



Planning Commission
Notice & Agenda
Wednesday, October 18, 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 July 19, 2023 Planning Commission Meeting Minutes.

5. PUBLIC HEARING ITEMS

a. MCDOWELL VILLAS PAD - REZONE - PL-22-0230

This evening, the Planning Commission was scheduled to hold a public hearing and consider a request by Kurt Waldier, Beus Gilbert McGroder PLLC, to rezone an approximately 12.34-acre vacant parcel of land. The site is currently zoned Agricultural (AG) and the proposal would change the zoning to McDowell Villas Planned Area Development (PAD). The rezoning request will allow a 164-unit townhome development. **THE APPLICANT REQUESTS A CONTINUANCE TO THE NOVEMBER 15, 2023 PLANNING COMMISSION MEETING FOR THE PURPOSE OF READVERTISING.**

Staff Contact: Joshua Orton, AICP, Senior Planner

b. VAZQUEZ BUILDING - HAO REZONE - PL-22-0186

Planning Commission will hold a public hearing and consider a request by Mr. Martin Sandino of Martin Sandino Architecture & Planning, LLC, on behalf of Juana Vazquez and Hipolito Mendez, to apply the Historic Avondale Infill Overlay (HAIO) to 0.34 net acres located approximately 1,280 feet west of the southwest corner of Main Street and Central Avenue. The site is currently zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a multi-tenant neighborhood commercial building. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

Special Meeting October 25, 2023; Regular Meeting November 15, 2023

9. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía 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, July 19, 2023
6:00 pm**

1. WELCOME AND CALL TO ORDER

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
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren
Alternate Julia Arnette

COMMISSIONERS EXCUSED ABSENT

Commissioner Alan Agundez Castillo
Commissioner Lisa Osborne
Vice Chair Larry White

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Stephen Kemp, Attorney
Jodie Novak, Development Services Director
Marcella Carrillo, City Clerk

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the June 21, 2023, meeting minutes. Commissioner Warren moved to approve the minutes as written; Commissioner Stanfield seconded the motion

Chair Christopher Thompson	Aye
Vice Chair Larry White	N/A
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
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. **Zoning Ordinance Text Amendments PL-23-0072**

Catherine Lorbeer, Deputy Director of Planning, stated these amendments would refine the code to reflect changes in policies and procedures, to respond to customer needs, and remove outdated content, and to be consistent with state law definitions and requirements for certain types of group housing.

The zoning ordinance was first adopted in 1951 with an update in June 2023 to the code for the Conditional Use Permit process. Amendments to the development review procedures include limiting the number of application types required to have pre application review and adding a new subsection for the reasonable accommodation process to assist persons with disabilities. Outdated notification requirements will be removed from the site plan design review section. Under administrative relief, clarification will be provided regarding development standards from which relief can be requested. Outdated notification requirements will be removed. The types of applications which require notifying the public school district will be adjusted. A number of definitions including, but not limited to, group homes, sober living homes, incubator kitchen, and urgent care will be added or revised.

Amendments to the land use matrix in the single family and multifamily zoning districts include adding and/or revising standards for adult daycare in the home, child daycare in the home, community residential home, community residential setting, group home, group foster home, and sober living home for the permitted uses with conditions. Adding and/or revising standards related to adult daycare center and child daycare center under the residential section for uses permitted with a conditional use permit.

The multifamily design standards have revisions to the amount of garage parking to be consistent with the 25% of the total parking in the adopted design manual. "Center" is being added to adult daycare and emergency care facility will be replaced with urgent care centers within the commercial zoning district, employment, Boulevard district, and major sports and entertainment district. Incubator kitchen use will be added to the land use matrix, outdated document references will be removed, and the amount of clear sidewalk space for sidewalk cafés will be revised to comply with the Americans with Disabilities Act in the Old Town Avondale Business District.

Within the design requirements for residential districts, roof ladders will be considered mechanical equipment and must be screened like the AC units. How much a vehicle can overhang into landscaped areas will be clarified within the parking section. The requirement for a landscape maintenance schedule and manual will be removed from the landscape plans.

All required notifications were completed with information posted on the digital platform. To date no questions or comments have been received. Staff is recommending approval of the text amendments for reasons set forth in the staff report.

In response to questions from the commission, Ms. Lorbeer stated the term "emergency medical center" was too generic and there is more familiarity with the term "urgent care center", which captures the use appropriately.

There were no public comments.

Chair Thompson called for a motion.

Commissioner Warren moved to approve PL-23-0072 for Zoning Ordinance Text Amendments as presented. Commissioner Meginnis seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	N/A
Commissioner Lisa Osborne	N/A

Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez - Castillo	N/A
Alternate Julie Arnette	N/A

Upon Roll Call Vote, the motion passed 4 to 0

6. **WORK SESSION ITEMS**

a. **General Plan Progress Update**

Jodie Novak, Development Services Director, provided an overview of amendments and changes being made to the land use map, such as updates and edits to outdated dates, data sets, plans, and terminology throughout all required and elective themes to bring them current and capture a vision for the City long-term.

Recognizing what the goal and objectives are for the General Plan Update, working with Council and Commissioners, and working on an existing conditions memo with the consultant are the three focus components. The primary focus is on data and land use in the City and updating the map. Another focus area is economic activities, such as employment opportunities along State Route 30 which ties into long-term land use.

Amendments to specific areas include updating information, revising goals and policies, alignment with the community sustainability plan adopted by Council, and incorporating the current transportation plans, goals, and objectives.

A technical advisory committee meeting, stakeholder meeting, and community workshop have been held. A 60-day statutory review period will begin next week as required by state law, which will be noticed, with drafts provided for review. Another community workshop will be held, additional feedback will be gathered during the review period, and information will be updated to provide a final plan to the Commission and Council by the end of the year.

One of the key topics related to land use is lowering residential densities by providing opportunities for more single-family homes, larger lot communities, and minimizing the apartment communities. Additional topics include, looking at land along the freeway, expanding the Gila River corridor as part of the scenic river land use category, creating long-term recreation opportunities along the river way, and developing new long-term land use categories

Avondale Boulevard and Broadway Road will grow and develop by offering opportunities for regional commercial use as they are just off the freeway, across from the Alamar Master Planned Community and Verde Trails, and development of a data center to the north. Development is occurring around Lower Buckeye Road by minimizing medium-high density residential development to capture more lower-level density and commercial land use. Additional locations around Avondale Boulevard and the SR-30 Freeway will be designated as commercial land use. Mapping changes and aligning parking with the business park development will be made for Van Buren Street and Fairway Drive.

Next steps include actively working on the 60-day statutory review requirement, which extends into September, and work with city staff, departments, and consultants. Planning Commission Public Hearing dates are planned for October 18, 2023, and November 15, 2023. City Council Public Hearing date is December 4, 2023.

In response to questions from the Commission, Ms. Novak noted the sports and entertainment land use theme encapsulates the Phoenix Raceway property, including the parking areas. The area south of the

mountains will remain unchanged as the major General Plan amendment adopted a year ago envisioned that area for potential resort development.

7. COMMISSION ANNOUNCEMENTS

There were no Commission announcements.

8. PLANNING DIVISION REPORT

There were no Planning Division Reports.

9. CALENDAR

The next Planning Commission meeting will be held on August 16, 2023.

10. ADJOURNMENT

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

Commissioner Meginnis made a motion to adjourn; seconded by Commissioner Warren.

Chair Christopher Thompson	Aye
Vice Chair Larry White	N/A
Commissioner Lisa Osborne	N/A
Commissioner Alisha Meginnis	Aye
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 6:29 p.m.

Chair, Christopher Thompson

Date



AGENDA ITEM REPORT

SUBJECT: McDowell Villas PAD - Rezone - PL-22-0230

MEETING DATE: 10/18/2023

TO: Planning Commission

FROM: Joshua Orton, AICP, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

This evening, the Planning Commission was scheduled to hold a public hearing and consider a request by Kurt Waldier, Beus Gilbert McGroder PLLC, to rezone an approximately 12.34-acre vacant parcel of land. The site is currently zoned Agricultural (AG) and the proposal would change the zoning to McDowell Villas Planned Area Development (PAD). The rezoning request will allow a 164-unit townhome development. **THE APPLICANT REQUESTS A CONTINUANCE TO THE NOVEMBER 15, 2023 PLANNING COMMISSION MEETING FOR THE PURPOSE OF READVERTISING.**

BACKGROUND:

Planning Commission was scheduled to hold a public hearing and consider a request by Kurt Waldier, Beus Gilbert McGroder PLLC, to rezone an approximately 12.34-acre vacant parcel of land. The site is currently zoned Agricultural (AG) and the proposal would change the zoning to McDowell Villas Planned Area Development (PAD) and located approximately 1,200 feet west of the northwest corner of Avondale Boulevard and McDowell Road.

DISCUSSION:

To ensure the proper public notification of the Planning Commission and City Council meetings in accordance with the Avondale Zoning Ordinance, a continuance to the November 15, 2023 Planning Commission meeting is requested so the public hearing item may be readvertised.

BUDGET IMPACT:

No budget impact.

RECOMMENDATION:

Staff recommends the Planning Commission motion to **CONTINUE** this item to the November 15, 2023 Planning Commission Agenda

BEUS GILBERT MCGRODER

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Kurt Waldier
DIRECT (480) 429-3061
E-Mail Address: kwaldier@beusgilbert.com

FILE NUMBER
100742-000001

October 11, 2023

Re: PL-22-0230 Continuance Request

Dear Joshua:

Please accept this letter as our formal request to continue Case PL-22-0230 for the McDowell Villas from the October 18th Planning Commission public hearing to the November 15th Planning Commission public hearing. We regretfully learned that the required legal ad posted by the Arizona Republic to advertise the hearing of this case was incorrect. We look forward to bringing this case forward to the City of Avondale Planning Commission on November 15th and to the City Council on December 4th.

Sincerely,

BEUS GILBERT MCGRODER PLLC



Kurt Waldier, AICP



AGENDA ITEM REPORT

SUBJECT: Vazquez Building - HAIO Rezone - PL-22-0186

MEETING DATE: 10/18/2023

TO: Planning Commission

FROM: Joshua Orton, AICP, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Martin Sandino of Martin Sandino Architecture & Planning, LLC, on behalf of Juana Vazquez and Hipolito Mendez, to apply the Historic Avondale Infill Overlay (HAIO) to 0.34 net acres located approximately 1,280 feet west of the southwest corner of Main Street and Central Avenue. The site is currently zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a multi-tenant neighborhood commercial building. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 0.34 net acre subject property (Exhibits A and B) is located at 219 W. Main Street and is identified as Assessor Parcel Number 500-50-072. The site was annexed into the city limits in 1956. Currently, the site is developed with a vacant 1,068 square foot (sf) building which was built in 1945. Historical aerial imagery shows that the site has been used intermittently for the storage of vehicles.

The subject property is located within Historic Avondale and is designated as Local Commercial on the General Plan 2030 Land Use Map (Exhibit C). The designation is a land use category intended for providing daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community.

Surrounding uses and zoning include:

NORTH: Main Street (MC-85) and City of Goodyear. Commercial uses include AZ Fountains and Garden Arts Landscaping.

EAST: Zoned Community Commercial (C-2); General Plan Designation is Local Commercial. The property is currently vacant.

SOUTH: Zoned Mobile Home; General Plan Designation is Industrial. Land use is a mobile home residential development known as Avondale Mobile Home Park.

WEST: Zoned Mobile Home; General Plan Designation is Local Commercial. Land use is a mobile home residential development known as Avondale Mobile Home Park.

SUMMARY OF REQUEST:

The applicant is requesting to apply the Historic Avondale Infill Overlay (HAIO) to the 0.34 net acre subject property to facilitate the construction of an approximately 2,000 square foot two-suite commercial building as shown in the approved site plan (Exhibit D). The development intends to have a hair salon and a retail suite. Development standards subject to modification through this request include, but are not limited to, reduced building setbacks (front and side), reduced landscape setbacks (front and side), and relief from Electric Vehicle (EV) parking requirements.

HAIO was created in 2013 as an overlay zoning district intended to be applied on top of a parcel's underlying base zoning, with the objective of promoting and facilitating the development or redevelopment of vacant, underutilized, or abandoned properties within the Historic Avondale revitalization area. To this objective, the HAIO overlay can be applied to any property within the designated boundaries of Historic Avondale, providing a means for property owners and developers to reduce development standards such as setbacks, landscaping requirements, and similar requirements.

The proposed 2,072 square foot multi-tenant building incorporates a contemporary design with an open courtyard enhanced with pedestrian amenities. The exterior glass storefront will provide an unobstructed street view into the hair salon and future retail tenant.

The subject property's underlying Community Commercial (C-2) zoning will still govern the use of the property as well as any development standards not specifically modified by this HAIO request and discussed below.

The following modifications are requested from the minimum C-2 zoning development standards:

Building Setbacks

The proposed development plan will adopt the minimum standards necessary to accommodate the proposed project. These include a reduction in the front and street setbacks from twenty (20) feet to ten (10) feet, and a reduction in the side setbacks from fifteen (15) feet to five (5) feet on the east side and zero (0) feet on the west side.

Landscape Setbacks

A 30-foot landscape setback from the adjacent right of way is required in the C-2 district; the applicant's request provides for a 10-foot landscape setback to include trees, shrubs, and a courtyard with pedestrian amenities. The intent of a landscape setback generally is to provide screening from the right of way for parking and vehicle circulation areas. As depicted on the project's development plan (Exhibit D), parking will be located behind the main structure.

Required Landscaping Coverage

The C-2 zoning district requires twenty (20) percent of a developed site to be landscaped. Due to the smaller size of the lot in question, the applicant is requesting a reduction to five (5) percent landscape coverage. This reduction will also facilitate the creation of a pedestrian-oriented open space area that features stone benches and a decorative water fountain as shown on the attached elevations and rendering (Exhibits E and F).

Parking Standards

Parking for the proposed uses will be provided in accordance with Chapter 28, Article 8 of the Avondale Municipal Code except for electric vehicle (EV) charging stations parking requirements. Per the Avondale Zoning Ordinance, the applicant is required to provide one (1) parking space with level 2 EV charging and one (1) space that is capable of having level 2 charging installed in the future. Due to the small number of overall spaces required, 2 EV capable parking spaces would account for thirteen (13) percent of the off-street parking for this development. The small size of the infill lot physically constrains the provision of these EV parking features.

PUBLIC PARTICIPATION:

A Neighborhood Meeting was held on Tuesday, September 5, 2023, to discuss the proposal with neighboring property owners and other interested parties. The notification of this meeting was completed in accordance with notification requirements.

The meeting was held virtually via Zoom. Other than City staff and the applicant's team, there were no attendees from the public. Topics of discussion included the design quality of the proposed building and proposed commercial tenants.

All required notifications for Planning Commission and City Council public hearings were completed in accordance with notification requirements. As of the writing of this staff report, no public comment has been received.

ANALYSIS:

Section 28-94(f) of the City's Zoning Ordinance states that any application requesting a rezone to the HAIO District must meet three (3) specific findings, as follows:

1. The project will further the objectives of the General Plan and not adversely affect the historic character of the community.

The redevelopment of the subject property will create a commercial design that is visually interesting and promote pedestrian-oriented placemaking in line with the Avondale General Plan, Land Use Theme Goal 2 "Honor the unique character of Historic Avondale".

2. Sufficient proof has been provided that other tools available in the Zoning Ordinance, such as Administrative Relief, will not work to address the site-specific need of the project.

Strict application of C-2 development standards would not allow for development of this project. Reductions to various setbacks, including the landscape setback, parking setback, and building setback from a residential property line or use are needed to allow the revitalization project to move forward. All the proposed reductions exceed the development standards by more than 30 percent and would therefore not qualify for Administrative Relief. Application of the overlay to the site will facilitate infill development as proposed. The spirit and intent of all zoning provisions being modified are furthered by this request.

3. The project provides a historic design that creates a pedestrian-oriented environment.

As recommended by the Specific Area Plan for Old Town, Cashion, Las Ligas/Rio Vista, the project contains a conceptual building design that illustrates the intent of providing an attractive building that promotes principles of four-sided architecture. The multi-planed, articulated roof style integrates itself into the pedestrian courtyard, generating visual interest while also providing shade.

DISCUSSION:

Staff recommends approval of the Rezone request for the following reasons:

1. The proposed adoption of the Historic Avondale Infill Overlay (HAIO) District conforms with the General Plan.
2. The proposed Rezone and HAIO development plan are in conformance with the Commercial and Industrial Design Manual.
3. The proposed Rezone and HAIO development plan will result in compatible land use relationships. The proposed development serves the intent of the Avondale Zoning Ordinance to create a high-quality commercial product that seeks to revitalize underdeveloped commercial area in the City.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
5. 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.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** to City Council of application PL-22-0186 Vazquez Building Rezone, a rezoning request for a Historic Avondale Infill Overlay District (HAIO) to approximately 0.34 acres of property located approximately 1,280 feet west of the southwest corner of Main Street/MC 85 and Central Avenue, and to approve the proposed HAIO development plan, subject to the one (1) condition of approval as listed in the staff report.

1. Development shall conform to the Vazquez Building HAIO Narrative (Exhibit G) date stamped April 14, 2023, the Development Plan (Exhibit D) date stamped July 19, 2023, and the Building Elevations (Exhibit E) date stamped July 20, 2023.

PROPOSED MOTION:

I move that the Planning Commission recommend **APPROVAL** of application PL-22-0186 Vazquez Building

Rezone, a rezoning request for a Historic Avondale Infill Overlay District (HAIO) to approximately 0.34 acres of property located approximately 1,280 feet west of the southwest corner of Main Street/MC 85 and Central Avenue, and to approve the proposed HAIO development plan, subject to the one (1) condition of approval as listed in the staff report.

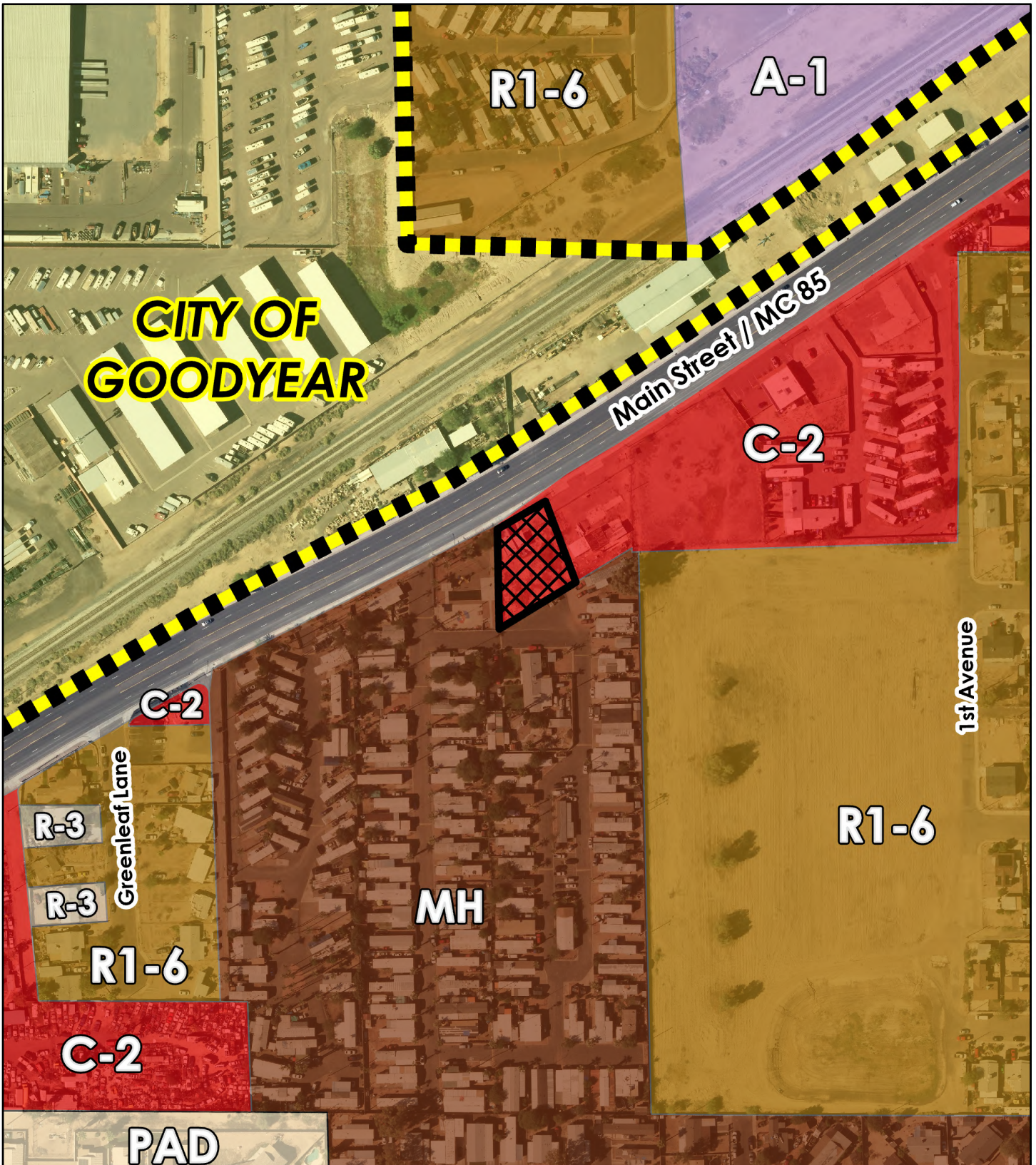


Aerial Map

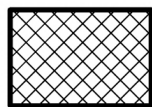


 Subject Property



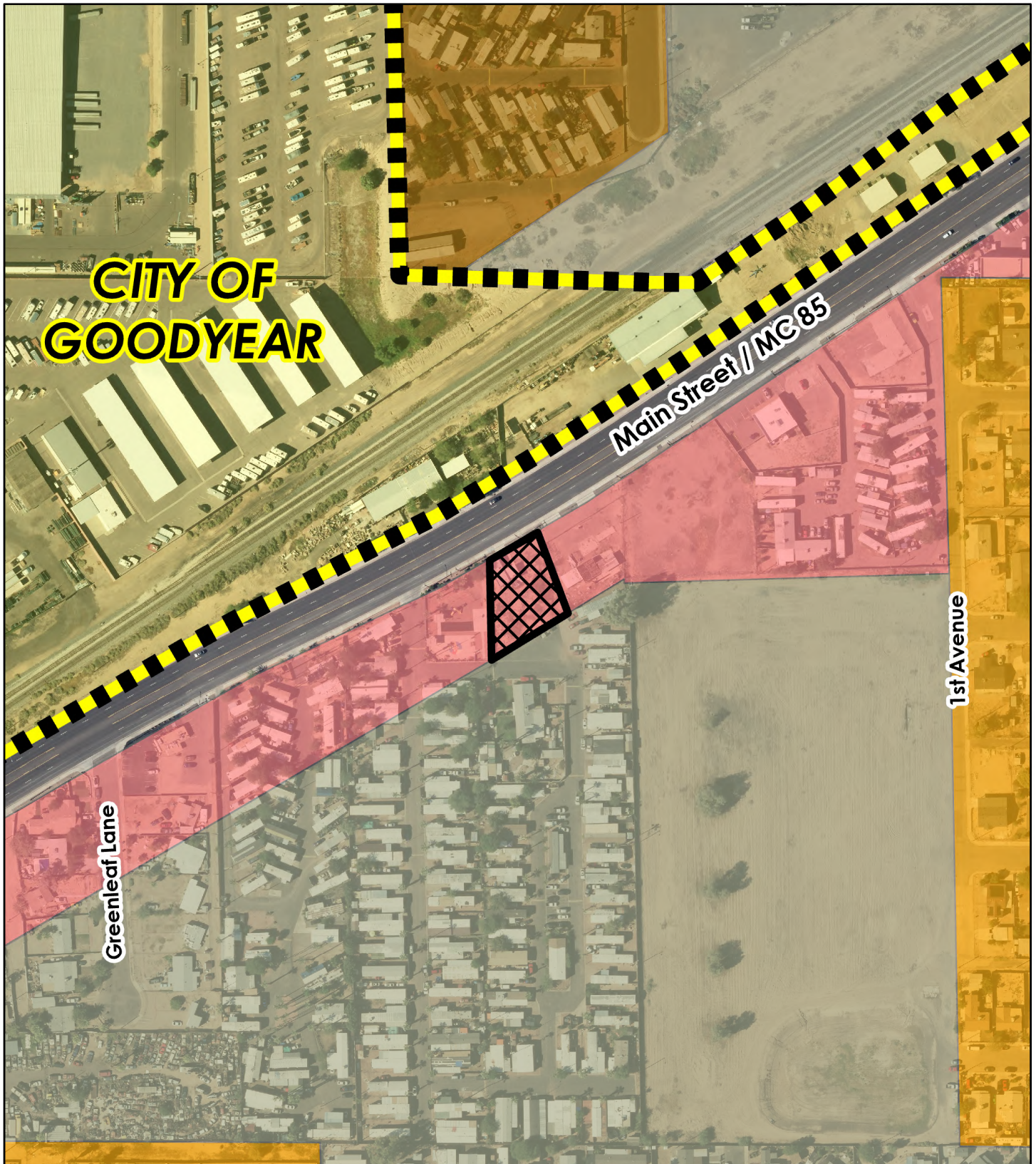


Zoning Vicinity



Subject Property

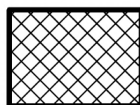




General Plan Land Use



- High Density Residential
- Industrial
- Local Commercial
- Medium Density Residential
- City Limits
- City of Goodyear



Subject Property



NOTES:

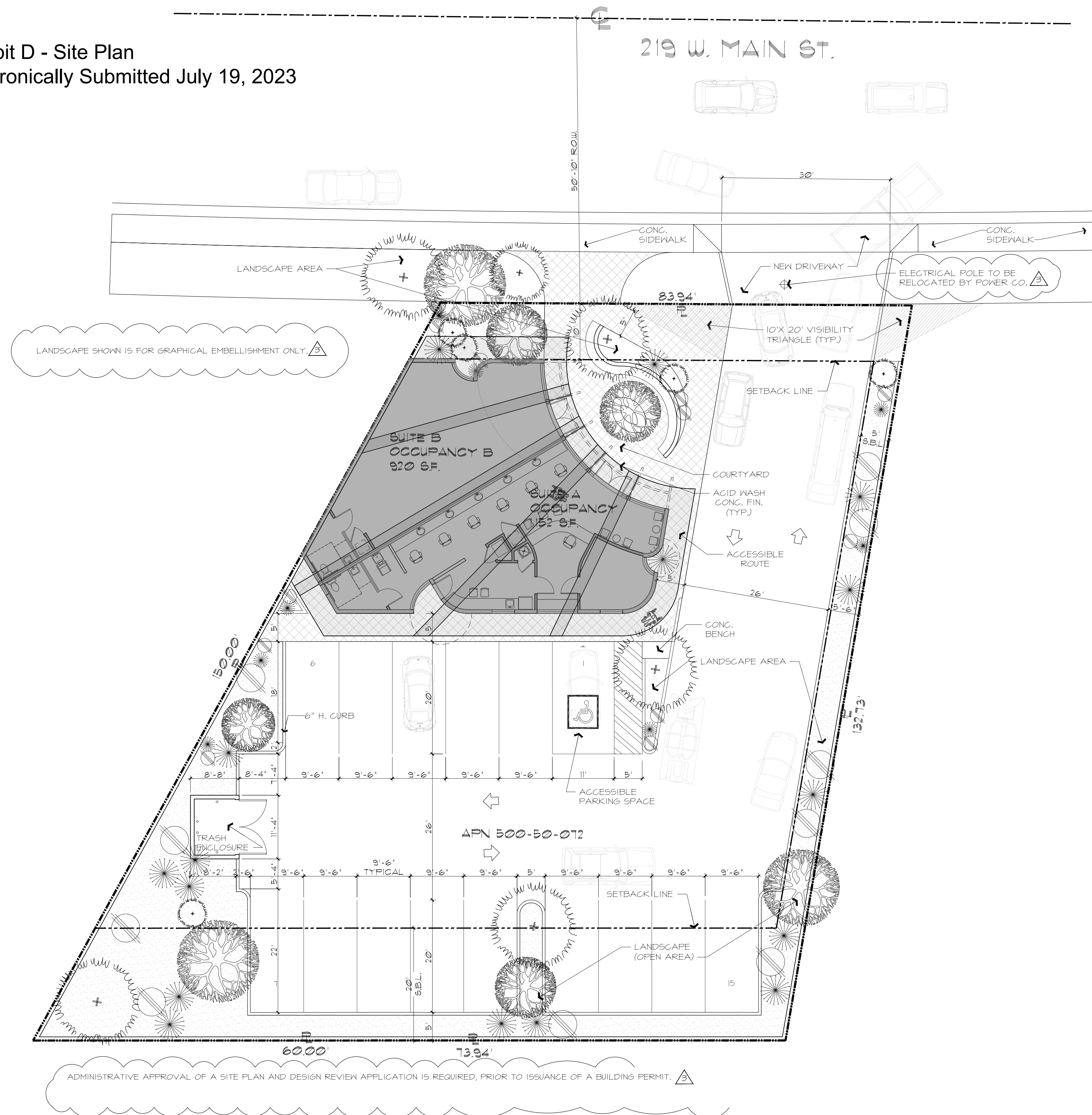
1. ANY BROKEN CONCRETE ADJACENT TO THE NEW DRIVEWAY ENTRANCE SHALL BE REMOVED AND REPLACED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED.
2. ANY CONCRETE IN THE FIGHT-HAYT BAYBOK DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED.
3. CONTRACTOR TO LOCATE UTILITY SERVICES PRIOR TO CONSTRUCTION.
4. WATER AND SEWER SERVICE LOCATIONS AND CONDITIONS SHALL BE FIELD VERIFIED, BASED ON THE CONDITION, SERVICES MAY BE REQUIRED TO BE REMOVED AND REPLACED BY OWNER.

SITE NOTES

NOT USED

NOT USED

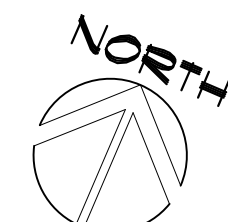
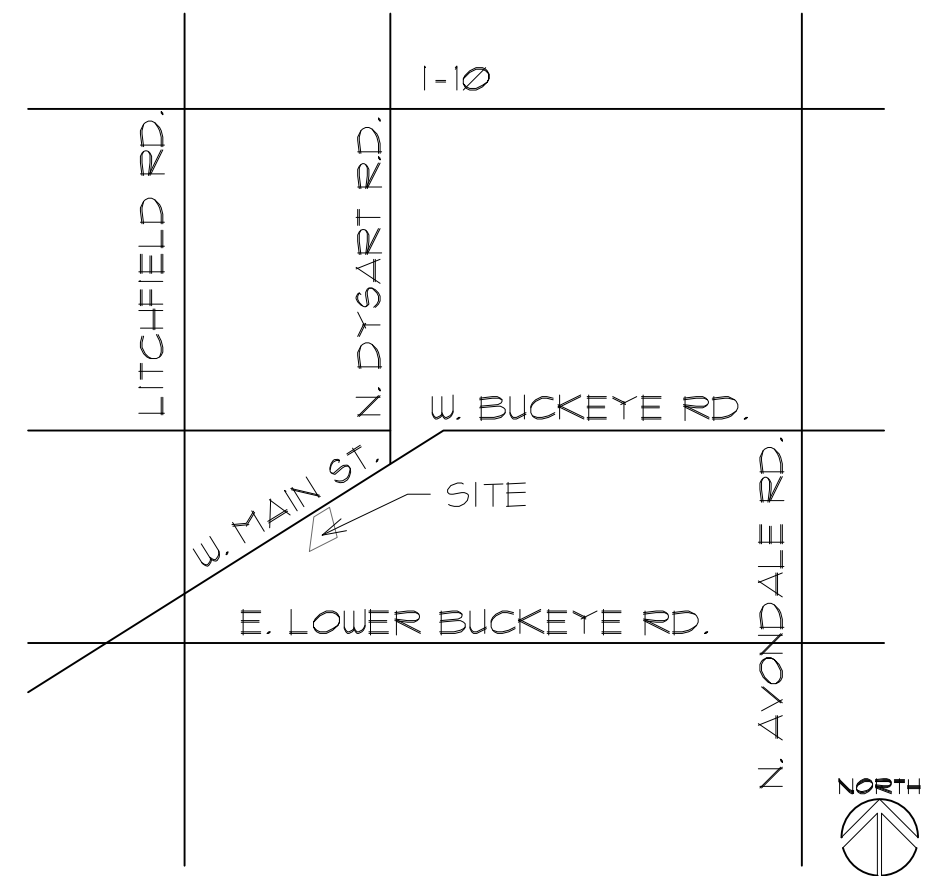
Exhibit D - Site Plan
Electronically Submitted July 19, 2023



ZONING: C-2
FRONT: 20'
REAR: 20'
SIDES: 15' & 15'

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	PANEL SUFFIX	DATE	FIRM PANEL	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH)
040038	2165	10/16/ 2013	N	9/18/ 2020	04013 G2165N	X

S I M P L A N


$$I'' = |O' - O''|$$


VINNY MAP NTS

TOTAL BUILDING AREA= 2,072 S.F.
OPEN SPACE= 3,271 S.F./ 14,880 S.F.= 21.98 %
LOT COVERAGE= 2,072 S.F./ 14,880 S.F.= 13.92%

PROJECT DATA

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

CODES

REQUIRED: 9 SPACES
PROVIDED: 15 SPACES, INCLUDING 1 ACCESSIBLE

PARKING CALC'S

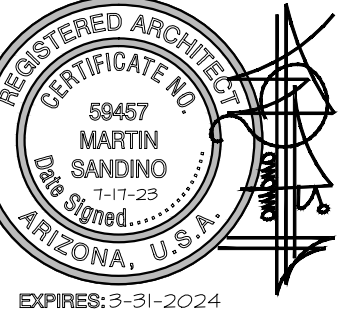
 

MARTIN SANDINO AIA
MARTIN SANDINO
ARCHITECTURE + PLANNING LLC

AZ BTR FIRM REGISTRATION NO. 19180-0
ARIZONA 15247
1500 N. SUNBELT PARKWAY #103
GILBERT, ARIZONA 85234

TEXAS #128316
465 W. CASTELLANO DR. #2027
EL PASO, TEXAS 79912
NEVADA #419-RD
RESIDENTIAL DESIGNER
400 S. 4TH STREET #500
LAS VEGAS, NEVADA 89101

602.413.7885
M.SANDINO.ARCH@GMAIL.COM
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219 W. MAIN ST. AVONDALE 85323

SITE PLAN & DATA

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF MARTIN SANDINO ARCHITECTURE + PLANNING, LLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT PERMISSION OF THE ARCHITECT IS PROHIBITED. HIS DRAWING IS ONLY FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS. COPYRIGHT 2019, MARTIN SANDINO ARCHITECTURE + PLANNING, LLC.

CONSULTANT

 CITY
 4-20-23
 DATE: JULY/ 2023
 JOB NO: 21-13
 PROJECT MGR: A.B.
 DRAWN BY: A.E.B&E.R.
 CHECKED BY: M.S.

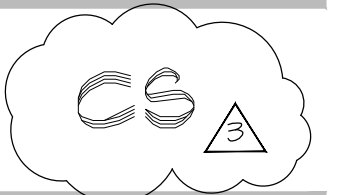
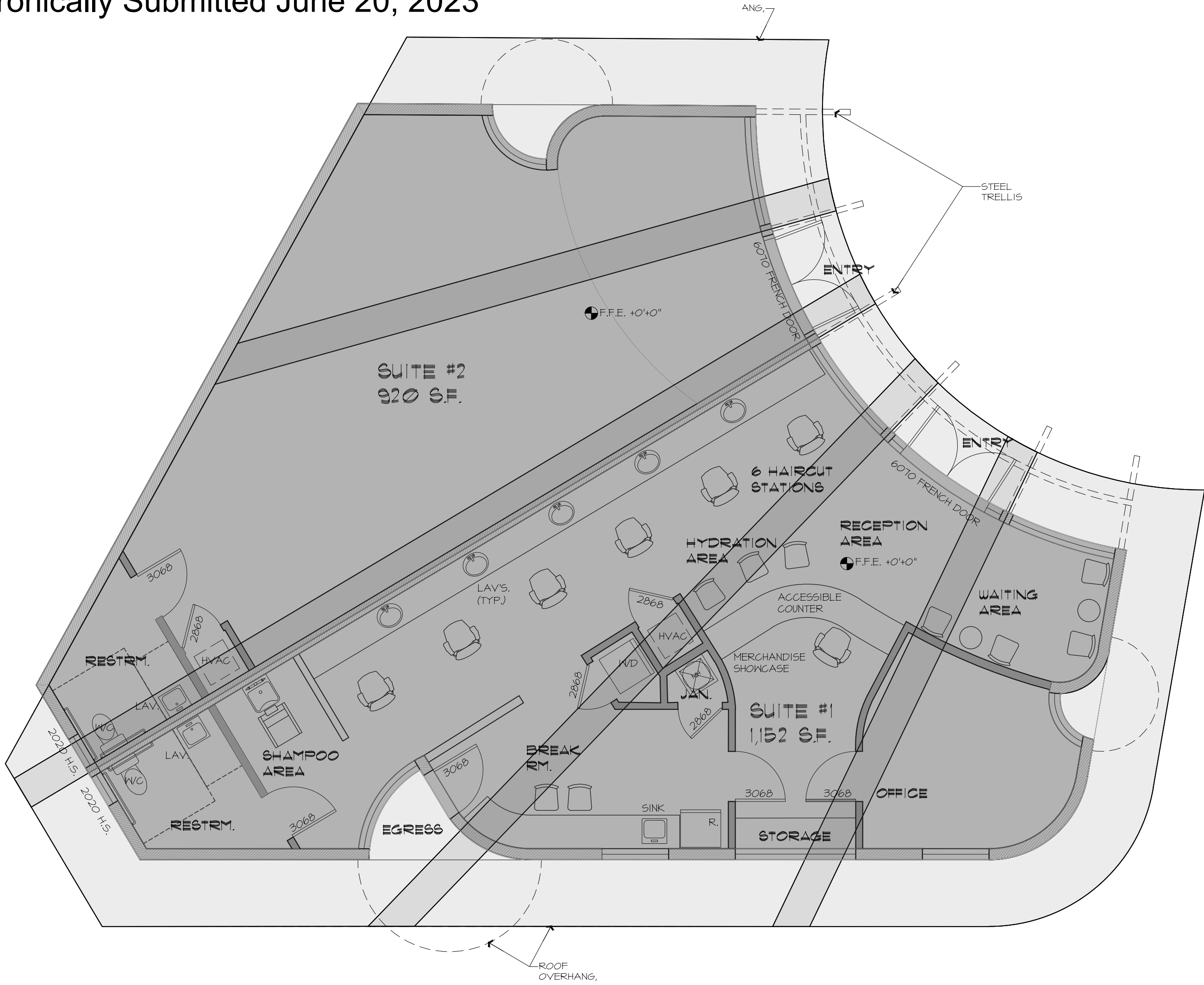


Exhibit E - Elevations
Electronically Submitted June 20, 2023



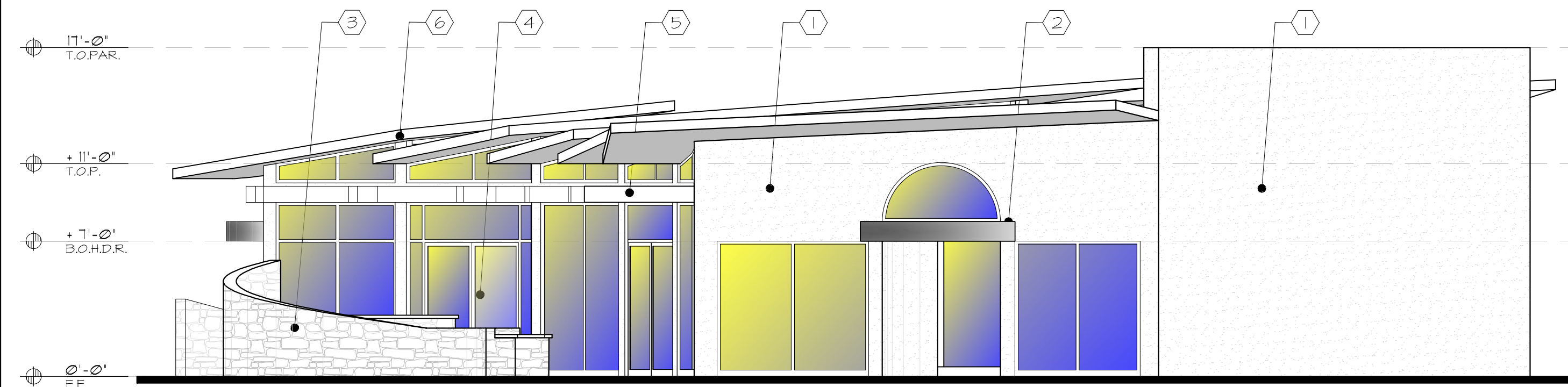
NEW FLOOR PLAN

3/16"= 1'-0"

FINISHES:

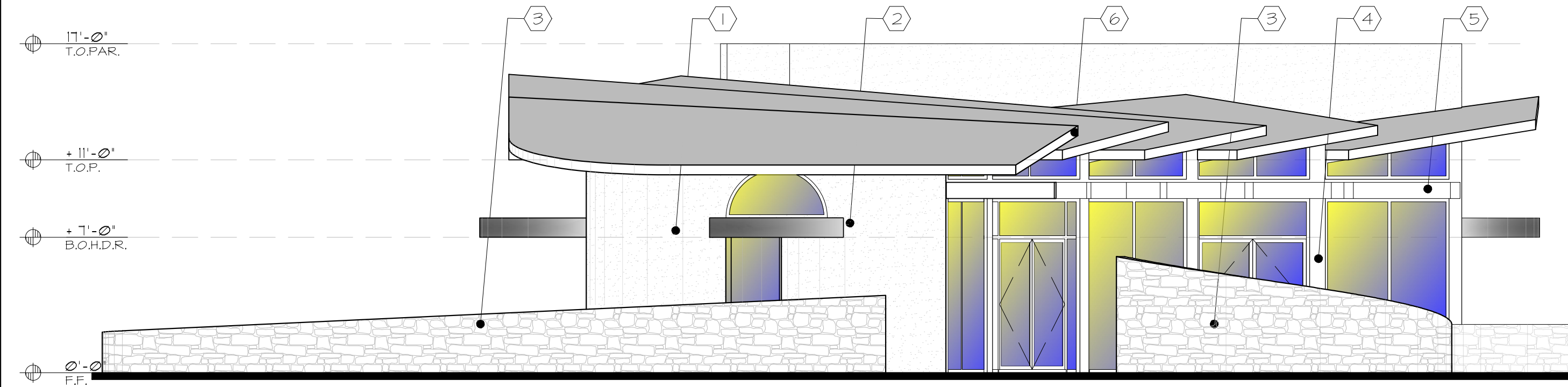
- 1 STUCCO (SILICA SAND FINISH, WHITE)
- 2 METAL CANOPY OVERHANG & TENSOR
- 3 STONE VENEER
- 4 ANODIZED ALUMINUM DOOR/WINDOW & FRAME (DARK BRONZE)
- 5 METAL TRELLIS
- 6 METAL ROOF
- 7 UNDERSIDE OF OVERHANG
- 8 CONCRETE BENCH

FINISHES



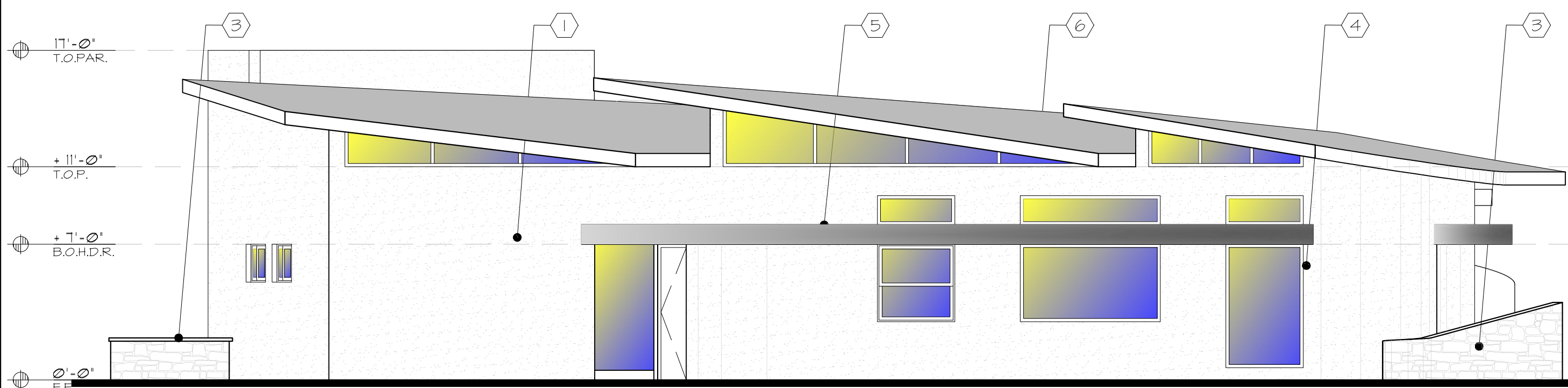
NORTH ELEVATION

3/16"= 1'-0"



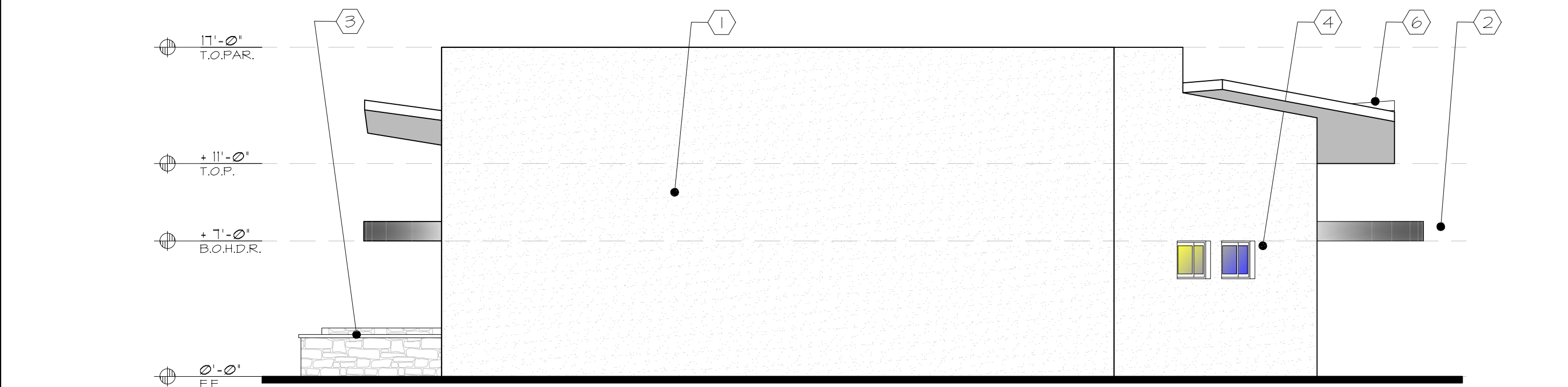
EAST ELEVATION

3/16"= 1'-0"



SOUTH ELEVATION

3/16"= 1'-0"



WEST ELEVATION

3/16"= 1'-0"

Exhibit F- Renderings

Electronically Submitted June 20, 2023









Exhibit G - Narrative

Electronically Submitted April 14, 2023

Apr. 14th, 2023

NARRATIVE STATEMENT
VAZQUEZ BUILDING
PL-22-0186



1,280+ feet West of the Northwest corner of Main Street and Central Avenue in Old Town.
APN 500-50-072

PROPERTY OVERVIEW

Introduction:

We are proposing to rezone an existing underutilized site from C-2 to Historic Avondale Infill Overlay (HAIO) to allow for a new 2,072 sq. ft. multi-tenant neighborhood serving building consisting of a beauty shop and retail tenant. HAIO zoning facilitates older C-2 zoned sites to meet the City's goals to provide a mixture of neighborhood services with more pedestrian friendly frontages through less restrictive setbacks and building envelopes, bringing buildings and shade closer to sidewalks and activating what has traditionally been underutilized space.

Our proposal is to develop the following at the "VAZQUEZ Building" site:

- 2,072 sq. ft. multi-tenant building which complements and enhances the surrounding area
- Building design will be focused on street engagement and provide an attractive street fronting open courtyard area with shaded seating
- Landscape and building form will enhance the pedestrian experience and provide critical shade along pedestrian walkways to maximize walkability
- Parking will be screened behind the building

The project will be in alignment with general plan and zoning designations as well as with the goal to create an attractive and high-quality project that fulfills the need in this historic area for a variety of commercial uses and improved walkability. The proposed uses will help support the existing residential neighborhoods, and revitalize an otherwise vacant, and underutilized parcel by providing appropriately scaled neighborhood services to the community.

SUBJECT PROPERTY & SURROUNDING AREA CONDITIONS:

The project, "VAZQUEZ Building" is located roughly 1,280 feet west of the corner of Main Street and Central Avenue with an address of 219 Main Street and consists of a single parcel (APN 500-50-072). The parcel is approximately 14,480 square feet in area (.33 acres). The site's zoning designation is Community Commercial (C-2) and the General Plan Land Use designation is Local Commercial.



The City of Avondale's Specific Area Plan for Historic Old Town, Cashion, and Las Ligas/Rio Vista specifically confirmed the need for old-fashioned neighborhoods where a variety of housing types coexist alongside compatible commercial businesses. The Local Commercial zoning designation provides for the daily needs of goods and services to residents within the -

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NEVADA #419-RD RESIDENTIAL DESIGNER 400 S. 4TH STREET #500 LAS VEGAS, NEVADA 89101
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surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices.

The property is currently developed with a vacant 1,068 sq. ft. building, surrounded by MH residential (Byrd's Trailer Park) on the west and south, MC-85 and C-2 commercial to the north, and C-2 commercial (Saguaro Metals) on the east. Topography is relatively flat for the entirety of the site, and Maricopa County Flood Control District Maps identify the subject site as being in Flood Zone X.

PROPOSED USE:

The goal of this rezoning is to take a long-vacant parcel in the heart of the City's Old Town district and develop a multi-tenant project that is accretive to the needs of the adjacent community by providing a high-quality, infill, locally owned business that will serve the community with neighborhood scale services that are in demand in both a current and post-Covid environment. As a single-story development, it will have no significant impact on privacy for neighboring residential uses.

The development of this vacant property into a vibrant commercial development will fulfill the Historic Avondale Infill Overlay objectives as specified below:

- Promote a healthy community by encouraging development and redevelopment of pedestrian-focused commercial businesses, such as those which encourage patrons to shop and dine for several hours without having to use their vehicles between stops
- Create a destination for unique retail, restaurant, entertainment and service uses that increase revenues and strengthen the City's tax base, drawing consumers both locally and regionally
- Respect the local and cultural significance of the City's original town site without hindering creativity in design
- Provide an environment where commerce can flourish in a traditional main street type of setting, with the knowledge that ample opportunity for suburban style development is available throughout the remainder of the City
- Create old-fashioned neighborhoods where a variety of housing types coexist alongside compatible commercial businesses

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The proposed use for a dual-tenant neighborhood commercial building is in alignment with the underlying zoning designation. The existing building on the site will be demolished and a new 2,072 sq. ft. multi-tenant neighborhood serving commercial building is proposed to be constructed. The building will consist of two (2) tenants, a hair and beauty salon 1,152 sq. ft., and a retail suite 920 sq. ft. The businesses will operate 7 days a week generally between the hours of 8:00 a.m. – 10:00 p.m. The salon will primarily be by appointment only, although walk-ins will still be accepted. Impacts from noise, vibration, odor, dust, glare, obstructed views, storm water drainage and traffic will be minimal and only what is normally associated with neighborhood commercial uses. Traffic will have ingress and egress from Main Street, and pedestrians will have a shaded courtyard entrance and walkway to either of the tenant spaces.

PROJECT DEVELOPMENT STANDARD MODIFICATIONS:

We have provided the below project data table that demonstrates the projects requested relief utilizing the HAIO overlay.

DEVELOPMENT STANDARDS	C-2	PROPOSED HAIO
Minimum Lot Width	None	None
Minimum Site Depth	None	None
Maximum Lot Coverage	None	None
Maximum Building Height	30'	30'
Front Setback	20'	10'
Street Setback	20'	10'
Rear Setback	20'	20'
Side Setback	15'	West: 0', East: 5'
Parking Setback	30'	30'
Interior Setback	None	None
Setback from a Residential District or Use	50'	50'
Parking Setback from Residential District or Use	25'	25'
Maximum Accessory Structure Height	15'	15'

* Not applicable to manufactured home parks.

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DEVELOPMENT STANDARD JUSTIFICATION:

The subject property lies within the boundaries of the Historic Avondale Infill Overlay District (HAIO). The purpose of this district is to promote and facilitate the development and redevelopment of vacant, underutilized, or abandoned properties within the City's revitalization area. It has been established as a method to address potentially incompatible development standards while maintaining the character of the surrounding area. The HAIO district may be used when other tools available in the zoning ordinance will not work to address the development needs of the property. Site specific development standards and performance requirements are established at the time of overlay zoning. It is the intent of the district to:

- Accommodate growth by encouraging and facilitating new development on vacant or underutilized land in areas that already have infrastructure, utilities, and public facilities.
- Encourage the use of innovative approaches to development that utilize sustainable development practices and incorporate environmental performance standards.
- Provide flexibility in development standards to facilitate infill development and redevelopment.
- Encourage pedestrian-oriented design and development consistent with the historic character.
- Promote a positive artistic environment within the district.

Current development standards make it impractical and financially infeasible to expand the existing building. Reductions in building setbacks and parking and parking lot landscape quantities are needed to complete the proposed project. Administrative relief is not an option since some of the reductions exceed the standards by more than 30 percent.

The subject property is relatively small in area for an intermediate commercial parcel at 14,480 sq. ft. The lot depth with ranges from 132-150 feet makes it extremely difficult to meet all setback, landscaping, and circulation requirements let alone a new building on the site. There is no ability to acquire additional land from the adjacent developed mobile home park or neighboring business. This property is within Historic Avondale which provides an opportunity to rezone to more suitable neighborhood serving and pedestrian friendly development and expanding the building to provide neighborhood-oriented services is an ideal use for this property that also aligns with the City of Avondale's goals for the historic district.

PARKING STANDARDS:

This request currently proposes a salon and a retail suite. Personal service uses require 1 space/250 SF. Retail requires 1 space/300 SF. The salon is considered a Service Use and requires 5 parking spaces. The retail space requires 4 parking spaces. 6 spaces are also being provided based off employee projections. A total of 15 parking spaces will be provided on site, inclusive of 1 ADA accessible spaces.

Although sufficient parking can be provided on site, relief from the following parking standards are being requested as part of the proposal.

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PARKING STANDARD	C-2	PROPOSED HAIO
Required covered Parking	10 percent of req'd. parking must be covered	No covered parking
EV Parking	1% of parking Level 2 (.14 spaces) 3% of parking EV capable (.42 spaces)	None



PARKING STANDARDS JUSTIFICATION:

COVERED PARKING: Providing structural shading components will further reduce the amount of parking that can fit on the site. The applicant is providing landscaped areas adjacent to the parking and mature tree canopies will provide the same shading benefit thus the applicant is seeking relief via the HAIO.

ELECTRIC VEHICLE (EV) CHARGING STATIONS AND FUTURE EV-CAPABLE INFRASTRUCTURE:

As a percentage of the overall parking area to be provided. One percent (1%) of required parking spaces must include a Level 2 EV charging station and three percent (3%) of required parking spaces are required to be constructed to be EV-capable for future installation of Level 2 charging stations. Those figures tally up to .14 and .42 spaces respectively. Due to the small number of parking spaces provided the infrastructure investment is cost prohibitive for what would amount to be less than 1 required space. We seek relief from this requirement.

LANDSCAPING AND AMENITIES:

The applicant will provide ample shaded pedestrian walkways and front courtyard as well as follow the Street Tree Master Plan for the Historic Avondale Area. However, due to the property's relatively small size and in order to accommodate the proposal the applicant is seeking to modify the following C-2 district standards as part of the HAIO request:

LANDSCAPE STANDARD	C-2 PROPOSED	HAIO
Landscape Setback - Adjacent to public street	Minimum 30'	10'
Landscaped side setback	15'	West: 0', East: 5'
Additional req'd. landscape	20% of site area	5%

LANDSCAPE SETBACK - Adjacent to Public Streets: The C-2 district requires a minimum 30' landscape setback, measured from property lines, adjacent to all public streets. The existing site has a building that is located 10' from the property line. The site is devoid of landscaping. Parking setback and circulation requirements make it extremely difficult to accommodate a 30' front setback. The HAIO request can reduce the requirement to create a more "urbanized" form which still compliments the historic character of the area by landscaping the 10' setback along the street frontage for an attractive, tree lined and thermally comfortable pedestrian experience.

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LANDSCAPE SETBACK -

Side: The C-2 district requires a min. 15' side landscape setback. Accommodating a building, landscaping, and drive aisle on an 84' wide lot is extremely difficult.

30 feet of combined landscaping for the sides and a 26' drive aisle would only permit for a 28' wide building. The applicant is seeking HAIO relief for a 0' side setback along the west property line, but will still landscape 15' along the west property line at the rear of the building and provide 5' of landscaping along the east property line. This will allow for a visually interesting building form that highlights the shaded pedestrian courtyard front and center of the building.



20% ADDITIONAL REQUIRED LANDSCAPE: 20% of the site is approximately 3,000 square feet of additional landscaping that is required under C-2. That amount is not feasible for a commercial lot of this size that is trying to comply with landscaped setbacks, parking, circulation, let alone a new building. The HAIO can provide the relief necessary to realize an investment in a neighborhood business that can serve the local community while still providing ample shade and frontage enhancement. To offset the landscape reduction thought was put into creating a useable open space area by pairing it with the front courtyard which will provide additional functional use of the new landscaping being installed, and additional landscaping towards the rear portion of the property as well.

OPEN SPACE AND AMENITIES:

The proposed development would maintain a streetside front setback of 10 feet to provide enough landscape area to successfully plant trees and a seated courtyard area, improving the pedestrian streetscape experience and bring the building closer to the public realm while maintaining adequate circulation on site.

WALLS GATES AND ENTRY FEATURES:

There are no new walls being proposed as part of this development. An attractive shaded seated courtyard area will be placed between the building and the street encouraging patrons and pedestrians alike to enjoy the thermal comfort and sights of a pedestrian oriented destination.

ARCHITECTURAL DESIGN:

The proposed development would refresh and invigorate what has otherwise been the site of a vacant boarded up building by providing a more vibrantly landscaped and pedestrian friendly frontage. This will be achieved through entry canopy architectural embellishments, multiple building materials to break up any feelings of a "blank wall" effect, and lush new landscaping which will work to offset the urban heat island effect and provide much needed pedestrian shade along the frontage sidewalk.

Project Design will be consistent with the performance standards of the City of Avondale Zoning Ordinance and to the standards set forth in the Historic Avondale Design and Development Guidelines. As the basis of implementing design quality while maintaining the area's small-town charm the following criteria will be provided:

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- Buildings will be compatible with historic Avondale character and architecture. All sides of a structure will exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability. Visible side and rear building facades will have a level of trim and finish compatible with the front facade.
- Design will improve the character of its streetscape. A minimum of 75 percent of the sidewalk and pedestrian way will be shaded and will take advantage of shade cast from the building façade itself.
- Building will be designed to be compatible with the human scale and shall also preserve the residential and historic character of the surrounding neighborhood.
- Storefront windows will be utilized to allow views into and out of ground level spaces. Clear or lightly tinted glass will be used in windows, doors and display windows.
- Façade surfaces adjacent will be no more than twenty-four (24) feet in length without an opening.
- No building will be over fifty (50) feet wide as viewed from the property frontage
- All retail entrances will be sheltered by use of a porch, canopy or awning.
- All customer entries will be open to the public right-of-way and provide a shaded walking path leading to the sidewalk in the right of way.

SITE DESIGN CRITERIA:

The proposal is consistent with the City's 2012 General Plan and the applicable Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista/Rio Vista. The document identifies vacant properties along the north and south sides of Buckeye Road (MC85/Main Street) from Litchfield Park to Dysart roads as appropriate for more commercial uses.

This development hits on the following objectives:

- Improves Land Use by revitalizing a vacant underutilized lot to promote new development and revitalization of the Old Town site through thoughtful building design.
- Improves Health of neighborhood by increasing commercial offerings to residential neighborhoods providing access to services, and places to dine, and shop.
- Improves Mobility by enhancing pedestrian experience along street frontage through repaired and shaded sidewalks and inviting storefronts
- Improves Economic Development by adding local, small businesses into a historic commercial core
- Encourages a mix of residential, office, retail, restaurant, and service use along with entertainment activities working towards helping the area achieve an 18-hour day-to-night activity environment.

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In addition, goals and objectives 7.0 Codes and Ordinances, 7.1 Land Use and Zoning, calls for "Rezoning) properties south of Buckeye Rd from Litchfield Rd to Dysart Rd to encourage denser development". This would allow for more appropriate human scaled, small commercial uses as the document also add that "the MC 85 corridor has significant barriers to substantial redevelopment despite having high traffic volumes. On the south, residential development presents a major impediment even for the parcels that are currently undeveloped."

Along these same lines, "additional sidewalk and vacant lot edge planting would also improve the overall look of the neighborhoods", "Add trees in the three areas, lessen heat island effect", and ##Promoting neighborhood-serving businesses", are all goals this development would be able to quantify towards meeting area goals.

Ingress and egress will occur from a driveway off Main Street. Circulation will be via a 26' drive aisle to allow vehicles enough area to maneuver and park, as well as to accommodate emergency and solid waste vehicles.

Water and Sewer services are available and will be obtained by going through the proper submittals through the City's Engineering Division. A private water system will need to supply the fire sprinkler system, subject to any structure specifications.

CONFORMANCE WITH THE GENERAL PLAN

For the reasons noted in the previous paragraphs, application of the HAIO overlay is necessary to allow the proposed dual tenant commercial building. Even though development standards will be reduced as part of this request, it should be noted that the proposed expansion will still represent a significant improvement to the property. The aesthetics of the site and surrounding area will be enhanced by the construction of the proposed building, newly installed landscaping and tree lined street frontage enhancing the pedestrian experience. Section 504.F of the City's Zoning Ordinance states that any application requesting a rezone to the HAIO District must meet three (3) specific findings, as follows:

FINDINGS

1. The project will further the objectives of the General Plan and not adversely affect the historic character of the community.

LAND USE ELEMENT, GOAL 3, POLICY C - "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity."

Landscaping on the site is currently non-existent. Through redevelopment of the site a revitalized and engaging landscaped and shaded street frontage will be gained as a community asset. Approval of the proposed HAIO will not result in a new condition that negatively impacts surrounding properties or Historic Avondale.

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QUALITY OF LIFE ELEMENT, GOAL 4, POLICY A – “Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.”

The current site is designed in a suburban fashion. Approval of the HAIO allowing the redeveloped site to be closer to the street than current conventional zoning requires will allow for an urban-style interaction between the new building and street, enhance sidewalk connectivity, and improve the aesthetics of the site and area.

2. As previously identified, development standards of the C-2 district make redevelopment of the site very difficult. Reductions in building and landscape setbacks, landscape quantities, and parking standards are needed to allow the proposed expansion to move forward. While the City can offer Administrative Relief, allowing Staff to approve a reduction of any development standard by up to 30 percent, this process is not an option since the proposed reductions exceed the standards by more than 30 percent. Application of the HAIO overlay to the site is the only way to allow for viable redevelopment of the site.

3. The project provides a historic design that creates a pedestrian oriented environment. The conceptual building designs illustrate the intent to provide an attractive building that reflects the history of Avondale and the greater southwest. The proposed courtyard pays homage to the historical importance of having comfortable areas to gather, socialize, or seek respite while walking from day-to-day activities. While this design is conceptual and subject to modification prior to construction, it can be said with certainty that the future building will present a significant enhancement from what is existing today.

Regarding the desire for a pedestrian-oriented environment, sidewalks will be repaired or replaced, street frontage will be tree lined and shaded, and ample landscaping will be installed, greatly enhancing pedestrian experience in the vicinity.

It is our strong belief that applying the HAIO overlay is in conformance with the General Plan 2030, meets the HAIO requirements contained within Section 504 of the Zoning Ordinance, and that the proposed development standards are consistent with the desired character of development for this area.

By granting HAIO relief for our proposal the city would be meeting initiatives and goals including fostering sustainable community development and encouraging a flexible environment responsive to market trends. Thus, the applicant humbly requests that you grant relief for the proposal in the form of the HAIO. Thank you for your time and consideration.

Respectfully,

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Exhibit H - Neighborhood Meeting Summary

Electronically Submitted September 19, 2023

SEP. 19, 2023



DEVELOPMENT SERVICES DEPARTMENT
CITY OF AVONDALE
11465 W. CIVIC CENTER DR., AVONDALE, AZ 85323
ATT'N. JOSHUA T ORTON, AICP & SENIOR PLANNER- PLANNING

MINUTES FROM ZOOM MEETING TIME: SEP 5, 2023 06:00 PM ARIZONA
ATTENDEES:

FOR THE CITY:
JOSHUA T ORTON
JODIE NOVAK
JAMIE LYNN GONZALEZ

OWNER: JUANA ENCARNACION VAZQUEZ

ARCHITECTURAL TEAM:
ALVARO BENITEZ
EDUARDO RUIZ
MARTIN SANDINO

TOPICS:

OVERVIEW,
THE PROJECT GOALS, SIGNIFICANCE OF THIS & HOW BENEFICIAL THE IMPROVEMENTS ARE &
MENTION OF SOME OF THE PROGRAMS OFFERED, HOWEVER NONE FINANCIAL.
LINKS TO DEPARTMENTS & SOME HELP ITEMS MENTIONED & PHONE NUMBERS SHARED.
DATES FOR PLANNING COMMISSION & COUNCIL HEARING MENTIONED.

THERE WAS NO NEIGHBORHOOD PARTICIPATION AT ALL.

Sincerely,

MARTIN SANDINO AIA



EXPIRES: 3-31-2024

ARIZONA REGISTRATION # 59457
1500 N. SUNVIEW PARKWAY #53 GILBERT, ARIZONA 85234

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