixed-use development within these growth areas.

Policy D: Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community.

The Property is located in a designated "Growth Area" and has a land use designation of Mixed Use. The District at Crystal Springs embraces the goals and intent of the General Plan and intends to develop as a horizontal mixed use community that will offer opportunities to live and work in the same community, providing a walkable, sustainable environment for residents. Building upon the 1999 Crystal Springs PAD by offering additional multi-family residential in the form of two (2) unique housing types is consistent with the Urban Design element of the General Plan and will provide economic stability to a cohesively designed development.

Avondale Freeway Corridor Specific Plan

In 1991, Avondale prepared the Freeway Corridor Specific Plan (FCSP) and has updated it multiple times since (the latest being September 2015) to guide development along the Interstate-10 corridor and ensure that the area would be retained as a location for employment and retail uses, as well as encourage walkability. Two of the primary goals of the FCSP are:

- Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.
- Enhance the City's appearance from the I-10 and the Loop 101 freeways.

The District at Crystal Springs will be an integral part of the creation of a well-balanced and economically sustainable freeway corridor. The Project has been designed to be consistent with the FCSP land use goals for commercial, residential, and business-related development in this area. The mix of uses proposed within the Project will be supported by and are compatible with the high capacity transportation network (McDowell Road, Avondale Boulevard and Interstate-10) adjacent to the Property, while still creating a well-integrated standalone development that will offer opportunities for live, work and play within a walkable area.

Within the FCSP area, the predominant development type has been regional commercial which is characterized by retail shopping centers that typically include a "big box" store. The second most established development type has been business park uses. The District at Crystal Springs has the opportunity to develop as a diverse environment offering a health care related use, multi-family residential including townhomes and apartments, retail, and potentially hospitality. The proposed uses will contribute to an enhanced and welcoming image as seen from Interstate-10, with buildings including a high level of design and variety of scale.

In conjunction with General Plan, the FCSP notes that most zoning designations within its boundaries are intended to 'accommodate intense commercial and residential

developments, mixed-used developments, and TOD.' High-intensity, urban-style land uses are encouraged. Further, the City envisions the I-10 (and Loop 101) corridors becoming the City's premier business and employment areas while also providing urban living opportunities within a walkable environment, which greater densities generally create. Building height allowance, as shown in the FCSP, indicates the Property was intended to develop with a higher intensity/density than other areas within the FCSP area. The residential density proposed for The District at Crystal Springs supports this urban-style mixed use vision while complementing adjacent existing uses and providing a unique mix of uses within a walkable environment.

2021 City of Avondale Strategic Plan

The Avondale Strategic Plan is a five-year road map of aspiring yet achievable goals that are designed to maintain all that is unique and wonderful about the present-day Avondale community, while attracting new growth and development to the city. The core purpose of the Plan is to 'create a family-friendly and economically robust city that is Aspiring, Achieving and Accelerating'. The District at Crystal Springs will directly and indirectly further the goals of the seven (7) identified strategic outcome areas. By providing diverse housing options in close proximity to jobs, the Project will contribute to the Creative and Sustainable Community Development initiative and provide a vibrant and cohesive development that creates a sense of place and fosters neighborhood livability.

XIII. PAD REQUIRED FINDINGS

The District at Crystal Springs PAD meets the required findings outlined in §603 A of the Zoning Ordinance as demonstrated below.

1 The proposed PAD is in conformance with the General Plan and applicable specific plan(s).

The Avondale General Plan 2030 identifies the land use designation for the Property as Mixed Use. This PAD meets the intent of the Mixed Use land use designation and is in conformance with many of the goals and policies of the General Plan, as well as the Freeway Corridor Specific Plan. Multi-Family Townhome uses within the Residential Village at The District at Crystal Springs will be limited to a maximum density of 11.5 Du/Ac (1 unit for every 3,788 SF net site area) and a maximum yield of 268 units. Within the Mixed Use Village the multi-family apartments will be capped at a density of 33.5 Du/Ac (1 unit for every 1,300 SF net site area) and a maximum yield of 216 units. The density for the multi-family apartments has been slightly increased above the R-4 Zoning District allowance of 30 Du/Ac to provide for an urban in scale, elevator-served, 4-stories in height development that is appropriate for this prime horizontal mixed use location. Additionally, the variety of multi-family residential offerings at The District of Crystal Springs aids in providing a proportionate ratio of residential to commercial uses for the area.

2 The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.

The District at Crystal Springs PAD clearly defines any requested deviations from the City's Zoning Ordinance and Design Manuals. Minor modifications to land use, development standards, and design guidelines are requested to accommodate the unique nature of a horizontal mixed use development that contains a balance of residential, healthcare and retail in one cohesive setting.

3 That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development of the PAD.

Adequate public infrastructure and services exist in the immediate area to serve the proposed mixed use development. All necessary utility extensions and perimeter roadway improvements, required as part of the development of the Project, will comply with all City engineering and development regulations and standards.

4 The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.

The Property is located at the intersection of two (2) major arterial roadways and bound by Interstate-10 to the south. Bordering the western edge of the Property is 117th Avenue

and the existing Sun Valley Academy. Immediately west of 117th Avenue is the existing Crystal Springs Apartment community. The land uses proposed with The District at Crystal Springs PAD embrace the site's location adjacent to two high capacity arterial streets and provides for a well-balanced mix of uses at a strategic intersection. Intensity and density decreases moving away from the hard corner, with a proposed two-story multi-family townhouse style product being planned adjacent to the existing school and in close proximity to the existing and proposed multi-family of similar density to the west. This PAD has been thoughtfully crafted to set the stage for compatibility with adjacent land uses and to promote harmony within the overall The District at Crystal Springs development. Appropriate setbacks are provided between proposed uses, while connectivity and synergy between residential and non-residential uses are celebrated to create an overall well-balanced walkable environment that will offer a live, work, play lifestyle.

5 The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.

The proposed development standards outlined in this PAD are consistent with the desired character for a mixed use development and provides the opportunity for a self-sustaining mix of uses unique to this Project and area of town. The District at Crystal Springs will further the development of the Avondale Health Tech Corridor by including a skilled-nursing inpatient rehabilitation hospital, while providing two (2) unique multi-family residential products and supporting commercial uses that will create a one of a kind cohesive development that will offer employment, residential and goods and services within a walkable framework.

XIV. CONCLUSION

The District at Crystal Springs PAD has been carefully designed to encourage the appropriate mix of uses that will be compatible with the existing residential and educational uses to the west as well as benefit from the Property's adjacency to two (2) major transportation corridors and access to Interstate-10. This PAD furthers the goals and vision of the 1999 approved Crystal Springs PAD, while responding to modern needs and market conditions. This PAD is consistent with many of the goals and policies of the City of Avondale's General Plan 2030 and the Freeway Corridor Specific Plan, as well as furthers the desires of McDowell Road as a healthcare-focused corridor.



APPENDIX A | CONCEPTUAL ELEVATIONS - MULTI-FAMILY TOWNHOMES



Perspective 1



Perspective 2



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5-PLEX BUILDING
STYLE A

A0.3



Perspective 1



Perspective 2



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5-PLEX BUILDING
STYLE B

A0.4

LEGEND - 'A'

- 1 Stucco, 16/20 Sand Finish
- 2 Concrete 'S' Tiles
- 3 Decorative Stucco Sill Trim
- 4 Decorative Stucco Trim Surround
- 5 Decorative Shutters
- 6 Decorative Gable End Detail
- 7 Decorative Stucco Corbel
- 8 Battered Wing Wall
- 9 Fiberglass Decorative Front Door

- 10 Vinyl Windows
- 11 Metal Decorative Sectional Garage Door
- 12 Decorative Exterior Lights & Address
- 13 Metal Utility Door



Front Elevation



Left Elevation



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3-PLEX BUILDING
STYLE A

A1.0

LEGEND - 'A'

- | | |
|------------------------------------|---|
| 1 Stucco, 16/20 Sand Finish | 10 Vinyl Windows |
| 2 Concrete 'S' Tiles | 11 Metal Decorative Sectional Garage Door |
| 3 Decorative Stucco Sill Trim | 12 Decorative Exterior Lights & Address |
| 4 Decorative Stucco Trim Surround | 13 Metal Utility Door |
| 5 Decorative Shutters | |
| 6 Decorative Gable End Detail | |
| 7 Decorative Stucco Corbel | |
| 8 Battered Wing Wall | |
| 9 Fiberglass Decorative Front Door | |



Rear Elevation



Right Elevation



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3-PLEX BUILDING
STYLE A

A1.1

LEGEND - 'B'

- 1 Stucco, 16/20 Sand Finish
- 2 Concrete 'S' Tiles
- 3 Gable End Decorative Element
- 4 Simulated Wood Corbels
- 5 Stucco Recess/Reveal
- 6 Decorative Stucco Eave
- 7 Decorative Scalloped Stucco Sill Trim
- 8 Decorative Simulated Wood Corbel
- 9 Fiber Cement Trim at Bay Window
- 10 Fiber Cement Bd. Panel
- 11 Stucco Arch

- 12 Decorative Shutters w/ Panel Inserts
- 13 Decorative Stucco Corbel
- 14 Accent Battered Stucco Surround
- 15 Battered Wing Wall
- 16 Fiberglass Decorative Front Door
- 17 Vinyl Windows
- 18 Metal Decorative Sectional Garage Door
- 19 Decorative Exterior Lights & Address
- 20 Metal Utility Door



Front Elevation



Left Elevation



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3-PLEX BUILDING
STYLE B

A1.2

LEGEND - 'B'

- | | |
|---|---|
| 1 Stucco, 16/20 Sand Finish | 12 Decorative Shutters w/ Panel Inserts |
| 2 Concrete 'S' Tiles | 13 Decorative Stucco Corbel |
| 3 Gable End Decorative Element | 14 Accent Battered Stucco Surround |
| 4 Simulated Wood Corbels | 15 Battered Wing Wall |
| 5 Stucco Recess/Reveal | 16 Fiberglass Decorative Front Door |
| 6 Decorative Stucco Eave | 17 Vinyl Windows |
| 7 Decorative Scalloped Stucco Sill Trim | 18 Metal Decorative Sectional Garage Door |
| 8 Decorative Simulated Wood Corbel | 19 Decorative Exterior Lights & Address |
| 9 Fiber Cement Trim at Bay Window | 20 Metal Utility Door |
| 10 Fiber Cement Bd. Panel | |
| 11 Stucco Arch | |



Rear Elevation



Right Elevation



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3-PLEX BUILDING
STYLE B

A1.3



Front Elevation

LEGEND - 'A'

- 1 Stucco, 16/20 Sand Finish
- 2 Concrete 'S' Tiles
- 3 Decorative Stucco Sill Trim
- 4 Decorative Stucco Trim Surround
- 5 Decorative Shutters
- 6 Decorative Gable End Detail
- 7 Decorative Stucco Corbel
- 8 Battered Wing Wall
- 9 Fiberglass Decorative Front Door

- 10 Vinyl Windows
- 11 Metal Decorative Sectional Garage Door
- 12 Decorative Exterior Lights & Address
- 13 Metal Utility Door



Left Elevation



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4-PLEX BUILDING
STYLE A

A2.0



Rear Elevation

LEGEND - 'A'

- | | |
|------------------------------------|---|
| 1 Stucco, 16/20 Sand Finish | 10 Vinyl Windows |
| 2 Concrete 'S' Tiles | 11 Metal Decorative Sectional Garage Door |
| 3 Decorative Stucco Sill Trim | 12 Decorative Exterior Lights & Address |
| 4 Decorative Stucco Trim Surround | 13 Metal Utility Door |
| 5 Decorative Shutters | |
| 6 Decorative Gable End Detail | |
| 7 Decorative Stucco Corbel | |
| 8 Battered Wing Wall | |
| 9 Fiberglass Decorative Front Door | |



Right Elevation



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4-PLEX BUILDING
STYLE A

A2.1



Front Elevation

LEGEND - 'B'

- | | |
|---|---|
| 1 Stucco, 16/20 Sand Finish | 12 Decorative Shutters w/ Panel Inserts |
| 2 Concrete 'S' Tiles | 13 Decorative Stucco Corbel |
| 3 Gable End Decorative Element | 14 Accent Battered Stucco Surround |
| 4 Simulated Wood Corbels | 15 Battered Wing Wall |
| 5 Stucco Recess/Reveal | 16 Fiberglass Decorative Front Door |
| 6 Decorative Stucco Eave | 17 Vinyl Windows |
| 7 Decorative Scalloped Stucco Sill Trim | 18 Metal Decorative Sectional Garage Door |
| 8 Decorative Simulated Wood Corbel | 19 Decorative Exterior Lights & Address |
| 9 Fiber Cement Trim at Bay Window | 20 Metal Utility Door |
| 10 Fiber Cement Bd. Panel | |
| 11 Stucco Arch | |



Left Elevation



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4-PLEX BUILDING
STYLE B

A2.2



Rear Elevation

LEGEND - 'B'

- | | |
|---|---|
| 1 Stucco, 16/20 Sand Finish | 12 Decorative Shutters w/ Panel Inserts |
| 2 Concrete 'S' Tiles | 13 Decorative Stucco Corbel |
| 3 Gable End Decorative Element | 14 Accent Battered Stucco Surround |
| 4 Simulated Wood Corbels | 15 Battered Wing Wall |
| 5 Stucco Recess/Reveal | 16 Fiberglass Decorative Front Door |
| 6 Decorative Stucco Eave | 17 Vinyl Windows |
| 7 Decorative Scalloped Stucco Sill Trim | 18 Metal Decorative Sectional Garage Door |
| 8 Decorative Simulated Wood Corbel | 19 Decorative Exterior Lights & Address |
| 9 Fiber Cement Trim at Bay Window | 20 Metal Utility Door |
| 10 Fiber Cement Bd. Panel | |
| 11 Stucco Arch | |



Right Elevation



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4-PLEX BUILDING
STYLE B

A2.3



Front Elevation

LEGEND - 'A'

- 1 Stucco, 16/20 Sand Finish
- 2 Concrete 'S' Tiles
- 3 Decorative Stucco Sill Trim
- 4 Decorative Stucco Trim Surround
- 5 Decorative Shutters
- 6 Decorative Gable End Detail
- 7 Decorative Stucco Corbel
- 8 Battered Wing Wall
- 9 Fiberglass Decorative Front Door

- 10 Vinyl Windows
- 11 Metal Decorative Sectional Garage Door
- 12 Decorative Exterior Lights & Address
- 13 Metal Utility Door



Left Elevation



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5-PLEX BUILDING
STYLE A

A3.0



Rear Elevation

LEGEND - 'A'

- | | |
|------------------------------------|---|
| 1 Stucco, 16/20 Sand Finish | 10 Vinyl Windows |
| 2 Concrete 'S' Tiles | 11 Metal Decorative Sectional Garage Door |
| 3 Decorative Stucco Sill Trim | 12 Decorative Exterior Lights & Address |
| 4 Decorative Stucco Trim Surround | 13 Metal Utility Door |
| 5 Decorative Shutters | |
| 6 Decorative Gable End Detail | |
| 7 Decorative Stucco Corbel | |
| 8 Battered Wing Wall | |
| 9 Fiberglass Decorative Front Door | |



Right Elevation



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CONCEPT DESIGN
JUNE 27, 2022



5-PLEX BUILDING
STYLE A

A3.1



Front Elevation

LEGEND - 'B'

- | | |
|---|---|
| 1 Stucco, 16/20 Sand Finish | 12 Decorative Shutters w/ Panel Inserts |
| 2 Concrete 'S' Tiles | 13 Decorative Stucco Corbel |
| 3 Gable End Decorative Element | 14 Accent Battered Stucco Surround |
| 4 Simulated Wood Corbels | 15 Battered Wing Wall |
| 5 Stucco Recess/Reveal | 16 Fiberglass Decorative Front Door |
| 6 Decorative Stucco Eave | 17 Vinyl Windows |
| 7 Decorative Scalloped Stucco Sill Trim | 18 Metal Decorative Sectional Garage Door |
| 8 Decorative Simulated Wood Corbel | 19 Decorative Exterior Lights & Address |
| 9 Fiber Cement Trim at Bay Window | 20 Metal Utility Door |
| 10 Fiber Cement Bd. Panel | |
| 11 Stucco Arch | |



Left Elevation



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AVONDALE
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JUNE 27, 2022



5-PLEX BUILDING
STYLE B

A3.2



Rear Elevation

LEGEND - 'B'

- | | |
|---|---|
| 1 Stucco, 16/20 Sand Finish | 12 Decorative Shutters w/ Panel Inserts |
| 2 Concrete 'S' Tiles | 13 Decorative Stucco Corbel |
| 3 Gable End Decorative Element | 14 Accent Battered Stucco Surround |
| 4 Simulated Wood Corbels | 15 Battered Wing Wall |
| 5 Stucco Recess/Reveal | 16 Fiberglass Decorative Front Door |
| 6 Decorative Stucco Eave | 17 Vinyl Windows |
| 7 Decorative Scalloped Stucco Sill Trim | 18 Metal Decorative Sectional Garage Door |
| 8 Decorative Simulated Wood Corbel | 19 Decorative Exterior Lights & Address |
| 9 Fiber Cement Trim at Bay Window | 20 Metal Utility Door |
| 10 Fiber Cement Bd. Panel | |
| 11 Stucco Arch | |



Right Elevation



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5-PLEX BUILDING
STYLE B

A3.3



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REC BUILDING
FRONT ELEVATION

A5.0



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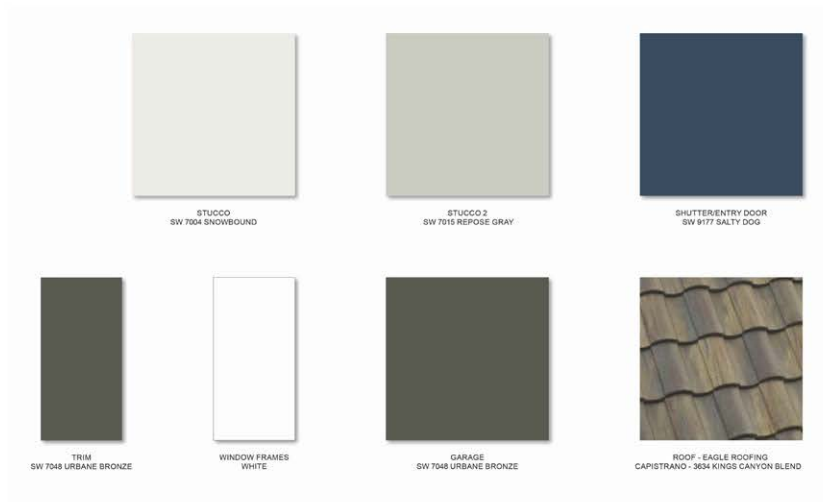
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REC BUILDING
PERSPECTIVES

A5.1



COLOR SCHEME 2



COLOR SCHEME 1



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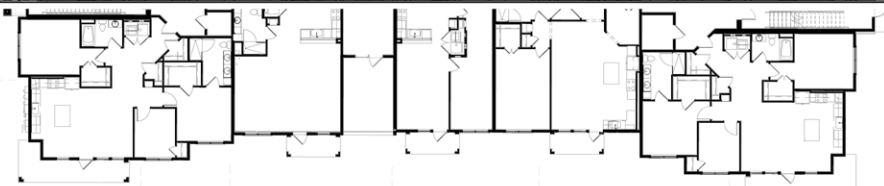
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JUNE 27, 2022

COLOR BOARD

A6.0

APPENDIX B | CONCEPTUAL ELEVATIONS - MULTI-FAMILY APARTMENTS



WEST ELEVATION
302' x 140'

- PARAPET 4'-0"
- ROOF 2ND 4'-0"
- LEVEL 4 31'-11 5/8"
- LEVEL 3 21'-3 3/4"
- LEVEL 2 10'-7 7/8"
- GROUND LEVEL 0'



KEY PLAN



ELEVATION KEY NOTES:

1. NOT USED
2. DRYER / BATHROOM EXHAUST VENT
3. FIRE EXISTENT TRIM
4. ELECTROMETRIC ROOF MEMBRANE OVER SPRAYED POLY FOAM
5. ALUMINUM GUTTER - PRE-FINISHED
6. ALUMINUM DOWNSPUT - PRE-FINISHED
7. HAND CRAFT FORM DRIPPING BRACKET - SEE DETAILS
8. STUCCO FINISH
9. STUCCO INSULATION CONTROL JOINT
10. HAND CRAFT FORM TRIM
11. STONE VENEER
12. STONE TRIM
13. WINDOW SYSTEM - SEE SCHEDULE
14. WALL MOUNTED 2" DOWN TONGUE DRAIN
15. ALUMINUM STONESCREEN SYSTEM
16. BALCONY PARTITION
17. METAL GUARDRAIL - 42" H. (TYP.)
18. BALCONY FLOOR - SEE SCHEDULE
19. BALCONY FLOOR - SEE SCHEDULE
20. BUILDING THE ROOF TO BE LOCATED ON FRONT OF BUILDING ONLY (SEE SITE PLAN FOR BUILDING ORIENTATION)
21. LIGHT FIXTURE - SEE ELECTRICAL
22. METER CENTER - SEE ELECTRICAL
23. LAUNDRY / BATHROOM EXHAUST VENTS
24. A/C CONDENSING UNIT - SEE MECHANICAL
25. MECHANICAL UNIT DISCONNECT SWITCH - SEE MECHANICAL
26. FIRE DEPARTMENT CONNECTION
27. SURFACE MOUNTED FIRE EXTINGUISHER CAB W/ EXTINGUISHER
28. PRE-CAST CONCRETE COPING
29. FIBER CEMENT PANEL

NOTE: REFER TO REPORT ESR 2534 FOR STUCCO INFORMATION. SEE SHEET A9.02B

ELEVATION NOTES:

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINAGE OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINAGE SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCESS. SECTION 30-1000 MECHANICAL CONNECTIONS
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SEE) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES. TO OR GREATER IN HEIGHT OF THE MECHANICAL EQUIPMENT. SECTION 30-1000 SCREENING, DRAINAGE CODE
- SCREEN REQUIRE SEPARATE PERMIT.

ISSUE HISTORY

No.	Date	Description
1	11/07/2022	SCHEMATIC DESIGN TAPES

REVISION HISTORY

No.	Date	Description

AVONDALE

Drawn:	K3
Checked:	K31
Approved:	K31
Date:	12/16/2020
Project #:	566a

ELEVATIONS

A9.01

COLOR / MATERIAL LEGEND

SW 7631 CITY LOFT STUCCO

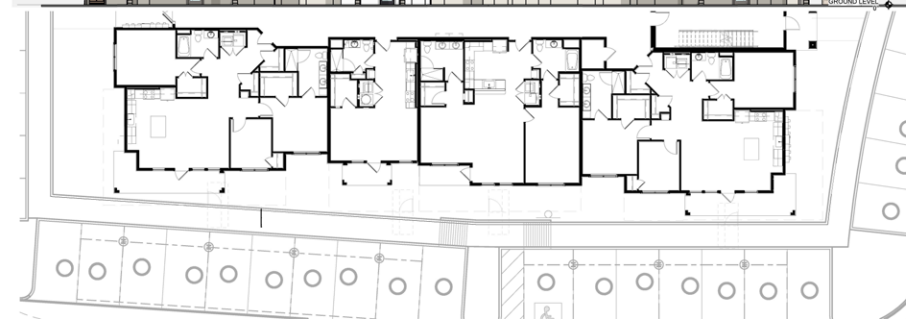
SW 7017 DORIAN GRAY STUCCO

SW 7020 BLACK FOX METAL AND RAILING

CREATIVE STONE CREAM CUT BLOCK STONE

SW 7019 GAUNLET GRAY TRIM - FASCIA - F.C. PANEL - GUTTERS

BALCONY SCREENS TREX COMPOSITE PLANKS COLOR: ISLAND MIST



NORTH 1 ELEVATION
302' x 140'



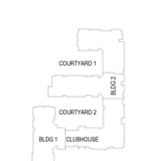
ELEVATION KEY NOTES:

- NOT USED
- DRIVEN BATHROOM EXHAUST VENT
- ELECTROMETRIC ROOF MEMBRANE OVER SPRAYED POLYURETHANE FOAM
- ALUMINUM GUTTER - PREFINISHED
- ALUMINUM DOWNPOUT - PREFINISHED
- HARD COAT CONCRETE/STAINLESS STEEL BRACKET - SEE CHASIS
- STUCCO FINISH
- STUCCO/RENDER/CONTROL JOINT
- HARD COAT FORMWORK
- STONE TRIM
- WINDOW SYSTEM - SEE SCHEDULE
- WALL MOUNTED 1/2" CORNER TONGUE DRAIN
- ALUMINUM STOREROOM SYSTEM
- BALCONY PARTITION
- METAL GUARDRAIL - 42" H (TYP)
- METAL GUARDRAIL - 42" H AT ACCESS
- BLOCK/CLADDING - ISOLATION DESIGNED BY OTHERS
- BUILDING FIRE SIGN - TO BE LOCATED ON FRONT OF BUILDING ONLY (SEE SITE PLAN FOR BUILDING ORIENTATION)
- LIGHT FIXTURE - SEE ELECTRICAL
- METER CENTER - SEE ELECTRICAL
- LAUNDRY PARTITION - SEE MECHANICAL
- AC CONDENSING UNIT - SEE MECHANICAL
- MECHANICAL UNIT DISCONNECT - SEE MECHANICAL
- FIRE DEPARTMENT CONNECTION
- SURFACE MOUNTED FIRE EXTINGUISHER CAB W/ EXTINGUISHER
- PRE MANUFACTURED CORNER
- FIRE CEMENT PANEL

NOTE: REFER TO REPORT EGR 2023 FOR STUCCO INFORMATION. SEE SHEET A2.03B

ELEVATION NOTES:

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
- SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT
- ANY ROOF OR OVERHEAD WIRE SHALL BE LOCATED ABOVE THE BUILDING ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAIN OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN ARCHITECTURALLY INTEGRATED ROOF DRAIN SHALL REQUIRE ADDITIONAL DETAILING BEYOND PAINT ACCENTS SECTION 9-100 (SEE CITY ZONING CODE)
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION 9-100 (SEE CITY ZONING CODE)
- ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES TO CONDUIT IN FRONT OF THE MECHANICAL EQUIPMENT SECTION 9-100 (SEE CITY ZONING CODE)
- SCREENS SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION 9-100 (SEE CITY ZONING CODE)
- SCREENS SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION 9-100 (SEE CITY ZONING CODE)



KEY PLAN

ISSUE HISTORY

No.	Date	Description
1	11/07/2022	SCHEMATIC DESIGN 100%

REVISION HISTORY

No.	Date	Description
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No.	Date	Description
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No.	Date	Description
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No.	Date	Description
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COLOR / MATERIAL LEGEND



D1 COURTYARD ELEVATION 2 - EAST
 1/8" = 1'-0"



G1 COURTYARD 2 ELEVATION - SOUTH
 1/8" = 1'-0"



K1 COURTYARD 2-ELEVATION - NORTH
 1/8" = 1'-0"



K8 COURTYARD 2-ELEVATION - EAST
 1/8" = 1'-0"



SOUTH VIEW



CLUBHOUSE VIEW



CLUBHOUSE VIEW

COLOR / MATERIAL LEGEND



SW 7631 CITY LOFT
STUCCO



SW 7017 DORIAN GRAY
STUCCO



SW 7020 BLACK FOX
METAL AND RAILING



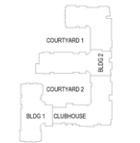
CREATIVE STONE
CREAM CUT BLOCK
STONE



SW 7019 GAUNTLET GRAY
TRIM - FASCIA - F.C.
PANEL - GUTTERS



BALCONY SCREENS
TREX COMPOSITE PLANKS
COLOR: ISLAND MIST



KEY PLAN

ISSUE HISTORY

No.	Date	Description
1	11/07/2022	SCHEMATIC DESIGN 100%

REVISION HISTORY

No.	Date	Description

AVONDALE

AVONDALE, ARIZONA

Drawn:	Author:
Checked:	Checker:
Approved:	Approver:
Date:	12/16/2020
Project #:	566a

PERSPECTIVE

A9.05

THE DISTRICT AT CRYSTAL SPRINGS

PLANNED AREA DEVELOPMENT



NORRIS DESIGN
Planning | Landscape Architecture | Branding

District at Crystal Springs PUD
Summary of Neighborhood Meeting #1
February 1, 2023 at 6:00 pm
Case No. PL-22-0217



February 1, 2023, Neighborhood Meeting #1
District at Crystal Springs PUD

PL-22-0217

The neighborhood meeting opened to the public at 6:00 PM in the Sonoran Conference Room at Avondale City Hall. The development team was present to answer questions about the proposed development as well as one member of City staff, Michelle Simerdla. A summary of these participants is provided in Appendix A to this Summary.

No residents or property owners attended the neighborhood meeting. All members of the development team were present until approximately 6:45 PM when the meeting ended.

Appendix A: List of Participants

Development Team	
Carolyn Oberholtzer	Bergin, Frakes, Smalley & Oberholtzer
Lauren Trobaugh	Bergin, Frakes, Smalley & Oberholtzer
Mitchell Willard	Bergin, Frakes, Smalley & Oberholtzer
Justin Westfall	Fifield Companies
Kevin Farrell	Fifield Companies
Jennifer Myers	Norris Design
Edmund Ball	Encompass Health
Kim Steward	Encompass Health
Ashley McGrane	Encompass Health
Bryan Wright	Kimley Horn
Patrick Healy	Kimely Horn
Chuck Wright	Kimley Horn
Cade Hill	Sparrow Partners
Mitchell Clouse	Sparrow Partners
Mari Lederman	JLL
Robert McGeorge	MCR Companies
Craig Smith	KSE Design Group
Avondale City Staff	
Michelle Simerdla	Senior Planner

Neighborhood Meeting Sign-In Sheet

The District at Crystal Springs PAD
Case No. PL-22-0071

Neighborhood Meeting – Wednesday February 1, 2023
City of Avondale
11465 W. Civic Center Drive Suite 280
Avondale AZ, 85323

Name	Address	City & Zip Code	Phone/E-Mail
Carolyn Oberholtzer	4343 E. Camelback Rd	Phoenix 85018	602-888-7860
Edmund Ball	ENCOMPASS HEALTH		
Kira STEWARD	ENCOMPASS HEALTH		
ASHLEY McGRATH	ENCOMPASS HEALTH		
MARI LEDERMAN	JLL		
PATRICK HEALY	KIMLEY HORN		
Robert McGeorgy	mcr Companies	85340	602-339-6147

Neighborhood Meeting Sign-In Sheet

The District at Crystal Springs PAD

Case No. PL-22-0071

Neighborhood Meeting – Wednesday February 1, 2023

City of Avondale

11465 W. Civic Center Drive Suite 280

Avondale AZ, 85323

[illegible]

Neighborhood Meeting Sign-In Sheet

The District at Crystal Springs PAD

Case No. PL-22-0071

Neighborhood Meeting – Wednesday February 1, 2023

City of Avondale

11465 W. Civic Center Drive Suite 280

Avondale AZ, 85323

[illegible]



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for The District at Crystal Springs PAD has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: The District at Crystal Springs PAD Project Manager: Carolyn Oberholtzer
 Request: PAD rezone Acreage/Parcel Size: Approx 45 acres
 Current Density Allowed: 22 DU/AC Density Proposed: 20 DU/AC
 Total number of residential units proposed: 440 units non-age restricted

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☐ No ☒

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

The district estimates a one time capital cost of \$2 million
for approximately 5 classrooms with an ongoing operational
cost to add estimated students of \$370K.

****If additional writing space is needed, please attach pages to this form****

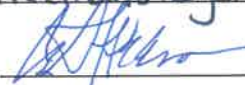
Date Reviewed: 9-16-2022

School District: Littleton ESD #65

District Superintendent: Dr. Roger Freeman

Phone #: 623 478 5611

E-mail: freeman.roger@littleton7.org

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meeting

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices

**CERTIFICATE OF ADEQUATE
SCHOOL FACILITIES**

An application for The District at Crystal Springs PAD has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

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As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes X No

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed? Yes No X
If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes No

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: **September 7, 2022**

School District: **Tolleson Union High School District #214**

District Superintendent: **Nora Gutierrez**

Phone #: **623-478-4001**

E-mail: nora.gutierrez@tuhsd.org

Signature: Nora Gutierrez

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meeting

