Planning Commission
Notice & Agenda
Wednesday, November 15, 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. APPROVAL OF MINUTES

Approval of October 18, 2023 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

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

Planning Commission will 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 Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

b. ASHLEY FURNITURE – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0140

The Planning Commission will hold a public hearing and consider a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to amend the 2030 General Plan Land Use Map for approximately 65.7 net-acres located at the northwest corner of 107th Avenue and Roosevelt Street for Ashley Furniture, a proposed office/industrial/retail campus development. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Freeway Commercial, High Intensity Office, and Mixed Use to Business Park. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla

c. ASHLEY FURNITURE – REZONING – APPLICATION PL-21-0141

Planning Commission will hold a public hearing and consider a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to rezone approximately 75.7 gross acres of land

located at the northwest corner of Roosevelt Street and 107th Avenue from the Avondale Gateway Center Planned Area Development (PAD) to the Ashley Furniture PAD. The proposed PAD will allow for office/industrial/retail campus development. There is an accompanying request to change the General Plan land use designation from High Intensity Office, Mixed Use, and Freeway Commercial to Business Park. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla

d. GENERAL PLAN 2030 UPDATE - MAJOR GENERAL PLAN AMENDMENT - APPLICATION PL-23-0260

Planning Commission will hold a public hearing and consider a City-initiated request for a Major General Plan Amendment to update the Avondale General Plan 2030, application PL-23-0260. The updated version of the Avondale General Plan 2030 is an amended version of the Avondale General Plan 2030 which was ratified by the Avondale voters on August 2, 2022. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Director of Development Services Department

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

January 17, 2023

8. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistiran 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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

PLANNING COMMISSION
REGULAR MEETING MINUTES

Wednesday, October 18, 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 Alan Agundez Castillo
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Larry White

COMMISSIONERS EXCUSED ABSENT
Commissioner Lisa Osborne
Alternate Julia Arnette

CITY STAFF PRESENT
Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Nicholle Harris, Attorney
Joshua Orton, Senior Planner
Marcella Carrillo, City Clerk

3. **APPROVAL OF MINUTES**
Chair Thompson called for a motion on the July 19, 2023, meeting minutes. Commissioner Agundez-Castillo moved to approve the minutes as written; Commissioner Warren seconded the motion

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

Upon Vote, the motion passed 6 to 0

4. **PUBLIC HEARING: Discussion Items**

a. **McDowell Villas PAD – Rezone – PL-22-0230**
Chair Thompson stated that at the request of the applicant to re-advertise the public hearing, this presentation has been continued to the November 15, 2023, meeting.

Chair Thompson called for a motion to continue.

Vice-Chair White moved to approve the applicant's request for a continuance of the public hearing on PL-22-0230 for McDowell Villas PAD Rezone to the November 15, 2023, Planning Commission meeting. Commissioner Meginnis seconded the motion

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

Upon roll call vote, the motion passed 6 to 0

b. Vazquez Building – HAIO Rezone – PL-22-0186

Joshua Orton, Senior Planner, provided an overview of the request by Mr. Martin Sandino of Martin Sandino Architecture & Planning, LLC, on behalf of Juana Vazquez and Hipolito Mendez, application for a Historic Avondale Infill Overlay (HAIO).

The 0.34-acre property is located at 219 West Main Street in the historic district. The current Community Commercial (C-2) zone and Local Commercial General Plan Land use will remain unchanged. The overlay will allow the development of a 2,072 square foot commercial site and the construction of a modern designed two-suite commercial building for retail use. There is a west side elevation with minimal windows to maintain privacy from the adjacent mobile home park playground. The primary access will be off West Main Street.

This request conforms with the general plan land designation, the commercial and industrial design manual, and the C-2 development standards, with the requested deviations. It is compatible with land use relationships and serves the intent of the Avondale Zoning Ordinance, to create high-quality commercial development that seeks to revitalize an underdeveloped commercial area in the city.

The proposed development standards include

- Building setback reductions
    - 20-10 feet in front and street
    - 15-5 feet on east side
    - 15-0 feet on west side
- 30-10 feet landscape setback
- 20% - 5% reduction in landscape coverage
- Reduction of parking standards from one EV charging space to zero due to the small size of the parking lot and intended retail use.

A virtual neighborhood meeting was held September 5, 2023, with no public attendees. One public comment in favor of the proposal was received through Avondale Connect.

Juana Vazquez stated as translated by Sylvia Willem Marcor, City of Avondale Planner, the intent is to give back to the community and provide area residents with a barbershop and ask for the Commission to approve this project.

In response to the Commissioner's questions, Mr. Orton stated the remaining building on site does not have historical significance for Avondale because it was a residential facility that has been abandoned for a significant period and will be torn down.

Chairman Thompson opened the public hearing for PL-22-0186. With no requests from the public to speak, the public hearing was closed.

Commissioner Warren moved to recommend approval of PL-22-0186 The Vazquez Building Rezone. A rezone request of 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, subject to the one approval as listed in the staff report. Commissioner Agundez-Castillo seconded the motion

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

Upon roll call vote, the motion passed 6 to 0

5. COMMISSIONER ANNOUNCEMENTS

Chair Thompson announced this could be his last meeting as he may not be able to attend the November meeting and his term is up as of December 31, 2023.

6. PLANNING DIVISION REPORT

Mrs. Lorbeer stated the first public hearing for the General Plan update will be held on Wednesday, October 25, 2023, at the Avondale Resource Center.

7. CALENDAR

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

8. ADJOURNMENT

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

Commissioner Meginnis made a motion to adjourn; seconded by Vice-Chair White

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

Upon vote, the motion passed 6 to 0

Meeting Adjourned at 6:15 p.m.

_____ _____

Vice Chair, Larry White Date

AGENDA ITEM REPORT

ITEM NUMBER: 4.a.

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

MEETING DATE: 11/15/2023

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 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 Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:
This agenda item was continued from the October 18, 2023 Planning Commission meeting.

The approximately 12.34 acre vacant subject property (Exhibits A and B) is located west of the northwest corner of McDowell Road and Avondale Boulevard (Assessor Parcel Number 501-74-889). The site, which was annexed by Ordinance 1172-206 in March of 2006, is bordered by Planned Area Development (PAD) zonings consisting of multi-family residential and commercial uses. There is a 30-foot wide property, United States of America (USA) Fee land, that exists to the south between the existing right-of-way and the proposed site. To the south across McDowell Road is a mixed use development called the District at Crystal Springs.

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 for 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: Salt River Project (SRP) Electrical Substation, zoned Maricopa County RU-43.
East: A 22.61-acre property currently under development and zoned Avondale Commons PAD, which consists of a mixed use (multi-family residential and C-2 commercial) site on the northwest corner of Avondale Boulevard and McDowell Road.
South of McDowell Road: Vacant land, zoned Crystal Springs PAD.
West: A 5.36 acre property developed as a self-storage facility and zoned Avondale Asset Storage PAD.

SUMMARY OF REQUEST:
The applicant is requesting to rezone from Agricultural (AG) to McDowell Villas Planned Area Development (PAD) for the subject property (Exhibit D). The proposed PAD will establish a for-rent, townhome style development on approximately 12.34 acres of agricultural property. In the future, the platted subdivision would permit the sale of individual lots if desired.

The proposed PAD with underlying R-4 multi-family residential zoning includes 164 townhome-style units, an attached single-family style housing product, connected with an integrated open space element that combines public open space with private yards. Each unit will be provided with its own two-car garage with additional guest parking being provided throughout the development. Amenities for the project include a shaded playground, community center, pool, and multiple open courtyards located throughout the connected open space that serves as gathering nodes for the residents. Development is expected to occur in a single phase.

Interconnectivity to surrounding sites is proposed via the pedestrian path located along McDowell Road as detailed in the preliminary landscaping and hardscape plans. Surrounding commercial sites are accessible via the easterly route to the future Avondale Commons development and to the west with the Avondale Asset Storage property. The District at Crystal Springs, a recently approved mixed use development, is located to the south across McDowell Road. Access to recreational amenities is available within one-mile of the proposed development at Friendship Community Park.

The proposed PAD includes development standards that are based on the City's Multi-Family Residential (R-4) zoning; however, there is a request to modify standards around the perimeter of the site to increase the front yard setback, rear yard setback, side yard setbacks, and reduce setbacks to surrounding single-family residential zoning districts. Because the project is a townhome-style development with common walls, deviations to reduce the minimum building setbacks to zero (0) feet are also requested for each lot.

The proposed development standards will facilitate the creation of individual townhome lots where each unit is on its own parcel. The applicant further seeks to mitigate the deviation from the underlying development standards by limiting the allowed density and enhancing the landscape standards to create an attractive, well-landscaped townhome community that provides an appropriate transition in scale and density from the adjacent properties. The proposed standards serve the additional purpose of navigating the constraint of the 30-foot wide USA fee land the applicant is required to vacate when developing the property.

The Site Plan shows the proposed building layout, which orients each unit's main entrance towards the shared common open space. The reduction in setbacks along the front lot lines allows the buildings and front porches to seamlessly integrate into the connected pedestrian paths to foster a sense of community throughout the development.

The proposed architectural building design reflects a contemporary style blended with a neo-colonial architectural style and incorporates material and color changes throughout the differing palettes and elevations presented.

The orientation toward McDowell Road ensures the City's design expectations in the Freeway Corridor Specific Area Plan are met for the building elevations. Variations in palette schemes will be expected throughout the development with the emphasis being on those units that will face the major roadways in the Freeway Corridor. Development that is limited to three stories and promotes alternative modes of transportation is also called for and is satisfied by the design of the proposed townhome structures. The proposed buildings will be two (2) stories in height.

Vehicular access to the McDowell Villas site is provided via a primary entrance (50 feet wide) on the western edge of the property near 119th Avenue. An additional access drive (26 feet wide) is also provided along the eastern side of the parcel.

Landscaping requirements for the project must substantially conform to the Conceptual Landscape Plan submitted with the application. Enhanced landscaping standards are shown that include increasing the minimum landscaped area requirements from 25 percent to 40 percent of the net site area.

A Site Plan and Design Review application for the housing product will be reviewed administratively, following any approval of this rezoning request by the City Council, to ensure conformance with the PAD Narrative and exhibits thereto.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on Tuesday, June 13, 2023. The meeting was held virtually via Zoom. The notification of this meeting was completed in accordance with notification requirements. The applicant was available to answer any questions about the project. There were no attendants at the neighborhood meeting aside from City Staff and the applicant's team. The Neighborhood Meeting Summary is attached as Exhibit E.

All required notifications for 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 Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD), both of which have provided a Certificate of Adequate School Facilities form (Exhibit F). Both the PESD and TUHSD have indicated that the districts have adequate capacity to accommodate the estimated enrollment for the proposed development and that no school site within the development is needed.

ANALYSIS:
The Planning Commission must determine that the proposed PAD complies with all five (5) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below:

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 Area Plan.

General Plan

- Land Use Goal #3, Policy D: Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.
- Land Use Goal #8, Policy C: Take alternative methods of transportation, including transit, bus, and walking into account when considering all proposals for development.
- Housing Goal #2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.
- Housing Goal #2 Policy B: Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.
- Housing Goal #4: Require excellence and innovation in residential design and construction.
- Housing Goal #4 Policy B. Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout
- Housing Goal #4 Policy C. Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles
- Housing Goal #4 Policy D. Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle
- Recreational Amenities Goal #1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.
- Circulation Goal #1: "Provide a transportation system that is complimentary to the existing and planned land uses." The development will provide pedestrian access to the surrounding developments and will integrate into the existing public transit system.
- Transit Oriented Development Goal #2, Policy D: "Consider a range of housing types that will encourage a mix of residents, such as families, singles, and seniors, and allow for a mix of income levels.

The proposed development provides a transition in housing type from the multi-family Avondale Commons property to the east and the traditional single-family Palm Meadows subdivision to the west. The remaining housing options within the contiguous mixed use General Plan area contain developments of varying intensity. New subdivisions proposing a townhome style product seek to bridge the gap between the two differing intensities. The McDowell Villas PAD accomplishes this goal in designing and developing an innovative residential community by orienting the townhomes towards common open courtyards within interconnected pedestrian paths across the site. The site design encourages enhanced interior pedestrian circulation, which strengthens the overall village concept in the General Plan's residential component. Multimodal transit opportunities will be available on the corner of McDowell Road and Avondale Boulevard as well as near the entrance to the development via Valley Metro bus service.

The Freeway Corridor Specific Plan (FCSP)
Objective #2: Establish design requirements based on and specific to the General Plan designation of a developable property to ensure Freeway Corridor subareas achieve their intended purposes.
The intended purpose for this area of the Freeway Corridor is to present a mix of residential and commercial uses that include a variety of housing options. This project achieves these goals by incorporating a two (2) story housing

product into an existing mixed use area that provides a transition in scale from higher density multifamily to lower density single family subdivisions.

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.

According to the Avondale Municipal Code, "The purpose of the Planned Area Development (PAD) District is to promote the development of mixed-use developments and/or residential subdivisions that include residential, commercial or business park development according to an overall plan." The McDowell Villas PAD achieves this purpose by establishing a development that integrates into the larger plan area and a uniquely designed residential product that encourages pedestrian circulation and interconnectivity. The uses proposed by the PAD follow the underlying R-4 Multifamily zoning with requested deviations shown below to optimize placement of townhome units within the development:

- Maximum units allowed: Reduce density from 1 unit for every 1,452 square feet to 1 unit for every 2,800 square feet
- Site Building Coverage: Reduce from 50 percent to 40 percent
- Street Side Setbacks: Increase from 25 feet to 30 feet
- Landscape Setback: Increase from 25 feet to 30 feet
- Minimum Landscape Areas: Increase from 25 percent to 40 percent net site area coverage
- Front yard setback: Reduce from 25 feet to 0 feet.
- Rear and Side yard setbacks: Reduce from 0 feet for lots with common walls and 15 feet for lots with no common walls to 0 feet.
- Single-Family Zoning District Setback: Reduce from 75 feet to 15 feet.

The required landscaped area on the site will be increased from the minimum 25 percent net site area coverage to 40 percent in order to create an interconnected open space element. Tree plantings will adhere to the Zoning Ordinance and Street Tree Master Plan (STMP) landscaping requirements. Reduction of the single family zoning district setback to 15 feet accounts for the existing electrical substation and vacant land located north of the subject site and zoned Agricultural. Adherence to these requirements will ensure that significant landscape areas, tree sizes, and plant quantities, are provided throughout the site and that the site has landscaping features that are in harmony with the larger character area identified in the STMP.

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.

Vehicular access to the site is provided via two entrances on McDowell Road. 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 McDowell Villas will function in a safe and efficient manner.

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

In addition to establishing standards for design, materials, and colors, the McDowell Villas PAD contains building elevations for the proposed development. The attached renderings depict buildings of a contemporary style incorporating a neutral color palette.

The proposed buildings incorporate multiple architectural techniques to break up long wall planes and make the highly visible buildings aesthetically appealing. Variation in roof pitches, color changes, and reveals, are provided to break up long walls and enhance the appearance of the development. Vertical architectural design elements along with accent color changes provide an asymmetrical building façade which creates a unique aesthetic interest. The finished product creates a development that succeeds in creating a sense of place while also integrating into the surrounding developments.

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 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 with the PAD, the proposed McDowell Villas project will help further Avondale's goals and objects for the area in both the General Plan and the Freeway Corridor Specific Area Plan.

DISCUSSION:
The proposed PAD meets the following findings:

1. The proposed McDowell Villas PAD conforms with the General Plan Land Use Map designation of Mixed Use.
2. The proposed McDowell Villas PAD conforms with the Freeway Corridor Specific Plan.
3. The proposed McDowell Villas PAD conforms with the applicable Design Manuals for Development and Zoning Ordinance aside from the requested deviations.
4. The proposed McDowell Villas PAD will result in compatible land use relationships.
5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
6. 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:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0230 a request to rezone the property from Agricultural (AG) to McDowell Villas Planned Area Development (PAD) to allow the development of a 164 unit townhome subdivision, subject to the following six (6) conditions of approval:

1. Development shall conform to the McDowell Villas PAD Narrative date stamped November 2, 2023, except as modified by these conditions.
2. The exact location and nature of future bus stops will be coordinated with SRP and the City of Avondale Public Works Department on McDowell Road immediately adjacent to the project.
3. All powerlines less than 69kV must be underground. Any underbuilt power lines less than 69kV along McDowell Road may have to be underground to avoid a conflict with street light poles/mast arms.
4. McDowell Road Street improvements will be constructed along the Salt River Project parcel (APN 501-74-001K). The driveway width shall be verified with SRP.
5. The developer shall install a raised median at the eastern access to the site to ensure a right-in-right-out traffic flow.
6. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-22-0230, McDowell Villas Planned Area Development, to allow the development of a 164 unit townhome subdivision subject to six (6) recommended conditions of approval as listed in the staff report.

Exhibit A

Aerial Map

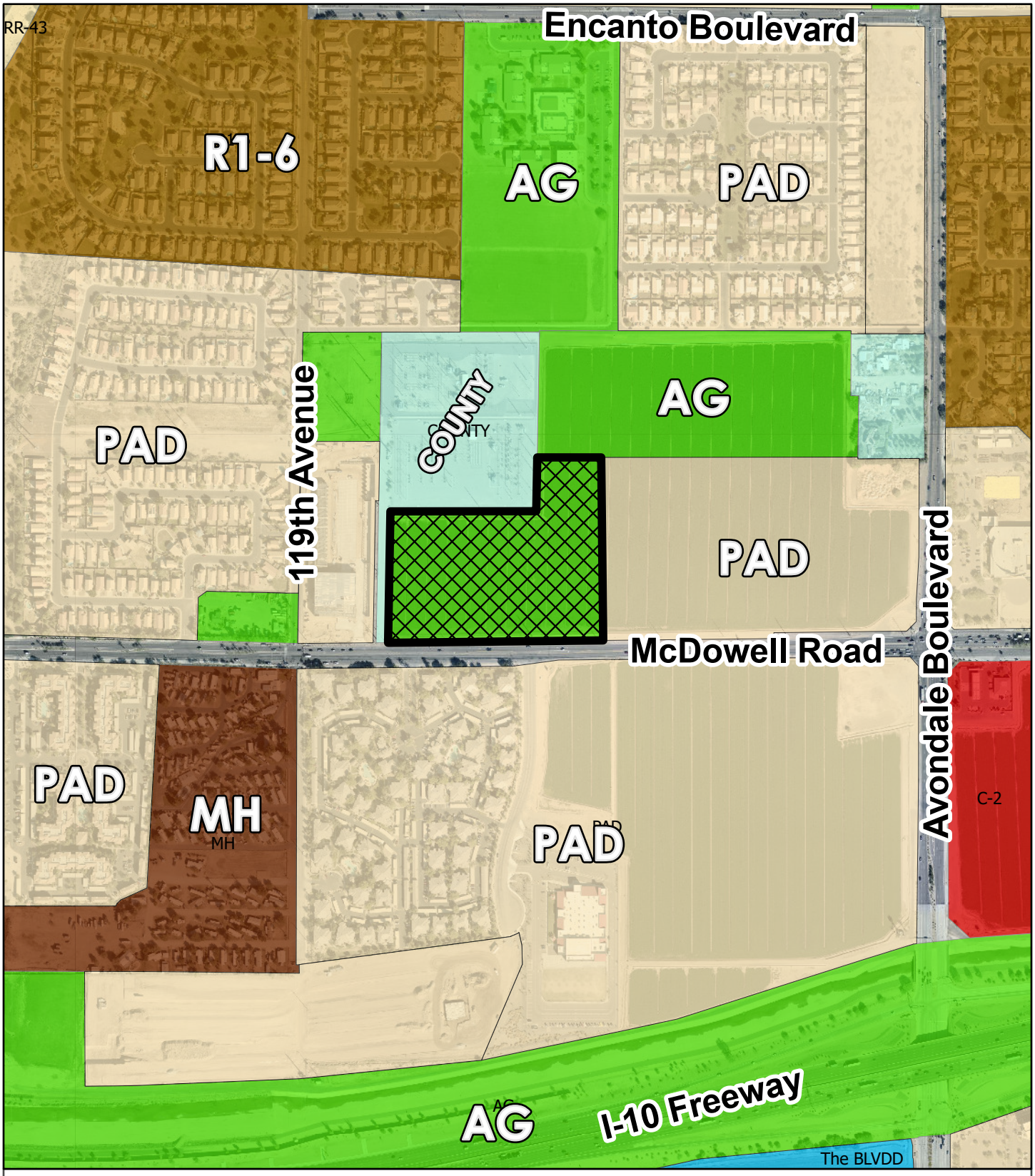
Avondale

Subject Property

N
W E
S

Date: 5/22/2023

Exhibit B



Zoning Vicinity

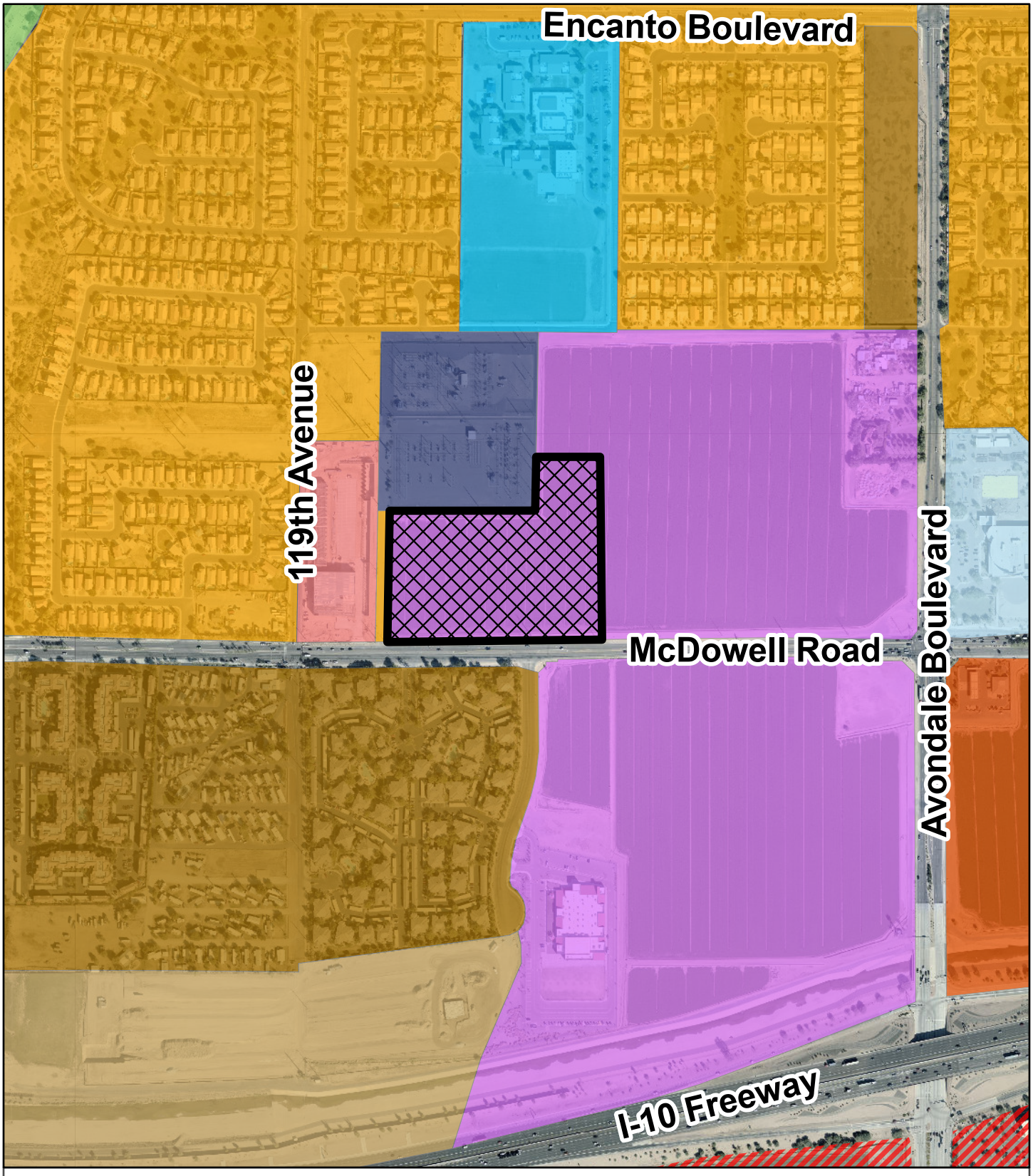
Avondale

Subject Property

N
W E
S

Date: 5/22/2023

Exhibit C



General Plan Land Use

Avondale

- Education
- Freeway Commercial
- Gateway District
- High Density Residential
- Local Commercial
- Mixed Use
- Office/Professional
- Open Space and Parks
- Public/Civic
- Medium/High Density Residential
- Medium Density Residential

Subject Property

N
W E
S

Date: 5/22/2023

Exhibit D - PAD Narrative
Electronically Submitted November 2, 2023

McDowell Villas

A Rêve Community

Planned Area Development

PL-22-0230

Revised: July 18, 2023

Submitted by:
Beus Gilbert McGroder PLLC
701 N 44th St
Phoenix, AZ 85008
480.429.3000
Contact: Paul Gilbert / Kurt Waldier

BGM
Beus Gilbert McGroder

Principals and Development Team

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Exhibits

Exhibit 1. Property Boundary and Legal Description
Exhibit 2. Preliminary Site Plan
Exhibit 3. Circulation Plan
Exhibit 4. General Plan Map
Exhibit 5. Landscape Plan
Exhibit 6. Open Space Plan
Exhibit 7. Conceptual Elevations

Project Profile

Project Name	McDowell Villas
Property Owner	Trilogy Investment Co 6260 Avalon Blvd. Alpharetta, GA 30009
Assessor Parcel Number	501-74-889
Project Location	Approx. 1,320 feet west of the northwest corner of Avondale Boulevard and McDowell Road
Project Area	13.4 gross acres / 12.5 net acres
Current Zoning	AG
Proposed Zoning	PAD
General Plan Designation	Mixed Use
Development Team	PROPERTY OWNER AND DEVELOPER Trilogy Investment Co 6260 Avalon Blvd. Alpharetta, GA 30009 www.trilogyrez.com (678) 802-4919 APPLICANT AND LEGAL REPRESENTATIVE Beus Gilbert McGroder PLLC 701 North 44th Street Phoenix, AZ 85008 www.beusgilbert.com (480) 429-3000 LAND PLANNING AND ENGINEERING Bowman Consulting Group Ltd 6751 North Sunset Blvd, Suite 325 Glendale, AZ 85305 www.bowman.com (623) 299-8980

Executive Summary

This application requests the City's support to create a Planned Area Development (PAD) on approximately 13.4 gross acres (12.5 net acres) generally located on the north side of McDowell Road and one-quarter mile west of Avondale Boulevard. This PAD is proposing to develop 164 townhome units with a net density of 13.8 dwelling units per acre. The McDowell Villas PAD creates a walkable townhome community in the middle of a mixed-use area, adjacent to Avondale Commons, and in close proximity to many recreational amenities, such as the Friendship Community Park and the Agua Fria River corridor. The townhome development will provide a new, high-quality housing typologies not currently available in the area today, providing options and opportunities to current and future Avondale residents seeking a live, work, play lifestyle in a transit-oriented environment.

The townhomes also offer low-maintenance housing for a diversity of future residents, including first-time homeowners, single employees, empty nesters, and retirees alike. The townhomes are integrated with and oriented to an internal network of open courtyards and pedestrian paths, which also connect the community to the public sidewalk along McDowell Road. This innovative design fosters a more social and active neighborhood, creating a greater sense of community for residents. Within the open courtyards and connected by the pedestrian paths is an abundance of recreational amenities, such as of the community gathering nodes and seating areas, as well as a community center, swimming pool, playground, and dog park.

In all, the approval of the McDowell Villas PAD will bring an aesthetic, high-quality, pedestrian-oriented townhome community to the City of Avondale that will attract new residents to the transit-oriented, mixed-use district.

A. Property Overview

Site Description

The site (**Exhibit 1. Property Boundary and Legal Description**), APN 501-74-889, encompasses 13.4 gross acres located along the north side of McDowell Road, approximately a quarter mile west of Avondale Boulevard, and will consist of approximately 12.5 net acres (including the SRP easement area) after a 41-foot right-of-way dedication along the north side of McDowell Road, which abuts a 30-foot-wide USA fee land on which SRP maintains rights to and will be providing the roadway licenses for improvements. This 30-foot strip of land will be provided a formal easement to SRP in a Final Plat (herein referred to as the "SRP easement). The remainder and majority of the subject property is currently vacant tilled land, previously used for agriculture. The topography of the site is relatively flat with existing grade falling from north to south. There are 69KV powerlines that extend along the McDowell Road frontage and a 30-foot-wide transmission line easement crosses through the property on a north-south alignment in line with 117th Ave and extends to the existing electric substations abutting the site to the northwest.

The site is designated in the Avondale General Plan 2030 as Mixed Use, which is intended for innovatively designed developments that foster live, work, and recreate environments for residents within the same development or close by, with a target residential density of 20 dwelling units per acre. However, the site is zoned AG for agricultural purposes, which is inconsistent with the Avondale General Plan 2030 land use designation for the property and often used solely as a holding zone until the land is suitable for rezoning and development.

Relationship to Surrounding Properties

North: There are two electric substations located to the northwest on 15.4 acres within unincorporated Maricopa County and zoned RU-43. Salt River Project (SRP) shares the immediate north/northwest property line, and Arizona Public Service (APS) has a separate substation immediately north of SRP. Both share use of a private drive along the entire west property line extending from McDowell Rd. The northwest boundary of the site is vacant tilled land like the subject site.

South: South of McDowell Road is zoned PAD (Crystal Springs) between Avondale Boulevard and 119th Avenue, which allows a mix of R-4 zoning at 22 dwelling units per acre and C-2 zoning for a variety of commercial uses. Currently developed within this PAD is the 2-story Crystal Springs Apartments and Sun Valley Academy. The remaining 45.5 acres of the PAD is vacant tilled land, similar to that north of McDowell Road. South of this PAD is the I-10 corridor.

East: The 22.6-acre Avondale Commons mixed-use community is approved for development on the land east of the site and up to Avondale Boulevard. This development includes various multifamily unit types along with a hotel, restaurants, office buildings, medical facilities, and additional retail shops. The western portion of Avondale Commons that is adjacent to the site in subject is intended for higher density multifamily at 26 dwelling units per acre within 4-story structures approved for up to 55' in height. Where parking canopies are proposed along their west property line, the requested setback is 0'. East of Avondale Commons and across Avondale Boulevard is the Phoenix Children's Southwest Valley Urgent Care facility also zoned PAD.

West: The land immediately west is a 50' wide access way also owned by SRP and that connects the SRP and APS substations to McDowell Road. Beyond this SRP/APS access road is a self-storage facility at the northeast corner of 119th Avenue and McDowell Road zoned PAD. West of 119th Avenue is a combination of residential types, including the Palm Meadows single-family subdivision zoned PAD, a manufactured home community zoned MH, and the Ashton Pointe 3-story multifamily apartment complex zoned PAD at 20 dwelling units per acre. Just beyond the Ashton Point apartments is Friendship Park and the Agua Fria River corridor.

B. Project Description

Development Plan

The McDowell Villas (**Exhibit 2. Preliminary Site Plan**) will establish a walkable, high-quality townhome neighborhood in a growing mixed-use center in the City of Avondale. The site is well positioned for a new townhome community due to its centrality and proximity to live, work, and play opportunities. The McDowell Villas are adjacent to the future 22.6-acre Avondale Commons mixed-use community to the east, that will include a plethora of commercial and employment opportunities within walking distance; less than a half mile from both Canyon Breeze Elementary School and West Point High School; less than a half mile from Friendship Community Park and Agua Fria River corridor, providing an abundance of recreational opportunities in the vicinity, including recreational fields and courts, walking and biking paths, dog parks, splash pads, and playgrounds.

The development will include 164 two-story townhome units for a net density of 13.8 dwelling units per acre. Although this is just under the General Plan's target density of 20 dwelling units per acre, this project will offer an alternative housing typology and provide a transition between the surrounding high-density multifamily housing and the single-family Palm Meadows subdivision in the vicinity.

The townhomes will be oriented towards open courtyards with a series of interconnected landscaped walking paths providing pedestrian access to the front door of each dwelling unit. These paths connect each home to the various open courtyards and amenities across the site. These pedestrian paths also

connect to three secured pedestrian access gates along the southern boundary of the site that provide access to and from the public sidewalk along McDowell Road, making this a highly walkable, pedestrian-oriented community with direct pedestrian and bike connectivity to the future commercial and employment opportunities at Avondale Commons, as well as recreational opportunities at Friendship Community Park and along the Agua Fria River corridor. Additional amenities within this community include community gathering nodes and seating areas, as well as a community center, swimming pool, playground, and dog park.

In addition to the pedestrian connectivity, there are two gated vehicular access points to the community, both along McDowell Road. The main access is near the far western end of the site, and leads into a small roundabout in from the community clubhouse prior to a controlled gated entry point. Past the controlled resident-only gate is a series of interconnected drive aisles that provide access to private, rear-loaded two-car garages on the ground floor of each individual townhome. Rear-loading these garages helps screen the garage doors from community view in common open spaces. There is an additional gated emergency access point approximately 600 feet east of the main entrance.

The new neighborhood will provide open space and amenities to its residents well beyond what is required by Avondale. In addition to the many amenities and pedestrian paths, the community will be well landscaped open space covering over 40% of the net site area.

Character and Theme

The character and theme of this project focuses on the internal landscaped courtyards that are integrated across the McDowell Villages and front each townhome. These aesthetic courtyards provide a common thread across the community, and provide a local gathering place for residents to interact with each other on a regular basis right out their front door. Residents will not be separated by a vehicular street or 6-foot boundary wall that create barriers to resident interaction. Rather residents will be more closely connected to their neighbors sharing the common courtyards. This connectivity of residents will bring the residents closer together, fostering a strong sense of community.

Circulation

McDowell Road serves as the southern boundary of the PAD and will provide the primary access into the Project. McDowell Road is designated as a minor arterial and currently has five lanes of traffic, two each way with a painted common left turn lane. There will be two access points: the main entrance will be located opposite the main entrance into the Crystal Springs Apartments on the south side of McDowell Road and be provided a 14-foot-wide right turn lane/deceleration lane within the 30-foot SRP easement, and a secondary access which will be right-in and right-out approximately 600 feet east along McDowell Road. The proposed off-sites will include curb, gutter, and sidewalks in accordance with COA Detail A1103- Minor Arterial. These off-sites will be designed to meet City of Avondale standard details that will be addressed with the improvement plans for the Preliminary and Final Plats. The Property will be privately gated at these access points.

The McDowell Villas contains a robust pedestrian network (**Exhibit 3. Circulation Plan**) with landscaped pedestrian paths weaving throughout the community and through the open courtyards. Each townhome will be connected to an interior pedestrian path, providing connectivity to the community amenities, as well as the public sidewalk that will meander through the landscaped, 30-foot SRP easement, detached from McDowell Road, and which will connect to the public sidewalk along the Avondale Commons.

Private, interior drive aisles provide residents convenient and safe vehicular access to their rear-loaded attached garage, as well as uncovered community parking spaces for guests and visitors. These drive aisles are a minimum 26-foot-wide where they provide direct access to garages and parking spaces, or up to a minimum of 38-foot-wide where parking spaces are not provided adjacent to the drive aisle.

Density and Land Use Justification

The development will include 164 two-story townhome units across 12.3 net acres, or 11.9 net acres when excluding the SRP easement, for a net density of 13.8 dwelling units per acre. This is just under the target density identified in the Mixed-Use General Plan Land Use category of 20 dwelling units per acre (**Exhibit 4. General Plan Map**). Although the density of the McDowell Villas is slightly lower than the target density of the Mixed-Use Category on the General Plan Land Use Map, the townhome development will provide a transition in scale and density from the surrounding high density multifamily developments to the Palm Meadows single-family subdivision west of the site along McDowell Road. The single-family attached dwellings will also provide an alternative housing option to the area, benefiting the broader community by expanding housing options and opportunities within the growing mixed-use community.

C. Land Uses and Development Standards

The requirements of the Zoning Ordinance and Avondale Subdivision Regulations shall apply except where explicitly stated otherwise herein by this PAD. The approved PAD sets forth the development standards for the McDowell Villas PAD. All uses not specifically addressed herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

Land Uses

Permitted Uses

The following uses shall be permitted in this PAD. All uses not specifically provided for herein are prohibited, unless subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

a. Single-family attached townhomes
b. Private and public parks and recreation facilities
c. Private community recreational facilities associated with a residential project
d. Residential marketing office for the on-site sale or rental of residential units
e. Home occupations in accordance with the Avondale Zoning Ordinance
f. 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 the dwelling
g. Temporary construction office, shed, and/or storage yard in conjunction with on-stie construction

Prohibited Uses

Any other uses not expressly permitted herein.

Development Standards

The development standards for the McDowell Villas as outlined in the table below, with the bold text indicating deviations. When standards are not provided within the McDowell Villas Development Standards, the requirements of the Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except as revised by this PAD.

Development Standards	R-4	McDowell Villas PAD
Max. Units Allowed	1 unit for every 1,452 square feet net site area	**1 unit for every 2,800 square feet net site area**
Min. Lot Width (Site)	50’	50’
Min. Lot Width (Lots)	NA	20’
Min. Lot Depth (Site)	100’	100’
Min. Lot Depth (Lots)	NA	40’
Max. Building Height	45’	**30’**
Max. Building Coverage (Site)	50%	**40%**
Max. Building Coverage (Lots)	NA	100%
Min. Building Setbacks (Site)		
Front Yard (from McDowell Road)	25’	**30’**
Front Yard (from 30-ft SRP Easement)	25’	**15’**
Side Yard	0’ for lots with common walls 15’ for lots with no common walls	15’
Rear Yard	0’ for lots with common walls 15’ for lots with no common walls	15’
Street Side	25’	**30’**
Single-Family Zoning Districts per Section 28-36.b.4.A.	75’	**15’**
Min. Building Setbacks (Lots)		
Front Yard	25’	**0’**
Side Yard	0’ for lots with common walls 15’ for lots with no common walls	0’
Rear Yard	0’ for lots with common walls 15’ for lots with no common walls	0’
Single-Family Zoning Districts per Section 28-36.b.4.A.	75’	**15’**
Min. Parking (Townhome)	An enclosed garage with two (2) interior spaces per unit One (1) visitor space per five (5) units must be provided	An enclosed garage with two (2) interior spaces per unit One (1) visitor space per five (5) units must be provided
Min. Landscape Areas	landscaped areas shall be provided in an amount equal to or greater than twenty (20) percent of the net site area; and shall be increased by five (5) percent for each additional floor over one (1) story to a maximum of fifty (50) percent of the net site area	**40%**
Min. Landscape Setback	25’	**30’**
Min. Land Use Buffer from Single-Family Residential Zoning District	15’	15’
Min. Useable Open Space	20% of the net site area	20% of the net site area
Min. Private Open Space	Private yard of at least one hundred (100) square feet	Private yard of at least one hundred (100) square feet*
Min. Driveway Length (Site)	20 feet	20 feet
Min. Driveway Length (Lots)	20 feet	**0 feet**

*Includes outdoor front patio area and all other outdoor areas within the lot lines of each townhome

Development Standard Justification

The primary deviation this PAD is seeking from Zoning Ordinance is the minimum building setback requirements from a single-family zoning district per Section 28-36.b.4.A. The Zoning Ordinance requires a 75-foot building setback where a multifamily zoning district abuts a single-family zoning district. Although townhomes are technically single-family units, the building size of the single-family units and the relation to the R-4 zoning district standards trigger these extended building setbacks in Section 28-36.b.4.A. However, despite the adjacent land to the north and west containing AG and RU-43 (County) zoning, respectively, neither property contains single-family uses. The property to the west, in unincorporated Maricopa County, is an SRP substation and access road. West of the access road is commercial ministorage facility zoned PAD. The property to the north is undeveloped tilled land contiguous to the subject property and not anticipated to be developed as single-family residential in the future.

Nevertheless, to compensate for the reduced building setbacks, this PAD enhances the development standards from the base R-4 zoning district by limiting density and enhancing landscape standards to create an attractive, well-landscaped townhome community that provides an appropriate transition in scale and density from Avondale Commons mixed-use and multifamily community adjacent east of the subject site to the Palm Meadows single-family subdivision farther west along McDowell Road. Specifically, this PAD enhances the following R-4 zoning district standards:

- Reduces the density allowed in the base R-4 district by nearly 50% from 1 unit for every 1,452 square feet net site area (30 dwelling units per acre) to 1 unit for every 2,800 square feet net site area (15.5 dwelling units per acre)
- Increases the required building setback from McDowell Road from 25 feet to 30 feet for additional landscaping and detached, pedestrian-friendly sidewalks*
- Increases the minimum landscape areas from 25% to 40% for a two-story townhome development

*It should be noted that the building setback from the 30-foot SRP easement will result in a building setback of 15 feet. However, this is in addition to the extra landscaping that will be provided within the SRP easement, consistent with SRP guidelines, in this unique circumstance.

Parking

Parking shall be in accordance with Article 8 of the City of Avondale Zoning Ordinance.

Landscaping and Amenities

Landscape Standards

Given the unique presence of the 30-foot SRP easement on the north side of McDowell Road, the City of Avondale's landscaping standards outlined in various documents, such as the Avondale Code of Ordinances and Multi-Family Residential Design Manual, will need to be adjusted to accommodate the conflicting landscape requirements set by SRP. In these areas, the standards set forth in the 'Salt River Project (SRP) Technical Provisions - General Construction Edition' will take precedence over City of Avondale requirements. While the easement and dedication area will be landscaped as much as possible, it is important to maintain minimum clear standards for the safety and well-being of the public and to provide maintenance access to infrastructure that supports the community. These areas will also contribute toward streetscape and landscape setback requirements, but may not be fully planted to ensure minimum clear area standards are met. Any areas that must remain clear will not be included in overall area and planting quantity requirements.

Specifically, the presence of the 30-foot SRP easement area limits the planting of Evergreen Oak trees 30-foot on center and Thornless Mesquite trees 20-foot on center along the north side of McDowell Road per the City of Avondale Street Tree Master Plan, and limits the ability to provide a full canopy coverage over the McDowell Road sidewalk.

For this reason, the landscaping standards and requirements for the McDowell Villas PAD shall be as follows:

- Shall meet clearance requirements established for maintenance setup areas.
- Shall adhere to SRP's approved trees and approved ground cover as outlined in the Salt River Project (SRP) Technical Provisions – General Construction Edition appendix.
- On center tree requirements, as indicated in the street tree masterplan, shall not be required where there is a conflict with SRP minimum separation requirements.
- On center tree placement from a PUE (or SRP easement) as indicated in the street tree masterplan, shall adhere to SRP separation distances as shown in WES-ROWGUIDE SRP Right-of-way Guidelines and Pipelines Landscaping details
- Areas established by the SRP as needed for maintenance crew access and setup shall not be included in total area that establishes required tree and shrub planting quantities.

Landscape Theme and Details

The McDowell Villas landscape program (**Exhibit 5. Landscape Plan**) will create a community-wide framework for all common areas and neighboring McDowell Road streetscape (adjacent north portion of McDowell – perimeter landscape). This theme of the landscape program intends to provide high-quality landscape design (softscape and hardscape) for the various landscape zones of the project appropriate to the relative use of said area. The purpose of the landscape is to soften and blend elements of the project; create visual corridors and enhance physical connections; and provide passive and active recreational opportunities for the community residents. The following standards will be followed in the development of the landscape for McDowell Villas:

- To the greatest extent practicable landscape and hardscape designs will be integrated with the architectural design and tree canopies will be located to provide shade for pedestrians along paths and hardscape areas
- Consideration will be given to plant materials type, growth, season variability, shade production, potential conflicts with other plants, buildings, utilities, and overhead lighting
- The required maintenance and water usage of proposed plant material will be strongly considered.
- A variety of appropriate plant material shall be implemented providing a unified character for the community and each landscape zone.
- An irrigation system shall be designed and maintained to provide the greatest efficiency within industry standards, including, but not limited to, drip irrigation, ET based timers, water conserving rotary sprinklers for turf irrigation, and deep root water for all trees.
- The majority of the propose plant material will be on the Arizona Department of Water Resources (ADWR) Phoenix AMA approved plant list.
- All common areas shall be maintained by the HOA

Open Space and Amenities

The open space (**Exhibit 6. Open Space Plan**) is equitably distributed throughout McDowell Villas to assure easy pedestrian access by all residents. Community amenities will include a variety of passive and active reactional elements including:

- Pool and outdoor spa area with lounge seating, table seating, shaded seating and enhanced landscape
- Shaded playground area with age-appropriate equipment, seating, playground surfacing, and artificial turf
- Community club house
- Interconnected community walkways with access to the main enmity area, lawn area, dog park, and paseo courtyards
- A series of paseo courtyards located along the community walkways and including tree shade, seating, and enhanced landscape
- Main lawn area with creating a tree lined alle flanking natural turf and bench seating for passive recreational purposes
- Dog park with separate small and large dog areas with dog park equipment and wash station

Walls, Gates, and Entry Features

The wall program for McDowell Villas will include a variety of site perimeter and site interior walls, gates, and signage including McDowell perimeter wall, perimeter wall (west, north and east boundary), pool fence, vehicular gates, pedestrian gates, entry monument/signage, and internal way finding signage.

The wall and gate materials shall feature a mixture of colors and textures that may include, integral color block, painted stucco, block caps courses, painted metal gates. The McDowell perimeter wall shall provide for jogs in alignment and materials to alleviate long expanses of continuous wall.

Architectural Design

The architectural style is a fresh contemporary design with warm inviting colors and materials appropriate for living in the Valley. The guidelines below are intended to provide the framework to ensure that all home elevations provide for varied building massing, rooflines, proportion, facade articulation, appropriate detailing, colors, and materials to promote design diversity, while also respecting the architectural character of the surrounding built form.

1. Architectural Diversity

a. Provide house designs with sufficient variation in elevations and detailing which address the goal of diversity, while maintaining an identifiable image:

b. Provide at least three body colors.

c. Provide variety in roof materials and shapes with a minimum of two roof material shapes, and a minimum of two different colors. Roof materials may include concrete tile or similar.

d. Provide exterior accent materials as a standard design feature.

2. *Features and Common Design Elements*

a. Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.

b. The use of upgraded wall materials or accents such as stucco stone veneer and/or brick is encouraged. Wall materials, textures and visual characteristics should be terminated at a logical point such as at an inside corner or at a fence return.

c. Balconies and window pop-outs on the 2nd floor will be style appropriate.

3. *Colors and Materials*

a. Use of multiple body and accent colors within a scheme are encouraged to break up massing and create additional visual interest.

b. No dwelling or accessory building shall be constructed with plastic, aluminum, or composition siding.

Site Design

The physical design of the McDowell Villas is intended to foster connections and relationships among neighbors, while respecting privacy. Townhome units are oriented in a park-like setting, fronting along open courtyards with interconnected pedestrian paths. Each townhome contains a private, two-car garage located at the rear of the unit with access from a private drive aisle beyond the resident-only gate. So, the focus of this community is the common, landscaped, open courtyards that create an enhanced sense of place for residents.

The community will be enclosed and by an aesthetic, decorative perimeter wall with secured, resident-only, gated entryways. The theme of the perimeter walls will reflect the quality and character of the townhomes.

The main entry to the McDowell Villas will feature an aesthetic monument sign reflective of the architectural character, quality, and theme of the townhomes, as well as the community clubhouse with temporary visitor parking. Additional visitor parking is provided within the interior of the McDowell Villas community, with access that can be granted by residents, located along the drive aisles and adjacent to many of the community amenities.

D. Infrastructure

Roadway Improvements

The Project will construct the adjacent half-street improvements for McDowell, including pavement widening consisting of new asphalt, curb, gutter, and sidewalks.

Utilities

Water

The site is served by an existing 16-inch water main in McDowell Road that reduces to a 12-inch line east of 117th Ave. The adjacent Avondale Commons project is installing a new 16-inch line parallel to the 12-inch line east of 117th Ave. The project will tie into the 16-inch line in two locations in the off-site. Individual meters will be provided to each unit. All onsite water lines will be private. No public easement dedications will be necessary.

Sanitary Sewer

There is an existing 21-inch sanitary sewer main in McDowell Road. The adjacent Avondale Commons project is installing a new 12-inch line parallel to the 21-inch line. This project will tie into the 12-inch line. The sewer service on-site will be private with a line located within proposed access driveways. All infrastructure related to sewer services will be completed as approved by the Engineering Dept. All onsite sanitary sewer lines will be private. No public easement dedications will be necessary.

Grading and Drainage

The on-site retention requirements shall be per City of Avondale standards and will meet 100-year 2-hour storm event for both on-site and adjacent off-site flows, and dissipate the runoff through drywells. Historic flows must safely pass through or be routed around the site.

Fire

All Fire Code of the City of Avondale requirements will apply to this PAD.

Phasing

This project will be constructed in a single phase.

E. Ownership and Maintenance

Common areas will be privately owned by the owners of the residential units and operated and maintained by a professional management company. The construction, ownership, operation, and maintenance of common areas and perimeter rights-of-way ensure consistency and conformance with the intended character of the property.

F. Conformance with Plans

The Property is designated as Mixed Use on the City's General Plan Land Use Map, and is within the Freeway Corridor Specific Plan.

General Plan

The Mixed Use land use category on the General Plan Land Use Map is a part of the Transit Oriented Development land use category, and is intended to include a mixture of housing, office, retail, and/or other amenities integrated into a walkable neighborhood. The Mixed Use designation specifically provides for a mixture of residential and commercial uses to create live, work, play environments. Basic criteria, as prescribed in the General Plan, includes reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation. The target density in the Mixed Use Land Use Category is 20 dwelling units per acre. The McDowell Villas is consistent with this General Plan Land Use Map designation as it provides walkable housing options where residents can live, work, and recreate within walking distance given the proximity and direct connectivity to Avondale Commons, as well as the close proximity to Friendship Park. The McDowell Villas has a net density of 13.8 dwelling units per acre, which is close to the target density of the overall Mixed Use Land Use Category. The reduced density is appropriate in this location given the single-family homes just west of the site.

The McDowell Villas PAD is also consistent with a number of elements within the City's General Plan 2030.

Land Use Element

Goal 3, Policy D: Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.

The McDowell Villas PAD provides a density transition from the Avondale Commons multifamily to the east to the single-family homes in the Palm Meadows neighborhood.

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.

The McDowell Villas PAD provides a housing type that is becoming prominent within the Valley and not readily available in the City of Avondale. The townhome type housing allows less expensive, low-maintenance homes for a variety of residents, including first-time home buyers to build equity, as well as retirees and empty nesters looking to downsize. This orientation of this development towards the open courtyards also encourages a stronger community interaction, creating a greater sense of place within the neighborhood compared to single-family subdivisions and multifamily housing developments.

Goal 2, Policy B: Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.

The McDowell Villas will minimize maintenance responsibilities for residents compared to a single-family development. Residents only maintenance responsibilities will be within the interior of their unit. All exterior maintenance will be the responsibility of the HOA.

Goal 4: Require excellence and innovation in residential design and construction.

The McDowell Villas PAD accomplishes this goal in designing and developing an innovative residential community by orienting the townhomes towards common open courtyards within interconnected pedestrian paths across the site (**Policy B. Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout**); utilizing the City's Design Manuals to design an attractive, high-quality residential community (**Policy C. Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles**); Encouraging pedestrian activity and mobility through the open courtyards and to McDowell Road (**Policy D. Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle**); and incorporating CPTED principles into the design of the community by positioning the front porches towards the open courtyards, keeping eyes on the open spaces (**Policy E. Endorse the use of Crime Prevention Through Environmental Design (CPTED) principles when designing residential communities**).

Open Space Element

Goal 2, Policy F: Design and construct all utility corridors, easements, drainage crossings, and transportation corridors for greenway corridors and multi-modal activities.

This project utilizes the SRP transmission line easements both along McDowell Road and north-south through the middle of the site to incorporate pedestrian paths and multi-modal activities.

Recreational Amenities Element

Goal 1. Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

Each townhome in this PAD will have direct access to an open courtyard and common amenities immediately out the front door. This community is also well connected to the Friendship Community Park less than a half mile west of the site.

Transit Oriented Development Element

Goal 2, Policy D: Consider a range of housing types that will encourage a mix of residents, such as families, singles, and seniors, and allow for a mix of income levels.

The McDowell Villas PAD will provide a new housing type in the TOD General Plan district that does not currently exist today in the area. This new housing type will accommodate a different demographic of residents within the TOD district and support their utilization of the transit system.

Freeway Corridor Specific Plan

The Freeway Corridor Specific Plan covers the areas along I-10 and the Loop 101 freeways, with the stated goals of the following:

- 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.
- Provide a seamless visual transition between the City Center and Freeway Corridor areas.
- Establish specifications for planned improvement projects within the Plan's boundaries, such as the Van Buren Drainage and Recreation Corridor and the Agua Fria Levee Trail.
- Minimize warehouse uses that compromise the aesthetic character of the area.

The McDowell Villas PAD supports the above stated goals in a myriad of ways. First, this project will prioritize pedestrian connectivity within the community, and outside of the community with an interconnected pedestrian path with connections to McDowell Road. Every townhome will have pedestrian connectivity to the public sidewalk along McDowell Road, and as such, convenient pedestrian connectivity to Avondale Commons and Friendship Community Park, as well as the Agua Fria River corridor. This development, although will not be visible from the I-10 or the Loop 101 freeway, will enhance the aesthetic of Avondale through the high-quality design standard that will be implemented throughout the interior and exterior of the community. The scale and density of the McDowell Villas will provide a seamless transition from the high-density and high-intensity City Center and adjacent Avondale Commons development, to the single-family Palm Meadows community west of the site. The pedestrian facilities integrated throughout this townhome community and connections to McDowell Road will encourage residents to utilize the future Agua Fria Levee Trail once complete. Lastly, the development of townhome residential units offers a new housing typology to the surrounding mixed-use community, as opposed to a warehouse use like has been approved on the adjacent property to the west.

Exhibit 1

Property Boundary and Legal Description

MARCH 15, 2023
PROJECT # 050982-02-001

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 36 BEARS SOUTH 89°15'46" WEST, 2654.28 FEET;

THENCE SOUTH 89°15'46" WEST, 1373.66 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°15'46" WEST, 900.47 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36;

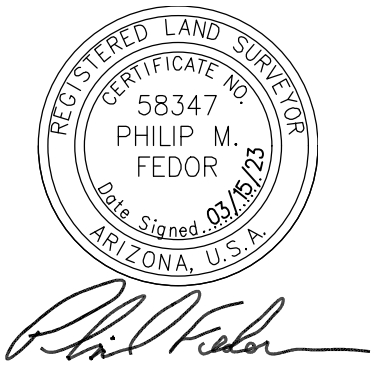
THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 36, NORTH 00°53'09" EAST, 589.28 FEET;

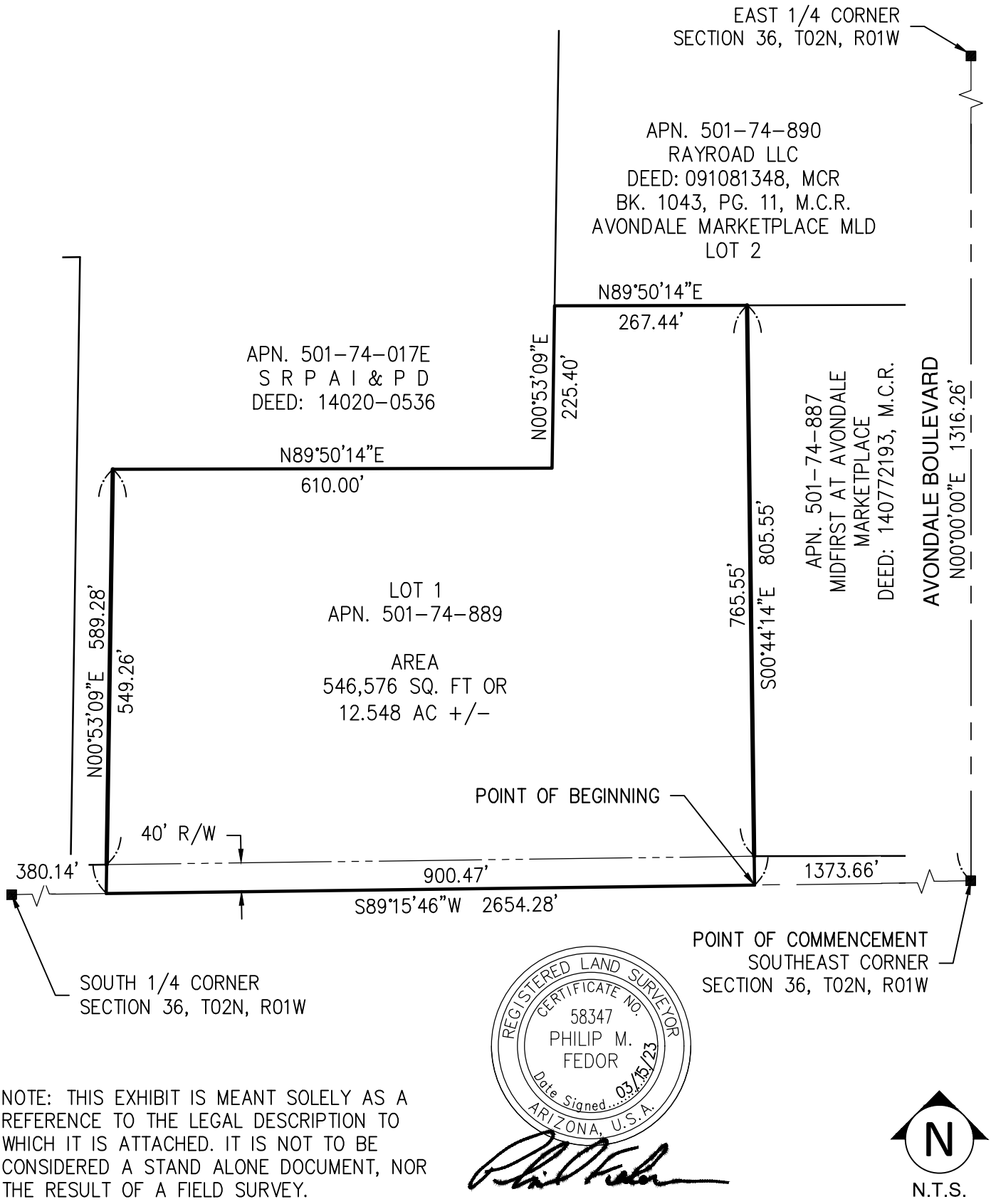
THENCE NORTH 89°50'14" EAST, 610.00 FEET;

THENCE NORTH 00°53'09" EAST, 225.40 FEET;

THENCE NORTH 89°50'14" EAST, 267.44 FEET;

THENCE SOUTH 00°44'14" EAST, 805.55 FEET TO THE **POINT OF BEGINNING**;





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
58347
PHILIP M.
FEDOR
Date Signed 03/15/23
ARIZONA, U.S.A.

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULT OF A FIELD SURVEY.

N

N.T.S.

SHEET 2 OF 3	DATE: 03/15/23	EXHIBIT LEGAL DESCRIPTION		
		BY: LR	CHK: PF	QC:
		BCG PROJECT NO: 090800-02 TASK: 001 CLIENT REF NO:		

Bowman
1295 W Washington St, #108
Tempe, AZ 85288
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

Exhibit 2

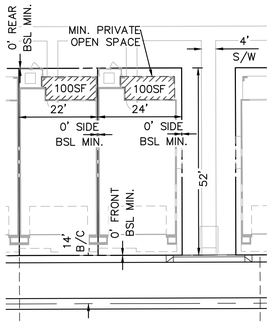
Preliminary Site Plan

TOWNHOME UNITS AND PARKING			
UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
2 BEDROOM TOWNHOME	99	1.75	173
3 BEDROOM TOWNHOME	65	2	130
TOTAL NUMBER OF UNITS	164		
REQUIRED MINIMUM BY CITY (2 PER TOWNHOME)			328
REQUIRED GUEST PARKING (1 PER 5 UNITS)			33
TOTAL REQUIRED PARKING BY CITY			361
PARKING PROVIDED			
GARAGE PARKING			328
SURFACE PARKING			69
OVERALL PARKING PROVIDED			397

GROSS ACRES	13.37
NET ACRES	12.53
NET ACRES*	11.91
GROSS DU/AC	12.26
NET DU/AC	13.09
NET DU/AC*	13.77

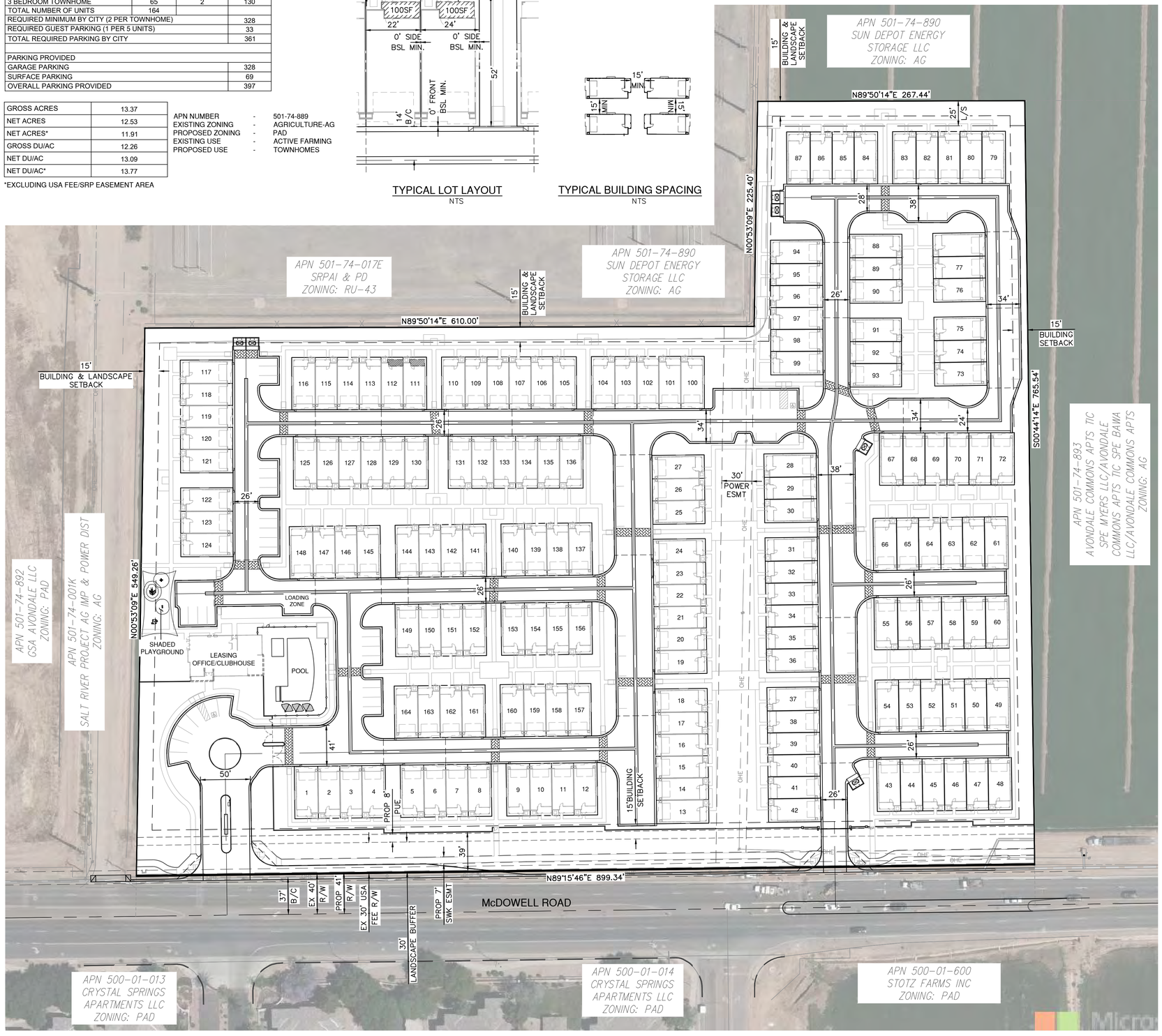
*EXCLUDING USA FEE/SRP EASEMENT AREA

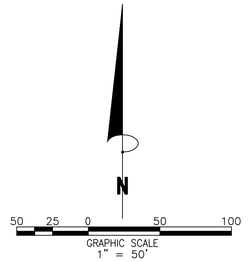
APN NUMBER	-	501-74-889
EXISTING ZONING	-	AGRICULTURE-AG
PROPOSED ZONING	-	PAD
EXISTING USE	-	ACTIVE FARMING
PROPOSED USE	-	TOWNHOMES

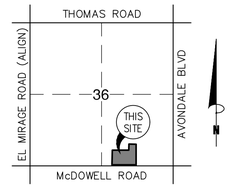


TYPICAL LOT LAYOUT
NTS

TYPICAL BUILDING SPACING
NTS







VICINITY MAP
NTS

LEGAL DESCRIPTION

LOT 1, OF AVONDALE MARKETPLACE, ACCORDING TO BOOK 1043 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT CERTAIN PROPERTY WHICH WAS CONVEYED TO THE UNITED STATE OF AMERICA IN QUIT-CLAIM DEED DATED OCTOBER 04, 1932 AND RECORDED MAY 05, 1933 IN BOOK 275 OF DEEDS, PAGE 37, AND AGREEMENT FOR MODIFICATION OF IRRIGATION FACILITIES RECORDED MAY 03, 1983 IN RECORDING NO. 83-166049, RECORDS OF MARICOPA COUNTY, ARIZONA.

ALSO DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 89 DEGREES 15 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36, A DISTANCE OF 1373.66 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 14 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 15 MINUTES 46 SECONDS WEST, PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36, A DISTANCE OF 899.34 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 09 SECONDS EAST, A DISTANCE OF 549.26 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 610.00 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 09 SECONDS EAST, A DISTANCE OF 225.40 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 267.44 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 765.54 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT CERTAIN DITCH, AS LOCATED AND CONSTRUCTED ON OCTOBER 04, 1932, THROUGH, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TOGETHER WITH SUFFICIENT LAND ON EACH SIDE OF SAID DITCH TO PERMIT THE ECONOMICAL OPERATION AND MAINTENANCE THEREOF SAID DITCH EXTENDING FROM EAST TO THE WEST BOUNDARIES OF THE SOUTHEAST QUARTER OF SAID SECTION 36, ALONG AND 42.00 FEET NORTH OF THE SOUTH LINE THEREOF.

DEVELOPER

TRILOGY RESIDENCES
6260 AVALON BLVD
ALPHARETTA, GA 30009
CONTACT: JOHN BONIFACE
PHONE: (352) 425-3356
EMAIL: JOHN@TRILOGYIC.COM

OWNER

MCDOWELL TOWNHOME HOLDINGS LLC
6260 AVALON BLVD
ALPHARETTA, GA 30009

CIVIL ENGINEER

BOWMAN
1600 N DESERT DRIVE, SUITE 210
TEMPE, AZ 85281
CONTACT: JOHN GRAY, PE
PHONE: (480) 559-8351
EMAIL: JGRAY@BOWMAN.COM

PLANNING CONSULTANT

BEUS GILBERT MCGRODER PLLC
701 NORTH 44TH STREET
PHOENIX, AZ 85008
CONTACT: KURT WALDIER, AICP
PHONE: (480) 429-3061
EMAIL: KWALDIER@BEUSGILBERT.COM

OPEN SPACE REQUIRED

TOTAL LANDSCAPE AREA REQUIRED:		
25% OF NET AREA = 12.53 AC * 0.25	=	136,342 SF / 3.13 AC
TOTAL USABLE (ACTIVE) OPEN SPACE REQUIRED:		
20% OF NET AREA = 12.53 AC * 0.20	=	109,336 SF / 2.51 AC

OPEN SPACE PROVIDED

COMMON (PASSIVE) OPEN SPACE PROVIDED	=	130,017 SF / 2.98 AC
USABLE (ACTIVE) OPEN SPACE PROVIDED	=	109,100 SF / 2.50 AC
PERIMETER OPEN SPACE PROVIDED	=	32,933 SF / 0.76 AC
TOTAL OPEN SPACE PROVIDED	=	272,050 SF / 6.25 AC

NOTES:
1) ALL UNITS SHALL BE PROVIDED A MINIMUM OF 100SF OF PRIVATE OPEN SPACE.
2) PEDESTRIAN CROSSINGS SHALL BE STAMPED CONCRETE.

Bowman

Bowman Consulting Group Ltd
1600 N. Desert Drive, Ste 210
Tempe, Arizona 85288

Phone: (480) 629-8830

www.bowman.com

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PAD REZONE EXHIBIT
MCDOWELL VILLAS
A RÊVE COMMUNITY
AVONDALE, AZ
MARICOPA COUNTY

--
PROJECT NUMBER

PLAN STATUS	
5/31/23	2ND SUBMITTAL
5/15/23	1ST SUBMITTAL
DATE	DESCRIPTION

DAB	JGP	DMF
DESIGN	DRAWN	CHKD
SCALE	H: 1"=50' V:	
JOB No. 090800-03-001		
DATE : 7/17/2023		

SHEET 1 OF 1

CAD FILE NAME: V:\090800 - Avondale Blvd and McDowell Rd\090800-03-001 (ENG) - Trilogy on McDowell\Engineering\Exhibits\090800-Trilogy on McDowel Rezone EXH-1.dwg 07/17/2023

Exhibit 3

Circulation Plan

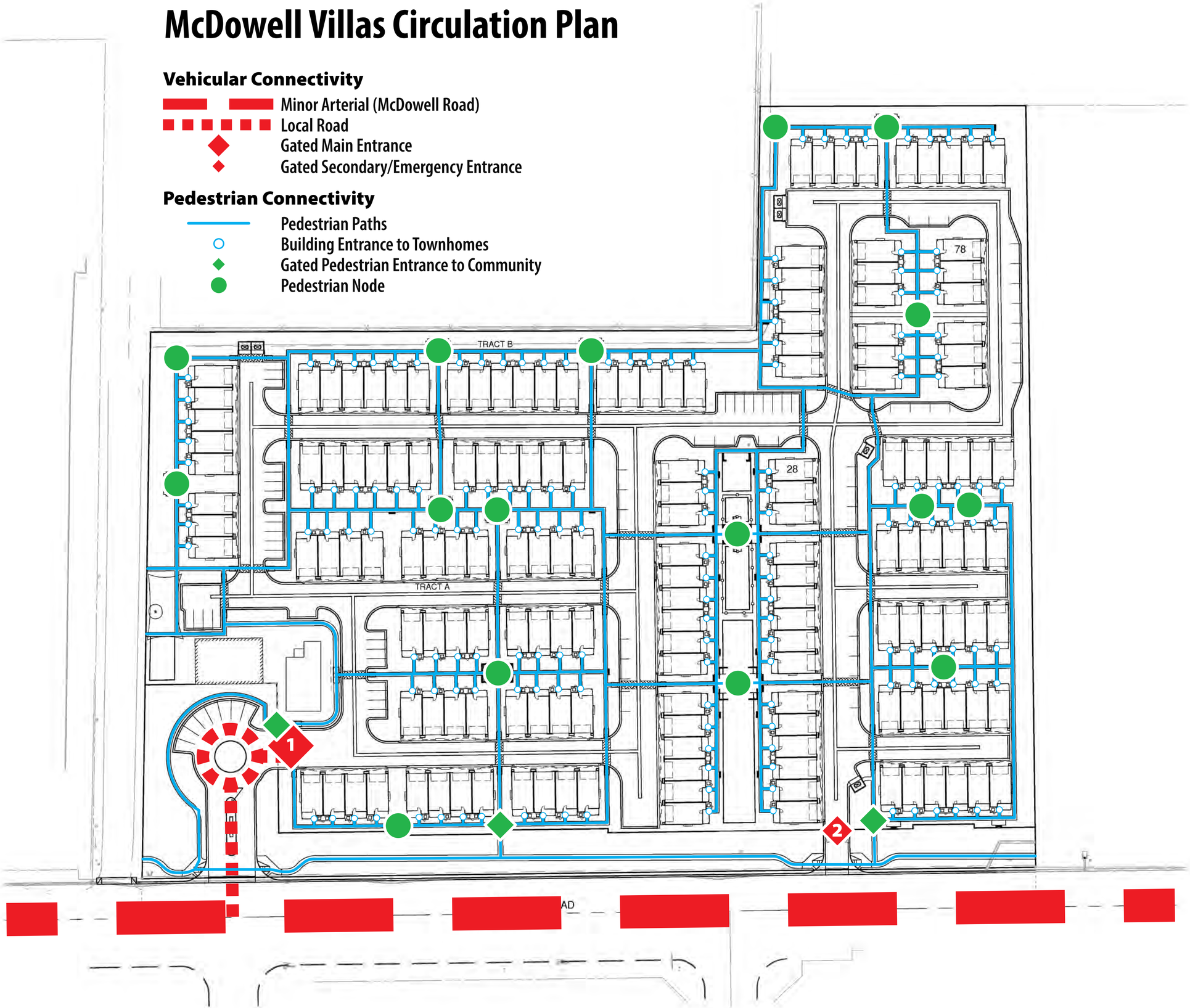
McDowell Villas Circulation Plan

Vehicular Connectivity

- Minor Arterial (McDowell Road)
- Local Road
- Gated Main Entrance
- Gated Secondary/Emergency Entrance

Pedestrian Connectivity

- Pedestrian Paths
- Building Entrance to Townhomes
- Gated Pedestrian Entrance to Community
- Pedestrian Node



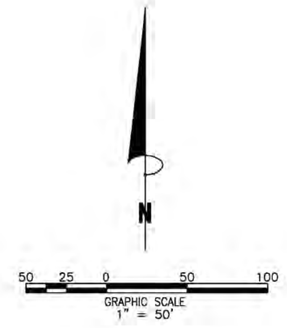
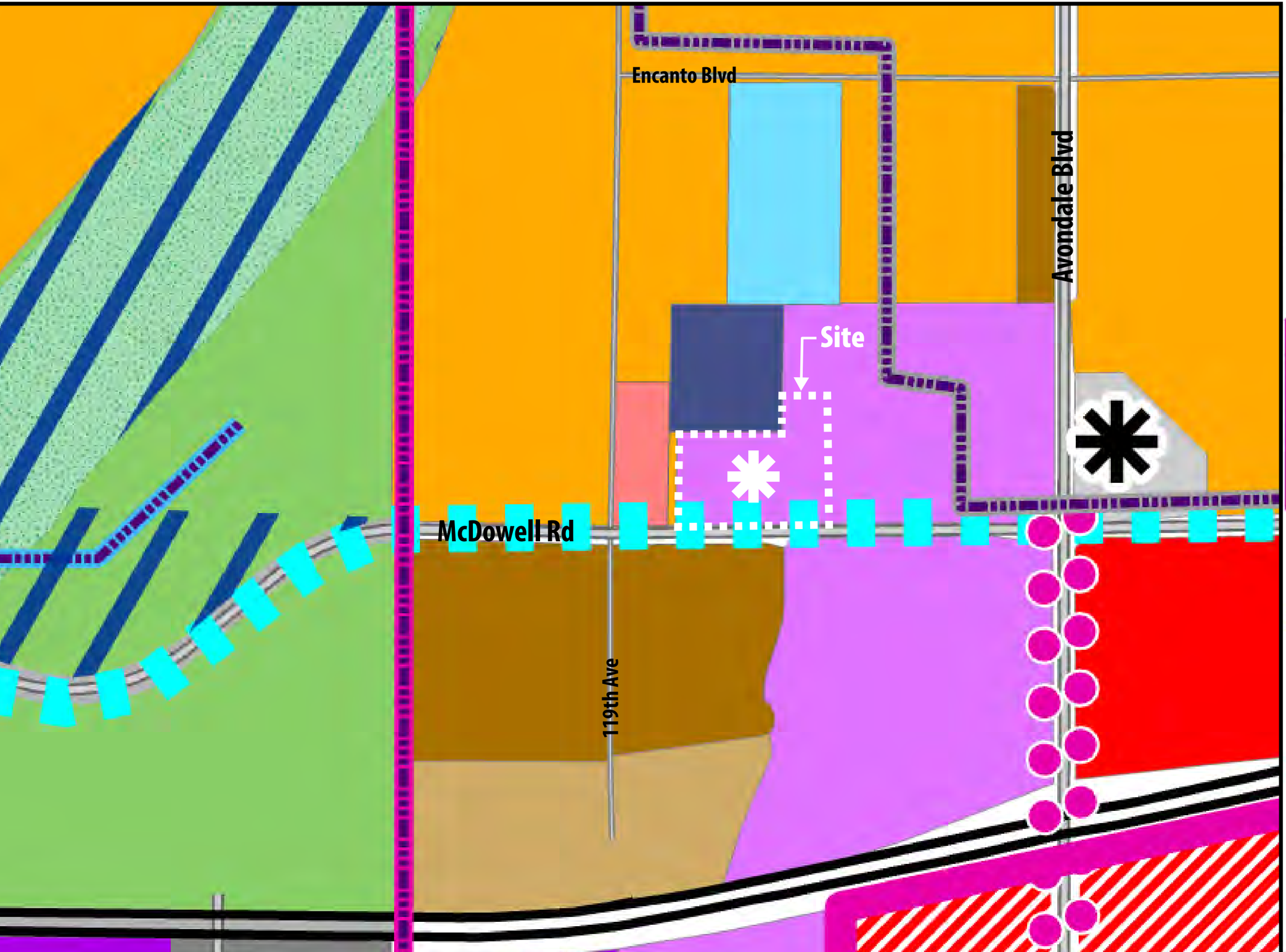


Exhibit 4

General Plan Map

McDowell Villas: General Plan Land Use Map



Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Open Space and Parks
- Public/Civic
- Education

The Boulevard (The BLVD) Specific Plan Area

- Neighborhood District
- Gateway District
- Village District
- Park Avenue District
- Promenade District
- Residential District

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

Roads

- Interstate 10
- Future SR-30 Alignment
- Future Roads
- Avondale Boulevard Employment and Commercial Corridor

Aggregate Sites

- Existing
- Potential Sites - Privately Owned Land
- Potential Sites - Publicly Owned Land

Symbols

- Resort Vicinity
- Medical Center
- Public Recreational/Wildlife Center
- Public Recreational/ASC

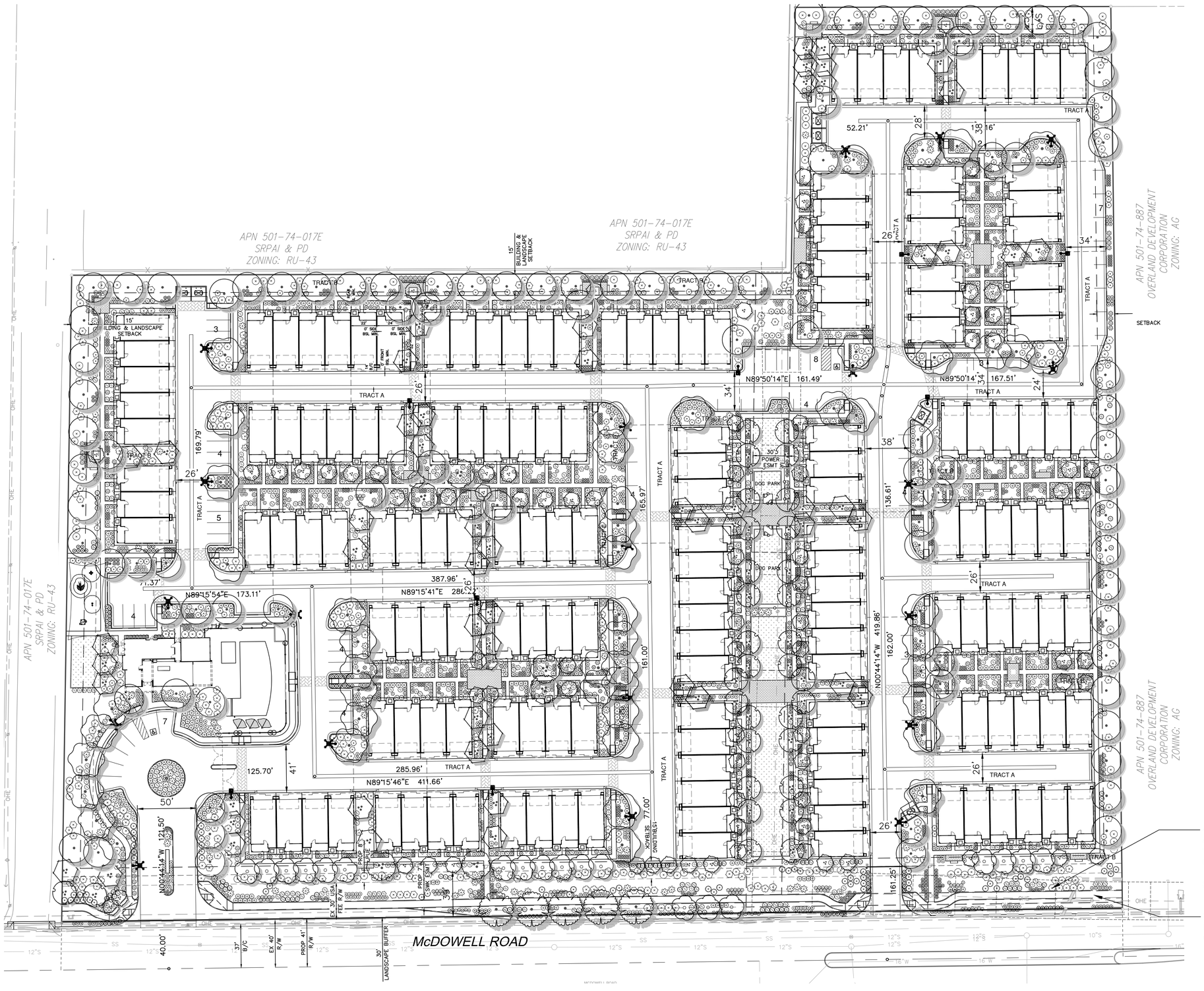
Exhibit 5

Landscape Plan

01 REZONE EXHIBIT - OVERALL LANDSCAPE

N

SCALE: 1" = 40'-0"
0 20' 40' 80'



ALL PLANT MATERIAL WITHIN THE IN FEE DEDICATION AREA SHALL MEET GUIDELINES ESTABLISHED BY THE 'SALT RIVER PROJECT (SRP) TECHNICAL PROVISIONS GENERAL CONSTRUCTION EDITION' FOR PERMITTED TREE, SHRUB AND UNDERSTORY MATERIALS AND SEPARATION REQUIREMENTS.

SIDEWALK FRONTING ON MCDOWELL WILL BE REQUIRED TO CONNECT TO THE AVONDALE COMMONS PROJECT TO THE EAST.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Bowman

Bowman Consulting Group Ltd
8280 E. Gelding Drive, Suite 220,
Scottsdale, AZ 85260
Tuscon, AZ 85741

Phone: 520.463.3200

www.bowmanconsulting.com

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REZONE EXHIBIT LANDSCAPE OVERALL

MCDOWELL VILLAS

a RêVE COMMUNITY

AVONDALE, AZ

MARICOPA COUNTY

##
PROJECT NUMBER

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38905
TIMOTHY S. JOHNSON
07/17/2023
Date Signed
ARIZONA U.S.A.

Expires: 3/31/24

PLAN STATUS	

Exhibit 6

Open Space Plan

Bowman

Bowman Consulting Group Ltd
6500 E. Cortez Drive, Suite 210
Tempe, Arizona 85288

Phone: (480) 629-8830

www.bowmanconsulting.com

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OPEN SPACE EXHIBIT

MCDOWELL VILLAS

A RÊVE COMMUNITY

AVONDALE, AZ

MARICOPA COUNTY

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
5/31/23	2ND SUBMITTAL
3/15/23	1ST SUBMITTAL

DAB	JS	DMF
DESIGN	DRAWN	CHKD

SCALE H: V:

JOB No. 090800-01-001

DATE : 6/1/2023

SHEET 1 OF 1

CAD FILE NAME: V:\090800 – Avondale Blvd and McDowell Rd\090800-03-001 (ENG) – Trilogy on McDowell\Engineering\Exhibits\090800-Trilogy on McDowell-Open Space-EXH.dwg 07/17/2023

Exhibit 7

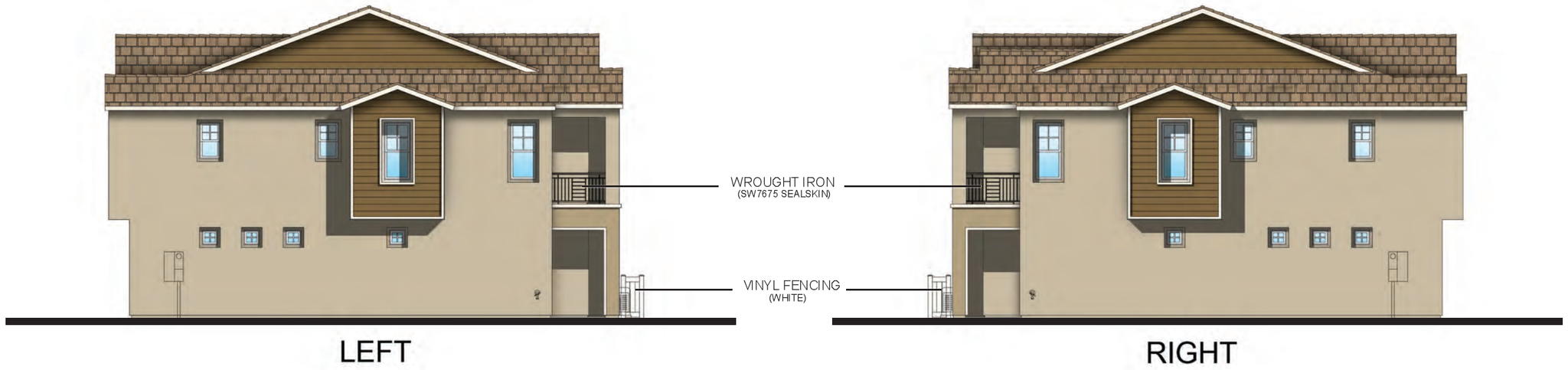
Conceptual Elevations

FRONT

LENNAR®

BUILDING A - SCHEME 4

REAR



LEFT

RIGHT

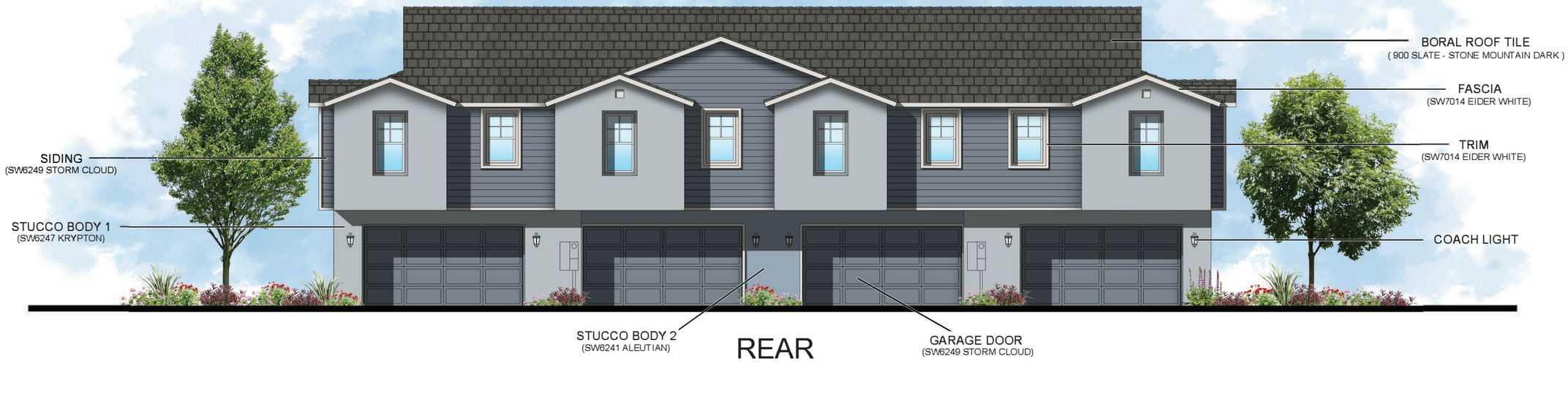
LENNAR®

BUILDING A - SCHEME 4

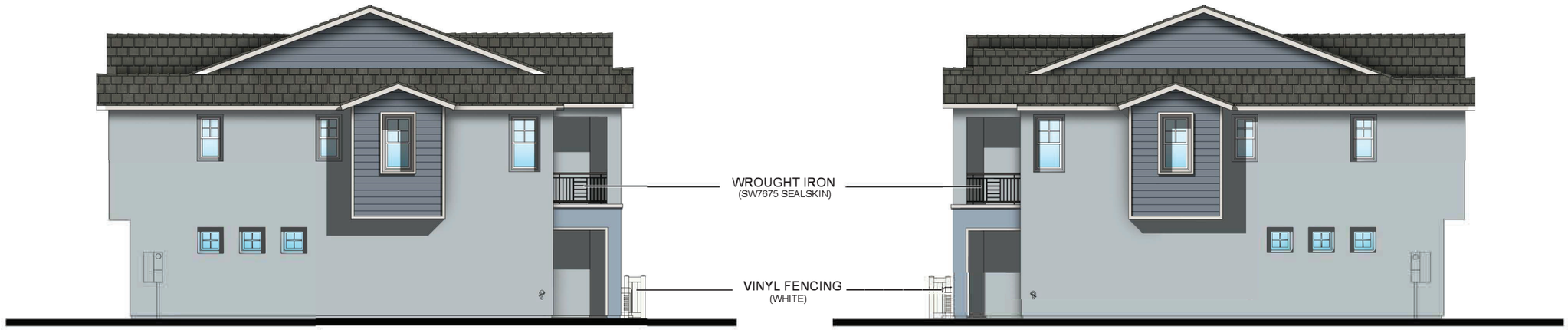
FRONT

LENNAR®

BUILDING B - SCHEME 1



REAR

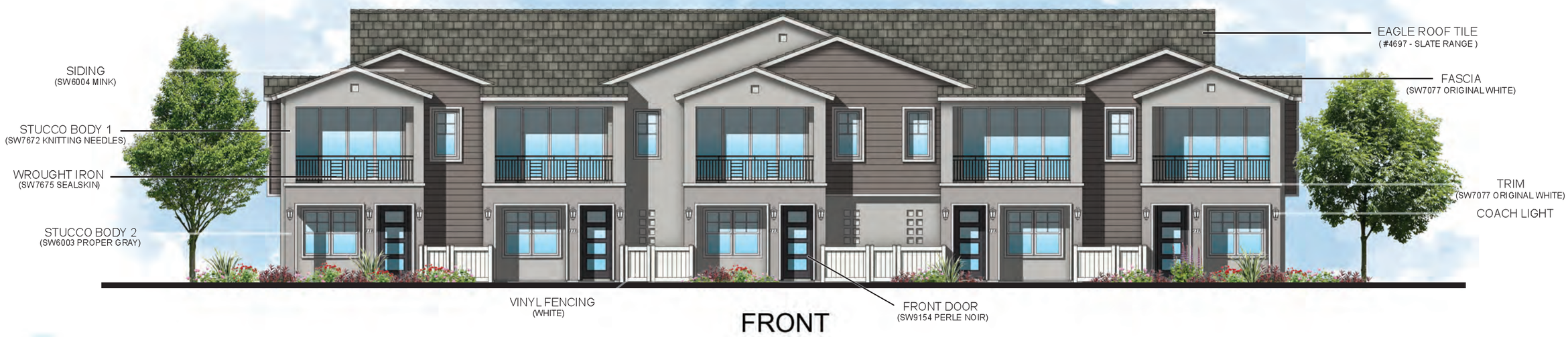


LEFT

RIGHT

LENNAR®

BUILDING B - SCHEME 1

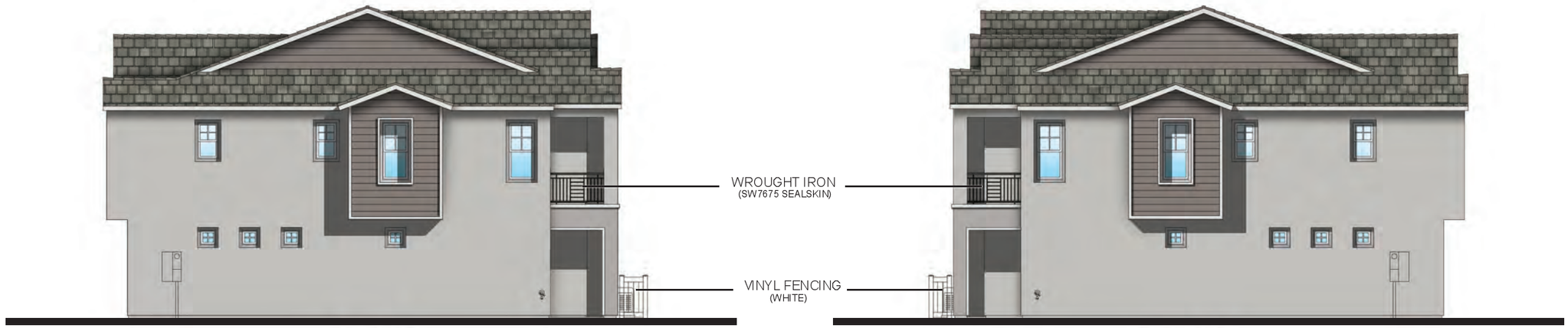


FRONT

LENNAR®

BUILDING C - SCHEME 2

REAR



LEFT

RIGHT

LENNAR®

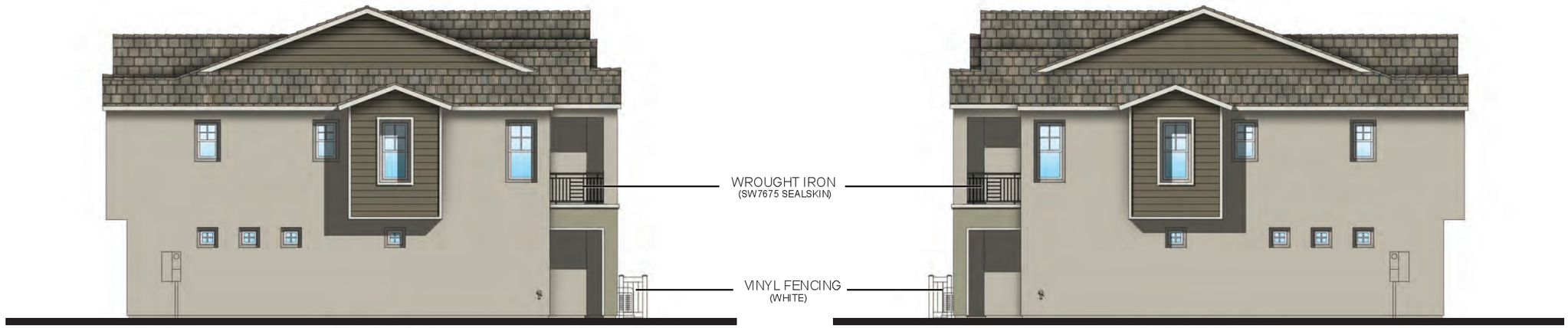
BUILDING C - SCHEME 2

FRONT

LENNAR®

BUILDING D - SCHEME 3

REAR



LEFT

RIGHT

LENNAR®

BUILDING D - SCHEME 3

McDowell Villas
Neighborhood Meeting Summary

PL-22-0230

Beus Gilbert McGroder, the application to case PL-22-0230, scheduled a Neighborhood Meeting on Tuesday, June 13, 2023 at 6:00 PM virtually via Zoom to discuss the McDowell Villas project in detail and address any questions or comments neighbors may have in relation to the project. The application used the following notification methods to inform nearby neighbors of the Neighborhood Meeting:

- Published a legal ad in the Southwest Valley Arizona Republic news paper on May 24, 2023
- Mailed postcards to all property owners within 1,000 feet of the subject site on May 25, 2023
- Posted a notification sign on the subject property on May 25, 2023

The Affidavit of these notification measures is included in Attachment A of this summary report.

Despite these outreach efforts, the application did not receive any correspondence from the public, nor did any public participants join the neighborhood meeting to express their feedback. This lack of feedback suggests there is no neighborhood or public opposition to the proposed McDowell Villas.

Avondale
Aspiring. Achieving. Accelerating.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PLANNED AREA DEVELOPMENT has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: DOMATICO CONSTRUCTION Project Manager: JACK GALLMORE
Request: _____ Acreage/Parcel Size: 12.5 AC
Current Density Allowed: 1.0 DU/AC Density Proposed: 14.0 DU/AC
Total number of residential units proposed: 172

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*** X

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: 3/23/22
School District: Lindegast ESD
District Superintendent: Dr. Jennifer Cruz
Phone #: 623 772-3000
E-mail: jfinnsis@esd92.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

Avondale
Aspiring. Achieving. Accelerating

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PLANNED AREA DEVELOPMENT has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: HACIENDA ON MC DOWELL Project Manager: JACK GILMORE
Request: _____ Acreage/Parcel Size: 12.5 AC
Current Density Allowed: 1.0 DU/AC Density Proposed: 14.0 DU/AC
Total number of residential units proposed: 172

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 X

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: March 29, 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

AGENDA ITEM REPORT

ITEM NUMBER: 4.b.

SUBJECT: Ashley Furniture – Minor General Plan Amendment – Application PL-21-0140

MEETING DATE: 11/15/2023

TO: Planning Commission

FROM: Michelle Simerdla

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:
The Planning Commission will hold a public hearing and consider a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to amend the 2030 General Plan Land Use Map for approximately 65.7 net-acres located at the northwest corner of 107th Avenue and Roosevelt Street for Ashley Furniture, a proposed office/industrial/retail campus development. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Freeway Commercial, High Intensity Office, and Mixed Use to Business Park. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The approximately 65.7-acre subject property (Exhibits A and B) is located at the northwest corner of 107th Avenue and Roosevelt Street. Overall, the project size is 75.7 gross acres and the General Plan Amendment request only applies to a portion of the overall project. The other portion will remain Local Commercial to accommodate future commercial pads.

The site subject to this GPA request is vacant and currently being used for farming.

The property was annexed into the City's corporate limits on April 3, 1986, and zoned Agricultural (AG) upon annexation. In 2007, the site was rezoned from Agricultural (AG) to Avondale Gateway Center Planned Area Development (PAD). There is a concurrent rezoning request to replace a portion of the existing Planned Area Development to allow for an integrated office/industrial/retail campus development.

A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C. The property is presently designated by the General Plan 2030 Land Use Map as Freeway Commercial, High Intensity Office, and Mixed Use. Freeway Commercial is a land use category to accommodate the more intense uses of the I-10 Freeway, Loop 101, SR 30, and other future parkway corridors. Freeway commercial development patterns will provide concentrated retail, hospitality, and related activity along these corridors. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation.

The High Intensity Office land use category allows for high-rise office. Retail, restaurant, and service uses located at the street level are allowed if limited to five (5) percent of the total floor area of a project. Office developments should be located at visible locations adjacent to freeways or within walking distance to transit stops with extraordinary site, building, and landscape design. Parking will be structured, and plazas and open spaces will be provided for the use of employees and visitors to the development.

Mixed Use is a land-use 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, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities.

Approval of the Minor General Plan Amendment request will change the land use designation on the property to Business Park. The Business Park category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses.

The existing uses and zoning of surrounding properties include:

NORTH OF 1-10 FREEWAY: From west to east - vacant land zoned Community Commercial (C-2), a rehabilitation hospital currently under construction zoned Freeway Commercial (C-3), a vacant parcel zoned Apricus PAD that allows for medical uses, a medical facility zoned AKOS PAD, a site currently under construction with a gas station and future commercial uses zoned C-3, and an electrical substation zoned Agricultural (AG).
EAST OF 107TH AVENUE: Vehicle dealerships zoned Avondale Automall PAD.
SOUTH OF ROOSEVELT STREET: Single-family homes zoned Roosevelt Park PAD.
WEST: Vacant land currently being farmed zoned Avondale Gateway PAD.

SUMMARY OF REQUEST:
The applicant is requesting to amend the General Plan 2030 Land Use Map from Freeway Commercial, High Intensity Office, and Mixed Use to Business Park to accommodate the Ashley Furniture development (Exhibit D). As previously noted, the Business Park designation is a designation that is intended to allow for large-scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 Freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. A portion of the site along 107th Avenue will remain Local Commercial to accommodate future commercial pads.

This proposed GPA is the first step in the development process for this site. A separate application to rezone the site to the Ashley Furniture Planned Area Development (PAD) has been filed and will be heard on the same Planning Commission and City Council meeting schedule as this proposed GPA. Commission recommendation for approval of the proposed General Plan Amendment, changing the property's land use designation to Business Park, is required before the rezoning may be considered by Commission.

PUBLIC PARTICIPATION:
A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held via teleconference on February 21, 2023 on Zoom. The notification of this meeting was completed in accordance with notification requirements. In addition to City Staff and the applicant's team, one (1) member of the general public, as well as two (2) Council members attended the virtual meeting. The applicant gave an overview presentation on the project and answered questions about the project. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E.

One comment was received on the City's Avondale Connect platform that was not in support of the use and indicated they would prefer more grocery stores or food choices.

ANALYSIS:

The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.
Most properties designated as Business Park have been developed or are currently under development. There are few alternative sites designated as Business Park that are as close to the freeway as the subject site, which is a key component of this Ashley Furniture development. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

2. It is in the best interest of all parties, including the City for the property to develop.
The property has remained vacant since its annexation into the City in 1986. Both the City and residents will benefit from the creation of new jobs, added tax revenues, and an enhanced appearance from the I-10 Freeway perspective.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

- This proposal does not significantly alter acceptable land use patterns, as this site's current zoning allows for office, employment, commercial, and business park uses.
- Those uses are developed in the general vicinity of the project and this amendment would not adversely impact the existing land use.
- The developer will be responsible for all required off-site improvements.
- Through the accompanying proposed PAD zoning, the proposed development incorporates several measures to mitigate the impacts on surrounding land uses, particularly the Roosevelt Park community to the south. These measures include:
    - Enhanced landscape setbacks are provided along the site's perimeter, including a landscape setback of up to 68 feet in width along Roosevelt Street.
    - Planting of trees within those areas will soften the appearance of the new development.
    - An eight (8) foot screen wall is provided for screening in strategic locations. A dedicated truck access point to minimize conflicts with trucks and passenger vehicles.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

- The proposed amendment furthers several goals of the General Plan 2030, including, but not limited to:
    - Land Use Goal #3, Policy D "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity".
    - Economic Vitality Goal #1 "Grow and diversify Avondale's economy and employment base through business retention, expansion, and development."
    - Economic Vitality Goal #10 "Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities."
    - Economic Vitality Goal #10, Policy B "Promote business park employment uses adjacent to high capacity roadway corridors, such as the I-10 Freeway and Van Buren Street."
    - Freeway Corridor Specific Plan Objective #1 "Prioritize the City's appearance from the I-10 and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary."

DISCUSSION:
Staff finds this request meets the four (4) required findings and recommends approval of the proposed Minor General Plan Amendment.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0140, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the Land Use designation of the subject property from Freeway Commercial, High Intensity Office, and Mixed Use to Business Park.

Exhibit A

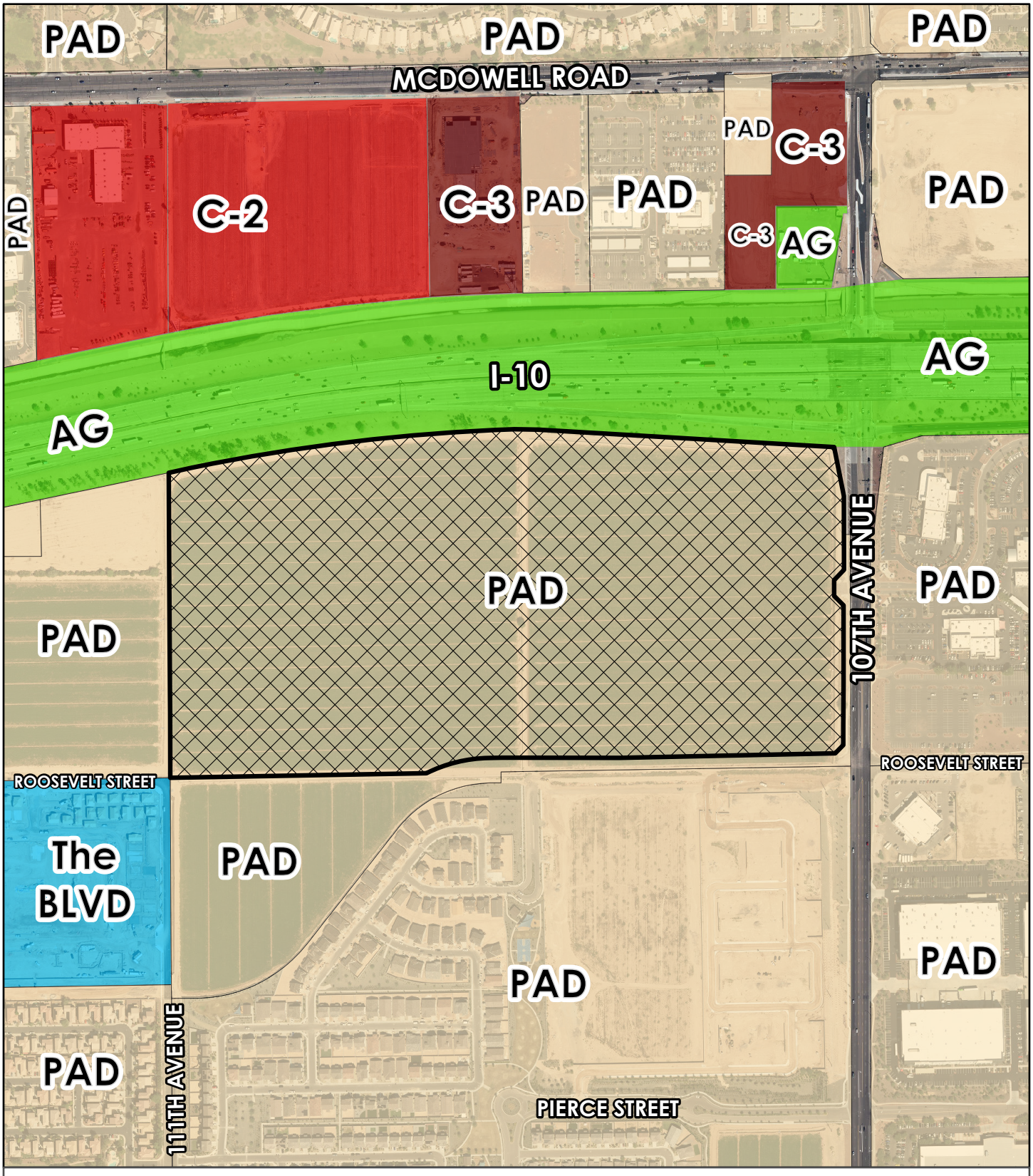
Aerial Map

Avondale

Subject Property

Date: 11/6/2023

Exhibit B



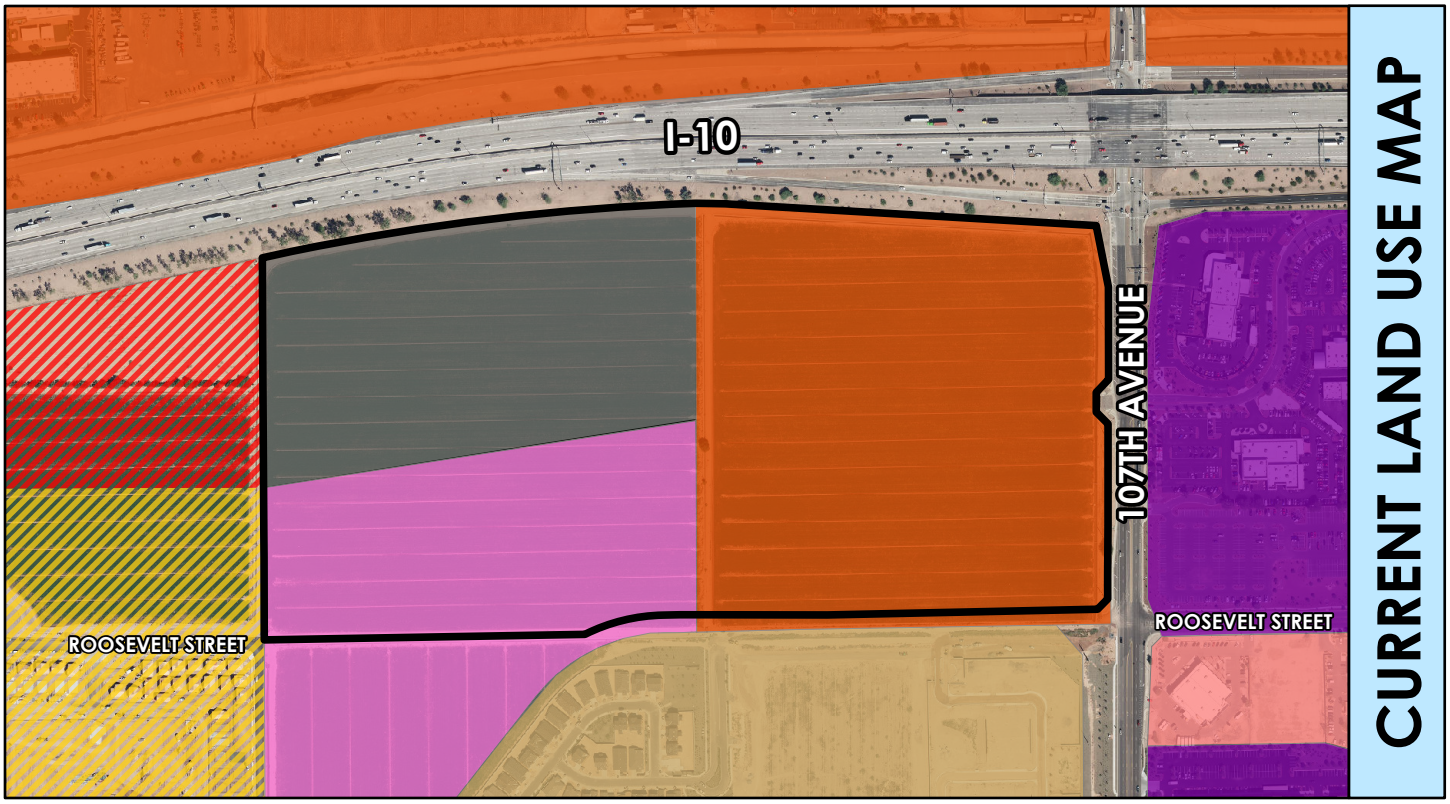
Zoning Vicinity

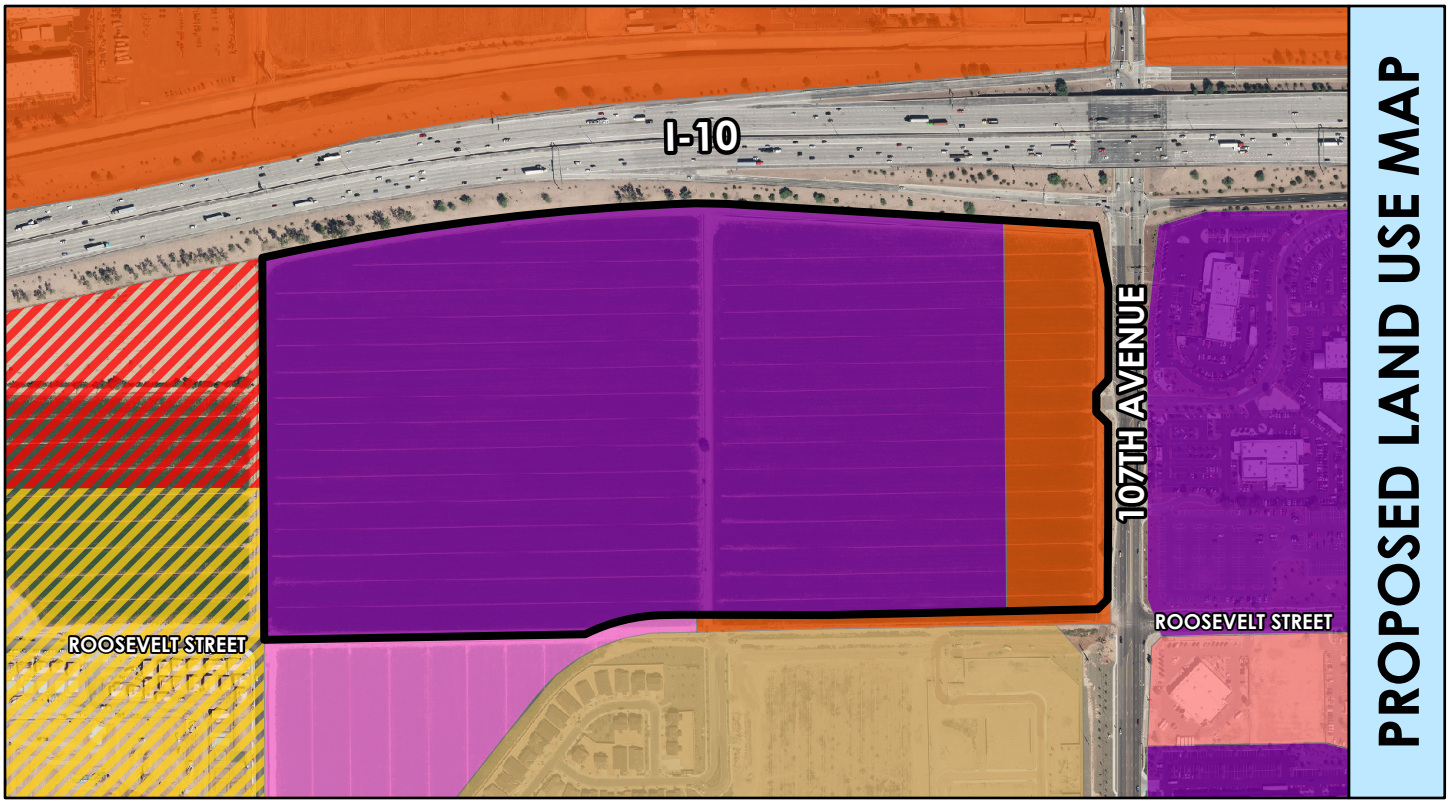
Avondale

Subject Property

Date: 10/18/2023

Exhibit C





General Plan Land Use

Avondale

- Business Park
- Freeway Commercial
- High Intensity Office
- Local Commercial
- Medium/High Density Residential
- Mixed Use
- Gateway District
- Residential District

Subject Parcels

N

Date: 10/19/2023

Exhibit D

ASHLEY FURNITURE

Minor General Plan Amendment Narrative

4th Submittal: July 27, 2023
3rd Submittal: May 4, 2023
2nd Submittal: December 7, 2022
Initial Submittal: April 30, 2021
Application PL-21-0140

WITHEY MORRIS BAUGH

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EXHIBIT B – EXISTING GENERAL PLAN LAND USE MAP
EXHIBIT C – PROPOSED GENERAL PLAN LAND USE MAP

PROJECT COMFORT

Minor General Plan Amendment Narrative

A. Request and Property Description

This is a proposal to amend the Avondale General Plan 2030 Land Use Map for approximately 65.707 acres of property generally located at the southwest corner of the I-10 and 107th Avenue (the "Property") (**See *Exhibit A*, Aerial Map**) *from* Freeway Commercial, High Intensity Office and Mixed Use *to* Business Park. See ***Exhibit B, Existing General Plan Land Use Map and Exhibit C, Proposed General Plan Land Use Map.*** It should be noted that the Property is a portion of a larger project site of which the eastern 270 +/- feet, adjacent to 107th Avenue, will be retained for Freeway Commercial uses and is not subject of this request. The Property consists of two (2) parcels and the existing use of the Property is agricultural. The Property is bound by the I-10 to the north and 107th Avenue to the east. The Property's western boundary is the 111th Avenue alignment and the southern boundary is the Roosevelt Street alignment. Beyond 107th Avenue to the east is the Avondale Auto Mall (zoned PAD). To the south, beyond the future Roosevelt Street extension, is agricultural land (zoned PAD) and a new single-family subdivision, Roosevelt Park II (zoned PAD), currently under development. Within Roosevelt Park II, there is a future school site for the Littleton Elementary School District, which will be located to the south of the Property. To the west is agricultural land which is zoned PAD and is subject to the Avondale Gateway PAD. The Avondale Gateway PAD allows for office and enclosed light industrial uses on the land directly abutting the Project Comfort site.

A companion Planned Area Development ("PAD") rezoning request (Application PL-21-0141) has been filed with the City of Avondale under separate cover to establish site-specific permitted uses, as well as development standards, design and signage criteria for a new integrated, high-quality office/industrial/retail campus development with up to 1.05 million square feet, and future commercial pads to be located along 107th Avenue. The proposed development ("Project Comfort" or the "Project"), which is anticipated to be an attractive, high quality development, will support the expansion needs of a well-established international company specializing with uses that include manufacturing, employment, and retail sales of targeted bulk consumer goods. It will also provide substantial employment opportunities within the City of Avondale, including the creation of up to 500+ diverse jobs; and, a significant capital investment of more than $100 million, with anticipated annual retail sales of more than $40 million.

Historically, the Property has been envisioned to accommodate several different users and land use types within a horizontal mixed-use area. However, while diverse use

types will be provided for within Project Comfort, this amendment is necessary to support a proposed large campus-like, single-anchor development, which was not previously considered. Thus, while there will still be employment, office and retail uses, among others, the Project is better categorized as Business Park, which accommodates an appropriate range of uses and betters supports the proposed PAD. The "Business Park" land use category is "intended to allow for large scale campus development that provided abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufactures, moto sports related industry manufacturers, and limited warehouse and support services that support those primary employment uses. The Project has been designed from a site layout perspective to align with this land use category including the incorporation of quality landscape setbacks, pedestrian connections and employee amenities. The envisioned land uses also fit within this category.

Amendment of the General Plan Land Use Map will not only facilitate a quality development, but the ability for a significant employer to establish a presence in the City of Avondale. Therefore, the requested "Business Park" designation is an overall improvement for the City, and it will not adversely impact the community by significantly altering the acceptable land use pattern or impact existing uses in the area. The justifications for this request are provided herein.

B. Minor General Plan Amendment Review and Analysis

1. Availability of Current and Future Water Supplies

Water service will be provided to the Property by the City of Avondale and is available via a 16-inch public waterline within 107th Avenue. It is understood that with the development of this Project, a new 12-inch water main extension will be required within Roosevelt Street. This new main will extend from 107th Avenue and tie-in to the existing 12-inch waterline located at 112th Drive.

Sewer service will be provided to the Property by the City of Avondale. There is an existing sewer main within both 107th Avenue and Roosevelt Street, just west of the Property. It is anticipated that both of the existing sewer mains are too shallow to provide a gravity sewer connection to the Property. This Project will require a sewer lift station that will pump sewer to a short gravity sewer main extension within Roosevelt Street near 107th Avenue.

It is the Applicant's understanding that the Project will not create any issues for current or future water supplies. The companion PAD case includes further information related to water infrastructure and supports that the existing or planned water

infrastructure will be adequate for the Project. Any water and sewer infrastructure needed to support the proposed development will be completed by the developer with no cost to the City.

2. *Impact on and potential support of the City's transportation system*

A Traffic Impact Analysis has been provided to the City under separate cover with the PAD application. The TIA provides recommendations for mitigation of any impacts the Project may have on the adjacent street system. The project will comply with the City's current engineering policies and standards, and work to provide solutions that will enhance the City's transportation networks. The developer will also construct the traffic signal at 107th Avenue and Roosevelt Street by receiving 75 percent of the construction cost from the city.

3. *Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways*

The Project will not significantly impact the surrounding natural environment, and it is not located within any hillside, riparian or floodway areas. The Project will provide significant improvements to the Property with quality and aesthetically pleasing features, including a meaningful amount of private open space, furthering several goals of the General Plan.

4. *Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio; and (iii) multi-family housing ratio identified within the GP2030*

The proposed development will contribute to strengthening the job market in Avondale by providing substantial employment opportunities within the City of Avondale, including up to 500+ new, diverse jobs including management, manufacturing, retail sales, warehouse, clerical, customer service, laborer positions and more. This proposal is consistent with General Plan policies to "develop the I-10 Corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage." It is anticipated that nearby residential areas will provide an employment base for the proposed development, furthering the goals of retaining residents and jobs within the City of Avondale and encouraging a live, work, play aspect to the City. Ultimately, due to the location of the proposed development adjacent to the I-10, and the unique mix of uses in the area, there is an opportunity for the proposed development to act as a catalyst for attracting future commercial, employment, and business-related land uses in the area.

5. *Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater*

The proposed General Plan Amendment will not have a negative impact on the City's services. There are adequate facilities and/or connections to serve the Project, which will be improved by the developer, as required. Exact infrastructure improvements for the Property will be determined during the platting and site plan and design review application phase.

6. *Extent to which the goals of the GP2030 are accomplished*

The proposed development furthers several goals and policies of the General Plan 2030, as further detailed below.

a. **Land Use Theme – Land use Element; Policy A**. Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.

Project Comfort will be a quality development which will accommodate the expansion needs of an international company specializing with uses that include manufacturing, employment, and retail sales of targeted bulk consumer goods. The citing of the development adjacent to the I-10, a major transportation artery, was purposeful and it is anticipated that the development may act as a catalyst for other quality employment uses in the area. Ultimately, the proposed development will transform the otherwise underutilized Property into an employment campus and encourage other quality uses in the area, furthering the goals of the General Plan for land use adjacent to the I-10.

b. **Economic Vitality Theme – Economic Element**

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

Goal 3. Enhance and market Avondale's business climate;

Policy 10.A. Support efforts to locate and develop additional business parks, light industrial uses, and higher education facilities;

Policy 10.B. Promote business park employment uses adjacent to high capacity roadway corridors…

As noted above, Project Comfort will provide meaningful employment opportunities within the City of Avondale and it will enhance Avondale's business climate with the presence of an international company that will contribute significantly to the City's sales tax base. Project Comfort will activate an underutilized site adjacent to the I-10, an important high-capacity corridor, into a long-term asset within the City. The Project will also contribute to balancing the resident to job ratio within the City.

C. Freeway Corridor Specific Plan (FCSP)

The proposed amendment will further the goals and objectives of the Freeway Corridor Specific Plan as follows:

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

The proposed amendment will provide a framework for development of an integrated, high-quality office/industrial/retail campus development with up to 1.05 million square feet, and future commercial pads to be located along 107th Avenue. The proposed uses do not include heavy industrial uses and the proposed design will provide high quality architecture.

Objective #4: *"Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community."*

The proposed development incorporates a walking trail for employees and provides pedestrian connectivity to/from project buildings to the public right-of-way, encouraging walkability.

D. Minor General Plan Amendment Findings Analysis

This request for a Minor General Plan Amendment meets or exceeds the required findings established by the City of Avondale, as detailed below.

1. *The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.*

The proposed Business Park land use designation for the Property is the most appropriate designation for Project Comfort. Project Comfort is a large campus-like development which requires a considerable amount of acreage to accommodate its development plan. It also requires high visibility from the freeway and quick access to and from. Therefore, while there are other sites in the area designated as "Business Park", none have the qualities that the Property does. Thus, because of the amount of contiguous land required, along with the high need for freeway visibility, there are insufficient sites for the proposed use.

2. *The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners*

This amendment will help facilitate the expansion of a major international company into the City of Avondale, which will increase employment opportunities for City of

Avondale residents. The Project will also provide for significant capital investment in the area and a stable source of sales tax revenue for the City of Avondale. Thus, the positive impacts of this amendment will extend beyond the benefit of this particular property.

3. *The amendment will not adversely impact the community as a whole and/or a portion of the community by:*
   a. Significantly altering the acceptable land use patterns;
   b. Requiring larger and more expensive pubic infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or
   c. Adversely impacting the existing land uses.

The surrounding area is envisioned by the Land Use Map for predominately Business Park, High Intensity Office and Freeway Commercial uses; these are use categories that have been deemed by the City to be compatible adjacent to the I-10 Freeway. As noted above, this amendment is intended to merely provide a better framework for a single-user in a campus-like development, rather than apply multiple use types which is what the current Land Use Map currently provides. Therefore, this amendment should not create any more intensity than what is otherwise currently contemplated for this Property with the various land use designation types and should be no more impactful than what could be developed today. Provisions on the proposed site plan are incorporated to mitigate impacts of development, including a generous landscape buffer along the southern boundary of the Property of up to 68 feet. Additionally, one of the heavy truck access points is a dedicated heavy truck access, provided via the west driveway of the Property to minimize points of conflict with passenger vehicles and heavy trucks. Appropriate mitigation of any impacts will be addressed with city staff throughout the rezoning and site plan and design review process.

4. *That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, code and ordinances*

Approval of this amendment is consistent with the overall intent of the GP2030 and other adopted plans, as detailed in Section 6.a above. The Project will be consistent with other codes and ordinances.

E. **Conclusion**

The proposed amendment is intended to provide a framework for development of the Property as a large campus-like development, which was not previously considered. The proposed Project is consistent with the land use pattern in the surrounding area and should be no more impactful than what can currently be developed under the use designation today. Approval of this amendment will result in the ability for an international company to expand its various business operations, which will result in a mix of vast quality employment opportunities, substantial tax revenues and capital investment within the City of Avondale. Finally, the proposed amendment is consistent with the overall goals and objectives of the General Plan and will not be a detriment to the surrounding area.

Exhibit A – Project Comfort Site Aerial

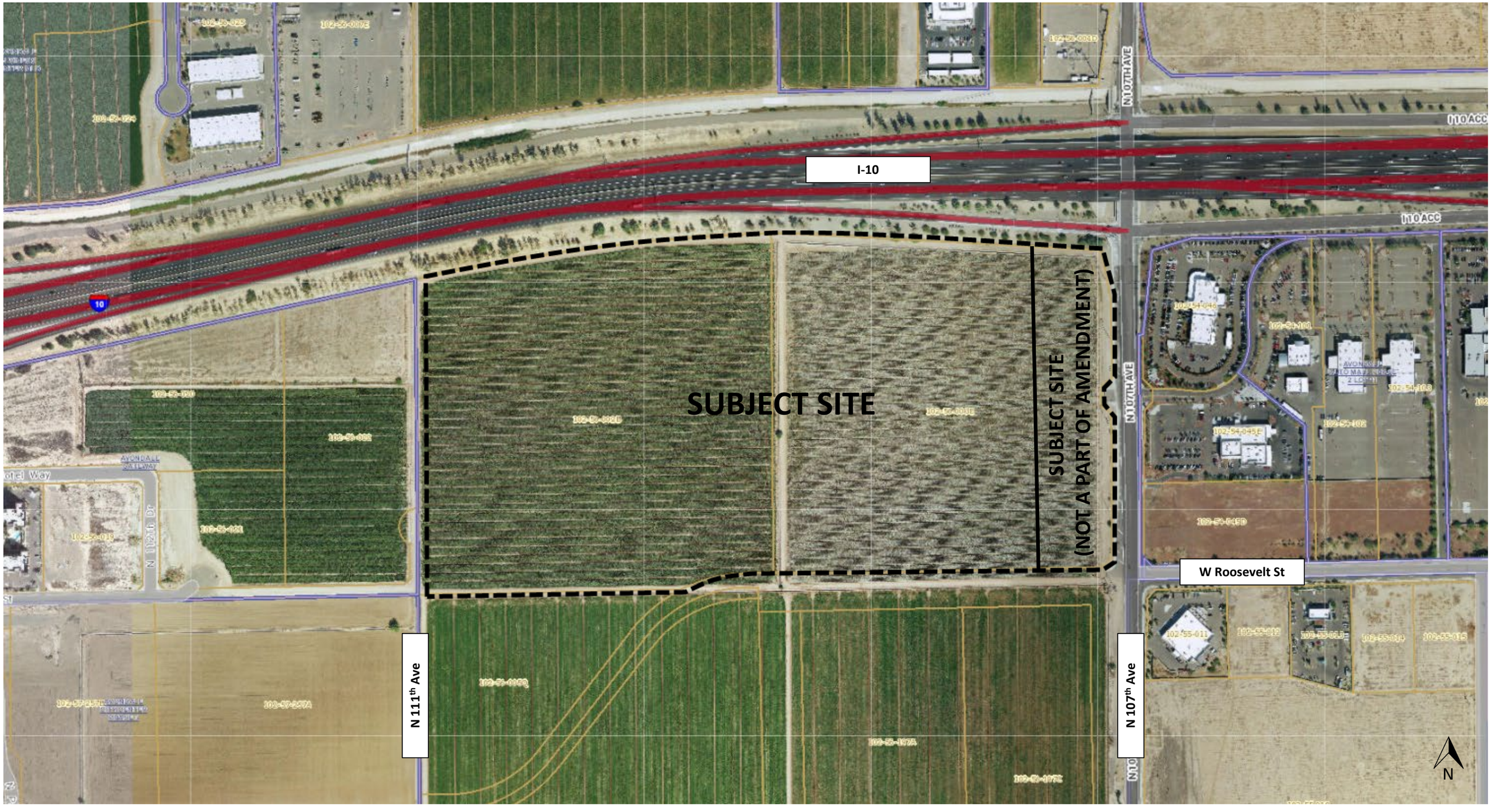

Exhibit B

Existing General Plan Map: High Intensity Office; Mixed Use; Freeway Commercial

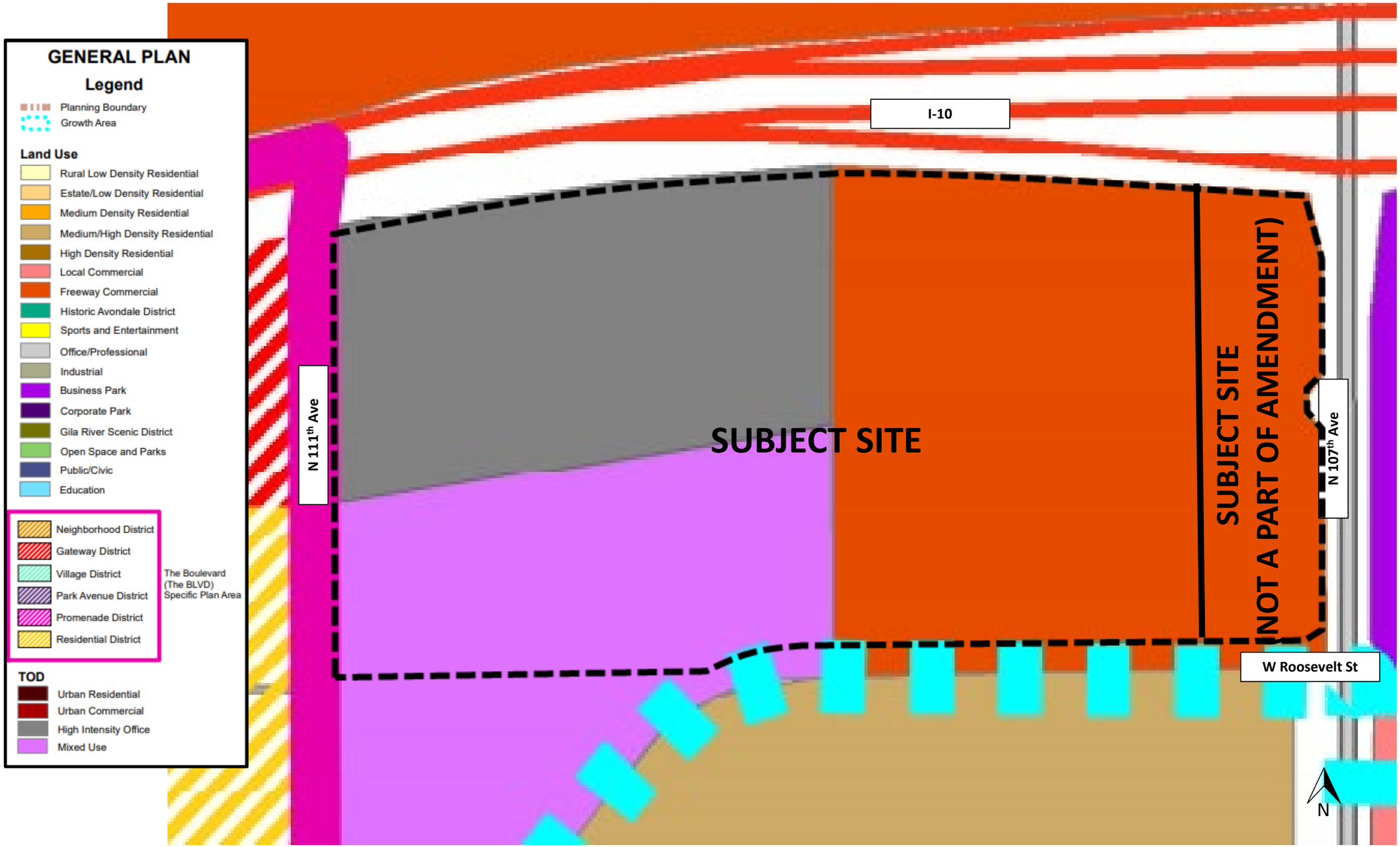

Exhibit C
Proposed General Plan Map: Business Park

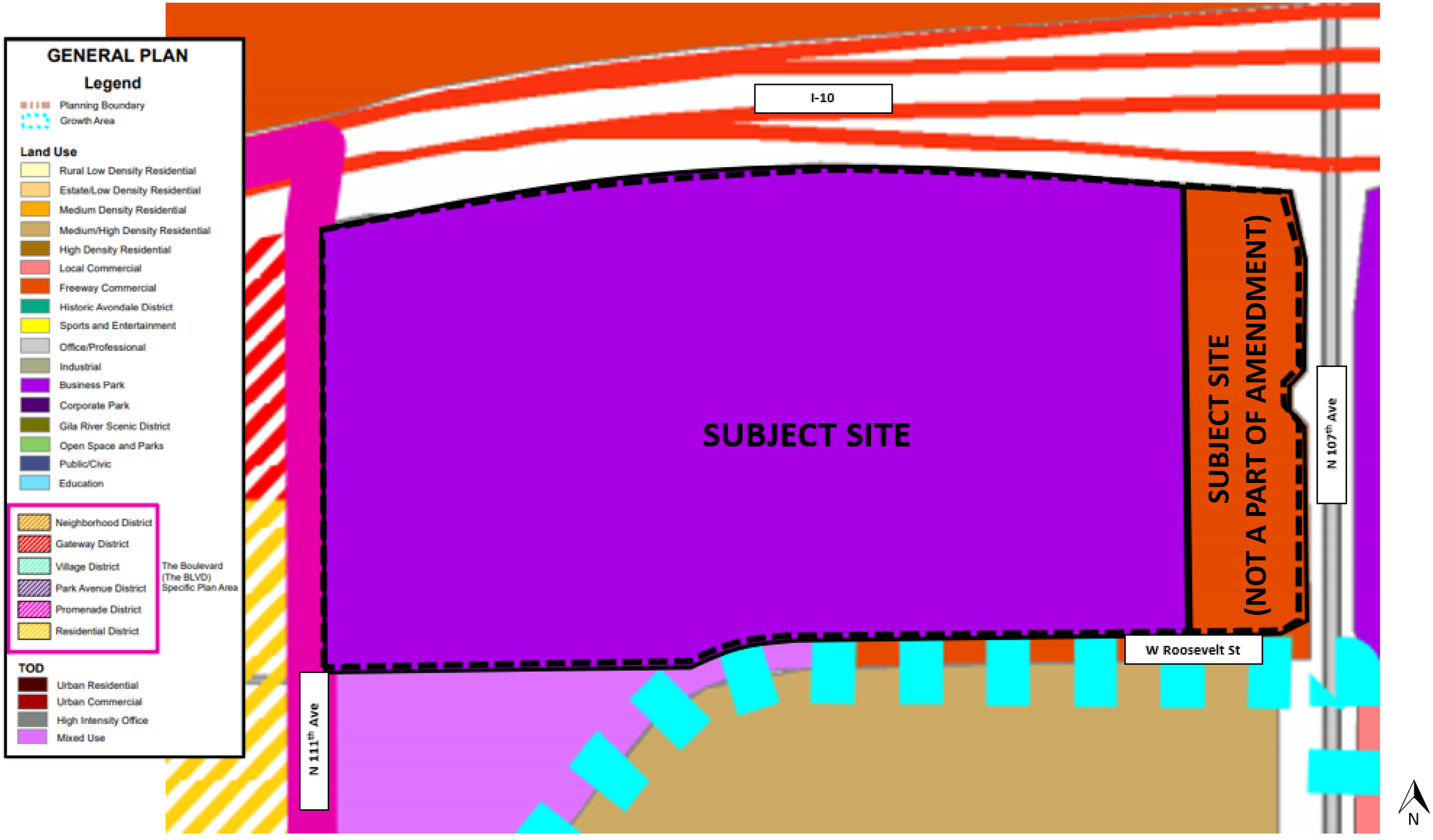

Exhibit E

PROJECT COMFORT

Neighborhood Meeting Summary

Case No. PL-21-0141 and -0140

Submitted: February 27, 2023

WITHEY MORRIS PLC
ATTORNEYS AT LAW

A. Date, Time, and Location of the Meeting

The required neighborhood meeting for Case Nos. PL-21-0141 and -0140 was held on Tuesday, February 21 at 6:00 PM. Due to the COVID-19 pandemic and city requirements for neighborhood meetings, the meeting was a virtual meeting that was hosted via the Zoom platform.

The neighborhood meeting notification was noticed in accordance with the City's Ordinance Requirements. The applicant completed the legal newspaper advertisement with a publishing in the February 1, 2023 edition of the Southwest Valley Republic newspaper. Additionally, the applicant posted a public notice sign by February 1, 2023 and mailed written notification to applicable parties on February 6, 2023. The affidavits are enclosed as ***Tab A***.

B. Number of Participants

The applicant, along with the project development team, and City of Avondale Planning representatives attended the virtual neighborhood meeting. Vice Mayor Pineda and Councilmember Malone attended the meeting, as did one (1) member of the general public.

C. Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting by providing an overview of the application requests. The applicant provided a description of the surrounding area context, existing land use designations, and specifics regarding the proposed project. The applicant also shared the proposed elevations, site plan and economic data, as well as an outline of processing and the current status of the project. The applicant then offered an opportunity for questions and comments. Below is a summary of questions asked and the applicant-provided responses:

1. Employment data and nature of operations

The development team confirmed that an economic study is being updated and the final report will be provided to council members. Additionally, it was advised that the proposed development would be the first Ashley's one-stop-shop in Arizona; it would serve as a feeder for other Arizona locations. In terms of manufacturing uses, it was discussed that additional operational information could be provided in terms of hours of business and more, once that information is finalized.

2. Queuing

Queuing for the customer pick-up area was discussed. The applicant discussed how Ashley's would review their other sites to confirm functionality of the proposed configuration. It was also shared that Ashley's has an employee who coordinates customer pick-ups, including orchestrating on-site vehicles.

3. Traffic

There was a general question about truck traffic from the Park 10 property owner across the freeway. The applicant advised that the traffic report is being finalized and could be shared once complete. It was also discussed that deceleration lanes would be provided.

D. Summary

The feedback received regarding the proposed project was positive, with all attendees noting support for the proposed development. No major issues were raised. The applicant will continue to be available to discuss the proposal with interested parties throughout the process.

TAB A

Avondale
Aspiring Achieving Accelerating

AFFIDAVIT- NOTIFICATION OF NEIGHBORHOOD MEETING

Date: 2/7/23

Case Number: PL-21-0140 & PL-21-0141 Project Name: Project Comfort

Project Location/Address: SWC I-10 and 107th Ave

In order to assist in providing adequate notice to interested parties, the applicant for any case requiring a public hearing in the City of Avondale must do the following **no less than 15 calendar days** prior to the **Neighborhood Meeting**:

1. Newspaper: Publish a legal ad a minimum of 1/8th page in the Wednesday edition of the Southwest Valley Arizona Republic giving notice of the date, time, and place of the scheduled Neighborhood meeting, as well as describe the nature of the request as contained on the formal zoning application.

   The tear sheet for this notification is to be submitted with this affidavit.

2. Sign: Erect one sign per street frontage giving notice of the date, time, and place of the scheduled hearings, as well as describe the nature of the request as contained on the formal zoning application. Such notice shall be clearly legible and placed at a prominent location on the site – generally adjacent and perpendicular to the public right-of-way. The size and format of the sign shall meet requirements established by Planning Division Staff. It shall be the responsibility of the applicant to erect and maintain the sign on the subject property, and to maintain the hearing information on the sign until final disposition of the case.

   A date stamped photo of the sign placement is to be submitted with this affidavit.

3. Mailing: Obtain the names and addresses of property owners within 1,000 feet of the site boundaries from the Maricopa County Assessor's Office, http://www.maricopa.gov/assessor/gis/map.html or from a title company using the last declared record of owner and mail notices to all property owners within this radius, giving notice of the date, time, and place of the scheduled Neighborhood meeting, as well as describing the nature of the request as contained on the formal zoning application.

   A digital file (in Excel .xlsx format) named Property Ownership List that contains the Assessor's Parcel Number (APN), property owner names, and addresses (each in a separate column), as well as a parcel map showing the subject property and all parcels within 1,000 feet of the project boundaries according to the County Assessor's Office or Title Company, and a copy of the mailed notice is to be submitted with this affidavit.

I, Stephanie Watney certify that I am the authorized applicant to the City of Avondale for the above application, and do hereby affirm the following:

1. The legal ad has been prepared and published in the Southwest Valley Arizona Republic Newspaper as required by the Public Participation packet prepared by Planning Division Staff for the case noted above and the tear sheet for this notice has also been submitted.
2. The sign has been prepared and posted as required by the Public Participation packet prepared by Planning Division Staff for the case noted above and a date stamped picture of the site posting has also been submitted.
3. The property ownership list, parcel map, and mailed notice have been prepared and distributed as required by the Public Participation packet prepared by Planning Division Staff for the case noted above and submitted as a part of this affidavit. The Property ownership list accurately reflects the ownership of property within 1,000 feet of the above property boundaries, according to the Maricopa County Assessor records on 2 / 6 / 2023.

Applicant/Representative Signature — Date: 2/7/23

Avondale
Aspiring. Achieving. Accelerating.

STATE OF Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 7 day of February 20 23.

Elizabeth McMillan
Notary Public

My Commission Expires:

April 11, 2023

ELIZABETH MCMILLAN
Notary Public - Arizona
Maricopa County
Commission # 562167
My Comm. Expires Apr 11, 2023

Return completed and notarized affidavit to the Planner assigned to the case. Failure to provide affidavit and all supporting documents shall result in a continuance of the case.

Legal Notices

sis submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. The Traffic Impact Analysis shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual; and

27. In addition to being responsible for a proportionate share of the cost of the full traffic signal at the intersection(s) identified above, Owner is also responsible for a proportionate share of the costs of additional traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be 25% of the cost of a full traffic signal for each corner of the intersection adjacent to the Property. For example, if a traffic signal is required at an intersection were two of the four corners of the intersection are adjacent to the Property, Owner would be responsible for 50% of the cost of a full traffic signal. The in-lieu payment shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost of the signal approved by the City Engineer or his designee traffic signal. The dedication(s) and in-lieu payment(s) required herein shall be made at the earlier of the following: (i) before the issuance of any engineering permit for any of the work reflected in a site plan, Minor Land Division ("MLD"), or final plat that includes, is adjacent to, or requires connection to the intersection where the traffic signal is needed; or (ii) before the recordation of any final plat or MLD that includes, is adjacent, or requires connection to the intersection where the traffic signal is needed; and

28. Owner shall relocate or replace existing traffic signal improvements (the existing pole and mast arm) to their ultimate locations at the southeast corner of the intersection of S. Estrella Parkway and W. Yuma Road and any necessary modifications to mast arm, pedestrian push button poles, ADA ramps, or other improvements impacted by widening of W. Yuma Road and S. Estrella Parkway to their ultimate configurations.

29. Unless Owner constructs a bridge or culvert over Bullard Wash on W. Yuma Road pursuant to the terms of a development agreement with the City, Owner shall pay an in-lieu payment representing 25% of the full cost of the Yuma Road Bridge. The in-lieu payment required herein shall be paid prior to the issuance of the first civil construction permit for any work within the Property. The in-lieu payment shall be based on the actual cost of the Yuma Road Bridge if it has been constructed by others, or if the payment is required before the Yuma Road Bridge has been constructed, it shall be based on the estimated cost of the Yuma Road Bridge as determined by the City Engineer or designee. Yuma Road Bridge is defined as a bridge or a culvert crossing over Bullard Wash on Yuma Road that can convey up to the 100-year peak flow under Yuma Road, that is designed to meet the minimum City standards applicable to such structures and the drainage standards in effect at the time of development; and

30. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

31. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and

32. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance have been constructed or is to be constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. The payment requirement herein shall be paid prior to or concurrent with the recordation of a final plat triggering Owner's obligation to design and construct the infrastructure improvements.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 22-17," declared a public record by Resolution 2023-2283, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective upon the effective date of Resolution 2023-2283 or thirty (30) days from the date this Ordinance is adopted and passed whichever is later.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 23rd day of January 2023.

/s/: Joe Pizzillo, Mayor

Date: January 23, 2023

ATTEST:

/s/ Darcie McCracken, City Clerk

APPROVED AS TO FORM:

/s/: Roric Massey, City Attorney

Published in the Arizona Republic Southwest Section on Wednesday, February 1 and February 8, 2023. Goodyear Legal Ad#23-0086

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Legal Notices

CITY OF AVONDALE
PUBLIC MEETING NOTICE
NEIGHBORHOOD MEETING
TUESDAY, FEBRUARY 21ST, 2023, 6:00 P.M.

You are invited to attend a neighborhood meeting to discuss requests by Adam Baugh of Withey Morris, PLC.

Request: Rezone (PL-21-0141) and Minor GPA (PL-21-0140).

Location: Northwest corner of Roosevelt Street and 107th Avenue.

Zoning Change: Avondale Gateway Planned Area Development (PAD) to a new PAD – Project Comfort PAD to allow for a proposed office/industrial/retail campus development on approximately 75.7 acres.

General Plan Land Use Change: High Intensity Office, Mixed Use, and Freeway Commercial to Business Park on approximately 65.7 acres.

At the meeting, the applicant and/or her representative will be available to answer questions and solicit comments on this request. Please note, this is not a public hearing and no official action will be taken.

The meeting is scheduled for:

Date:	Tuesday, Feb. 21st, 2023
Time:	6:00 P.M.
Place:	Zoom teleconference only
Meeting ID:	852 3438 4207
Passcode:	603722
Dial In:	+1 719 359 4580
Web Link:	https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uS TNlQT09

Applicant Contact: Adam Baugh (602) 230-0600
City of Avondale Contact: Michelle Simerdla (623) 333-4022

Published in the Southwest Valley Arizona Republic on February 1, 2023.

Legal Notices

CITY OF AVONDALE
PUBLIC MEETING NOTICE
NEIGHBORHOOD MEETING
THURSDAY, FEBRUARY 23, 2023, 6:00 P.M.

You are invited to attend a neighborhood meeting to discuss the following City-initiated requests:

- PL-22-0340 - Rezone from General Industrial (A-1) to Planned Area Development (PAD) to allow for an existing public use (resource center) at the southwest corner of Eliseo C. Felix Jr. Way and Riley Drive.
- PL-22-0315 - Rezone from Agricultural (AG) to PAD to allow for an aquatic center generally located at 1,420 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard.
- PL-22-0316 - Rezone from AG to PAD to allow for an existing public use (City Hall) generally located approximately 585 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard.
- PL-22-0317 Rezone from AG to PAD to allow for an existing public use (library) generally located at the southeast corner of Coldwater Springs Boulevard and 114th Avenue.
- PL-22-0318 - Rezone from AG to PAD to allow for a park located approximately 554 feet southeast of the southeast corner of Coldwater Springs Boulevard and 114th Avenue.
- PL-22-0307 - Rezone from Single-Family Residential (R1-6) to PAD to allow for an existing public use (fire station) located approximately 629 feet west of the southwest corner of Van Buren Street and Fairway Drive.
- PL-22-0358 - Rezone from General Industrial (A-1) to PAD to allow for a Police Department detention center and substation at the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue.

At the meeting, the City will be available to answer questions and solicit comments on this request. Please note, this is not a public hearing and no official action will be taken.

The meeting is scheduled for:

Date:	Thursday, February 23rd, 2023
Time:	6:00 P.M.
Place:	Zoom teleconference only Meeting ID: 605 902 7693 Meeting Web Link: https://avondaleaz.zoom.us/j/6059027693 Dial in: +1 253 2158782

City of Avondale contacts: Michelle Simerdla (623) 333-4022 and Ann Dolmage 623-333-4030.

Published in the Southwest Valley Arizona Republic on February 1, 2023.

AR-GCI1010280-01

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AFFIDAVIT OF POSTING

(General Plan Amendment, Rezoning, Conditional Use Permit, Major PAD amendment)

Case No: PL-21-0141& (GPA) (PL-21-0140).

Project Name:

Project Location: NWC 107th Ave & Roosevelt St.

Date Sign Posted: 02/01/23

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Avondale shall erect one sign per street frontage giving notice of the date, time, and place of the scheduled hearings. These signs must be erected not less than 15 calendar days before the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of the sign shall meet requirements established by the Development Services Department. A photo of the sign placement to be submitted with this affidavit.

Such notice shall be clearly legible and placed at a prominent location on the site – generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

I confirm that the site has been posted as required above for the case noted above. A picture of the site posting and photos of any subsequent changes/updates made to the sign have also been submitted.

Applicant/Representative Signature — Date: 2/1/23

STATE OF Arizona)
) ss
County of Maricopa)

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

The foregoing instrument was acknowledged before me on 02/01/23.

Notary Public

My Commission Expires:

10-25-24

Return completed and notarized affidavit and all relevant photos to the Development Services Department.

Development 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

Notice of Public Hearing
City of Avondale
REZONE AND MINOR GENERAL PLAN AMENDMENT
PURSUANT TO ARIZONA REVISED STATUTES SECTIONS 9-462.04 et seq., NOTICE IS HEREBY GIVEN that the Planning Commission and City Council will be holding separate public hearings at the dates and times set forth below, in the place specified below, at which times and place all interested persons will have an opportunity to appear and be heard in relation to the following request(s):
Request: Rezone (PL-21-0141) and Minor General Plan Amendment (GPA) (PL-21-0140).
Location: Northwest corner of Roosevelt Street and 107th Avenue.
Zoning Change: Avondale Gateway Planned Area Development (PAD) to a new PAD – Project Comfort PAD to allow for a proposed office/industrial/retail campus development on approximately 75.7 acres.
General Plan Land Use Change: High Intensity Office, Mixed Use, and Freeway Commercial to Business Park on approximately 65.7 acres.
You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions:
Neighborhood Meeting
Date: February 21, 2023
Time: 6:00 PM
Zoom teleconference only
Zoom Meeting ID: 852 3438 4207
Passcode: 603722
Dial in: +1 719 359 4580
Web Link: https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uSTNlQT09
Planning Commission
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City Council
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City of Avondale contact: Michelle Simerdla (623) 333-4022
Applicant contact: Adam Baugh (602) 230-0600
W PAPAGO FWY
W ROOSEVELT ST
N 105TH AVE
W PIERCE ST
Maps
Universal Technical
Feb 01, 2023 08:30AM
916–1030 N 107th Ave
Maricopa County

Notice of Public Hearing
City of Avondale
REZONE AND MINOR GENERAL PLAN AMENDMENT
PURSUANT TO ARIZONA REVISED STATUTES SECTIONS 9-462.04 et seq., NOTICE IS HEREBY GIVEN that the Planning Commission and City Council will be holding separate public hearings at the dates and times set forth below, in the place specified below, at which times and place all interested persons will have an opportunity to appear and be heard in relation to the following request(s):
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Dial in: +1 719 359 4580
Web Link: https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uSTNlQT09
Planning Commission
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City Council
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City of Avondale contact: Michelle Simerdla (623) 333-4022
Applicant contact: Adam Baugh (602) 230-0600
First Watch
W PAPAGO FWY
W ROOSEVELT ST
N 107TH AVE
Maps
Feb 01, 2023 08:29AM
916–1030 N 107th Ave
Maricopa County

WITHEY MORRIS PLC
ATTORNEYS AT LAW

February 6, 2023

Re: Notice of Neighborhood Meeting for the Property Located at the Southwest Corner of the I-10 Freeway and 107th Avenue, Avondale, Arizona (Case Nos. PL-21-0140 & PL-21-0141)

Dear Property Owner or Registered Neighborhood Association Representative:

The purpose of this letter is to inform you that a virtual neighborhood meeting is scheduled to review and solicit public input regarding a General Plan amendment and rezoning request for the approximately 75.7-acre property located at the southwest corner of the I-10 Freeway and 107th Avenue. This meeting will provide an opportunity for interested parties to learn about the proposed development planned for the Property.

As background, the Property is currently zoned Avondale Gateway Center Planned Area Development ("PAD"), which contemplates a multi-user employment park with commercial land uses at the Property. That said, the new development plan continues to provide employment and commercial uses and will also include some manufacturing uses as well. Because of the project is being designed for a single tenant campus, it is necessary to revisit the zoning for the Property to address the specific needs of the user. Accordingly, requests have been filed with the City of Avondale to (i) rezone the Property to a new Planned Area Development to allow for a proposed retail/office/manufacturing development on approximately 75.7 acres; and (ii) amend the General Plan Land Use Map designation for a portion of the Property from Freeway Commercial/High Intensity Office/Mixed Use to Business Park.

These requests are proposed to facilitate development of the Property as an approximately 1.05 million square foot campus which will include a mix of uses including retail, office, call center, warehouse and distribution, and manufacturing uses, with future C-3 commercial retail pads. The proposed development is designed as an attractive, high-quality development that will include quality architecture and private open spaces. In addition to the requested PAD rezoning, a concurrent Minor General Plan Amendment is being requested to amend the General Plan Land Use Map designation for a portion of the Property from Freeway Commercial/High Intensity Office/Mixed Use to Business Park, which supports large campus developments with abundant employment opportunities. A conceptual site plan and project rendering are included as enclosures with this letter.

The virtual neighborhood meeting is scheduled as follows:

Virtual Neighborhood Meeting

Date:	Tuesday, Feb. 21st, 2023
Time:	6:00 P.M.
Place:	Zoom teleconference only
Meeting ID:	852 3438 4207
Passcode:	603722
Dial In:	+1 719 359 4580
Web Link:	

https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uSTNIQT09

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

Please feel free to contact me via e-mail at adam@witheymorris.com or by telephone at (602) 230-0600 should you have any questions or concerns regarding this proposal. You may also contact Michelle Simerdla, Senior Planner, with the City of Avondale via e-mail at msimerdla@avondaleaz.gov or by telephone at (623) 333-4022.

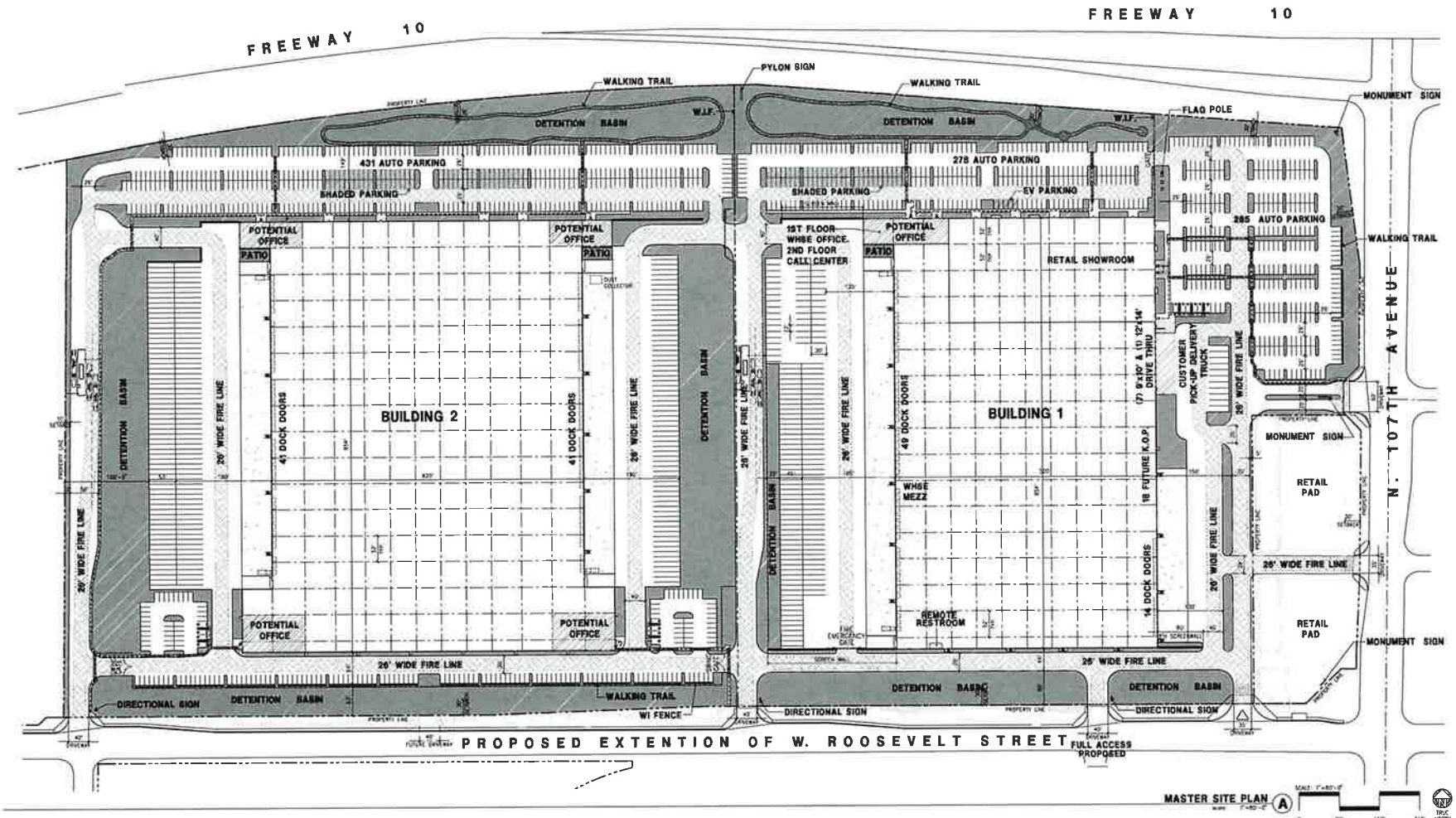
Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS P.L.C.

By
G. Adam Baugh

Enclosures

Exhibit A - Site Aerial



MASTER SITE PLAN A

PROJECT INFORMATION

Owner / Applicant
HODGDON GROUP REALTY INC.
1481 E COOLEY DR SUITE 230
COLTON, CA 92324
PHONE 909-783-3020
CONTACT AARON HODGDON

Applicant Representative
HPA, INC.
18631 BARDEEN AVE STE 100
IRVINE, CA 92612
PHONE
CONTACT MATTHEW LEE

Project Address
AVONDALE, AZ

Zoning
PROPOSED ZONING -

Construction Type
CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY	MAIN S-1/B (FUTURE) M - 1 STORY
CONSTRUCTION TYPE	II-B
NUMBER OF STORIES	2
BLDG. HEIGHT ALLOWED PER IBC 503	55'
AUTOMATIC FIRE SPRINKLER	YES(ESFR)
ALLOWABLE HEIGHT	75' (IBC 504.2)

Code Analysis
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE

VICINITY MAP

PROJECT DATA

HPA architecture
hpa, inc.
18631 bardeen avenue, ste. #100 irvine, ca 92612
tel: 949-863-1770
email hpa@hparchs.com

OWNER
ASHLEY FURNITURE INDUSTRIES, LLC

hodgdon group
OWNER'S REPRESENTATIVE

Project:
ASHLEY PROJECT COMFORT
AVONDALE, AZ

Consultants:
HUNTER ENG.

Title: MASTER SITE PLAN

Project Number 20294
Drawn by M.L.
Date 10/07/2022
Revision:

Sheet
DAB-A1.0

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AALTO GREGORY
5608 TIMBER RIDGE DR
MOUNT VERNON, WA 98273

ACUFF JASON PAUL
10983 W MCKINLEY ST
AVONDALE, AZ 85323

AKOS MOB II LLC
16435 N SCOTTSDALE RD STE 400
SCOTTSDALE, AZ 85254

ALDERSON THOMAS M/SHEILA A
12222 W MADISON ST
AVONDALE, AZ 85323

ANDRADE ALICIA/SERGIO MARTIN
515 N 108TH AVE
AVONDALE, AZ 85323

ARREOLA EDITH DANA/MORENO RAUL BARAJAS
11155 W BADEN ST
AVONDALE, AZ 85323

ASHLEY FURNITURE INDUSTRIES LLC
1 ASHLEY WAY
ARCADIA, WI 54612

AVONDALE (2010) HOLDINGS LLLP
1185 W GEORGIA ST #1045
VANCOUVER, BC V6E4E6

AVONDALE IRF LLC
12377 MERIT DR SUITE 500
DALLAS, TX 75251

AYALA JONATHAN ANTHONY
10987 W MCKINLEY ST
AVONDALE, AZ 85323

BENDER ADAM RAY/MADISON JANE
10956 W GARFIELD ST
AVONDALE, AZ 85323

CABANILLA CINDY
10967 W MCKINLEY ST
AVONDALE, AZ 85323

CALHOUN FAMILY TRUST
11150 W BADEN ST
AVONDALE, AZ 85323

CHAIRUNGSRID WATOO/JADE
11009 W MCKINLEY ST
AVONDALE, AZ 85323

CURIEL-MACHAIN ADOLFO
11013 W MCKINLEY ST
AVONDALE, AZ 85323

DIANNE NEWTON LIVING TRUST
10971 W GARFIELD ST
AVONDALE, AZ 85323

DOC-10815 WEST MCDOWELL ROAD MOB LLC
PO BOX 92129
SOUTHLAKE, TX 76092

DOUSTEN MOISES EFREN PRECIADO/PRECIADO VANESSA/VENEGAS CHANTAL CAROLINA
11014 W MCKINLEY ST
AVONDALE, AZ 85323

EARNHARDT PROPERTIES LIMITED PARTNERSHIP
7300 W ORCHID LN
CHANDLER, AZ 85226

EMF AVONDALE LLC
6900 DALLAS PKWY FL 3
PLANO, TX 75024

EP REALTY AZ LLC
4401 COLWICK RD
CHARLOTTE, NC 28211

F E R PROPERTIES
11111 W MCDOWELL ROAD
AVONDALE, AZ 85323

F E R PROPERTIES/ROSZTOCZY ROBERT A TR
11111 W MCDOWELL ROAD
AVONDALE, AZ 85323

FABIANO RICARDO SILVA/VALARETTO LYGIA CRISTINA
812 N 110TH AVE
AVONDALE, AZ 85323

FIRYAGO EUGENE VLADIMIROVICH/IRINA LEONIDOVNA
816 N 110TH AVE
AVONDALE, AZ 85323

GONZALEZ ELIZABETH
10975 W MCKINLEY ST
AVONDALE, AZ 85323

GUNBO LLC
16083 SW UPPER BOONES FERRY RD.SUITE 120
TIGARD, OR 97224

GUTIERREZ CAROLINA
917 N 111TH DR
AVONDALE, AZ 85323

HENNIKA TAMMY LYNN
10995 W MCKINLEY ST
AVONDALE, AZ 85323

HINZMAN ALICIA
11163 W BADEN ST
AVONDALE, AZ 85323

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HORNE 660 LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

HUGHES DESIREE JOI/STEARNS
ANTHONY RYAN
720 N 110TH DR
AVONDALE, AZ 85323

JIC AVONDALE LLC
1900 AVENUE OF THE STARS STE 320
LOS ANGELES, CA 90067

KINZER JASON/SARAH
19111 108th AVE NE
BOTHELL, WA 98011

KUEY THOMAS/ANDREW T
3830 E MCDOWELL RD UNIT 106
PHOENIX, AZ 85008

LEACKFELDT GENEVIEVE/OWEN FRYE
10959 W MCKINLEY ST
AVONDALE, AZ 85323

LITTLETON SCHOOL DISTRICT NO 65
PO BOX 280 1600 S 107TH AVE
CASHION, AZ 85329

MACY JUSTIN R/SUSAN E
11162 W BADEN ST
AVONDALE, AZ 85323

MALGE PRANJALI
1334 S AVENUE B UNIT 234
YUMA, AZ 85364

MANIQUIS LUCILLE ELAINE A
819 N 109TH DR
AVONDALE, AZ 85323

MARTINEZ JIBRAN GILBERTO/ESPINOZA
CECILIA SALGADO
832 N 110TH AVE
AVONDALE, AZ 85323

MATTAMY ARIZONA LLC
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SCOTTSDALE, AZ 85258

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MILLER JOSHUA JAMES/BRITTNEY
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MMPF III AVONDALE AZ LLC
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REDAJA DIANA LYNN
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PHOENIX, AZ 85083

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VALDEZ AND ASSOCIATES LLC
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AGENDA ITEM REPORT

ITEM NUMBER: 4.c.

SUBJECT: Ashley Furniture – Rezoning – Application PL-21-0141

MEETING DATE: 11/15/2023

TO: Planning Commission

FROM: Michelle Simerdla

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to rezone approximately 75.7 gross acres of land located at the northwest corner of Roosevelt Street and 107th Avenue from the Avondale Gateway Center Planned Area Development (PAD) to the Ashley Furniture PAD. The proposed PAD will allow for office/industrial/retail campus development. There is an accompanying request to change the General Plan land use designation from High Intensity Office, Mixed Use, and Freeway Commercial to Business Park. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:
The 75.7 gross-acre, irregularly shaped subject property (Exhibits A and B) is located at the northwest corner of 107th Avenue and Roosevelt Street. The site also abuts the I-10 Freeway, which is to the north. The site is currently being farmed.

The property was annexed into the City's corporate limits on April 3, 1986, and zoned Agricultural (AG) upon annexation. In 2007, the site was rezoned to the Avondale Gateway Center PAD, which proposed office, employment/commercial, and business park uses in designated areas.

The property is designated by the General Plan 2030 Land Use Map by three different categories (High Intensity Office, Mixed Use, and Freeway Commercial). As previously mentioned, there is an accompanying request to change the category to Business Park, which is a land use intended to allow for large-scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 Freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motorsports-related industry manufacturers, and limited service uses that support these primary employment uses. Please refer to Exhibit C.

The existing uses and zoning of surrounding properties include:

NORTH OF I-10 FREEWAY: From west to east - vacant land zoned Community Commercial (C-2), a rehabilitation hospital currently under construction zoned Freeway Commercial (C-3), a vacant parcel zoned Apricus PAD that allows for medical uses, a medical facility zoned AKOS PAD, a site currently under construction of a gas station and future commercial uses zoned C-3, and an electrical substation zoned Agricultural (AG).
EAST OF 107th AVENUE: Vehicle dealerships zoned Avondale Automall PAD.
SOUTH OF ROOSEVELT STREET: Single-family homes zoned Roosevelt Park PAD.

WEST: Vacant land currently being farmed zoned Avondale Gateway PAD.

SUMMARY OF REQUEST:
The applicant is requesting to rezone the subject property from Avondale Gateway Center Planned Area Development (PAD) to Ashley Furniture PAD for the subject property (Exhibit D).

The narrative details the proposed list of custom uses for the site, which includes a call center, general retail sales, office, outdoor trailer parking (non-permanent), outdoor storage associated with an on-site primary use (excluding vehicles), light manufacturing and assembly, sale of products including those manufactured or assembled on-site as well as imported products, a retail showroom, and warehousing and distribution.

For the larger campus, the project requests the Commerce Park (CP) development standards in the City's Zoning ordinance with some deviations. These deviations include reducing rear (west) setbacks from 15 feet to 10 feet to accommodate a security checkpoint building as well as reducing the internal setbacks to zero (0) for Building A and Building B in case the project develops on separate parcels. For the future commercial phase, the proposal requests all permitted and conditionally permitted uses and associated development standards in the Freeway Commercial (C-3) zoning district.

The development proposes two (2) buildings: Building 1- 551,039 square feet, single-tenant with a mix of retail, office, call center, warehouse, distribution, and office uses, and Building 2 - 551,039 square feet with manufacturing, warehouse, distribution, and office uses. The buildings will feature tilt-up wall panels, four-sided architecture, and glazing along the I-10 Freeway (Exhibit D). Two (2) vacant pads will remain for the future retail development totaling approximately 2.83 acres in size.

The two (2) proposed buildings will be approximately 50 feet in height with architectural features extending up to 60 feet. The Freeway Corridor Specific Plan permits buildings up to eight (8) stories in height on this property.

The parking provided for this project exceeds the maximum parking spaces by 388 spaces. For this project, the maximum number of parking spaces that the Zoning Ordinance allows is 782, and 1,170 parking spaces are proposed. The applicant's narrative explains that this request is due to the number of employees, consideration of other large format furniture warehouse users, and their provided parking and staging of queuing of customers picking up products for same-day delivery.

In terms of access, six (6) access drives are proposed: two (2) on 107th Avenue and four (4) on Roosevelt Street. Access to Building 2 will be gated. On 107th Avenue, there will be two (2) right-in/right-out driveways. There is a proposed condition of approval that the developer shall inform its delivery vendors, customers, and contractors that semi-tractor trailers and heavy trucks should enter its property on Roosevelt Street from 107th Avenue and shall not use Roosevelt Street west of 111th Avenue to enter and exit its property. The truck-designated accesses on Roosevelt Street will be constructed at an oblique angle to restrict truck traffic flow onto Avondale Boulevard and signed appropriately to mitigate left-ins and right-outs at access points.

Customers will be routed to a retail entrance on the north end of the site and customers picking up furniture will be directed to a waiting area on the east side of the building adjacent to 107th Avenue, managed by the Ashley Furniture staff.

Water and sewer services will be provided by the City of Avondale and the developer will provide all necessary extensions. The developer will construct the required street improvements and dedicate the necessary rights-of-way and easements.

An 8-foot-tall wrought iron fence will be provided along most of the north end of the property, along the west boundary, and along the south boundary of Building 2. An 8-foot-tall wrought iron fence will also be provided to secure Building 2 from access by the general public. Additionally, solid 8-foot-tall concrete tilt-up walls will be provided in various locations. Automobile parking will be screened with required screen walls on Roosevelt Street and 107th Avenue.

Landscaping will be provided in accordance with Chapter 28, Article 12 of the Avondale Municipal Code and the City's Street Tree Master Plan. This includes landscaping on all perimeters of the project, building foundation plantings, and required parking lot landscaping. The project also features three (3) employee break/amenity areas and an employee walking trail and recreation area.

The PAD rezone application for Ashley Furniture includes a comprehensive sign plan (CSP). Please refer to Exhibit F. The CSP proposes deviations of more than twenty-five (25) percent from the maximum allowable sign area. The increased square footage of three project identification signs facing the freeway accounts for the large massing of the building relative to the frontage. According to the applicant, the speed of vehicular traffic on the freeway and the distance of the building from the freeway necessitates signage that is visible at a longer travel distance for safe maneuvering and freeway egress.

The CSP also requests a Freeway Pylon Sign Exception (FPSE) to allow an electronic message display due to the pylon sign's exceptional design and the promotion of this key user. Given the length of the I-10 frontage, together with the need for effective visibility and identification for site visitors, the proposed digital freeway pylon sign is designed at 65-foot-tall and contains approximately 720 square feet of sign area. The proposed height was determined by conducting a flag test, which measures visibility at various distances toward the proposed pylon sign location. The FPSE proposal meets the criteria outlined in the Avondale Zoning Ordinance.

PUBLIC PARTICIPATION:
A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held via teleconference on February 21st, 2023 on Zoom. The notification of this meeting was completed in accordance with notification requirements. In addition to City Staff and the applicant's team, one (1) member of the general public, as well as two (2) Council members attended the virtual meeting. The applicant gave an overview presentation on the project and answered questions about the project. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E.

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

One comment was received on the City's Avondale Connect platform that was not in support of the use and indicated they would prefer more grocery stores or food choices.

One letter was received (Exhibit G) from a representative of a neighboring property expressing concerns over increased truck traffic along Roosevelt Street and screening and buffering of the project.

ANALYSIS:
The Planning Commission must determine that the proposed PAD complies with all five (5) findings prior to recommending approval.

Staff's analysis of each of the required findings is presented below:

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

   A Minor General Plan Amendment request to change the site's land designation to Business Park is being considered concurrently with this Rezoning request. The Business Park classification encourages uses that provide employment opportunities in a large-scale campus setting. The Ashley Furniture PAD is in conformance with the requested Business Park designation.

   The proposed PAD furthers goals in the General Plan, most notably:
   Goal 3, Policy A: "Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage." This project states that approximately 500 jobs will be created in retail sales, office, manufacturing, and distribution.

   Goal 4, Policy B: "Require all new development to participate in the required infrastructure

enhancements including, but not limited to, street widening and connecting to City water and sewer systems." The developer will complete all required utility connections and roadway improvements.

The project also furthers goals in the Freeway Corridor Specific Plan, most notably:
"Objective #1: Prioritize the City's appearance from the 1-10 Freeway and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary." "General Plan Urban Design Element Goal #2: Policy K: Maintain an upscale appearance from the I-10." The proposed buildings will enhance the area and provide plenty of glazing to appear as a Class A office. While light manufacturing and assembly is proposed, all activities will take place in an enclosed building and no loading docks will directly face the freeway. Loading docks will be internalized to the site and located adjacent to 107th Avenue.

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.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.**

   The City's Commerce Park (CP) zoning district is used as the basis for the PAD's development standards, with modifications to accommodate a large-scale development that includes integrated office, industrial, and retail uses for the larger portion of the site. The requested modifications reduce the minimum rear (west) setback from 15 feet to 10 feet to accommodate a security checkpoint building and is not a request for the setback from Building 2 to the west property line. The applicant is also requesting internal setbacks of zero (0) feet in case Buildings 1 and 2 are built on separate parcels.

   The requested uses for the project include a custom list as outlined in Exhibit D. For the future commercial phase, the C-3 uses and development standards are requested.

   The conceptual plans meet the intent of the Commercial and Industrial Design Manual and the Freeway Corridor Specific Plan.

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.**

   All necessary utility extensions and perimeter roadway improvements required as part of the development of the site will be constructed by the developer in accordance with the accompanying Development Agreement.

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

   This large single tenant project is suitable adjacent to a freeway, and there are well-designed warehouse uses in the general vicinity. While the property is adjacent to a residential neighborhood to the south of Roosevelt Street (Roosevelt Park), this project provides landscaping and walls that will act as a buffer. The landscape setback provided along Roosevelt Street is up to 68 feet in width, which exceeds Avondale's Zoning Ordinance requirements. Lastly, loading docks will not directly abut any residential areas and semi-truck traffic will be prohibited from turning left (heading west) onto Roosevelt Street.

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

   The site will utilize both the CP and C-3 development standards, which are appropriate for the proposed business park and commercial uses in proximity to the I-10 Freeway.

DISCUSSION:

- The proposed rezoning to PAD is in direct conformance with the property's proposed General Plan Land Use Map designation of Business Park.
- The proposed rezoning to a new PAD will allow for an integrated office/ industrial/ retail/ warehouse development. It will also allow for Freeway Commercial (C-3) uses on two (2) vacant pads for future development. The proposed development will enhance the corridor with new and attractive buildings, while also bringing an economic boost to the area.
- The proposed rezoning to PAD will be in conformance with the Commercial and Industrial Design Manual and Freeway Corridor Specific Plan.
- The proposed rezoning will result in compatible land use relationships through screening that includes landscaping and walls.
- The proposed Comprehensive Sign Plan will ensure design compatibility between all signage on the master planned site.
- 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.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0141, a request to rezone approximately 75.7 gross acres of land located at the northwest corner of Roosevelt Street and 107th Avenue from Avondale Gateway Center Planned Area Development (PAD) to Ashley Furniture PAD subject to the following eight (8) conditions of approval:

1. Development shall generally conform to the Ashley Furniture Planned Area Development (PAD) Narrative date stamped, 11/7/23 (Exhibit D), except as modified by these conditions.

2. Approval and recordation of a Final Plat/Minor Land Division, creating commercial pads adjacent to 107th Avenue in accordance with the PAD, and dedicating all rights-of-way and easements needed to accommodate development of the site, shall be required prior to issuance of any permits for the project.

3. Prior to the issuance of a Certificate of Occupancy for the Ashley Furniture project, the developer shall complete the installation of a "trumpet style" traffic signal at the intersection of Roosevelt Street and 107th Avenue.

4. The City shall reimburse the Developer for 75 percent of the design, engineering, and construction costs associated with the traffic signal at the intersection of Roosevelt Street and 107th Avenue. Developer shall submit a full summary of costs for the traffic signal along with supporting documentation including but not limited to material and equipment invoices, labor costs, and subcontractor pay applications. Reimbursement shall occur within 60 days after final inspection and acceptance of traffic signal review and acceptance of the cost summary by the City of Avondale.

5. The following street improvements shall be completed by the Developer in the first phase of the project, prior to issuance of a Certificate of Occupancy or Certificate of Completion for the project:
    a. The remaining arterial half-street improvements shall be constructed along the full length of the subject parcel on 107th Avenue, including the construction of a raised median with landscaping between Dealer Drive and Roosevelt Street. The median shall be designed to eliminate left-out movements at Dealer Drive and the project's main entrance on 107th Avenue. The City shall coordinate with private ownership to re-stripe Dealer Drive so the left turn lane is removed.
    b. Roosevelt Street shall be built to the City of Avondale Detail A1102 - Minor Collector. The developer shall construct the north half-street improvements from 107th Avenue to 111th Avenue.

c. The developer shall provide one (1) travel lane a minimum of 12-feet-wide in each direction between Roosevelt Parkway and 111th Avenue with appropriate shift/merge taper lengths. If additional right-of-way is needed to meet aforementioned roadway pavement requirements, City will assist in south half-street right-of-way acquisition along the Avondale (2010) Holdings' parcel. Said right-of-way acquisition shall not delay issuance of certificate of occupancy or completion.
d. The final driveway locations shall meet the requirements in the City's General Engineering Requirements Manual.

6. Developer acknowledges that Roosevelt Street serves as a residential collector west of 111th Avenue. Developer shall inform its delivery vendors, customers, and contractors that semi-tractor trailers and heavy trucks should enter its property on Roosevelt Street from 107th Avenue and shall not use Roosevelt Street west of 111th Avenue to enter and exit its property.

7. Signage shall conform to the Ashley Furniture Comprehensive Sign Plan (CSP) and Narrative date stamped September 24, 2023 (Exhibit F). The CSP includes approval of a Freeway Pylon Sign Exception to allow an electronic message display consistent with the Avondale Zoning Ordinance criteria.

8. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0141, a request to rezone approximately 75.7 gross acres of land located at the northwest corner of Roosevelt Street and 107th Avenue from Avondale Gateway Center Planned Area Development (PAD) to Ashley Furniture PAD, subject to eight (8) conditions as listed in the staff report.

Exhibit A

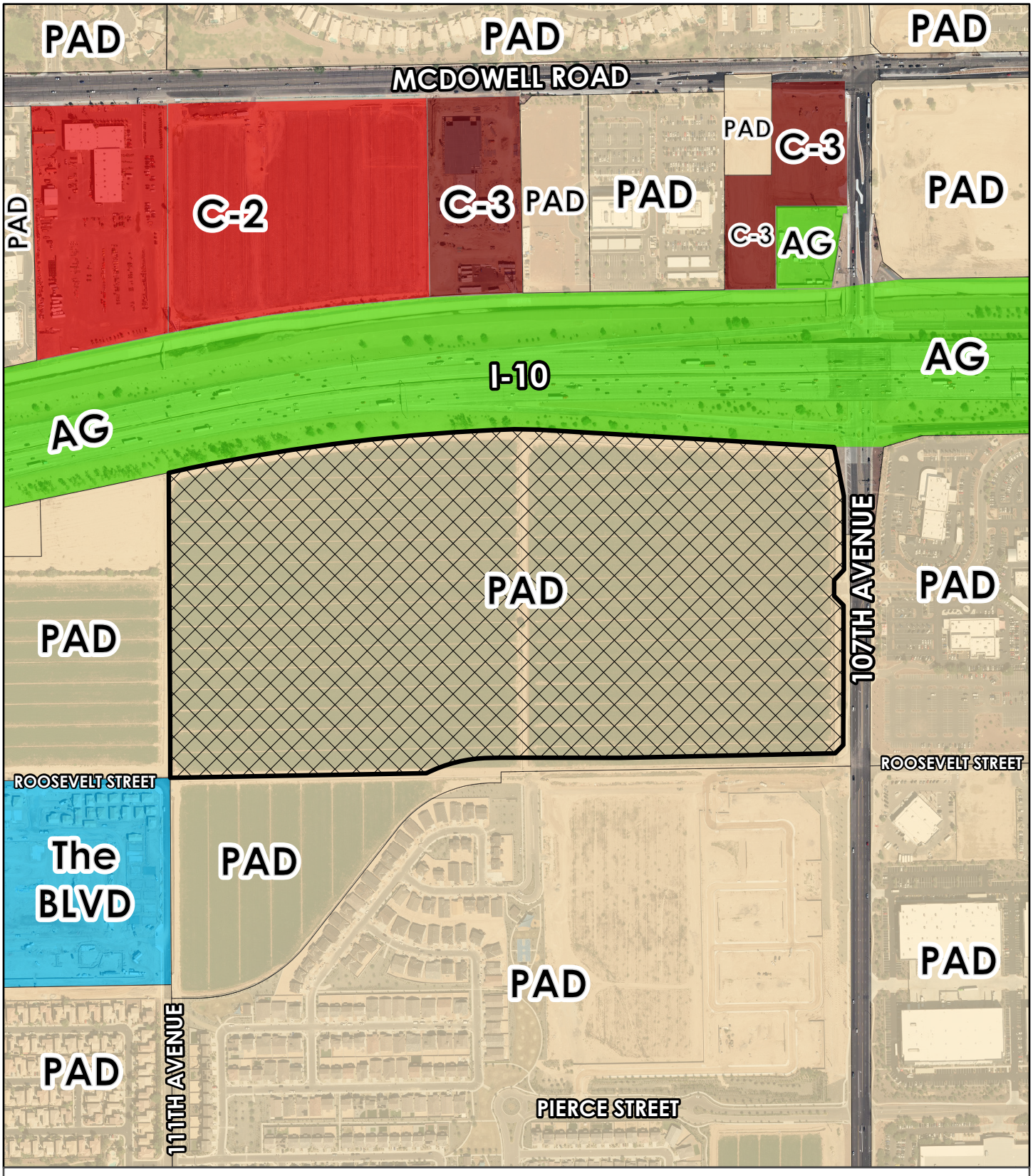
Aerial Map

Avondale

Subject Property

Date: 11/6/2023

Exhibit B



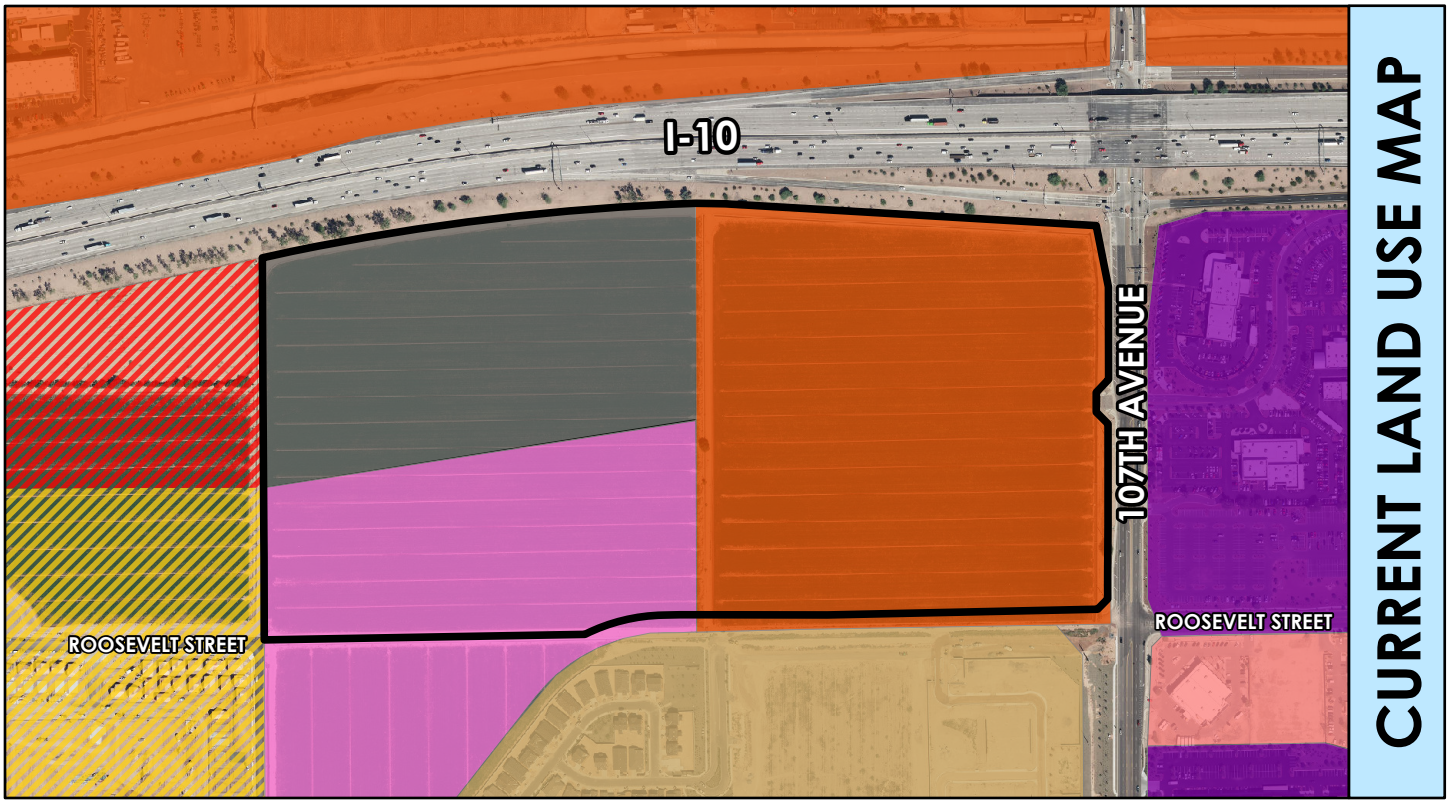
Zoning Vicinity

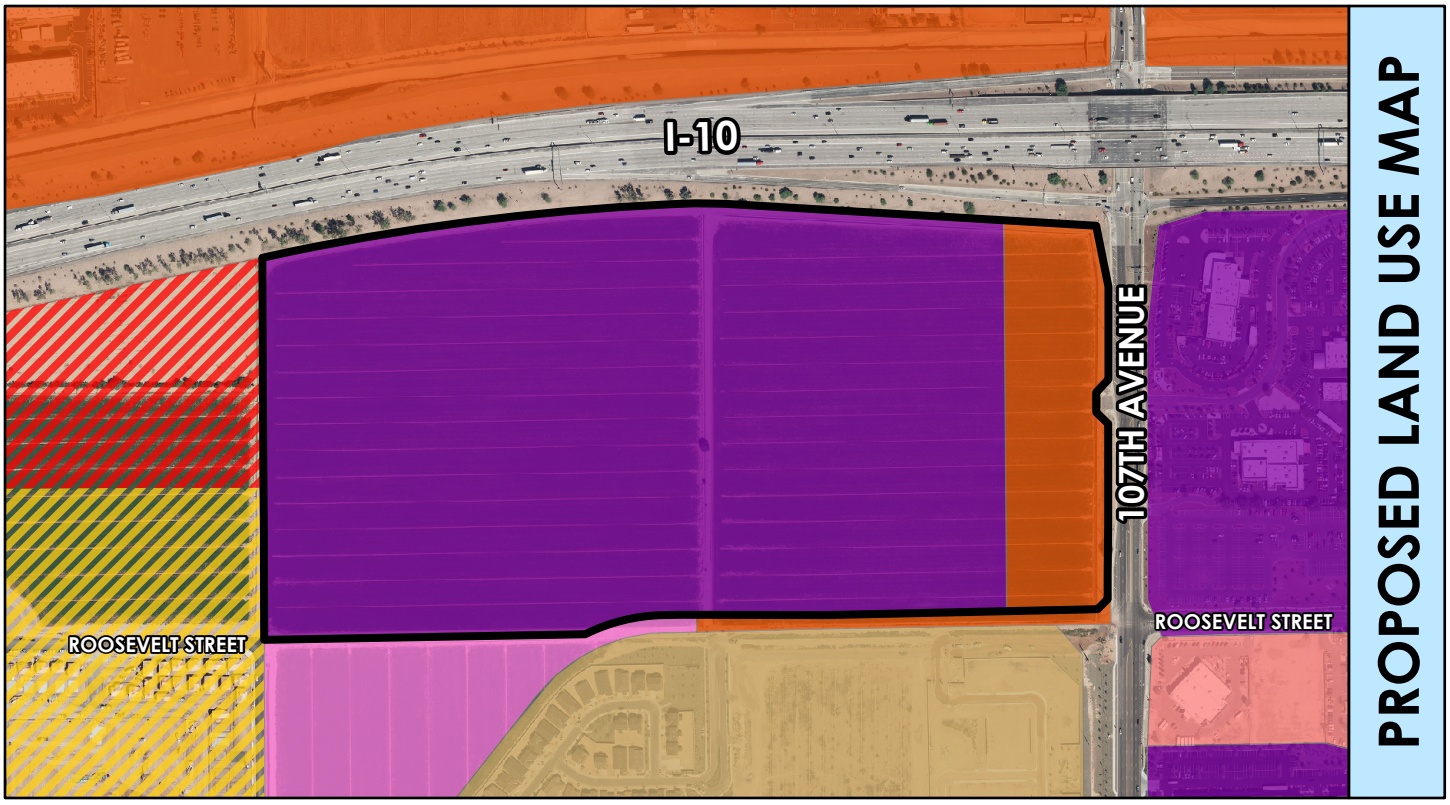
Avondale

Subject Property

Date: 10/18/2023

Exhibit C





General Plan Land Use

Avondale

- Business Park
- Freeway Commercial
- High Intensity Office
- Local Commercial
- Medium/High Density Residential
- Mixed Use
- Gateway District
- Residential District

Subject Parcels

N

Date: 10/19/2023

Exhibit D
Electronically received
November 7, 2023

Ashley Furniture

PLANNED AREA DEVELOPMENT

Case No. PL-21-0141

5th Submittal: November 7, 2023
4th Submittal: July 27, 2023
3rd Submittal: May 2, 2023
2nd Submittal: November 18, 2022
Initial Submittal: April 30, 2021

WITHEY MORRIS BAUGH

Development Team

Applicant	Withey Morris Baugh, PLC 2525 E. Arizona Biltmore Circle, Ste. A-212 Phoenix, AZ 85016 Contact: Adam Baugh Email: adam@wmbattorneys.com Phone: (602) 230-0600
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Architect	HPA Architects 18831 Bardeen Ave Irvine, CA 92612
Civil Engineer/Landscape	Hunter Engineering 10450 N. 74th Street, Suite 200 Scottsdale, AZ 85258
Traffic Engineer	Southwest Traffic Engineering 3838 North Central Avenue, Ste 1810 Phoenix, AZ 85012

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EXHIBIT E – LANDSCAPE PLAN
EXHIBIT F – LANDSCAPE AREA RENDERINGS
EXHIBIT G – WALL PLAN

ASHLEY FURNITURE
PAD Narrative

A. Request and Property Description

The applicant is requesting to rezone the approximately 75.730-acre property located at the southwest corner of the I-10 and 107th Avenue (the "Property") (**See *Exhibit A*, Aerial Map**) *from* Planned Area Development *to* a new Planned Area Development to establish site-specific permitted uses, as well as development standards, design and signage criteria for a new integrated, high-quality office/industrial/retail/warehouse development and future commercial pads. The proposed development will support the expansion needs of an international company specializing with uses that include manufacturing, employment, warehouse, and retail sales of targeted bulk consumer goods. To further the vision of the 107th Avenue corridor, this PAD also proposes independent retail pad(s) opportunities adjacent to 107th Avenue for future commercial development.

The existing use of the Property is agricultural. The Property is bound by the I-10 to the north and 107th Avenue to the east. The Property's western boundary is the 111th Avenue alignment and the southern boundary is the Roosevelt Street alignment. Beyond 107th Avenue to the east is the Avondale Auto Mall (zoned PAD). To the south, beyond the future Roosevelt Street extension, is agricultural land (zoned PAD) and a new single-family subdivision, Roosevelt Park II (zoned PAD), currently under development. Within Roosevelt Park II, there is a future school site for the Littleton Elementary School District, which will be located to the south of the Property. To the west is agricultural land which is zoned PAD and is subject to the Avondale Gateway PAD. The Avondale Gateway PAD allows for office and enclosed light industrial uses on the land directly abutting the Ashley Furniture site.

As background, the Property is part of the Avondale Gateway Center Planned Area Development ("PAD") (Case No. Z-07-16), which further divides the Property into three (3) land use categories: Employment/Commercial, Business Park; and Office. The existing PAD requires development of the Property's I-10 frontage with mid-rise offices; the 107th Avenue frontage with limited commercial uses; and, the Roosevelt Street frontage with enclosed light industrial uses. The permitted uses are specific to its respective land use category it is assigned, but generally permits office, medical, research and development, banking, restaurants, business services, retail, hotels, conference centers, convenience stores, wholesaling and warehousing, manufacturing, athletic clubs and more. That said, specific uses are only permitted on certain portions of the Property, therefore, because the Property is now contemplated by one (1) single anchor which will comprise all but 2.84 acres intended for future pad retail, it is necessary to revisit the zoning for the Property to address the multifaceted land uses of the proposed project and its functions. In addition to this PAD request, a concurrent Minor General Plan Amendment (Case No. PL-21-0140) is being requested to amend the General Plan Land Use Map designation for a portion of the Property *from* Freeway

Commercial/High Intensity Office/Mixed Use *to* Business Park, which supports large campus developments with abundant employment opportunities. **See *Exhibit B,* General Plan and Zoning Maps.**

Amendment of the General Plan Land Use Map will not only facilitate a quality development, but the ability for a significant employer to establish a presence in the City of Avondale. Therefore, the requested "Business Park" designation is an overall improvement for the City, which will not adversely impact the community by significantly altering the acceptable land use pattern or impact existing uses in the area.

The requirements of the Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise herein by this PAD.

B. Project Description / Land Use Development Map

The proposed development (the "Project") includes: (i) an approximately 503,491 square foot single tenant building with a mix of retail, office, call center, and warehouse and distribution uses ("Building 1"); (ii) an approximately 551,039 square foot building with manufacturing, warehouse and distribution and office uses ("Building 2"); and (iii) independent commercial pad(s) (the "Future Commercial Phase") located at the southeast corner of the Property. Below is a project description for each part of the proposed development. The overall development will be phased, with Building 1 and Building 2 consisting of Phase I and II, respectively, and the Future Commercial Phase consisting of Phase III. However, development of each phase will ultimately be per market demand.

I. The Project (Phases I and II)

The Project is anticipated to be an attractive, high-quality development that will provide substantial employment opportunities within the City of Avondale, including up to 500+ diverse jobs. The Project will involve a significant capital investment more than $100 million, and it is anticipated that retail sales will exceed $40 million annually.

The conceptual site plan of Phases I and II identifies two (2) buildings, with a mix of tenant related uses. The primary mix of uses within the Project building include a 80,000 square foot, retail showroom, a call center for up to 200 people, regional office, manufacturing and related warehouse. The proposed building height is approximately 50 feet, with architectural features that may extend to approximately 60 feet.

Vehicular access to the Property is proposed via six (6) access drives; two (2) access drives are proposed via 107th Avenue and four (4) are proposed via Roosevelt Street. Beyond the two west driveways along Roosevelt Street are gated entrances to Building 2. To disperse traffic, each building will have its own dedicated entry from Roosevelt with controlled access. Pedestrian access to the retail showroom is proposed via 107th Avenue. The developer will construct typical half-street improvements along the Property frontage on Roosevelt Street and 107th Avenue. ***See***

Exhibit C, Conceptual Site Plan. Improvements on the south side of Roosevelt Street will be constructed by others.

Once customers are on site, internal circulation will route them to the retail entrance at the north end of the site. For furniture pick up, customers are directed to a separate waiting area labeled on the plan as "Customer Pick-up / Delivery Truck", located on the east side of the building that is managed by Ashley staff..

II. The Future Commercial Phase (Phase III)

To further the City's vision for the area, 2.66-acres have been retained for Freeway Commercial uses. The Freeway Commercial area may be developed as one or two pads. Access to the pad sites is via shared access from 107th Avenue, which will be memorialized via formal easement agreements.

This PAD provides development and design criteria for the Future Commercial Phase, and it is the intent of this PAD that the Future Commercial Phase be fully zoned so that only an administrative Site Plan and Design Review by the City is required in the future.

C. <u>Permitted Uses</u>

I. Permitted land uses for the Project include:

1. Call center
2. General retail sales
3. Office
4. Outdoor trailer parking (non-permanent)
5. Outdoor storage associated with an on-site primary use, excluding vehicles subject to the conditions of Zoning Ordinance 28-73
6. Manufacturing and assembly, light[1]
7. Sale of products, including those manufactured or assembled on-site as well as imported product
8. Retail showroom
9. Warehousing and Distribution

II. Permitted land uses for the Future Commercial Phase include:

1. All permitted and conditionally permitted uses in the C-3 Zoning District per Section 28-53 of the Avondale Zoning Ordinance.

---

[1] No detectable interior building or appurtenant building noise, dust, odors or vibrations shall occur beyond the property line.

D. Development Standards

I. The Project (Phases I and II)

Development of the Project shall conform to the standards set forth in the Commerce Park (CP) Zoning District of the Avondale Zoning Ordinance and the standards set forth in this PAD Amendment. If there is a conflict between the Zoning Ordinance and this PAD, the less restrictive standard shall apply.

Requested Deviations from CP Development Standards		
	Commerce Park	**PAD Amendment**
Min. Yard Setbacks	Rear(West): 15’	Rear(West): **10’**
Internal Setbacks	N/A	0’ (if in the event the parcel is phased and split into two parcels)

A minor deviation for the rear(west) setback is requested (see table above). The purpose of this deviation is to optimize the site layout and western access, which enhances circulation on and off-site by separating truck traffic from general traffic. Further, it will accommodate the manned security entry truck trailer checkpoint, which is an important necessity for the security of the Project. Notably, the adjacent property will also be controlled by the subject user. Additionally, because Buildings 1 and 2 may be phased, split, and developed on separate future parcels to address development needs, these buildings will be maintained as one (1) perceivable project; thus, it is requested that internal lot line setbacks be reduced to 0’ if a future lot split occurs for phasing purposes.

This application also includes a waiver to the indoor gym requirement. Per the City’s Commercial and Industrial Design Manual, an indoor gym featuring changing rooms, showers, and lockers is typically provided within the building. Ashley Furniture does not allow their buildings to be constructed with locker rooms and showers, and therefore a waiver is requested for this standard.

II. Future Commercial Phase (Phase III)

Development of the Future Commercial Phase shall conform to the standards set forth in the Freeway Commercial (C-3) Zoning District of the Avondale Zoning Ordinance and the standards set forth in this PAD Amendment. If there is a conflict between the Zoning Ordinance and this PAD, the less restrictive standard shall apply.

E. Site Details

I. Lighting

Light levels are not to exceed 1-foot candle at the property line.. All proposed site lighting will comply with requirements in Article 28-127 of the Zoning Ordinance.

II. Screening

An 8-foot-tall wrought iron fence and landscaping will be provided along much of the north boundary of the Property, along the west boundary, and along the south boundary of Building 2. East of Building 2, an 8-foot-tall wrought iron fence will also be provided to secure Building 2 from access by the general public. Additionally, solid 8-foot-tall concrete tilt-up walls will be provided in strategic locations, as identified on the enclosed site plan. Auto parking will be screened as appropriate with 3'-6" parking screen walls. Mechanical equipment will be located on the roof and will be screened by a parapet wall.

III. Walls & Fences

The design of auto and trailer parking screen walls allows it to integrate with the landscaping and enhances the structured landscape and streetscape appearance. The design, materials and colors for all walls visible from public view will be uniform in appearance. See Wall Plan at Exhibit H.

IV. Parking Standards

On-site parking for the Project shall be provided in accordance with Table 1 below:

Table 1

AUTO PARKING PROVIDED				
Standard (9.5' x 20')	470	521	991	stalls
Shaded Parking: Office / Call Center	54	72	126	stalls
EV Parking - w/Charging Station	6	4	10	stalls
EV Parking - EV Capable	14	6	20	stalls
Standard Accessible (9.5' x 20')	9	8	17	stalls
Van Accessible (9.5' x 20')	2	4	6	stalls
TOTAL	555	615	1,170	stalls

Per the Avondale Zoning Ordinance, surplus parking is permitted. In this instance, some extra parking is requested for the reasons identified below:

1) For warehouse and manufacturing uses, and based on estimates for employee counts the demand for parking is necessary to exceed the allowed parking per code.

2) For retail use, Ashley's Furniture has considered other large format furniture warehouse users in the valley similar in size of retail floor area and immediate stock on premises. Based on that analysis, during peak shopping times, the parking requirements for 100,000 sf sales floor can exceed the parking requirements for the use.
3) Because of the increased availability of onsite product and same day delivery, customer pick-up will be a premium to onsite circulation and the need for staging and queueing of vehicles to pick up products.

Parking for the Future Commercial Phase shall conform to the requirements of Section 28-164 of the Avondale Zoning Ordinance.

F. Architectural Design

The architectural character of the development will have a high-tech contemporary appearance. This will be established using clean edges and forms, and colors. The development's front elevation, facing 107th Avenue, will convey a high-quality office/retail appearance while maintaining key functions, including customer pick-up areas. This is achieved with glazing to indicate an office appearance; a horizontal steel canopy to bring the scale down for pedestrians; and clerestory windows along the upper portions of the façade. Please refer to the conceptual building elevations (**Exhibit D**).

The conceptual building elevations include strong architectural forms and distinct design elements, such as accent shading features, variations in parapet height and colors. Collectively these provide for enhanced visual interest and varied building massing, to create distinctive points of entry for users. A combination of concrete tilt up wall panels with a series of reveals and patterns in the tilts will accent the building elevations. Curtain wall glazing systems at each entry location will highlight the material variation, with portions that reach a high elevation to accommodate two-story office/retail within the building. These various treatments will be incorporated to provide variation and texture to the building façade.

The architectural design for the Future Commercial Phase shall complement the primary building through use of common materials, colors, and forms. Compliance with the City's Commercial and Industrial Design Manual will also be required for the Future Commercial Phase.

G. Site Design Criteria

The conceptual site plan orients the Project to 107th Avenue. Access to the Property will be provided via 107th Avenue and Roosevelt Street, in the locations shown on the site plan. These points of access and internal circulation provide good access to users, employees and customers. Generous landscaping and decorative parking screen walls provide appropriate screening along Roosevelt Street. Building 1 is oriented so that the retail and office component of the building primarily faces 107th Avenue;

Building 2 is oriented toward the back of the development so that industrial operations are not at the forefront of the development.

The conceptual site plan identifies approximately 1,503 parking spaces provided throughout the development. Parking for Building 2 is provided behind secured, gated access points as depicted on the conceptual site plan. Approximately 294 trailer parking spaces are provided behind secured, gated access points. There are 55 delivery spaces also provided. The secured parking areas are enclosed with an eight-foot-tall wrought iron fence. Parking screen walls are provided in the locations identified on the site plan, as appropriate.

H. **Landscaping, Pedestrian Open Space and Amenities**

Project landscaping will be consistent with the Landscape Plan at Exhibit F and the area renderings at Exhibit G. The landscape design along right-of-ways and parking areas will be consistent with the landscaping in the surrounding area. The landscape design in stormwater retention basins, however, will be kept natural and informal.

Vehicular entries and street frontages will provide a formal entry design sequence, including the use of "soldier rows" of trees along with formal masses of shrubs and groundcovers. The project will match the City of Avondale's Street Tree Master Plan (STMP) along 107th Avenue and Roosevelt Street. The STMP identifies Thornless Mesquite and Palo Verdes trees as primary and secondary trees. A more diverse plant palette will be used, however, as preferred by Avondale. Additional street trees include Ironwood, Oaks, Willow Acacias and Texas Ebony trees. Massed shrubs will further screen perimeter screen walls around the Project perimeter and colorful accent shrubs and groundcover plantings will be used around all signage.

The landscape design in proximity to the building will complement the building's high-tech contemporary appearance, as well as the size. Trees and shrubs will provide pedestrian shade and visual interest and will contrast the architectural pop-outs and horizontal metal canopies to provide human scale at the entries. Pedestrian walks that connect the streets and parking lots to storefront entries will be fully shaded and a small area of turf may be used at the storefront entry where it is most beneficial.

The plant palette provided includes a mix of Sonoran Desert and desert adapted plants to provide year-round color. Desert adapted trees and shrubs will be planted around the building and parking and Sonoran Desert trees will mainly be kept around the perimeter or the project.

In addition, in accordance with the City's standards, the conceptual site plan provides three (3) employee break/amenity areas disbursed throughout the Project, as well as an employee walking trail and recreation area with covered seating at the northeast boundary of the Project. The proposed PAD site plan provides a significant amount of landscaping for the site at approximately 21 percent.

I. Grading and Drainage

The grading and drainage for the Property will be designed to retain the 100-yr,2-hour storm event in accordance with the City of Avondale drainage design guidelines. Storm drainage will be conveyed via internalized roof drains and exterior scuppers (no pipe) and downspouts and overland flow across the parking lots and truck dock areas into either catch basins or curb openings which will outfall to a combination of surface and/or underground retention areas. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells.

J. Utilities and Infrastructure

Water will be provided to the Property by the City of Avondale and is available via a 16-inch public waterline within 107th Avenue. This Project will install a 12-inch waterline from Roosevelt Parkway to 111th Avenue.

Sewer will be provided to the Property by the City of Avondale. There is an existing sewer main within both 107th Avenue and Roosevelt Street just west of the Property. It is anticipated that both existing sewer mains are too shallow to provide a gravity sewer connection to the Property. This Project will require a sewer lift station that will pump sewer to a short gravity sewer main extension within Roosevelt Street near 107th Avenue. The short sewer line will be extended to 111th Avenue.

K. Phasing

The buildings will be constructed in 2 phases All required off-site improvements to both 107th Avenue and Roosevelt Street will be completed with the project's first phase.. When a parcel is developed it will include necessary street improvements to provide proper access to a street/frontage road, water and sewer connections into the city system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

L. PAD Findings

The City of Avondale Zoning Ordinance requires that the below findings are met for approval of a PAD.

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

A Minor General Plan Amendment is being processed concurrent with this PAD rezoning request. The requested General Plan Amendment is to amend the General Plan Land Use designation from Freeway Commercial, High Intensity Office and Mixed Use to Business Park (a portion of the Property will be retained as Freeway Commercial to ensure conformance for the Future Retail Pads).

The Business Park land use category is intended to allow for development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, manufacturers, and retail uses.

The requested PAD will conform to the General Plan, as amended, and will further several goals of the General Plan including growing and diversifying Avondale's economy and employment base through business development.

Specifically, Goal 3, Policy A which states: "Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage." This proposal will be a significant job creator for retail sales, office, manufacturing and distribution. The overall development is expected to create approximately 500 jobs along the I-10 Corridor.

In addition, Goal 4, Policy B states, "Require all new development to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to City water and sewer systems." This proposal provides the require street improvements along Roosevelt and facilitates the necessary signal and utility infrastructure to build out the overall 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 requested PAD meets the requirements of the Zoning Ordinance and all applicable policies and regulations of the City of Avondale. The underlying PAD zoning is C-3 which allows all of the operational functions of Ashley's operations. The development conforms to all the necessary C-3 development standards except for one small deviation that reduces the rear yard setback by only 5' less than the requirement. All other necessary site and design standards are observed including setbacks, lot coverage, building height, landscaping, architectural design, etc.

(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.*

There is adequate water and sewer, and other required public infrastructure to support the proposed development. An additional 12-inch water main extension will be added to extend from 107th Avenue and tie-in to the existing 12-inch waterline located at 112th Drive. Additionally, the proposed Project will complete the required street improvements along Roosevelt Road such as improving the road to 3300- feet, streetscape landscaping, and installing the traffic signal at 107th and Roosevelt Road

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

The Property is uniquely situated adjacent to a freeway, with proximity to many like-kind uses. South of the Property is a residential development currently under construction. The proposed development within this PAD will provide a good buffer between the I-10 Freeway and single-family residences to the south while ensuring meaningful landscaping and buffering is provided along Roosevelt Street. Additionally, the proposed development, which will boast up to 500 new jobs and serve as an anchor for area retail, will support future uses within The BLVD, a key mixed-use area for Avondale.

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

The proposed development, as a Business Park development, has been designed appropriately next to a major freeway corridor. The site layout is optimally planned to provide key open spaces and buffering for surrounding uses. Buildings are set back within a generous landscape setback along both street frontages, and buildings are set back well beyond that which is otherwise required by conventional zoning standards. Overall, the development standards of the PAD exceed the standard zoning ordinance requirements, and thus exceed the desired character of development for the area.

M. Summary

The proposed development will provide a diversity of new jobs, benefits to the City of Avondale, and will activate an undeveloped, long time vacant parcel of land with a quality use that will provide considerable sales tax revenues and other economic benefits to the City of Avondale. This PAD sets forth exceptional site development and architectural design that will have a positive influence on the area. In summary, this proposal is consistent with the City's long-term vision for this area, it is compatible with the surrounding area, and is appropriate land use planning.

Exhibit A - Site Aerial

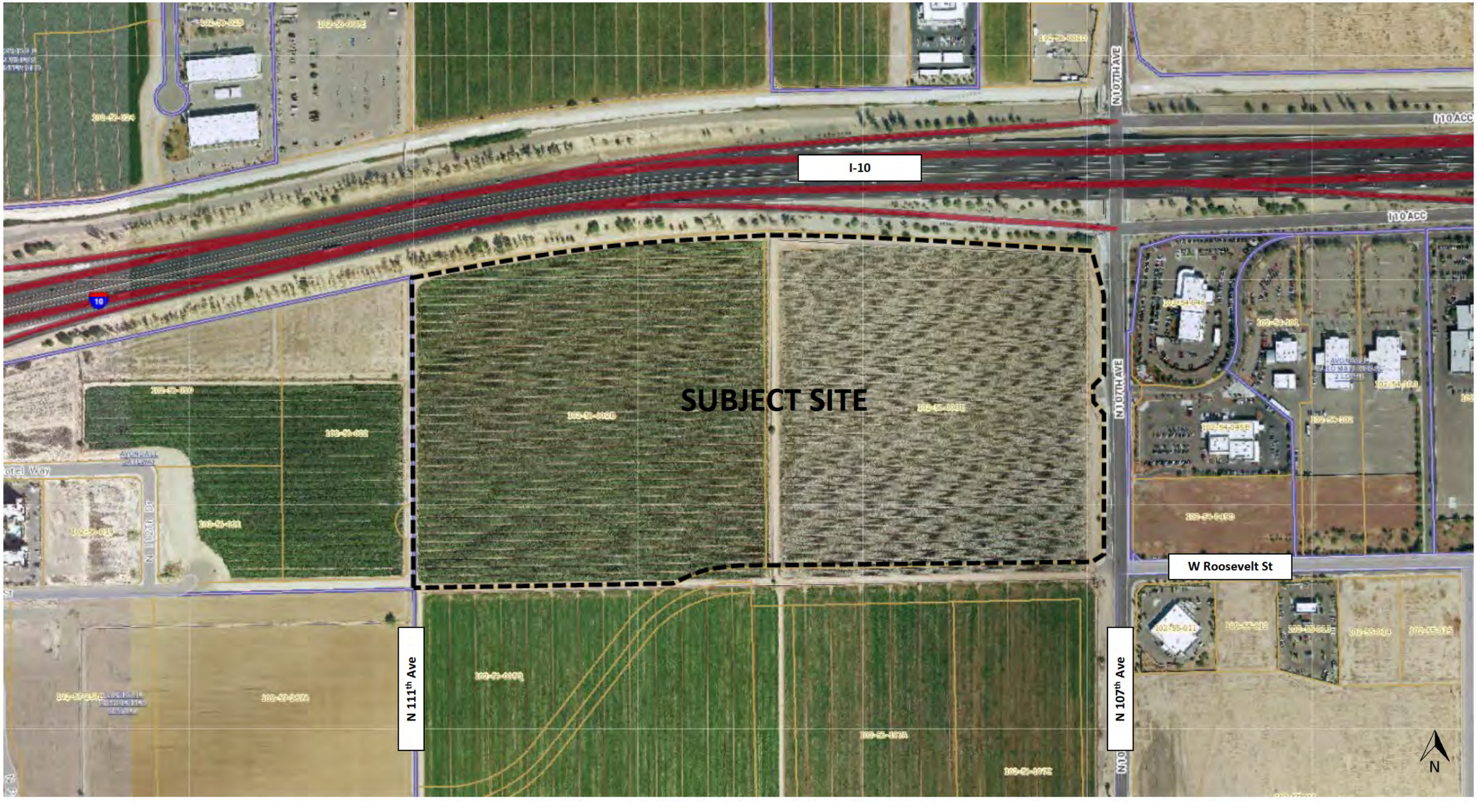


Exhibit B
Proposed General Plan Map: Business Park; Freeway Commercial

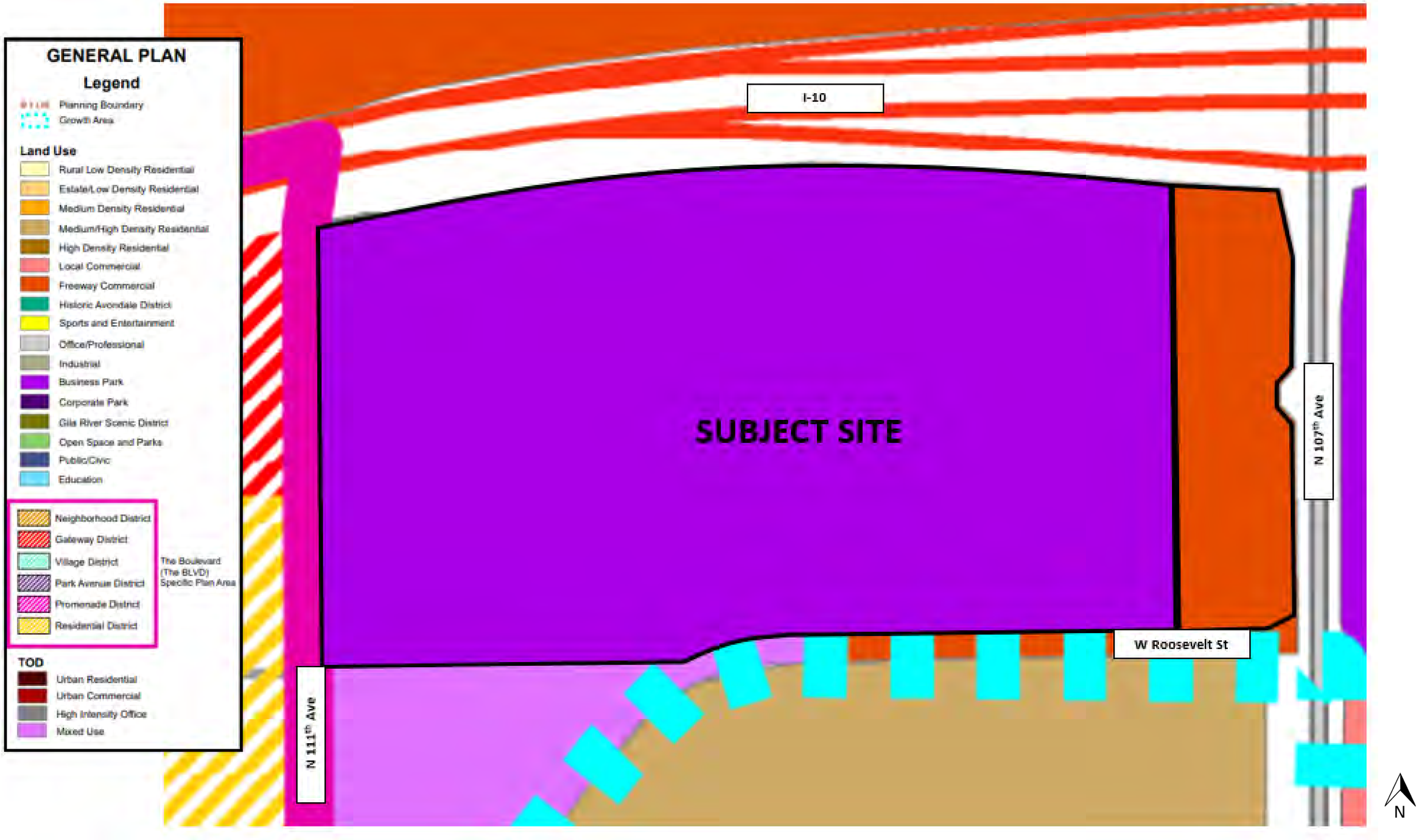


Exhibit B
Existing Zoning Atlas Map: PAD

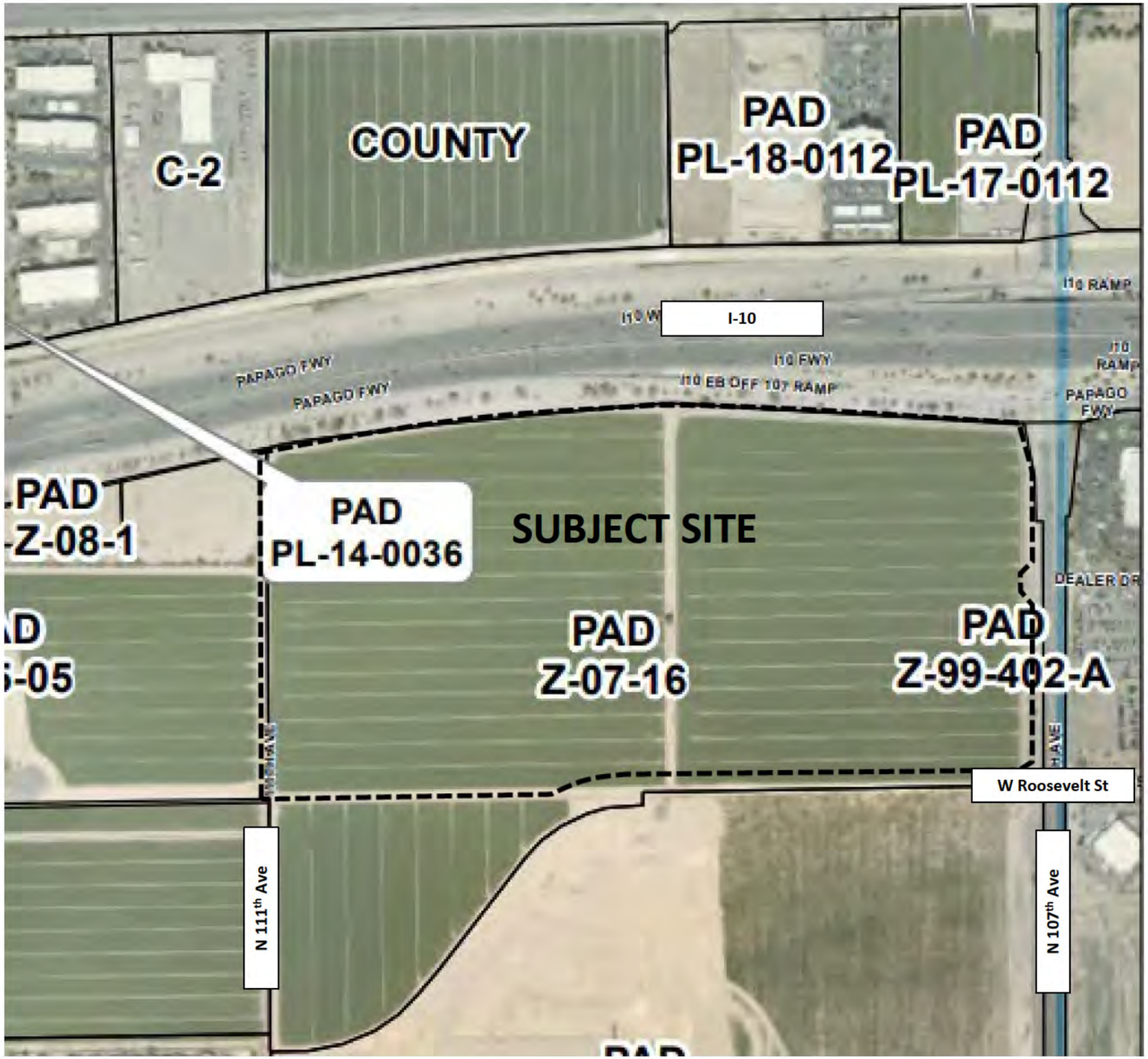
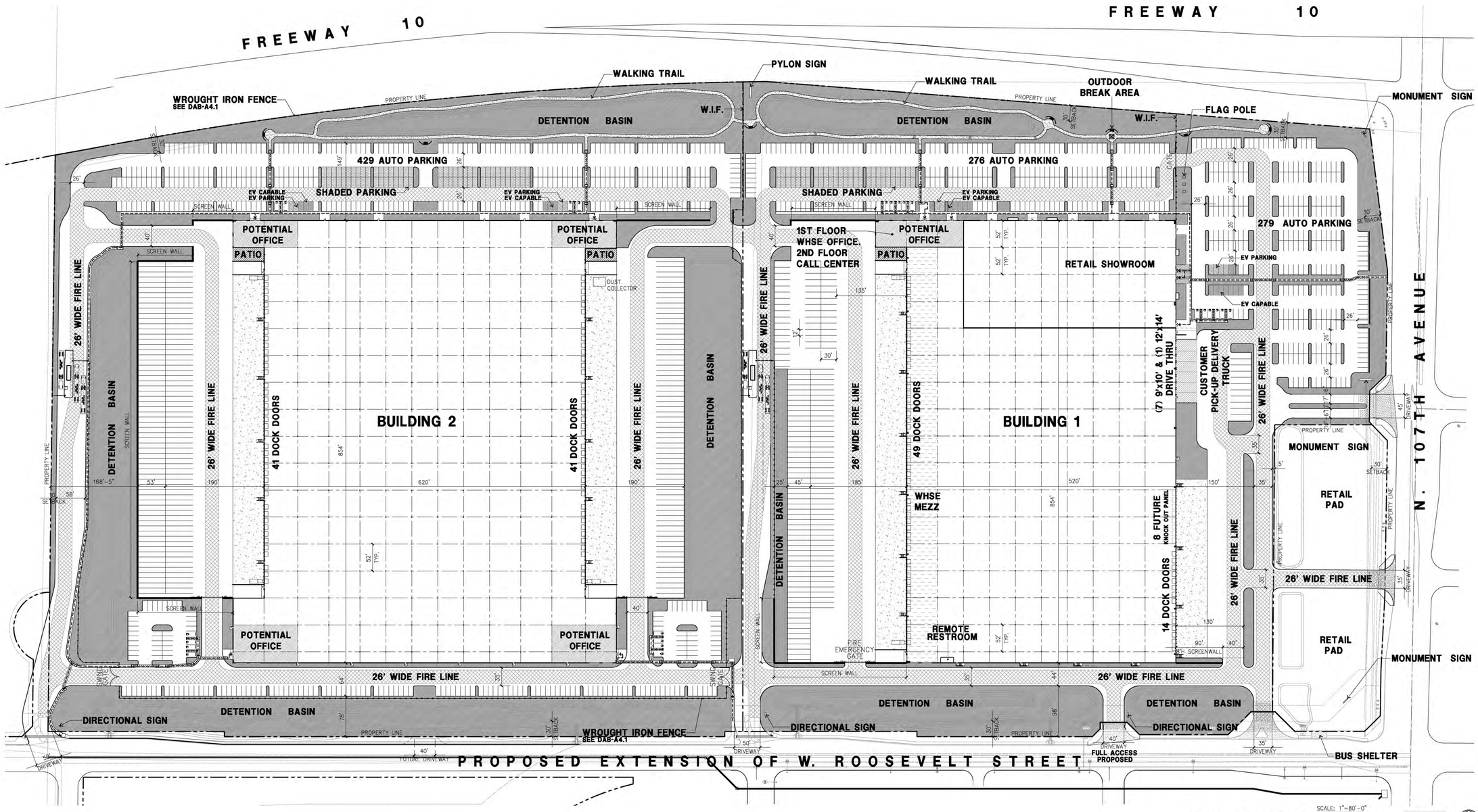


EXHIBIT C



MASTER SITE PLAN A
scale: 1"=80'-0"

SCALE: 1"=80'-0"
0 80' 160' 240'
TRUE NORTH

PROJECT INFORMATION

Owner / Applicant
HODGDON GROUP REALTY INC.
1461 E. COOLEY DR. SUITE 230
COLTON, CA 92324
PHONE: 909-783-3020
CONTACT: AARON HODGDON

Applicant Representative
HPA, INC.
18831 BARDEEN AVE. STE 100
IRVINE, CA 92612
PHONE:
CONTACT: MATTHEW LEE

Project Address
AVONDALE, AZ

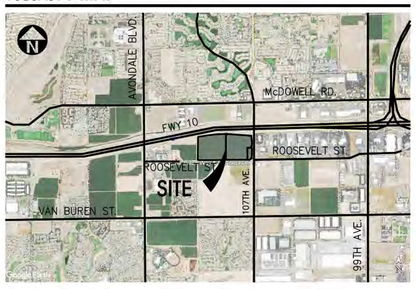
Zoning
PROPOSED ZONING :

Construction Type
CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY:	MAIN:S-1/B (FUTURE) M - 1 STORY
CONSTRUCTION TYPE:	III-B
NUMBER OF STORIES:	2
BLDG. HEIGHT ALLOWED PER IBC 503	55'
AUTOMATIC FIRE SPRINKLER	YES (ESFR)
ALLOWABLE HEIGHT	75' (IBC 504.2)
FREEWAY CORRIDOR SPECIFIC PLAN	8 STORIES

Code Analysis
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE

VICINITY MAP



PROJECT DATA

	BLDG 1	BLDG 2	RETAIL PADS	TOTAL	
SITE AREA					
In s.f.	1,366,042	1,611,720	123,275	3,101,037	s.f.
In acres	31.36	37.00	2.83	71.19	ac.
BUILDING AREA					
Retail - 1st Floor	85,345	0		85,345	s.f.
Office - 1st floor	8,640	20,000		28,640	s.f.
Call Center - 2nd floor	8,640	0		8,640	s.f.
Warehouse	353,015	531,039		884,054	s.f.
Warehouse Mezz	47,451	0		47,451	s.f.
TOTAL	503,491	551,039		1,054,530	s.f.
COVERAGE	36.9%	34.2%		34.0%	
AUTO PARKING REQUIRED (90% of the gross floor area of the building or uses)					
Retail / 300 s.f.	256	0		256	stalls
Office / Call Center: 1/250 s.f.	64	72		136	stalls
Whse: 1st 10K @ 1/500 s.f.	20	0		20	stalls
above 10K @ 1/5,000 s.f.	70	0		70	stalls
Manuf 1st 150K @ 1/500 s.f.	0	20		20	stalls
above 10k @ 1/5,000 s.f.	0	84		84	stalls
TOTAL	410	199		596	stalls
For Office: Minimum 10 percent of required spaces shall be covered					
AUTO PARKING REQUIRED (90% of the gross floor area of the building or uses)					
Max Parking Requirement					
Retail / **250** s.f.					
Office / Call Center: 1/250 s.f.	307	0		307	stalls
Whse: 1st 10K @ **1/300** s.f.	64	72		136	stalls
above 10K @ **1/3,000** s.f.	33	0		33	stalls
Manuf 1st 150K @ **1/300** s.f.	117	0		117	stalls
above 10k @ **1/3,000** s.f.	0	33		33	stalls
TOTAL	0	156		156	stalls
For Office: Minimum 10 percent of required spaces shall be covered	521	261		782	stalls
EV REQUIRED PARKING					
Retail (1%) - w/Charging Station	3	0		3	stalls
Retail (3%) - EV Capable	9	0		9	stalls
Office/Warehouse (1%) - w/Charging Station	2	3		5	stalls
Office/Warehouse (3%) - EV Capable	5	6		10	stalls
TOTAL	19	9		28	stalls
AUTO PARKING PROVIDED					
Standard (9.5' x 20')	470	521		991	stalls
Shaded Parking: Office / Call Center	54	72		126	stalls
EV Parking - w/Charging Station	6	4		10	stalls
EV Parking - EV Capable	14	6		20	stalls
Standard Accessible (9.5' x 20')	9	8		17	stalls
Van Accessible (9.5' x 20')	2	4		6	stalls
TOTAL	555	615		1,170	stalls
TRAILER PARKING PROVIDED					
Trailer (10' x 55')	102	192		294	stalls
DELIVERY TRUCK PARKING PROVIDED					
Truck (12' x 30')	44	0		44	stalls
Truck (12' x 40')	11	0		11	stalls
TOTAL	55	0		55	stalls

ZONING ORDINANCE FOR CITY:		
Zoning Designation - Freeway Commercial, high-Intensity Office, Mixed Used, Residential District and Gateway District		
MAXIMUM BUILDING HEIGHT ALLOWED		
Freeway Corridor Specific Plan	45'-60'	45'-60'
allow s up to 8 stories.		
LANDSCAPE REQUIREMENT		
15% Req	196,745	343,617	440,362 s.f.
LANDSCAPE PROVIDED		
Area Provided	393,517	252185	645,702 s.f.
	30%	16%	21%
SETBACKS		
Building	Landscape	
Freeway Side - 30' (side)	25'	
Roosevelt St. - 30' (side)	25'	
107th Ave. - 30' (front)		
West Pl. - 10' (rear)		

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949•863•1770
email: hpa@hparchs.com
REGISTERED ARCHITECT #23687 ROBERT M. JACOB Not Signed ARIZONA, U.S.A.
EXPIRES: 6-30-26

OWNER
ASHLEY FURNITURE INDUSTRIES, LLC

hodgdon group
OWNER'S REPRESENTATIVE

Project:
ASHLEY PROJECT COMFORT
AVONDALE, AZ

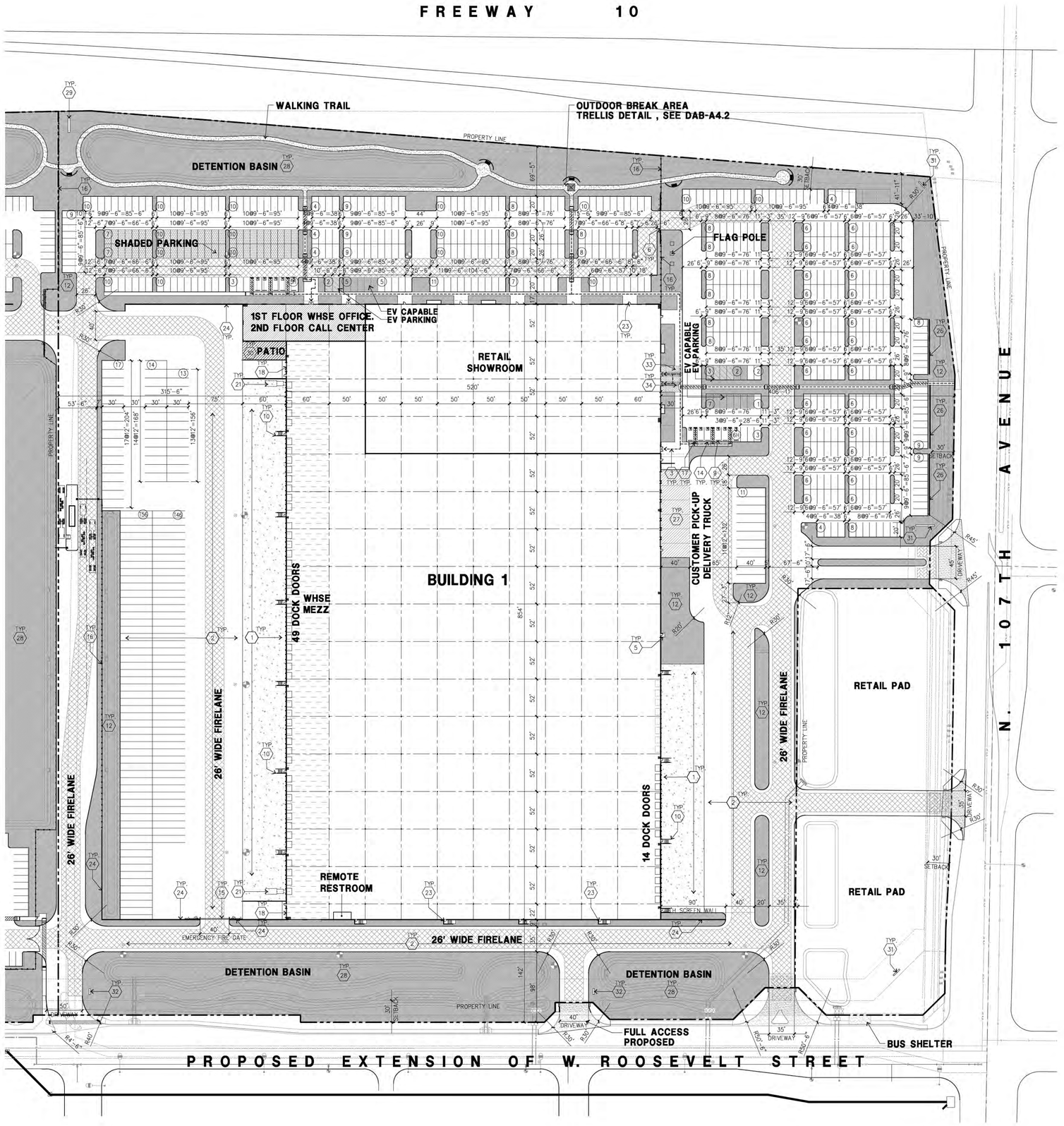
Consultants:

Civil:	HUNTER ENG.
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER ENG.
Fire Protection:	-
Soils Engineer:	-

Title: MASTER SITE PLAN

Project Number:	20294
Drawn by:	CR
Date:	06/27/23
Revision:	

Sheet:
DAB-A1.0



OVERALL SITE PLAN scale: 1"=60'-0" (A)

SCALE: 1"=60'-0"

0 60' 120' 180' TRUE NORTH

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLIANCE FOR LANDSCAPING IF REQUIRED BY CLARK COUNTY.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6. PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. DUST COLLECTOR BY OTHERS NOT TO EXCEED 60'
8. APPROXIMATE LOCATION OF TRANSFORMER.
9. PRE-CAST CONCRETE WHEEL STOP.
10. CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
11. APPROXIMATE LOCATION OF FIRE HYDRANT
12. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
13. ACCESSIBLE ENTRY SIGN.
14. ACCESSIBLE PARKING STALL SIGN.
15. 8' HIGH FIRE EMERGENCY GATE WITH KNOX-LOCK.
16. 8' HIGH W.I.F. (WROUGHT IRON FENCE)
17. TRUNCATED DOME.
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19. BIKE RACK
20. EMPLOYEE ENTRANCE
21. TRASH COMPACTOR
22. FREESTANDING PYLON SIGN-SEE EXTERIOR SIGN PACKAGE
23. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
24. 8'H CONCRETE TILT-UP SCREEN WALL.
25. EMPLOYEE BREAK AREA.
26. 3'-6" H AUTO PARKING SCREEN WALL
27. CUSTOMER PICK-UP LANE.
28. DETENTION BASIN. SEE "C" DRAWINGS.
29. PYLON SIGN LOCATION.
30. EMPLOYEE PATIO LOCATION.
31. MONUMENT SIGN
32. DIRECTIONAL SIGN
33. MEDIUM EXPOSED AGGREGATE CONCRETE WALK COLOR SANDSTONE.
34. COLOR HARDENED CONCRETE WALK COLOR: ADOBE BUFF

SITE LEGEND

- CONCRETE PAVING
- ASPHALT CONCRETE PAVING
- STANDARD PARKING STALL (9'-6" X 20')
- ACCESSIBLE PARKING STALL (9'-6" X 20') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 20') + 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL 5% MAX SLOPE 2% MAX CROSS-SLOPE
- 26' FIRE WIDE FIRELANE
- PROPERTY LINE
- 8'H W.I.F.

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949•863•1770
email: hpa@hparchs.com

REGISTERED ARCHITECT
#22681
ROBERT M. JACOB
Date Signed
ARIZONA, U.S.A.
EXPIRES: 6-30-26

OWNER
ASHLEY FURNITURE INDUSTRIES, LLC

hodgdon group
OWNER'S REPRESENTATIVE

Project:
ASHLEY PROJECT COMFORT
AVONDALE, AZ

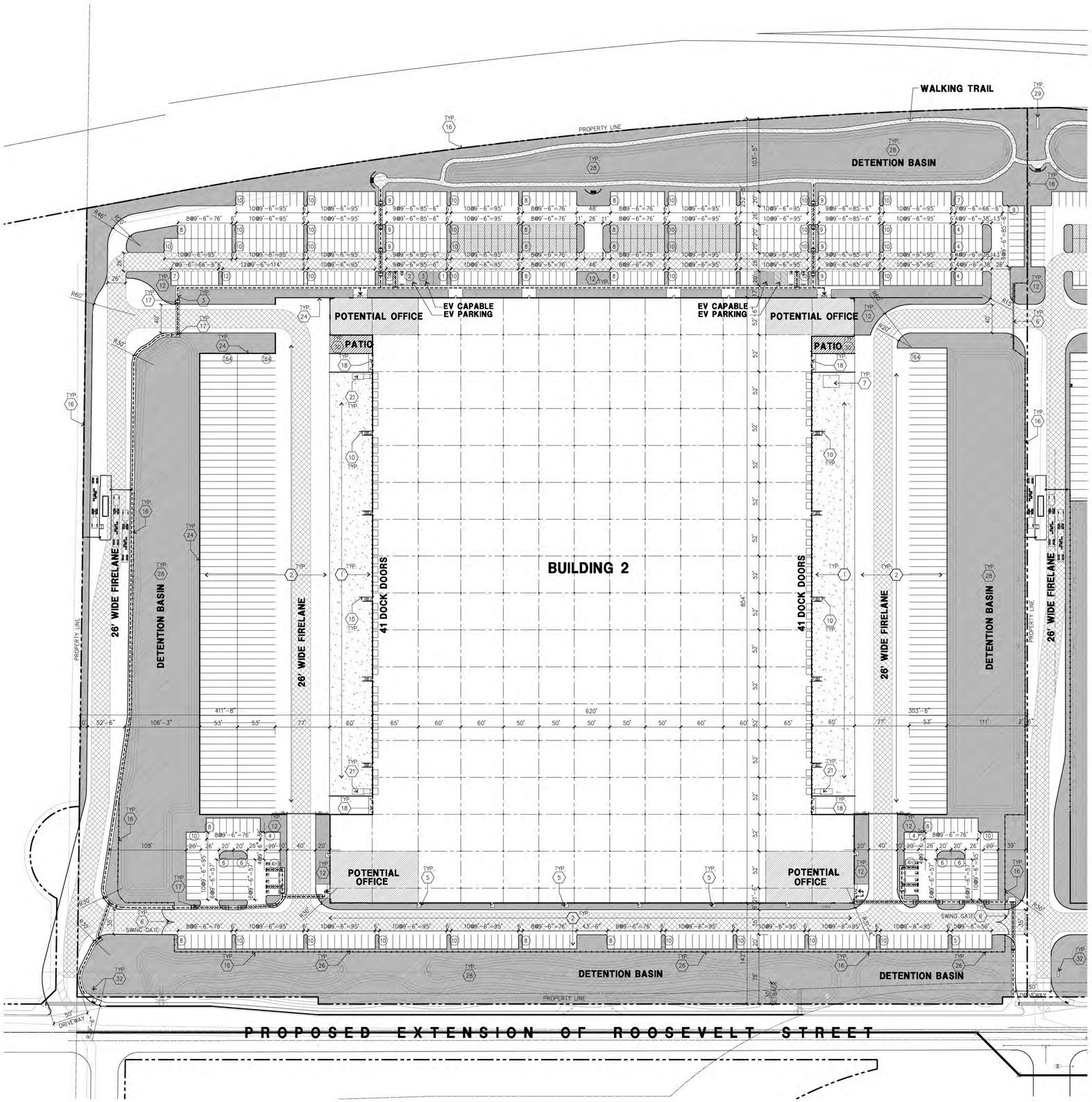
Consultants:

Civil:	HUNTER ENG.
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER ENG.
Fire Protection:	-
Soils Engineer:	-

Title: Overall Site Plan

Project Number:	20294
Drawn by:	CR
Date:	06/27/23
Revision:	

Sheet: 1-DAB-A1.1



OVERALL SITE PLAN A scale: 1"=60'-0"

SCALE: 1"=60'-0"
0 60' 120' 180'
N TRUE NORTH

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLIANCE FOR LANDSCAPING IF REQUIRED BY CLARK COUNTY.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6. PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. DUST COLLECTOR BY OTHERS NOT TO EXCEED 60'
8. APPROXIMATE LOCATION OF TRANSFORMER.
9. PRE-CAST CONCRETE WHEEL STOP.
10. CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
11. APPROXIMATE LOCATION OF FIRE HYDRANT
12. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
13. ACCESSIBLE ENTRY SIGN.
14. ACCESSIBLE PARKING STALL SIGN.
15. 8' HIGH FIRE EMERGENCY GATE WITH KNOX-LOCK.
16. 8' HIGH W.I.F. (WROUGHT IRON FENCE)
17. TRUNCATED DOME.
18. DRIVE THRU DOOR CONCRETE RAMP
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REGISTERED ARCHITECT ROBERT M. JACOB Date Signed ARIZONA, U.S.A.
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Soils Engineer:	-

Title: Overall Site Plan

Project Number:	20294
Drawn by:	CR
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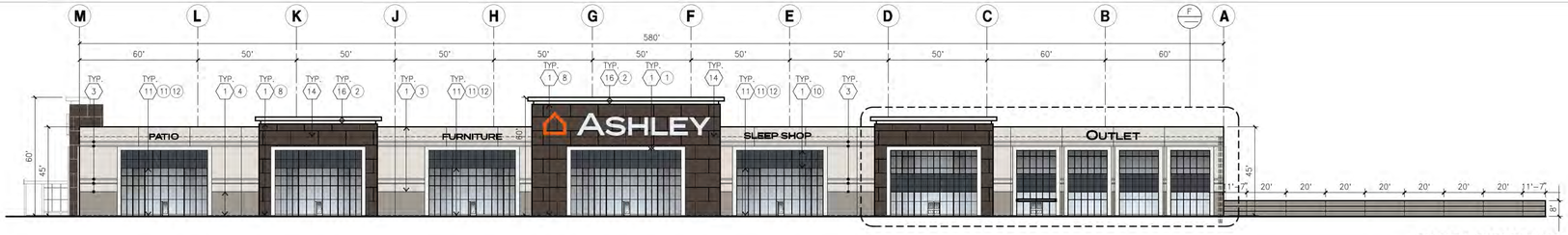
Revision:	

Sheet: 2-DAB-A1.1

EXHIBIT D



NORTH ELEVATION A
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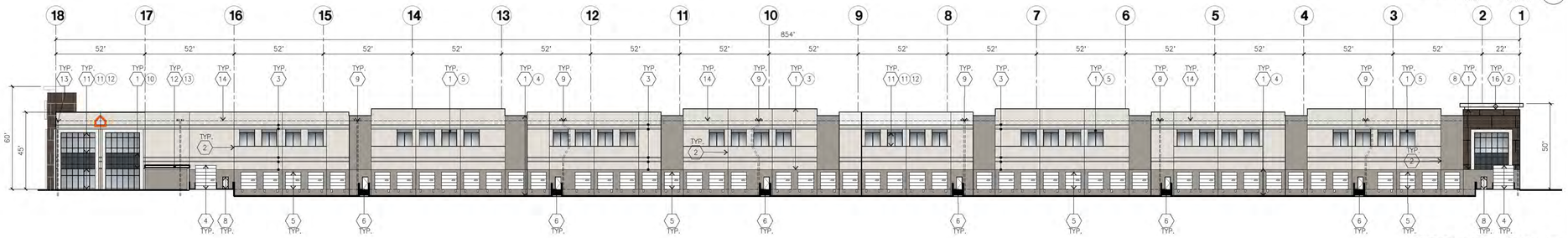

WEST ELEVATION B
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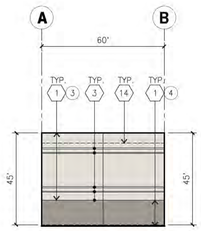

SOUTH ELEVATION D
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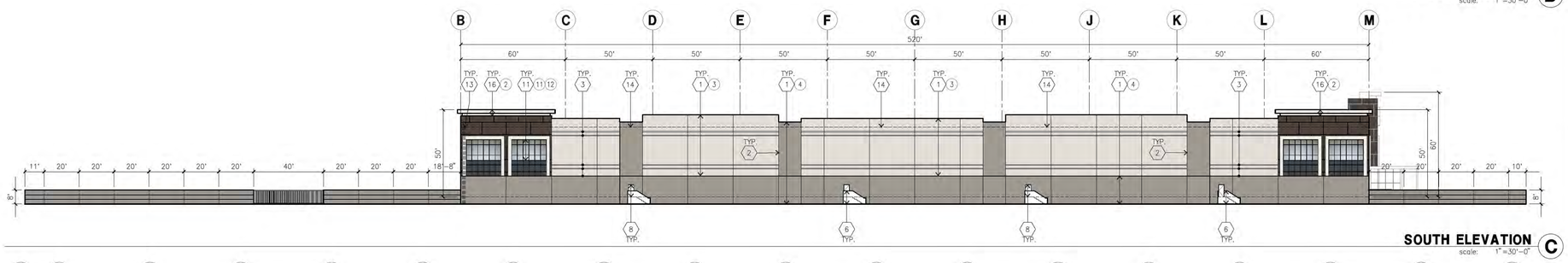

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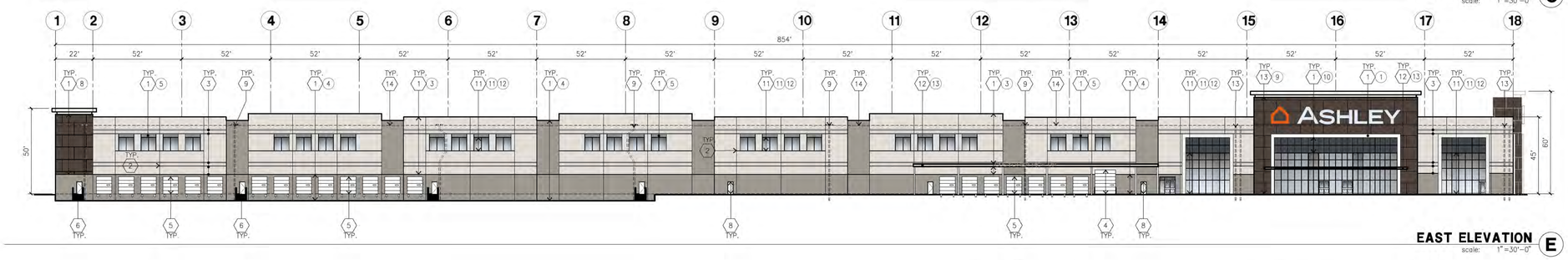

EAST ELEVATION E
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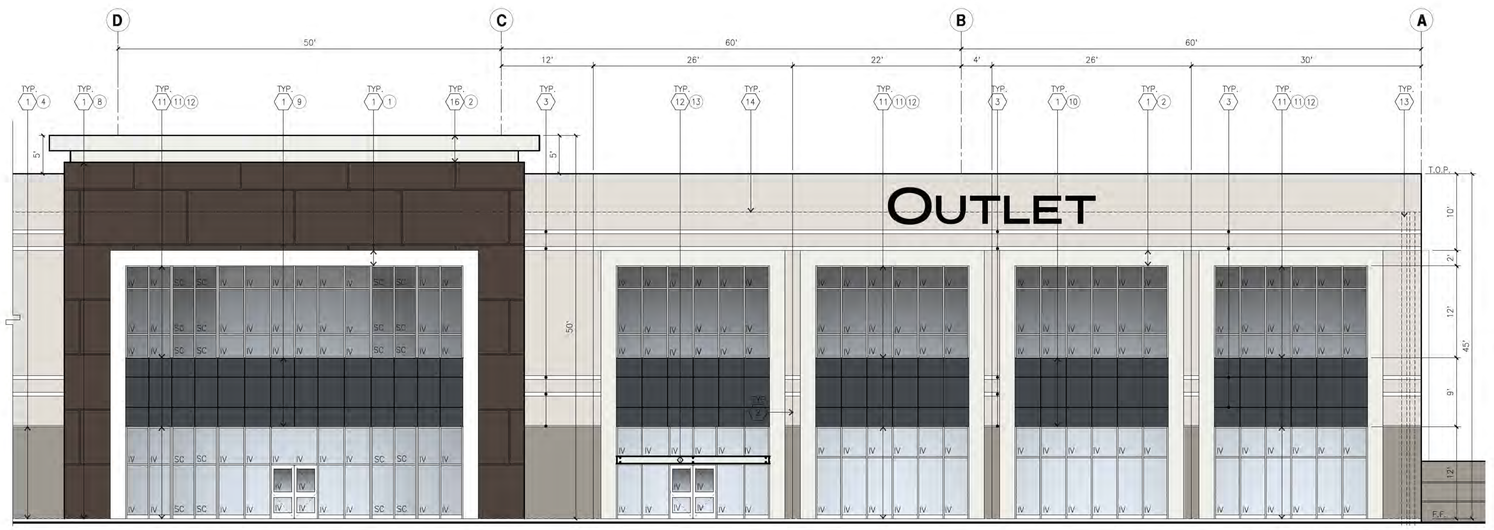

ENLARGED NORTH ELEVATION F
scale: 1/8" = 1'-0"

A Y

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. INSULATED.
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. INSULATED.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 4' X 8' METAL LOUVER OPENING FOR VENTILATION, PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. INSULATED.
9. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.
13. INTERIOR ROOF DRAIN AND INTERIOR OVERFLOW DRAIN
14. ROOF LINE BEYOND.
15. CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.
16. CONCRETE CAP.

VA H

1. PAINT. COLOR : TRESPA AO5.00 PUREWHITE
2. PAINT. COLOR : SW 7066 EXTRA WHITE
3. PAINT. COLOR : SW 7014 EDLER WHITE
4. PAINT. COLOR : SW 9170 ACIER
5. PAINT. COLOR : SW 7019 GAUNLET GRAY
6. SW 7703 EARTHEN JUG
7. TRESPA - NM01 RUSTED BROWN
8.
9. TRESPA - WENGE NW09 7' X 14' PANELS
10. SW 7076 CYBERSPACE
11. MULLIONS COLOR : CLEAR ANODIZED MULLIONS
12. GLAZING COLOR : GRAY REFLECTIVE GLAZING
13. METAL CANOPY: SW 7006 EXTRA WHITE

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6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

AZ

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV — INSULATED VISION GLASS

SC — SPANDREL GLASS WITH CONCRETE BEHIND

V — SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 12.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR**.

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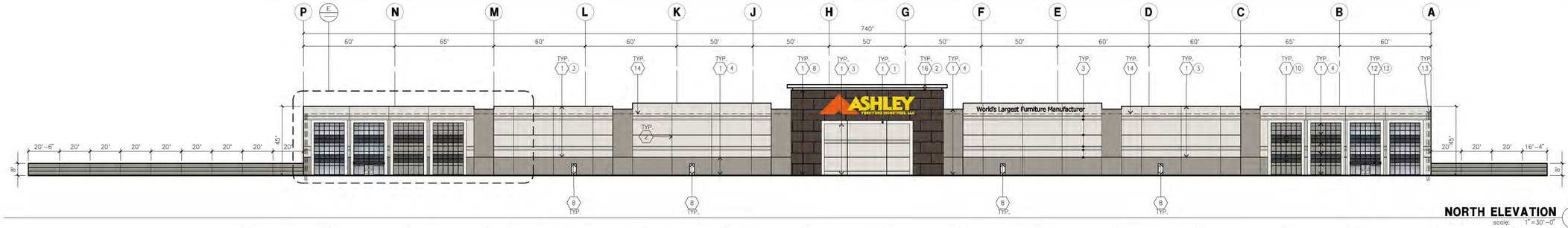

NORTH ELEVATION A
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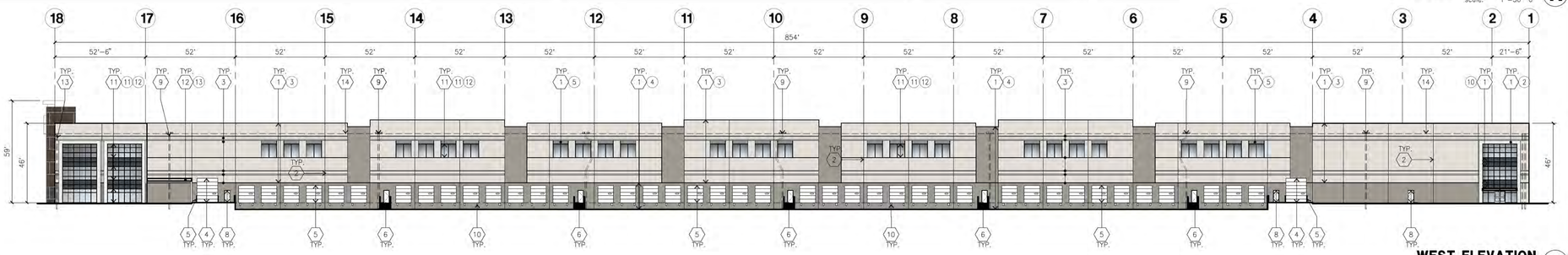
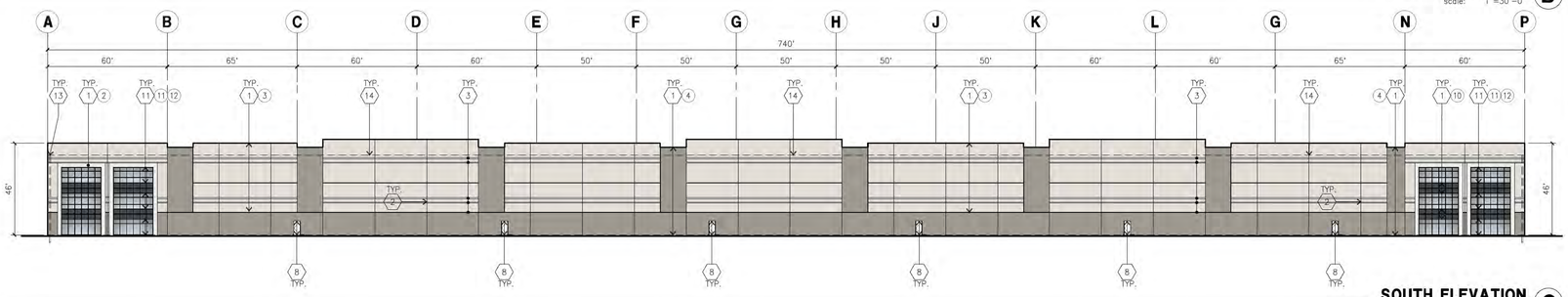


WEST ELEVATION B
scale: 1"=30'-0"



SOUTH ELEVATION C
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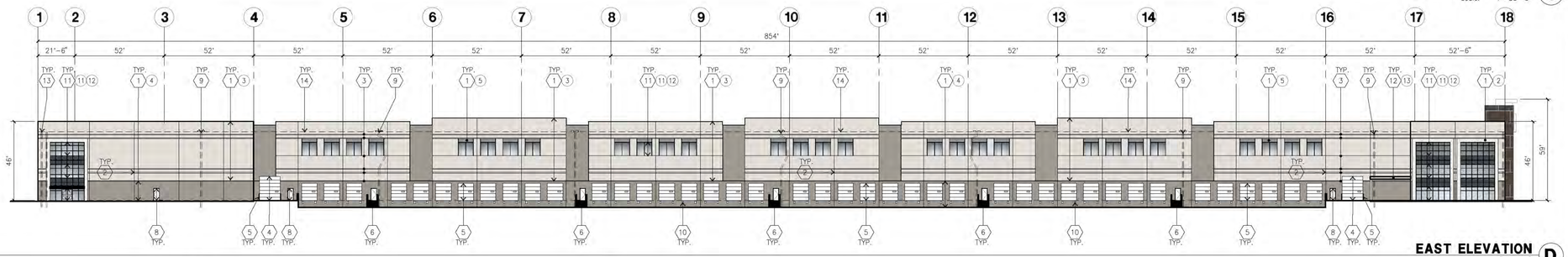

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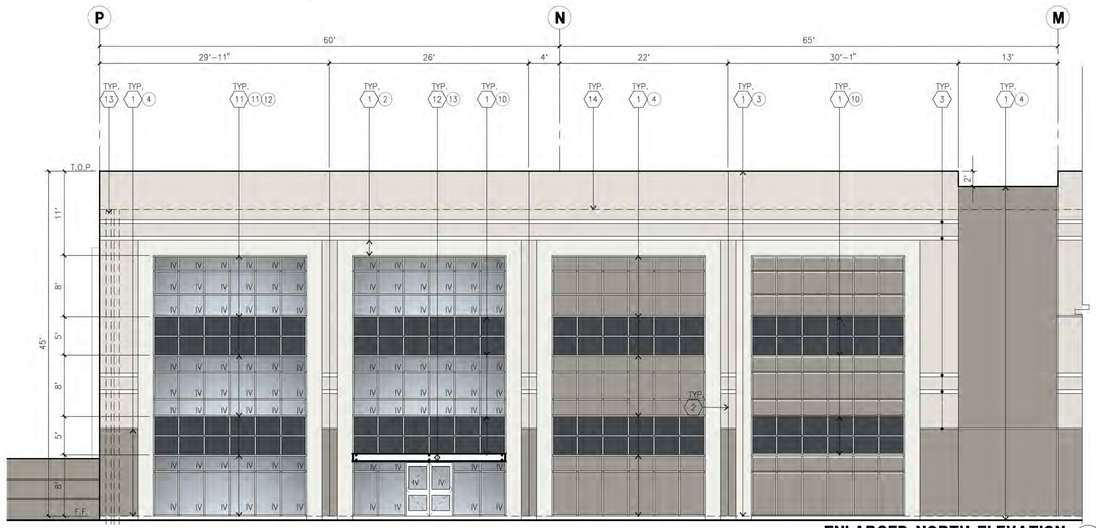

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MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

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1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR**.

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R E

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P R E F R

Co s l a t s

2-DAB A3 1

EXHIBIT E

PROJECT COMFORT

NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

PRELIMINARY LANDSCAPE PLAN

PLANTING LEGEND

Trees	Box Size	Qty.
Acacia salicina Willow Acacia	36"	240
Caesalpinia cacalaco 'Smoothie' Cascalote	24"	172
Eucalyptus microtheca Coolibah	36"	111
Parkinsonia x 'desert museum' Desert Museum Palo Verde	24"	152
Pinus halepensis Aleppo Pine	36"	171
Pistacia x 'red push' Red Push Pistache	36"	21
Populus freemontii Cottonwood	36"	5
Prosopis glandulosa 'Torreyana' Mesquite	24"	100
Ulmus parvifolia 'True Green' Evergreen Elm	36"	93
Washingtonia robusta Mexican Fan Palm	12' Ht	165
Washingtonia robusta Mexican Fan Palm	16' Ht	40

Shrubs	Size	Qty.
Eremopjila glabra "Mingnew Gold' Outback Sunrise Emu	5 gal.	1611
Bougainvillea 'Barbara Karst' 'Barbara Karst'	5 gal.	252
Callistemon citrinus 'Little John' Bush Bottlebrush	5 gal.	0
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	134
Dodonaea viscosa Hop Bush	5 gal.	762
Eremophila glabra Winter Blaze	5 gal.	913
Eremophila hygrophana 'B Bells' Blue Bells	5 gal.	377
Feijoa sellowianna Pineapple Guava	5 gal.	162
Leucophyllum candidum Thunder Cloud	5 gal.	0
Ruellia peninsularis Baja Ruellia	5 gal.	5
Simmondsia chinensis Jojoba	5 gal.	7
Tecoma stans Yellow Bells	5 gal.	82

Accents	Size	Qty.
Aloe barbadensis Medicinal Aloe	5 gal.	119
Bouteloua gracilis Blue Grama	1 gal.	410
Muhlenbergia rigens Deer Grass	1 gal.	573
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	1 gal.	1997
Phoenix roebelenii Pygmy Date Palm	5 gal.	13
Yucca rigida Blue Yucca	5 gal.	73

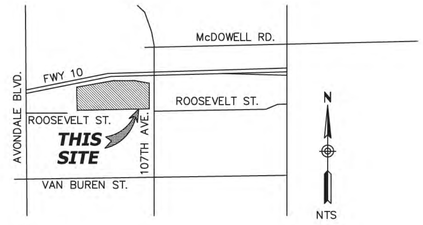
Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet' Prostrate Acacia	1 gal.	435
Carissa macrocarpa 'Grn. Carpet' Natal Plum	1 gal.	338
Convolvulus cneorum Ground Morning Glory	1 gal.	40
Lantana camera 'New Gold' New Gold Lantana	1 gal.	722
Wedelia trilobata Yellow Dot	1 gal.	194

Decomposed Granite
Color: Rock Pro's Rose
Size: ¾", Screened
Thick: 2 inches

PLANTING DATA TABLE

	LANDSCAPE DATA	SQ. FT	ACRE	% COVER	NOTES
	SITE AREA (NET)	2,935,744	67.40		
	FUTURE RETAIL PADS	115,998			
	TOTAL BUILDNG AREA (45'- 60' HIGH)	1,054,530	24.21	35.92%	% of total site area (15% min per ZO)
	LANDSCAPE AREA	704,173	16.17	23.99%	% of total site area
	REMAINING LANDSCAPE AREAS, NOT INCLUDING STREET SETBACKS, NORTH AND WEST BUFFERS AND PARKING ISLANDS	563,338			
	MIN. LANDSCAPE AREA ALLOWED IS EQUAL OR GREATER THAN 15% OF GROUND FLOOR AREA OR 10% OF SITE AREA, WHICHEVER IS GREATER	293,575			
	PARKING SPACES (CARS)	1,497			1.62 PER 1,000
	PARKING LOT ISLANDS 1 per 8 stalls (PER SEC 11-33-4(D)	184			
	ROOSEVELT STREET SETBACK (MIN. 25')	2,180			Not incl. driveways
	107TH AVENUE SETBACK (MIN. 25')	1,045			Not incl. driveways
	ROOSEVELT STREET RIGHT OF WAY	1,885			Not incl. driveways
	107TH AVENUE RIGHT OF WAY	950			Not incl. driveways
	NORTH BUFFER	2,545			
	WEST BUFFER	835			Minus SW entry that crosses over the property line
	LIVE VEGETATIVE COVERAGE OF TREES, SHRUBS, ACCENT PLANTS AND GROUND COVER PLANTS.)	352,087			
	MINIMUM PLANTING DATA: Article 12 - LANDSCAPE, WALLS & FENCES | Code of Ordinances | Avondale, AZ | Municode Library				
	PLANTS	**MIN. PLANT SIZES**	**VEGETATIVE COVER REQUIRED**	**MIN. PLANTS REQUIRED**	**MIN. REQ'D** (Rnd- up) **PLANTS PROVIDED**
	Roosevelt Street setback 2,180 LF (69,875 SF) (1 tree & 10 shrubs/20 lf)				
H.(1)	Trees/Palms	24"/36" Box	34,226	109	109 109
H.(2)	Shrubs & accent plants	5 Gal	35,970	1090	1090 1090
H.(3)	Ground Cover plants	1 Gal	3,936	410	410 410
	Vegetative cover (Min. 65% cover is 45,420 SF)		74,132		
	107th Avenue setback 1,045 LF (24,000 SF) (1 tree & 10 shrubs/20 lf)				
H.(1)	Trees/Palms	24"/36" Box	16,407	52	53 53
H.(2)	Shrub & accent plants	5 Gal	17,243	523	523 523
H.(3)	Ground Cover plants	1 Gal	1,085	113	113 113
	Vegetative cover (Min. 65% cover is 15,600 SF)		34,734		
	Roosevelt Street Right of Way 1,885 LF (17,840 SF) (1 tree & 10 shrubs/25 lf)				
	Trees/Palms	24"/36" Box	23,676	75	76 76
	Shrub & accent plants	5 Gal	24,882	754	754 754
	Ground Cover plants	1 Gal	941	98	98 98
	Vegetative cover (Min. 65% cover is 11,600 SF)		49,498		
	107th Avenue Right of Way 950 LF (11,500 SF) (1 tree & 10 shrubs/25 lf				
	Trees/Palms	24"/36" Box	11,932	38	38 38
	Shrub & accent plants	5 Gal	12,540	380	380 380
	Ground Cover plants	1 Gal	1,632	170	170 170
	Vegetative cover (Min. 65% cover is 7,475 SF)		26,104		
	North Buffer (Sec 19-80) 2,545 LF/1 tree/15 lf; 3 shrubs/15 lf				
I.	Trees/Palms	24"/36" Box	53,542	171	171 171
I.	Shrub & accent plants	5 Gal	16,797	509	509 509
I.	North Buffer	1 Gal	1,536	160	160 160
	West Buffer (Sec 19-80) 835 LF/1 tree/15 lf; 3 shrubs/15 lf				
I.	Trees/Palms	24"/36" Box	7,866	25	26 26
I.	Shrub & accent plants	5 Gal	5,511	167	167 167
I.	Ground Cover Plants	1 Gal	2,605	271	272 272
	Parking lot island landscape 1 tree & 3 shrubs per 20' long island				
J.	20-foot parking lot island	24"/36" Box	57,776	184	184 184
J.	20-foot parking lot island	5 Gal shrub	18,216	552	552 552
	Remaining landscape				
G.	Trees/Palms	24"/36" Box	185,888	592	592 592
G.	Shrub & accent plants	5 Gal	115,995	3515	3515 3515
G.	Ground Cover Plants	1 Gal	4,858	506	506 506
	REQUIRED LANDSCAPE AREAS				
	Total Trees (Lines A-N)	24"/36" Box	333,536	1062	1065 1065
	Total shrubs & accent plants (Lines A-N)	5 Gal	228,938	6,938	6,938 7,490
	Total Ground Cover plants (Lines A-N)	1 Gal	16,592	1,728	1729 1,729

VICINITY MAP



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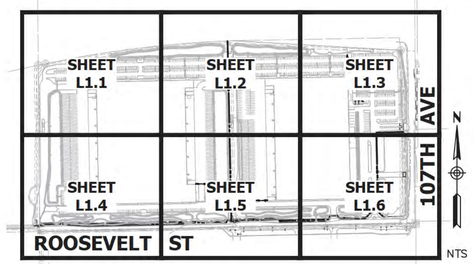

EXISTING LEGEND

CENTERLINE
RIGHT OF WAY
PROPERTY LINE
SEWERLINE — SS —
WATERLINE — W —
UNDERGROUND ELECTRICAL — UGE —
UNDERGROUND GAS — UGG —
OVERHEAD ELECTRICAL — OHE —
CHAIN LINK FENCE
STREET LIGHT
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
SPOT ELEVATION +P 1080.84
FLOW ARROW
TELEPHONE MANHOLE
POWER POLE
STREET SIGN
TREE

PROPOSED LEGEND

CONTOUR 25
SEWER LINE
WATERLINE
GRADE BREAK
FLOWLINE
SAWCUT LINE
FLOW ARROW
DRYWELL PLUS
SPOT ELEVATION 28.50P
WATER METER
BACKFLOW PREVENTER
WATER VALVE
RIPRAP
HEAVY PAVEMENT
LIGHT PAVEMENT
CONCRETE

PROJECT TEAM

DICIPLINE	CONTACT INFORMATION
OWNER/ DEVELOPER	**HODGDON GROUP REALTY, INC.** 1461 E. COOLEY DRIVE, SUITE 230 COLTON, CALIFORNIA 92324 PHONE:(909) 783-3020 EMAIL: AARON@HODGONGROUP.COM CONTACT: AARON W. HODGDON
LANDSCAPE ARCHITECT	**HUNTER ENGINEERING, INC.** 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 991-3985 CONTACT: AUDIE HENNINGTON EMAIL:AHENNINGTON@HUNTERENGINEERINGPC.COM
CIVIL ENGINEER	**HUNTER ENGINEERING, INC.** 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480)991-3985 CONTACT: JACOB EARLEY EMAIL: JEARLEY@HUNTERENGINEERINGPC.COM
ARCHITECT	**HPA INC.** 18831 BARDEEN AVENUE, SUITE 100 IRVINE, CALIFORNIA 92612 PHONE:(949) 863-1770 EMAIL: BOB@HPARCHS.COM CONTACT: BOB JACOB

SHEET INDEX

SHEET #	SHEET	DESCRIPTION
1	L0.1	COVER SHEET
2	L1.1	PLANTING PLAN
3	L1.2	PLANTING PLAN
4	L1.3	PLANTING PLAN
5	L1.4	PLANTING PLAN
6	L1.5	PLANTING PLAN
7	L1.6	PLANTING PLAN
8	L5.1	WALL PLAN
9	L5.2	WALL SIGNAGE & ELEVATIONS
10	L5.3	OPEN SPACE AMENITIES
11	L5.4	LANDSCAPE MAINTENANCE SCHEDULE

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

A. ALL TREES REQUIRED ON SITE SHALL HAVE A MINIMUM BOX SIZE OF 24 INCHES.
B. ALL TREES SHALL BE SPECIFIED IN THE SCHEDULE OF PLANT MATERIAL (REQUIRED AS PART OF THE PRELIMINARY LANDSCAPE PLAN AND THE FINAL LANDSCAPE PLAN) BY HEIGHT, WIDTH AND BY ANY OTHER RELEVANT INFORMATION WHICH DEFINES THE EXACT SPECIFICATIONS OF THE PLANT MATERIAL BEING PROPOSED.
C. ALL PALM TREES (FAN PALMS, DATE PALMS, AND QUEEN PALMS) SHALL HAVE A MINIMUM TWELVE (12) FOOT TRUNK HEIGHT MEASURED FROM THE BASE OF THE TRUNK TO THE BASE OF THE FRONDS.
D. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
E. 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.
F. 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 VISILIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
G. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMMISSIONS.

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.

NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 22396
AUDIE L. HENNINGTON
Date Signed 9/1/23
ARIZONA, U.S.A.

LANDSCAPE CONCEPT
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
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PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: N.T.S.

SHEET: L0.1

G:\ASHL001\Planning_Landscape\LANDSCAPE\CONCEPT\ASH1LS-CONCOVER.dwg 9/1/2023 audie hennington

PLANTING DATA TABLE

	LANDSCAPE DATA	SQ. FT	ACRE	% COVER	NOTES
	SITE AREA (NET)	2,935,744	67.40		
	LANDSCAPE AREA	704,173	16.17	23.99%	% of total site area
	REMAINING LANDSCAPE AREAS, NOT INCLUDING STREET SETBACKS, NORTH AND WEST BUFFERS AND PARKING ISLANDS	563,338			
	MIN. LANDSCAPE AREA ALLOWED IS EQUAL OR GREATER THAN 15% OF GROUND FLOOR AREA OR 10% OF SITE AREA, WHICHEVER IS GREATER	293,575			
	LIVE VEGETATIVE COVERAGE OF TREES, SHRUBS, ACCENT PLANTS AND GROUND COVER PLANTS.)	352,087			
	MINIMUM PLANTING DATA: Article 12 - LANDSCAPE, WALLS & FENCES | Code of Ordinances | Avondale, AZ | Municode Library				
	PLANTS	**MIN. PLANT SIZES**	**VEGETATIVE COVER REQUIRED**	**MIN. PLANTS REQUIRED**	**MIN. REQ'D** (Rnd- up)	**PLANTS PROVIDED**
	REQUIRED LANDSCAPE AREAS					
	Total Trees (Lines A-N)	24"/36" Box	333,536	1062	1065	1065
	Total shrubs (Lines A-N)	5 Gal	228,938	6,938	6,938	7,490
	Total Ground Cover plants (Lines A-N)	1 Gal	16,592	1,728	1729	1,729

KEY NOTES

1. LIMIT OF WORK
2. CONCRETE CURB (SEE CIVL PLAN)
3. CONCRETE SIDEWALK (SEE CIVIL PLAN)
4. DECOMPOSED GRANITE
5. FIRE HYDRANT
6. LIGHT POLE (SEE ELECTRICAL PLAN)
7. PUE
8. ROW
9. SIGHT LINE TRIANGLE (PER CITY STANDARDS)
10. RETENTION BASIN
11. PAVEMENT (ASPHALT)
12. RIP-RAP DRAINAGE
13. REFUSE ENCLOSURE
14. TRANSFORMER
15. 6' CONCRETE PATH
16. PARKING LOT SCREEN WALL (3'-6" HIGH)
17. TILT UP SCREEN WALL (8' HIGH)
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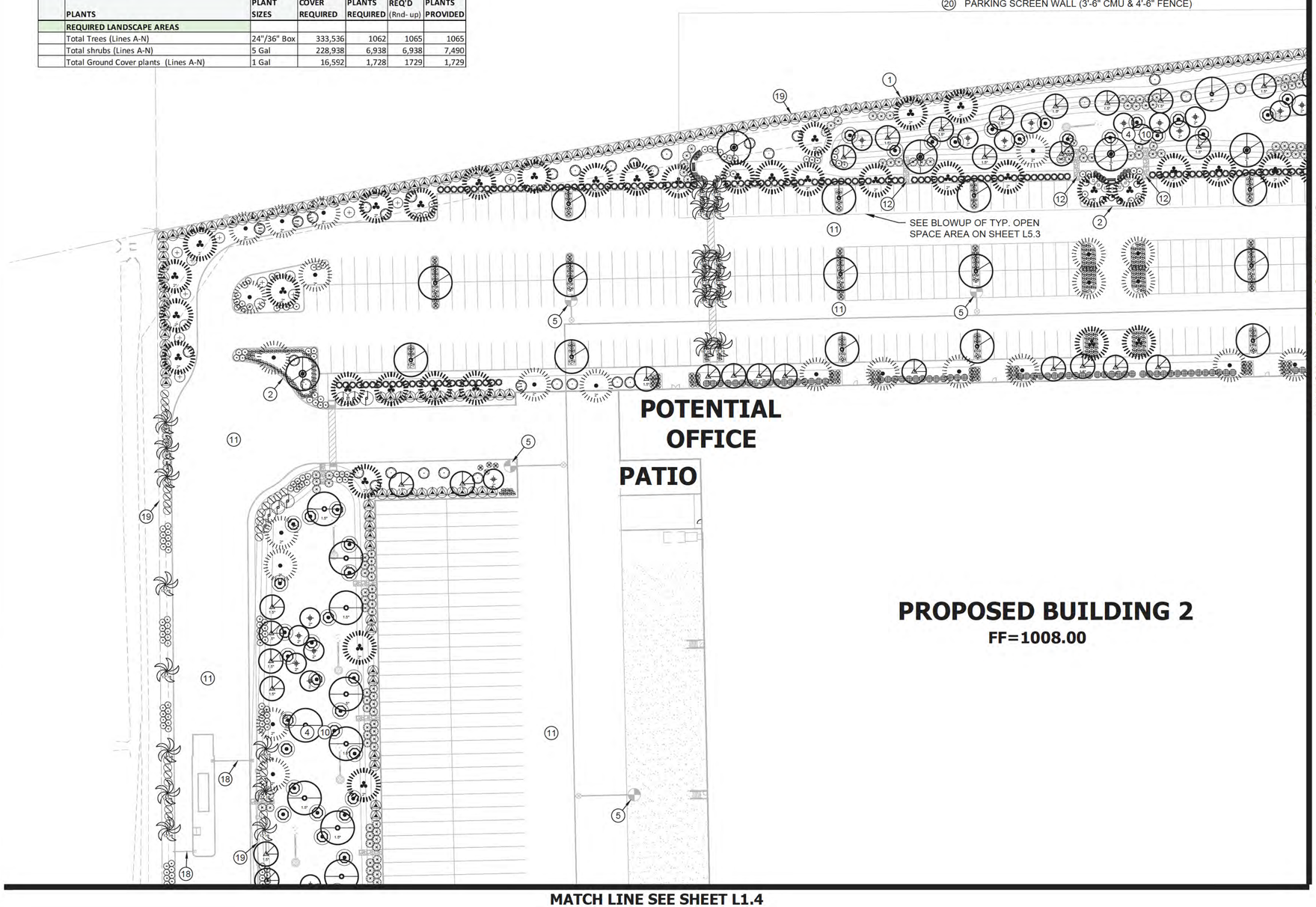

PLANTING LEGEND

	Trees	Box Size	Qty.
	Acacia salicina Willow Acacia	36"	240
	Caesalpinia cacalaco 'Smoothie' Cascalote	24"	172
	Eucalyptus microtheca Coolibah	36"	111
	Parkinsonia x 'desert museum' Desert Museum Palo Verde	24"	152
	Pinus halepensis Aleppo Pine	36"	171
	Pistacia x 'red push' Red Push Pistache	36"	21
	Populus freemontii Cottonwood	36"	5
	Prosopis glandulosa 'Torreyana' Mesquite	24"	100
	Ulmus parvifolia 'True Green' Evergreen Elm	36"	93
	Washingtonia robusta Mexican Fan Palm	12' Ht	165
	Washingtonia robusta Mexican Fan Palm	16' Ht	40
	Shrubs	**Size**	**Qty.**
	Eremopjila glabra "Mingnew Gold' Outback Sunrise Emu	5 gal.	1611
	Bougainvillea 'Barbara Karst' 'Barbara Karst'	5 gal.	252
	Callistemon citrinus 'Little John' Bush Bottlebrush	5 gal.	0
	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	134
	Dodonaea viscosa Hop Bush	5 gal.	762
	Eremophila glabra Winter Blaze	5 gal.	913
	Eremophila hygrophana 'B Bells' Blue Bells	5 gal.	377
	Feijoa sellowianna Pineapple Guava	5 gal.	162
	Leucophyllum candidum Thunder Cloud	5 gal.	0
	Ruellia peninsularis Baja Ruellia	5 gal.	5
	Simmondsia chinensis Jojoba	5 gal.	7
	Tecoma stans Yellow Bells	5 gal.	82
	Accents	**Size**	**Qty.**
	Aloe barbadensis Medicinal Aloe	5 gal.	119
	Bouteloua gracilis Blue Grama	1 gal.	410
	Muhlenbergia rigens Deer Grass	1 gal.	573
	Pennisetum setaceum 'Rubrum' Purple Fountain Grass	1 gal.	1997
	Phoenix roebelenii Pygmy Date Palm	5 gal.	13
	Yucca rigida Blue Yucca	5 gal.	73
	Ground Covers	**Size**	**Qty.**
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	Convolvulus cneorum Ground Morning Glory	1 gal.	40
	Lantana camera 'New Gold' New Gold Lantana	1 gal.	722
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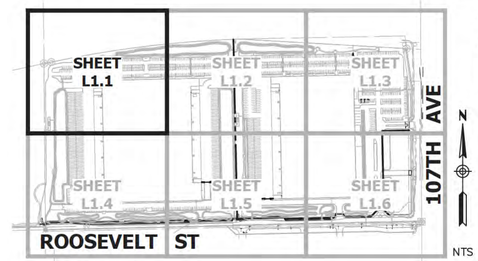
Decomposed Granite
Color: Rock Pro's Rose
Size: ¾", Screened
Thick: 2 inches

KEY MAP



0 40 80 Feet

NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 22396
AUDIE L. HENNINGTON
Date Signed 9/11/23
ARIZONA, U.S.A.

PLANTING PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
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PROJECT NAME: PROJECT COMFORT

FILE NO.: ASHL001
SCALE: 1"=40'

SHEET: L1.1

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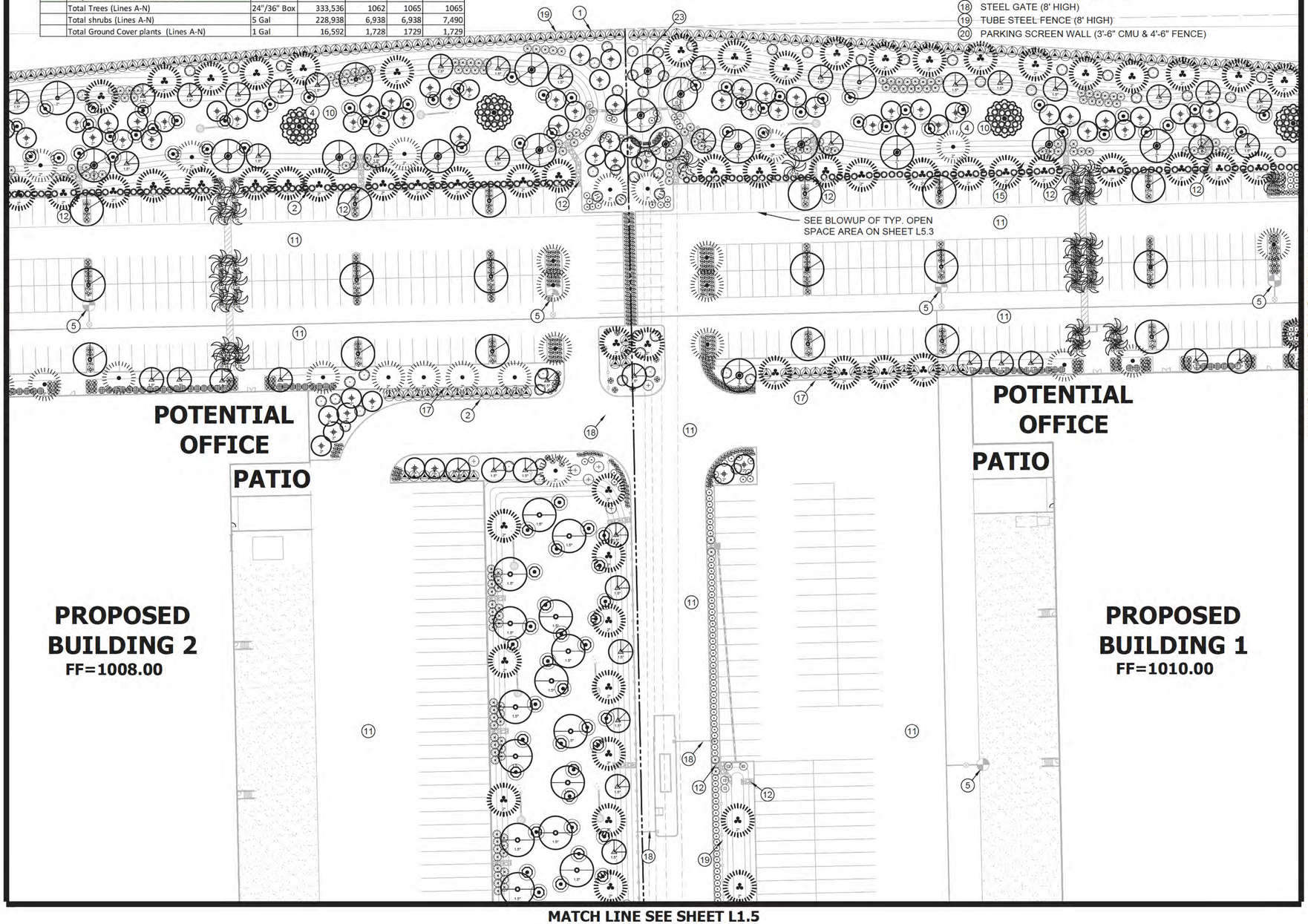
I-10 FREEWAY



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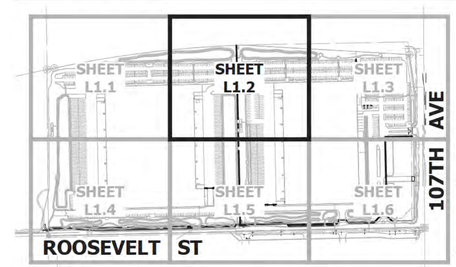

0 40 80 Feet

NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 22396 AUDIE L. HENNINGTON Date Signed 9/1/23 ARIZONA, U.S.A.

PLANTING PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

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PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: 1"=40'

SHEET: L1.2

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	REQUIRED LANDSCAPE AREAS					
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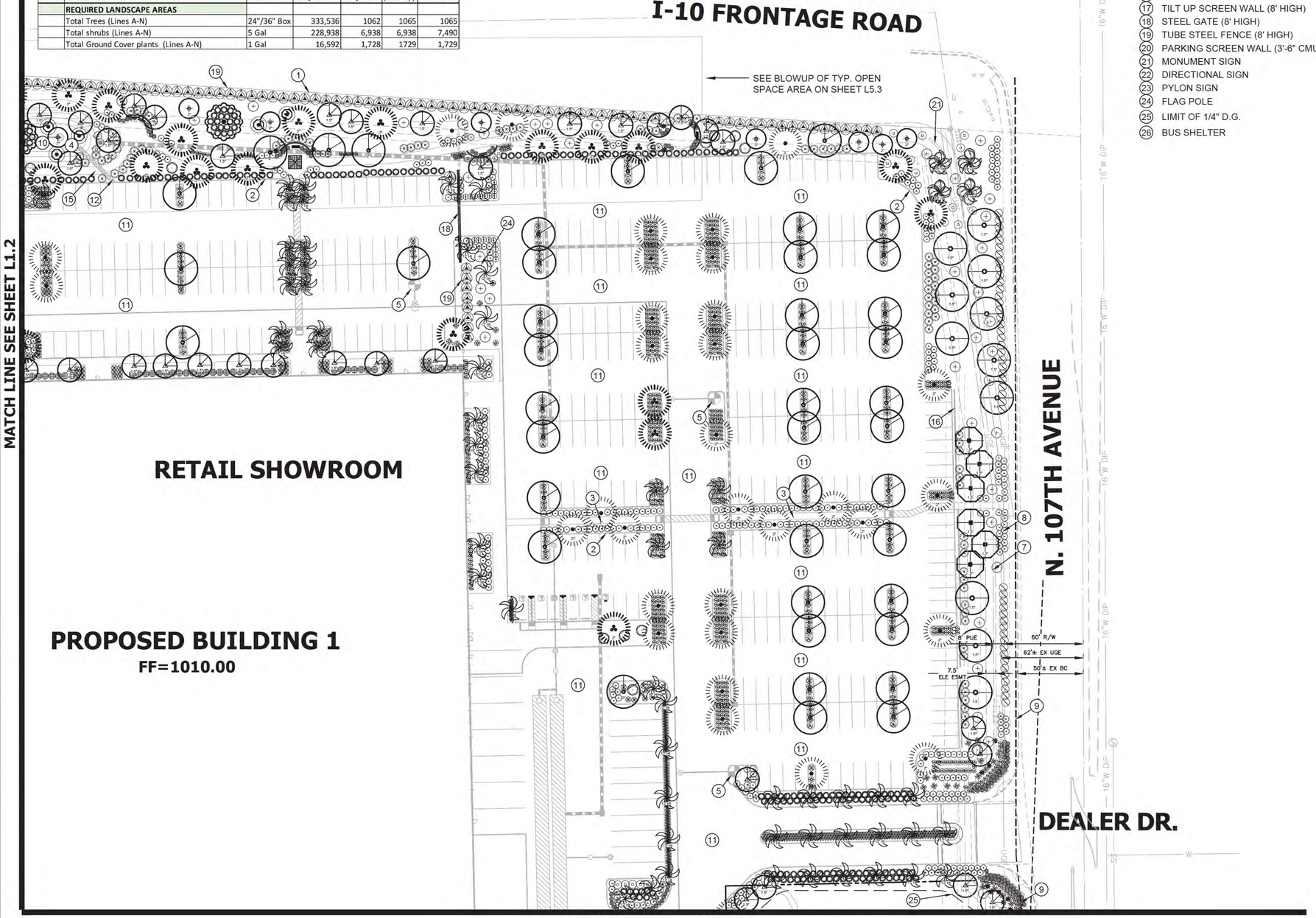
	Total shrubs (Lines A-N)	5 Gal	228,938	6,938	6,938	7,490
	Total Ground Cover plants (Lines A-N)	1 Gal	16,592	1,728	1729	1,729



KEY NOTES

1. LIMIT OF WORK
2. CONCRETE CURB (SEE CIVL PLAN)
3. CONCRETE SIDEWALK (SEE CIVIL PLAN)
4. DECOMPOSED GRANITE
5. FIRE HYDRANT
6. LIGHT POLE (SEE ELECTRICAL PLAN)
7. PUE
8. ROW
9. SIGHT LINE TRIANGLE (PER CITY STANDARDS)
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11. PAVEMENT (ASPHALT)
12. RIP-RAP DRAINAGE
13. REFUSE ENCLOSURE
14. TRANSFORMER
15. 6' CONCRETE PATH
16. PARKING LOT SCREEN WALL (3'-6" HIGH)
17. TILT UP SCREEN WALL (8' HIGH)
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21. MONUMENT SIGN
22. DIRECTIONAL SIGN
23. PYLON SIGN
24. FLAG POLE
25. LIMIT OF 1/4" D.G.
26. BUS SHELTER

PLANTING LEGEND

Trees	Box Size	Qty.
Acacia salicina Willow Acacia	36"	240
Caesalpinia cacalaco 'Smoothie' Cascalote	24"	172
Eucalyptus microtheca Coolibah	36"	111
Parkinsonia x 'desert museum' Desert Museum Palo Verde	24"	152
Pinus halepensis Aleppo Pine	36"	171
Pistacia x 'red push' Red Push Pistache	36"	21
Populus freemontii Cottonwood	36"	5
Prosopis glandulosa 'Torreyana' Mesquite	24"	100
Ulmus parvifolia 'True Green' Evergreen Elm	36"	93
Washingtonia robusta Mexican Fan Palm	12' Ht	165
Washingtonia robusta Mexican Fan Palm	16' Ht	40

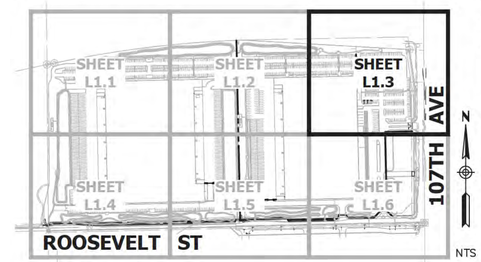
Shrubs	Size	Qty.
Eremopjila glabra "Mingnew Gold' Outback Sunrise Emu	5 gal.	1611
Bougainvillea 'Barbara Karst' 'Barbara Karst'	5 gal.	252
Callistemon citrinus 'Little John' Bush Bottlebrush	5 gal.	0
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	134
Dodonaea viscosa Hop Bush	5 gal.	762
Eremophila glabra Winter Blaze	5 gal.	913
Eremophila hygrophana 'B Bells' Blue Bells	5 gal.	377
Feijoa sellowianna Pineapple Guava	5 gal.	162
Leucophyllum candidum Thunder Cloud	5 gal.	0
Ruellia peninsularis Baja Ruellia	5 gal.	5
Simmondsia chinensis Jojoba	5 gal.	7
Tecoma stans Yellow Bells	5 gal.	82

Accents	Size	Qty.
Aloe barbadensis Medicinal Aloe	5 gal.	119
Bouteloua gracilis Blue Grama	1 gal.	410
Muhlenbergia rigens Deer Grass	1 gal.	573
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	1 gal.	1997
Phoenix roebelenii Pygmy Date Palm	5 gal.	13
Yucca rigida Blue Yucca	5 gal.	73

Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet' Prostrate Acacia	1 gal.	435
Carissa macrocarpa 'Grn. Carpet' Natal Plum	1 gal.	338
Convolvulus cneorum Ground Morning Glory	1 gal.	40
Lantana camera 'New Gold' New Gold Lantana	1 gal.	722
Wedelia trilobata Yellow Dot	1 gal.	194

Decomposed Granite
Color: Rock Pro's Rose
Size: ¾", Screened
Thick: 2 inches

KEY MAP



0 40 80 Feet

NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 22396 AUDIE L. HENNINGTON ARIZONA, U.S.A.

CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811 CALL 811 OR CLICK AZBLUESTAKE.COM

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PROJECT NAME: PROJECT COMFORT

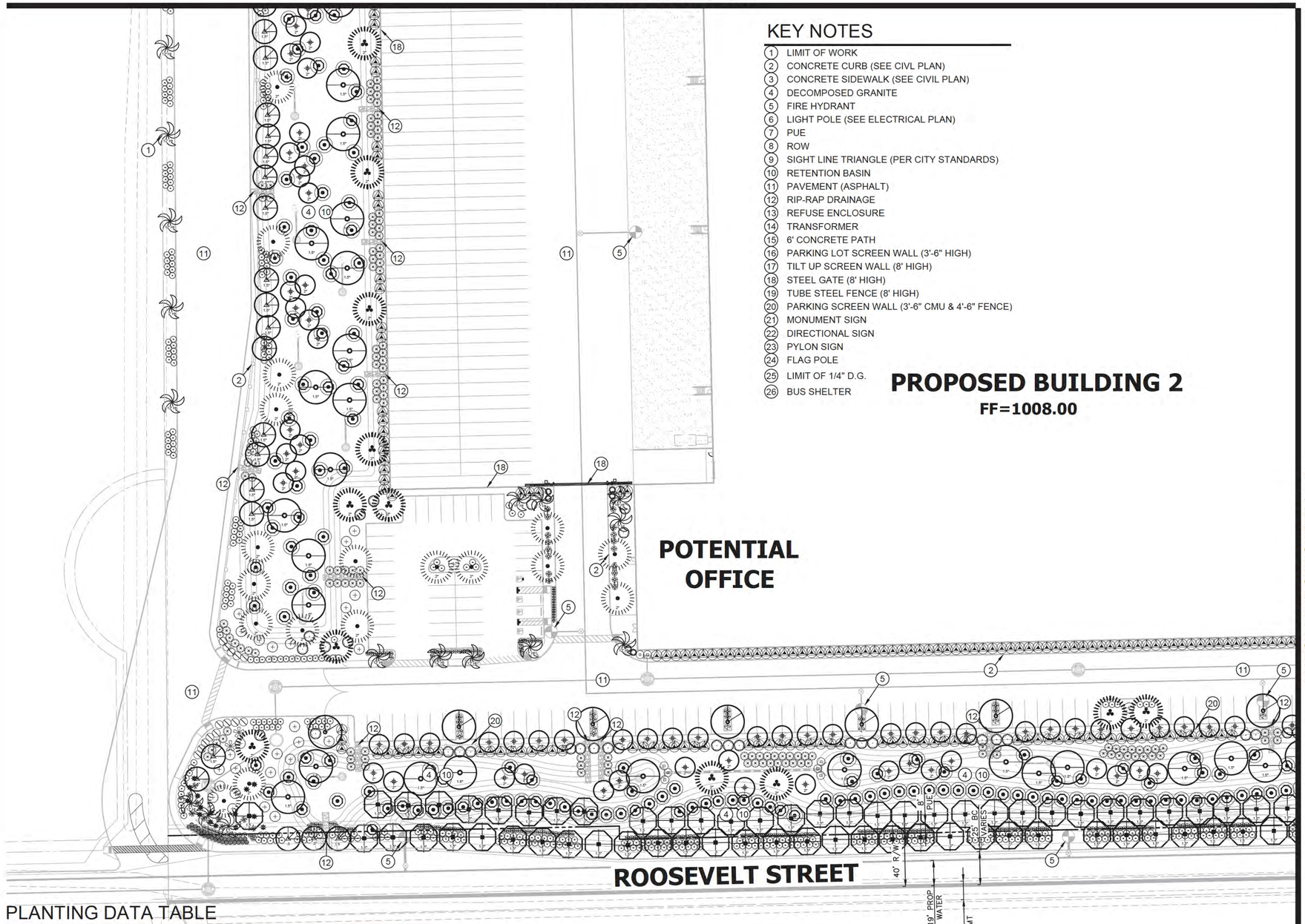
HE NO.: ASHL001
SCALE: 1"=40'

SHEET: L1.3

PLANTING PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

G:\ASHL001\Planning_Landscape\LANDSCAPE\CONCEPTIAS01LS-CONSHEETS.dwg 9/1/2023 audie hennington

MATCH LINE SEE SHEET L1.1



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Lantana camera 'New Gold' New Gold Lantana	1 gal.	722
Wedelia trilobata Yellow Dot	1 gal.	194

Decomposed Granite
Color: Rock Pro's Rose
Size: ¾", Screened
Thick: 2 inches

PLANTING DATA TABLE

LANDSCAPE DATA	SQ. FT	ACRE	% COVER	NOTES
SITE AREA (NET)	2,935,744	67.40		
LANDSCAPE AREA	704,173	16.17	23.99%	% of total site area
REMAINING LANDSCAPE AREAS, NOT INCLUDING STREET SETBACKS, NORTH AND WEST BUFFERS AND PARKING ISLANDS	563,338			
MIN. LANDSCAPE AREA ALLOWED IS EQUAL OR GREATER THAN 15% OF GROUND FLOOR AREA OR 10% OF SITE AREA, WHICHEVER IS GREATER	293,575			
LIVE VEGETATIVE COVERAGE OF TREES, SHRUBS, ACCENT PLANTS AND GROUND COVER PLANTS.)	352,087			

MINIMUM PLANTING DATA: Article 12 - LANDSCAPE, WALLS & FENCES | Code of Ordinances | Avondale, AZ | Municode Library

PLANTS	MIN. PLANT SIZES	VEGETATIVE COVER REQUIRED	MIN. PLANTS REQUIRED	MIN. REQ'D (Rnd- up)	PLANTS PROVIDED
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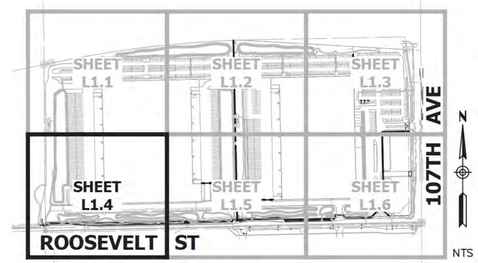
KEY MAP



0 40 80 Feet

NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 22396
AUDIE L. HENNINGTON
Date Signed 9/1/23
ARIZONA, U.S.A.

PLANTING PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

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PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: 1"=40'

SHEET: L1.4

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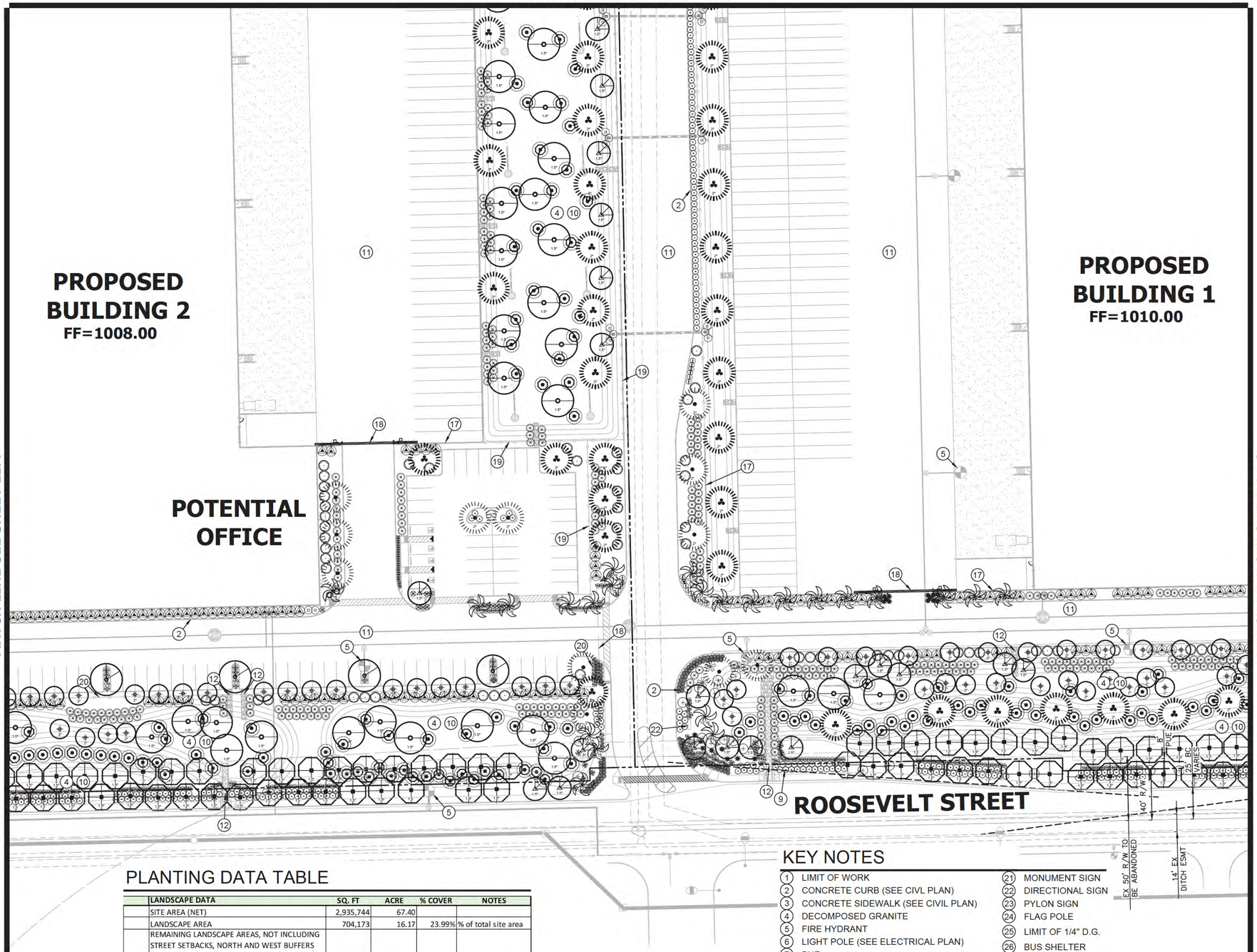
MATCH LINE SEE SHEET L1.4

MATCH LINE SEE SHEET L1.6



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Color: Rock Pro's Rose
Size: ¾", Screened
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PLANTING DATA TABLE

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	PLANTS	**MIN. PLANT SIZES**	**VEGETATIVE COVER REQUIRED**	**MIN. PLANTS REQUIRED**	**MIN. REQ'D** (Rnd- up)	**PLANTS PROVIDED**
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KEY NOTES

1. LIMIT OF WORK
2. CONCRETE CURB (SEE CIVL PLAN)
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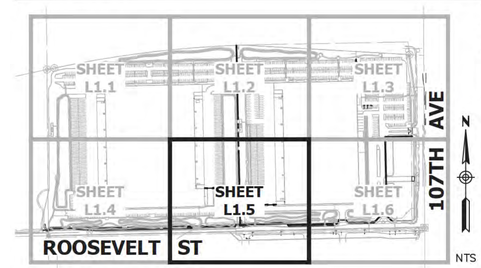
KEY MAP



NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 22396
AUDIE L. HENNINGTON
Date Signed 9/1/23
ARIZONA, U.S.A.

PLANTING PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
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PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: 1"=40'

SHEET: L1.5

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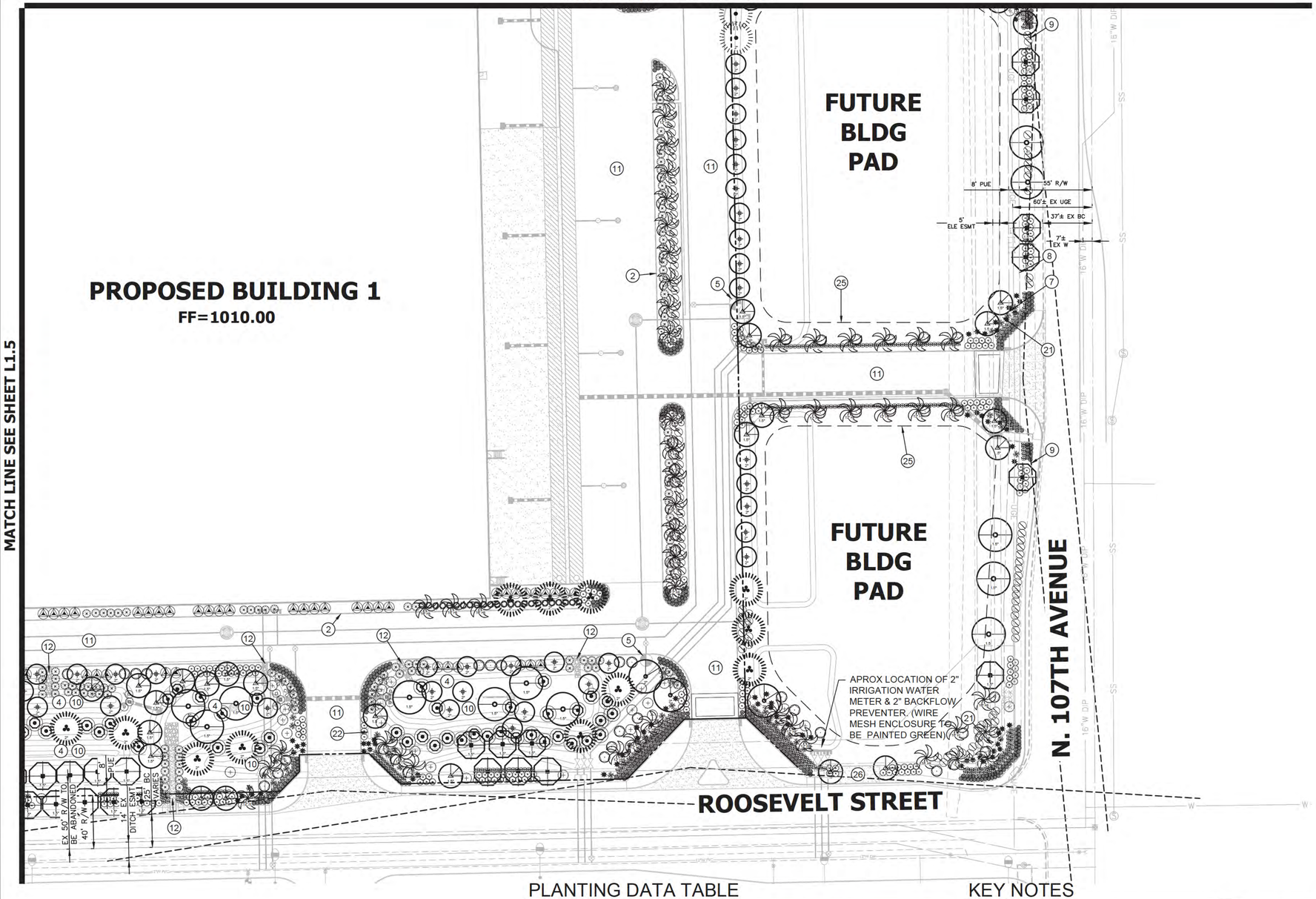
MATCH LINE SEE SHEET L1.3

MATCH LINE SEE SHEET L1.5



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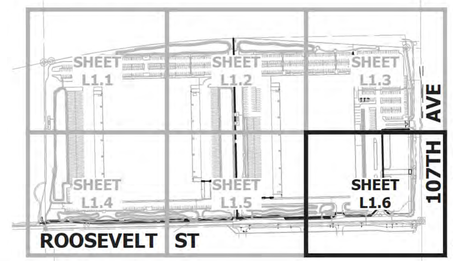

0 40 80 Feet

NO.	DATE	REVISION	BY

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DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

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T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
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AUDIE L. HENNINGTON
Date Signed 9/11/23
ARIZONA, U.S.A.

PLANTING PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR CLICK AZBLUESTAKE.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: 1"=40'

SHEET: L1.6

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PRELIMINARY WALL PLAN IS FROM HPA, INC ARCHITECTS

SITE WALL LEGEND

- (B) 3'-6" HIGH AUTO PARKING CMU WALL
- (A) 8' HIGH TILT-UP SCREEN WALL
- (D) 8' HIGH WROUGHT IRON FENCE
- 8' HIGH STEEL GATE

SEE WALL ELEVATIONS ON SHEET L5.2

FREEWAY 10

FREEWAY 10

N. 107TH AVENUE

BUILDING 2

BUILDING 1

C (96-HL)

WROUGHT IRON FENCE ON TOP OF AUTO PARKING SCREEN WALL

PROPOSED EXTENTION OF W. ROOSEVELT STREET

SCREEN WALL AND FENCING OVERALL SITE PLAN (E)
scale: 1"=80'-0"

SCALE: 1"=80'-0"
0 80' 160' 240'
TRUE NORTH

NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
22396
AUDIE L. HENNINGTON
Date Signed 9/1/23
ARIZONA, U.S.A.

PRELIMINARY WALL PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

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PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: N.T.S

SHEET: L5.1

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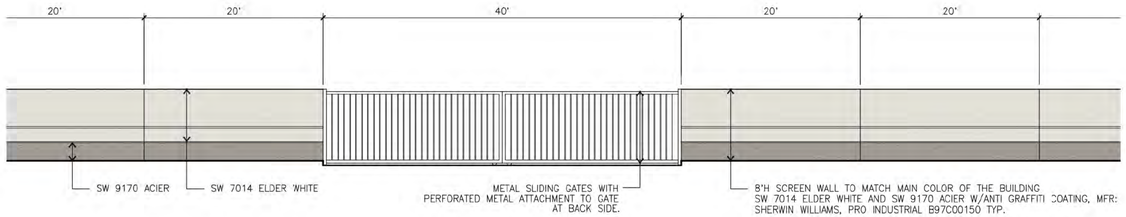
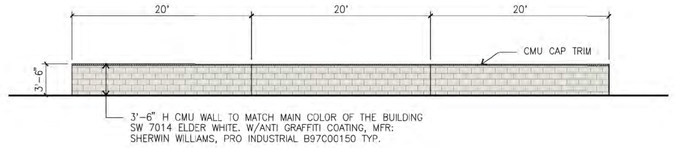


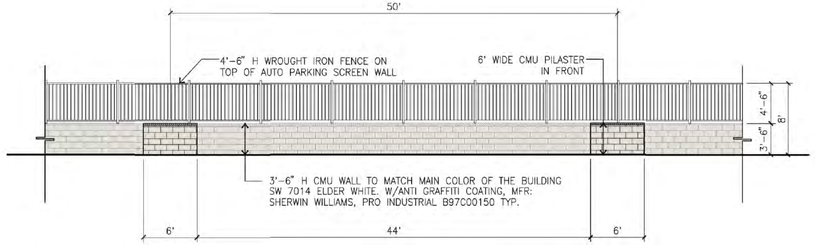
8'H SCREEN WALL - TYP. ELEVATION (A)

scale: 1/8"=1'-0"



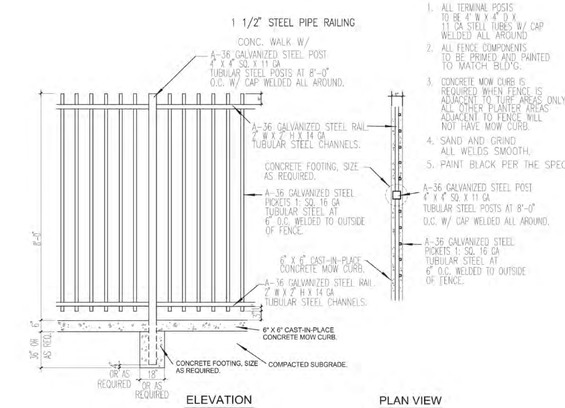
AUTO PARKING SCREEN WALL - TYP. ELEVATION (107TH AVE) (B)

scale: 1/8"=1'-0"



AUTO PARKING SCREEN WALL - TYP. ELEVATION (ROOSEVELT STREET) (C)

scale: 1/8"=1'-0"



WROUGHT IRON FENCE - TYP. ELEVATION (D)

scale: 1/8"=1'-0"

ELEVATIONS SHOWN ARE FROM HPA, INC ARCHITECTS

NO.	DATE	REVISION	BY

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CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 22396 AUDIE L. HENNINGTON Date Signed 9/1/23 ARIZONA, U.S.A.

WALL, SIGNAGE & ELEVATION

PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

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ARIZONA811 BLUE STAKE, INC.
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PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: N.T.S.

SHEET: L5.2

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MANUFACTURER: PARK WAREHOUSE
MODEL: SKU 766 BE 100-519
COLOR: GREEN

BENCH

MANUFACTURER: PARK WAREHOUSE
MODEL: SKU 622 PT 105-1
COLOR: GREEN

PICNIC TABLE

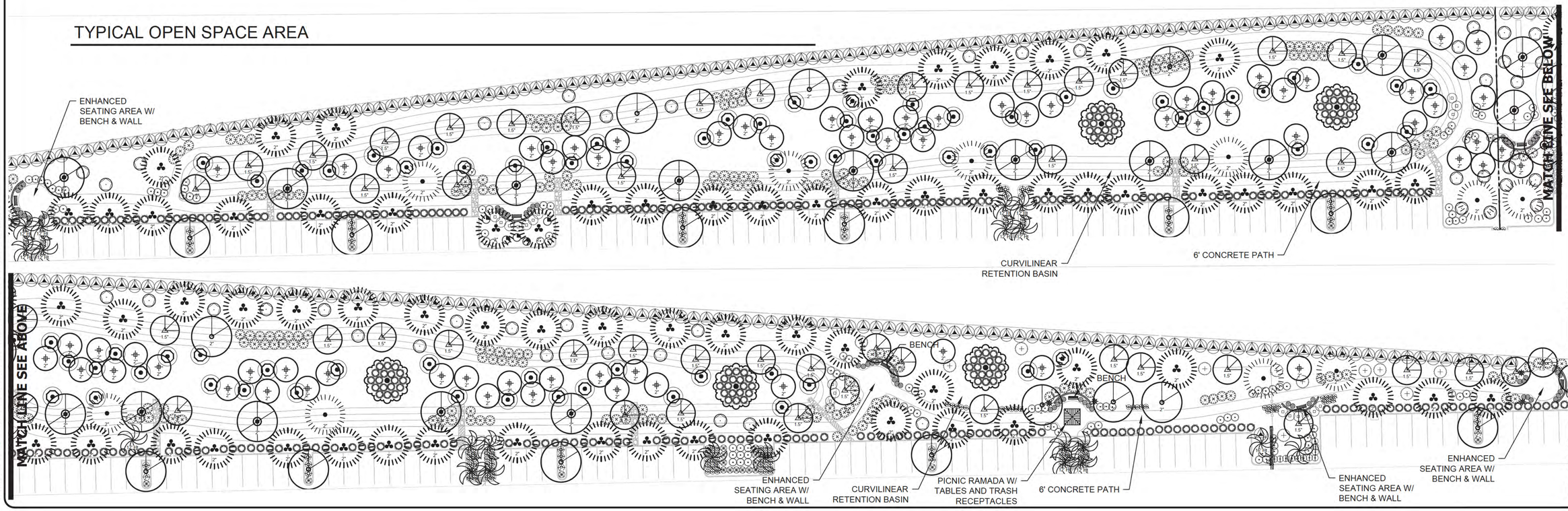
MANUFACTURER: PARK WAREHOUSE
MODEL: SKU 766 TR 100-80
COLOR: GREEN

TRASH RECEPTACLE

MANUFACTURER: AMERICANA
SIZE: 10' X 10' SQUARE (ALGONQUIN)
COLOR: 265, HUNTER GREEN

RAMADA

TYPICAL OPEN SPACE AREA



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
22396
AUDIE L. HENNINGTON
Date Signed 9/1/23
ARIZONA, U.S.A.

OPEN SPACE AMENITIES

PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

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PROJECT NAME: PROJECT COMFORT

JOB NO.: ASHL001
SCALE: N.T.S.

SHEET: L5.3

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MONTHLY MAINTENANCE SCHEDULE & WEATHER AVERAGES

SEASONAL WEATHER												
MONTH	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
DAYS/MONTH	31	28	31	30	31	30	31	31	30	31	30	31
SEASON	WINTER	WINTER	SPRING (Vernal Equinox 3/19)	SPRING	DRY SUMMER	DRY SUMMER (Summer Solstice 6/20)	WET SUMMER (MONSOON SEASON)	WET SUMMER (MONSOON SEASON)	WET SUMMER (Autumnal Equinox 9/22)	FALL	FALL	FALL/WINTER (Winter Solstice 12/21)
SUNRISE	7:32am	7:24am	6:55am	6:00am	5:39am	5:19am	5:22am	5:42am	6:02am	6:23am	6:47am	7:14am
SUNSET	5:31pm	5:59pm	6:25pm	6:49pm	7:11pm	7:33pm	7:42pm	7:25pm	6:52pm	6:11pm	5:35pm	5:22pm
AVE TEMP (F)	60	72	79	87	96	105	107	105	101	90	78	67
AVERAL RAINFALL (INCHES)	0.91	0.92	0.11	0.28	0.11	0.02	1.05	1	0.64	0.58	0.65	0.88
IRRIGATION												
PER LOCAL WEATHER CONDITIONS; THE ONLINE RAINBIRD IRRIGATION CLOCK SELF-ADJUSTS RUN-TIMES ON A DAILY BASIS TO CONSERVE WATER.												
1ST YEAR IRRIGATION SCHEDULE (CLOCK CONNECTED TO ONLINE WEATHER AND AUTOMATICALLY ADJUSTS RUN SCHEDULE AS NEEDED. REMEMBER TO CALCULATE SOIL PROFILE)	IRRIGATE EVERY 4 DAYS	IRRIGATE EVERY 4 DAYS	IRRIGATE EVERY 3 DAYS	IRRIGATE EVERY 3 DAYS	IRRIGATE EVERY 2 DAYS	IRRIGATE EVERY 2 DAYS	IRRIGATE EVERY 2 DAYS	IRRIGATE EVERY 2 DAYS	IRRIGATE EVERY 2 DAYS	IRRIGATE EVERY 3 DAYS	IRRIGATE EVERY 3 DAYS	IRRIGATE EVERY 3 DAYS
MATURE IRRIGATION SCHEDULE (CLOCK CONNECTED TO ONLINE WEATHER AND AUTOMATICALLY ADJUSTS RUN SCHEDULE AS NEEDED. REMEMBER TO CALCULATE SOIL PROFILE)	IRRIGATE EVERY 7 DAYS	IRRIGATE EVERY 7 DAYS	IRRIGATE EVERY 5 DAYS	IRRIGATE EVERY 5 DAYS	IRRIGATE EVERY 4 DAYS	IRRIGATE EVERY 4 DAYS	IRRIGATE EVERY 4 DAYS	IRRIGATE EVERY 4 DAYS	IRRIGATE EVERY 4 DAYS	IRRIGATE EVERY 6 DAYS	IRRIGATE EVERY 6 DAYS	IRRIGATE EVERY 6 DAYS
IRRIGATION CLOCK RUN-TIME (MINUTES) (CLOCK CONNECTED TO ONLINE WEATHER AND AUTOMATICALLY ADJUSTS RUN TIMES AS NEEDED. CALCULATE BASED ON SOIL TYPE)	30	30	30	45	90	120	120	120	90	90	45	30
TURF WATERING (HIGH)	1.7"	2.4"	4"	5.9"	7.3"	7.4"	7.7"	7.3"	5.6"	4.2"	2.5"	1.6"
TURF WATERING (AVERAGE)	1.4"	2"	3.4"	5.2"	6.3"	6.4"	6.7"	6.4"	4.8"	3.6"	2.1"	1.4"
PREFERRED IRRIGATION DEPTH FOR TREES (INCHES	24-36	24-36	24-36	24-36	24-36	24-36	24-36	24-36	24-36	24-36	24-36	24-36
PREFERRED IRRIGATION DEPTH FOR SHRUBS (INCHES	18-24	18-24	18-24	18-24	18-24	18-24	18-24	18-24	18-24	18-24	18-24	18-24
PREFERRED IRRIGATION DEPTH FOR GROUNDCOVERS (INCHES	8-12	8-12	8-12	8-12	8-12	8-12	8-12	8-12	8-12	8-12	8-12	8-12
PREFERRED IRRIGATION DEPTH FOR CACTI (INCHES)	6-12	6-12	6-12	6-12	6-12	6-12	6-12	6-12	6-12	6-12	6-12	6-12
PLANT MANAGEMENT												
DECIDUOUS TREES: SEASONAL THINNING/PRUNING DURING DORMANCY/WINTER IS PREFERRED	PRUNE FROM LATE DEC TO MID JAN	STRUC. PRUNING BEFORE BUD SWELLING					STORM DAMAGE BRANCH REMOVAL	STORM DAMAGE BRANCH REMOVAL				PRUNE FROM LATE DEC TO MID JAN
DESERT TREES: PARTIAL PRUNING AT LEAST TWICE A YEAR. (SEASONAL THINNING/PRUNING SHOULD OCCUR IN MAY)		STRUC. PRUNING IF REQ'D	STRUC. PRUNING IF REQ'D	STRUC. PRUNING IF REQ'D	SEASONAL THINNING/ PRUNING		STORM DAMAGE BRANCH REMOVAL	STORM DAMAGE BRANCH REMOVAL			STRUC. PRUNING IF REQ'D	STRUC. PRUNING IF REQ'D
SHRUBS (NATURAL/MINIMAL HAND PRUNING)	AVOID IN JAN	LIGHT SHAPING	LIGHT SHAPING TILL MARCH 1ST						LIGHT SHAPING	LIGHT SHAPING		
GROUND COVER (NATURAL/MINIMAL HAND PRUNING)	AVOID IN JAN	CUT BACK WHEN NEEDED										
REMOVE DEAD PLANT MATERIAL		●	●	●	●	●	●	●	●	●		
REMOVE DEBRIS FROM GROUND	●	●	●	●	●	●	●	●	●	●	●	●
ANNUALS (INSTALLATION & BED PREPARATION)					●					●		
PLANT FERTILIZER												
NON-NATIVE TREES (AVOID WINTER FERTILIZATION DUE TO FROST, AND SUMER, DUE OF DEHYDRATION)		FERTILIZE ONCE BEFORE BUD GROWTH 16-8-4						FERTILIZE ONCE IN LATE SUMMER	FERTILIZE ONCE IN LATE SUMMER			
NATIVE DESERT TREES	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
NON-NATIVE SHRUB/GROUND COVER (AVOID WINTER FERTILIZATION DUE TO FROST, AND SUMER, DUE OF DEHYDRATION)		FERTILIZE ONCE BEFORE BUD GROWTH 16-8-4					FERTILIZE IF NEEDED 16-8-4					
NATIVE DESERT SHRUB/GROUND COVER (AVOID WINTER FERTILIZATION DUE TO FROST, AND SUMER, DUE OF DEHYDRATION)		FERTILIZE ONCE BEFORE BUD GROWTH 16-8-4					ONLY FERTILIZE IF NEEDED 16-8-4					
BERMUDA GRASS FERTILIZATION					21-7-14 DE-THATCH	21-7-14	21-7-14					
RYE GRASS FERTILIZATION	21-7-14	21-7-14							SCALP BERMUDA, OVERSEED W/RYE, FERTILIZE			21-7-14
WEED CONTROL												
PRE-EMERGENT (TWICE YEARLY)		●	●	●		ONCE PRIOR TO MONSOON	ONCE PRIOR TO MONSOON		●	●		
POST-EMERGENT (MONTHLY AS NEEDED)	●	●	●	●	●	●	●	●	●	●	●	●

NOTES:

1. MINIMALLY trim trees to prevent pedestrian and vehicle conflicts.
2. NEVER trim trees, shrubs and groundcover plants with the intent to "refresh" them. Allow them to grow to the intended size.
3. NEVER top trees. Any trees that found to be topped must be replaced at the contractors expense.
4. NEVER trim trees into un-natural shapes; which creates weak branch structure prone to storm failure
5. CERTIFIED TREE ARBORISTS shall only thin trees when needed.
6. Replace dead plants with IDENTICAL plants to preserve design intent.
7. NEVER SHEAR shrubs into un-natural shapes. Allow them to grow and flower naturally by sparingly pruning only as-needed

PLANTING INSTRUCTIONS

PLANT THEME:

THE PREFERRED LANDSCAPE DESIGN ALONG RIGHT OF WAYS, PARKING AREAS AND NARROW LANDSCAPE AREAS. WILL BE FORMAL. THIS IS CONSISTENT WITH LOCAL NEIGHBORHOOD STREETSCAPE LANDSCAPES BEING INSTALLED IN THE RESIDENTIAL NEIGHBORHOOD TO THE SOUTH. THE LANDSCAPE DESIGN IN STORMWATER RETENTION BASINS, HOWEVER, WILL BE KEPT NATURAL AND INFORMAL.

VEHICULAR ENTRIES AND STREET FRONTAGES WILL PROVIDE A FORMAL ENTRY DESIGN SEQUENCE; INCLUDING THE USE OF "SOLDIER ROWS" OF TREES ALONG WITH FORMAL MASSES OF SHRUBS AND GROUNDCOVERS. THE PROJECT WILL MATCH THE CITY OF AVONDALE'S STREET TREE MASTER PLAN (STMP) ALONG 107TH AVENUE AND ROOSEVELT STREET. THE STMP IDENTIFIES THORNLESS MESQUITE AND PALO VERDES TREES AS PRIMARY AND SECONDARY TREES. A MORE DIVERSE PLANT PALETTE WILL BE USED, HOWEVER, AS PREFERRED BY AVONDALE. ADDITIONAL STREET TREES INCLUDE IRONWOOD, OAKS, WILLOW ACACIAS AND TEXAS EBONY TREES. MASSED SHRUBS WILL FURTHER SCREEN PERIMETER SCREEN WALLS AROUND THE PROJECT PERIMETER AND COLORFUL ACCENT SHRUBS AND GROUNDCOVER PLANTINGS WILL BE USED AROUND ALL SIGNAGE.

THE LANDSCAPE DESIGN IN PROXIMITY TO THE BUILDING WILL COMPLEMENT THE BUILDINGS HIGH-TECH CONTEMPORARY APPEARANCE, AS WELL AS THE SIZE. TREES AND SHRUBS WILL PROVIDE PEDESTRIAN SHADE AND VISUAL INTEREST, AND WILL CONTRAST THE ARCHITECTURAL POP-OUTS AND HORIZONTAL METAL CANOPIES TO PROVIDE HUMAN SCALE AT THE ENTRIES. PEDESTRIAN WALKS THAT CONNECT THE STREETS AND PARKING LOTS TO STOREFRONT ENTRIES WILL BE FULLY SHADED AND A SMALL AREA OF TURF MAY BE USED AT THE STOREFRONT ENTRY WHERE IT IS MOST BENEFICIAL.

PLANT THEME AND PALETTE:

THE PLANT PALETTE PROVIDED INCLUDES A MIX OF SONORAN DESERT AND DESERT ADAPTED PLANTS TO PROVIDE YEAR-ROUND COLOR. DESERT ADAPTED TREES AND SHRUBS WILL BE PLANTED AROUND THE BUILDING AND PARKING AND SONORAN DESERT TREES WILL MAINLY BE KEPT AROUND THE PERIMETER OR THE PROJECT.

PLANT LOCATION INSTRUCTIONS:

1. LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AN EXPLANATION OF THE MEANS OF LAYOUT PRIOR TO BEGINNING WORK. THE USE OF THE GENERAL CONTRACTORS SURVEY CREW IS RECOMMENDED. OTHERWISE, AN ACCURATE ELECTRONIC/MATHMATICAL MEANS OF MEASURING THROUGH GEOMETRY IS ALLOWED; ONLY IF THE CONTRACTOR CAN LOCATE THE LANDSCAPE AS ACCURATELY AS WITH SURVEY.
2. THE CONTRACTOR MUST ALLOW THE LANDSCAPE ARCHITECT TO REVIEW AND APPROVE PLANT FLAGGED LOCATIONS PRIOR TO PLANTING; UNLESS THE GENERAL CONTRACTOR'S SURVEY CREWS WILL BE LAYOUT OUT THE DESIGN.
3. ANY LANDSCAPE INSTALLED INCORRECTLY SHALL BE REPLACED AT NO COST TO THE OWNER.

DESC. OF PROP. IRRIGATION SYSTEM

PER CITY OF AVONDALE ZONING ORDINANCE SECITON 12; ALL LANDSCAPING WILL BE SERVICED WITH A PERMANENT AUTOMATED IRRIGATION SYSTEM DESIGNED IN COMPLIANCE WITH THE MINIMUM STANDARDS FOR LANDSCAPE IRRIGATION AS PUBLISHED BY THE ARIZONA CHAPTER OF THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS. A BACKFLOW PREVENTION ASSEMBLY SHALL BE PROVIDED AND CAGED ACCORDING TO CITY STANDARD DETAILS. ALL IRRIGATION SYSTEMS AND LANDSCAPED AREAS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED SO AS TO PROMOTE WATER CONSERVATION AND PREVENT WATER OVERLOW OR SEEPPAGE.

THE FULLY AUTOMATED IRRIGATION SYSTEM WILL IRRIGATE TREE, SHRUB AND GROUDCOVER PLANTING AREAS. SINGLE OUTLET DRIP EMITTERS WILL IRRIGATE SHRUBS AND GROUNDCOVERS & MUTLI-OUTLET DRIP EMITTERS WILL IRRIGATE TREES.

ISOLATION VALVES PERMIT THE ISOLATION OF PIPE SECTIONS THROUGHOUT THE SYSTEM FOR REPAIRS OR MAINTENANCE. QUICK COUPLING VALVES WILL BE PROVIDED THROUGHOUT THE SITE FOR INCIDENTIAL WATERING.

A TWO-WIRE IRRIGATION SYSTEM WILL BE INSTALLED TO ALLOW FOR THE ADDITION OF VALVES AS NEEDED DURING THE LIFE-CYCLE OF THE PROJECT. THE IRRIGATION CONTROLLER SELECTED CAN BE CONTROLLED OVER THE INTERNET; AND CONNECTED ONLINE TO LOCAL WEATHER STATION DATA TO PROVIDE ACCURATE VALVE RUN TIMES TO PROVIDE FOR HEALTY PLANT GROWTH AND WATER SAVING.

THE IRRIGATION WATER METER AND BACKFLOW PREVENTER WILL BE INSTALLED ON THE NORTH SIDE OF ROOSEVELT ROAD (APPROX. 150' WEST OF 107TH AVE., PER CIVIL CONCEPT PLAN) AND A LOOPED IRRIGATION MAINLINE WILL EQUALIZE WATER FLOW AND PRESSURE.

PLANT EMITTER SCHEDULE

PLANT TYPE	SCIENTIFIC PLANT NAME	COMMON PLANT NAME	OUTLET FLOW (GPH)	R TYPE M=MULTI S=SINGL	EMITTER QUANTITY	R OF OPEN OUTLET S/EMIT	TOTAL FLOW /GPH	COMMENTS
TREES								
	Acacia salacina	Willow Acacia	2	M	2	4	16	Single trunk, dense canopy
	Caesalpinia cacalaco 'Smoothie'	Cascalote Smoothie	2	M	2	4	16	Multi-trunk, dense canopy
	Eucalyptus microtheca	Colibah Tree	2	M	2	4	16	Single -trunk, dense canopy
	Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde	2	M	2	4	16	Multi-trunk, dense canopy
	Pinus halapensis	Allepo Pine	2	M	2	4	16	Single -trunk, dense canopy
	Pistachia 'Red Push	Red Push Pistache	2	M	2	4	16	Single -trunk, dense canopy
	Populus fremontii 'Nevada'	Western Cottonwood	2	M	4	6	48	Single -trunk, dense canopy
	Prosopis glandulosa 'Torryana'	Torryana Mesquite	2	M	2	4	16	Multi-trunk, dense canopy
	Ulmus parvifolia 'True Green'	Evergreen Elm	2	M	2	4	16	Single -trunk, dense canopy
PALMS								
	Phoenix roebelenii	Pigmy Date Palm	2	M	2	2	8	4' height
	Washingtonia filifera	California Fan Palm	2	M	2	2	8	Visually straight, 3 directions
SHRUBS								
	Baccharis X Starn 'Thompson'	Starn' tm	1	S/M	1	2	2	Full growth, per ANA Std.
	Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea	1	S/M	1	2	2	Full growth, per ANA Std.
	Caesalpinia mexicana	Mexican Bird of Paradise	1	S/M	1	2	2	Full growth, per ANA Std.
	Callistemon citrinus 'Little John'	Little John Bottlebrush	1	S/M	1	2	2	Full growth, per ANA Std.
	Dodonaea viscosa	Hop Bush	1	S/M	1	2	2	Full growth, per ANA Std.
	Eremophola hygrophana 'Blue Bells'	Blue Bells	1	S/M	1	2	2	Full growth, per ANA Std.
	Feijoa sellowiana	Pinnaple Guava	1	S/M	1	2	2	Full growth, per ANA Std.
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	1	S/M	1	2	2	Full growth, per ANA Std.
	Ruellia peninsularis	Baja Ruellia	1	S/M	1	2	2	Full growth, per ANA Std.
ANNUALS PERENIALS, GROUND COVERS								
	Acacia redolens 'Desert Carpet'	Prostrate Acacia 'Desert Carpet'	1	S/M	1	1	1	Full growth, per ANA Std.
	Baccharis x 'Starn'	Thompson	1	S/M	1	1	1	Full growth, per ANA Std.
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1	S/M	1	1	1	Full growth, per ANA Std.
	Convolvulus cneorum	Bush Morning Glory	1	S/M	1	1	1	Full growth, per ANA Std.
	Lantana camera 'New Gold'	New Gold Lantana	1	S/M	1	1	1	Full growth, per ANA Std.
GRASSES								
	Muhlenbergia rigens	Deer Grass	1	S/M	1	1	1	Full head, all sides
ALOES								
	Aloe barbadensis	Medicinal Aloe	1	S	1	1	1	Smooth, no damage, yellow flower
YUCCAS								
	Yucca rigida	Blue Yucca	1	S	1	1	1	Smooth, no damage

PLANTING DATA SHEET

	LANDSCAPE DATA	SQ. FT	ACRE	% COVER	NOTES
	SITE AREA (NET)	2,935,744	67.40		
	FUTURE RETAIL PADS	115,998			
	TOTAL BUILDNG AREA (45'- 60' HIGH)	1,054,530	24.21	35.92%	% of total site area (15% min per ZO)
	LANDSCAPE AREA	704,173	16.17	23.99%	% of total site area
	REMAINING LANDSCAPE AREAS, NOT INCLUDING STREET SETBACKS, NORTH AND WEST BUFFERS AND PARKING ISLANDS	563,338			
	MIN. LANDSCAPE AREA ALLOWED IS EQUAL OR GREATER THAN 15% OF GROUND FLOOR AREA OR 10% OF SITE AREA, WHICHEVER IS GREATER	293,575			
	PARKING SPACES (CARS)	1,497			1.62 PER 1,000
	PARKING LOT ISLANDS 1 per 8 stalls (PER SEC 11-33-4(D)	184			
	ROOSEVELT STREET SETBACK (MIN. 25')	2,180			Not incl. driveways
	107TH AVENUE SETBACK (MIN. 25')	1,045			Not incl. driveways
	ROOSEVELT STREET RIGHT OF WAY	1,885			Not incl. driveways
	107TH AVENUE RIGHT OF WAY	950			Not incl. driveways
	NORTH BUFFER	2,545			
	WEST BUFFER	835			Minus SW entry that crosses over the property line
	LIVE VEGETATIVE COVERAGE OF TREES, SHRUBS, ACCENT PLANTS AND GROUND COVER PLANTS.)	352,087			

MINIMUM PLANTING DATA: Article 12 - LANDSCAPE, WALLS & FENCES | Code of Ordinances | Avondale, AZ | Municode Library

	PLANTS	MIN. PLANT SIZES	VEGETATIVE COVER REQUIRED	MIN. PLANTS REQUIRED	MIN. REQ'D (Rnd- up)	PLANTS PROVIDED
	Roosevelt Street setback 2,180 LF (69,875 SF) (1 tree & 10 shrubs/20 lf)					
H.(1)	Trees/Palms	24"/36" Box	34,226	109	109	109
H.(2)	Shrubs & accent plants	5 Gal	35,970	1090	1090	1090
H.(3)	Ground Cover plants	1 Gal	3,936	410	410	410
	Vegetative cover (Min. 65% cover is 45,420 SF)		74,132			
	107th Avenue setback 1,045 LF (24,000 SF) (1 tree & 10 shrubs/20 lf)					
H.(1)	Trees/Palms	24"/36" Box	16,407	52	53	53
H.(2)	Shrub & accent plants	5 Gal	17,243	523	523	523
H.(3)	Ground Cover plants	1 Gal	1,085	113	113	113
	Vegetative cover (Min. 65% cover is 15,600 SF)		34,734			
	Roosevelt Street Right of Way 1,885 LF (17,840 SF) (1 tree & 10 shrubs/25 lf)					
	Trees/Palms	24"/36" Box	23,676	75	76	76
	Shrub & accent plants	5 Gal	24,882	754	754	754
	Ground Cover plants	1 Gal	941	98	98	98
	Vegetative cover (Min. 65% cover is 11,600 SF)		49,498			
	107th Avenue Right of Way 950 LF (11,500 SF) (1 tree & 10 shrubs/25 lf					
	Trees/Palms	24"/36" Box	11,932	38	38	38
	Shrub & accent plants	5 Gal	12,540	380	380	380
	Ground Cover plants	1 Gal	1,632	170	170	170

G:\ASHL001\Planning_Landscape\LANDSCAPE\CONCEPTVA\SI01LS-CONSHEETS.dwg 9/1/2023 audie hennington

NO.	DATE	REVISION	BY

PURPOSE: **2ND PRELIMINARY SUBMITTAL**

DESIGN BY: **ALH**
DRAWN BY: **PR**
CHECKED BY: **ALH**

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 22396 AUDIE L. HENNINGTON Date Signed 9/1/23 ARIZONA, U.S.A.

LANDSCAPE MAINTENANCE SCHEDULE
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811 BLUE STAKE, INC.
CALL 811 OR CLICK AZBLUE811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: N.T.S.

SHEET: **L5.4**

EXHIBIT F

ROOSEVELT ST - LOOKING NORTHEAST
BLDG 1 & 2

INTERSTATE 10 - LOOKING SOUTHEAST
BLDG 1 & 2

INTERSTATE 10 - LOOKING SOUTHEAST
BLDG 1

ROOSEVELT ST - LOOKING NORTHWEST
BLDG 1

INTERSTATE 10 - LOOKING SOUTHWEST
BLDG 1 & 2

EXHIBIT G

PRELIMINARY WALL PLAN IS FROM HPA, INC ARCHITECTS

SITE WALL LEGEND

- (B) 3'-6" HIGH AUTO PARKING CMU WALL
- (A) 8' HIGH TILT-UP SCREEN WALL
- (D) 8' HIGH WROUGHT IRON FENCE
- 8' HIGH STEEL GATE

SEE WALL ELEVATIONS ON SHEET L5.2

FREEWAY 10

FREEWAY 10

N. 107TH AVENUE

BUILDING 2

BUILDING 1

C (96-HL)

WROUGHT IRON FENCE ON TOP OF AUTO PARKING SCREEN WALL

PROPOSED EXTENTION OF W. ROOSEVELT STREET

SCREEN WALL AND FENCING OVERALL SITE PLAN (E)
scale: 1"=80'-0"

SCALE: 1"=80'-0"
0 80' 160' 240'
TRUE NORTH

NO.	DATE	REVISION	BY

PURPOSE: 2ND PRELIMINARY SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
22396
AUDIE L. HENNINGTON
Date Signed 9/1/23
ARIZONA, U.S.A.

PRELIMINARY WALL PLAN
PROJECT COMFORT
NWC OF W. ROOSEVELT ST & N. 107TH AVE
AVONDALE, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: PROJECT COMFORT

HE NO.: ASHL001
SCALE: N.T.S

SHEET: L5.1

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Exhibit E

PROJECT COMFORT

Neighborhood Meeting Summary

Case No. PL-21-0141 and -0140

Submitted: February 27, 2023

WITHEY MORRIS PLC
ATTORNEYS AT LAW

A. Date, Time, and Location of the Meeting

The required neighborhood meeting for Case Nos. PL-21-0141 and -0140 was held on Tuesday, February 21 at 6:00 PM. Due to the COVID-19 pandemic and city requirements for neighborhood meetings, the meeting was a virtual meeting that was hosted via the Zoom platform.

The neighborhood meeting notification was noticed in accordance with the City's Ordinance Requirements. The applicant completed the legal newspaper advertisement with a publishing in the February 1, 2023 edition of the Southwest Valley Republic newspaper. Additionally, the applicant posted a public notice sign by February 1, 2023 and mailed written notification to applicable parties on February 6, 2023. The affidavits are enclosed as ***Tab A***.

B. Number of Participants

The applicant, along with the project development team, and City of Avondale Planning representatives attended the virtual neighborhood meeting. Vice Mayor Pineda and Councilmember Malone attended the meeting, as did one (1) member of the general public.

C. Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting by providing an overview of the application requests. The applicant provided a description of the surrounding area context, existing land use designations, and specifics regarding the proposed project. The applicant also shared the proposed elevations, site plan and economic data, as well as an outline of processing and the current status of the project. The applicant then offered an opportunity for questions and comments. Below is a summary of questions asked and the applicant-provided responses:

1. Employment data and nature of operations

The development team confirmed that an economic study is being updated and the final report will be provided to council members. Additionally, it was advised that the proposed development would be the first Ashley's one-stop-shop in Arizona; it would serve as a feeder for other Arizona locations. In terms of manufacturing uses, it was discussed that additional operational information could be provided in terms of hours of business and more, once that information is finalized.

2. Queuing

Queuing for the customer pick-up area was discussed. The applicant discussed how Ashley's would review their other sites to confirm functionality of the proposed configuration. It was also shared that Ashley's has an employee who coordinates customer pick-ups, including orchestrating on-site vehicles.

3. Traffic

There was a general question about truck traffic from the Park 10 property owner across the freeway. The applicant advised that the traffic report is being finalized and could be shared once complete. It was also discussed that deceleration lanes would be provided.

D. Summary

The feedback received regarding the proposed project was positive, with all attendees noting support for the proposed development. No major issues were raised. The applicant will continue to be available to discuss the proposal with interested parties throughout the process.

TAB A

Avondale
Aspiring Achieving Accelerating

AFFIDAVIT- NOTIFICATION OF NEIGHBORHOOD MEETING

Date: 2/7/23

Case Number: PL-21-0140 & PL-21-0141 Project Name: Project Comfort

Project Location/Address: SWC I-10 and 107th Ave

In order to assist in providing adequate notice to interested parties, the applicant for any case requiring a public hearing in the City of Avondale must do the following **no less than 15 calendar days** prior to the **Neighborhood Meeting**:

1. Newspaper: Publish a legal ad a minimum of 1/8th page in the Wednesday edition of the Southwest Valley Arizona Republic giving notice of the date, time, and place of the scheduled Neighborhood meeting, as well as describe the nature of the request as contained on the formal zoning application.

   The tear sheet for this notification is to be submitted with this affidavit.

2. Sign: Erect one sign per street frontage giving notice of the date, time, and place of the scheduled hearings, as well as describe the nature of the request as contained on the formal zoning application. Such notice shall be clearly legible and placed at a prominent location on the site – generally adjacent and perpendicular to the public right-of-way. The size and format of the sign shall meet requirements established by Planning Division Staff. It shall be the responsibility of the applicant to erect and maintain the sign on the subject property, and to maintain the hearing information on the sign until final disposition of the case.

   A date stamped photo of the sign placement is to be submitted with this affidavit.

3. Mailing: Obtain the names and addresses of property owners within 1,000 feet of the site boundaries from the Maricopa County Assessor's Office, http://www.maricopa.gov/assessor/gis/map.html or from a title company using the last declared record of owner and mail notices to all property owners within this radius, giving notice of the date, time, and place of the scheduled Neighborhood meeting, as well as describing the nature of the request as contained on the formal zoning application.

   A digital file (in Excel .xlsx format) named Property Ownership List that contains the Assessor's Parcel Number (APN), property owner names, and addresses (each in a separate column), as well as a parcel map showing the subject property and all parcels within 1,000 feet of the project boundaries according to the County Assessor's Office or Title Company, and a copy of the mailed notice is to be submitted with this affidavit.

I, Stephanie Watney certify that I am the authorized applicant to the City of Avondale for the above application, and do hereby affirm the following:

1. The legal ad has been prepared and published in the Southwest Valley Arizona Republic Newspaper as required by the Public Participation packet prepared by Planning Division Staff for the case noted above and the tear sheet for this notice has also been submitted.
2. The sign has been prepared and posted as required by the Public Participation packet prepared by Planning Division Staff for the case noted above and a date stamped picture of the site posting has also been submitted.
3. The property ownership list, parcel map, and mailed notice have been prepared and distributed as required by the Public Participation packet prepared by Planning Division Staff for the case noted above and submitted as a part of this affidavit. The Property ownership list accurately reflects the ownership of property within 1,000 feet of the above property boundaries, according to the Maricopa County Assessor records on 2 / 6 / 2023.

Applicant/Representative Signature — Date: 2/7/23

Avondale
Aspiring. Achieving. Accelerating.

STATE OF Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 7 day of February 20 23.

Elizabeth McMillan
Notary Public

My Commission Expires:

April 11, 2023

ELIZABETH MCMILLAN
Notary Public - Arizona
Maricopa County
Commission # 562167
My Comm. Expires Apr 11, 2023

Return completed and notarized affidavit to the Planner assigned to the case. Failure to provide affidavit and all supporting documents shall result in a continuance of the case.

Legal Notices

sis submitted with the application for rezoning is not approved. An updated Traffic Impact Analysis that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. The Traffic Impact Analysis shall identify all infrastructure required to accommodate the additional trips generated by the development of Property as rezoned, and the location of all access points from the public right-of-way to the Property, all of which shall comply with all applicable regulations including the requirements in the Engineering Design Standards and Policies Manual; and

27. In addition to being responsible for a proportionate share of the cost of the full traffic signal at the intersection(s) identified above, Owner is also responsible for a proportionate share of the costs of additional traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be 25% of the cost of a full traffic signal for each corner of the intersection adjacent to the Property. For example, if a traffic signal is required at an intersection were two of the four corners of the intersection are adjacent to the Property, Owner would be responsible for 50% of the cost of a full traffic signal. The in-lieu payment shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost of the signal approved by the City Engineer or his designee traffic signal. The dedication(s) and in-lieu payment(s) required herein shall be made at the earlier of the following: (i) before the issuance of any engineering permit for any of the work reflected in a site plan, Minor Land Division ("MLD"), or final plat that includes, is adjacent to, or requires connection to the intersection where the traffic signal is needed; or (ii) before the recordation of any final plat or MLD that includes, is adjacent, or requires connection to the intersection where the traffic signal is needed; and

28. Owner shall relocate or replace existing traffic signal improvements (the existing pole and mast arm) to their ultimate locations at the southeast corner of the intersection of S. Estrella Parkway and W. Yuma Road and any necessary modifications to mast arm, pedestrian push button poles, ADA ramps, or other improvements impacted by widening of W. Yuma Road and S. Estrella Parkway to their ultimate configurations.

29. Unless Owner constructs a bridge or culvert over Bullard Wash on W. Yuma Road pursuant to the terms of a development agreement with the City, Owner shall pay an in-lieu payment representing 25% of the full cost of the Yuma Road Bridge. The in-lieu payment required herein shall be paid prior to the issuance of the first civil construction permit for any work within the Property. The in-lieu payment shall be based on the actual cost of the Yuma Road Bridge if it has been constructed by others, or if the payment is required before the Yuma Road Bridge has been constructed, it shall be based on the estimated cost of the Yuma Road Bridge as determined by the City Engineer or designee. Yuma Road Bridge is defined as a bridge or a culvert crossing over Bullard Wash on Yuma Road that can convey up to the 100-year peak flow under Yuma Road, that is designed to meet the minimum City standards applicable to such structures and the drainage standards in effect at the time of development; and

30. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the City of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

31. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and

32. If any of the infrastructure improvements Owner is required to design and construct pursuant to the terms of this Ordinance have been constructed or is to be constructed by others, Owner shall remit a payment to the city in the amount of the actual costs incurred in the design and construction such infrastructure improvements if completed or, if not completed, the payment shall be in the amount of an engineer's estimate of the costs as approved by the Goodyear City Engineer or his/her designee. The payment requirement herein shall be paid prior to or concurrent with the recordation of a final plat triggering Owner's obligation to design and construct the infrastructure improvements.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 22-17," declared a public record by Resolution 2023-2283, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective upon the effective date of Resolution 2023-2283 or thirty (30) days from the date this Ordinance is adopted and passed whichever is later.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 23rd day of January 2023.

/s/: Joe Pizzillo, Mayor

Date: January 23, 2023

ATTEST:

/s/ Darcie McCracken, City Clerk

APPROVED AS TO FORM:

/s/: Roric Massey, City Attorney

Published in the Arizona Republic Southwest Section on Wednesday, February 1 and February 8, 2023. Goodyear Legal Ad#23-0086

Homes *Love the house. Know the neighborhood.*

Legal Notices

CITY OF AVONDALE
PUBLIC MEETING NOTICE
NEIGHBORHOOD MEETING
TUESDAY, FEBRUARY 21ST, 2023, 6:00 P.M.

You are invited to attend a neighborhood meeting to discuss requests by Adam Baugh of Withey Morris, PLC.

Request: Rezone (PL-21-0141) and Minor GPA (PL-21-0140).

Location: Northwest corner of Roosevelt Street and 107th Avenue.

Zoning Change: Avondale Gateway Planned Area Development (PAD) to a new PAD – Project Comfort PAD to allow for a proposed office/industrial/retail campus development on approximately 75.7 acres.

General Plan Land Use Change: High Intensity Office, Mixed Use, and Freeway Commercial to Business Park on approximately 65.7 acres.

At the meeting, the applicant and/or her representative will be available to answer questions and solicit comments on this request. Please note, this is not a public hearing and no official action will be taken.

The meeting is scheduled for:

Date:	Tuesday, Feb. 21st, 2023
Time:	6:00 P.M.
Place:	Zoom teleconference only
Meeting ID:	852 3438 4207
Passcode:	603722
Dial In:	+1 719 359 4580
Web Link:	https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uS TNlQT09

Applicant Contact: Adam Baugh (602) 230-0600
City of Avondale Contact: Michelle Simerdla (623) 333-4022

Published in the Southwest Valley Arizona Republic on February 1, 2023.

Legal Notices

CITY OF AVONDALE
PUBLIC MEETING NOTICE
NEIGHBORHOOD MEETING
THURSDAY, FEBRUARY 23, 2023, 6:00 P.M.

You are invited to attend a neighborhood meeting to discuss the following City-initiated requests:

- PL-22-0340 - Rezone from General Industrial (A-1) to Planned Area Development (PAD) to allow for an existing public use (resource center) at the southwest corner of Eliseo C. Felix Jr. Way and Riley Drive.
- PL-22-0315 - Rezone from Agricultural (AG) to PAD to allow for an aquatic center generally located at 1,420 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard.
- PL-22-0316 - Rezone from AG to PAD to allow for an existing public use (City Hall) generally located approximately 585 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard.
- PL-22-0317 Rezone from AG to PAD to allow for an existing public use (library) generally located at the southeast corner of Coldwater Springs Boulevard and 114th Avenue.
- PL-22-0318 - Rezone from AG to PAD to allow for a park located approximately 554 feet southeast of the southeast corner of Coldwater Springs Boulevard and 114th Avenue.
- PL-22-0307 - Rezone from Single-Family Residential (R1-6) to PAD to allow for an existing public use (fire station) located approximately 629 feet west of the southwest corner of Van Buren Street and Fairway Drive.
- PL-22-0358 - Rezone from General Industrial (A-1) to PAD to allow for a Police Department detention center and substation at the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue.

At the meeting, the City will be available to answer questions and solicit comments on this request. Please note, this is not a public hearing and no official action will be taken.

The meeting is scheduled for:

Date:	Thursday, February 23rd, 2023
Time:	6:00 P.M.
Place:	Zoom teleconference only Meeting ID: 605 902 7693 Meeting Web Link: https://avondaleaz.zoom.us/j/6059027693 Dial in: +1 253 2158782

City of Avondale contacts: Michelle Simerdla (623) 333-4022 and Ann Dolmage 623-333-4030.

Published in the Southwest Valley Arizona Republic on February 1, 2023.

AR-GCI1010280-01

SELL IT BUY IT FIND IT
cars tickets pets collectibles cameras coins instruments jewelry furniture computers and so much more
Place your classified ad today.

AFFIDAVIT OF POSTING

(General Plan Amendment, Rezoning, Conditional Use Permit, Major PAD amendment)

Case No: PL-21-0141& (GPA) (PL-21-0140).

Project Name:

Project Location: NWC 107th Ave & Roosevelt St.

Date Sign Posted: 02/01/23

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Avondale shall erect one sign per street frontage giving notice of the date, time, and place of the scheduled hearings. These signs must be erected not less than 15 calendar days before the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of the sign shall meet requirements established by the Development Services Department. A photo of the sign placement to be submitted with this affidavit.

Such notice shall be clearly legible and placed at a prominent location on the site – generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

I confirm that the site has been posted as required above for the case noted above. A picture of the site posting and photos of any subsequent changes/updates made to the sign have also been submitted.

Applicant/Representative Signature — Date: 2/1/23

STATE OF Arizona)
) ss
County of Maricopa)

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

The foregoing instrument was acknowledged before me on 02/01/23.

Notary Public

My Commission Expires:

10-25-24

Return completed and notarized affidavit and all relevant photos to the Development Services Department.

Development 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

Notice of Public Hearing
City of Avondale
REZONE AND MINOR GENERAL PLAN AMENDMENT
PURSUANT TO ARIZONA REVISED STATUTES SECTIONS 9-462.04 et seq., NOTICE IS HEREBY GIVEN that the Planning Commission and City Council will be holding separate public hearings at the dates and times set forth below, in the place specified below, at which times and place all interested persons will have an opportunity to appear and be heard in relation to the following request(s):
Request: Rezone (PL-21-0141) and Minor General Plan Amendment (GPA) (PL-21-0140).
Location: Northwest corner of Roosevelt Street and 107th Avenue.
Zoning Change: Avondale Gateway Planned Area Development (PAD) to a new PAD – Project Comfort PAD to allow for a proposed office/industrial/retail campus development on approximately 75.7 acres.
General Plan Land Use Change: High Intensity Office, Mixed Use, and Freeway Commercial to Business Park on approximately 65.7 acres.
You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions:
Neighborhood Meeting
Date: February 21, 2023
Time: 6:00 PM
Zoom teleconference only
Zoom Meeting ID: 852 3438 4207
Passcode: 603722
Dial in: +1 719 359 4580
Web Link: https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uSTNlQT09
Planning Commission
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City Council
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City of Avondale contact: Michelle Simerdla (623) 333-4022
Applicant contact: Adam Baugh (602) 230-0600
W PAPAGO FWY
W ROOSEVELT ST
N 105TH AVE
W PIERCE ST
Maps
Universal Technical
Feb 01, 2023 08:30AM
916–1030 N 107th Ave
Maricopa County

Notice of Public Hearing
City of Avondale
REZONE AND MINOR GENERAL PLAN AMENDMENT
PURSUANT TO ARIZONA REVISED STATUTES SECTIONS 9-462.04 et seq., NOTICE IS HEREBY GIVEN that the Planning Commission and City Council will be holding separate public hearings at the dates and times set forth below, in the place specified below, at which times and place all interested persons will have an opportunity to appear and be heard in relation to the following request(s):
Request: Rezone (PL-21-0141) and Minor General Plan Amendment (GPA) (PL-21-0140).
Location: Northwest corner of Roosevelt Street and 107th Avenue.
Zoning Change: Avondale Gateway Planned Area Development (PAD) to a new PAD – Project Comfort PAD to allow for a proposed office/industrial/retail campus development on approximately 75.7 acres.
General Plan Land Use Change: High Intensity Office, Mixed Use, and Freeway Commercial to Business Park on approximately 65.7 acres.
You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions:
Neighborhood Meeting
Date: February 21, 2023
Time: 6:00 PM
Zoom teleconference only
Zoom Meeting ID: 852 3438 4207
Passcode: 603722
Dial in: +1 719 359 4580
Web Link: https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uSTNlQT09
Planning Commission
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City Council
Date: TBD
Time: 6:00 PM
Location: Avondale City Hall
Council Chambers
11465 W. Civic Center Drive
Avondale, Arizona 85323
City of Avondale contact: Michelle Simerdla (623) 333-4022
Applicant contact: Adam Baugh (602) 230-0600
First Watch
W PAPAGO FWY
W ROOSEVELT ST
N 107TH AVE
Maps
Feb 01, 2023 08:29AM
916–1030 N 107th Ave
Maricopa County

WITHEY MORRIS PLC
ATTORNEYS AT LAW

February 6, 2023

Re: Notice of Neighborhood Meeting for the Property Located at the Southwest Corner of the I-10 Freeway and 107th Avenue, Avondale, Arizona (Case Nos. PL-21-0140 & PL-21-0141)

Dear Property Owner or Registered Neighborhood Association Representative:

The purpose of this letter is to inform you that a virtual neighborhood meeting is scheduled to review and solicit public input regarding a General Plan amendment and rezoning request for the approximately 75.7-acre property located at the southwest corner of the I-10 Freeway and 107th Avenue. This meeting will provide an opportunity for interested parties to learn about the proposed development planned for the Property.

As background, the Property is currently zoned Avondale Gateway Center Planned Area Development ("PAD"), which contemplates a multi-user employment park with commercial land uses at the Property. That said, the new development plan continues to provide employment and commercial uses and will also include some manufacturing uses as well. Because of the project is being designed for a single tenant campus, it is necessary to revisit the zoning for the Property to address the specific needs of the user. Accordingly, requests have been filed with the City of Avondale to (i) rezone the Property to a new Planned Area Development to allow for a proposed retail/office/manufacturing development on approximately 75.7 acres; and (ii) amend the General Plan Land Use Map designation for a portion of the Property from Freeway Commercial/High Intensity Office/Mixed Use to Business Park.

These requests are proposed to facilitate development of the Property as an approximately 1.05 million square foot campus which will include a mix of uses including retail, office, call center, warehouse and distribution, and manufacturing uses, with future C-3 commercial retail pads. The proposed development is designed as an attractive, high-quality development that will include quality architecture and private open spaces. In addition to the requested PAD rezoning, a concurrent Minor General Plan Amendment is being requested to amend the General Plan Land Use Map designation for a portion of the Property from Freeway Commercial/High Intensity Office/Mixed Use to Business Park, which supports large campus developments with abundant employment opportunities. A conceptual site plan and project rendering are included as enclosures with this letter.

The virtual neighborhood meeting is scheduled as follows:

Virtual Neighborhood Meeting

Date:	Tuesday, Feb. 21st, 2023
Time:	6:00 P.M.
Place:	Zoom teleconference only
Meeting ID:	852 3438 4207
Passcode:	603722
Dial In:	+1 719 359 4580
Web Link:	

https://us02web.zoom.us/j/85234384207?pwd=emExNVhQVjlCeWpZNmhJL01uSTNIQT09

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

Please feel free to contact me via e-mail at adam@witheymorris.com or by telephone at (602) 230-0600 should you have any questions or concerns regarding this proposal. You may also contact Michelle Simerdla, Senior Planner, with the City of Avondale via e-mail at msimerdla@avondaleaz.gov or by telephone at (623) 333-4022.

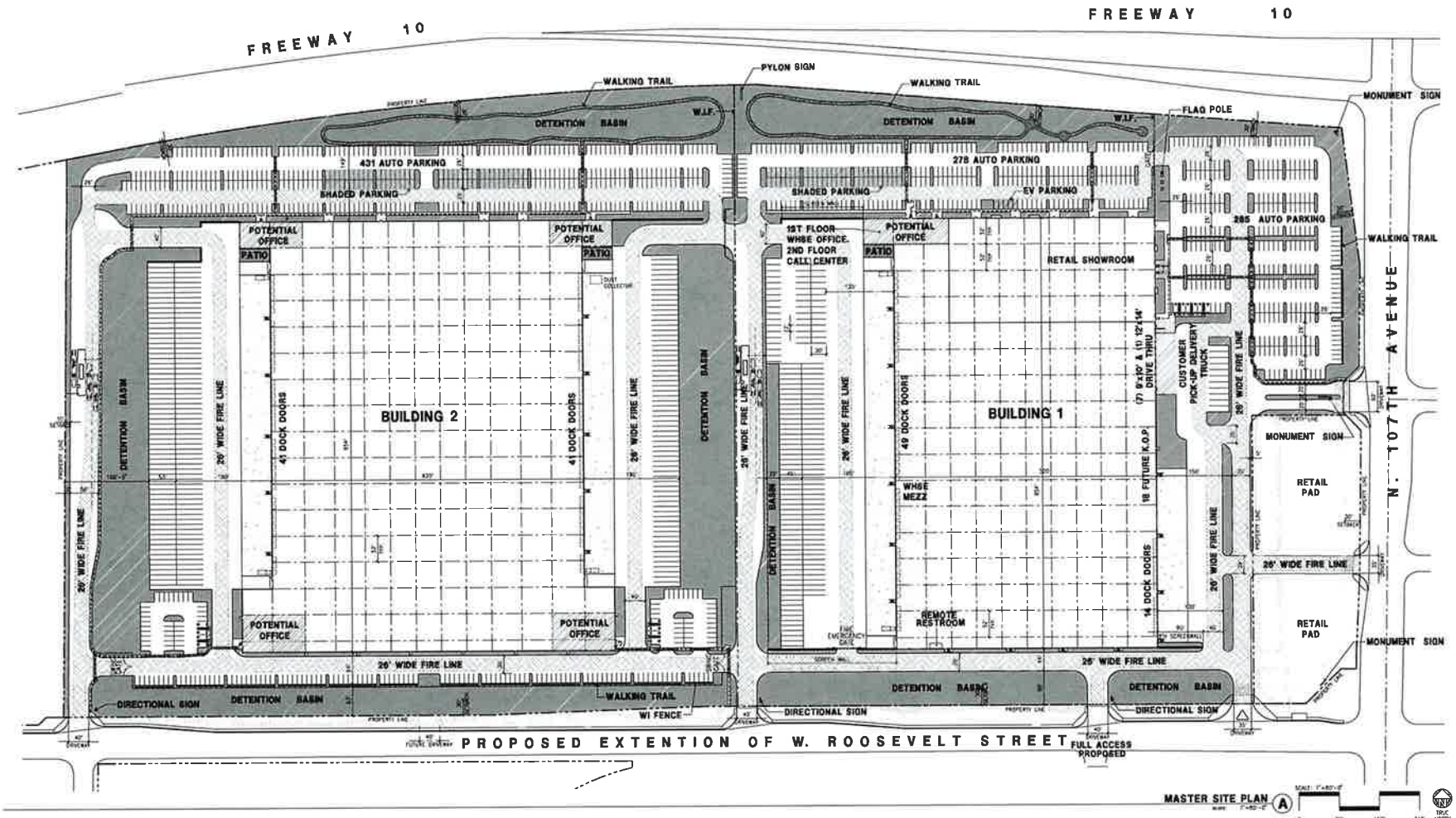
Thank you for your courtesy and consideration.

Sincerely,
WITHEY MORRIS P.L.C.

By
G. Adam Baugh

Enclosures

Exhibit A - Site Aerial



MASTER SITE PLAN A

PROJECT INFORMATION

Owner / Applicant
HODGDON GROUP REALTY INC.
1481 E COOLEY DR SUITE 230
COLTON, CA 92324
PHONE 909-783-3020
CONTACT AARON HODGDON

Applicant Representative
HPA, INC.
18631 BARDEEN AVE STE 100
IRVINE, CA 92612
PHONE
CONTACT MATTHEW LEE

Project Address
AVONDALE, AZ

Zoning
PROPOSED ZONING -

Construction Type
CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY	MAIN S-1/B (FUTURE) M - 1 STORY
CONSTRUCTION TYPE	II-B
NUMBER OF STORIES	2
BLDG. HEIGHT ALLOWED PER IBC 503	55'
AUTOMATIC FIRE SPRINKLER	YES(ESFR)
ALLOWABLE HEIGHT	75' (IBC 504.2)

Code Analysis
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE

VICINITY MAP

PROJECT DATA

HPA architecture
hpa, inc.
18631 bardeen avenue, ste. #100 irvine, ca 92612
tel: 949-863-1770
email hpa@hparchs.com

OWNER
ASHLEY FURNITURE INDUSTRIES, LLC

hodgdon group
OWNER'S REPRESENTATIVE

Project:
ASHLEY PROJECT COMFORT
AVONDALE, AZ

Consultants:
HUNTER ENG.

Title: MASTER SITE PLAN

Project Number 20294
Drawn by M.L.
Date 10/07/2022
Revision:

Sheet
DAB-A1.0

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AALTO GREGORY
5608 TIMBER RIDGE DR
MOUNT VERNON, WA 98273

ACUFF JASON PAUL
10983 W MCKINLEY ST
AVONDALE, AZ 85323

AKOS MOB II LLC
16435 N SCOTTSDALE RD STE 400
SCOTTSDALE, AZ 85254

ALDERSON THOMAS M/SHEILA A
12222 W MADISON ST
AVONDALE, AZ 85323

ANDRADE ALICIA/SERGIO MARTIN
515 N 108TH AVE
AVONDALE, AZ 85323

ARREOLA EDITH DANA/MORENO RAUL BARAJAS
11155 W BADEN ST
AVONDALE, AZ 85323

ASHLEY FURNITURE INDUSTRIES LLC
1 ASHLEY WAY
ARCADIA, WI 54612

AVONDALE (2010) HOLDINGS LLLP
1185 W GEORGIA ST #1045
VANCOUVER, BC V6E4E6

AVONDALE IRF LLC
12377 MERIT DR SUITE 500
DALLAS, TX 75251

AYALA JONATHAN ANTHONY
10987 W MCKINLEY ST
AVONDALE, AZ 85323

BENDER ADAM RAY/MADISON JANE
10956 W GARFIELD ST
AVONDALE, AZ 85323

CABANILLA CINDY
10967 W MCKINLEY ST
AVONDALE, AZ 85323

CALHOUN FAMILY TRUST
11150 W BADEN ST
AVONDALE, AZ 85323

CHAIRUNGSRID WATOO/JADE
11009 W MCKINLEY ST
AVONDALE, AZ 85323

CURIEL-MACHAIN ADOLFO
11013 W MCKINLEY ST
AVONDALE, AZ 85323

DIANNE NEWTON LIVING TRUST
10971 W GARFIELD ST
AVONDALE, AZ 85323

DOC-10815 WEST MCDOWELL ROAD MOB LLC
PO BOX 92129
SOUTHLAKE, TX 76092

DOUSTEN MOISES EFREN PRECIADO/PRECIADO VANESSA/VENEGAS CHANTAL CAROLINA
11014 W MCKINLEY ST
AVONDALE, AZ 85323

EARNHARDT PROPERTIES LIMITED PARTNERSHIP
7300 W ORCHID LN
CHANDLER, AZ 85226

EMF AVONDALE LLC
6900 DALLAS PKWY FL 3
PLANO, TX 75024

EP REALTY AZ LLC
4401 COLWICK RD
CHARLOTTE, NC 28211

F E R PROPERTIES
11111 W MCDOWELL ROAD
AVONDALE, AZ 85323

F E R PROPERTIES/ROSZTOCZY ROBERT A TR
11111 W MCDOWELL ROAD
AVONDALE, AZ 85323

FABIANO RICARDO SILVA/VALARETTO LYGIA CRISTINA
812 N 110TH AVE
AVONDALE, AZ 85323

FIRYAGO EUGENE VLADIMIROVICH/IRINA LEONIDOVNA
816 N 110TH AVE
AVONDALE, AZ 85323

GONZALEZ ELIZABETH
10975 W MCKINLEY ST
AVONDALE, AZ 85323

GUNBO LLC
16083 SW UPPER BOONES FERRY RD.SUITE 120
TIGARD, OR 97224

GUTIERREZ CAROLINA
917 N 111TH DR
AVONDALE, AZ 85323

HENNIKA TAMMY LYNN
10995 W MCKINLEY ST
AVONDALE, AZ 85323

HINZMAN ALICIA
11163 W BADEN ST
AVONDALE, AZ 85323

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HORNE 660 LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

HUGHES DESIREE JOI/STEARNS
ANTHONY RYAN
720 N 110TH DR
AVONDALE, AZ 85323

JIC AVONDALE LLC
1900 AVENUE OF THE STARS STE 320
LOS ANGELES, CA 90067

KINZER JASON/SARAH
19111 108th AVE NE
BOTHELL, WA 98011

KUEY THOMAS/ANDREW T
3830 E MCDOWELL RD UNIT 106
PHOENIX, AZ 85008

LEACKFELDT GENEVIEVE/OWEN FRYE
10959 W MCKINLEY ST
AVONDALE, AZ 85323

LITTLETON SCHOOL DISTRICT NO 65
PO BOX 280 1600 S 107TH AVE
CASHION, AZ 85329

MACY JUSTIN R/SUSAN E
11162 W BADEN ST
AVONDALE, AZ 85323

MALGE PRANJALI
1334 S AVENUE B UNIT 234
YUMA, AZ 85364

MANIQUIS LUCILLE ELAINE A
819 N 109TH DR
AVONDALE, AZ 85323

MARTINEZ JIBRAN GILBERTO/ESPINOZA
CECILIA SALGADO
832 N 110TH AVE
AVONDALE, AZ 85323

MATTAMY ARIZONA LLC
9200 E PIMA CENTER PKWY STE 160
SCOTTSDALE, AZ 85258

MCNEIL VINCENT/KRISTIE MARIE
10979 W MCKINLEY ST
AVONDALE, AZ 85323

MILLER JOSHUA JAMES/BRITTNEY
10964 W GARFIELD ST
AVONDALE, AZ 85323

MMPF III AVONDALE AZ LLC
3807 CLEGHORN AVE SUITE 903
NASJVILLE, TX 37215

MONREAL JUAN EARL
12621 W EARLL DR
AVONDALE, AZ 85392

MONTOYA BRIAN
913 N 111TH DR
AVONDALE, AZ 85323

MUHAMMAD PATINA
10955 W MCKINLEY ST
AVONDALE, AZ 85323

NDUWIMANA CHRISTIAN/NIMENYA
JUNELLE
12811 W REDONDO DR
LITCHFIELD PARK, AZ 85340

OKORE FRANCIS
11158 W BADEN ST
AVONDALE, AZ 85323

PHOENIX AVONDALE ANUSA LLC
200 SW 1ST AVE FL 14
FORT LAUDERDALE, FL 33301

PIERRE-GATEWOOD BRIANNE/COLE
TYLER SAMUEL
820 N 110TH AVE
AVONDALE, AZ 85323

PINGREE 2000 REAL ESTATE HOLDINGS
LLC
600 CORPORATE PARK DR
ST LOUIS, MO 63105

PROGRESS RESIDENTIAL BORROWER 5
LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

QUINONES MONTOYA
JOANNA/FIERROS ANGELICA IRENE
1502 S 115TH DR
AVONDALE, AZ 85323

RAMIREZ-ZEPEDA RUBEN
11017 W MCKINLEY ST
AVONDALE, AZ 85323

REDAJA DIANA LYNN
MENDOZA/LOREMER MARTIN CUEVA
28729 N 66TH AVE
PHOENIX, AZ 85083

RODRIGUEZ RANDOLPH
ABLAO/CAMILLE LOUISE
10990 W MCKINLEY ST
AVONDALE, AZ 85323

ROOSEVELT PARK HOMEOWNERS
ASSOCIATION
9200 E PIMA CENTER PKWY SUITE 160
SCOTTSDALE, AZ 85258

ROTH ANTHONY D/PALMESANO KELLI
M
10954 W MCKINLEY ST
AVONDALE, AZ 85323

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RV RETAILER SOUTHWEST REAL ESTATE LLC
100 SE 3RD AVE SUITE 1850
FORT LAUDERDALE, FL 33394

S R P A I & P D
PO BOX 1980
PHOENIX, AZ 85001

SALAZAR PROPERTY MANAGEMENT LLC
1465 W CARIBBEAN LN
PHOENIX, AZ 85023

SALAZAR PROPERTY MANAGEMENT LLC
1465 W CARIBBEAN LN
PHOENIX, AZ 85023

SALGADO SERGIO LOPEZ/LOPEZ GERARDO IVAN BUENROSTRO
11010 W MCKINLEY ST
AVONDALE, AZ 85323

SANSING JEFFREY ETHAN/CINDY EDITH
721 N 109TH DR
AVONDALE, AZ 85323

SANTIAGO YIMI GARCIA
12401 W WOODLAND AVE
AVONDALE, AZ 85323

SARTAIN MADISON ALORAH/KING JANSEN REED
10972 W GARFIELD ST
AVONDALE, AZ 85323

SCOTT VIRGIL A/JOANNE E
11186 W BADEN ST
AVONDALE, AZ 85323

SIANEZ VIDAL F JR
11005 W MCKINLEY ST
AVONDALE, AZ 85323

SIMPSON BOBBIE MARIE/DALRYMPLE DOUGLAS PAUL
10971 W MCKINLEY ST
AVONDALE, AZ 85323

STEAD FAMILY PVHCMF CHARITABLE REMAINDER UNITRUST
555 CORPORATE DR STE 265
LADERA RANCH, CA 92694

STOLL KRISTEN KATHLLEN/JEREMY LEE
10967 W GARFIELD ST
AVONDALE, AZ 85323

T3T HOLDINGS LLC
3131 E CAMELBACK RD
PHOENIX, AZ 85016

THOMAS MERCY/SAMUEL
10994 W MCKINLEY ST
AVONDALE, AZ 85323

THR PHOENIX LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

TREND HOMES INC
890 W ELLIOT RD STE 102
GILBERT, AZ 85233

VALDEZ AND ASSOCIATES LLC
8399 W VAN BUREN ST SUITE 207
TOLLESON, AZ 85353

VANLANDINGHAM JANINE LEE/FITCH LUKE JOSEPH
10963 W GARFIELD ST
AVONDALE, AZ 85323

VILLAGE AT THE BLVD LLC
6617 N SCOTTSDALE RD STE 101
SCOTTSDALE, AZ 85250

WATERFORD SQUARE HOMEOWNERS ASSOCIATION
17235 N. 75TH AVE., STE. H-100
GLENDALE, AZ 85308

WINFIELD WILLIE L/TERESA M
909 NORTH 111TH AVE
AVONDALE, AZ 85323

ZATARAIN ENYA
10991 W MCKINLEY ST
AVONDALE, AZ 85323

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Exhibit F - Comprehensive Sign Plan
Electronically received September 24, 2023

Ashley Furniture

COMPREHENSIVE SIGN PLAN

3rd Submittal: September 20, 2023
2nd Submittal: July 27, 2023
1st Submittal: May 2, 2023

WITHEY MORRIS BAUGH

Ashley Furniture

COMPREHENSIVE SIGN PLAN

The applicant is requesting to rezone (Case No. PL-21-0141) the approximately 75.730-acre property located at the southwest corner of the I-10 and 107th Avenue (the "Property") (**See *Exhibit A*, Aerial Map**) *from* Planned Area Development *to* a new Planned Area Development to establish site-specific permitted uses, as well as development standards, design and signage criteria for a new integrated, high-quality office/industrial/retail/warehouse development and future commercial pads. The proposed development will support the expansion needs of an international company specializing with uses that include manufacturing, employment, warehouse, and retail sales of targeted bulk consumer goods. To further the vision of the 107th Avenue corridor, this PAD also proposes independent retail pad(s) opportunities adjacent to 107th Avenue for future commercial development.

The proposed development (the "Project") includes: (i) an approximately 503,491 square foot single tenant building with a mix of retail, office, call center, and warehouse and distribution uses ("Building 1"); (ii) an approximately 551,039 square foot building with manufacturing, warehouse and distribution and office uses ("Building 2"); and (iii) independent commercial pad(s) (the "Future Commercial Phase") located at the southeast corner of the Property. Concurrent with the rezoning efforts, the applicant requests a Comprehensive Sign Plan and Freeway Pylon Signage Exception, as detailed herein.

A. Comprehensive Sign Plan

The proposed project has extensive frontage on both the I-10 and Roosevelt Street. The length of these combined frontages, together with the need to provide effective visibility and building identification for site visitors, warrants commensurate signage for a project of this scale. Therefore, signage for the Project shall comply with the enclosed Comprehensive Sign Plan (**Exhibit E**), and as modified by the development standards below. Additionally, a Freeway Pylon Sign Exception ("FSPE") is requested pursuant to Ordinance Section 28-203(D)(6)(f) to allow for an electronic message display for on-site advertising. The electronic message display will include static displays.

Requested Sign Code Deviations		
	Sign Code	**PAD Amendment**
Max Sign Area	250 sf per sign	Sign A1: 824 sf Sign A2: 824 sf Sign G: 820 sf

The purpose of the enhanced square foot area for these three signs is related to the massing of the building relative to the freeway frontage. Signs A1, A2 and G are strategically placed for freeway visibility because they are the primary project identification signs. Given the speed of vehicular traffic on the freeway, and the distance of the building from the freeway, it is imperative to have signage that is visible at a longer travel distance for safe maneuvering and freeway egress. The other remaining signs are much smaller in size and do not need any deviations because they are not key identification signs.

A 65-foot digital freeway pylon sign is proposed as part of the overall sign package. To determine the necessary height of the pylon sign, a flag test was conducted to evaluate adequate visibility. The flag test measures visibility at various distances towards the proposed pylon sign location which helps evaluate the minimum height necessary. The distances were measured at 1500-feet, 900-feet, and 350-feet on the eastbound lanes and 2100-feet, 900-feet, and 200-feet on the westbound lanes of the I-10 freeway. A copy of the flag test is included at Exhibit E.

The proposed freeway pylon sign meets the criteria outlined in the Avondale Zoning Ordinance Section 28-203.d.6 and requests a Freeway Pylon Sign Exception (FPSE) to allow an electronic message display due to its exceptional design and the promotion of this key user.

B. <u>Freeway Pylon Signage Exception Narrative</u>

The proposed Ashley Furniture development has extensive frontage along the I-10. Given the length of this frontage, together with the need to provide effective visibility and identification for site visitors, a Freeway Pylon Sign is proposed, with electronic message display. Pursuant to Article 12 of the Avondale Zoning Ordinance, a Freeway Pylon Signage Exception is requested to allow the requested Freeway Pylon Signage with electronic display.

The specific proposal is for a 65-foot-tall digital freeway pylon sign as part of the overall sign package.

The proposed freeway pylon sign meets the criteria outlined in the Avondale Zoning Ordinance Section 28-203.d.6 and requests a Freeway Pylon Sign Exception (FPSE) to allow an electronic message display due to its exceptional design and the promotion of this key user.

i. Sign Height, shall be no higher than is reasonably necessary for the sign copy to be visible from a vehicle approaching on the same side of a freeway from a distance sufficient to permit vehicles to safely exit the freeway, as determined after evaluation of the materials required by this article 9. In no instance shall any freeway pylon sign exceed one hundred ten (110) feet.

To determine the necessary height of the pylon sign, a flag test was conducted to evaluate adequate visibility. The flag test measures visibility at various distances towards the proposed pylon sign location which helps evaluate the minimum height necessary. The distances were measured at 1500-feet, 900-feet, and 350-feet on the eastbound lanes and 2100-feet, 900-feet, and 200-feet on the westbound lanes of the I-10 freeway. A copy of the flag test is included herein.

ii. Sign area, shall be no larger than is reasonably necessary for the sign copy to be visible from a vehicle approaching on the same side of a freeway from a distance sufficient to permit vehicles to safely exit the freeway, as determined after evaluation of the materials

required by this article 9. In no instance shall the total sign area per sign face exceed one thousand four hundred (1,400) square feet.

The proposed sign area is reasonably sized at only approximately 720 square feet.

iii. Sign width shall not be less than fifteen (15) feet or greater than fifty (50) feet.

The sign width is approximately 24', which meets the dimensional width requirement.

iv. Electronic message displays may be permitted, subject to such conditions and stipulations as required by the city council.

The proposed sign will comply with the City's ordinance requirements.

Exhibit A - Site Aerial

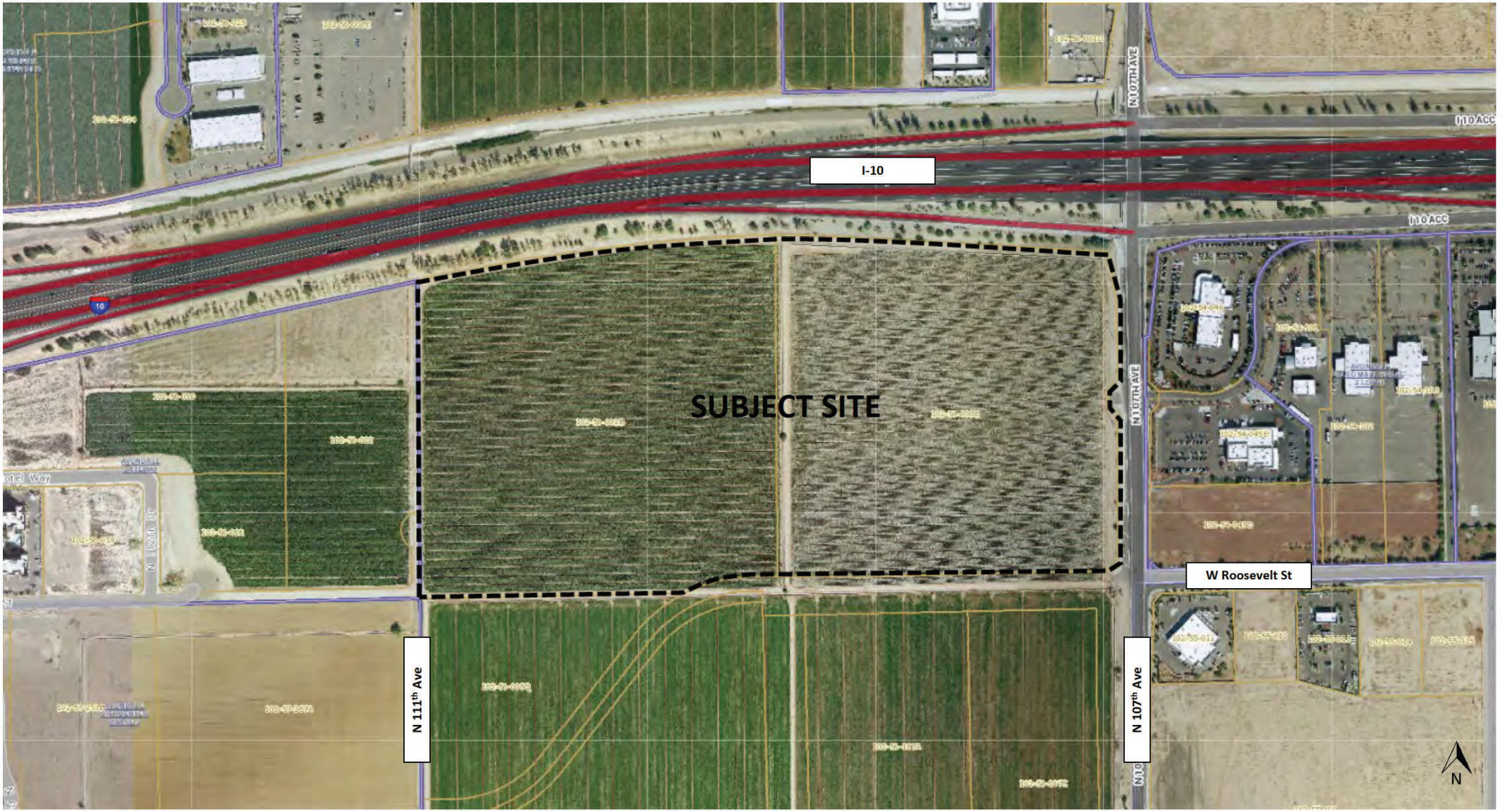


EXHIBIT B

ASHLEY

AVONDALE, AZ

SIGN PACKAGE

09.18.2023

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION

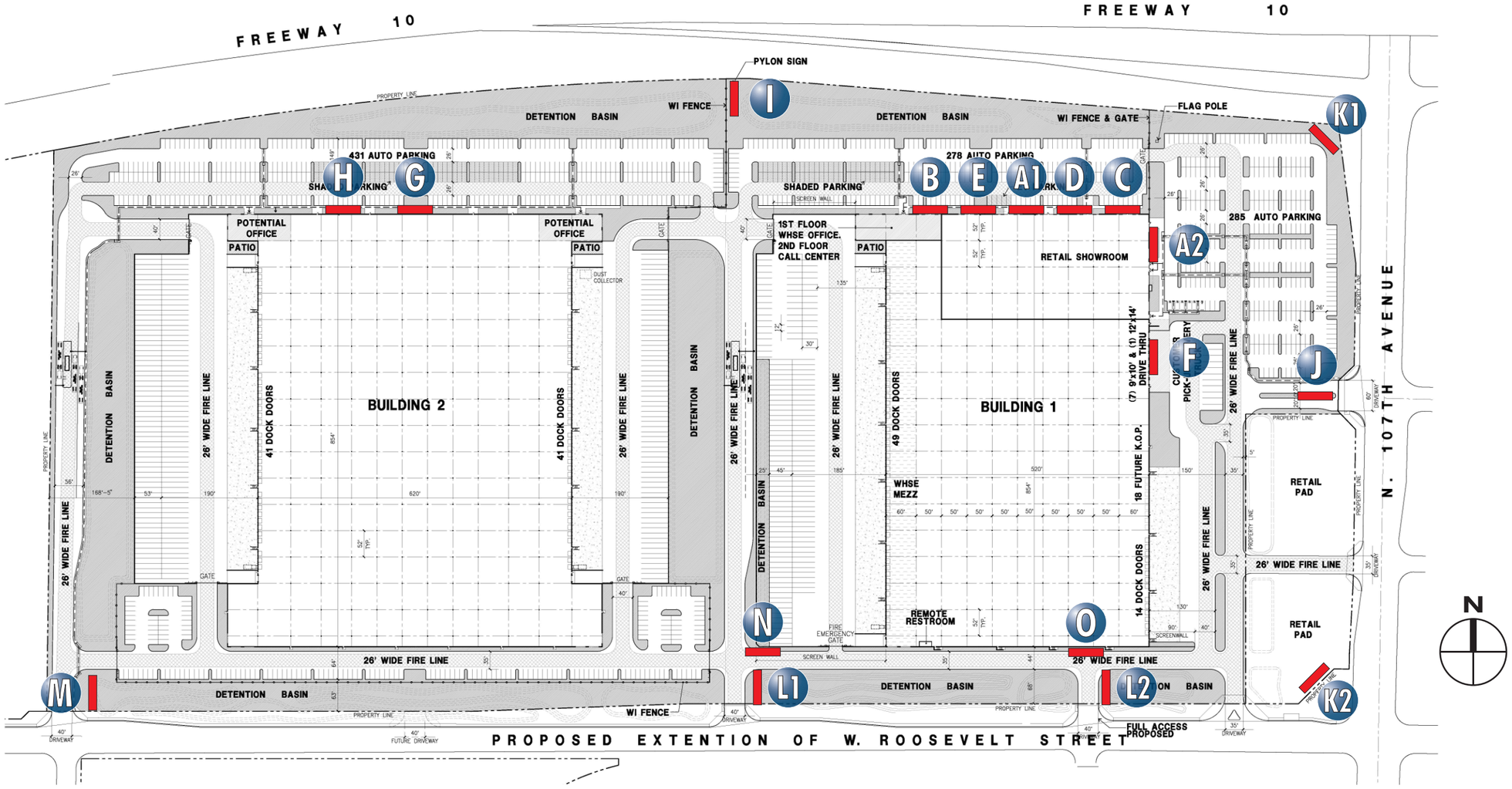
X		SURVEY	
	X	ALL VECTOR AND / OR HIGH RESOLUTION ART *DATE CHECKED (Designer name): *Joe Example 11.16.21*	*ART CONFIRMED BY*
	X	ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) / ALL STONE, BRICK, VENEER, AND FINISHES	

DESIGNER NOTES

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.

JONES SIGN

Your Vision Accomplished

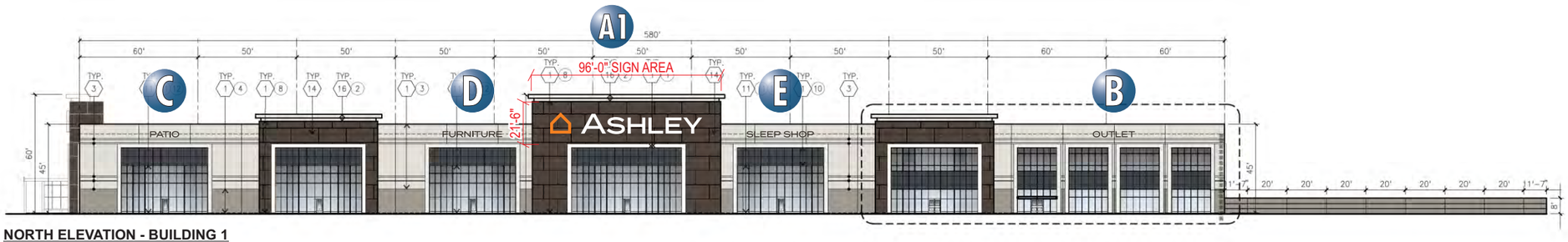


SITE PLAN
SCALE: AS NOTED

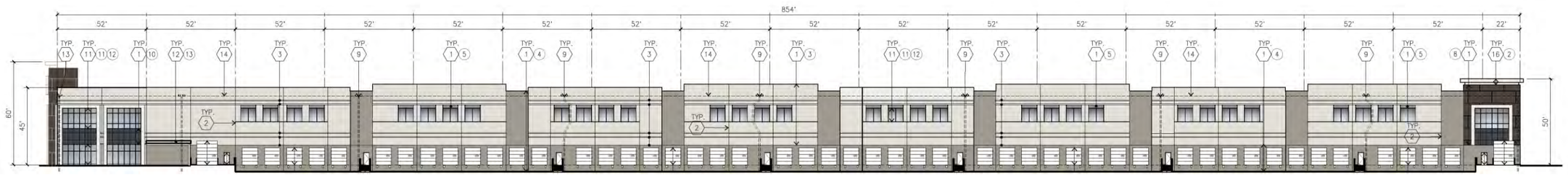
JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 13274_R14 DATE: 03.10.2021 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ MGR:	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	ASHLEY FURNITURE ROOSEVELT STREET & 107th AVENUE AVONDALE , AZ 85323	SHEET NUMBER 1.0

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
12	06.22.23	JC	REVISED SIGN DIMENSIONS
13	09.12.23	JC	ADDED MAXIMUM SIGN DIMENSION CALLOUT SIGN 'A','G'
14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

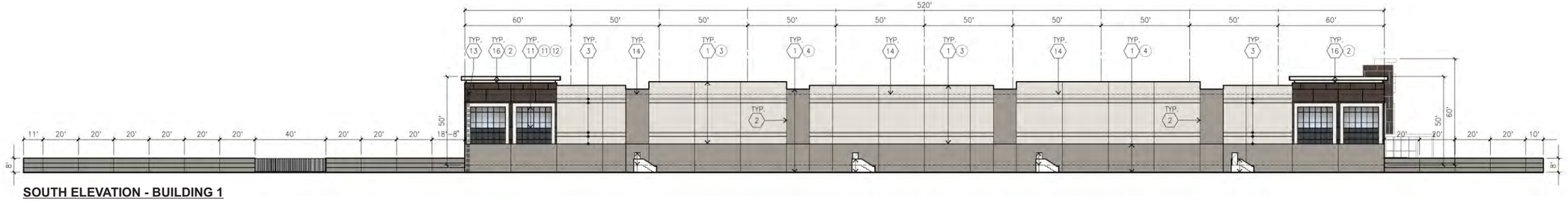
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.



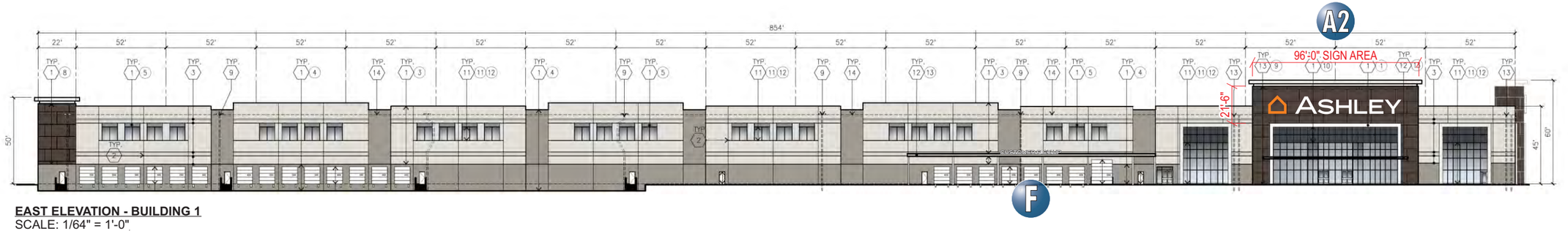
NORTH ELEVATION - BUILDING 1
SCALE: 1/64" = 1'-0"



WEST ELEVATION - BUILDING 1
SCALE: 1/64" = 1'-0"



SOUTH ELEVATION - BUILDING 1
SCALE: 1/64" = 1'-0"



EAST ELEVATION - BUILDING 1
SCALE: 1/64" = 1'-0"

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JOB #: 13274_R14
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
12	06.22.23	JC	REVISED SIGN DIMENSIONS
13	09.12.23	JC	ADDED MAXIMUM SIGN DIMENSION CALLOUT SIGN 'A','G'
14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
2.0

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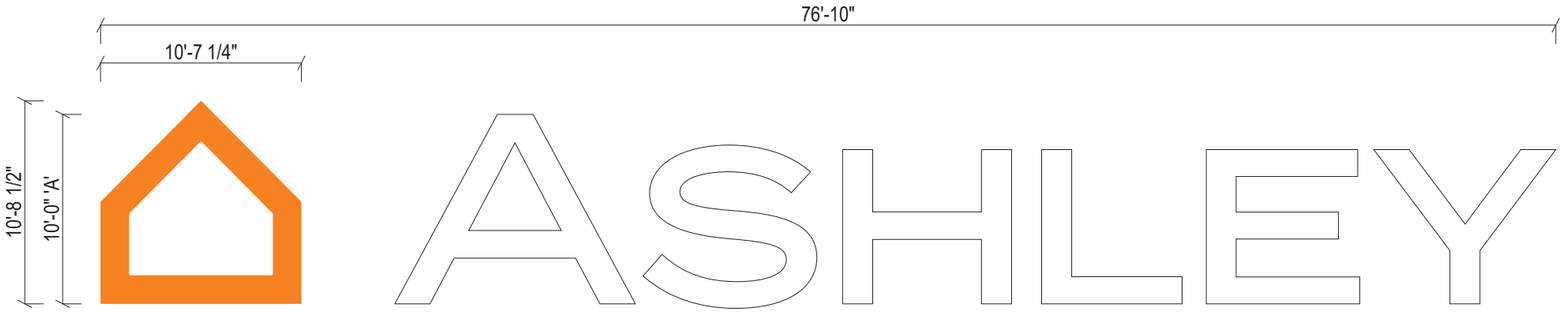
A NEW INTERNALLY-ILLUMINATED CHANNEL LOGO & LETTER DISPLAY (Qty 2)

SQUARE FOOTAGE: 823.07
MAXIMUM HEIGHT: 70% of 21'-6" SIGN AREA = 15'-0"
MAXIMUM WIDTH: 80% of 96'-0" SIGN AREA = 76'-10"



FRONT VIEW
SCALE: 1/8" = 1'-0"

END VIEW
SCALE: 1/8" = 1'-0"

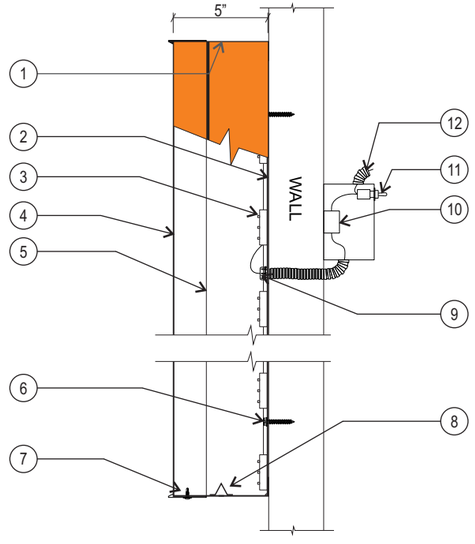
COLORS/FINISHES

- P-1 PTM 3M #3635-69 DURANODIC BRONZE
- P-2 PMS 715C
- V-1 3M ASHLEY ORANGE #3630-3375

SPECIFICATIONS

1. .050" x 5" PRE-FINISHED ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP)
   HOUSE LOGO: RETURNS PAINTED P-2
   "ASHLEY" LETTERS: RETURNS PAINTED P-1
2. .063 ALUMINUM BACKS
3. WHITE LEDS TO MATCH 7000k 160° VIEWING ANGLE
4. **HOUSE LOGO:** .177 #2447 WHITE ACRYLIC SG w/ APPLIED VINYL OVERLAYS V-1
   "ASHLEY" LETTERS: .177 #7328 WHITE ACRYLIC SG
5. **HOUSE LOGO:** 2" GEM TRIM PAINTED P-2
   "ASHLEY" LETTERS: 2" WHITE GEM TRIM
   CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP)
6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
8. 1/4" DIA. WEEP HOLES w/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
9. 7/8" ELECTRICAL HOLE / 3/4" COUPLER w/ FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)
10. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
12. 15 FT. MINIMUM WHIP LENGTH

NOTES
- VERIFY EXACT POWER SUPPLY LOCATION PRIOR TO INSTALLATION



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"

SIMULATED NIGHT VIEW
NO SCALE

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JOB #: 13274_R14
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
12	06.22.23	JC	REVISED SIGN DIMENSIONS
13	09.12.23	JC	ADDED MAXIMUM SIGN DIMENSION CALLOUT SIGN 'A','G'
14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
3.0

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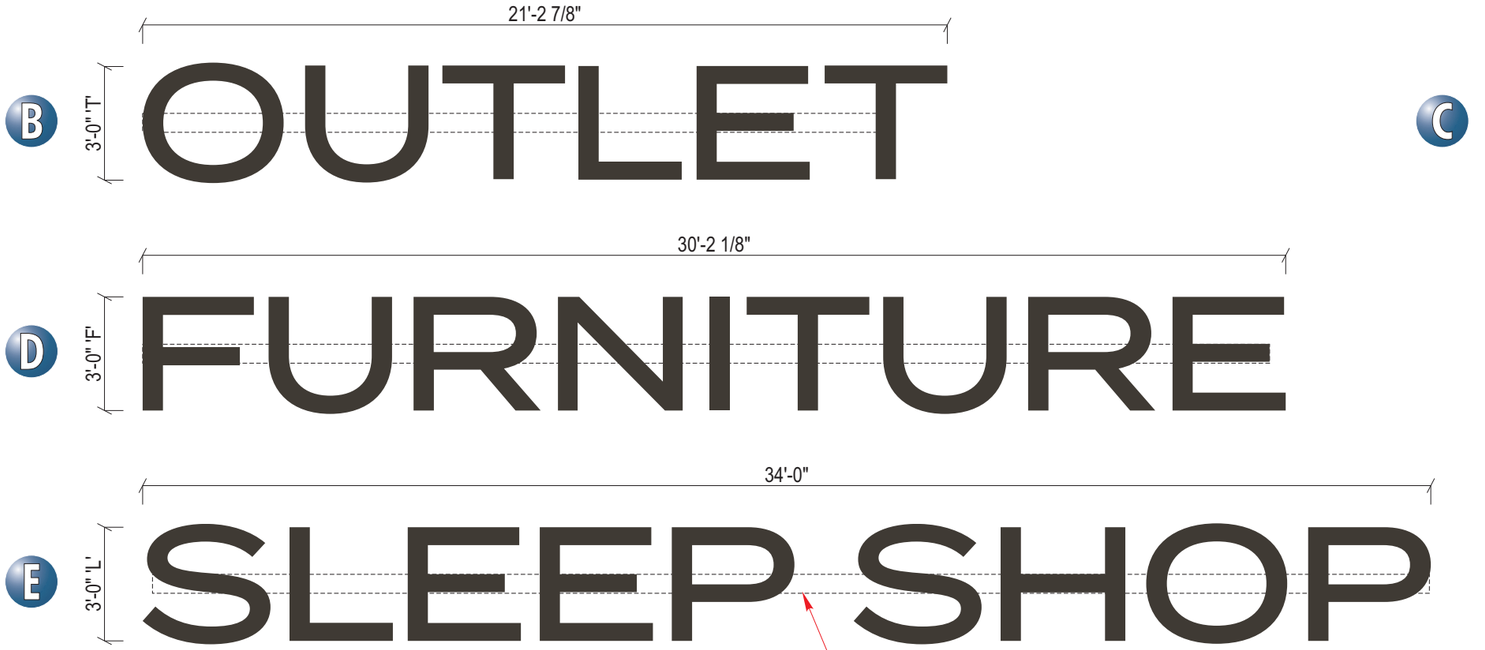
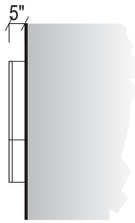
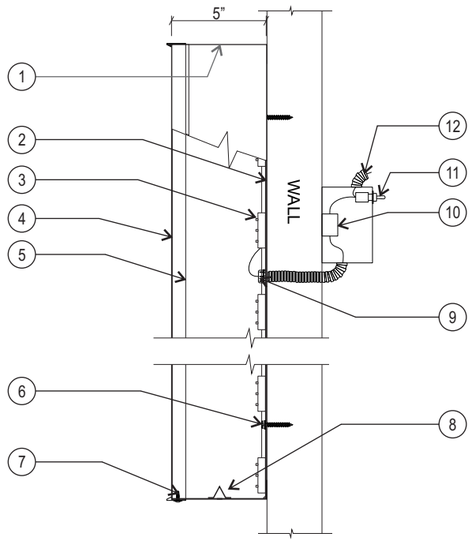
NEW INTERNALLY-ILLUMINATED CHANNEL LETTER DISPLAYS (Qty 1 of EA)



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



TYPICAL END VIEW
SCALE: 1/4" = 1'-0"



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS

1. .040" x 5" PRE-FINISHED ALUMINUM COIL PAINTED P-1 (WHITE INSIDE) (SEAMS IN CORNERS OR TOP)
2. ACM BACKS / LETTER LOCKED TO RETURNS
3. WHITE LEDS TO MATCH 7000k 160° VIEWING ANGLE
4. .177 #2447 ACRYLIC SG w/ APPLIED VINYL OVERLAYS V-1
5. 1" GEM TRIM #3130 DURANODIC BRONZE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP)
6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
8. 1/4" DIA. WEEP HOLES w/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
9. 7/8" ELECTRICAL HOLE / 3/4" COUPLER w/ FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)
10. LED POWER SUPPLY INSIDE INTERIOR RACEWAY. PTM INTERIOR WALL COLOR
11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
12. 15 FT. MINIMUM WHIP LENGTH

NOTES
- VERIFY EXACT POWER SUPPLY LOCATION PRIOR TO INSTALLATION

SIMULATED NIGHT VIEW *(TYPICAL)*
NO SCALE

COLORS/FINISHES

P-1 WHITE
V-1 3M #3635-0171 DARK GREY DAY/NIGHT FILM

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JOB #: 13274_R14
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
12	06.22.23	JC	REVISED SIGN DIMENSIONS
13	09.12.23	JC	ADDED MAXIMUM SIGN DIMENSION CALLOUT SIGN 'A','G'
14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
4.0

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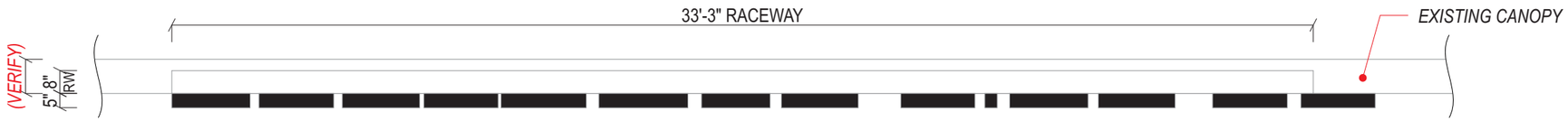
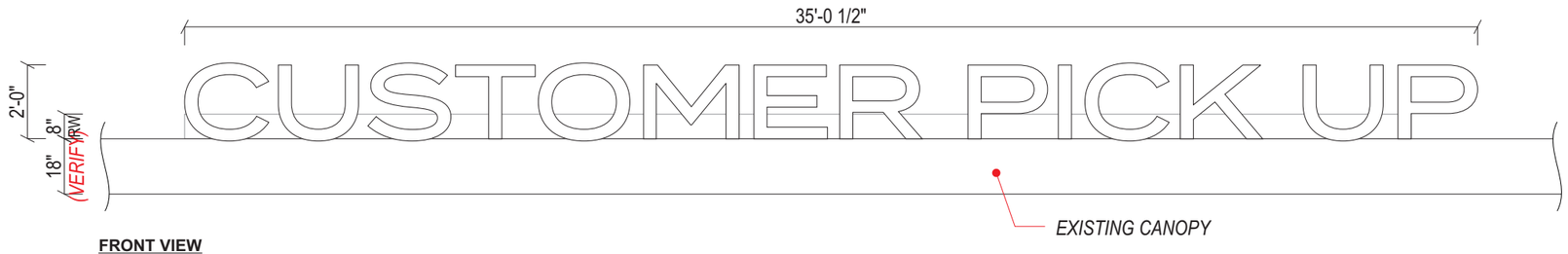
F NEW INTERNALLY-ILLUMINATED PLEX CHANNEL LETTER DISPLAY (Qty 1)

SQUARE FOOTAGE: 70.09

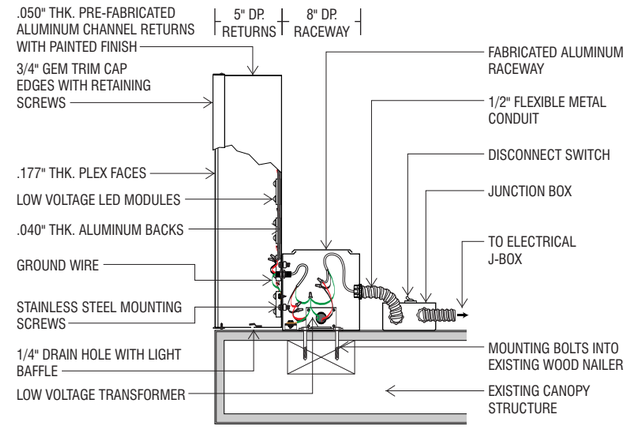
FIELD SURVEY REQUIRED



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



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



SECTION

SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX FACED CHANNEL LETTERS WITH LED ILLUMINATION AND EXPOSED RACEWAY

NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SPECIFICATIONS

1. USE STANDARD ALUMINUM CONSTRUCTION w/ MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH
2. FACES USE .177 #7328 WHITE ACRYLIC SG w/ 1" BLACK TRIMCAP
3. PAINT 5" DEEP ALUMINUM RETURNS P-1
4. ILLUMINATE w/ WHITE LEDS TO MATCH 7000K 160° VIEWING ANGLE
5. PAINT EXPOSED RACEWAY P-2

NOTES
- VERIFY EXACT POWER SUPPLY LOCATION PRIOR TO INSTALLATION

COLORS/FINISHES

P-1 BLACK
P-2 *PTM EXISTING CANOPY COLOR*

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JOB #: **13274_R14**
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
12	06.22.23	JC	REVISED SIGN DIMENSIONS
13	09.12.23	JC	ADDED MAXIMUM SIGN DIMENSION CALLOUT SIGN 'A','G'
14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
5.0

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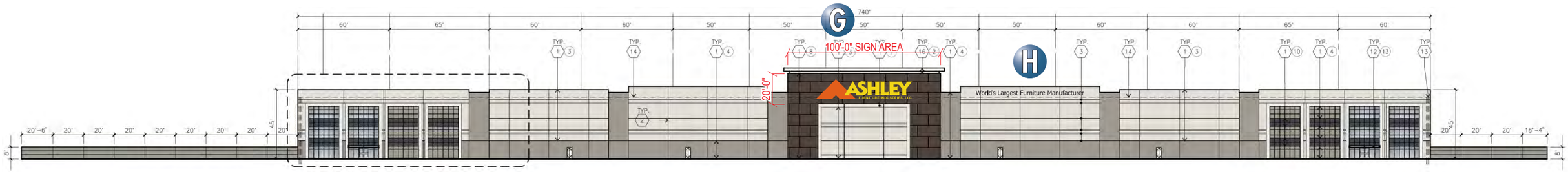
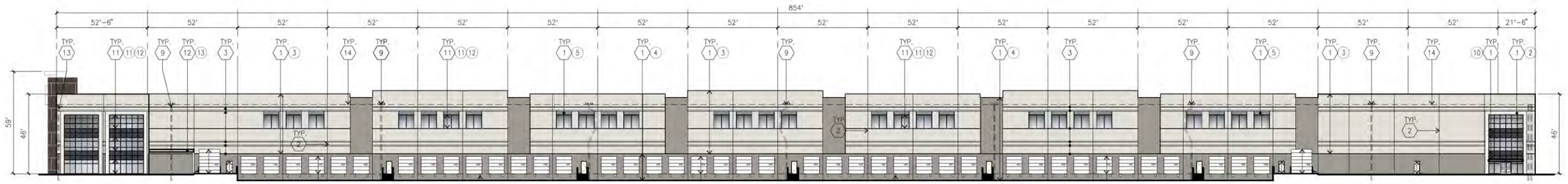
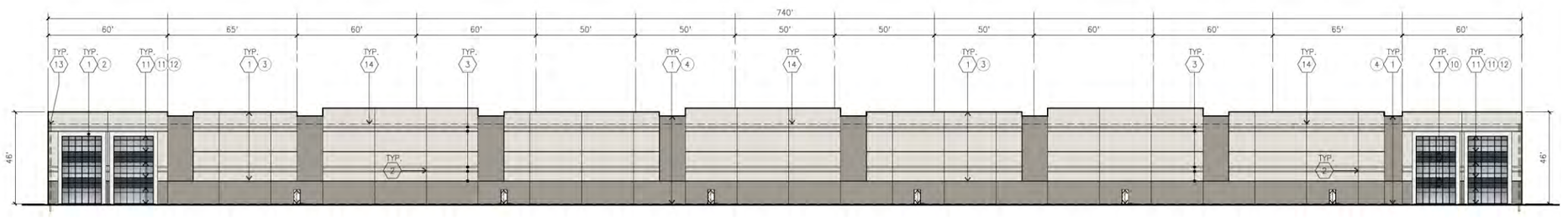


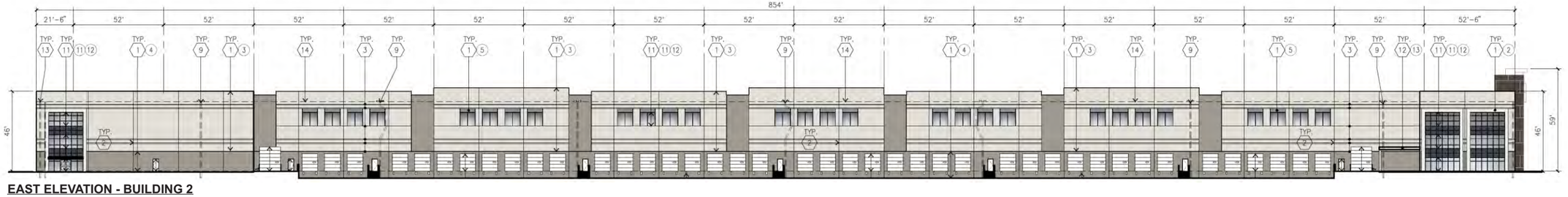
NORTH ELEVATION - BUILDING 2
SCALE: 1/64" = 1'-0"



WEST ELEVATION - BUILDING 2
SCALE: 1/64" = 1'-0"



SOUTH ELEVATION - BUILDING 2
SCALE: 1/64" = 1'-0"



EAST ELEVATION - BUILDING 2
SCALE: 1/64" = 1'-0"

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JOB #: 13274_R14
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
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14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
6.0

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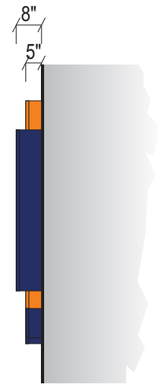
G NEW INTERNALLY-ILLUMINATED CHANNEL LOGO & LETTER DISPLAY (Qty 1)

SQUARE FOOTAGE: 819.13
MAXIMUM HEIGHT: 70% of 20'-0" SIGN AREA = 14'-0"
MAXIMUM WIDTH: 80% of 100'-0" SIGN AREA = 80'-0"

FRONT VIEW
SCALE: 1/8" = 1'-0"



END VIEW
SCALE: 1/8" = 1'-0"

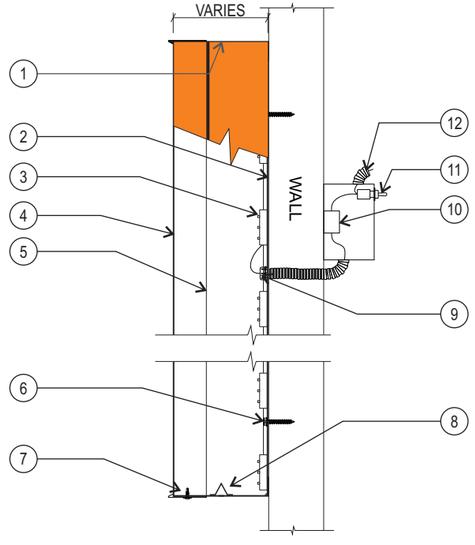
COLORS/FINISHES

- P-1 SW 6524 "COMMODORE BLUE"
- P-2 PMS 715C
- M-1 #2119 ORANGE LEXAN
- M-2 #2037 YELLOW PLEX

SPECIFICATIONS

1. .050" PRE-FINISHED ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP)
   TRIANGLE LOGO: RETURNS PAINTED P-2
   "ASHLEY" & "FURNITURE INDUSTRIES, LLC" LETTERS: RETURNS PAINTED P-1
2. .063 ALUMINUM BACKS
3. WHITE LEDS TO MATCH 7000k 160° VIEWING ANGLE
4. **TRIANGLE LOGO:** #2119 ORANGE LEXAN FACES M-1
   "ASHLEY" & "FURNITURE INDUSTRIES, LLC" LETTERS: #2037 YELLOW PLEX FACES M-2
5. **TRIANGLE LOGO:** 2" ALUMINUM RETAINERS PAINTED P-2
   "ASHLEY" LETTERS: 2" DARK BLUE GEM TRIM CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP)
6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
8. 1/4" DIA. WEEP HOLES w/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
9. 7/8" ELECTRICAL HOLE / 3/4" COUPLER w/ FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)
10. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
12. 15 FT. MINIMUM WHIP LENGTH

NOTES
- VERIFY EXACT POWER SUPPLY LOCATION PRIOR TO INSTALLATION



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"

SIMULATED NIGHT VIEW
NO SCALE

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JOB #: 13274_R14
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
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15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
7.0

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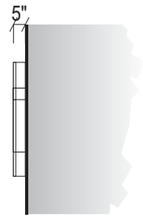
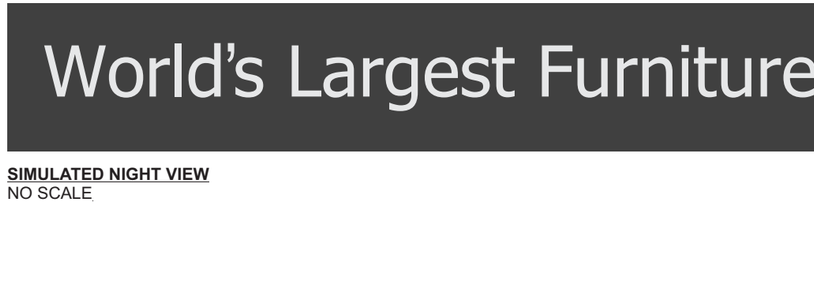
H NEW INTERNALLY-ILLUMINATED CHANNEL LETTER DISPLAY (Qty 1)

SQUARE FOOTAGE: 212.47

FRONT VIEW
SCALE: 3/16" = 1'-0"



END VIEW
SCALE: 3/16 = 1'-0"



SIMULATED NIGHT VIEW
NO SCALE

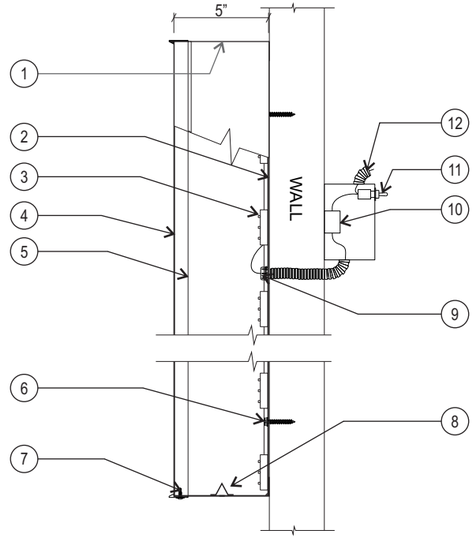
COLORS/FINISHES

P-1 WHITE
V-1 3M #3635-0171 DARK GREY DAY/NIGHT FILM

SPECIFICATIONS

1. .040" x 5" PRE-FINISHED ALUMINUM COIL PAINTED P-1 (WHITE INSIDE) (SEAMS IN CORNERS OR TOP)
2. ACM BACKS / LETTER LOCKED TO RETURNS
3. WHITE LEDS TO MATCH 7000k 160° VIEWING ANGLE
4. .177 #2447 ACRYLIC SG w/ APPLIED VINYL OVERLAYS V-1
5. 1" GEM TRIM #3130 DURANODIC BRONZE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP)
6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
8. 1/4" DIA. WEEP HOLES w/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
9. 7/8" ELECTRICAL HOLE / 3/4" COUPLER w/ FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)
10. LED POWER SUPPLY INSIDE INTERIOR RACEWAY. PTM INTERIOR WALL COLOR
11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
12. 15 FT. MINIMUM WHIP LENGTH

NOTES
- VERIFY EXACT POWER SUPPLY LOCATION PRIOR TO INSTALLATION



CROSS SECTION VIEW
SCALE: 1 1/2" = 1'-0"

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JOB #: 13274_R14
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
12	06.22.23	JC	REVISED SIGN DIMENSIONS
13	09.12.23	JC	ADDED MAXIMUM SIGN DIMENSION CALLOUT SIGN 'A','G'
14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
8.0

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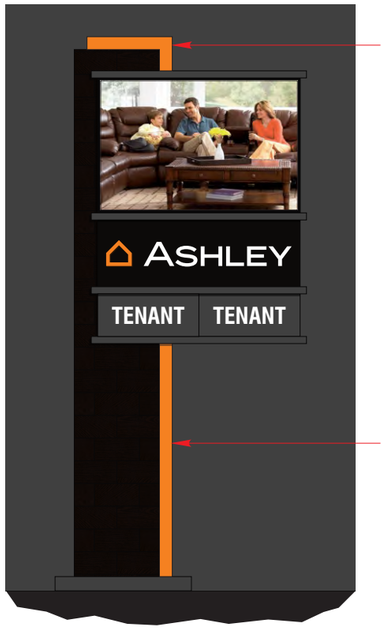
NEW INTERNALLY-ILLUMINATED PYLON SIGN DISPLAY (Qty 1)

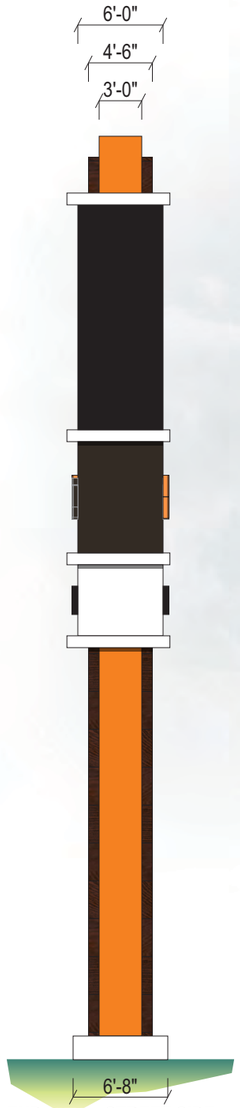
SQUARE FOOTAGE: 720.41

ENGINEERING REQUIRED

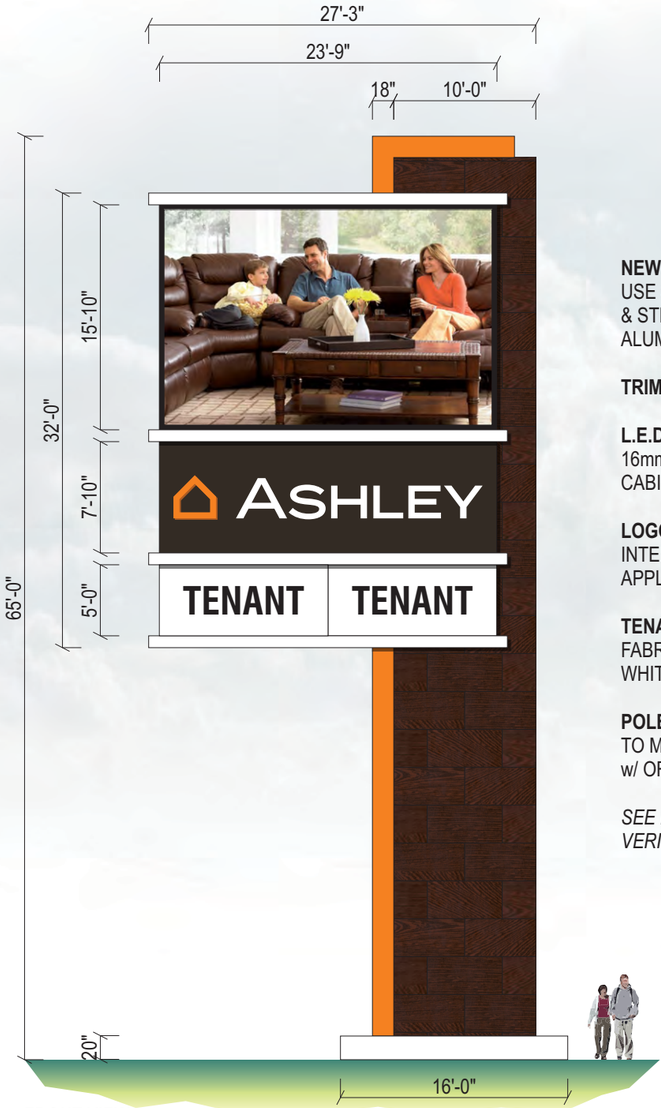
THE SIGN DISPLAY WILL MEET CITY'S OPERATIONAL REQUIREMENTS FOR DIGITAL SIGNS ESTABLISHED IN ZONING ORDINANCE SECTION 907.D. THESE REGULATIONS REQUIRE STATIC DISPLAYS WITH MESSAGES CHANGING NO MORE THAN EIGHT (8) SECONDS, BRIGHTNESS RESTRICTIONS, AND AUTOMATIC DIMMER REQUIREMENTS



SIMULATED NIGHT VIEW - OPPOSITE SIDE
NO SCALE



END VIEW - STREET SIDE
SCALE: 3/32" = 1'-0"



FRONT VIEW
SCALE: 3/32" = 1'-0"

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING.
ALUMINUM STRUCTURE TO HAVE PAINTED FINISH P-1,P-3

TRIM PAINTED P-1 w/ LIGHT STUCCO FINISH.

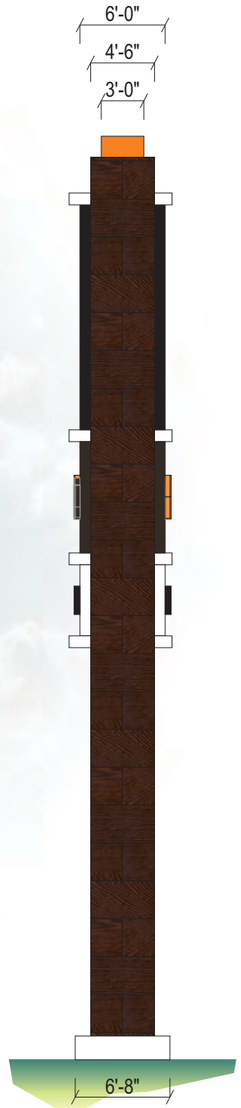
L.E.D. DISPLAY TO BE INTERNALLY-ILLUMINATED FULL COLOR 16mm PIXEL SIZE ELECTRONIC MESSAGE CENTER. PAINT CABINET P-4

LOGO & "ASHLEY" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNELS P-3,P-5 w/ 1st SURFACE APPLIED VINYL OVERLAYS V-1. ILLUMINATE w/ WHITE LEDS

TENANT PANELS TO HAVE ALUMINUM FACES PAINTED P-1 & FABRICATED PLEX FACE CHANNEL GRAPHICS. ILLUMINATE w/ WHITE LEDS.

POLE COVER TO HAVE APPLIED DINOC VINYL OVERLAYS V-2 TO MATCH TRESPA METEON, WENGE Nw04. ENDS PAINTED P-5 w/ ORANGE COVE LED ACCENT ILLUMINATION

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



END VIEW
SCALE: 3/32" = 1'-0"

COLORS/FINISHES

- P-1 WHITE
- P-2 SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
- P-3 DURANODIC BRONZE #69
- P-4 BLACK
- P-5 PTM ASHLEY ORANGE #3630-3375
- V-1 #3630-3375 "ASHLEY ORANGE"
- V-2 DINOC VINYL TO MATCH TRESPA METEON - WENGE NW04

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
9.0

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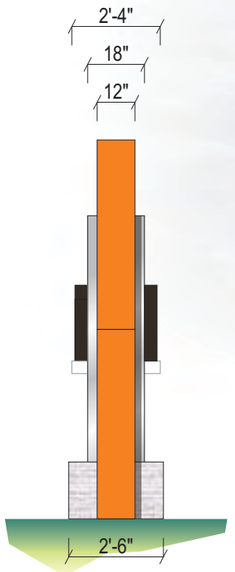
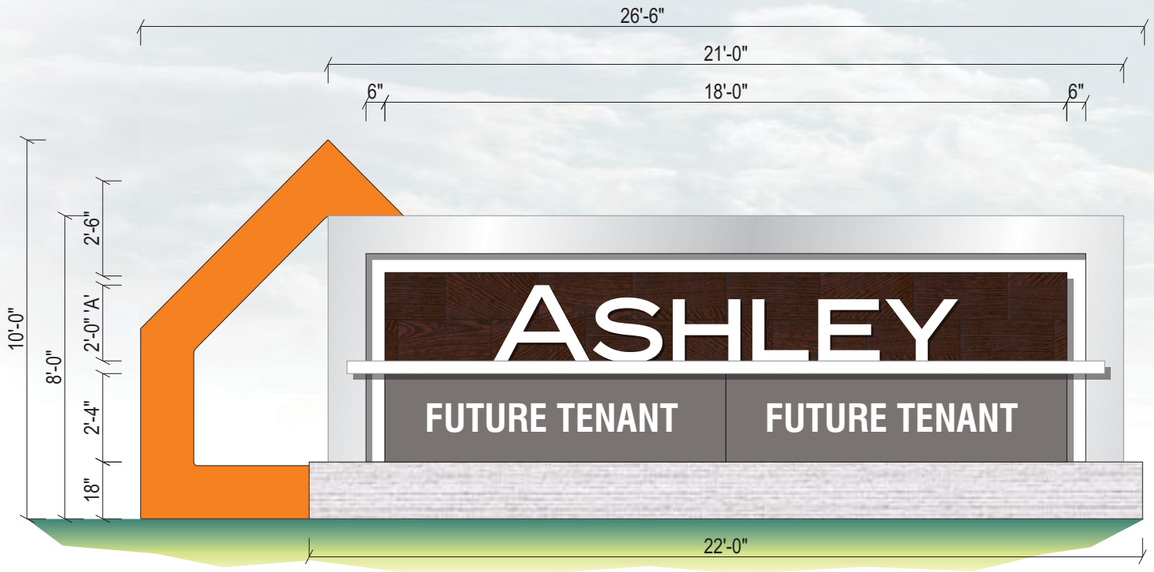
J NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN (Qty 1)

SQUARE FOOTAGE: 90.0



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



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

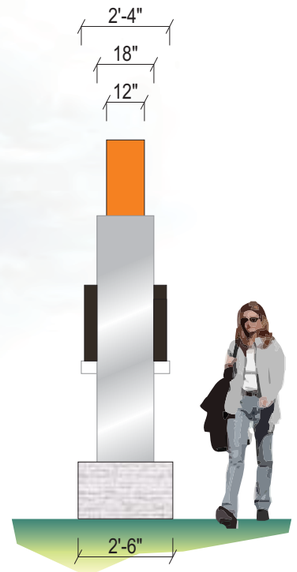
NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED FINISH P-1,P-2,P-3,P-5 & HAVE WOOD VENEER FINISH M-1

"ASHLEY" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNEL LETTERS P-4. ILLUMINATE w/ WHITE LEDS.

FUTURE TENANTS TO BE 1/2" THK. FLAT CUT-OUT ALUMINUM PAINTED P-1. EXTERNALLY-ILLUMINATED w/ WHITE COVE LEDS.

BASE TO HAVE TEXTURED FORMLINER FINISH PAINTED TO MATCH SW7004 "SNOWBOUND" M-2

SEE ENGINEERS SPECIFICATIONS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



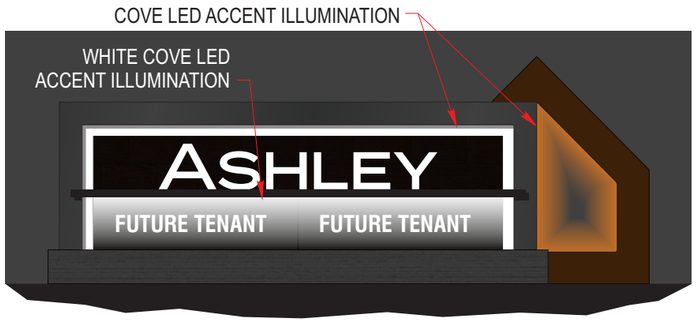
END VIEW - STREET SIDE
SCALE: 1/4" = 1'-0"

COLORS/FINISHES

- P-1 WHITE
- P-2 SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
- P-3 PTM ASHLEY ORANGE #3630-3375
- P-4 DURANODIC BRONZE #69
- P-5 MAP BRUSHED ALUMINUM
- M-1 TRESPA METEON - WENGE NW04, MATTE FINISH
- M-2 TEXTURED FORMLINER PAINTED SW7004 "SNOWBOUND"

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET



SIMULATED NIGHT VIEW - OPPOSITE SIDE
NO SCALE

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SALES REP: J. HADAYA
PROJ MGR:

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14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
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20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
10.0

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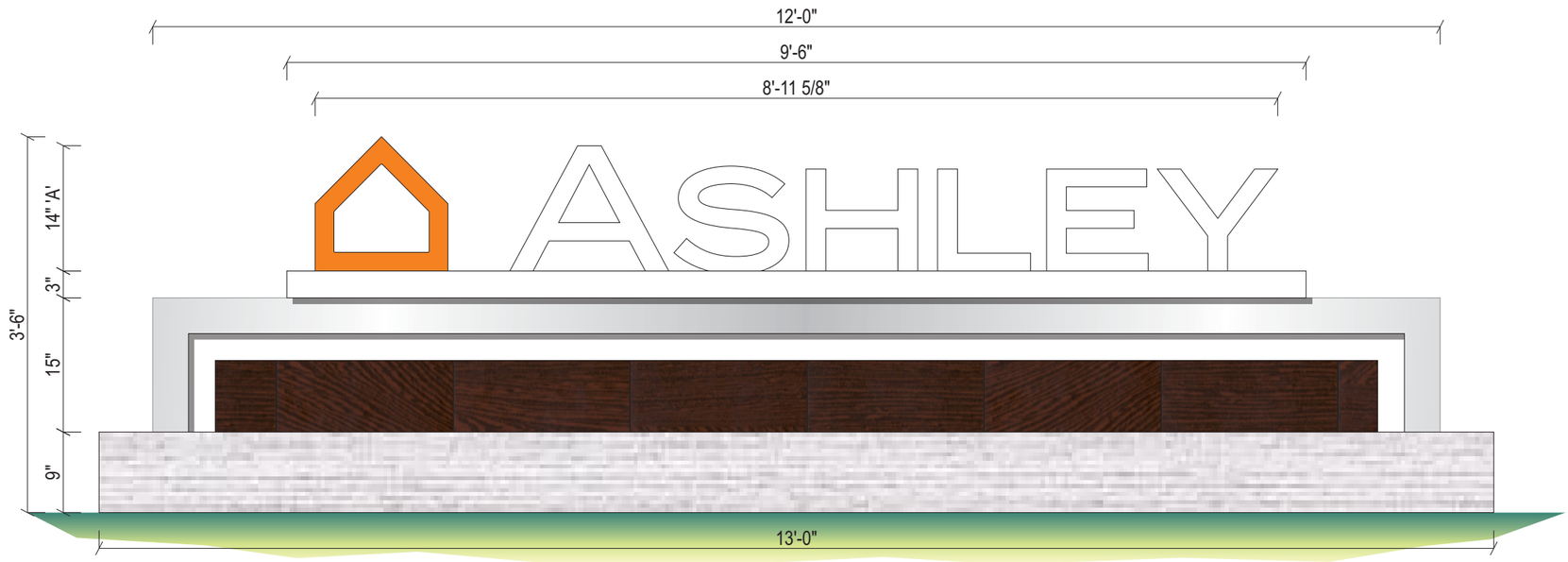
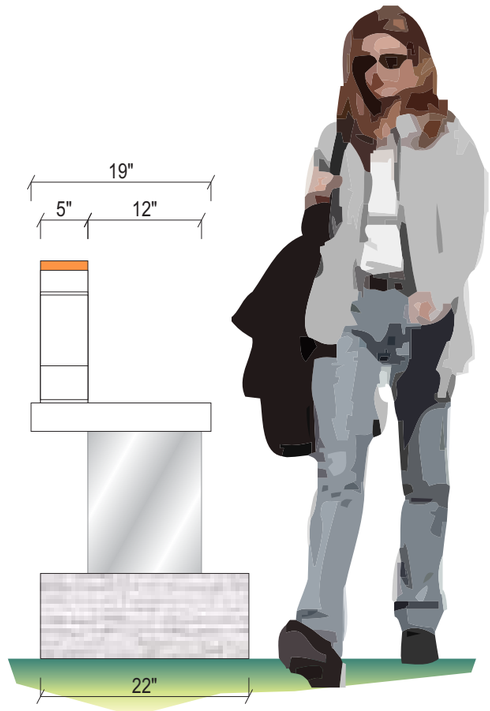
NEW S/F INTERNALLY-ILLUMINATED CENTER ID MONUMENT SIGN (Qty 2)

SQUARE FOOTAGE: 11.48



FRONT VIEW
SCALE: 3/4" = 1'-0"



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

COLORS/FINISHES

- P-1 WHITE
- P-2 PTM ASHLEY ORANGE #3630-3375
- P-3 MAP BRUSHED ALUMINUM
- V-1 3M ASHLEY ORANGE #3630-3375
- M-1 TRESPA METEON - WENGE NW04, MATTE FINISH
- M-2 TEXTURED FORMLINER PAINTED SW7004 "SNOWBOUND"

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

NEW S/F INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED FINISH P-1,P-3 & HAVE WOOD VENEER FINISH M-1

LOGO & "ASHLEY" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNEL LETTERS P-1,P-2 w/ 1st SURFACE APPLIED VINYL OVERLAYS V-1. ILLUMINATE w/ WHITE LEDS

BASE TO HAVE TEXTURED FORMLINER FINISH PAINTED TO MATCH SW7004 "SNOWBOUND" M-1

SEE ENGINEERS SPECIFICATIONS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

SIMULATED NIGHT VIEW
NO SCALE

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ASHLEY

ASHLEY FURNITURE
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107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
11.0

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L NEW D/F INTERNALLY-ILLUMINATED MULTI-TENANT MONUMENT SIGN (Qty 2)

SQUARE FOOTAGE: 18.0

FRONT VIEW
SCALE: 3/4" = 1'-0"

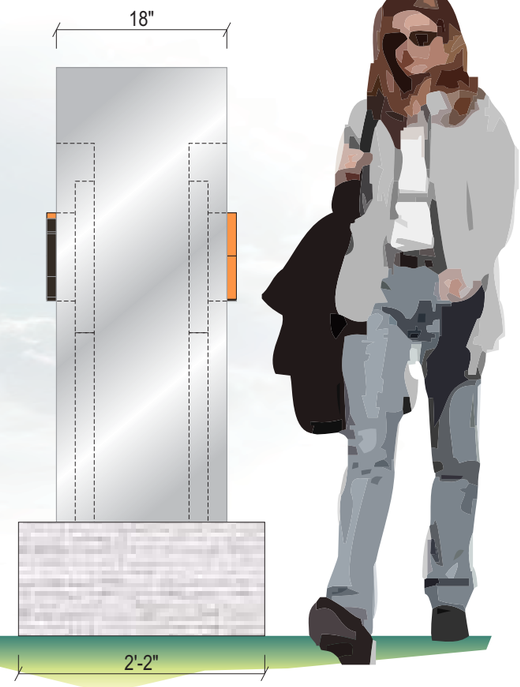
NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED FINISH P-1,P-5 & HAVE WOOD VENEER FINISH M-1

LOGO & "ASHLEY" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNELS P-3,P-4 w/ 1st SURFACE APPLIED VINYL OVERLAYS V-1. ILLUMINATE w/ WHITE LEDS

TENANT PANELS TO HAVE ALUMINUM FACES PAINTED P-2 & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TEXTURED FORMLINER FINISH PAINTED TO MATCH SW7004 "SNOWBOUND" M-1

SEE ENGINEERS SPECIFICATIONS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



END VIEW
SCALE: 3/4" = 1'-0"

COLORS/FINISHES

- P-1 WHITE
- P-2 SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
- P-3 PTM ASHLEY ORANGE #3630-3375
- P-4 DURANODIC BRONZE #69
- P-5 MAP BRUSHED ALUMINUM
- V-1 3M ASHLEY ORANGE #3630-3375
- M-1 TRESPA METEON - WENGE NW04, MATTE FINISH
- M-2 TEXTURED FORMLINER PAINTED SW7004 "SNOWBOUND"

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

SIMULATED NIGHT VIEW
NO SCALE

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NEW D/F NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 16.0

FRONT VIEW
SCALE: 3/4" = 1'-0"

NEW S/F NON-ILLUMINATED DIRECTIONAL SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED FINISH P-1,P-2, P-3,P-4

CENTER ID, DIRECTIONAL COPY & ARROWS TO BE APPLIED VINYL OVERLAYS V-1,V-2,V-3

BASE TO BE POURED CONCRETE S-1

SEE ENGINEERS SPECIFICATIONS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

END VIEW
SCALE: 3/4" = 1'-0"

OPPOSITE SIDE VIEW
SCALE: 3/4" = 1'-0"

COLORS/FINISHES

	P-1	WHITE
	P-2	SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
	P-3	SHERWIN WILLIAMS SW6524 "COMMODORE BLUE"
	P-4	MAP BRUSHED ALUMINUM
	V-1	WHITE, REFLECTIVE
	V-2	3M ASHLEY ORANGE #3630-3375, REFLECTIVE
	V-3	3M ASHLEY YELLOW #3630-015, REFLECTIVE
	S-1	POURED CONCRETE

SPECIFICATIONS

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SHEET NUMBER
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N NEW S/F NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 14.5

FRONT VIEW
SCALE: 3/4" = 1'-0"

NEW S/F NON-ILLUMINATED DIRECTIONAL SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED FINISH P-1,P-2, P-3,P-4

CENTER ID, DIRECTIONAL COPY & ARROWS TO BE APPLIED VINYL OVERLAYS V-1,V-2

BASE TO BE POURED CONCRETE S-1

SEE ENGINEERS SPECIFICATIONS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

END VIEW
SCALE: 3/4" = 1'-0"

COLORS/FINISHES

- P-1 WHITE
- P-2 SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
- P-3 DURANODIC BRONZE #69
- P-4 MAP BRUSHED ALUMINUM
- V-1 WHITE, REFLECTIVE
- V-2 3M ASHLEY ORANGE #3630-3375, REFLECTIVE
- S-1 POURED CONCRETE

SPECIFICATIONS

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0 NEW S/F NON-ILLUMINATED WALL DIRECTIONAL DISPLAY (Qty 1)

SQUARE FOOTAGE: 16.0

FIELD SURVEY REQUIRED

FRONT VIEW
SCALE: 3/4" = 1'-0"

NEW S/F NON-ILLUMINATED DIRECTIONAL SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME ALUMINUM STRUCTURE TO HAVE PAINTED FINISH
P-1,P-2,P-3,P-4

CENTER ID, DIRECTIONAL COPY & ARROWS TO BE APPLIED VINYL OVERLAYS V-1,V-2

END VIEW
SCALE: 3/4" = 1'-0"

COLORS/FINISHES

- P-1 WHITE
- P-2 SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
- P-3 DURANODIC BRONZE #69
- P-4 MAP BRUSHED ALUMINUM
- V-1 WHITE, REFLECTIVE
- V-2 3M ASHLEY ORANGE #3630-3375, REFLECTIVE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

JONES SIGN
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JOB #: 13274_R14
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
11	04.07.23	JC	REMOVED PYLON SIGN OPTION
12	06.22.23	JC	REVISED SIGN DIMENSIONS
13	09.12.23	JC	ADDED MAXIMUM SIGN DIMENSION CALLOUT SIGN 'A','G'
14	09.18.23	JC	ADDED NEW BUILDING ELEVATIONS
15			
16			
17			
18			
19			
20			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
15.0

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EXHIBIT C

ASHLEY

AVONDALE, AZ

SIGN PACKAGE

03.14.2023

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION

- [ ] [X] SURVEY
- [ ] [X] ALL VECTOR AND / OR HIGH RESOLUTION ART
  *DATE CHECKED (Designer name): *Joe Example 11.16.21*
  ART CONFIRMED BY
- [ ] [X] ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) / ALL STONE, BRICK, VENEER, AND FINISHES

DESIGNER NOTES

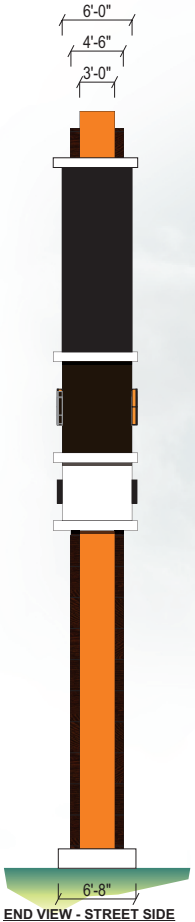
RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.

J NEW INTERNALLY-ILLUMINATED PYLON SIGN DISPLAY (Qty 1)

SQUARE FOOTAGE: 720.41

THE SIGN DISPLAY WILL MEET CITY'S OPERATIONAL REQUIREMENTS FOR DIGITAL SIGNS ESTABLISHED IN ZONING ORDINANCE SECTION 907.D. THESE REGULATIONS REQUIRE STATIC DISPLAYS WITH MESSAGES CHANGING NO MORE THAN EIGHT (8) SECONDS, BRIGHTNESS RESTRICTIONS, AND AUTOMATIC DIMMER REQUIREMENTS

SIMULATED NIGHT VIEW - OPPOSITE SIDE
NO SCALE



END VIEW - STREET SIDE
SCALE: 3/32" = 1'-0"

FRONT VIEW
SCALE: 3/32" = 1'-0"

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED FINISH P-1,P-3

TRIM PAINTED P-1 w/ LIGHT STUCCO FINISH.

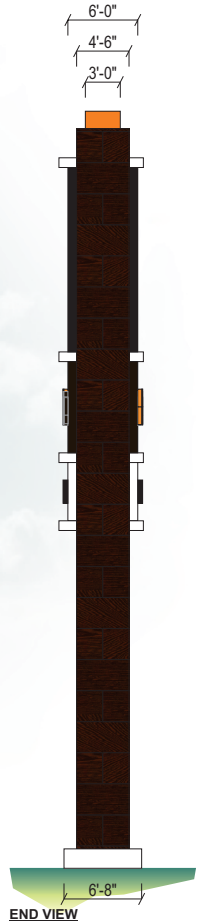
L.E.D. DISPLAY TO BE INTERNALLY-ILLUMINATED FULL COLOR 16mm PIXEL SIZE ELECTRONIC MESSAGE CENTER. PAINT CABINET P-4

LOGO & "ASHLEY" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNELS P-3,P-5 w/ 1st SURFACE APPLIED VINYL OVERLAYS V-1. ILLUMINATE w/ WHITE LEDS

TENANT PANELS TO HAVE ALUMINUM FACES PAINTED P-1 & FABRICATED PLEX FACE CHANNEL GRAPHICS. ILLUMINATE w/ WHITE LEDS.

POLE COVER TO HAVE APPLIED DINOC VINYL OVERLAYS V-2 TO MATCH TRESPA METEON, WENGE Nw04. ENDS PAINTED P-5 w/ ORANGE COVE LED ACCENT ILLUMINATION

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



END VIEW
SCALE: 3/32" = 1'-0"

COLORS/FINISHES

- P-1 WHITE
- P-2 SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
- P-3 DURANODIC BRONZE #69
- P-4 BLACK
- P-5 PTM ASHLEY ORANGE #3630-3375
- V-1 #3630-3375 "ASHLEY ORANGE"
- V-2 DINOC VINYL TO MATCH TRESPA METEON - WENGE NW04

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

JONES SIGN
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JOB #: 13274_R10_FLA
DATE: 03.10.2021
DESIGNER: J. CASTILLO
SALES REP: J. HADAYA
PROJ MGR:

REV.	DATE	BY	DESCRIPTION
1	04.19.21	JC	REVISED DESIGN LAYOUT
2	04.28.21	JC	ADDED NEW ELEVATIONS
3	06.18.21	JC	REVISED PYLON SIGN LAYOUT & SPECIFICATIONS
4	10.21.21	JC	REVISED TO NEW LOGO LAYOUT
5	08.29.22	JC	REVISED DESIGN LAYOUT
6	09.01.22	JC	REVISED DESIGN LAYOUT
7	09.19.22	JC	REVISED DESIGN LAYOUT
8	09.20.22	JC	REVISED DESIGN LAYOUT
9	02.28.23	JC	REVISED PYLON DESIGN; ADDED PYLON DESIGN OPTION
10			

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ASHLEY

ASHLEY FURNITURE
ROOSEVELT STREET &
107th AVENUE
AVONDALE , AZ 85323

SHEET NUMBER
1.0

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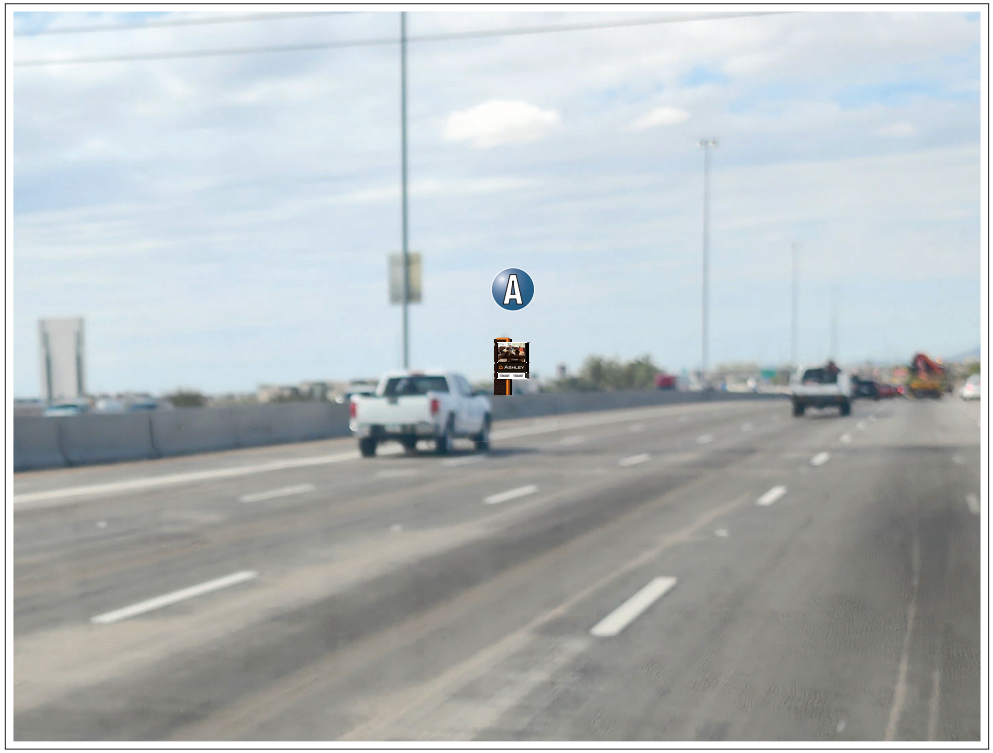

WESTBOUND @ I-10
NO SCALE

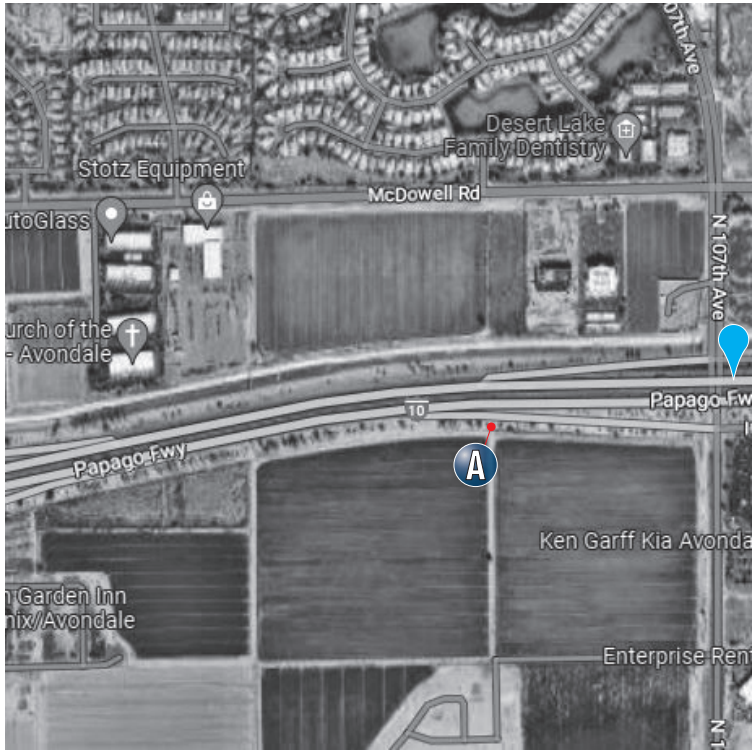

PHOTO LOCATION
NO SCALE

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 13274_R10_FLA DATE: 03.10.2021 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ MGR:	REV. / DATE / BY / DESCRIPTION 1 04.19.21 JC REVISED DESIGN LAYOUT 2 04.28.21 JC ADDED NEW ELEVATIONS 3 06.18.21 JC REVISED PYLON SIGN LAYOUT & SPECIFICATIONS 4 10.21.21 JC REVISED TO NEW LOGO LAYOUT 5 08.29.22 JC REVISED DESIGN LAYOUT 6 09.01.22 JC REVISED DESIGN LAYOUT 7 09.19.22 JC REVISED DESIGN LAYOUT 8 09.20.22 JC REVISED DESIGN LAYOUT 9 02.28.23 JC REVISED PYLON DESIGN; ADDED PYLON DESIGN OPTION 10	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	ASHLEY	ASHLEY FURNITURE ROOSEVELT STREET & 107th AVENUE AVONDALE , AZ 85323	SHEET NUMBER 2.0

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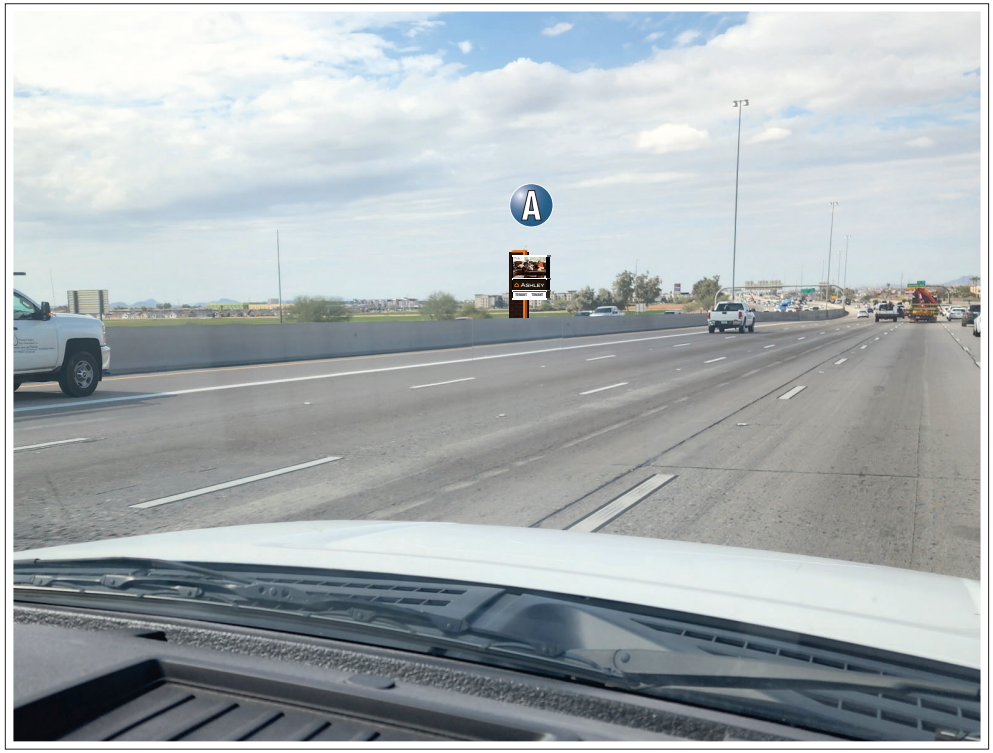

WESTBOUND @ I-10
NO SCALE

PHOTO LOCATION
NO SCALE

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 13274_R10_FLA DATE: 03.10.2021 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ MGR:	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	ASHLEY FURNITURE ROOSEVELT STREET & 107th AVENUE AVONDALE , AZ 85323	SHEET NUMBER 3.0

REV.	DATE	BY	DESCRIPTION
1	04.19.21	JC	REVISED DESIGN LAYOUT
2	04.28.21	JC	ADDED NEW ELEVATIONS
3	06.18.21	JC	REVISED PYLON SIGN LAYOUT & SPECIFICATIONS
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7	09.19.22	JC	REVISED DESIGN LAYOUT
8	09.20.22	JC	REVISED DESIGN LAYOUT
9	02.28.23	JC	REVISED PYLON DESIGN; ADDED PYLON DESIGN OPTION
10			

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WESTBOUND @ I-10
NO SCALE

PHOTO LOCATION
NO SCALE

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 13274_R10_FLA DATE: 03.10.2021 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ MGR:	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	ASHLEY FURNITURE ROOSEVELT STREET & 107th AVENUE AVONDALE , AZ 85323	SHEET NUMBER 4.0

REV.	DATE	BY	DESCRIPTION
1	04.19.21	JC	REVISED DESIGN LAYOUT
2	04.28.21	JC	ADDED NEW ELEVATIONS
3	06.18.21	JC	REVISED PYLON SIGN LAYOUT & SPECIFICATIONS
4	10.21.21	JC	REVISED TO NEW LOGO LAYOUT
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6	09.01.22	JC	REVISED DESIGN LAYOUT
7	09.19.22	JC	REVISED DESIGN LAYOUT
8	09.20.22	JC	REVISED DESIGN LAYOUT
9	02.28.23	JC	REVISED PYLON DESIGN; ADDED PYLON DESIGN OPTION
10			

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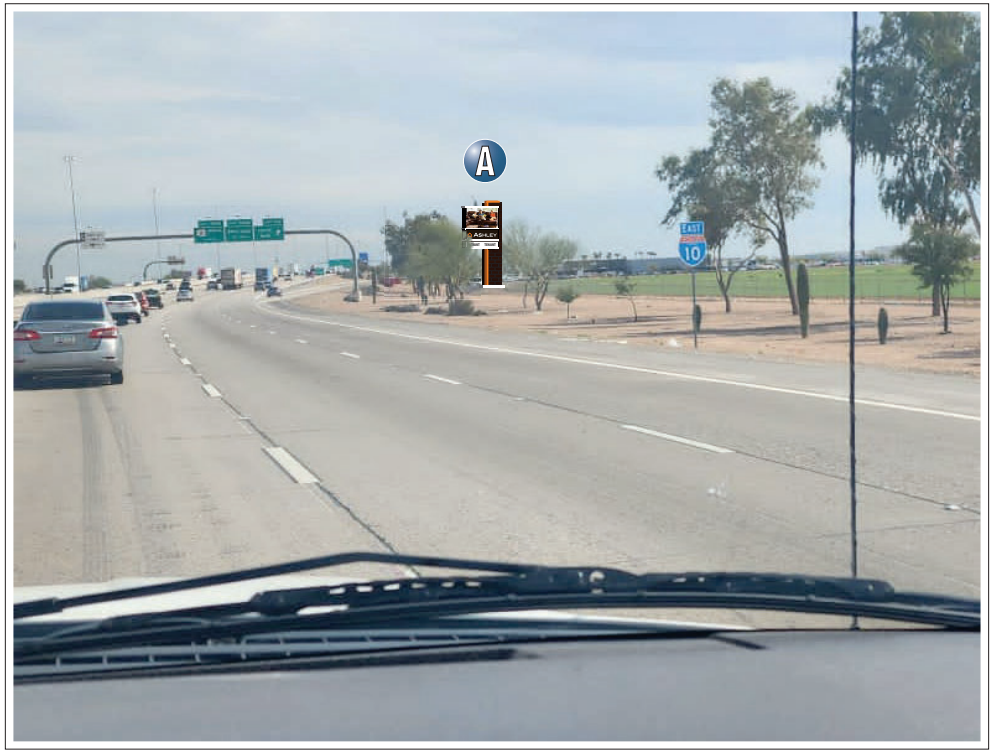

EASTBOUND @ I-10
NO SCALE

PHOTO LOCATION
NO SCALE

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 13274_R10_FLA DATE: 03.10.2021 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ MGR:	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	ASHLEY FURNITURE ROOSEVELT STREET & 107th AVENUE AVONDALE , AZ 85323	SHEET NUMBER 5.0

REV.	DATE	BY	DESCRIPTION
1	04.19.21	JC	REVISED DESIGN LAYOUT
2	04.28.21	JC	ADDED NEW ELEVATIONS
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8	09.20.22	JC	REVISED DESIGN LAYOUT
9	02.28.23	JC	REVISED PYLON DESIGN; ADDED PYLON DESIGN OPTION
10			

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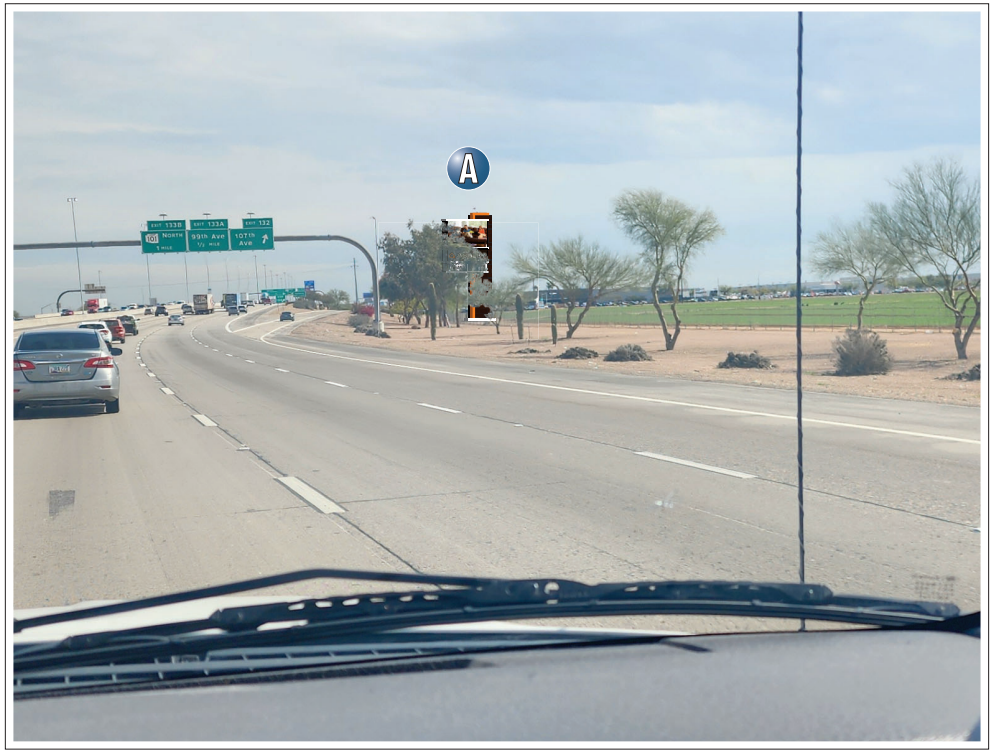

EASTBOUND @ I-10
NO SCALE

PHOTO LOCATION
NO SCALE

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 13274_R10_FLA DATE: 03.10.2021 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ MGR:	REV. / DATE / BY / DESCRIPTION 1 04.19.21 JC REVISED DESIGN LAYOUT 2 04.28.21 JC ADDED NEW ELEVATIONS 3 06.18.21 JC REVISED PYLON SIGN LAYOUT & SPECIFICATIONS 4 10.21.21 JC REVISED TO NEW LOGO LAYOUT 5 08.29.22 JC REVISED DESIGN LAYOUT 6 09.01.22 JC REVISED DESIGN LAYOUT 7 09.19.22 JC REVISED DESIGN LAYOUT 8 09.20.22 JC REVISED DESIGN LAYOUT 9 02.28.23 JC REVISED PYLON DESIGN; ADDED PYLON DESIGN OPTION 10	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	ASHLEY	ASHLEY FURNITURE ROOSEVELT STREET & 107th AVENUE AVONDALE , AZ 85323	SHEET NUMBER 6.0

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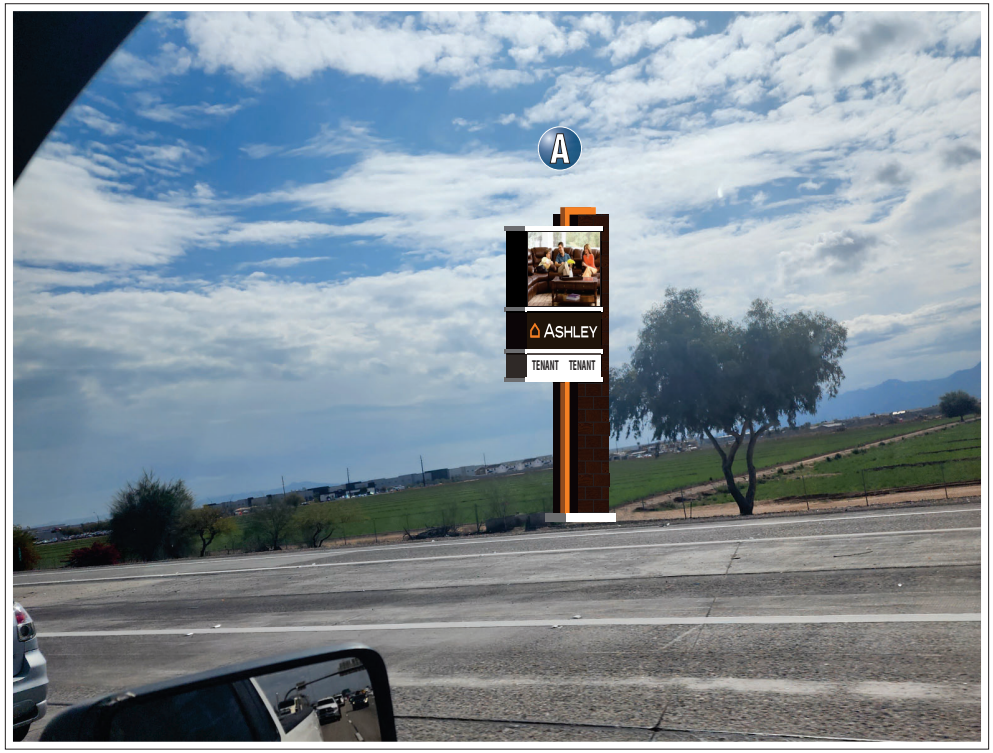

EASTBOUND @ I-10
NO SCALE

PHOTO LOCATION
NO SCALE

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 13274_R10_FLA DATE: 03.10.2021 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ MGR:	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	ASHLEY FURNITURE ROOSEVELT STREET & 107th AVENUE AVONDALE , AZ 85323	SHEET NUMBER 7.0

REV.	DATE	BY	DESCRIPTION
1	04.19.21	JC	REVISED DESIGN LAYOUT
2	04.28.21	JC	ADDED NEW ELEVATIONS
3	06.18.21	JC	REVISED PYLON SIGN LAYOUT & SPECIFICATIONS
4	10.21.21	JC	REVISED TO NEW LOGO LAYOUT
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VIEW FROM NEAREST RESIDENTIAL

PHOTO LOCATION
NO SCALE

Exhibit G

VILLAGE
THE BLVD

The Village at The BLVD, LLC

November 8, 2023

City of Avondale | Development Services Department
Planning Division
Michelle Simerdla, MCRP
Senior Planner
11465 W. Civic Center Drive | Avondale, AZ 85323

Re: Rezone (PL-21-0141) and General Plan Amendment (PL-21-0140)

Dear Ms Simerdla:

Thank you for arranging a meeting today with the applicant and counsel to discuss our objections to and concerns with the following: 1. increased truck traffic along Roosevelt and 2. buffering between our residential community and the proposed industrial site proposed at the Northwest corner of Roosevelt Street and 107th Avenue.

Our initial concerns with truck travel along Roosevelt west of 111th Avenue has been addressed by your stipulation wording change from 112th to 111th. We appreciate that the developer is going to implement hardscape (curbing and signage) that will prohibit trucks going westbound out of their project and institute a communication plan with their vendors that alerts them to this westbound restriction.

As it relates to screening and buffering of the proposed industrial buildings, we recognize their efforts to provide a significant setback, a variety of screen walls both near the truck dock area and along the employee parking, and a healthy landscape palette. It is our expectation that through the Development Plan review process all these standards will translate into the final plans with at least what has been proposed in the rezoning documents. We would appreciate the applicant evaluating additional berming and ground elevation at the hard corner to further bolster the screening that is already depicted by vegetation in their conceptual renderings.

Thank you for holding the bar high for this development as it moves through the permitting approval process. We are proud to be a part of this amazing BLVD area of Avondale and appreciate your support for a reasonable transition between our residential community and this proposed industrial land use.

Sincerely,

Sherri Koshiol

Sherri Koshiol, PE
Director of Land Development
The Empire Group of Companies

AGENDA ITEM REPORT

ITEM NUMBER: 4.d.

SUBJECT: General Plan 2030 Update - Major General Plan Amendment - Application PL-23-0260

MEETING DATE: 11/15/2023

TO: Planning Commission

FROM: Jodie Novak, Director of Development Services Department

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:
Planning Commission will hold a public hearing and consider a City-initiated request for a Major General Plan Amendment to update the Avondale General Plan 2030, application PL-23-0260. The updated version of the Avondale General Plan 2030 is an amended version of the Avondale General Plan 2030 which was ratified by the Avondale voters on August 2, 2022. The Commission will take appropriate action.

BACKGROUND:
Updating the City's Avondale General Plan is mandated by State statute whereby cities are required to approve a new General Plan or readopt an existing General Plan every 10 years and have the voters ratify the General Plan. The City completed the readoption of the existing 2012 adopted General Plan 2030 and the plan was ratified by voters on August 2, 2022, which included a land use map amendment reflecting the major and minor General Plan amendments since the 2012 adoption of the General Plan 2030.

Following the ratification, Staff in the Development Services Department and a consultant firm, Michael Baker International, began a Major General Plan Amendment process to further update the General Plan 2030. This process began on November 7, 2022, with Staff and consultants from Michael Baker International conducting a City Council and Planning Commission Work Session. The Work Session provided City Council and Planning Commission with an opportunity to provide guidance and direction for updates to the General Plan 2030 document reflecting the City's vision and goals for the City's future growth and development.

This Work Session meeting provided valuable feedback for Staff, highlighting key areas of interest to consider with the General Plan 2030 Update including land uses, residential housing, employment, and development along the future State Route 30 (SR30) freeway and the Gila River Corridor. The discussion included considering the community's needs for single-family residential and multi-family residential housing, encouraging a variety of housing and more lower density residential housing developments, and commercial development; maintaining opportunities for medical and industrial development; development south of the Estrella Mountains requiring extensive infrastructure that would need to be in partnership with adjacent communities; and continuing to promote key economic development corridors, a connected community, and water conservation in the City.

Following the above-mentioned Work Session meeting, Staff and the consultant reviewed planned land uses on the Land Use Map considering areas in the southern portion of the community where a variety of residential densities could be provided, extending the Gila River Scenic District land use, and maintaining employment opportunities.

On January 24, 2023, a Technical Advisory Committee meeting was held with representatives from several City departments to discuss the General Plan 2030 Update and areas of focus. The feedback was valuable

with discussions about infrastructure, recreation, economic development, housing, water, transit, and sustainability.

On February 2, 2023, a Stakeholders Committee meeting was held with representatives from school districts, development firms, utility companies, Planning Commission, City Council, and Staff. The discussion was focused on growth and development, schools impacted by more density, a desire for broader land use categories to be more flexible with densities, future employment along the SR30 freeway, the balance of single-family and multi-family residential densities, and providing more low density residential housing.

From April to July 2023, Staff and the consultant held the first Community Meeting on April 18, 2023, and dedicated time from April through June 2023 to prepare and draft edits to the General Plan 2030 document.

Following these meetings and the preparation of a draft document, Staff and the consultant considered updates on the General Plan's Land Use Map and further updated the General Plan 2030 document. On July 19, 2023, a Planning Commission Work Session was held to provide an update on the draft and a City Council Work Session was held on September 11, 2023. Both the Commission and Council received a copy of the draft plan for review and to provide feedback.

In accordance with the State Statute, there was a 60-day review period that began July 25, 2023, and ended September 22, 2023. The draft document was provided to the Planning Commission and the City Council as well as other agencies for review in accordance with notice requirements. Many of the agencies were represented at the General Plan Stakeholders Committee meeting such as school districts, utility companies, and County Flood Control. In addition to the required notice, Staff notified other Committee members, such as development industry representatives, of the draft plan for their feedback.

Staff received feedback from City departments and outside agencies during this 60-day review period. The City of Phoenix Aviation Department provided comments related to references to the Phoenix Goodyear Airport that the City of Phoenix owns and operates. The requests are to update references and maps to be current as well as include greater discussion about the airport's activities and growth plans that benefit the larger area.

Staff also received feedback from Arizona Game and Fish, Arizona State Parks, Luke Air Force Base, and the Maricopa Association of Governments to ensure the General Plan provided current references, mapping, data, and information related to these agencies.

In addition, staff received comments from a development firm regarding a parcel they represent in the Las Ligas neighborhood. The comments were related to the proposed Medium Density Residential land use on a vacant parcel that is zoned R1-6 and how that limits higher density residential for their client (Exhibit F).

Staff received feedback from a development industry representative requesting to change the land use categories, making them broader to allow more uses in each category which would reduce the amount of General Plan amendment applications; modify the required acreage that initiates a Major General Plan amendment to a greater acreage allowing for Minor General Plan amendments instead of major ones. These comments were shared at the Stakeholder's Committee meeting. Staff considered these comments, and the proposed draft General Plan 2030 update maintains the various land use categories and acreage for major amendments, a land-use category affecting 40 acres or more. Maintaining the land use categories to be more defined than broad maintains the characteristics and intensity the City desires for future growth. Criteria for a Major General Plan amendment at 40 acres or more is maintained given the City's growth and land availability. It is important to evaluate properties greater than 40 acres or more for annexation and/or proposed General Plan amendments as a major change to the City's plan.

These proposed updates were discussed with the Planning Commission at a Work Session on July 19, 2023, and with the City Council at a Work Session on September 11, 2023. Staff received feedback that the proposed changes were in alignment with the future vision of the City. Feedback included a discussion about land uses along the SR30 corridor and a desire to maintain the Office/Professional land use along the north side of the SR30 freeway east of Avondale Boulevard instead of modifying it to Corporate Park; however, other feedback recommended the proposed Corporate Park land use. The Office/Professional land use in place

would allow opportunities for corporate office use adjacent to the planned Freeway Commercial land use and residential nearby. Staff proposes to maintain the Office/Professional land use and understands that more discussion will occur in the future about development in this area as the SR30 freeway comes to fruition.

Further, comments were received to keep Local Commercial and Freeway Commercial land use designations as they exist today and a question if there were any entertainment land uses planned in the southern part of the City. Staff advised those two commercial land use designations are being maintained and as the southern portion of the City develops, Staff will work with commercial developers on the types of uses for the area.

Additional feedback focused on maintaining the Gila River Scenic Corridor and support for the expansion of this corridor south of the SR30 freeway and west of El Mirage Road. There was a comment to look at expanding the depth (north to south) of the Freeway Commercial proposed along the south side of the SR30 freeway and west of El Mirage Road. Staff and the consultant determined the proposed area is appropriate in relation to the existing river corridor and flood zones in the area.

There was additional discussion about housing varieties in the southern portion of the City, encouraging housing that is owner-occupied starter homes and townhomes. Staff received feedback to be thoughtful as to what type of development occurs along SR30 in relation to existing residential in the area which includes larger lot County residents and in the future consider affordable housing.

Staff received additional comments from property owners and residents in the City who received letters and land use map exhibits of proposed land use updates. Information on this notification is provided below in the Public Participation section of this staff report. Two property owners along the north side of the SR30 freeway west of Avondale Boulevard have requested consideration for other land use designations than those proposed. A summary of these changes and Staff's recommendations are described below.

Staff was unable to make changes to the proposed land use map in the Draft General Plan 2030 Major General Plan Amendment update due to the draft plan being advertised already in accordance with legal notification requirements; therefore, Staff recommendations are provided in this report for additional land use changes that would occur following an approval by City Council.

The proposed Draft General Plan 2030 Major General Plan Amendment update is attached (Exhibit A) along with updates to the Land Use Map (Exhibits B), and other maps in the General Plan 2030 document (Exhibits C). The proposed Land Use Maps (Exhibits B) include maps with a white background exhibiting only the parcels proposed for land use designation modifications. The proposed land use map updates are summarized below, which are not in any particular order.

1. **Northeast corner of Avondale Boulevard and Broadway Road** – The Local Commercial land use is being maintained at the northeast corner of Avondale Boulevard and Broadway Road. Surrounding the commercial land use is Medium Density Residential, formerly High Density Residential.

The property owner, Marwest Enterprises LLC, submitted a Pre-Application for initial city feedback, which is in review, to develop a high density apartment complex with 456 units, approximately 24.7 dwelling units per net acre (24.7 du/ac). The property is in the County and zoned for rural-agrarian residential use. The proposed use would not be in conformance with the City's existing General Plan 2030 Land Use Map as the proposed density is greater than the target density of 12 du/ac. The proposed Land Use Map designation of Medium Density Residential is for 2.5 du/ac.

- Staff recommends modifying the High Density Residential land use to Medium Density Residential land use surrounding the Local Commercial land use designation.

2. **Gila River Corridor south of Southern Avenue and the SR30 freeway alignment**- Along the Gila River corridor south of Southern Avenue/SR30 freeway and west of El Mirage Road, the Corporate Park land use is replaced with additional Gila River Scenic District land use while maintaining Freeway Commercial along the SR30 freeway frontage. Nearby on the west side of Dysart Road and the south side of SR30, additional Gila River Scenic District land use replaces Rural/Low Density land use.

The Quinn Enterprises property, an aggregate mining operation, requests Freeway Commercial land use be added to the property's SR30 frontage.

- Staff recommends the addition of Freeway Commercial land use along the SR30 freeway frontage. Additional discussion is in the Public Participation section of this staff report.

3. **Northwest corner of Avondale Boulevard and the SR30 freeway alignment** - The Mixed Use land use at the northwest corner of Avondale Boulevard and SR30 freeway intersection, approximately 80 acres referred to as the E W Gardner Family property, is replaced with Medium/High Density Residential (on the southern parcel closest to the SR30 freeway) and Medium Density Residential (on the northern parcel) land uses. This change provides compatible residential densities adjacent to the Alamar subdivision while maintaining commercial use on the other four corners of the freeway. However, the property owner is requesting different land use designations.

The existing Mixed Use designation requires a proportionate ratio of commercial and residential uses and High Density Residential has a target density of 12 du/ac.

A representative of the property owner has provided a letter (Exhibit D) attached to this staff report requesting to maintain the existing Mixed Use land use on the southern parcel at the freeway interchange and to designate High Density Residential land use on the northern parcel in order to achieve higher residential densities on both parcels. Staff recommends maintaining the proposed Medium Density Residential on the northern parcel and would support changing the southern parcel to Freeway Commercial along with Medium High-Density Residential. Staff does not support the southern parcel retaining a Mixed Use land use designation or having High Density Residential on the northern parcel.

This freeway interchange also includes Freeway Commercial land use on the northeast, southwest, and southeast corners. The northwest corner is not necessary for Freeway Commercial in proximity to the Alamar single-family master planned community adjacent to it. However, Staff is not opposed to providing some Freeway Commercial land use at the freeway intersection if that is preferred by the Planning Commission.

- Staff recommends modifying the Mixed Use land use to Medium Density Residential and Medium High Density Residential.

4. **West of the northwest corner of the SR30 freeway alignment and 107th Avenue**- The Office/Professional property west of the northwest corner of SR30 and 107th Avenue, located in between two Freeway Commercial land use designations, was initially proposed to change to a Corporate Park land use; however, Staff is proposing to keep the existing Office/Professional land use designation following the Council Work Session and additional Staff discussion.

- Staff recommends maintaining the Office/Professional land use.

5. **South of Lower Buckeye Road and west of El Mirage Road, Las Ligas** - Property in the Las Ligas neighborhood south of Lower Buckeye Road and west of El Mirage Road is updated to reflect Medium Density Residential in place of Estate/Low Density Residential so that the land use aligns with the property's zoning district which allows a medium density. This includes replacing Open Space and Parks on three residential properties abutting the park's southern boundary with Medium Density Residential as the Open Space Parks designation is not necessary on these residential properties.

A representative of an approximately 10-acre parcel of land along the west side of El Mirage Road and south of Lower Buckeye Road that is vacant supports the land use change in Las Ligas; however, prefers the land use change be for higher density residential. A higher density land use would increase the density in this neighborhood. In addition, a planning consulting firm representing the approximately 10-acre parcel provided a letter (Exhibit F) also representing a request for higher density. Additional discussion is in the Public

Participation section of this staff report.

- Staff recommends modifying the Estate/Low Density Residential land use to Medium Density Residential land use.

6. **North of Van Buren Street and east of El Mirage Road/Fairway Drive**- Property north of Van Buren Street and east of El Mirage Road/Fairway Drive. This property is Business Park replacing Urban Residential land use. This change brings the property in alignment with other Business Park land use in the immediate area. There is also a small portion of land along the Fairway Drive right-of-way that is being replaced with Business Park to clean up the land use along this street frontage, formerly Urban Residential. Nearby, a map correction is needed for a portion of a property that was previously amended and approved for High Density Residential as part of a multi-family residential development project. The map is being corrected to reflect High Density Residential, replacing Urban Residential.

- Staff recommends modifying the Urban Residential land use to Business Park land use.

7. **Citywide updates**- Additional updates to the Land Use Map include locations of public school sites, City parks, City facilities, and land uses in the Alamar master planned community that was approved but had yet to be reflected on the map.

- Staff recommends various modifications to the Land Use Map to reflect the locations of new schools, City parks, City facilities, and approved land uses in the Alamar community.

PUBLIC PARTICIPATION

A Community Meeting was held on April 18, 2023, providing an open house format for community members to view maps and ask questions about the General Plan 2030 Update. The meeting was hosted by the consultant and Staff. The attendees included two Councilmembers and staff; no members of the public attended. The meeting was noticed online through Avondale Connect and social media.

At this meeting, Staff reviewed key corridors and land uses that are proposed for updates, as discussed above, to provide a variety of housing with more lower density housing and employment opportunities.

A second Community Meeting was held on August 23, 2023, to provide another opportunity for community feedback. The meeting was an open house format similar to the first Community Meeting. The meeting was hosted by the consultant and Staff; no members of the public attended. The meeting was noticed online through Avondale Connect, a newspaper posting, and social media.

Staff received additional comments from several property owners and residents in Avondale. Staff notified property owners of the proposed land use updates via mailed letters with land use map exhibits. Most of the feedback was from the Las Ligas residential community located south of Lower Buckeye Road and west of El Mirage Road, and the Terra Mobile Ranchette Estates residential community located west of 107th Avenue in between the Verde Trails subdivision and land owned by the State of Arizona for the SR30 freeway, north of Southern Avenue. The property owners were concerned that the City was buying out or removing their homes. Staff informed the residents about the General Plan Land Use Map advising it is a future vision, it does not change their existing residential development, and the homes will remain as exists today.

Two property owners on the north side of the SR30 freeway and west of Avondale Boulevard would like the proposed land use updates on their properties reconsidered with other land uses. These include the Marwest Enterprises LLC property and the E W Gardner Family properties mentioned earlier in this staff report. The property owner's requests are summarized below.

On the northwest corner of Avondale Boulevard and the SR30 freeway alignment, there are two parcels totaling about 80 acres currently land planned as Mixed Use and owned by the E W Gardner Family. Staff proposes Medium Density Residential on the northern parcel and Medium High Density Residential on the

southern parcel closest to the freeway. A representative of the property owner has provided a letter, attached to this staff report, Exhibit D, requesting to maintain the existing Mixed Use land use on the southern parcel at the freeway interchange and to designate High Density Residential land use on the northern parcel in order to achieve higher residential densities on both parcels. A representative of the property owner has provided a letter attached to this staff report (Exhibit D).

The property owner, Quinn Enterprises, of an existing aggregate mining operation west of Dysart Road on the south side of Southern Avenue, which is at the far west end of Southern Avenue at the Agua Fria River, requests adding Freeway Commercial to the property along the SR30 freeway corridor similar to what is proposed on the southwest corner of the Dysart Road and Southern Avenue intersection. The property owner has provided a letter attached to this staff report (Exhibit E).

PLANNING COMMISSION MEETING SUMMARY:
On October 25, 2023, Planning Commission conducted the first of two public hearings for this Avondale General Plan 2030 update which was an opportunity for the Commission to review and provide feedback there was no action taken on this item.

At this meeting, there were two speakers who included Sean Lake, with Pew & Lake, PLC law firm representing the Gardner family properties at the northwest corner of Avondale Boulevard and Broadway Road, and the second speaker was Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer law firm representing a property in the Las Ligas neighborhood and property at the southeast corner of Avondale Boulevard and Broadway Road.

Mr. Lake requested the Gardner property retain its Mixed Use land use, which is defined in the Avondale General Plan 2030 as follows or consider another land use option.

> "Land use 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 includes: reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities."

Mr. Lake further conveyed wanting to maintain a higher density residential for the parcels as well as commercial uses. Mr. Lake shared he requests the City to keep the northern parcel for Medium High Density Residential and designate Freeway Commercial on the southern parcel. Otherwise, keep the Mixed Use land use.

Commissioners responded to Mr. Lake's comments stating no concern leaving the parcels Mixed Use and not seeing a concern with having commercial on the corner of the freeway intersection.

Ms. Oberholtzer conveyed support for the land use change in the Las Ligas neighborhood; however, would rather have higher density or a new land use category created instead of Medium Density which aligns with the existing single-family residential zoning for the neighborhood and densities developed. Ms. Oberholtzer conveyed have a higher density residential land use would allow for more units on lots in the neighborhood and further development in the area.

DISCUSSION:
As described above, the General Plan 2030 Major General Plan Amendment update includes universal updates to reflect current City adopted plans, dates, datasets, maps, and terminology. Since this process began on November 7, 2022, with Staff and consultants from Michael Baker International conducting a City Council and Planning Commission Work Session, there have been several meetings and feedback to shape the proposed updates.

Consistent with best practices, the City is seeking to keep the General Plan 2030 current by incorporating current data and supporting information as part of this update through the Major General Plan Amendment

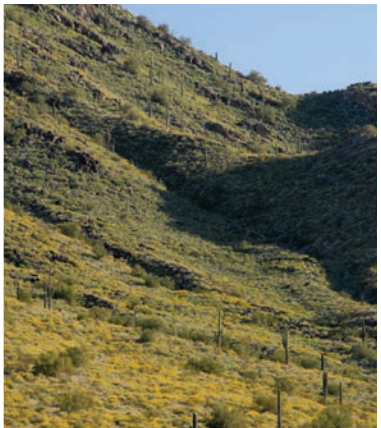
process. This Major General Plan Amendment is being processed through the standard review procedures, requiring the Avondale Planning Commission's recommendation and then formal adoption by the City Council.

Over the course of the project, public outreach was conducted through stakeholder coordination meetings and multiple community meetings to obtain comprehensive input. The required 60-day review period occurred from July through September 2023. The public could submit comments through the project page on the City's Avondale Connect. There were about 86 unique comments collected from residents and neighboring agencies through the Avondale Connect online portal. Additional comments were received through direct communication with the City's Development Services Department.

The next step is for the General Plan 2030 Major General Plan Amendment update to be presented before the Planning Commission at its 2nd public hearing, where action will be taken on this item, on November 15, 2023. Following this meeting, the Major General Plan Amendment will be scheduled for City Council action on December 4, 2023. The General Plan 2030 updates are being processed as a Major General Plan Amendment due to the nature of the updates, which does not require being on a ballot for a public vote.

BUDGET IMPACT:
No budget impact

RECOMMENDATION:
Planning Commission will conduct a public hearing and recommend **APPROVAL** of application PL-23-0260 Avondale General Plan 2030 Major General Plan Amendment update subject to Staff's recommendations as outlined in the staff report.



AVONDALE
GENERAL PLAN 2030

HEALTHY
SUSTAINABLE
COMMUNITY

AVONDALE 2030
GENERAL PLAN UPDATE

PUBLIC HEARING DRAFT | FALL 2023

PLAN DEVELOPMENT PARTICIPANTS

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Mike Pineda, *Vice Mayor*
Veronica Malone, *Council Member*
Gloria Solorio, *Council Member*
Max White, *Council Member*
Tina Conde, *Council Member*
Curtis Nelson, *Council Member*

PLANNING COMMISSION

Chris Thompson, *Chair*
Larry White, *Vice Chair*
Alan Agundez Castillo
Alisha Meginnis
Lisa Osborne
Denise Stanfield
Linda Warren

The City of Avondale extends its appreciation to the following for their participation on the City of Avondale General Plan Advisory Committee (GPAC), as well as other citizens, who participated in the public meetings held as a part of the development of this plan update.

GENERAL PLAN ADVISORY COMMITTEE

Diego Espinozo, *Salt River Project*
Dr. Roger Freeman, *Littleton Elementary School District*
Nora Gutierrez, *Tolleson Union High School District*
Jeremy Calles, *Tolleson Union High School District*
Jessica Perry, *Arizona Public Service*
Gloria Solorio, *Avondale City Council Member*
Roger Theis, *Brookfield Properties*
Chris Thompson, *Avondale Planning & Zoning Commission*
Larry White, *Avondale Planning & Zoning Commission*
Mark Yslas, *Agua Fria Union High School District*

PLAN DEVELOPMENT PARTICIPANTS (continued)

TECHNICAL ADVISORY COMMITTEE

Kirk Beaty, *Public Works Director*
Kenneth Chapa, *Economic Development and Tourism Director*
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Catherine Lorbeer, *Deputy Director of Planning*

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EXECUTIVE SUMMARY

INTRODUCTION

The Avondale General Plan 2030 (2030 Plan) was originally adopted and ratified in 2012. It was again ratified by the voters in 2022. While the vision of the 2030 Plan and many of the goals and policies remain valid, community changes between 2012 and 2023 necessitate a major general plan amendment. This amendment allows the 2030 Plan to guide community growth through 2030 and beyond. It is a product of a collaborative effort between the City, residents, business owners, land owners, school officials, and other agencies who volunteered and shared their time, concerns, aspirations, and vision for the City.

The purpose of the General Plan 2030 is to provide our community with a vision to guide growth and development. The name "General Plan 2030" is intended to provide insight as to the initial future time period evaluated for this general plan update. The 2030 Plan addresses specific legislative requirements of Arizona's Growing Smarter and Growing Smarter Plus.

This Plan is based on many assumptions, most of which reflect observable regional or national trends, such as housing affordability, the increasing cost and decreasing availability of fossil fuels, transportation congestion, the natural environment, and economic pressures. These factors affect Avondale's diversity, environmental quality, economic vitality, and overall sense of well-being. Where one lives, works, and plays has a fundamental effect on one's overall quality of life. Therefore, this update focuses on the importance of creating an identity and establishing a new way for Avondale to grow as a Healthy, Sustainable City: Healthy in terms of an individual's well-being and sustainable in terms of a community's strength. Healthy and sustainable concepts explored include:

- Increasing the City's active transportation opportunities by adding pedestrian and bike paths that encourage people to use non-motorized means of travel rather than driving;
- Promoting neighborhood-serving businesses;
- Working with industry to reduce pollutants and conserve resources;
- Adding and maintaining parks, open space, trails, and greenery in neighborhoods for comfort and recreation;
- Ensuring that the outcome of development maintains quality of life expectations.

This Plan also promotes the idea of economic sustainability as an important concept for a successful community. At its core, economic sustainability is about meeting the diverse needs of a community by providing what the community needs. Economic strength brings employment and a solid tax base to support services, leading to greater opportunities for personal fulfillment. To this end, the City will look to maximize land uses that encourage employment and generate revenues which, in turn, fulfill a quality of life that Avondale residents expect.

General Plan 2030 discusses how we can influence mental and physical well-being through recreation and open space, bicycle and pedestrian use and safety, transportation, air and water quality, housing quality, urban form, and alternative transit options, among others.

Throughout the planning process, citizens were provided the opportunity to discuss the issues facing Avondale, evaluate the implications of alternative ways to address the issues, and voice their opinions about the best ways to accomplish change in Avondale. Some of the issues that necessitated this plan update are:

- Changes to the future land use map affecting the I-10 freeway corridor, Avondale Boulevard, and the southern area of the City;
- The proposed SR-30 Freeway alignment;
- The need to address housing challenges at a county-wide level;
- Pressure to increase City-County coordination on many growth management challenges, including transportation, housing, utility, and land use issues;
- Progress on the expansion of recreational facilities, wildlife watching, and tourism opportunities, as well as the open space and trail networks;
- The need to enhance the arts in Avondale and increase the quality of life for existing and future residents;
- The need to develop as a sustainable and walkable City that embraces healthy living habits.

The Plan update process, illustrated below and described in more detail in 2030 General Plan Public Involvement, was guided by the Technical Advisory Committee (TAC) and General Plan Advisory Committee (GPAC). The GPAC considered the City's growth options and recommended goals, policies, and implementation strategies to address the many challenges facing Avondale. Public meetings, a survey, information centers, social media posts, and other strategies to engage the public were employed throughout the process using innovative outreach techniques, including public cable broadcasts, a project website, a traveling kiosk present throughout Avondale at businesses, City events, and public spaces, such as the public libraries and Estrella Mountain Community College.

BACKGROUND AND HISTORY

The City of Avondale adopted a General Plan in 1990, then an update to the 1990 plan in 2002. Both the 1990 Plan and the 2002 Plan were based on our citizens' vision for the future. The 1990 Plan contained Land Use, Circulation and Transportation, Recreation and Natural Resources, Public Facilities and Services, Urbanization, and Economic Development elements. Significant changes occurred in Avondale since the 1990 and 2002 Plans. The 1990 Plan recognized that while Avondale prepares for growth, it should strive to preserve the small-town feel that first attracted many residents to the community. The 1990 Plan also called for redevelopment plans for the downtown area. Since the 1990 Plan, other plans have been completed to address topics that were not anticipated in 1990. These plans include the 1999 Avondale Business Core Redevelopment Implementation Plan, which laid out specific economic development and design guideline recommendations for the redevelopment of the downtown business core area, the June 1991 Freeway Corridor Plan, the June 1992 North Avondale Plan, the November 1996 Tres Rios Greenway Specific Plans, and the December 1999 Redevelopment Implementation Plan.

THE 2002 PLAN FOR THE CITY OF AVONDALE

The 2002 Plan included the Land Use, Economic Development, Growth Area, Cost of Development, Housing, Conservation, Redevelopment and Rehabilitation, Open Space, Environmental Planning and Conservation, Recreation, Circulation, Bicycling, Water Resources, Public Services and Facilities, Public Buildings, and Safety elements that are required by ARS §9-461.05 for jurisdictions with populations of more than 50,000. The City

chose to meet the 2002 Plan requirements for jurisdictions over 50,000 because it was growing rapidly, and it wanted to ensure that the Plan addressed a broad range of issues. For the 2012 Update, ARS §9-461.05 required two new elements: Energy and Neighborhood Preservation and Revitalization. These elements were included in the document under the corresponding Sustainable Development Theme and the Neighborhoods Theme accordingly. While Energy is a new, single element, the Neighborhood Preservation and Revitalization Element intent was incorporated into the existing Conservation, Redevelopment and Rehabilitation Element as the information required for both elements overlapped Avondale's goals and policies for each. It was renamed the Conservation, Redevelopment, and Rehabilitation, and Neighborhood Preservation and Revitalization Element.

The 2002 Plan incorporated a range of ideas and visions that set Avondale apart from other Phoenix Metropolitan area jurisdictions. Avondale's unique cultural and historic significance captured in its neighborhoods and commercial districts continues to be important to our residents. The value of our community's cultural and historical roots was emphasized through the objectives and policies of the 2002 Plan, particularly in the Housing, and Conservation, Redevelopment, and Rehabilitation Elements.

The 2002 Plan encouraged the development of safe and affordable housing types that were called for in the 1990 Plan. One of the goals heard repeatedly during public meetings was that higher income housing opportunities be provided that will attract a broad range of residents to the City. The 2002 Plan recognized this desire for a range of housing options by identifying areas for low density residential development south of Broadway Road for executive housing.

THE 2030 PLAN FOR THE CITY OF AVONDALE

While an increased population and an increased need for the automobile in the ten years from 2002 to 2012 was a factor for Avondale, it is encouraging to find that certain very important attributes of our City have remained the same. The scenic beauty and natural amenities that the City has to offer have set it apart. The Estrella Mountains provide a dramatic backdrop to our community. The Agua Fria River runs north-south across the length of the City, providing a continuous corridor of open space. The Salt and Gila Rivers contain flowing water and provide an east-west green belt. The 2030 Plan builds even further on these goals and policies to utilize the open space and hillside preservation, floodplain protection, and rivers to provide open space corridors as an asset to build on tourism and creating *a healthy lifestyle community*. We believe that these actions will result in an Avondale that grows in harmony with its environment and natural resources.

Similar to what was proposed in 2002, a range of housing options that match low density residential development south of Broadway Road remains a focus for Avondale.

Citizen involvement, realized through public meetings and a Public Advisory Committee, was instrumental in creating the vision, goals, policies, and implementation strategies in this 2030 Plan. A thorough description of the public participation process and the public involvement policy that will guide the City in future amendments and updates to this Plan is presented in the community involvement section.

THE 2030 PLAN FOR THE CITY OF AVONDALE (2023 AMENDMENT)

At the time of the amendment of the General Plan 2030 in 2023, the City of Avondale continues to position itself as a thriving city in the metro region as its population has risen to over 90,000. New hubs for healthcare and entertainment have become destinations in themselves alongside the Phoenix Raceway's annual sports tourism events. At the same time, Avondale has steadily added more high-quality housing options, such as the new homes of the Alamar community or the new residential units centered around the BLVD development. The General Plan 2030 furthers Avondale's momentum as the City looks ahead to the future.

INTRODUCTION

PURPOSE AND INTENT

The purpose of the General Plan 2030 (2030 Plan) is to provide Avondale with a community identity as a *Healthy Lifestyle Community* that guides City decision-makers in achieving the relationships between land use, transportation, quality of life, the environment, and economic prosperity desired by Avondale residents and businesses. City officials support the idea that fostering the relationship between the built environment and the overall quality of life of an individual is financially and socially beneficial.

The 2030 Plan is intended for a variety of users. New and existing residents, as well as people working with the City, can use the 2030 Plan to learn about Avondale and how it plans to achieve its vision and meet the service, transportation, resource, and other needs of its citizens and businesses in the future.

City staff, the City Council, and the Planning and Zoning Commission will use the 2030 Plan as a guide to land use planning. City staff will also use the 2030 Plan to ensure that City policies and procedures remain coordinated and focused on Avondale's vision. Private citizens and developers working with the City can use the 2030 Plan to help them understand the types of developments desired by the City and its plans for future development and service provision.

Why does Avondale Need a General Plan?

All jurisdictions are required by ARS §9-461.05 to have a General Plan to guide future land use and development for their communities. The topics required to be included in the 2030 Plan are determined by the size of the jurisdiction. Avondale, like all Arizona jurisdictions with populations greater than 50,000 persons, is required to include the following elements in its plan: Conservation; Recreation; Circulation; Public Services and Facilities; Public Buildings; Housing; Conservation, Rehabilitation, and Redevelopment; Safety; Bicycling; Energy; and Neighborhood Preservation and Revitalization.

What is a General Plan?

The term "General Plan" describes a general, comprehensive, long-range statement of goals and related policies to guide future growth and development of a city. The General Plan is comprehensive because it seeks to coordinate all of the interrelated systems of the City and all properties within the City.

A General Plan is:

- An ongoing exercise of local self-government;
- A formal unified overview of life in the community;
- An ongoing status report on the community's performance;
- A statement of the community's view of itself;
- The public officials' most basic statement of public policy;
- A description of the action plan the City should take to achieve its desired future;
- A means to inform the public and all stakeholders and to enhance their confidence;
- A tool to assist in the management and stewardship of the City;
- A legal mandate.

What impact does the General Plan have on me?

The General Plan does not change existing zoning, but could impact future zoning changes on the property. In other words, if a property currently is zoned and is not in conformance with the adopted 2030 Plan, *the property may be developed according to the in-place zoning*. While current zoning must conform to the adopted 2030 Plan, the plan is not set in concrete and it may be amended. ARS §9-461.06 requires General Plans to define Major Amendments to the General Plan and a procedure for considering them. ARS §9-461.06 requires a two-thirds vote of the City Council to approve a major amendment to the General Plan and limits presentation of major amendments to a single public hearing during the calendar year in which the proposal for the amendment is made. The City of Avondale General Plan Amendment Process is described in this 2030 Plan.

The General Plan affects every resident and business in Avondale because it provides guidance to the City and private entities about the types and locations of public facilities, private development, and public and private infrastructure. As General Plan elements are related to one another and should be considered collectively in the decision-making process, people using the 2030 Plan should not rely solely on select, excerpted statements to reach a particular conclusion, but should carefully consider all the General Plan policies and supporting documentation. Supporting documentation includes Specific and Master Plans adopted by the City and other entities.

SPECIFIC PLANS

Avondale's planning history includes the development of plans and sub-areas within the planning area. The Specific Plans further the General Plan's goals by providing more detailed goals, objectives, and policies pertaining to each identified sub-sector. These Plans address unique characteristics and support unique land use planning and implementation strategies for each area. Specific Plans are not expected to cover the entire City. Avondale's Specific Plans are treated as if they are incorporated into the Avondale General Plan by reference and are considered implementation tools of this Plan.

- **The BLVD Specific Plan:** The BLVD Specific Plan was adopted in 2019. The area, formerly known as Avondale City Center, covers 356 acres establishes a framework of streets, land uses, parks, and building forms intended to create an active area comprising six trendy district concepts for shopping, dining, entertainment and living, with pedestrian-friendly street and outdoor activities. This plan allows for incremental development to address market demands, reduced regulations, along with public-private development partnership opportunities.

- **Freeway Corridor Specific Plan:** The Freeway Corridor Specific Plan, adopted in June 1991 and updated in 2015, generally applies to the area bounded by 99th Avenue, Dysart Road, Van Buren Street, and Encanto Boulevard, excluding the 402 acres contained within the BLVD Specific Plan. The primary purpose of the Freeway Corridor Specific Plan is to ensure attractive development in what can be considered the City's most highly visible areas adjacent to Interstate 10. The Freeway Corridor Specific Plan regulates building heights and contains numerous design and landscaping standards to create a unified streetscape along McDowell Road and the I-10 freeway corridor.

- **North Avondale Specific Plan:** Adopted in June of 1992 and amended in 2013, the North Avondale Specific Plan applies to the area north of Encanto Boulevard. The principal goal of the Plan is to enhance the image of the mainly residential northern portion of the City by creating and applying additional development standards, landscaping standards, and design standards. The North Avondale Specific Plan stresses the importance of protecting and emphasizing mountain views when considering new development in the area. It also increases expectations for open space and recreational opportunities in North Avondale.

- **Specific Area Plan for Old Town, Cashion, Las Ligas/Rio Vista:** Adopted in March, 2021, the Specific Area Plan for Old Town, Cashion, Las Ligas/Rio Vista provides development and design guidance for new development within the three area districts, which make up approximately 1,861 acres. The Plan encourages land use integration that supports the development of Avondale's older areas with new development, new businesses, public engagement, and an economically thriving and vibrant destination.
- **Tres Rios Greenway Specific Plan:** Adopted in April, 1997 and updated in 2002, the Tres Rios Greenway Specific Plan is a regional open space and trails system designed to provide a more livable environment, as well as enhance adjacent developments. Any development in Avondale adjacent to the Agua Fria, Gila, or Salt Rivers is subject to the Tres Rios Greenway Specific Plan. Its primary goal is to connect otherwise separated parks, neighborhoods, and cities through a pedestrian network along our natural waterways.

Furthermore, the following documents are referenced in this 2030 Plan and considered reference and implementation tools of the 2030 Plan.

- Avondale Active Transportation Plan
- Avondale Economic Development Strategic Plan
- Avondale-Goodyear Transit Study
- Avondale Parks, Recreation, and Trails Master Plan
- Avondale Community Sustainability Plan
- The BLVD Center Design Guidelines
- City of Avondale Infill Incentive Plan
- City of Avondale Redevelopment Implementation Plan
- City of Avondale Strategic Plan 2021
- Community Sustainability Plan
- Drought Prepardness Plan
- Flood Control District of Maricopa County Agua Fria Watercourse Master Plan
- Freeway Corridor Specific Plan
- Healthy Lifestyle Plan
- Integrated Utility Master Plan
- Multi-family Residential Design Manual
- North Avondale Specific Area Plan
- Parks, Recreation Facility & Trail Master Plan
- Public Art Master Plan
- Specific Area Plan for Old Town, Cashion, Las Ligas/Rio Vista
- Street Tree Master Plan
- Stormwater Master Plan 2016
- The BLVD Specifc Plan
- Transportation Plan
- Tres Rios Greenway Specific Plan
- Wayfinding Master Plan
- WRF Master Plan
- Arizona Department of Water Resources Fifth Active Management Area Plan
- Maricopa County Countywide Trails Plan

HOW THIS PLAN IS ORGANIZED

This 2030 Plan is organized around the essential themes derived through Avondale's vision as well as compliance with State statutes: Land Use, Economic Vitality, Neighborhoods, Sustainable Development, Open Space, Community Facilities, Community Mobility, and Quality of Life. These themes are all important and success in one area cannot be achieved without success in another. The following table shows compliance with ARS §9-461.05 and illustrates the organization of the 2030 Plan themes and elements:

Table 1 - Organization of 2030 Plan Themes and Elements

Theme	Elements	Focus
LAND USE	Land Use	Designates the general distribution, location, and intensity of land uses, and defines land use categories.
ECONOMIC VITALITY	Economic	Identifies opportunities to increase the job to population ratio and expand upon and strengthen the job markets in Avondale.
	Growth Area	Identification of areas appropriate for specified activities.
	Cost of Development	Outlines measures to ensure development pays its share toward the increased demand on public services.
NEIGHBORHOODS	Housing	Standards and programs for improving the quality, variety, and affordability of housing in Avondale.
	Conservation, Rehabilitation, and Redevelopment, and Neighborhood Preservation and Revitalization	Discusses the importance of Avondale's early neighborhoods and importance of infill and redevelopment.
SUSTAINABLE DEVELOPMENT	Energy	Describes principles for conserving natural resources and expanding the use of renewable sources.
	Resilience to Extreme Heat	Relays the importance of planning and developing infrastructure that mitigates the local desert climate and urban heat island.
	Environmental Planning and Conservation	Preserving and protecting the environment and the natural resources that contribute to the community's quality of life.

Table 1 - Organization of 2030 Plan Themes and Elements (continued)

OPEN SPACE	Open Space	Comprehensive inventory of open space, analysis of forecasted needs, and policies for the enhancement of open space and recreation activities.
	Recreational Amenities	Measures for preserving open space for future generations and enhancing our community's health today by providing space for outdoor recreation.
COMMUNITY MOBILITY	Circulation	Promotes safe, efficient, and accessible choices for the movement of people and goods.
	Active Transportation	Encourages active transportation through safe and adequate bicycle and pedestrian facilities.
	Transit	Discusses the new and legacy transit services available for connecting residents to destinations in Avondale and the greater region.
COMMUNITY FACILITIES	Public Buildings, Services, and Facilities	Policies for public services, such as safety, water resources, human services, and the facilities necessary to provide them with a focus on development's role.
	Safety	Protection of the community from natural and man-made disasters.
	Water Resources	Currently available surface water, groundwater and reclaimed water supplies, projections for future growth and need.
QUALITY OF LIFE	Urban Design	Applying the principles of New Urbanism development (i.e. walkability, connectivity, mixed-use, traditional neighborhood structure, timeless architecture, and human-scale urban design).
	Art and Heritage	Describes the cultural resources the community has and how the City will enhance and preserve these assets.
	Public Participation	Promoting and encouraging citizen participation as a vital component of the public process.

The themes of this General Plan 2030 independently and collectively support the concept of smart growth and sustainability. Smart growth advocates patterns for newly developing areas that promote a balanced mix of land uses and a transportation system that makes the Avondale community more attractive, economically stronger, and more socially diverse as well as helps protect our natural environment. Sustainability introduces the concept of self-reliance in a manner that does not exhaust resources, and results in a net improvement to the environment and community in its entirety. Unifying these concepts, this 2030 Plan focuses on creating a healthy community that is transit and pedestrian-oriented, and which allows for a greater mix of housing, employment, and commercial uses. It also preserves open space and many other environmental amenities important to Avondale.

2030 GENERAL PLAN PUBLIC INVOLVEMENT

The purpose of public involvement efforts is to ensure that the community is informed of and involved in any additions or modifications to the City of Avondale's General Plan. To this end, staff focused on efforts to educate the public on the City's General Plan and generated increased public awareness throughout the preparation and adoption of the various components of the General Plan. Involving Avondale residents, businesses, property owners, and staff was a fundamental piece of the process used to develop this Plan.

As required by ARS §9-461.06 the City adopted a public involvement policy, the *General Plan Amendment Process*, in order to provide effective, early, and continuous public participation in the development and major amendment of general plans from all geographic, ethnic, and economic areas of the municipality. In general, the Amendment Process identifies the procedures and public notification efforts the City of Avondale will undertake in the review of any amendment to the General Plan. It promotes neighborhood meetings, public notifications, and public hearings in order to encourage public opinion and action as a part of the Smart Growth Principal, which encourages community and stakeholder collaboration in development decisions. The origin of this process was based on several goals:

i. Obtain broad-based citizen participation in the planning process.

ii. Provide information to the citizens and general public throughout the process.

iii. Understand the residents' attitudes and opinions regarding the direction of Avondale's growth and development, the key issues facing Avondale, and their hopes for Avondale's future.

iv. Keep the General Plan process accessible and clear to the citizens of Avondale.

v. Promote intergovernmental and interagency cooperation and collaboration.

vi. Meet the requirements of the Growing Smarter Act as amended through the Arizona Revised Statutes.

vii. Keep the General Plan in the public eye throughout the process and establish programs to increase their understanding of the recommendations of the General Plan.

Not only are these goals still relevant to the *General Plan Amendment Process*, they are relevant to creating opportunities to generate dialogue, establish consensus, and engage all citizens throughout any public process in Avondale. The new Public Participation Element in the Quality of Life Theme was designed to highlight the City's commitment to creating these opportunities and to elicit enthusiasm amongst Avondale residents about future policy decisions.

Public Involvement Activities Conducted in the Development of this Plan Update in 2012

In 2012, at the beginning of the General Plan Update process, the General Plan Advisory Committee (GPAC), a voluntary committee consisting of citizens, business leaders, property owners, and representatives of schools, utilities, and the Maricopa County Flood Control District, was formed. Staff actively solicited for community membership by means of public meetings, newspaper publication, and the City's website. An application was made available for interested parties to submit in order to join the Committee. All those who submitted an application by the deadline were invited to join the GPAC. In concert with the GPAC, the Technical Advisory Committee (TAC), the City's in-house group of experts, was assigned and made available throughout the process to provide guidance from the City's perspective. The TAC acted purely in a consulting role in order to

provide needed data related to operational and functional requirements of the City. Staff sponsored a website that was used to provide information on the development of the General Plan and its progress, post meeting notifications, and allow for public comment.

The first meeting was held jointly with both the GPAC and TAC. The purpose was to familiarize members with each other as well as set the tone of the process and establish the vision for the General Plan 2030. Following that joint session, the GPAC met a total of 13 times; the TAC met 14 times. The General Plan was reviewed element by element with both groups, and additions, revisions, and deletions were discussed.

At the commencement of the General Plan update process, staff indicated that public outreach would be a primary focus. As the GPAC and TAC met, the outcome of those discussions was presented to the public. Staff reached out to the Avondale community, both residents and businesses alike, in a number of ways. Initially, a survey was available online as well as by hard copy during the first six months of the public outreach efforts. The results were tabulated and integrated into the process.

On a regular basis, staff reached out to the public in various ways. The General Plan Public Outreach and Informational Video, a short film clip promoting citizen participation and educating the public on the General Plan process, was created. The video was available for viewing on the City's website, Avondale's local government access television channel (Channel 11), and to the public on compact disk (CD). The video was also used during the General Plan hearing process and adoption by Council. Staff periodically distributed the division newsletter to interested parties, internal staff, and the development community, which provided updates regarding the General Plan Update process, and utilized the City's own Channel 11. Staff created a Powerpoint with slides that described the intent and process of the General Plan, which was televised on Channel 11 as well. Staff also distributed several press releases for community meetings and other related events of the General Plan Update process.

Specifically, staff participated at several community events and public meetings in order to update interested parties and distribute progress draft materials. Events included City Hall Comes to You, Resident Appreciation Night, Tres Rios Nature Festival, Eco-Avenues, HOA Summit, and various board and commission meetings. Staff also held eight community meetings at diverse locations throughout the City. Avondale residents and interested members of the community were invited to view displays, ask questions, and provide their thoughts and ideas on the General Plan information. Progress drafts were distributed to those who attended with the hope they would provide feedback on the Planning Division General Plan Update web page. Special advertising for these meetings was implemented in order to promote citizen participation. Finally, staff updated both the Planning Commission and the City Council at strategic times during the process in order to brief each governing body on the 2030 Plan's progress and to solicit input from each.

Two public hearings were held by the Planning Commission at two different locations in the City, and one City Council Hearing was held. The adopted 2012 Plan was ratified by the voters on August 28, 2012.

Consistence with the requirements of ARS, upon its 10-year anniversary, the 2012 Plan was resubmitted to the public for ratification. Voters ratified the plan on August 2, 2022.

Public Involvement Activities Conducted in the Development of the 2030 Plan

In support of the focused effort to update select portions of the General Plan 2030, most recently ratified in 2022, through the Major General Plan Amendment process. Two community workshops were held to solicit feedback from the community. Comments received through these meetings were incorporated into this Amended Avondale General Plan 2030 so as to support the formal Major General Plan Amendment process.

AVONDALE'S SHARED VISION

The process of community visioning was initiated with the General Plan Advisory Committee (GPAC), local residents, and business owners as we embarked on the General Plan 2030 update. The objective was to identify the most important principles relating to the long-term future of the City. The shared vision identified ten critical points for Avondale to emerge as an economically viable and prosperous City that embraces the rich attributes of the Sonoran Desert, and a healthy lifestyle. Avondale is committed to promoting the health and well-being of all its residents and plans to be an active, inclusive, and responsive place, where healthy habits are encouraged rather than discouraged by the environments we build.

VISION STATEMENT

A city of variety, vitality, and values, whose citizens pursue an active role in molding a great place to live, work, and play, in a manner respectful of the City's rich history, growing culture, and invaluable natural resources. The foundation for this vision is based on the following principles:

- A great place to live, work, and play where people share the values of a healthy community and respect for individuals;
- An involved citizenry that actively participates in public policy and decision making; a group of residents who want to make a difference, and see a difference;
- A highly livable city that employs local benchmarks to measure its progress in areas such as housing, economic vitality, educational quality, environmental quality, and overall quality of life;
- An economically strong and well-integrated city, fostering local 'Mom and Pop' businesses, regional cooperation, and mid to large-sized clean industry;
- An attractive employment location that retains a high quality, customer-focused, talented team of employees that goes beyond expectations;
- An environmentally-aware community that preserves, open space, natural features, protected habitats, parks and outdoor recreation;
- A place focused on balancing its amazing views and unique community energy with the appropriate amenities and opportunities for livability and sustainability;
- A rich and vibrant arts and entertainment center celebrating the talents and culture of the people who live here;
- A learning-based community that values and supports quality education across the age continuum;
- A place where strength of character can be developed and high standards of integrity are valued.

GUIDING PRINCIPLES

The following principles are intended to clarify the intent of the shared vision statement and establish the context for the land use categories, goals, policies, and implementation strategies for each of the elements. The principles are grouped in seven categories that arose from the visioning process.

- **Healthy Community:** We flourish as a community by caring about everyone's needs, supporting efforts to reach our full potential, fostering healthy and resilient individuals, and valuing our community's unique lifestyle and character.

- **Neighborhoods as our Foundation:** We commit to maintain our neighborhoods through development standards and revitalization decisions that create strong neighborhoods and promote our community.

- **Economic Vitality:** Our community experiences economic prosperity through diversification, self-reliance, interdependence, adaptability, and job growth.

- **Community Mobility:** We emphasize development of a balanced, integrated, multi-modal circulation system (streets, trails, sidewalks, bikeways, transit, and river corridors) that is efficient and safe, and which connects neighborhoods to jobs, schools, services, local attractions, and open space.

- **Unique Lifestyle and Character:** We emphasize our natural landscape setting that promotes growth and conservation, tourism, and outdoor recreation among the Estrella Mountains, Gila River, open space, and riparian areas. We embrace the beauty of the Sonoran Desert, natural surroundings and our contributions to the physical environment, and will provide pleasing public spaces by ensuring a variety of living, working, and leisure opportunities as fundamental elements to the community.

- **Environmental Stewardship and Sustainable Systems:** We honor and respect our natural environment, realizing that our lives are interdependent with the Earth's well-being. We commit to the effective management of our finite and renewable environmental, social, and technological resources to ensure they coexist to serve future needs. The preservation of this unique lifestyle and character will be achieved through mutual respect between our natural and man-made environments and by promoting the dedication of open space, providing safe, clean, neat public areas, and trees and shaded areas that promote outdoor activities, City identity and beautification, and community interaction. We design human solutions that promote the long-term health and preservation of complex natural and cultural systems.

Recognizing these Guiding Principles, the City will implement this 2030 Plan in accordance with the following core values:

- Actively involve and serve all of our residents.
- Promote our City as a Healthy Lifestyle Choice.
- Respect individual rights, yet be guided by our concern for the common good.
- Minimize our ecological footprint.
- Protect our water resources that allow us to live here.
- Conserve our natural resources, while protecting our lands, wildlife, and air quality.
- Flourish through the sustainable use of our natural resources.
- Model our growth on the beauty, efficiency, and resiliency of our natural systems.
- Shop and invest in our community to create jobs and local prosperity.
- Create a community that promotes public safety, higher education, lifelong learning, and access to all community resources.
- Leverage our collective knowledge and ingenuity to anticipate and respond to emerging needs.

Achieving this vision requires acknowledging the links between built environments and health, particularly the influence that patterns of land use, density, transportation strategies, and street design have on a community's well-being.

GENERAL PLAN AMENDMENT PROCESS

HOW THIS PLAN IS AMENDED

Amendments to this 2030 Plan shall be classified as major amendments or minor amendments. In accordance with A.R.S.§9-461.06, changes to the 2030 Plan are to be considered major amendments if the resulting change is a "substantial alteration of the municipality's land use mixture or balance" as established in this 2030 Plan. Additionally, in accordance with A.R.S.§9-461.06, major amendments to this 2030 Plan (i) must be presented at a public hearing within twelve months of when the proposal is made and (ii) must receive a two-thirds majority vote of the City Council for approval. Additionally, such major amendments typically require several months of public notice and participation before consideration by the City Council. Minor amendments shall be all General Plan amendments not determined to be major amendments. Amendments to this 2030 Plan may be initiated by the City or may be requested by private individuals or agencies in accordance with the procedures set forth in State Law.

GENERAL PLAN 2030 AMENDMENT PROCESS

Both major and minor amendments to the 2030 Plan may be processed and considered at any time during the year. The major/minor 2030 Plan Amendment process shall include a review, analysis, findings, and recommendation for approval, denial, or modification by staff to the Planning Commission and the City Council. The City should conduct a yearly monitoring review of the 2030 Plan to evaluate growth conditions, implementation strategies that pertain to the Land Use Map, and other minor amendments that may arise.

2030 Plan Major Amendments

Amendments to this 2030 Plan will be considered major amendments if they meet one or more of the following criteria, the occurrence of which is intended to result in a substantial alteration of the municipality's land-use mixture or balance:

For Planned Area Developments

A change to the 2030 Plan necessary for the establishment or amendment of a PAD District encompassing 80 gross acres or more that meets one of the following criteria:

- An increase in residential land-use densities that is greater than two Land Use Map categories;
- A net change in the land-use categories affecting greater than 10% of the total land area; or
- Any change in non-residential land-use categories.

For Areas located within a Specific Area Plan

Any change in land-use categories, unless the change does not conflict with the goals and policies of the applicable specific area plans and the 2030 Plan, as determined by the Zoning Administrator.

For All Other Areas

Any change in a land-use category affecting 40 acres or more.

2030 Plan Minor Amendments

Any change that does not meet one or more of the criteria listed above for a major amendment is considered a minor amendment and, like major amendments, may be considered by the City Council throughout the calendar year according to the regularly-scheduled review and hearing process.

Text Amendments

Text changes to this 2030 Plan shall be considered major amendments only if they are in conflict with, eliminate, or alter the intent of any goal or policy. Text changes that alter an implementation strategy or strategies may be considered minor amendments if the goals and policies are not directly or indirectly affected.

Calculation of Residential Density

Residential land use densities shall be calculated by dividing the total number of proposed residential units by the total land area proposed for residential development less the amount of land that will be dedicated for arterial street rights-of- way.

Major and Minor General Plan Amendment Review and Analysis

The review and analysis shall include, but not be limited to, the following considerations:

- Availability of current and future water supplies;
- Impact on and potential to support the City's transportation system;
- Impact on the natural environment, including but not limited to, hillsides, riparian areas, and floodways;
- Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio and (iii) multi-family housing ratio identified within this 2030 Plan;
- Impact on City services and facilities including, but not limited to, police, fire, water and wastewater; and
- Extent to which the goals of this 2030 Plan are accomplished.

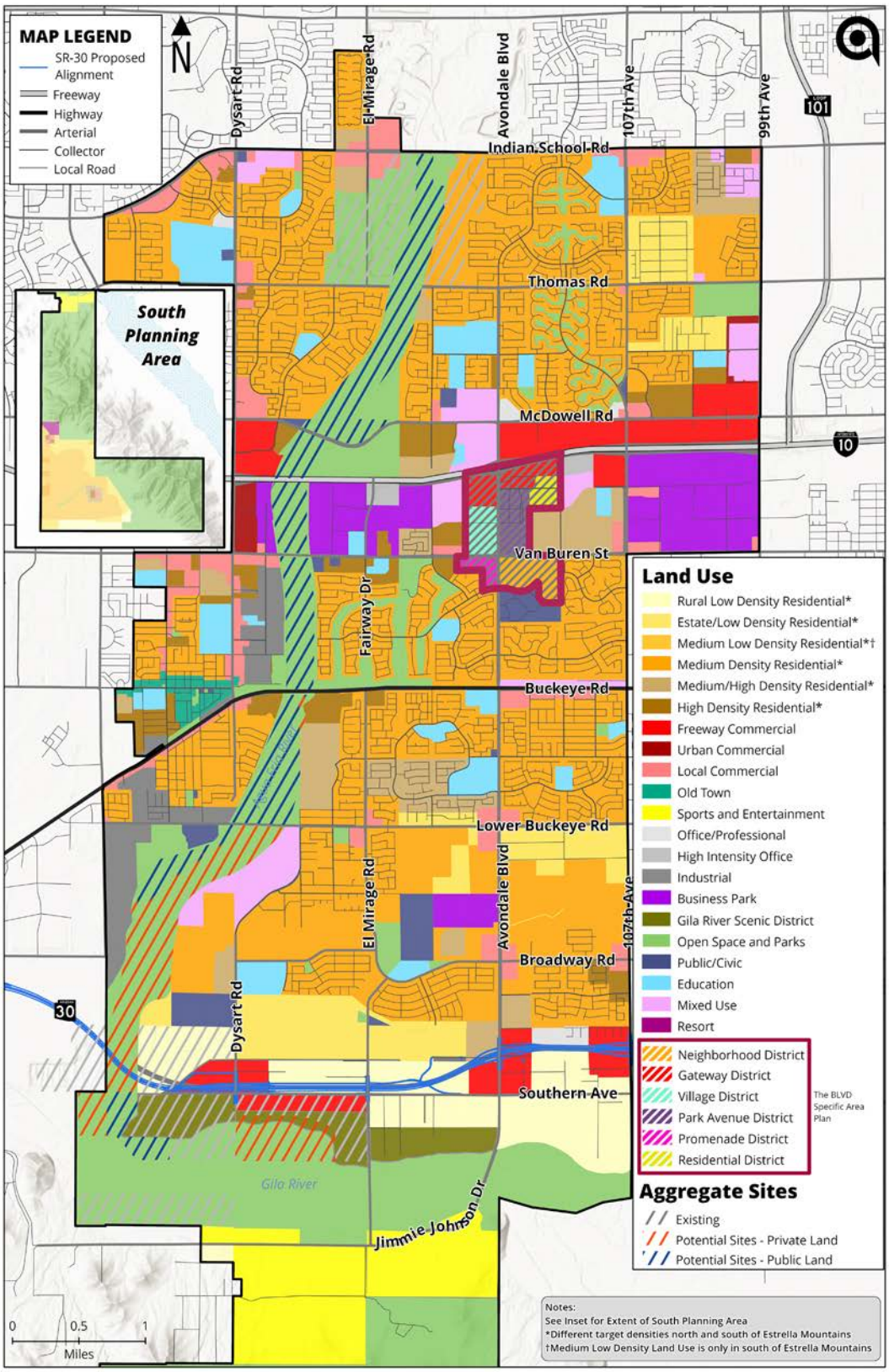
Findings

It shall be the burden of the applicant requesting a major, minor, or text amendment to prove that the proposed changes meet all approval criteria. The following findings must be made for all changes to the 2030 Plan:

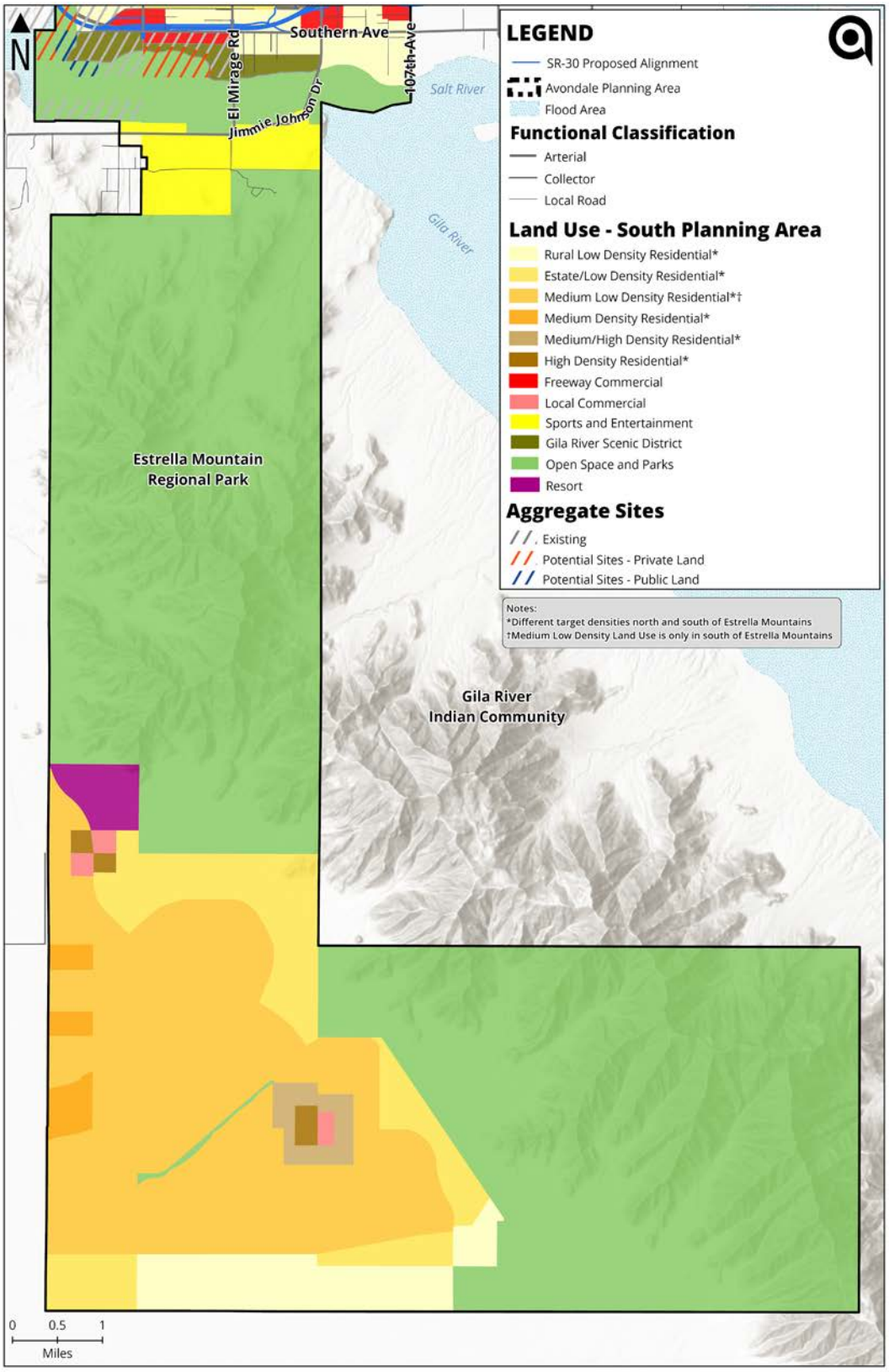
- The development pattern contained on the Land Use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.
- The amendment constitutes an overall improvement to the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.
- The amendment will not adversely impact the community as a whole or a portion of the community by:
  - Significantly altering the acceptable land use patterns;
  - Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water and wastewater, and public safety facilities than would otherwise be needed without the proposed change;
  - Adversely impacting the existing land uses; or
- That the amendment is consistent with the overall intent of the 2030 Plan and other adopted plans, codes and ordinances.

MAPS

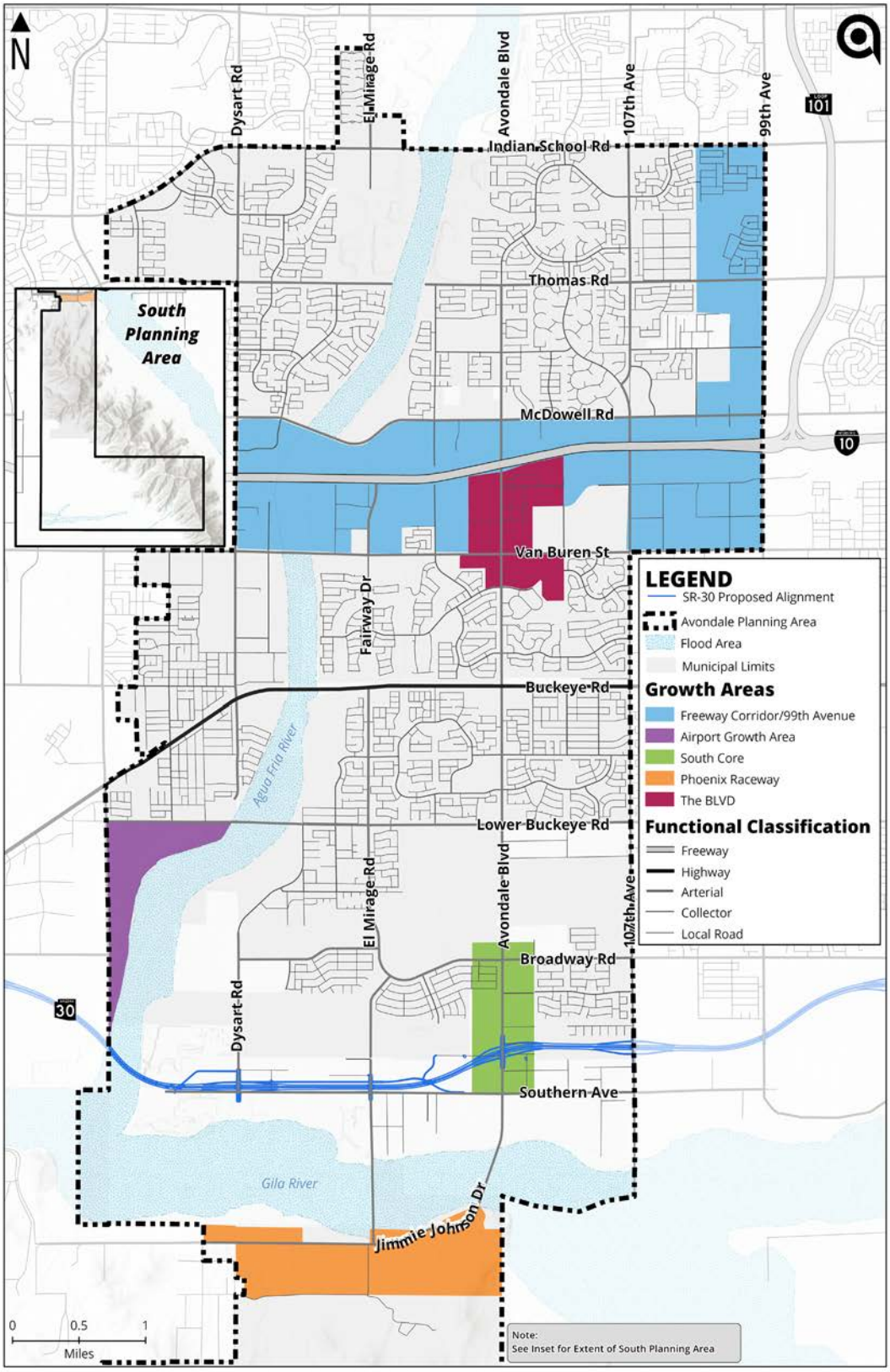
LAND USE



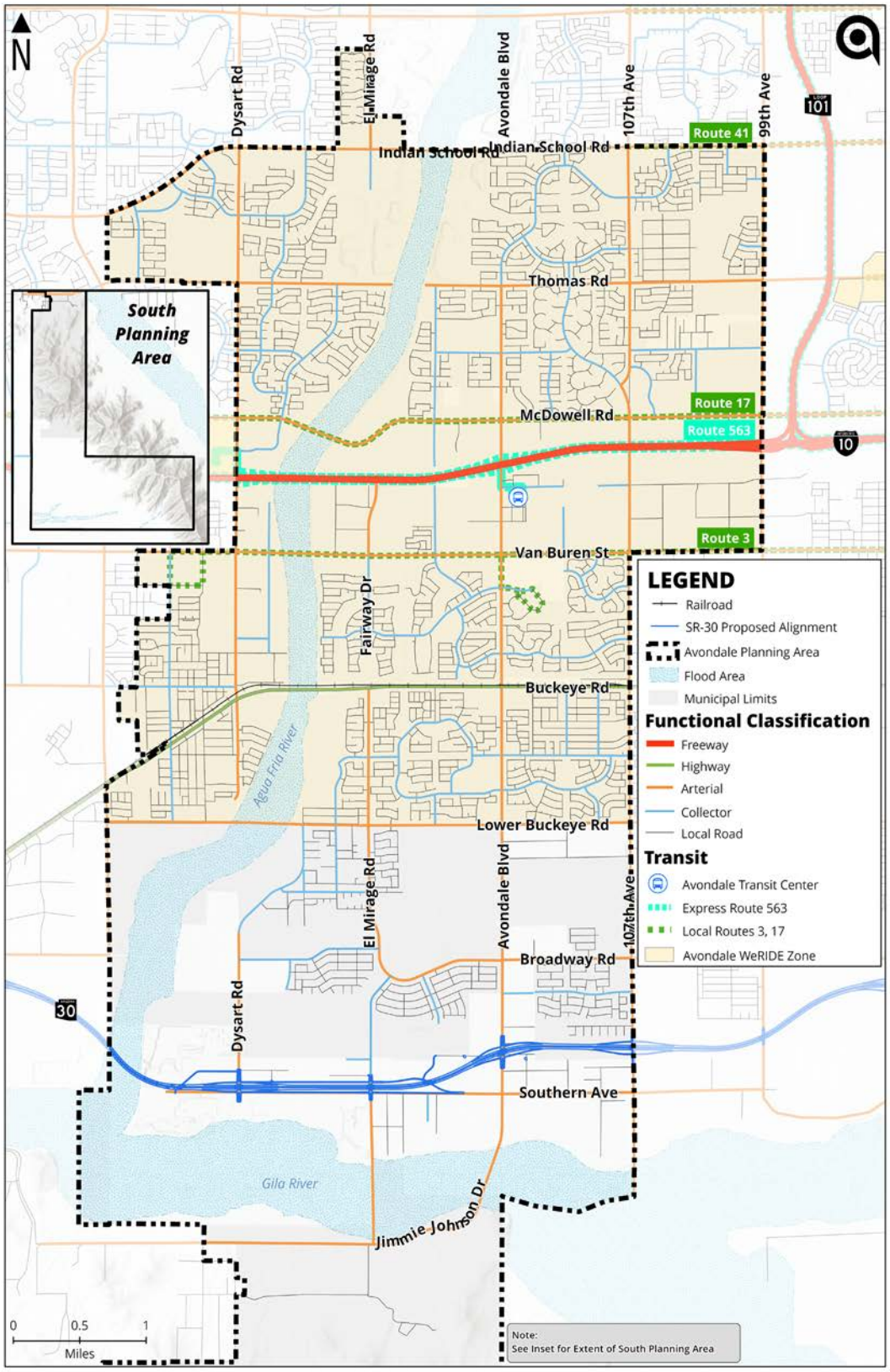
LAND USE - SOUTH PLANNING AREA



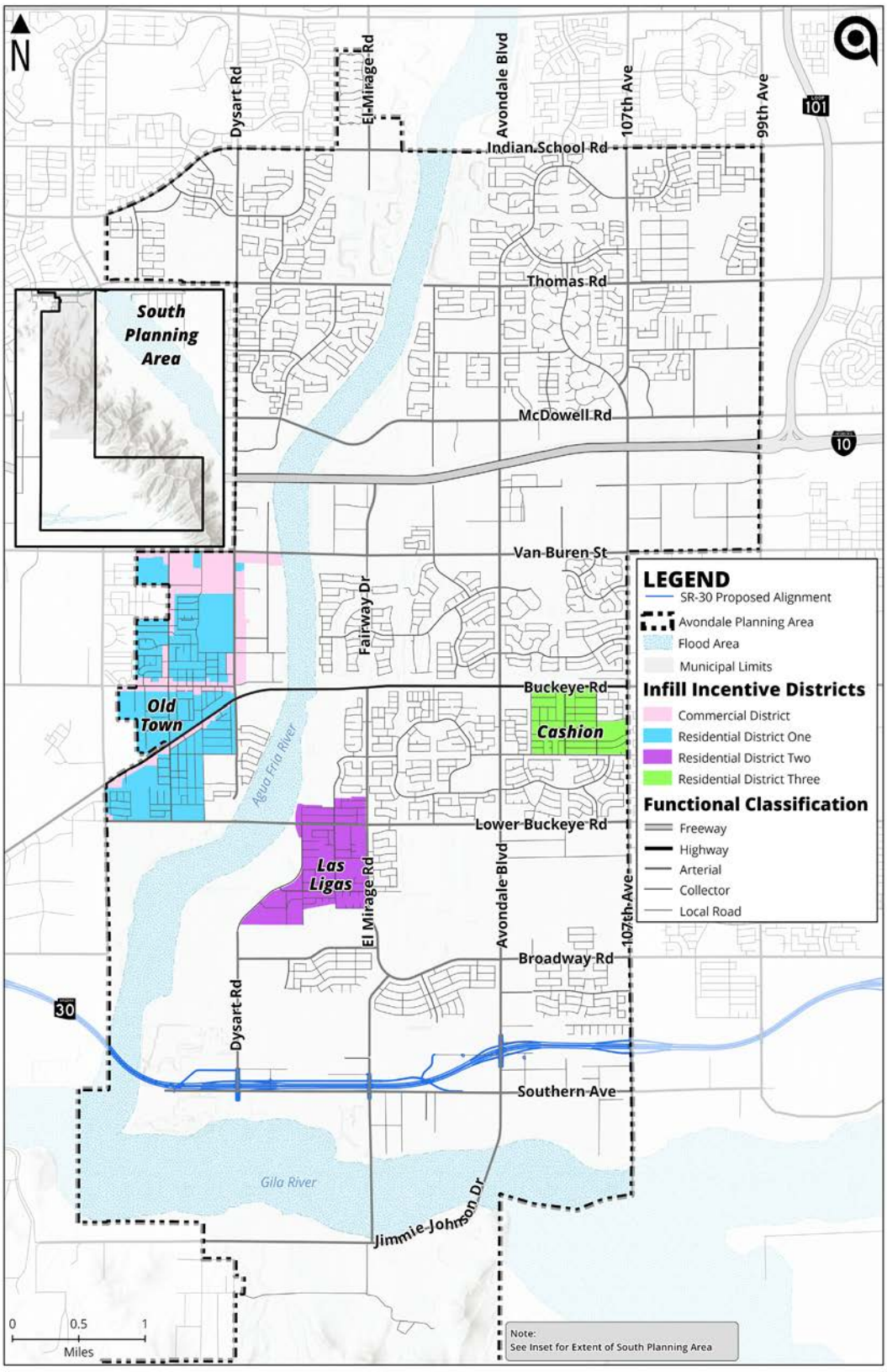
GROWTH AREAS



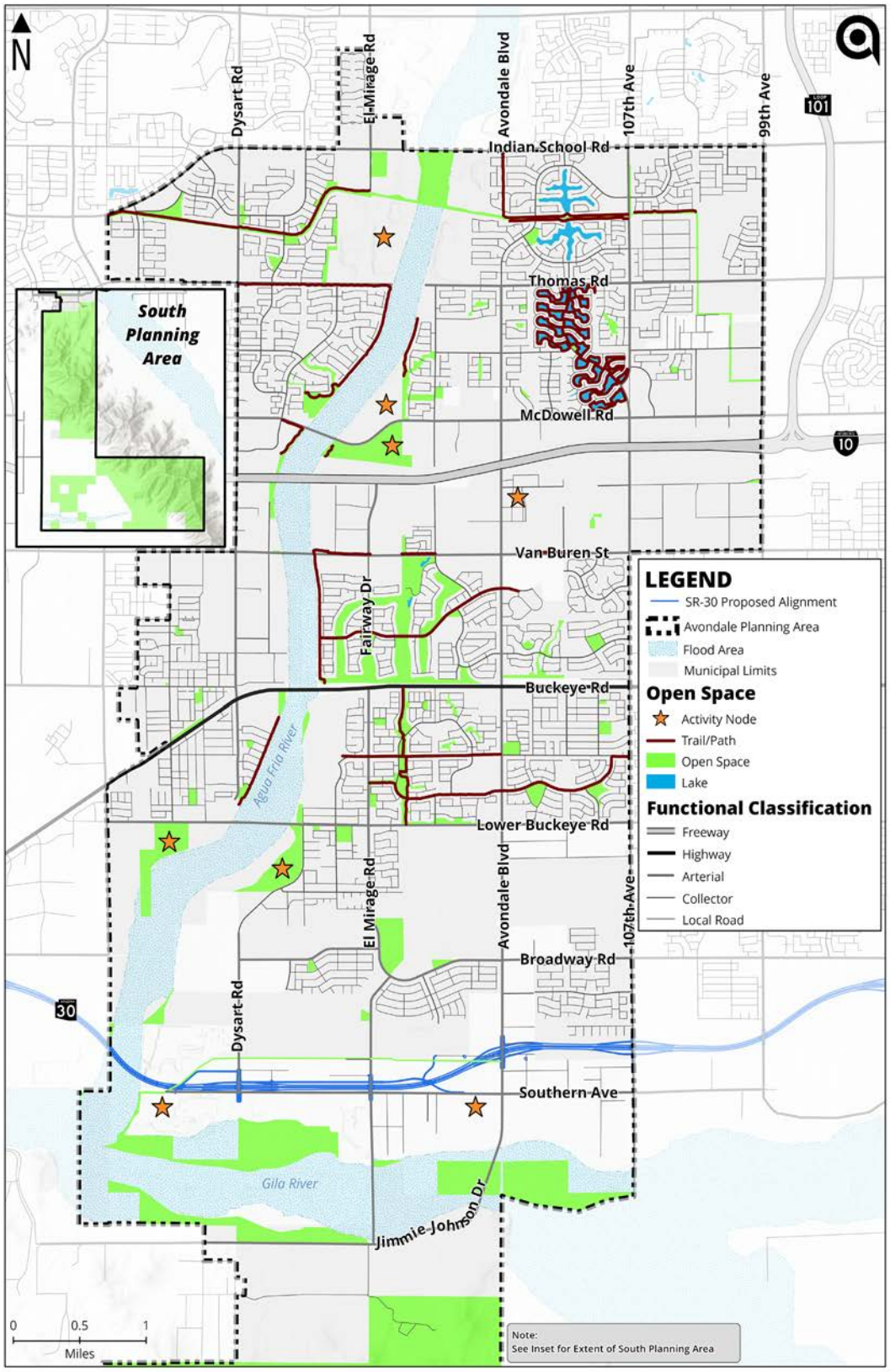
FUNCTIONAL CLASSIFICATION, CIRCULATION, AND TRANSIT



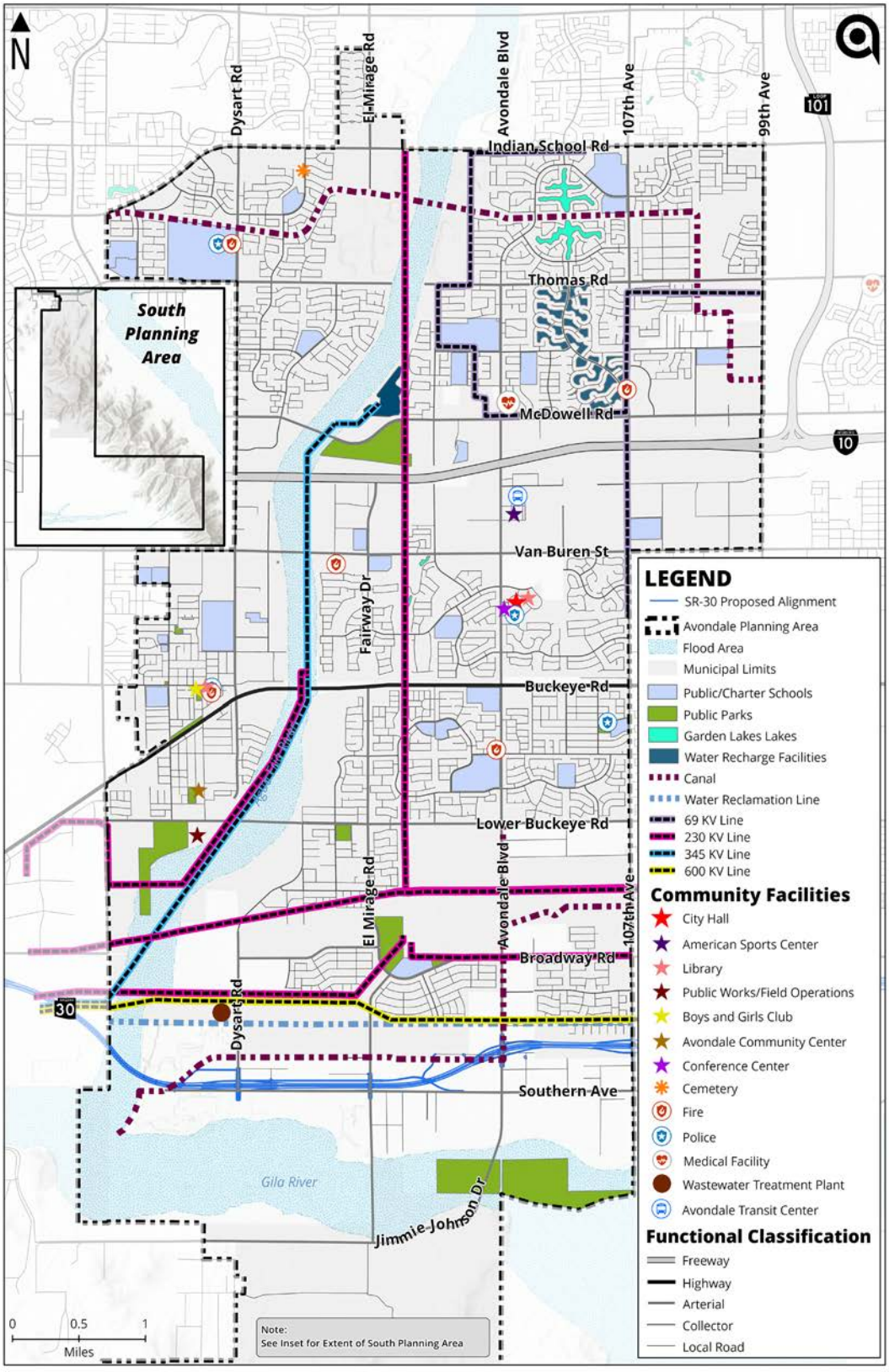
INFILL DISTRICTS/REVITALIZATION AREAS



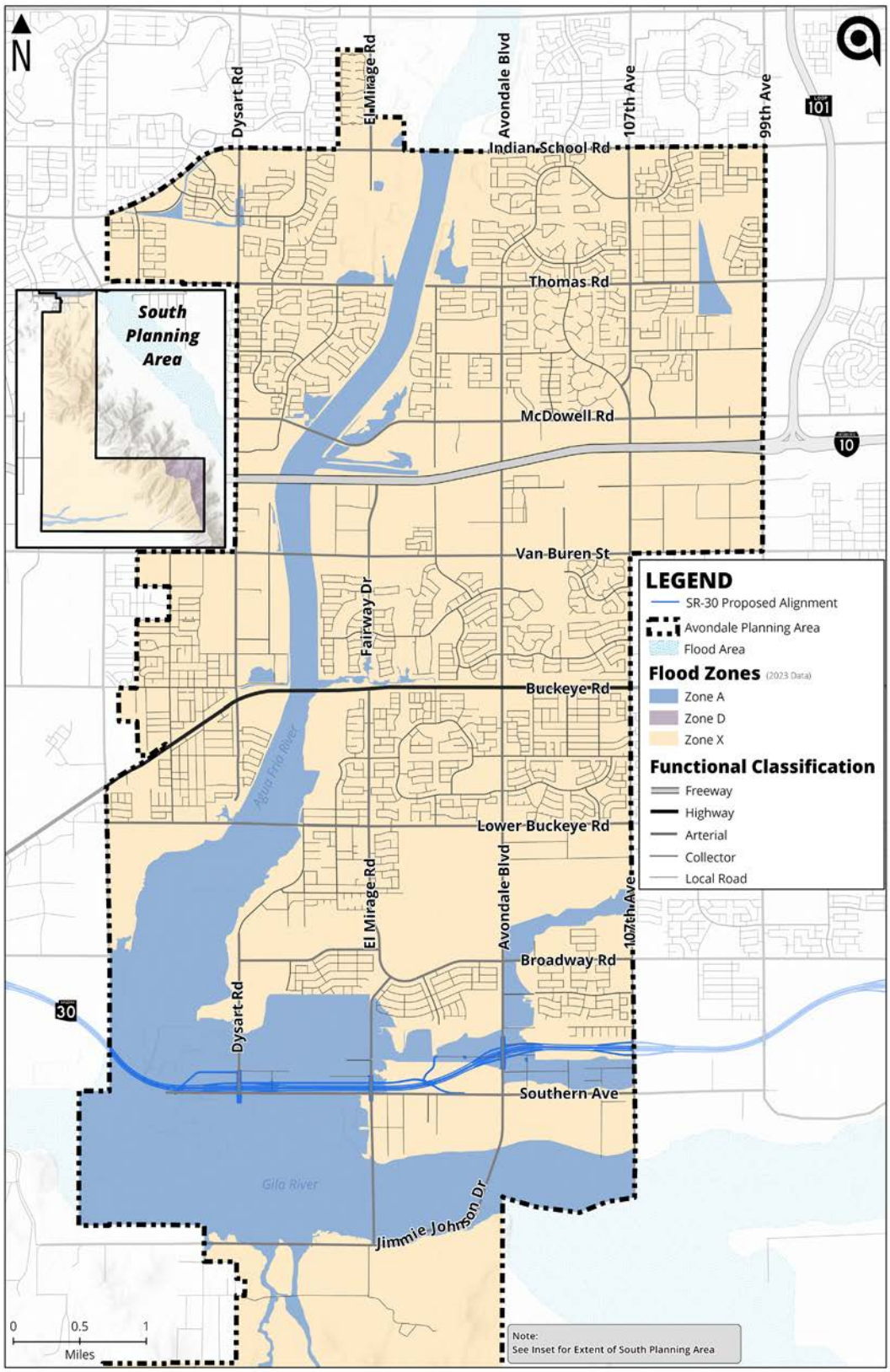
RECREATIONAL AMENITIES



COMMUNITY FACILITIES



FLOOD ZONE


N
Dysart Rd
El Mirage Rd
Avondale Blvd
107th Ave
99th Ave
101
Indian School Rd
Thomas Rd
South Planning Area
McDowell Rd
10
Van Buren St
Fairway Dr
Buckeye Rd
Agua Fria River
Lower Buckeye Rd
El Mirage Rd
Avondale Blvd
107th Ave
Broadway Rd
Dysart Rd
30
Southern Ave
Gila River
Jimmie Johnson Dr
LEGEND
SR-30 Proposed Alignment
Avondale Planning Area
Flood Area
Flood Zones (2023 Data)
Zone A
Zone D
Zone X
Functional Classification
Freeway
Highway
Arterial
Collector
Local Road
0
0.5
1
Miles
Note:
See Inset for Extent of South Planning Area

LAND USE

THEME

PREFACE

The General Plan Land Use Theme incorporates balanced living with residentially and commercially designated areas to accommodate a mix of attractive and functional live-work enclaves.

Our development patterns have been framed around our infrastructure, our breathtaking views, and amazing natural beauty. As our population has grown, we continue to recognize the value of the rivers as open space amenities, which improve the quality of our lives by providing an escape from the developed landscape of our City and the Phoenix metropolitan area. We recognize that these amenities have the potential to attract visitors, who benefit our community by shopping and dining within our borders.

Our remaining farms, once viewed solely as economic enterprises, now provide character and a sense of history to our community. While we recognize that as development occurs, agricultural and livestock uses will become more difficult to maintain, we actively strive to retain our rural heritage and lifestyle through policies requiring larger lots and lower densities in the southern areas of the City. Strategies to preserve some of this land for growing local produce may serve Avondale's health both economically and nutritionally.

Throughout the Valley and the nation, traditional downtowns have been replaced with big box stores, suburban shopping centers, and regional power centers. Avondale is proud to be able to offer both types of development opportunities. While we enjoy the "big city" benefits and conveniences of these newer retail models, such as the BLVD, we place the utmost importance on also retaining our small-town character through the conservation and rehabilitation of the Old Town (formerly Historic Avondale) business core designed for those that are seeking an escape from the urban scene. Avondale's Commercial and Residential Infill Incentive Plan supports the idea that these are valued areas in the City, and City officials are committed to encouraging their redevelopment.

We value our newer subdivisions, which provide quality housing for our residents and contribute towards establishing Avondale as a modern city with sustainable neighborhoods and amenities for our residents. At the same time, the City's older neighborhoods continue to provide diverse housing opportunities and contribute to a sense of history in our community. We strive to be able to provide an even greater range of housing types and lot sizes to make Avondale a community our residents never have to leave. ▶

As Avondale has grown, opportunities for residents to expand and enhance their knowledge, abilities, and career options have grown as well. The diverse selection of educational opportunities available within our City includes strong elementary and high schools from several school districts, nationally attended technical and vocational schools such as Universal Technical Institute (UTI), and regional institutes of higher learning, namely Estrella Mountain Community College (EMCC). The City recognizes that providing for quality education is the cornerstone of any successful place and, as a result, we will take all reasonable steps to support their development and expansion needs.

Avondale's location amidst the I-10 and Loop-101 freeways is a valuable resource for attracting and retaining jobs and retail development to Avondale. With the completion of these freeways, doors have been opened to facilitate the development of a variety of commercial and industrial uses which serve not only the Phoenix region, but also the not so distant Los Angeles market.

Improving the compatibility of aggregate sites with surrounding land uses for the eventual re-use of aggregate sites that operate in Avondale, such as sand and gravel mining facilities, is a priority. Once mining operations have ceased, maximize the potential for those sites to develop, or, if located within an undevelopable floodway, contribute to and enhance the City's open space network. The City will work with the owners and operators of these facilities to ensure that these current and future opportunities will benefit all parties.

Avondale is unique, choosing to appreciate and maintain our heritage while also proactively seeking innovative ways to provide the highest quality of life by becoming a healthy lifestyle community. Its managed growth and superior infrastructure will ensure safety and exemplary services.

LAND USE ELEMENT

INTRODUCTION

Avondale's land use plan is intended to guide the City in making land use changes to achieve a balanced community. The Land Use Theme contains goals and policies that provide direction on how we envision our community developing in the future. Land use patterns – how the land uses are arranged and the urban form is constructed – are critical to the health and well-being of Avondale residents. Healthy land use patterns can be achieved by encouraging infill; focusing development in mixed-use districts and around major transit centers and corridors; constructing a diverse mix of uses throughout the City; and encouraging land use patterns that promote walking, bicycling, and other modes of active transportation. Together with a range of land uses that foster variety and choice, we plan to accommodate a range of lifestyles, living, and working conditions and will strive to accommodate diverse community settings to create a solid foundation for Avondale to grow throughout the next several years. The Element discusses the Land Use Map that describes the location, intensity, and density of land uses that we want in our community, and an Infill Districts/Revitalization Areas Map that locates areas where the City encourages redevelopment.

PAST, PRESENT, AND FUTURE TRENDS

To determine where we must go, we must first understand from where we came. The 1990 General Plan described Avondale's planning area as greater than 40 square miles, with approximately 69 percent of the planning area north of the Gila River undeveloped or used for agriculture as of 1995. An analysis of existing land use indicates the following land uses in Avondale, as of 1995, north of the Gila River:

Table 1 - Land Uses in 1995 (North of Gila River)

Land Use Description	Percent
Agriculture	57.94%
Vacant/Undeveloped	10.76%
Commercial	0.71%
Residential (Sum of Residential Subcategories)	14.20%
Large Lot Residential	*5.82%*
Medium Density Residential	*0.24%*
Small Lot Residential	*8.14%*
Transportation/Right-of-Way	1.12%
Employment/Industrial	0.87%
Open Space (Improved or Unimproved, Excluding Public Parks)	12.78%
Public Parks	0.28%
Public Facilities	1.34%
TOTAL	100.00%

Source: 1995 Maricopa Association of Governments Existing Land Use Coverage

The preceding table illustrates that as of 1995, agriculture was the predominant land use in Avondale. The next largest land use category was vacant land, followed by water (areas of the floodways, floodplains, drainage structures, and canals). In total, residential land use accounted for 14.2 percent of the land area north of the Gila River in 1995. Commercial and industrial development, which supply much needed jobs and tax base, combined to total only 1.58 percent. Even in 2000, after the initial building boom in the southwest valley had occurred, approximately 58 percent of the area north of the Gila River remained undeveloped and commercial and business park uses were largely non-existent. Avondale truly was an emerging bedroom community, relying upon neighboring Phoenix to supply jobs, goods, and services to our expanding population.

Now contrast those numbers with the existing conditions data from 2022. In over twenty years, the amount of undeveloped/agricultural land north of the Gila River has dropped to approximately 31 percent. An analysis of existing land use indicates the following land uses in Avondale, as of 2022, north of the Gila River:

Table 2 - Existing Conditions in 2022

Land Use Description	Percent
Agriculture	15.81%
Vacant/Undeveloped	11.92%
Commercial	3.73%
Residential (Sum of Residential Subcategories)	33.86%
Single Family Residential	*32.22%*
Multi Family Family Residential	*1.64%*
Transportation/Right-of-Way	5.30%
Employment/Industrial	2.41%
Open Space	16.33%
Office	0.23%
Other/Public Employment	10.41%
TOTAL	100.00%

Source: Maricopa Association of Governments

Agriculture is no longer the predominant land use in Avondale. Approximately a third of the land north of the Gila River is developed with a variety of residential types and lot sizes with medium density subdivisions ranging between 2.5 and 4 dwelling units per acre being the most commonplace. Commercial development now accounts for 3.73% percent of the study area; land used for industrial and other employment generating uses accounts for more than 12% of the land area.

While agricultural uses have not disappeared from the City altogether, they are undoubtedly becoming less visible. A comparison of existing conditions between 1995 and 2022 shows the following trends:

Table 3 - Changes in Land Uses 1995-2022

Land Use Description	Change as % of Total
Agriculture	-42.13%
Vacant/Undeveloped	+1.16%
Commercial	+3.02%
Residential (Sum of Residential Subcategories)	+19.66%
Transportation/Right-of-Way*	+4.18%
Employment/Industrial**	+1.54%
Open Space	+3.55%

* A comparison of the two tables shows a sizeable increase in the percentage of land devoted to transportation/right-of-way. This is a result of the 1995 study including only arterial streets in the calculation. The 2022 data includes all public streets, including local streets, thus leading to a large percentage increase.

** The 1995 data set did not count the mining and landfill operations occurring within the City as an employment/industrial use, but rather as open space. The increased percentage of land calculated as being developed with employment uses is thus partially due in part to this re-classification of use.

In the past 27 years, the only land use category to show decline is agriculture. Residential use has seen tremendous growth, as has commercial, office/business park/industrial, and public facilities. The amount of land developed for transportation (street rights-of-way, etc.) has increased significantly as well. While still heavily reliant upon outside communities for jobs as well as some retail needs, Avondale has grown into a much more self-sustaining community than it was in 1990.

The analysis of land use conditions data from 1995-2022 shows how the City has physically changed over time; it is equally important, however, to understand the reason(s) why Avondale has changed. The following tables depict General Plan Land Use Map data dating back to 1990. The answer to the "why" question can be found by comparing the data in these next few tables; it is because of the foresight and abilities of our past and present residents and leadership to adjust their vision of what we can become that Avondale has transformed from agrarian exurb to bedroom suburb to where we are today, a city with growing self-sustainability.

The 1990 General Plan planned land uses were as follows:

Table 4 - 1990 General Plan - Planned Land Uses

Land Use Category	Percent of Total
Agriculture	40.53%
Medium Density Residential	23.66%
Vacant	13.72%
Rural, Estate/Low Density	6.00%
Water	6.00%
Dedicated or Non-Developable Open Space	3.44%
Community Retail Center	2.73%
Transportation	1.19%
Business Park	0.90%
Educational	0.80%
High Density Residential	0.32%
Recreational Open Space	0.31%
Neighborhood Retail Center	0.30%
Institutional	0.04%
Public Facility	0.03%
Warehouse/Distribution Center	0.02%

In 1990, Avondale's planning area encompassed 40 square miles, and the City's vision was, relative to today, conservative in terms of future development. As it had been throughout the City's history, agriculture was still envisioned as the most predominant land use (41 percent). However, with further analysis, it becomes apparent that our shift from an agrarian community on the outer fringe of Phoenix to a Phoenix suburb had begun. For instance, the total number of acres being used in 1990 for agricultural purposes, but which were shown in the General Plan for other types of development, represented one-third of the existing agricultural land use in 1990. The 1990 Plan also recommended doubling the total number of existing residential land use acres.

By the time the 2002 General Plan was adopted, the City's planning area had grown to include almost 94 square miles; roughly two-thirds of which is south of the Gila River and was, and still is, largely undeveloped.

Table 5 - 2002 General Plan - Planned Land Uses

Land Use Category	Total Area in Acres	Percent of Total	Target Density per Acre	Projected Build Out Population
Medium Density Residential	7,673	40.13%	2.5	63,303
Open Space	2,564	13.41%	-	-
Low Density Residential	2,161	11.30%	1	7,131
Office/Business Park	1,607	8.40%	-	-
Rural Low Density	1,273	6.66%	0.2	840
Freeway Commercial	809	4.23%	-	-
Commercial	786	4.11%	-	-
Medium High Density Residential	738	3.86%	4	9,742
Public Facilities	623	3.26%	-	-
Mixed Use	553	2.89%	-	-
Multi-Family Residential	280	1.46%	12	11,088
High Density Residential	55	0.29%	8	1,452
TOTAL	19,122	100%	-	93,556

The 2002 Plan represented an enormous leap towards Avondale becoming a more important member of the metropolitan Phoenix economy. The Land Use Map recommended as part of the 2002 Plan no longer reserved any land for agricultural use. Furthermore, it substantially increased the amount of land planned for residential, retail, and employment/industrial development. These changes in planned land use reflected Avondale's desire to transition from a rural bedroom community to a more self-sufficient city where people would have the opportunity to live, work, recreate, and shop within Avondale rather than fulfilling those needs in Phoenix or other surrounding municipalities.

The following table shows the land use breakdown from the 2030 Plan after taking into account the all General Plan Land Use Map amendments approved between 2012 and 2022 for only the area north of the Estrella Mountains:

Table 6 - 2030 General Plan, as Amended in 2022† - Planned Land Uses

Land Use Category	Total Area in Acres	Percent of Total	NORTH of ESTRELLAS Total Area in Acres	NORTH of ESTRELLAS Percent of Total	Target Density per/acre*	Projected Dwelling Units at Build-out	Projected Population at Build-out**
Rural Low Density Residential	2,514	4.22%	1,058	5.14%	0.2 DU/AC	212	565
Estate/Low Density Residential	3,672	6.17%	1,110	5.39%	1.0 DU/AC	1,110	2,964
Medium Low Density Residential	7,763	13.05%	0	0.00%			
Medium Density Residential	7,710	12.96%	7,352	35.69%	2.5 DU/AC	18,380	49,075
Medium High Density Residential	1,210	2.03%	864	4.19%	8 DU/AC	6,912	18,455
High Density Residential	693	1.16%	552	2.68%	20 DU/AC	11,040	29,477
Local Commercial	720	1.21%	594	2.88%	-	-	-
Freeway Commercial	671	1.13%	671	3.26%	-	-	-
Historic Avondale District	83	0.14%	83	0.40%	8 DU/AC	664	1,773
Sports and Entertainment	940	1.58%	940	4.56%	2 DU/AC	1,880	5,020
Office/Professional	64	0.11%	64	0.31%	-	-	-
Industrial	412	0.69%	412	2.00%	-	-	-
Business Park	752	1.26%	752	3.65%	-	-	-
Corporate Park	191	0.32%	191	0.93%	-	-	-
Gila River Scenic District	129	0.22%	129	0.63%	-	-	-
Open Space	29,724	49.95%	3,925	19.05%	-	-	-
Public/Civic	291	0.49%	291	1.41%	-	-	-
Education	508	0.85%	508	2.47%	-	-	-
Resort	356	0.60%	0	0.00%	-	-	-
The BLVD	334	0.56%	334	1.62%	Varies	2,900***	7,743
Urban Residential	22	0.04%	22	0.11%	30 DU/AC	660	1,762
Urban Commercial	70	0.12%	70	0.34%	20 DU/AC	1,400	3,738
Mixed Use	634	1.07%	634	3.08%	20 DU/AC	12,680	33,856
High Intensity Office	46	0.08%	46	0.22%	-	-	-
TOTAL	59,509	100.00%	20,602	100.00%	-	57,838****	154,426****

† Table reflects planned land uses as of November 7, 2022

* Only target densities north of the Estrella Mountains used for build-out projections.

** Population estimated using Average Household Size in Maricopa County from 2010 US Census (2.67 Persons per Household)

*** The BLVD Housing Unit Projections based on Market Analysis in The BLVD Specific Plan (Pages 2-13)

**** Including the South Planning Area would result in a build-out total of 107,887 dwelling units and a population of 286,557.

Between the 2030 Plan's adoption in August 2012 and the November 7, 2022, the City Council approved several amendments to the Land Use Map. A comparison of the 2030 General Plan Land Use Map (including amendments) and the Land Use Map in this amended version of the General Plan 2030 compare the acreages of land north of the Estrella Mountains in either residential land use categories or other land uses that saw changes in acreages. The categories that increased the most significantly in the 2030 Plan are the Education, Medium Density Residential, Freeway Commercial, and Gila River Scenic District designations. Open Space, Corporate Park, Estate/Low Density Residential and Rural Low Density Residential experienced the most significant decreases in acreages in the 2030 Plan. The Urban Residential land use designation was eliminated in the 2030 General Plan.

The following table compares the different amount of acreage devoted to specific land use categories in planned land uses after the 2022 amendment to the land uses in this General Plan 2030 for only the portion of the Avondale Planning Area north of the Estrella Mountains.

Table 7 - Comparison of the Acreages of the 2030 General Plan Land Uses between the 2022 Amendment and the 2023 Major General Plan Amendment (North of Estrella Mountains Only)

Land Use Category	Amended General Plan (2022)	2030 General Plan	Change in Acreage
Rural Low Density Residential	1,058	921	-137
Estate/Low Density Residential	1,110	971	-139
Medium Low Density Residential	0	0	-
Medium Density Residential	7,352	7,385	+33
Medium High Density Residential	864	852	-12
High Density Residential	552	503	-49
Freeway Commercial	671	742	+71
Office/Professional	64	64	-
Business Park	752	774	+22
Corporate Park	191	0	-191
Gila River Scenic District	129	387	+258
Open Space	3,925	3,999	+74
Public/Civic	291	283	-8
Education	508	708	+200
Mixed Use	634	534	-100
Urban Residential	22	0	-22
TOTAL	18,123	18,123	0

GENERAL PLAN 2030 LAND USE MAP

Between the 1990 and 2002 General Plans, Avondale captured a significant share of the residential growth that occurred in the Phoenix metropolitan area. Furthermore, between 2002 and 2009, Avondale outpaced the vast majority of Valley cities in new home construction and population growth. While the rate of growth has slowed over the past decade, Avondale's population is still expected to surpass 100,000 by the year 2030 and 110,000 by the year 2040.

Table 8 - Population Projection

	2010	2020*	2021**	2030	2040
Avondale Population	76,238	89,334	90,562	101,800	111,900

Maricopa Association of Governments Socioeconomic Projections of Population, Housing, and Employment by Municipal Planning Area and Regional Analysis Zone (June 2019)

*2020 Population Data courtesy of US Census; this not a projection.

**2021 Population Data courtesy of American Community Survey (ACS) 5-Year Estimate.

Through the General Plan 2030 Land Use Map, Avondale must be prepared to accommodate the future population by providing adequate residential areas at densities that are in line with our community vision, including its healthy lifestyle goals. At the same time, the City must provide for ample land area for commercial and industrial development with an emphasis on creating and applying land use categories that emphasize higher-paying jobs in order to retain residents. Providing for densities that exceed what Avondale has envisioned in the past, for instance within the BLVD, will help to free up additional land for commercial and employment land use categories and achieve the desired mix. In general, similar to the BLVD but possibly less intense, mixed use and higher densities will be vital to supporting a community that values a healthy lifestyle.

As new development occurs, it will undoubtedly replace some existing residential areas. Our existing housing is important to our heritage and provides moderately priced housing for many of our residents. Just as importantly, as our employment base grows, more people will want to live in Avondale. We need to provide for larger residential lots, custom homes, and additional amenities that will aid in attracting and retaining professionals in our City. Also, safe, attractive mixed-use neighborhoods support health not only by allowing residents to be physically active through daily activity, such as walking to school, work, and shopping, but also by increasing access to "health infrastructure" – everything from medical facilities to fresh food. As Avondale strives to meet its land use demands, to achieve its goals as a healthy lifestyle community, mixed use opportunities need to be considered. Our land use plan must provide locations for these various types of uses. The Housing Element and Urban Design Element of this Plan details specific strategies to ensure that a variety of housing types and mixed-use developments are available in our City.

To stabilize our existing neighborhoods, our City Council adopted an Infill Incentive Plan in November 2000. In October of 2004 the plan was replaced with the *Commercial Infill Incentive Plan* and the *Residential Infill Incentive Plan*. Each Plan identifies commercial and residential infill districts and lists specific strategies, such as fee waivers, relaxed design standards, and expedited review periods, to encourage development within them. The Infill Districts/Revitalization Areas Map depicts these districts.

Protection of Aggregate Sites and Resources

The intent of this statutorily required section is to provide opportunities for communities and current and future aggregate producers to avoid unnecessary land use conflicts, ensure long-term availability of low-cost construction materials, and achieve the highest and best land uses for these sites once mining ceases.

The City of Avondale has identified the locations of current aggregate operations within our community from a database maintained by the Arizona State Mine Inspector. Additionally, the City has identified general areas with the potential for future aggregate development on its Land Use Map as required by state law, as well as generally described these properties in this Land Use Element text. Every reasonable effort has been made to ensure the accuracy of the maps and related information contained herein. However, these maps and information reflect limited data available through the Arizona State Mine Inspector, the Flood Control District of Maricopa County, and the Arizona Geological Survey at the time of this General Plan Update. Avondale assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such. While general areas that may be conducive for development as aggregate sites are identified for future mining operations on the General Plan's Land Use Map, it is unlikely that all areas can be developed as aggregate resources. Further, aggregate activities may not occur by right at these locations. The Zoning Ordinance contains the Special Use Overlay District that is available for an aggregate site to expand its operations beyond its existing boundaries should the City and the property owners agree that this is a viable option. The owners of parcels that contain potential aggregate resources may apply for the Special Use District (SUD) Overlay as part of the development review to mine and capture the aggregate resources prior to grading the site and future development. There is no guarantee via this document that approval of additional aggregate mining facilities through the SUD will be granted.

Aggregate mining operations exceeding five acres in area are required by Arizona law to prepare "Reclamation Plans" for approval by the Arizona State Mine Inspector. These plans detail the total acreage of the mining site, the disturbed (i.e. mined) acreage, and the manner in which the owner/operator will restore the site once mining activity has ceased. There is no time frame established for cessation of mining activities, but Arizona State Statute requires reclamation within 3 years of closure. Reclamation Plans have been filed with the Arizona State Mine Inspector for the following sites located within the City of Avondale's planning boundary (listed in order of northernmost sites to southernmost sites):

- **CEMEX West Quarry Mine Site:** This approximately 617 acre site is located east of the Agua Fria River at Thomas Road, extending north past Camelback Road with approximately two-thirds of the site located outside of Avondale's jurisdiction. Activities occurring on the site include unconsolidated aggregate mining and concrete manufacturing. Based upon 2010 aerial photographs, staff estimates approximately 260 of the 617 acres have been disturbed. The reclamation plan calls for areas of the site to be backfilled after mining and others to be converted to naturalized open space and designated for agricultural or recreational purposes. Mining operations are expected to continue through at least 2030; however, the narrative states that some areas of the site may be reclaimed concurrently with mine operations as those portions are no longer used for mining purposes.

- **Vulcan Materials Company Litchfield Mine Site:** This approximately 272 acre site is located south of Indian School Road, west of the Agua Fria River, stretching south to Thomas Road. Activities occurring on the site include open pit sand and gravel mining, landfill operations, and concrete manufacturing; approximately 255 of the 272 acres have been disturbed from mining and landfill activities. The Reclamation Plan identifies several potential post mining uses of the land and states that the specific post mining use will

be dependent upon economic conditions at the time of mining cessation. These post mining uses include future commercial, recreational, or educational opportunities which may include water components, such as ponds. There is no time frame established for closure of the mine; however, the narrative states that some areas of the site may be reclaimed before the end of mine life.

- **Vulcan Materials Company Avondale Mine Site:** This approximately 173 acre site is located west of Dysart Road directly south of the City's Charles M. Wolf Water Treatment Facility. Activities occurring on the site include open pit sand and gravel mining, concrete manufacturing, and hot mix asphalt manufacturing; approximately 134 of the 173 acres have been disturbed from mining and manufacturing activities. Upon completion of mining and related activities, the operator will restore plant life to the site and create an open pond area with shallow side slopes, potentially usable for recreational activities. There is no time frame established for closure of the mine.

- **California Portland Cement Company/iMix Materials Bullard Mine Site:** This approximately 133 acre site is located on 143rd Avenue north of Baseline Road. The majority of the site, including all mining activity, is located within the City of Goodyear. The easternmost portion of the site, which contains a concrete manufacturing facility, is located within the City of Avondale. Activities occurring on the site include open pit sand and gravel mining, concrete manufacturing, and granite mining; approximately 127 of the 133 acres have been disturbed. The reclamation plan calls for the site to be restored to naturalized open space. Mining operations are expected to continue on a portion of the property; however, the narrative states that some areas of the site may be reclaimed concurrent with mine operation as those portions of the site are no longer used for mining.

- **Vulcan Materials Company Gila 240 Mine Site:** This approximately 253 acre site is located at the southwest corner of Dysart Road and Southern Avenue. Activities occurring on the site include open pit sand and gravel mining, concrete manufacturing, and asphalt manufacturing. The Reclamation Plan incorrectly states that the site has not yet been disturbed. Based upon 2010 aerial photographs, staff estimates approximately 163 acres of the 253 acre site have been disturbed. The reclamation plan identifies several potential post mining uses of the land and states that the specific post mining use will be dependent upon economic conditions at the time of mining cessation. These post mining uses include future commercial, recreational, or other opportunities which may include water components, such as open ponds. The property could also be used in the future as a groundwater recharge area and reseeded with native vegetation. There is no time frame established for closure of the mine.

- **El Mirage and Southern Mine Site (Circle H Sand & Rock):** This approximately 76 acre site is located at the southwest corner of El Mirage Road and Southern Avenue. Activities occurring on the site include open pit sand and gravel mining and concrete manufacturing. The future reclamation plan for this site is uncertain, although per discussions with the State Mine Inspector, it is anticipated it will be integrated into the Tres Rios Greenway Project, a collaborative effort by various local and state entities to create a natural recreational area in the Gila River and Agua Fria River beds. There is no time frame established for closure of the mine.

The City recognizes these sites as existing operations, but has identified policies to plan for the eventual re-use of these aggregate sites. Once mining operations have ceased, the potential for each of these sites to develop, or, if located within an undevelopable floodway, to contribute to the City's open space network, will be limitless. For future aggregate sites, the City will work proactively with the Arizona Mine Inspector, the property owners, and the operators of these facilities to develop their operation and reclamation plans in a manner that minimizes undesirable land-use conflicts and maximizes the future use of any existing sites to benefit all parties and the residents of Avondale.

The Buckeye Irrigation District owns the property between Baseline Road and the Gila River, east of 143rd Avenue. As a result of previous mining operations lakes now exist on the property. The City has identified this area as a site that could serve residents and visitors to Avondale and provide future recreation, natural open space, and other opportunities.

As development of the southern portion of the City, north of the Gila River is anticipated to continue in the next decade, Avondale should look to provide adequately all needed amenities to the residents in these new developments. The General Plan 2030 Land Use Map will continue to refine our vision, providing more specificity in terms of land use categories and establishing overlays in order to guide development in a more structured manner. The High Intensity Office, Urban Commercial, Mixed Use, and the BLVD land uses offer higher density employment and commercial opportunities that supports economic growth.

The City also values industrial and office uses and feels there is a place for both within its incorporated limits. The City of Avondale is in the position to group those employers into corridors intended for similar uses. There is also a planned concentration of Freeway Commercial land uses adjacent to the proposed corridor of the future SR-30, which is planned to serve as the an I-10 traffic reliever for the West Valley communities.

The Sports and Entertainment land use allows for employment growth in the southern part of the City. Phoenix Raceway expansion plans include office and business park uses that typically support job growth.

The following table lists the acreages devoted to each of the City's land use categories and projects Avondale's population in the event that the area Avondale north of the Estrella Mountains is built out according to the 2030 Land Use Map. Included as a footnote to this table is the full build-out population of both the area of Avondale north of the Estrellas and the South Planning Area according to the land uses and residential target densities planned for the area south of the South Planning Area.

Table 9 - General Plan 2030 - Planned Land Uses (2023 Major General Plan Amendment)

Land Use Category	Total Area in Acres	Percent of Total	NORTH of ESTRELLAS Total Area in Acres	NORTH of ESTRELLAS Percent of Total	Target Density per/acre*	Projected Dwelling Units at Build-out	Projected Population at Build-out**
Rural Low Density Residential	2,377	3.99%	921	4.47%	0.2 DU/AC	184	486
Estate/Low Density Residential	3,533	5.94%	971	4.71%	1.0 DU/AC	971	2,563
Medium Low Density Residential	7,763	13.04%	0	0.00%			
Medium Density Residential	7,743	13.01%	7,385	35.84%	2.5 DU/AC	18,463	48,741
Medium High Density Residential	1,198	2.01%	852	4.13%	8 DU/AC	6,816	17,994
High Density Residential	644	1.08%	503	2.44%	20 DU/AC	10,060	26,558
Local Commercial	725	1.22%	599	2.91%	-	-	-
Freeway Commercial	742	1.25%	742	3.60%	-	-	-
Old Town (*formerly Historic Avondale Dist.*)	83	0.14%	83	0.40%	8 DU/AC	664	1,753
Sports and Entertainment	940	1.58%	940	4.56%	2 DU/AC	1,880	4,963
Office/Professional	64	0.11%	64	0.31%	-	-	-
Industrial	412	0.69%	412	2.00%	-	-	-
Business Park	774	1.30%	774	3.76%	-	-	-
Gila River Scenic District	387	0.65%	387	1.88%	-	-	-
Open Space	29,798	50.07%	3,999	19.41%	-	-	-
Public/Civic	283	0.48%	283	1.37%	-	-	-
Education	708	1.19%	708	3.44%	-	-	-
Resort	356	0.60%	0	0.00%	-	-	-
The BLVD	334	0.56%	334	1.62%	Varies	2,900***	7,656
Urban Commercial	70	0.12%	70	0.34%	20 DU/AC	1,400	3,696
Mixed Use	534	0.90%	534	2.59%	20 DU/AC	10,680	28,195
High Intensity Office	46	0.08%	46	0.22%	-	-	-
TOTAL	59,514	100.00%	20,607	100.00%	-	54,018****	142,607****

* Only target densities north of the Estrella Mountains used for build-out projections.

** Population estimated using Average Household Size in Maricopa County from 2020 US Census (2.64 Persons per Household)

*** The BLVD Housing Unit Projections based on Market Analysis in The BLVD Specific Plan (Pages 2-13)

**** Including the South Planning Area would result in a build-out total of 104,067 dwelling units and a population of 274,738.

GOALS and POLICIES

GOAL 1:

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

POLICIES:

A. Focus attention on urban centers, and develop additional tools to assist in the development and re-development of areas unique to Avondale, such as Western Avenue and the BLVD.

B. Plan for unique revenue generating sports and entertainment themed land uses within proximity to the Phoenix Raceway.

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

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

E. Consider adaptive reuse of existing vacant buildings.

F. Incorporate community gardens and urban agriculture into mixed use developments.

GOAL 2:

Honor the unique character of Old Town.

POLICIES:

A. Build upon the successes of the Western Avenue revitalization by increasing the zoning boundaries of the Old Town Avondale and utilizing the Infill Incentive Plans.

B. Utilize public and private spaces within Old Town to increase pedestrian activity.

C. Preserve and enhance the vitality of existing neighborhoods in and around the Old Town area by continuing to promote the rehabilitation of mature housing and development of infill lots.

D. Continue to monitor the zoning and design requirements for Old Town to ensure they are functioning optimally to create a visually interesting, active, and vibrant pedestrian-oriented place.

GOAL 3:

Promote a strong balance of high quality residential, employment, recreation, and educational land uses.

POLICIES:

A. Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.

B. Provide for larger home sites and encourage custom home developments in order to attract executive level professionals to live in Avondale.

C. Encourage a mix of uses and amenities when master planning large developments, such as single-family residences, offices, educational institutions, shopping centers, trails, parks, community gardens, and recreational facilities, to encourage social interaction, and to create a larger sense of community amongst residents.

D. Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.

GOAL 4:

Ensure all land use decisions meet the long-term social and economic goals of the community.

POLICIES:

A. Encourage annexations that benefit the quality of life for Avondale residents and are in the best interest of the City.

B. Require all new development to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to City water and sewer systems.

C. Ensure Avondale is at the forefront of any emerging markets by continuously updating codes and policies to include standards for new business types and technologies.

D. Ensure that low-cost construction materials essential for growth and development are readily available.

GOAL 5:

Promote land uses that are respectful of the natural environment and which conserve valuable natural resources such as open space, clean air, water, and energy.

POLICIES:

A. Minimize negative impacts to the natural environment and protect the areas in and around the Estrella Mountain Regional Park.

B. Encourage land uses and design of buildings to capture the spirit of the City's natural surroundings, such as the Estrella Mountains and the Gila River.

C. Establish a City-wide development policy that provides incentives for developments which use eco-friendly

methods, materials, and techniques.

D. Mitigate the potential impact of mining sites during their operation and plan for future productive re-use following their eventual closure.

E. Champion the re-development and/or adaptive re-use of brown-field and gray-field sites.

F. Protect archaeological and historically significant areas from destruction by development or neglect.

GOAL 6:

Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.

POLICIES:

A. Coordinate with external entities, surrounding jurisdictions, and state and federal agencies to address issues of regional concern.

B. Maintain a partnership with the neighboring Gila River Indian Community when planning for land uses south of the Estrella Mountains.

C. Provide up-to-date information regarding land use changes and development plans to the Maricopa Association of Governments to assist in regional planning studies.

D. Coordinate connectivity opportunities with neighboring communities when creating pedestrian and non-motorized trail systems.

E. Plan for opportunities when aggregates no longer need or intend to mine locations along the Agua Fria and Gila Rivers.

GOAL 7:

Plan for educational facility locations as development and redevelopment occurs.

POLICIES:

A. Maintain a good working relationship with school districts in order to ensure that all new development is adequately served by existing or new school sites.

B. Strategically locate school sites so that they serve as the nucleus of new neighborhoods and master planned communities.

C. Plan for the expansion of Estrella Mountain Community College and identify locations for additional institutions of higher learning within the City.

GOAL 8:

Support mixed-use land use patterns that increase active transportation and pedestrian-oriented development within specific and appropriate areas of the City.

POLICIES:

A. Encourage mixed use areas to be vertically integrated developments comprised of residential, retail, dining, office, and entertainment/recreational uses in order to promote pedestrian activity.

B. Take alternative methods of transportation, including microtransit, bus, and walking into account when considering all proposals for development.

2030 LAND USE CATEGORIES

The 2030 Plan Land Use Map fulfills the requirements of ARS §9-461.05 to designate the proposed distribution and location and extent of such uses of the land for housing, business, industry, agriculture, aggregate, recreation, education, public buildings and grounds, open space, and other categories of public and private uses as may be appropriate to the municipality. **The land uses shown on the 2030 Plan map do not change existing zoning, and the 2030 Plan Land Use Map is not a zoning map.** Zoning, which is regulated by ordinance, is an implementation tool of 2030 Plan. Zoning addresses the exact density and intensity of development, setbacks, site design, parking, open space, and other issues pertinent to the development of a specific site. By law, all requests for rezoning must conform to the 2030 Plan. **Adoption, re-adoption, and amendments to the 2030 Plan do not change the current zoning of property.**

The land uses shown on the 2030 Plan Land Use Map are not intended to reflect every existing and planned land use in Avondale. They are intended to portray the overall character of development for the City and generally reflect existing and planned land uses. The land use categories shown on the Land Use Map and described below meet the requirements of ARS §9-461.05 by establishing the standards of population density and building intensity recommended for the various land uses covered by the 2030 Plan.

All public facilities existing at the time of adoption of this 2030 Plan are identified on the Land Use Map. **As the City continues to grow, there will be a need for new public facilities and such City-owned facilities may be located in any land use category.** Public facilities include parks, schools, electric substations, wells, City-owned and operated water and wastewater treatment plants, police and fire stations, equipment and vehicle maintenance yards and refueling facilities, administrative buildings, landfills, transfer stations, and other public uses. Consideration will be given to the surrounding land uses prior to locating any of these uses within the City.

The land use categories described below fall under five general headings, which organize Avondale's land uses based on specific development type, and our Guiding Principles found within this Plan. These categories are presented below:

Residential *(Neighborhoods as a Foundation)*

A range of residential land use categories is provided in order to allow for different types of housing throughout the community. The residential densities shown on the land use plan map are based on existing development or the suitability of a location for future development. Each residential land use category has a density range and a target density. These density ranges and target densities can change depending on whether the residential land use is either north of the Estrella Mountains and or south of the mountain range in the South Planning Area. The density ranges and target densities for the north residential land uses are listed below.

- **Rural Low Density Residential** (up to 1 DU per acre, Target Density = 0.2 DU per acre)
  Rural low density is residential land that will not exceed a density of one single-family detached dwelling unit per acre north of the Estrellas. This type of development promotes a rural lifestyle where horse privileges or livestock may be a part of the character. Churches, parks, equestrian trails, open spaces, working farms, community gardens, and public facilities are permitted in this land use category.

- **Estate/Low Density Residential** (up to 2.5 DU per acre, Target Density = 1.0 DU per acre)
  Estate/Low Density is residential land that will contain densities that range between 1.0 to 2.5 single-family detached dwelling units per acre north of the Estrellas. These residences are typically large, detached estate or executive-type homes of one or two stories with significant privacy and open space that reside among open areas, near the panoramic views of the Estrella Mountains and the Gila River, and seek an equestrian lifestyle. Churches, parks, equestrian trails, open spaces, community gardens, and public facilities are permitted in this land use category.

- **Medium Density Residential** (2.5 to 4 DU per acre, Target Density = 2.5 DU per acre)
  Medium Density is residential land that will contain densities that range from 2.5 to 4 single-family dwelling units per acre north of the Estrellas. This land use category provides for a suburban lifestyle with planned detached single-family residential communities with larger setbacks and neighborhood facilities. Churches, parks, trails and other open space amenities, and public facilities are permitted in this category.

- **Medium/High Density Residential** (4 to 12 DU per acre, Target Density = 8.0 DU per acre)
  Medium/High Density is residential land that will contain densities that range from 4 to 12 dwelling units per acre north of the Estrellas. This category should include a combination of single-family attached, detached, and townhomes, or condominiums, patio homes, casita housing choices. The variety of housing choices in a specific development should be in a planned and clustered setting unique to Avondale with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities. This category can also include workforce housing options. This level of intensity should promote a village environment with easy access to services and recreation. Churches, parks and open spaces, and public facilities are permitted in this land use category.

- **High Density Residential** (12 to 30 DU per acre, Target Density = 12.0 DU per acre)
  High density is residential land that will contain densities up to 30 dwelling units per acre north of the Estrellas. These residences have limited private outdoor space and rely on shared or common open space for recreation. Patio homes, apartments, condominiums or townhomes are suitable for this land use. These residences may be part of a mixed-use development, master planned community, and have direct access to open space, transit or other multi-modal amenities. This level of intensity should promote a village environment with easy access to services, business and recreation.

South Planning Area Residential

A major general plan amendment for the South Planning Area was approved in 2021 with the guiding principal of creating a master plan for the area that emphasizes Avondale's natural landscape setting to promote growth and conservation, tourism and outdoor recreation among the Estrella Mountains. The amendment created separate density ranges and target densities for residential land uses in the South Planning Area that already existed prior to this amendment in Avondale north of the Estrella Mountains. Table 10 below shows the residential land uses with differing density ranges and target ranges both in the area of Avondale north of the Estrella Mountains and in the South Planning Area.

Table 10 - Locational Differences of Density Ranges and Target Densities for Residential Land Uses

Land Use Category	NORTH of ESTRELLAS Density Range	NORTH of ESTRELLAS Target Density	SOUTH PLANNING AREA Density Range	SOUTH PLANNING AREA Target Density
Rural Low Density Residential	up to 1 DU/ac	0.2 DU/ac	1 - 2.5 DU/ac	2.0 DU/ac
Estate/Low Density Residential	up to 2.5 DU/ac	1.0 DU/ac	2.5 - 3.5 DU/ac	3.0 DU/ac
Medium Density Residential	2.5 - 4 DU/ac	2.5 DU/ac	5 - 8 DU/ac	6.0 DU/ac
Medium High Density Residential	4 - 12 DU/ac	8.0 DU/ac	8 - 12 DU/ac	10.0 DU/ac
High Density Residential	12 - 30 DU/ac	12.0 DU/ac	12 - 25 DU/ac	20.0 DU/ac

The major general plan amendment introduced the Medium Low Density Residential land use category that is only located south of the Estrella Mountains in the South Planning Area, and therefore, only has one density range and one target density.

- **Medium Low Density Residential** (3.5 to 5 DU per acre, Target Density = 4.0 DU per acre)
  Medium Low Density is residential land that will contain densities that range from 3.5 to 5.0 single-family dwelling units per acre south of the Estrellas. This land use category provides for planned detached single-family residential communities of medium to low densities that are equipped with neighborhood facilities. Churches, parks, trails and other open space amenities, and public facilities are permitted in this category.

It is important to note that the maximum density ranges are not to be viewed as entitlements or guarantees. The appropriate density will be determined by a multitude of factors: existing and planned adjacent developments; infrastructure to include streets, parks, and schools; provisions for public transit services and facilities, neighborhood interaction and sustainability - its walkability, design, amenities, active and passive dedicated open space, and the overall character of the area proposed that includes energy efficient design and promotes a healthy and livable community. All factors stated above should be considered and integrated to increase densities above the target.

Commercial (Economic Vitality)

The commercial land-use categories accommodate the full range of the service industry including retail, entertainment, and medical uses allowing for varying and intensity of uses. The commercial uses are generally characterized by master planned centers, infill parcel development, and regional level destination development along the freeway, intersections of major roadways and the City's major corridors.

Sports and Entertainment

The Sports and Entertainment district provides for regional level sports and entertainment. Land uses include large-scale developments, such as the Phoenix Raceway and its associated uses, public gardens and plazas, resort, office, and retail establishments, recreational vehicle parking and showrooms, museums, parking garages, indoor and outdoor venues including opportunities for motorsports events, and residential living as urban style housing, casitas, and timeshares, or estate housing that accommodates garages and storage for racing vehicles.

The BLVD

Land use category to accommodate the more intense use of the I-10 Freeway and Avondale Boulevard. This category is planned as a pedestrian-oriented district with tree-lined streets, shops on the ground floor, and small plazas and parks. Land uses include the Neighborhood District, Gateway District, Village District, Park Avenue District, Promenade District, and Residential District further defined in the BLVD Specific Plan.

Freeway Commercial

Land use category to accommodate the more intense uses of the I-10 Freeway, Loop 101, SR 30, and other future parkway corridors. Freeway commercial development patterns will provide concentrated retail, hospitality, and related activity along these corridors. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation.

Urban Commercial

Land-use category to accommodate compact commercial centers consisting of retail, restaurant, office, hotel, farmers market, community garden, and personal services. Residential units may be built on upper floors within this designation if commercial uses are built on the ground floor as part of the same development project. The desired form of development is 4+ story buildings served by structured parking.

Local Commercial

Land use category that is used primarily for providing daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may 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. Preferred locations are major arterial intersections, although other locations may be deemed acceptable based on the merits of the project.

In addition, services that provide shopping and basic services for the immediate area (i.e. "neighborhood commercial") may be allowed in any land-use classification based upon the merits of the development proposal. Generally neighborhood commercial development would not be greater than five acres, and would require adequate buffering to protect surrounding land uses.

Old Town

Old Town (formerly Historic Avondale District) is the "heart" of the Avondale community. Land uses within this business core permit and promote a vibrant mix of residential and nonresidential uses, but require retail, service, or office uses on all street level floors to promote a pedestrian-oriented environment. Unlike modern shopping centers in Arizona, this area has a human richness derived from its history, families, friends, and neighbors who live nearby, and many within walking distance.

Employment (Economic Vitality)

The employment land use categories accommodate five types of development to allow for varying scale and intensity of uses. The five types are characterized by regional employment developments, corporate headquarters, office development, campus style business parks, and manufacturing.

Office/Professional

The office land use category allows for professional office and medical office services/practices associated with hospitals and niche medical industries, such as sports medicine, physical therapy, and associated office support services that are generally quiet with moderate traffic volumes. Office sites are to be integrated through design with adjacent residential developments. Typical office developments have their own access and circulation, identification signs, and landscaping. Developments with more than one building share a common architectural and landscape theme to include identification signs, covered parking and driveways with pedestrian amenities and shaded outdoor areas.

High Intensity Office

The High Intensity Office land use category allows for high-rise office. Retail, restaurant, and service uses located at the street level are allowed if limited to 5% of the total floor area of a project. Office developments should be located at visible locations adjacent to freeways or within walking distance to transit stops with extraordinary site, building, and landscape design. Parking will be structured and plazas and open spaces will be provided for use of employees and visitors to the development.

Corporate Park

The Corporate Park land use category is intended to attract major corporations to the foothills of the Estrella Mountains on land overlooking the Gila River. This area includes mid-rise story buildings located north of the Gila River and requires a unified architectural theme that blends with the natural environment of the Sonoran Desert.

Business Park

The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

Industrial

The industrial land-use category is intended provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses.

Physical Environment (Environmental Stewardship and Sustainable Systems)

The physical environment land use categories accommodate three types of development to allow for varying open space opportunities for the residents of Avondale. The four types are characterized by both active and passive recreational opportunities. Increasing access to open space amenities is an important healthy community strategy to increase physical activity; connectivity is critical when supporting this notion.

Open Space and Parks

Land primarily used for City parks, Estrella Mountains, and rivers and corridors designated for public enjoyment in the Parks and Recreation Master Plan. Open space is planned to set aside areas of active and passive recreation for Avondale residents and to preserve areas of critical natural habitat. Open space areas are also designated for wildlife watching areas, birding, eco-tourism, conservation, and preservation of riparian areas on floodplains adjacent to the Gila River. Parks and open space allocations will be implemented as a component of development approvals as urbanization and development occurs. Watercourse areas identified on the land use map as open space to include the Agua Fria River, Gila River, Crystal Gardens Reclamation Facility, and prior aggregate sites may be used for outdoor recreation and preservation of natural resources. In the case of private land designated as open space, if no other agreement exists between the landowner and the City of Avondale, development of up to one dwelling unit per gross acre is allowed.

Aggregate Land Use

Land use category that encompasses all existing sand and gravel/mining operations in the City of Avondale. This category also identifies broad areas that may contain commercial quantities of aggregates subject to approval through the Special Use District permitting requirements. These locations are identified on the Land Use Map to provide proper disclosure to the public.

Public Recreational

Land primarily used for active or passive recreation or cultural activities, which do not qualify as open space due to significant site infrastructure, such as a recreation or teen center, visitors center, museum/heritage center, community garden, or wildlife center. A symbol is used to identify the land use potential for these specific uses within this category on the existing land use map.

Gila River Scenic District

The Gila River Scenic District provides for a pedestrian-oriented and environmentally focused low impact development that lends itself to recreational opportunities and equestrian opportunities due to its proximity to the Base and Meridian Wildlife Area and the Tres Rios Greenway. Limited commercial and ecotourism development or outdoor businesses are permitted that enhance the area as a tourist stop for outdoor enthusiasts. Boat houses, visitor centers, or wildlife centers are also permitted in this category.

Public Facilities (Healthy Community)

The public facilities land-use categories accommodate two types of development to allow for a varying scale of services for the community. The two types are characterized by direct city services and the need to create a well-educated community and workforce.

Public/Civic

The Public/Civic land use category provides for a variety of civic, public, and quasi-public facilities for the health, safety, and welfare of the residents. Types of uses found in this category include City government facilities, police and fire stations, community centers, libraries, water and wastewater treatment facilities, well sites, substations, and other public facilities.

Education

Land use that provides for public and private schools and their associated uses (playgrounds, ball-fields, performing art centers, gymnasiums, etc.), colleges, such as Estrella Community College, and universities.

Mixed Use

Mixed Use

Land use 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 includes: reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities.

Development Corridor Emphasis Areas

Avondale Boulevard Employment and Commercial Corridor

Avondale Boulevard is recognized as a major corridor for employment and commercial land uses. It is the City's desire to recruit and direct attractive and unique development into this corridor to make it a place of destination. Developing this area into a destination can provide the business, shopping, entertainment, residential, community, social and cultural elements that attract a full range of market and community oriented interests that will serve the existing and future residents of the region. Because of the importance of this corridor, it is expected that the site design, architecture, and landscaping should be of the highest quality and developed in a planned manner.

Growth Area

This land-use category indicates areas of intense employment, retail or mixed uses supported by high-volume transportation infrastructure and superior access.

Resort

Land use that indicates the potential for tourism and resort development related to the Phoenix Raceway and the Estrella Mountains. A symbol is used to identify the desired location for resort development on the General Plan Land Use Map.

ECONOMIC VITALITY

THEME

PREFACE

The Economic Vitality Theme includes three elements: an Economic Element, a Growth Area Element, and a Cost of Development Element. The Economic Element is a response to residents' desire to create a sustainable community that offers employment opportunities for new and existing residents alike. When residents' income-earning potentials increase and they are able to attain such goals as home ownership, they are in much better health than those who are unable to do so. Similarly, future employers look to a healthy community in order to locate their businesses because they can employ people who miss less work and keep health care costs down. The purpose of the Growth Area Element is to identify opportunities within Avondale to develop in an efficient manner that maximizes infrastructure, such as roads and sewer. Identifying these areas permits siting public services and facilities where they can best service the population. Locating growth areas also sends a strong message to the development community as to where the City would like to concentrate its resources to encourage efficient development.

The Cost of Development Element addresses residents' interest in maintaining and improving public services and facilities that are available to a growing residential population, without placing the burden of these services solely on the shoulders of existing residents.

ECONOMIC ELEMENT

INTRODUCTION

The economic stability of a city is derived from its jobs and revenue. The two working together to create a healthy sustainable economy will also provide for steady and increased household incomes. The Economic Vitality Element seeks to enhance and promote these factors as well as to attract high paying jobs, and to promote business expansion, business retention, and workforce development. Creating good jobs improves household incomes, while quality housing represents value and economic sustainability - which attracts business as well as new residents. With respect to this, two concepts work together in terms of a healthy community: increased income potential equates to improved health, and a healthy population is a draw for future businesses and employers.

Early in the General Plan public participation process, it became clear that residents of Avondale are focused on a community experiencing economic prosperity through diversification, self-reliance, localized supply chains, and adaptability. It is even more evident that the City promotes and retains a highly educated and capable work force, high paying jobs, scenic, tourism and recreation amenities, and excellent transportation access to the region to allow for a greater potential for economic development that grows in tandem with a healthy lifestyle. Therefore, the focus of this element of the General Plan is to be recognized as a community that is making strides towards being a great place to live, work, play, and invest.

PAST, PRESENT, AND FUTURE TRENDS

Avondale's economy has grown from its agricultural roots to a diverse pro-business environment boasting an accessible skilled workforce and incredible quality of life. By 2030, forecasts point to the continuation of the status as an independent, full-service municipal status; *characterized as a city with a modest population and a developed corporate presence, while maintaining a diverse, small town charm.*

Avondale is strong in some retail sectors, but needs to improve its market share in others. Automobile sales, for instance, is a major contributor to the municipal coffers representing 25% percent of the City's sales tax revenues. The hospitality industry—hotels, restaurants, and entertainment—has seen tremendous growth over the past five years. Development in hotels have more than doubled Avondale's new rooms, providing hotel bed tax and new tourism opportunities. Additionally, new destination restaurants have been added to the burgeoning McDowell Road retail hotspot. Within that the McDowell Road Health-Tech Corridor has experienced much growth over the past five years with many new healthcare services joining this specialty district to include: Phoenix Children's Hospital, Copper Springs Hospital, BioLife, Akos Medical Campus, Honor Health Arizona Cancer Care Center, and additional locates coming soon. This corridor consists of 3,000 acres on McDowell Road between 99th Ave and Dysart, maturing into the City's designated Healthcare Quarter. It has provided a significant new employment center for the city with a great number of high-wage jobs that continues to support the higher-end destination restaurants and entertainment within the corridor.

The community recognizes the southwest part of the City as a high priority for specialty retail/commercial and incredible residential development with the addition of Alamar Master Planned Community. The BLVD, located just south of Interstate 10 (I-10) along Avondale Boulevard, will offer mixed use development with urban style multi-family living to include boutique retail, restaurants, entertainment, and professional offices. In remaining connected to our roots and rich history, Old Town will remain a high priority to bring new infill development to celebrate the heart of our City.

The Economic Element is a response to residents' desire to create a diverse and economically sustainable community that offers high-quality employment opportunities for new and existing residents alike. The City's targeted job-to-population ratio is 0.50 jobs for every resident. The current job-to-population ratio of 0.28 indicates that there is a strong untapped work force available within Avondale. Achieving diverse types and intensities of commercial and industrial development in Avondale and providing employment opportunities for residents is one of the City's most important goals and is vital to the long-term fiscal viability and economic health of the City of Avondale. To increase the employment base and provide the economic diversity necessary to protect Avondale from shifts in the economy, a variety of employment (including small business) while retaining a business friendly image is necessary. Furthermore, by creating a healthy lifestyle image, future employers can offer their employees the opportunity to participate in an active community.

The presence of excelling educational and occupational training facilities convenient for the Avondale workforce is regarded as one of the community's greatest assets in attracting industry. Estrella Mountain Community College, Rio Salado Community College, and Universal Technical Institute provide educational experience and graduates for local job growth. An educated population with excelling job skills allows for greater earning potential. This ability to draw a higher income contributes to people's well-being, which supports a healthy lifestyle model.

A mix of employment (including commercial and industrial activities) that provides for a wide range of salary levels could help to protect the City's budget from economic downturns, which affect some, but not all, sectors of the economy. Retail activities add to the job base and provide sales tax which contributes revenue to the general fund that pays for services, such as police, fire, planning, arts and culture, parks and recreation, and general City administration. The mix of employment provided by all of these commercial uses can also help to shorten commute times and reduce traffic congestion by creating a variety of local employment opportunities available to residents within Avondale.

A focus on the creation of "high-end" jobs and nurturing an entrepreneurial business environment is important to the economic development efforts of the City in the future. To achieve this, and the aforenoted goal of raising retail tax revenue, the Economic Development targeted industry sectors include healthcare, technology, manufacturing/logistics, Small Business/Entrepreneurism, and retail and entertainment

In addition, the City should leverage its geographic location and proximity to California and its port city of Long Beach. With Avondale's accessibility to the I-10, this will serve as a benefit in positioning the City to serve the Phoenix market as well as larger markets all over the southwestern United States, and also compete on an international level.

The General Plan addresses economic development through a variety of means. There are a number of land use categories that relate directly to economic development, specifically: Local Commercial, Freeway Commercial, Old Town, Sports and Entertainment, Office/Professional, Industrial, Business Park, Corporate Park, Resort, and The BLVD Specific Plan Area. These uses are identified on the Land Use Map and are defined in the Land Use Element.

Another noteworthy diverse and economic effort for Avondale's older neighborhoods is the Commercial Infill Incentive Plan for Old Town. This area enriched with Avondale's history, taking one back to an earlier place in time, encompasses the smaller "mom and pop" shops along Western Avenue forming a centralized business district. This area is intended to promote development and redevelopment of vacant and underused parcels within Avondale to create a vibrant shopping experience and tourist destination.

Tourism

Avondale's economy has been historically tied to agriculture and the retail/service industries. However, with recreational opportunities along the Gila River and in the vast open areas surrounding the City, as well as the West Valley Recreation Corridor and American Sports Center, Avondale has the potential to drive the local economy and attract some of the region's growth. Avondale can target related industries, such as sports equipment sales and services, sports medicine, or further event venues. Building upon an economy with a recreational component will identify Avondale as an active community. Although the growth in tourism has improved Avondale's environmental conditions, it has not created a significant source of moderate to high wage jobs. While resource-based tourism will remain an important element of the local economy, it will be subject to fluctuations in environmental conditions. The community's challenge is to foster sustainable and stable employment opportunities that provide a living wage for Avondale's residents. Avondale's shift to tourism as a result of Phoenix Raceway has assisted in improving the quality and image of the City. However, a tourist-based economy fluctuates and is heavily weighted towards lower paying service sector jobs. Increases in light manufacturing, professional services and other sectors can and will improve the economic stability of the City. In addition to Phoenix Raceway, the City also attracts tourists to southern Avondale for bird watching, canoeing, fishing, hiking, and other outdoor passive activities. These activities have the future potential of generating revenues for product- and service- related businesses, such as outdoor equipment manufacturing and sales that emphasize an active lifestyle. With a focus on sports and recreation, targeting the health-related industries is another way to set Avondale apart from other Valley cities and build upon its healthy lifestyle concepts.

Through the efforts of various organizations, such as the Greater Phoenix Economic Council (GPEC) and the Arizona Commerce Authority, the community has the potential to increase the diversity of its economic base and its economic stability. While tourism will continue to play a vital role in the economy, increased economic diversification will moderate the "boom-bust" economic cycles that have been part of the community's history.

Since 2011, the Arizona Competitiveness Package has led to the creation of many new economic development programs. These programs greatly improve the "toolbox" currently available for business attraction and retention efforts across the state. The following is a brief summary of the major programs of the Arizona Competitiveness Package:

- **Arizona Competes Fund**
  This has also been labeled the "Deal Closing Fund." The Arizona Competes Fund will generate dollars for investment in business projects that stimulate and promote industries that provide stable, high-wage jobs. The program will be funded through increases in corporate income tax withholding and capped at $25 million.

- **Quality Jobs Tax Credit**
  Replaces Arizona's expiring Enterprise Zone Program with a new statewide Quality Jobs Tax Credit for new job creation statewide. This tax credit is based on net new job creation with discreet eligibility qualifications for urban and rural businesses. Tax credit for each new qualified job created is $3,000 per year for three years and is limited to 400 jobs per employer per year.

- **100% Sales Factor**
  Increases the electable sales factor in equal increments for multi-state corporations from 80% to 100% between FY 2014 and FY 2017. A corporation that conducts business both in-state and out-of-state must apportion its income from business activity based on the ratio of property, payroll, and sales in Arizona compared to the corporation's property, payroll, and sales everywhere.

- **Additional Depreciation**

Encourages new capital investment in Arizona by enhancing Arizona's additional depreciation allowance for property tax. Additional depreciation substantially reduces tax liability for most personal property devoted to commercial, industrial and agricultural uses by reducing the taxable value of such property during its first five years of use (by increasing the depreciation factored in determining such value). For eligible property initially classified in tax year 2012 or thereafter, additional depreciation reduces the personal property's full cash value for tax purposes by 75% in the first year of use, 59% in the second year of use, 43% in the third year of use, 27% in the fourth year of use and 11% in the fifth year of use.

Property Tax Reform

Personal Property: Accelerated Depreciation - Accelerates depreciation schedules for prospective acquisitions of commercial personal property.

Personal Property Exemption - Increases the exemption on personal property from the current $67,000 in Tax Year 2010 to $79,000 in Tax Year 2011 by using the Employment Cost Index (ECI) rather than the Gross Domestic Product Implicit Price Deflator (GDP IPD).

Commercial Property - Reduces the commercial property assessment ratio to 18%. Increases in the Homeowners Rebate to offset change in the assessment ratio.

Angel Tax Credit/Capital Gains

- Increases the eligibility criteria for the Angel Investment Tax Credit for a qualified small business from $2 million to $10 million in total assets.
- Eliminates the capital gains tax on income derived from investments in qualified small businesses that have been certified by the Arizona Commerce Authority.
- Decreases long-term capital gains (investments held longer than a year).

R&D Tax Credit

Arizona provides a tax credit for investments in research and development in excess of expenditures from the previous year. The existing program provides a state tax credit between 15% and 24% of qualified R&D expenses, depending on the level of the increase. The Arizona Competitiveness Package legislation enhances the tax credit by 10% if increased R&D expenditures are made in cooperation with an Arizona university. The enhancement to the program is capped at $10 million in tax credits per year, which will represent an increase in $100 million of research conducted in partnership with our public universities.

Greater Maricopa Foreign Trade Zone (FTZ)

This federal program has the ability to stimulate Avondale's local economy and enhance job creation within our City. In addition to the customer fees and regulations, each state legislature can enact enabling legislation to FTZ's within their state and typically this legislation includes property tax incentives. The Arizona State Legislature enacted enabling legislation for FTZ's which allows Arizona and more importantly eligible Avondale based businesses in the FTZ to lower their property taxes to 5% instead of the current 25%.

Demographics

Rapid population growth has created consistent changes in Avondale and Maricopa County the last decade plus. Demographic trends and projections shape Avondale's needs and opportunities. Changes in the size and characteristics of the City's population may have profound impacts on the fiscal, economic, social, and natural environment. Population increases generate demands for additional facilities and services. Different age and income segments of the population have different needs, which shape demands for housing, services and infrastructure.

An assessment of the socioeconomic trends in Avondale is found in the discussions below.

Age

Overall, the population of Avondale is younger than that of the nation – the median age in 2021 in Avondale was 30.2 years, compared to Maricopa County at 37.3, and the median age in the U.S. at 38.8 years.

Changes in our population are addressed in the Land Use Element. What is not reflected in the population figures is the age distribution of our growing population. Over half of the City's population is represented by young people, with 35% of the population under the age of 19, 22% between the ages of 20-34, and 14% between the ages of 35 and 44.

Employment

In 2022, 12 organizations employed more than 180 people each in Avondale. These employers are concentrated in retail trade and education to include Akos, Wal-Mart Stores, Inc., Costco Wholesale, Maricopa County Community College District, Home Depot, Vitamin Shoppe, Sam's Club, Earnhardt Auto Center, City of Avondale, Agua Fria Union, Tolleson Union, and Avondale Elementary Districts.

In the past ten years, Avondale experienced rapid growth in its housing and retail sectors and is now presented with many different opportunities and challenges relative to our economic development path. Existing major employment sectors today are management, professional, sales, and service occupations.

The City is involved with other efforts that can and are being used to promote development with growth areas as well as in other areas of the City. The City participates with the State of Arizona and the Greater Phoenix Economic Council (GPEC) in advancing economic development efforts within our community, region, and state.

Table 11 shows the occupational distribution of the workforce in Avondale. In 2021, for the employed population 16 years and older, the leading industries in Avondale were Educational Services, Health Care, and Social Assistance at 20.5%, followed by Retail Trade at 15.1%.

Table 11 – Occupational Distribution of Avondale Workforce, 2021

Occupation	2021
Agriculture, Forestry, Fishing, Hunting, and Mining	0.5%
Construction	9.9%
Manufacturing	8.6%
Wholesale Trade	1.9%
Transportation and Warehousing, and Utilities	10.0%
Information	2.0%
Finance and Insurance, and Real Estate and Rental and Leasing	12.1%
Professional, Scientific, Administrative, and Management	7.0%
Educational Services, Health Care, and Social Services	20.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Service	2.7%
Retail Trade	15.1%
Other Services	3.4%
Public Administration	6.3%

Source: 2021 ACS 5-Year Estimate

Income and Households

Avondale's 2021 household median income of $71,423 is consistent with the smaller household size for the City, and just lower than the county average of $76,247 in the same year.

The annualized growth rate of Avondale households over the course of the current decade is 11.9%. Household growth is expected to show a decline in the subsequent decades to 2050 as population growth plateaus. Maricopa County, again, shows similar trends with household growth rates gradually slowing over this horizon.

Population

The 2021 Avondale population was estimated at 90,562 and is expected to reach 101,800 by the year 2030. The Maricopa Association of Governments projects further residential growth in Avondale to result in a population of 122,100 by 2055.

In the decade from 2020 to 2030, Avondale's annualized growth rate is projected to drop from 17% to 14%. From 2030 to 2040, growth is projected to slow to a rate of 10%. By 2050, Avondale's projected growth rate is estimated to decrease to 6% as the community reaches build out.

Since most new development in Avondale has followed infrastructure and transportation corridors, the areas that would be most cost-effective (served by existing infrastructure) are in the process of being built out today. Because the growth in Avondale has exceeded projections, infrastructure capacity sufficient to serve parts of the City south of Southern Avenue or outside the major transportation corridors is not present.

GOALS and POLICIES

GOAL 1:

Grow and diversify Avondale's economy and employment base through business retention, expansion, and development.

POLICIES:

A. Identify and recruit targeted growth sectors based upon an understanding of Avondale's current and projected economy with an emphasis on professional and technical employment.

B. Work with the City's partners to educate and enhance the available work force for targeted sectors.

C. Develop a "Motorsports" economic cluster by leveraging the presence of Phoenix Raceway; continue to enhance partnership opportunities with PIR to promote race track retention and expansion.

D. Use the City's available tools to facilitate the retention and attraction of targeted businesses within growing employment sectors.

E. Leverage the City's proximity to the west coast and port districts to attract international industries and high-tech companies.

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.

GOAL 2:

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

POLICIES:

A. Locate desired and targeted businesses in Avondale, specifically in targeted industry sectors including healthcare along the Healthcare Quarter, technology, manufacturing/logistics, and retail and entertainment in The BLVD.

B. Recruit businesses that encourage pedestrian traffic into appropriate mixed-use areas.

GOAL 3:

Enhance and market Avondale's business climate.

POLICIES:

A. Establish economic vitality and competitiveness as core City priorities and areas of policy focus.

B. Promote the City's commitment to economic vitality and customer services to local businesses via meetings and business visits.

C. Document input received from local business owners and address substantive issues.

D. Support new development that accommodates business attraction opportunities.

E. Increase the supply of developable business park land and promote a flexibility of uses within.

F. Encourage continued diversity and expansion of small business.

G. Develop a program to reach out to business owners in partnership with the Southwest Valley Chamber of Commerce and community organizations through the Chamber Business Retention and Tourism Support (B.R.A.T.S.) Program.

GOAL 4:

Continue to participate in regional economic development efforts.

POLICIES:

A. Collaborate with all west valley communities on common issues and opportunities that affect the long-term quality of life and economic viability of each community.

B. Continue to participate and coordinate activities of mutual interest with the Greater Phoenix Economic Council (GPEC), WESTMARC, the Southwest Valley Chamber of Commerce and Estrella Mountain Community College's office of Workforce Development.

C. Continue to be a partner with Maricopa County in the implementation of the Western Maricopa Enterprise Zone (WMEZ), which is administered through WESTMARC.

D. Be pro-active in seeking out and offering incentive packages to quality end users interested in locating within the City.

GOAL 5:

Encourage and facilitate small/local business development and diversity.

POLICIES:

A. Acknowledge the diversity of Avondale's small/local business owners and reach out to a diverse range of entrepreneurs and business associations through business visits and other means.

B. Promote business incubator opportunities throughout the City.

C. Work with the City's partners to provide technical assistance and funding opportunities for small/local businesses.

D. Promote local food production and urban agriculture as an economic development opportunity to bring income and jobs to a local community as well as support a healthy lifestyle.

GOAL 6:

Implement revitalization activities to enhance the City's economy and sense of place.

POLICIES:

A. Collaborate with neighboring cities, such as the City of Goodyear at Western Avenue in Old Town, the City of Litchfield Park along Dysart and Indian School Roads, to address common issues.

B. Identify opportunities to leverage proximity to the Phoenix Goodyear Airport and other regional assets.

C. Periodically evaluate the approved specific area plans, development guidelines, and other tools that support redevelopment.

D. Be proactive in creating adaptive re-use projects for buildings that may be vacant or become vacant throughout the City.

E. Strengthen Western Avenue as a business district.

F. Link efforts to protect local farmland with the development of diverse markets for local produce and urban agriculture.

GOAL 7:

Implement the BLVD Specific Area Plan.

POLICIES:

A. Capture the employment growth projected in the BLVD Specific Area Plan by attracting employers in targeted business markets.

B. Encourage projects that enhance the community through quality urban design.

C. Create an on-going marketing program for the BLVD

D. Promote the public-private partnership between the City and the American Sports Center.

E. Establish the BLVD as a vibrant entertainment destination.

GOAL 8:

Invest in neighborhood infrastructure, public spaces, and amenities.

POLICIES:

A. Inventory and prioritize infrastructure improvements according to project feasibility to increase the quality of life for the residents.

B. Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods.

GOAL 9:

Promote Avondale as a responsible business partner through targeted communication projects and outreach.

POLICIES:

A. Identify a "Brand Identity", a statement, or a description that defines the community.

B. Develop key messages about Avondale's assets, strategic vision, and opportunities.

C. Enhance the City's business-related informational materials.

D. Sponsor community events that will include participation from local businesses throughout the City.

GOAL 10:

Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities.

POLICIES:

A. Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor.

B. Promote business park employment uses adjacent to high capacity roadway corridors, such as the I-10 Freeway and Van Buren Street.

C. Partner with existing educational facilities, such as Estrella Mountain Community College, to expand campuses for higher degreed programs, colleges, and universities.

D. Partner with secondary education facilities and school districts to ensure a deployment of a workforce that has the basic skills and the educational attainment to satisfy the demands of existing and emerging industries.

GROWTH AREA ELEMENT

INTRODUCTION

As many large-scale developments occur throughout the City, opportunities for economies of scale (the reduction in cost that is due to larger production) in infrastructure construction can be easily missed. The definition of growth areas help to focus the City's resources on those parts of the City where they will be most appropriate for future development, such as the BLVD. They also send a message to the development community concerning the City's priorities. This helps to induce optimal and appropriate development activity in the City. Targeting growth in this manner will help to ensure that public facilities can be located where they are best able to serve the population. It will also help to ensure that these public services support Avondale's ideal of a healthy lifestyle, and allow the City to plan accordingly. This element identifies and describes where Avondale expects to encourage the most intense development to occur, and where we expect the most intense use of City services and infrastructure is expected.

PAST, PRESENT, AND FUTURE TRENDS

Our City has increased in population by 14,324 new residents between 2010 and 2021. While there is still growth in Avondale's northern portion, it has now expanded to the south of, or in proximity to, the I-10 corridor and has largely coincided with existing and proximate infrastructure. Table 12, below, compares our growth to other nearby communities.

Table 12 – Rankings of Numerical and Percent Change in Population of Avondale and Other West Valley Communities, 2010-2021

	2010	2021 Population	Numerical Change	Percent Change
Avondale	76,238	90,562	14,324	+19%
Goodyear	65,275	101,744	36,469	+59%
Litchfield Park	5,476	6,656	1,180	+22%
Tolleson	6,545	7,180	635	+10%

The purpose of identifying specific areas of the City as a "Growth Area" is to identify opportunities within Avondale where development is constructed in an efficient manner that maximizes infrastructure, such as roads and sewer. Identifying these areas permits siting public services and facilities where they can best serve the population. Designating growth areas also sends a strong message to the development community as to where the City would like to concentrate its resources to encourage efficient development.

Growth Areas offer opportunities for enlarged or branch facilities that will allow long-time Avondale enterprises to grow with the City. Institutional uses, particularly, can contribute to the economy with planned expansions, such as: Estrella Mountain Community College, Rio Salado Community College, and Universal Technical Institute. Municipal facilities also provide a catalyst for private sector enterprises. The Phoenix Goodyear Airport, for instance, is cited as a business generator as well as the BLVD.

GROWTH AREAS

The growth areas identified in this Plan are defined as areas appropriate for intense employment, retail, and mixed-use developments that are supported by transportation infrastructure with multi-modal options and superior access. The areas along Avondale Boulevard, 99th Avenue north of the I-10 freeway, McDowell Road, Van Buren Street, Roosevelt Street, and Lower Buckeye Road are where the City expects the most intense development to occur and where the most intense use of City services and infrastructure is expected.

As we continue to strive to provide jobs and shopping opportunities for our residents, we have identified other areas that are appropriate locations for intense employment and mixed use. Generally, existing areas of intensity, and areas we would like to see intensely developed, have several common characteristics that we believe are important to the success of a growth area. These characteristics are:

- Proximity to an area of activity inside or outside the City (for example, an entertainment district, stadium large employment/retail facility, airport, or other major transportation hub facility).
- Superior transportation access.
- Available land and infrastructure that can accommodate higher intensity mixed-use or single-use development or redevelopment.
- Superior access to labor or consumer markets.

In 1991, Avondale prepared the Freeway Corridor Specific Plan and updated it in 2015 to guide development in this area and ensure that this area would be retained as a location for employment and retail uses. Table 13 describes the types of development desired within each growth area in Avondale.

Table 13 - Current Areas of Influence and the Types of Activities That Should Be Encouraged

Growth Area	Types of Activities
Freeway Corridor/99th Avenue	High intensity office, specialty healthcare in the Healthcare Quarter, technology organizations, freeway commercial and retail uses adjacent to the I-10; freeway commercial, mixed-use /specialty support along 99th Avenue.
Airport Growth Area	Airport support and airport-related office and service uses.
South Core	Medium intensity commercial and employment uses and predominantly low density residential uses.
Phoenix Raceway	Raceway-related tourist service and retail, sports and entertainment.
The BLVD	Mixed-use destination including, boutique retail, dining, residential, parks, and other unique amenities.

In addition to the growth areas identified in this section, other areas of Avondale are appropriate for intense development and redevelopment/revitalization. These areas include the Avondale business core identified in the City of Avondale Redevelopment Implementation Infill Incentive Plan. Recommendations relevant to the Avondale business core are located in the Conservation, Redevelopment, Rehabilitation, and Neighborhood Preservation and Revitalization Element of this Plan.

GOALS and POLICIES

GOAL 1:

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

POLICIES:

A. Monitor the Freeway Corridor Specific Plan to protect existing and future business locations from residential encroachment.

B. Designate ideal locations for high intensity urban mixed use developments along the freeway corridor.

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

GOAL 2:

Encourage economic diversity within growth areas.

POLICIES:

A. Encourage different economic foci in each growth area.

B. Encourage high-intensity, high-design profile commercial, employment, and residential development in the BLVD Area.

C. Encourage the development of growth areas identified in this 2030 Plan through zoning and other practical and affordable mechanisms.

D. Create a fast-track development and permitting process for projects proposed in Growth Areas.

E. Provide appropriate incentives for non-residential development within Growth Areas.

GOAL 3:

Partner with Maricopa Association of Governments (MAG) to utilize the rail line along MC-85 and Main Street to create opportunities for commuter rail and future employment.

POLICIES:

A. Create mixed use development/redevelopment opportunities along MC-85/Main Street.

B. Become a viable connection to the valley-wide commuter rail study in Maricopa County to increase the job base in Avondale.

COST OF DEVELOPMENT ELEMENT

INTRODUCTION

This element of the Economic Vitality Theme includes goals and policies that will guide the City in ensuring that new development pays its fair share of the costs associated with infrastructure and public service needs it generates.

With the dynamic growth of Avondale in recent years, our City has faced the challenge of continuing to provide a high level of City services to residents and businesses. Over the past decade, the City has been diligent in its efforts to fund increases in the number of police and fire personnel and facilities, City support, and basic service employees, and City services. These efforts have included balancing the need for new services and facilities in developing areas of the City while maintaining and upgrading existing facilities in developed areas.

New facilities and services are funded through capital bonds, grants, public private partnerships, and development fees. Services are usually funded through the general fund, which includes police, fire, library, recreation, and City administration. The general fund is usually funded with sales tax revenues and other population-based revenues from the state or federal government or payment for City services. Sales tax is the largest revenue source for the City's general fund and our growth has been accompanied by increasing sales tax revenues. In fact, City general fund sales tax collections (which historically account for 43% to 56% of all general fund revenues) have increased at an average annualized growth rate of 18% since fiscal year (FY) 2015. (See Table 14). The City also collects a total of 0.5% in voter-approved dedicated sales taxes for public safety and specific capital costs, for which the activity of each tax is recorded in separate funds.

Table 14 – Increases in City Sales Tax Revenues, FY15 to FY22

	FY15	FY20	FY22	Annualized Growth
General Fund Sales Tax	$29,846,810	$39,720,970	$46,878,000	-
Changes in Sales Tax	-	$9,874,160	$7,157,030	-
General Fund Percent Change	-	33%	18%	18%
Dedicated Capital Sales Tax (Water/Sewer/ Streets)	$6,408,460	$8,522,000	$10,443,000	-
Public Safety Sales Tax	$6,408,460	$8,522,000	$10,443,000	-
Total City Sales Tax	$42,663,730	$56,764,970	$67,764,000	-
Change in Sales Tax Revenue	-	$14,101,240	$10,999,030	-
Total Sales Tax Percent Change	-	32%	19%	34%

1. Fiscal year ends in the year listed, for example FY 01 begins July 1, 2000.
2. The General Fund Sales tax rate is 1.5%
3. Dedicated Capital Sales Tax 0.5%
4. Dedicated Public Safety Sales Tax 0.5%

Source: City of Avondale Audited Financials

Although it is increasing, the sales tax revenue stream is subject to economic conditions, such as a building boom that results in an increase in construction activity tax revenues, a fluctuation in the stock market, a global economy-halting pandemic such as COVID-19, or employment rates which may result in a decrease in general consumer spending.

To offset some of the costs associated with new development, the City utilizes development fees that are periodically updated. These fees are intended to ensure that new development pays a fair and proportionate share of the costs it incurs.

We will have to continue to balance between the needs of recently developed areas in the north with older areas, such as Cashion, Las Ligas, and Old Town, and the newly developing areas south of Broadway Road. Infrastructure services and costs may vary from geographic area to geographic area, and the City should review its development fee structure periodically. The South Planning Area (south of the Estrella Mountains) will require a different fee structure than areas north of the mountains due to its location and geographic constraints.

As our City continues to grow, we should explore the opportunity to partner with the public and private sectors in newly developing areas. For example, there may be opportunities to work with Arizona Public Service or Salt River Project to provide trail facilities associated with new power line corridors. Opportunities also exist to work with the Flood Control District of Maricopa County to provide flood control facilities that are designed to accommodate multiple use recreation activities, or to work with private development to provide public open spaces in the form of plazas or parks.

GOALS and POLICIES

GOAL 1:

Maintain and enhance the fiscal viability of the City.

POLICIES:

A. Use a variety of resources to finance necessary public services.

B. Plan to fund future public services and facilities through means, such as special taxing districts and/or improvement districts.

C. Strive to balance costs and revenues that will provide a high and sustainable level of service to City residents.

D. Optimize the use of City resources in the long-term.

E. Encourage development that will increase the City's sales tax revenues.

F. Develop incentive programs to promote infill business development within Avondale.

G. Take advantage of tourism and eco-tourism amenities that support a healthy lifestyle in order to enhance the tax base of Avondale.

GOAL 2:

Preserve and enhance infrastructure and the existing level of public services for residents and businesses.

POLICIES:

A. Continue to require that new development pay for its fair, proportionate share of service and infrastructure costs.

B. Provide an infrastructure system to meet the needs of existing and future businesses.

C. Expand the infrastructure available to business parks to provide "shovel ready" sites.

D. Prioritize infrastructure improvements in the Old Town area to provide opportunities for small business to include wireless and other technology.

NEIGHBORHOODS

PREFACE

THEME

This theme includes three elements that examine different aspects of residential living in Avondale: the Housing Element; the Conservation, Rehabilitation, and Redevelopment; and the Neighborhood Preservation and Revitalization Element. The Conservation, Rehabilitation, and Redevelopment Element, and the Neighborhood Preservation and Revitalization Element have been combined in a single element in this Plan. Neighborhoods are the most critical land use with regards to long-term sustainability. Sustainable neighborhoods have physical, social, and economic elements that formulate their structure into an equitable balance within the size of a neighborhood. Avondale's neighborhoods are eager to become more sustainable by promoting walkable, livable communities that reduce urban sprawl, decreasing automobile dependence, providing housing close to jobs and services where appropriate, and benefiting environmental and public health. The Housing Element establishes goals and policies which pertain specifically to the development of new neighborhoods and residential subdivisions within Avondale. The Conservation, Rehabilitation, and Redevelopment, and Neighborhood Preservation Element are interrelated and have been combined in this General Plan 2030. Together, these elements institute goals and policies aimed at maintaining and improving the quality of life in our existing neighborhoods as well as promotes home ownership and maintains neighborhood character. For Avondale to achieve its highest level of promise, it is important that we seek to fulfill the goals and policies of all of these elements, not favoring one aspect over the other.

How our community works to ensure that clean and safe neighborhoods are available to all our residents is central to the Housing Element.

Avondale contains a combination of single-family and multi-family residential communities. We recognize, however, that our existing housing stock lacks significant variety and that a more varied mix of housing products and lot sizes is essential to attracting and retaining a more socio-economically diverse mix of households. A vast majority of the City's single-family neighborhoods are developed at different price points. When our residents seek an opportunity to upgrade their residences, however, very few such opportunities are presently available in Avondale. It is important for future residential development to move away from the status quo and provide new opportunities for existing residents and professionals from around the region. ▶

The land area north and south of the Estrella Mountains and near the Gila River is planned for luxury residential living that is not only energy efficient and blends with the natural environment, but takes full advantage of the amenities in the area. Luxury residential communities in this area will create a true destination that draws residents interested in living in resort-style communities with top notch amenities amidst the tranquility of the Sonoran Desert, Tres Rios corridor, and the Estrella Mountains. Future trail systems are anticipated to allow residents to take full advantage of access to Monument Hill, Base and Meridian Wildlife Area, Estrella Mountain Regional Park, natural washes, access to and views of the Gila and Agua Fria Rivers, Durango Channel, and plentiful and interconnected neighborhood parks.

Providing opportunities for our residents to improve their quality of life remains a priority in Avondale. Offering programs, such as first-time home buyer assistance and home repair assistance, not only allows for that quality of life enhancement for those residents directly affected, but benefits all residents by stabilizing Avondale's neighborhoods. Avondale looks forward to continuing relationships with HUD and other governmental entities, as well as not-for-profit organizations. Together with these groups, Avondale is able to further fair housing practices that benefit the entire region.

The City's residential communities built during the 1990s and early 2000s are beginning to mature. It is imperative that we proactively seek ways to ensure that these neighborhoods maintain their appeal as they grow older. Identifying ways in which the City can provide assistance in this regard will be important over the coming decades.

Many of the City's neighborhoods have long experienced connectivity issues due to the I-10, which physically separates north Avondale from south Avondale. Other obstacles include MC-85 and the Agua Fria River, which despite all of its benefits, serves to disconnect residents in eastern Avondale from western Avondale. Finding solutions to these connectivity problems and striving towards a pedestrian-friendly environment with multi-modal transportation opportunities will help to allow all Avondale residents to more easily identify with and relate to one another and build the community spirit Avondale needs.

Lastly, it is still a main focus for Avondale's residential growth to encourage infill development.

HOUSING ELEMENT

INTRODUCTION

Avondale's housing stock includes a range of housing types. Providing a balance of housing types within a community can be a challenging endeavor, one that Avondale will continue to work towards in order to improve the quality and variety of housing.

PAST, PRESENT, AND FUTURE TRENDS

Avondale's inventory of affordable, single-family homes, located in the southern portion of the City and the Central Avondale and Cashion neighborhoods has been supplemented by the development of newer, master-planned residential subdivisions as our community has evolved from a farming town to a growing city. Additional housing in the form of apartments has also been developed, the majority of which is located along the I-10 corridor

The housing development over the last 30 years has allowed the City to continue its ongoing transformation from a rural exurb to a thriving suburb. Neighborhoods developed during that time period continue to provide a range of amenities not previously available to Avondale's residents. Garden Lakes offers residents a series of lakes which, besides adding to the aesthetics of the community, are used for boating and recreational purposes as well. The design of Crystal Gardens integrates wetlands that contribute to the quality of the City's water system, allow for transportation of SRP water supplies to our recharge facility, and provide additional recreational opportunities. Coldwater Springs, the City's largest existing master planned community, includes a golf course, school site, and an extensive network of interconnected open space. Alamar is the latest of these neighborhoods that continues to enhance the City's quality of life.

With these successes in mind, taking the next step towards Avondale's vision of becoming a sustainable community will require a more diverse range of housing types to continue enhancing the image, quality, and "choices" for the residents of our community. Sustainable communities provide for residents of all socio-economic levels. It is Avondale's aim to develop diverse housing options, to include both housing that is affordable to workers living in the City in order to be near their jobs and housing that provides opportunities for residents to upgrade living arrangements locally. Avondale is looking to continue its avaiable supply of large lots and executive home sites, but has provided for the small to medium size lot in recent history. When a City's housing inventory is essentially homogeneous, residents and/or potential residents will typically relocate outside of Avondale when seeking to upgrade their living arrangements. Although it can be debated whether home prices can be used to illustrate a variety or lack thereof in housing stock, statistics and recent trends show that Avondale home values have increased at a rapid pace similar to those in surrounding cities, as illustrated in the following table:

Table 15 - Median Home Prices (2019-2022)

Avondale Zip Code	Adjacent Zip Codes & Location	2019 Median Home Price	2020 Median Home Price	2021 Median Home Price[1]	2022 Median Home Price
85392 North Avondale	-	$260,000	$278,500	$340,000	$425,000
	85395 North Goodyear	$227,000 (87%)*	$265,000 (95%)*	$340,000 (100%)*	$422,5000 (99%)*
	85340 Litchfield Park & Buckeye	$305,000 (117%)*	$348,000 (125%)*	$440,000 (129%)*	$545,000 (128%)*
	85037 Phoenix Maryvale Village	$205,500 (79%)*	$230,000 (83%)*	$285,000 (84%)*	$374,000 (88%)*
85323 South Avondale	-	$227,000	$265,000	$340,000	$423,750
	85338 South Goodyear	$285,000 (126%)*	$299,995 (113%)*	$443,400 (130%)*	$462,500 (109%)*
	85353 Tolleson	$230,000 (101%)*	$265,000 (100%)*	$332,500 (98%)*	$425,500 (101%)*

Note: Percentages shown in parentheses represent the value of a home in the listed zip code relative to the value of a home in the adjacent Avondale zip code
SOURCE: Redfin Real Estate Data

The above table shows that in 2022, the median price of a home located in the 85323 zip code (south of I-10) was $423,750, up from $227,000 in 2019, an increase of approximately 87 percent. Similarly, in 2022 the median price of a home located in the 85392 zip code (north of I-10) was $425,000, up from $260,000 in 2019, an increase of approximately 63 percent. Additionally, several neighboring zip codes have experienced a similar fast-paced rise in median home sales prices from 2019 to 2022. Most of the sale price increases have come during the 2021-2022 timeframe. Avondale's two zip codes have experienced such a quick increases in rise over this same two-year period. In the majority of instances, the median price of a home in adjacent cities are close to the median price of homes in an adjacent portion of Avondale.

The median price of a home in adjacent cities has increased at a similar rate as homes in Avondale. It is important to understand that home values throughout the entire Phoenix region have increased dramatically due to increases of in-migration to the state from new remote work policies and desire for the state's quality of life. This has led to a shortage in the region and state for all levels of housing, in particular, the entry-level housing market.

The relative steep appreciation in housing values experienced in Avondale may be seen as an indicator that Avondale should work to attract residential communities that will provide housing options for the entire workforce living in the City. While the importance of providing a higher caliber of housing, design, and lot sizes cannot be overstressed, the City must always remain committed to ensuring that safe housing is available and relatively attainable in clean neighborhoods for residents of all races, ages, incomes, and cultures.

Future demand for housing is projected in the following table:

Table 16 - Dwelling Unit Growth Scenarios (2020 to 2050)

2021	2030	2040	2050
27,650*	31,310**	34,420**	36,611**

*Number of dwelling units in Avondale from ACS 2021 5-Year Estimate

** Dwelling unit projections for the years 2030, 2040, and 2050 based on population projections contained in the Maricopa Association of Governments Socioeconomic Projections of Population by Municipal Planning Area (2019). Dwelling unit projections assume a household size of 3.25 persons, the average household size in Avondale identified by Census 2020.

With the number of dwelling units in Avondale expected to increase by more than 30% in the next 25 years, ample opportunities will be available to expand the diversity of housing types available within the City. An emphasis on developing workforce housing is an important priority for the City as the price of housing continues to rise in Avondale and across the Phoenix metropolitan area. It will be imperative for our future residential developers to understand the City's needs and requirements when designing new residential communities. Providing more housing similar to what the City already has in large quantities would restrict Avondale's ability to diversify on several levels and is discouraged.

GOALS and **POLICIES**

GOAL 1:

Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.

POLICIES:

A. Ensure developers and/or HOAs properly maintain perimeter areas, open spaces, and other common areas within subdivisions.

B. Ensure that all properties requiring building permits must meet all City codes prior to final approval.

GOAL 2:

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

POLICIES:

A. Expand the City's housing stock by encouraging developers to provide "executive" home sites (i.e., custom homes, large lot home sites, and other similar products) that can be used to attract prospective residents as well as prevent existing residents looking for move-up housing from leaving Avondale for another community.

B. Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.

C. Encourage the development of a mix of for-ownership and rental multi-story residential within the BLVD to create the critical mass necessary to any vibrant urban environment.

D. Work with our existing/future colleges, universities, and trade schools to provide dedicated student housing in proximity to their campuses.

E. Encourage the development of live/work units in areas of the City that are appropriate for mixed use development.

F. Encourage new housing construction to include a portion intended for workforce housing.

GOAL 3:

Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs.

POLICIES:

A. Participate in the activities and efforts of non-government and governmental housing providers and neighborhood organizations.

B. Continue to implement neighborhood housing assistance programs.

C. Promote the occupancy of existing, vacant homes.

D. Identify new prototypes for quality high-density residential housing.

GOAL 4:

Require excellence and innovation in residential design and construction.

POLICIES:

A. Encourage builders to construct homes that use the latest energy conservation materials, methods, and techniques.

B. Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.

C. Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles.

D. Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.

E. Endorse the use of Crime Prevention Through Environmental Design (CPTED) principles when designing residential communities.

CONSERVATION, REHABILITATION, AND REDEVELOPMENT ELEMENT, AND NEIGHBORHOOD PRESERVATION AND REVITALIZATION ELEMENT

INTRODUCTION

The combined Conservation, Rehabilitation, and Redevelopment Element, and Neighborhood Preservation and Revitalization Element include measures that can be taken to protect existing neighborhoods from deterioration and that will ensure all neighborhoods, regardless of age, are vibrant communities that benefit the community as a whole. It is also important as neighborhoods redevelop, that they become livable neighborhoods – neighborhoods that are walkable, connected, diverse, safe, well-maintained, and provide public spaces that facilitate a healthy lifestyle. These combined elements explore those opportunities to sustain our existing neighborhoods.

PAST, PRESENT, AND FUTURE TRENDS

We are proud of our heritage as a farming community. Many of our more established neighborhoods, specifically Las Ligas, Cashion, and Central Avondale, were developed to provide housing and services to people working on farms that were for many years the predominant economic activity in our City. As the City moves forward and growth continues, it is important that we remember that all neighborhoods are vital, provide diverse housing, and contribute to the cultural enrichment of all of our residents.

Affordable housing, rehabilitation, and redevelopment efforts have been underway for a long time in Avondale's maturing neighborhoods. The City and its partners have provided home rehabilitation and new home construction programs, promoted ownership through down-payment assistance programs and educational initiatives, and encouraged infill development. Habitat for Humanity also has had a presence in Avondale and has provided affordable housing opportunities through the construction of affordable new homes. Affordable housing for senior citizens has been provided by Mercy Housing. These entities have been supported by an array of services provided by the City.

Avondale also works with the Maricopa Housing Department to provide affordable housing, such as the Madison Heights and Norton Circle residential communities. Additionally, the City participates in the Federal Housing and Urban Development First Time Buyers Program to encourage family self-sufficiency and works with Maricopa County to provide Federally assisted leased housing units for low-income families. Several not-for-profit housing service organizations that construct homes on vacant lots in developed neighborhoods are located in Avondale.

In the future, a coordinated, strategic plan and approach to neighborhood revitalization and affordable housing will be important to continue to provide housing opportunities for all our residents. Other areas that the City will also need to address are providing shelter for those without homes, stabilization of maturing neighborhoods, and coordination of the not-for-profit housing providers with each other, the City, and the neighborhoods.

While it is natural to first think of the City's oldest neighborhoods, such as Old Town, Cashion, and Las Ligas, when considering neighborhood preservation initiatives, measures cannot be limited solely to those areas. The numerous neighborhoods constructed from the housing boom from 1985-2008 have begun to mature; it is important as a City to take proactive steps to ensure all neighborhoods receive the care and attention needed to make certain they continue to be positive members of the community. This attention can take many forms, including but not limited to, creating additional amenities in or near neighborhoods, providing proper maintenance of streets and landscaping, enhancing pedestrian connections, and finding solutions or deterrents to any anticipated or recurring crime problems. With these issues addressed, residents' well-being is protected, and that is key to a healthy lifestyle. However, the Infill Districts/Revitalization Areas Map included in this document identifies specific areas in Old Town, Cashion, and Las Ligas, where the City can concentrate redevelopment efforts and provide incentives as outlined in the 2020 Specifc Area Plan for Old Town, Cashion, and Las Ligas..

GOALS and POLICIES

GOAL 1:

Maintain and protect the best qualities of our established residential neighborhoods.

POLICIES:

A. Identify opportunities to provide community assistance for renovations and amenities within our neighborhoods that are compatible with City goals.

B. Proactively work to prevent our neighborhoods from losing appeal as they mature.

C. Preserve and stabilize Avondale's eldest residential areas and maintain their historic character.

D. Encourage the preservation of historic or significant buildings and sites in the Old Town area.

GOAL 2:

Create a true sense of community that stretches beyond neighborhood boundaries.

POLICIES:

A. Improve the physical connectivity between our existing neighborhoods as well as between our existing neighborhoods and nearby non-residential developments.

B. Ensure all new non-residential development is designed to actively engage and attract pedestrians and to provide residents the opportunity to lead a healthy lifestyle residing in the surrounding neighborhoods.

C. Create an awareness of being in Avondale, differentiating our City from surrounding communities.

D. Determine and implement measures to overcome physical barriers which have historically limited interaction between residents in different parts of the City.

GOAL 3:

Encourage safe and well-maintained housing, neighborhoods, and buildings that are free from blight.

POLICIES:

A. Encourage the preservation of locally and culturally significant buildings and sites, including adaptive reuse.

B. Encourage owner-occupied housing.

C. Actively enforce the City's Property Maintenance Codes.

D. Play a lead role by maintaining and continuously improving public spaces within Avondale.

E. Emphasize the demolition of unoccupied substandard and or blighted buildings.

F. Provide development incentives that encourage retrofitting existing, obsolete retail centers.

GOAL 4:

Support neighborhood organizations.

POLICIES:

A. Partner with resident groups to prevent graffiti and discourage criminal behavior.

B. Assist neighborhood groups to identify opportunities to provide a healthy lifestyle, such as better access to trails, land that can be used for community gardens, or block watch organization.

SUSTAINABLE DEVELOPMENT

THEME

PREFACE

Sustainability is the pursuit of a healthy environment, economic prosperity, and social equity to ensure the well-being of present and future generations. Avondale strives to create a thriving sustainable city with a resilient community, flourishing environment, and strong economy powered by renewable energy and access to healthy, active lifestyles for all. With significant opportunities for new development and redevelopment, it is vital that good sustainable development practices be implemented to maximize long-term benefits. The Sustainable Development Theme reaffirms the City's commitments to sustainability and aligns with the goals and policies of the 2022 Community Sustainability Plan.

The Sustainable Development Theme is comprised of three elements: Energy, Resilience to Extreme Heat, and Environmental Planning and Conservation. Through the Energy Element, Avondale commits to being a leader in energy efficiency and expanding renewable energy sources. The Resilience to Extreme Heat Element expresses how Avondale is prepared to mitigate and adapt to extreme heat and other climate change impacts. The Environmental Planning and Conservation Element promotes conservation, protection, and enhancement of the natural and cultural resources within the city. Focusing on these elements will help protect the community and environment from the detrimental effects of pollution and climate change.

Sustainability is the cornerstone of the City's plan and is supported by Avondale's community, especially regarding the natural environment. Avondale's natural environment is a valuable community resource – it is a dominant feature of the community's character and makes Avondale unique. Ironically, it is the attractiveness of the Gila River, Estrella Mountains, and open spaces that makes Avondale so attractive for development that, in turn, could degrade the quality of the natural environment. Care must be taken to preserve and enhance the city's natural environment.

ENERGY ELEMENT

INTRODUCTION

Energy is essential to our quality of life and wellbeing. It powers our homes, businesses, schools, and streetlights and fuels our vehicles. Yet, over half of the electricity on our grid comes from coal and natural gas plants and our transportation system is reliant on fossil fuels. Electricity and transportation are the leading sources of greenhouse gas emissions, accounting for a combined 83% of emissions city-wide. Businesses, governments, and utilities are heeding the call for action to conserve energy and shift towards clean renewable sources of energy, such as solar and wind power. Recognizing the importance of energy resources and long-range planning, the State of Arizona requires that every county, city, and municipal General Plan include an element specifically focused on energy. The purpose of this element is to promote reduction of energy demand, increase energy efficiency, and maximize the use of clean renewable energy and alternative fuels, and advocate for clean, reliable, affordable energy for future community needs.

PAST, PRESENT, AND FUTURE TRENDS

Municipal policies and programs can advance a clean energy future by improving the energy efficiency of buildings, encouraging the use of clean renewable energy sources, supporting alternative modes of transportation, such as bikes, transit, and electric vehicles, and educating the public so that they can change their own personal habits of energy consumption. The City of Avondale has taken strides to lead by example. Avondale implemented energy efficiency retrofits to municipal buildings, installed solar panels at the Civic Center Complex, purchased renewable hydropower, integrated electric vehicles into the City fleet, and installed electric vehicle charging stations for public, workplace, and fleet charging.

The City implemented lighting retrofits, building automation, chiller plant upgrades, and other improvements at municipal buildings, reducing energy demand by 163 kWh per year, and saving roughly $200,000 annually. The City also converted its streetlights to high-efficiency LEDs, further reducing energy demand and saving approximately $360,000 annually in electricity costs. Avondale will continue to evaluate programs that reduce energy demand and save taxpayer dollars.

The City also recognizes the importance of supporting residents and businesses with energy efficiency efforts in partnership with other government agencies, local utility providers, and non-governmental organizations. Home repair and weatherization programs can assist households in reducing energy consumption and save money on electric bills by improving the efficiency of heating and air conditioning systems, installing proper insulation, and/or sealing up air leaks. These programs are especially valuable for low-income households and those who spend a higher percentage of their income on utilities. The City will continue to explore ways to promote and incentivize energy efficiency retrofits and upgrades for homes and businesses.

Renewable energy systems allow cities to become more independent from the grid and fossil fuels, support the market for renewable technologies, and display a visible public commitment to a sustainable energy future.

Avondale's abundant sunshine makes solar power an attractive and viable renewable energy source. Solar power is the fastest growing and least expensive energy technology available. Rapid expansion of solar is being driven by steep, steady, and persistent price declines. Advancements in technology and production efficiencies have decreased the cost of utility-scale solar projects by more than 80% from 2010 to 2020. Further research and development of energy storage solutions are underway to support a reliable grid when the sun isn't shining.

The City of Avondale installed a solar demonstration project at the Civic Center Library, which earned an Environmental Excellence Award from Arizona Forward. In 2022, Avondale set a goal to achieve 90% renewable energy city-wide by 2050 and is pursuing 80% renewable energy for City operations by 2035 and a 50% reduction in greenhouse gas emissions from City operations by 2030 compared to 2012 levels. Achieving these goals will require coordination and collaboration with utility service providers, Salt River Project (SRP), Arizona Public Service (APS), and business and community support. Both utilities have committed to clean energy futures, with APS setting a goal of 100% carbon-free electricity by 2050 and SRP targeting a 90% reduction in carbon intensity from 2005 levels by 2050.

The electricity grid is also providing avenues for more sustainable transportation through the transition to electric vehicles. Unlike gas- or diesel-powered vehicles, electric vehicles do not emit harmful air pollutants while driving and can be recharged using renewable energy. In addition to public health and the environmental benefits, electric vehicles cost less to refuel, require less routine maintenance, and offer enhanced performance. Recent years have seen exponential growth in the sale of electric vehicles. The market share of electric vehicles is projected to continue its rapid rise as more models become available, range improves, and performance increases. The City plans to replace existing municipal fleet vehicles with electric vehicles as they are retired and where electric options are available and financially and operationally feasible.

Electrification of our transportation sector requires a robust network of electric vehicle charging infrastructure. Avondale is supporting this transition by implementing charging standards for new developments and redevelopments, installing electric vehicle charging stations on City property, and providing public education and outreach. Electric vehicles also have potential to support a more resilient energy system through vehicle to grid integration – technology that would allow energy stored in the vehicle's batteries to flow back into the energy grid in times of need. For instance, vehicles could be charged during the day when solar energy is abundant and then feed some of the energy back to the grid at night when the sun isn't shining. Electric vehicles could also function as a backup generator for homes during power outages. Research and development into hydrogen fuel cell vehicles is also underway.

In addition to issues related to energy use, methods of energy delivery also impact Avondale as seen by the major electric power line corridors crossing the City as well as the three major electrical substations sites. These features represent opportunities for provision of open space, recreational opportunities, landscape enhancements, and aesthetic improvements through landscaping and provision of amenities. Each of these *opportunities* allow for Avondale residents and visitors to actively improve their physical and mental health. In a similar way, the major regional canals that cross Avondale and the numerous well sites located throughout the City can be mitigated for off-site impacts and be turned into benefits for residents and visitors when taken into consideration in the development process. Goals and policies below address these features related to energy resources.

GOALS and POLICIES

GOAL 1:

Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.

POLICIES:

A. Continue to update the Zoning Ordinance and Design Manuals as new sustainable and energy efficiency practices are developed.

B. Consider programs that might include financial and other incentives to encourage sustainable development and energy efficiency practices by developers, businesses, and residents.

C. Encourage "walkable" communities, vertical development where appropriate, transit, and efficient land use patterns to minimize fuel consumption and energy usage.

D. Work with the homebuilding industry in developing and implementing green building/sustainable development building codes, initiatives, and programs.

GOAL 2:

Promote expansion of renewable energy to receive more energy from renewable sources.

POLICIES:

A. Study areas that may be suitable for locating commercial or utility-scale renewable energy facilities (e.g. Phoenix Raceway).

B. Modify local codes and regulations to encourage private, residential scale renewable energy.

C. Plan for distributive generation facilities, such as solar, in community spaces.

GOAL 3:

The City is a high-profile builder, service provider, and energy consumer in the community and should demonstrate good sustainability practices as an example to all.

POLICIES:

A. Strive to build all new City facilities to a green construction code standard.

B. Increase the energy efficiency of existing City facilities to the highest level feasible.

C. Require that newly purchased office equipment, appliances, and fixtures for use in City facilities be a minimum of Energy Star rated or better.

D. Encourage City employees to reduce pollution by carpooling, biking, taking transit, driving electric vehicles, telecommuting, and utilizing compressed work week schedules.

E. Shift City's vehicle fleet toward electric vehicles and other types of low-emission fuels.

GOAL 4:

Educate the public in ways of reducing energy consumption.

POLICIES:

A. Promote energy conservation programs to the public.

B. Raise awareness in the community through educational campaigns to recognize and stop energy waste.

C. Provide training in sustainable development practices.

GOAL 5:

Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.

POLICIES:

A. Work with developers and local utility providers to mitigate the off-site visual impacts on surrounding properties of electrical substations and well sites through decorative walls, opaque fencing, earthen berms, and dense landscaping.

B. Require that electric power line corridors and regional drainage channels be developed as active and passive open space amenities for the community allowing for non-motorized connections between neighborhoods.

C. To the extent reasonably feasible, mitigate negative visual effects to residential dwellings that are located within proximity to electrical power lines of 69Kv or larger.

D. Where practical, provide electric vehicle charging connectivity in new developments and redevelopments.

RESILIENCE TO EXTREME HEAT ELEMENT

INTRODUCTION

The Valley of the Sun is hot and getting hotter. Greater Phoenix is the fourth fastest warming metropolitan area in the nation, driven by climate change and exacerbated by the increase of roadways and building materials that absorb and re-emit heat more than natural or agricultural landscapes—a phenomenon called the "urban heat island effect."

Extreme heat poses threats to public health, our economy, and the environment. Exposure to extreme heat can cause potentially deadly illnesses such as heat exhaustion and heat stroke. Hot temperatures can also contribute to deaths from heart attacks, strokes, and other cardiovascular disease. Heat kills more people in the United States than any other weather-related event, including floods, hurricanes and tornados.

Economic impacts from extreme heat include damage to infrastructure, increased energy costs, reduced labor productivity, and revenue loss in some industries. Excessive heat degrades roadways, strains the electrical grid, and can ground airplanes. Costs for cooling lead to higher electricity bills in summer months and can be especially burdensome on low-income households. Employees are less productive in hot temperatures, even if they work inside, and children struggle to learn in extreme heat. Industries that involve significant amounts of outdoor labor such as construction, landscaping and agriculture are at higher risk from extreme heat. Tourism and leisure activities are also affected as temperatures rise and make walking, shopping and sightseeing uncomfortable or potentially dangerous.

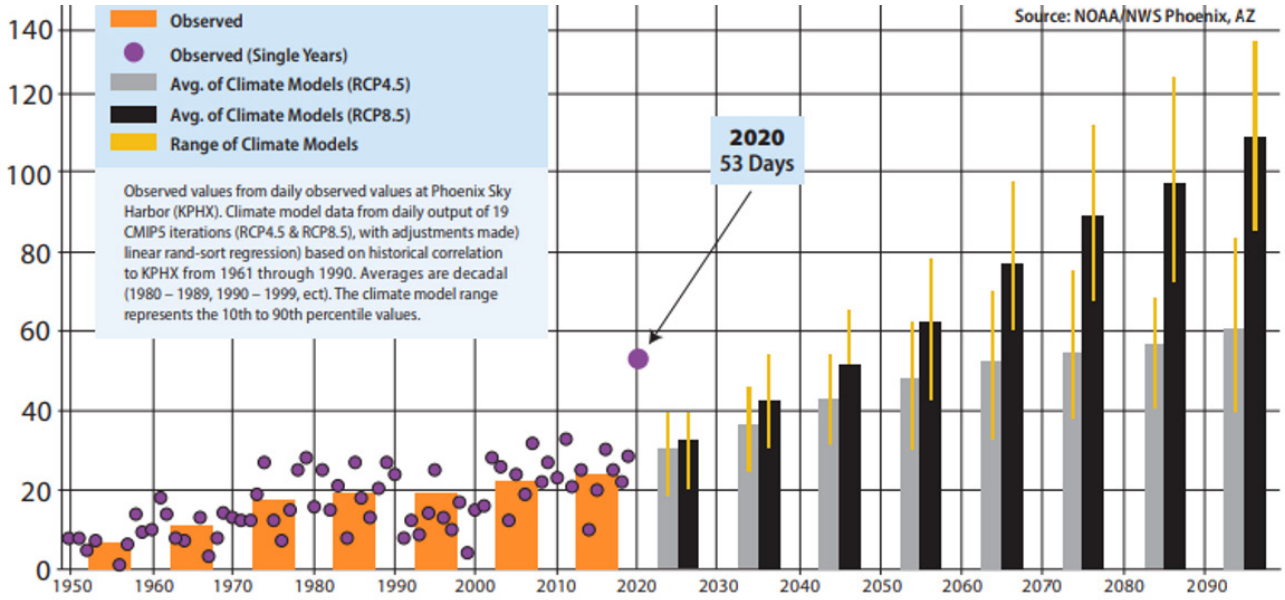
Extreme heat can also pose threats for animals and plants, especially during periods of drought. Desert-adapted flora and fauna are better able to survive during heat waves. During extreme heat, plants and animals divert extra energy to staying cool, which can stress internal systems and make them more vulnerable to pests and diseases. Invasive Tamarisk (Salt Cedar), which has spread throughout the Agua Fria River, Gila River, and Salt River corridors is highly flammable and more susceptible to wildfire during extreme heat events.

Fortunately, there are many ways to mitigate and adapt to heat in Avondale and across the region. Key strategies include integrating shade and reflective materials into the built environment, implementing green stormwater infrastructure, planting more native trees and vegetation, preserving open space, and establishing cooling centers to provide critical heat relief on extremely hot days. Using these strategies in combination can enhance their effectiveness. For example, installing a permeable pavement parking lot that includes shade trees can extend the longevity of the pavement and reduce water demand for vegetation. Avondale's approach to building community resilience to extreme heat is discussed below.

PAST, PRESENT, AND FUTURE TRENDS

The Valley is experiencing hotter and longer summers with more frequent and intense heatwaves. Temperatures in the Phoenix Metro exceed 100°F as early as May and as late as October. On average, there are 110 days each year when the temperature is above 100°F, including 26 days above 110°F. These conditions are projected to worsen in the decades ahead. The year 2020 brought a record-breaking 53 days over 110°F, which could become more common by the 2050s and 60s according to the range of accepted climate models(see Figure 1).

Figure 1: Annual Average of Days with Temepratures over 110° F (1950-2020)



The average number of days over 110°F has more than doubled in the past 60 years. The record-breaking summer of 2020 with 53 days over 110°F will be average by the mid-21st Century. Information like this can help showcase the long-term impact of emissions reductions and apply strategies to reduce the impact of extreme heat on our communities and economy.

The impacts of heat are not evenly felt across Avondale's community. In some neighborhoods, parks, trees, and lakes provide a localized cooling effect. A study conducted by Arizona State University researchers found daytime surface temperatures to be up to 31°F cooler in the Crystal Gardens Neighborhood, which has a series of constructed wetlands, than in the adjacent neighborhood that doesn't have any water features. Additional studies are needed to determine how this impacts thermal comfort—the temperature that people feel while in the neighborhood. Heat vulnerability means some residents are more exposed and sensitive to heat during their daily routines, commutes, and outdoor activities. Factors such as income, health, age, and housing conditions put some people at greater risk to rising temperatures.

To cool the city, Avondale will continue to work towards its goal of 25% tree canopy cover in residential, recreational and pedestrian corridors by 2030 and will prioritize planting native drought-tolerant trees to provide shade and localized cooling for people and habitat for birds and pollinators. The City will test cool pavement technologies and green building techniques and scale up successful applications. The Avondale Resource Center currently operates as the City's only Cooling Center that provides refuge and relief to the community in times of need and serve as an inviting safe space to gather and connect throughout the year.

It will be critical to identify populations that are most vulnerable to heat and implement programs, processes, and strategies that help protect them against extreme heat events. Home weatherization, energy audits, and energy assistance programs can help households better survive hot summers and heat waves. Yet, living situations can quickly become dire if the air conditioner goes out or does not function adequately and repairs can be delayed or too costly for households with limited resources. A pilot program to loan portable air conditioning units to low-income households during emergency situations has been implemented in Avondale.

At the ecosystem scale, Avondale will continue to work with landowners, partners, and stakeholders to restore our rivers and reduce the risk of wildfire by removing invasive Tamarisk and replanting native vegetation. Preserving the river corridor also supports recreation and economic opportunities. We will continue to encourage water conservation practices and will further leverage green stormwater infrastructure strategies to cool our community.

GOALS and POLICIES

GOAL 1:

Mitigate urban heat island.

POLICIES:

A. Achieve 25% tree canopy cover in residential, recreational, and pedestrian corridors by 2030.

B. Evaluate and implement solar reflective materials such as cool pavement and cool roofs.

C. Ensure reliable access to air-conditioned spaces and water during extreme heat events.

D. Include heat mitigation actions in the City's Hazard Mitigation Plan.

E. Update zoning requirements for new development to meet shade canopy goal.

GOAL 2:

Build resilience to extreme heat.

POLICIES:

A. Identify and target support for populations most at-risk to extreme heat.

B. Promote and expand programs that provide weatherization and energy assistance to low-income households.

C. Look to continue the pilot program to loan portable AC units to low-income households in emergency situations.

D. Conduct interdepartmental and interagency training and coordination to align programming and resources.

E. Prioritize the addition of more Cooling Centers in Avondale to increase community connections and provide respite during heat waves and other disaster events.

ENVIRONMENTAL PLANNING & CONSERVATION ELEMENT

INTRODUCTION

Avondale contains many unique natural elements that are valued by residents. From the riverbanks of the Gila and Salt Rivers to the enchanting Estrella Mountains, the continuous corridor carved out by the Agua Fria River, and the many public parks, trails, and recreation areas, these features are woven into the fabric of the community. As we continue to grow, we must ensure that our development complements and enhances our natural and cultural resources. This element contains goals and policies that address the impacts of development on environmentally sensitive landforms, plants, and animals, on air and water quality, and on natural and cultural resources. Protecting these resources now for future Avondale residents is not only an important part of the responsible sustainable growth of our community, but it plays a role with respect to Avondale's residents in terms of their well-being.

Decisions about the location and mix of land uses, transportation investments, design and building practices and building materials can all have an impact on the environment and human health. This Element addresses air quality, water quality, waste reduction, and the general preservation of the natural environment.

PAST, PRESENT, AND FUTURE TRENDS

The mountains, hills, river basins, floodplains, and riparian areas contain a variety of habitats that support many different plants and animals in contrast to our suburban environment. The rivers, in particular, were focal points of indigenous culture and the early history of Avondale. The rivers provided water that was essential for irrigating crops. Over time, farm fields and desert landscapes have given way to a growing suburban city. Preserving existing natural resources and protecting the environment for current and future generations is a high priority for Avondale residents. Avondale is also a recognized leader in agriculture innovation, attracting both high-tech and regenerative sustainable farming operations. As the City continues to grow, it is increasingly important to support and preserve sustainable local food systems.

Recreational and educational opportunities for residents and visitors have not been fully realized yet, but their potential is impressive. Maintaining scenic views and enhancing riparian areas are truly public benefits, and increasing public awareness of such will open the door to active opportunities. Protecting them from inappropriate development and irresponsible refuse disposal, and developing them for recreation and education to foster pride and stewardship is an important strategy of the Environmental Planning and Conservation Element. It has the added benefit of providing an opportunity to live healthier.

The City of Avondale is invested in Rio Reimagined, a collaboration between eight river communities and numerous partner organizations to protect, restore, and revitalize a 58-mile stretch of the Salt and Gila rivers through the Phoenix Metro and reconnect residents with their waterways. Rio Reimagined was designated as the 20th Urban Waters Federal Partnership location, opening channels for technical assistance and grant funding across 15 federal agencies.

Avondale's surface water from the Salt and Verde Watershed is received via Salt River Project infrastructure into Avondale's Crystal Gardens Wetlands, a system of constructed lakes that treat raw water using natural and ecological processes ang then transport it by gravity to an artificial recharge facility. The Wetlands are design to filter out impurities by mimicking a natural wetland ecosystem, including using a diversity of aquatic plants and

fish to perform specific functions. In 2018 the City of Avondale designed and built its own aquaculture facility to raise Tilapia fish to cost-effectively control wetlands algae in a sustainable manner.

The Crystal Gardens Wetlands is a system of 21 constructed lakes spanning 72 acres in a residential neighborhood located between Thomas and McDowell Roads from approximately 107th Avenue to Avondale Boulevard. The wetlands can treat approximately 10,000 acre-feet of water per year. Crystal Gardens Wetlands is designated as a public park and offers the surrounding community opportunities to experience the outdoors. Residents can access the lakes via pathways and appreciate their beauty, take a nice walk along their banks, even fish! Additionally, research has shown that the Wetlands provide localized cooling effects, helping to reduce urban heat in our community.

The McDowell Recharge Facility, which is located north of Friendship Park, consists of four spreading basins covering approximately 30 acres of land with room to expand up to 73 acres. Avondale is permitted by the Arizona Department of Water Resources to recharge up to 20,000 acre-feet of water per year at this facility. The combined treatment and artificial recharge approach meets the City's water at a fraction of the cost of traditional treatment technologies and also creates open space and wildlife habitat. Looking towards the future, this facility could be enhanced to provide passive recreation and environmental education opportunities as a public park with trail connections along the Agua Fria River

The City also recharges nearly 100% of its reclaimed water at the McDowell Recharge Facility. After water goes down the drains of our homes and businesses it is delivered to the Charles M. Wolf Water Reclamation Facility where it is cleaned and treated and made safe for groundwater recharge. It is then pumped to the Recharge Facility where it replenishes the underground aquifer, providing a renewable and sustainable water resource for future generations. As Avondale continues to grow and develop, the Water Reclamation Facility will need to be expanded to meet the increasing demands.

One of the greatest threats to our water quality is polluted stormwater. Runoff that occurs during a rain event or monsoon storm can pick up pollutants such as oil, grease, and heavy metals from cars; pesticides and other chemicals from gardens, homes and businesses; bacteria from pet wastes and sediment from poor construction site practices. Stormwater flows untreated into retention areas, washes, and rivers where it can eventually infiltrate into groundwater. At the same time, rainwater is a valuable resource in our desert environment and can be leveraged to supplement irrigation and provide localized cooling. Education, outreach, and enforcement can help prevent and eliminate stormwater pollution, while low-impact development practices can harness stormwater as a resource and mitigate urban heat and flooding.

The Phoenix Metro faces challenges with air pollution from ozone (smog) and particulate matter (dust and soot). Maricopa County, including Avondale, does not meet federal air quality standards under the Clean Air Act. it is important to note that great strides have been made in the region at reducing air pollution. For particulate matter that is 10 microns in diameter or less (PM-10), the Environmental Protection Agency has determined that the region has met the standard based upon three years of clean data for 2010-2012, as measured by the air quality monitors. In addition, the region is in attainment of the standard for particulate matter 2.5 microns in diameter or less (PM-2.5). While significant progress has been made to improve air quality in the region, ozone remains a major challenge. The region has not yet met the eight-hour ozone standard and is currently a Nonattainment Area for ozone. The City of Avondale continues to work with the Maricopa Association of Governments to reduce these pollutants through a variety of means.

GOALS and POLICIES

GOAL 1:

Protect floodways, floodplains, hillsides, and other environmentally sensitive areas from inappropriate development.

POLICIES:

A. Periodically review City codes and regulations to protect floodways, riparian areas, floodplains, hillsides, and other environmentally sensitive areas from inappropriate development.

B. Continue to meet Maricopa County Flood Control guidelines with regard to construction within the flood plains.

GOAL 2:

Preserve existing habitat areas for wildlife and desert plant species.

POLICIES:

A. Encourage native vegetation and riparian habitats to be maintained, enhanced, and incorporated into parks, recreation areas, and landscapes where possible.

B. Consider the Arizona Game and Fish Department's species of greatest conservation need and consult with the Department on evaluating and identifying key areas for conservation and/or preservation.

C. Work in concert with Federal and State agencies to protect listed wildlife species.

GOAL 3:

Maiintain or enhance the quality of Avondale's natural resources.

POLICIES:

A. Promote studies from the Arizona Department of Fish and Game, as well as federal agencies, that identify trends in wildlife populations that include Avondale.

B. Continue efforts to identify, prevent, and eliminate potential sources of stormwater contamination and pollution in and around the Gila River and Tres Rios area.

C. Preserve view corridors of the Estrella Mountains and White Tanks Mountains.

D. Advance the Rio Reimagined Project by preserving and revitalizing the Agua Fria, Gila River, and Salt River corridors and supporting restoration of native habitat, expanding trail systems, and connecting the Avondale community with its rivers.

GOAL 4:

Continue to meet federal, state, and county water quality standards.

POLICIES:

A. Take measures such that water supplies are protected from potential sources of contaminants.

B. To the extent feasible, protect water sources from existing septic systems within the City's planning boundary, and develop strategies to mitigate their negative impacts.

GOAL 5:

Continue to participate in regional efforts to meet federal, state, and county air quality standards.

POLICIES:

A. Participate in Maricopa Association of Governments (MAG) and Maricopa County efforts to meet federal and state air quality and water quality standards.

B. Continue to participate in regional efforts to reduce air pollution resulting from employee commutes to and from work by supporting carpooling, telecommuting, public transit, electric vehicles, and biking/walking.

GOAL 6:

Reduce the annual amount of residential solid waste going to landfills.

POLICIES:

A. Work with the materials recovery facilities to accept more types of recyclable material into the City-wide recycling program.

B. Provide education, resources and tools to residents and businesses on ways to reduce waste.

C. Reduce waste within City operations, construction and purchasing practices.

D. Promote a "circular economy" where waste is reused as a resource, supporting local supply chains where possible.

E. Initiate innovative ways to cost-effectively compost organic waste.

F. Ensure access to recycling for multi-family residential developments.

GOAL 7:

Manage water.

POLICIES:

A. Maintain a balance between groundwater pumping and replenishment within Avondale's water service area by continuing to use renewable water supplies.

B. Explore the feasibility of using non-potable water for landscaping.

GOAL 8:

Ensure that all commercial and industrial activities are monitored to protect the recharge, environmental, and other functions of the Agua Fria, Salt, and Gila rivers.

POLICIES:

A. Ensure that all handling of hazardous materials is routed away from residential neighborhoods where feasible.

B. Work with Maricopa County Flood Control to minimize the environmental impact of existing and future mining operations.

C. Work with Maricopa County Flood Control to minimize the environmental impacts of existing and future commercial and industrial activities.

GOAL 9:

Support and expand local food systems.

POLICIES:

A. Support community, backyard and market gardens.

B. Attract, grow, and retain sustainable agriculture businesses that provide healthy food to the community.

C. Mitigate food deserts by making sure all residents have access to affordable and healthy food.

D. Partner with schools, agriculture businesses, and nonprofits to expose students to healthy eating, sustainable food systems, and food technology careers.

OPEN SPACE

PREFACE

THEME

We view our open spaces as fundamental elements of our City's character, places to recreate, and essential to our continued high quality of life, and our residents' health and well-being. Parks and other recreational features offer places to play, to rest, and to gather, and are essential to the physical and mental well-being of individuals and communities. They are an important ingredient for enhancing the health and character of residents, especially youth. To ensure that these community assets are conserved and enhanced as we continue to grow, this theme addresses how we plan to conserve our natural environment and undeveloped open spaces and provide active recreation opportunities and developed parks for our residents. The General Plan 2030 elements that are included in this theme are Open Space and Recreational Amenities.

Historically, Avondale has been a place of dramatic views with diverse recreational opportunities and open landscapes, which all contribute to and help define our character. It is apparent that long-time and new residents alike appreciate our open space resources, having ranked this as a high priority through citizen surveys and community meetings. Therefore, the focus for residents is to preserve the City's open space and the unique character it provides to the community. The Open Space Elements include goals and policies to help Avondale conserve these important areas in the future. ▶

In addition to conserving our open spaces, we must consider how development impacts the environment in which it thrives. Open space is important for maintaining resilient and functional wildlife corridors and habitats. The Open Space Element includes goals and policies to help us minimize impacts of development on our environment and provides a vision for an active pedestrian-oriented and interconnected community that promotes an active outdoor lifestyle. This Element also outlines goals and policies to establish a framework for the City's overall trail system to include the Tres Rios Greenway Specific Plan, a regional trails system designed to provide a more livable environment, while enhancing adjacent developments. Linking Avondale's outdoor amenities promotes these features to residents and visitors and provides another means of physical activity.

As we transition from a rural community to a suburban and urban city, our concept of open spaces has been broadened to include active and passive recreational opportunities, which requires developed parks and facilities. Active recreation is activity that requires the use of organized play areas, such as ball fields and various forms of children's play equipment. Passive recreation is activity that does not require the use of organized play areas such as nature observation and trails. Parks located close to residential areas and/or schools can increase opportunities for biking and walking, thereby increasing potential health benefits. Trails can promote increased activity with smaller amounts of land. Therefore, promoting trails is necessary to gain the full public health benefits of increased use. Lastly, open space and preservation of scenic vistas can contribute to a healthy lifestyle by minimizing stress purely through appreciation and the sense of calm a pretty environment can evoke.

The majority of our residents are young and active. Therefore, the need to further define open space and its purpose will shape how our residents recreate and co-mingle within their community, how tourists and visitors to Avondale utilize their leisure time, and how we as a City create a sense of place and harmony with the environment. The City has prepared a recreation master plan that compliments the Recreational Amenities Element with broad goals and policies that establish levels of services and facilities for the community.

OPEN SPACE ELEMENT

INTRODUCTION

Avondale is a diverse community where residents live in harmony with their natural environment. The Avondale environment is plentiful in open space which includes the Agua Fria, Salt and Gila Rivers, Monument Hill, Durango Channel, the Estrella Mountains, trails, wildlife and agricultural areas, and several community and regional parks. Together, these resources provide some of the most magnificent views, recreational opportunities, and valuable wildlife habitat in the state. They also represent an important component when it comes to creating a healthy lifestyle for Avondale. They are key attractions for residents and visitors alike to actively experience these locations. Our open spaces define our community and are fundamental to our high quality of life, this quality of life includes living healthy. This element identifies future needs and methods to conserve, protect, acquire, and promote these areas and their functions as regional connections to other cities. Open space is land or water retained for use as active or passive recreation or for resource protection in an undeveloped state. It includes many forms.

Our open space features dramatic locations, such as Monument Hill (the initial survey point for the State of Arizona), Base and Meridian Wildlife Area (approximately 200 acres of river and adjacent riparian habitat at the confluence of the Salt River and Gila River), and the Estrella Mountains. Each of these locations offer opportunities for access by residents and visitors. We supplement our natural open spaces with an amazing public park system, boasting two of the larger active civic recreational spaces in the region. With the recent opening of Alamar Park, Avondale offers wonderful amenities that are conveniently located for use by not only our residents, but by people from our neighboring cities as well. These recreational amenities draw Avondale residents outdoors, and are the foundations for creating a healthy lifestyle.

The 2030 Plan, along with the Parks, Recreation, Libraries & Trails Master Plan, identifies general open space areas that are appropriate for preservation and compares the characteristics of those areas to determine which are most valuable, such as:

- Mountain views
- Unique aesthetic features
- Valuable wildlife habitat
- Cultural and recreational opportunities
- Other areas important to human health and safety, including steep slopes, drainage ways, watersheds, wetlands, and flood plains

Open space is important from a cultural, recreational, and environmental perspective. Parks provide visual appeal, promote healthy lifestyles, and give a sense of pride to neighborhoods. Avondale's landlocked position within a greater regional area precludes annexing land for additional parks or open space. Therefore, partnerships with schools, the generosity of benefactors to the community, and the inclusion of open space within private development will need to take place.

As there are many methods of preserving open space, and many public agencies that have jurisdiction over land, the General Plan 2030 and the Parks Master Plan help coordinate the various public and private efforts and assure that community resources are used most effectively in the development and preservation of open space.

PAST, PRESENT, AND FUTURE TRENDS

Regional planning efforts have already been initiated for the Agua Fria, Salt, and Gila Rivers. These include: the Flood Control District of Maricopa County Agua Fria Area Drainage Master Plan, the Maricopa Association of Governments (MAG) West Valley Rivers Non-Motorized Transportation and Desert Spaces Plans, the Flood Control District of Maricopa County El Rio Watercourse Master Plan, the Rio Salado West Plan, the Tres Rios Greenway Specific Plan, the Maricopa County Trails Master Plan, and the county-wide trails effort. These plans offer coordinated recommendations within Avondale and identify linkages that connect our open space resources to regional resources. While these areas have been identified in plans, they are largely undeveloped, and there are few existing formal connections to them. To make these resources valuable to the community, additional formal access points are needed. Once developed, these planned linkages will have the net effect of leveraging our open space resources so our residents are connected to resources within other communities and the county. In the future, the implementation of these plans through public and private partnerships will enhance the quality of these resources and make them more accessible to our residents.

Avondale's agricultural areas are important open spaces because they remind us of our history as an agricultural community, create transitional zones between suburban developments, and provide visual relief from the built landscape. They are also important for migratory birds and wildlife. It is likely that without the implementation of mechanisms for the purchase of these properties or their development rights, these agricultural areas will be developed with other land uses in the future.

Avondale's growth will continue to result in the development of private land that once provided visual relief from the developed environment. However, there are opportunities to preserve the natural amenities that are unique to Avondale, such as building upon the agricultural roots of the community with rural low density developments, equestrian centers and bridle paths, and urban agriculture and community garden opportunities.

The rivers, associated 100-year floodplains, and Estrella Mountains comprise approximately 9,600 acres of open space within the City. An inventory of additional open spaces, provided by developed parks, a golf course, and recreation areas, includes over 2,800 acres. Based on the current inventory, our existing open spaces should adequately serve our residents, however, Avondale is always interested in pursuing open space opportunities.

Trails

Avondale's planned trails and existing bikeways connect homes to parks, shopping areas, businesses, schools, Estrella Mountain Community College, and to the trails on public land surrounding the City.

The City of Avondale adopted the Tres Rios Greenway Specific Plan in June 2002. The Tres Rios Plan was a coordinated effort among state, federal and local agencies, private land owners, and the City to unite the Agua Fria, Salt, and Gila Rivers, and City recharge area into a single, connected green space consisting of trails and open spaces. This plan has been incorporated into other plans, including the Agua Fria, Salt, and West Valley Rivers Non-Motorized Transportation Plan.

The City also coordinated other projects with the Tres Rios Greenway Plan. The City's recharge projects are designed as multiple use facilities that provide open space and trail connections in conformance with the Tres Rios Greenway Plan. The Guidelines for Canals that were adopted by the City in 2002 require a 30-foot public access easement along the Roosevelt Irrigation District Canal, and provide another connection to Avondale's River Greenways. As the City develops, these plans will continue to be implemented. Also, future design standards for the southern area of the City are planned to be in concert with the implementation of the Tres Rios Greenway Plan and contextual with the Gila River and surrounding natural areas.

Avondale recognizes that a multi-use open space network of trails for all non-motorized users provides critical resources to improve its resident's well-being. The City should maintain its commitment to providing connections from neighborhoods to passive and recreational opportunities, either through private development or City-initiated efforts. A successful Citywide trail system would allow people to walk or bike from their homes to any area in Avondale via that trail network.

River Corridor

The lands in and around the Salt, Gila, and Agua Fria Rivers are some of the most environmentally sensitive and significant areas within the southern area of the City. Preservation of these areas and protection of the native wildlife in the area is a priority for Avondale. The Gila River and Agua Fria River corridors focuses on the preservation, protection, and enhancement of the two rivers and their riverine environment. The goals include enhancing the visual quality of the river, development of recreational opportunities on the Gila and Agua Fria Rivers, increasing river accessibility, and maintaining of the rivers' natural ecology. River land use designations, such as the Gila River Scenic District, have been established to control development and use of the river corridor while enhancing eco-tourism opportunities and open space around the Base and Meridian Wildlife area.

In addition to being a source of water for local wildlife, the Gila River has become an increasingly important recreational amenity. The river is used extensively for canoeing, fishing, and wildlife viewing. The City has focused considerable effort in the planning for a recreational trail system in and along the river corridor. The City has a strong interest in maintaining the quality of the water and protecting river flows. This interest not only has the benefit of creating enthusiasm for an active lifestyle, it also benefits Avondale's economic health. With the increased popularity of being outdoors and appreciating the environment, Avondale can promote its numerous opportunities and draw in visitors with an interest in outdoor activities.

Estrella Mountains

The Estrella Mountains, which define our south planning area, provide a dramatic backdrop for the City north of the Gila River and provide open spaces for recreation, camping, backpacking, hiking, mountain biking, and wildlife viewing. As development occurs within the south planning area, the slopes, ephemeral washes, and other environmentally sensitive areas around the Estrella Mountains must be protected and conserved.

Protecting Mountain Views

Preserving access to and vistas of natural areas, such as the Estrella Mountains, Monument Hill, and the Gila River are critical for the City. Protecting hillsides and ridgelines overlooking the community from inappropriate development is equally important. Avondale has secured significant open space land to supplement state and federal lands to establish and maintain the natural vistas that form a beautiful backdrop to the City.

Public and private development should be designed to minimize disturbance of hillsides and to ensure that community residents will enjoy safe access to the public lands surrounding Avondale. As flat land becomes scarcer, pressure to develop along hillsides will increase, prompting aesthetic, engineering, and safety concerns.

Wildlife Habitat and Corridors

Bird watching and wildlife viewing is a major attraction for the City. The area is home to a multitude of bird and wildlife species, such as the Green Heron, Gambel's Quail, Bald Eagle, Cactus Wren, Spotted Sandpiper, and many others, especially in the Base and Meridian Wildlife Park. The high potential for disruption of normal movement through the open space corridors could damage local animal populations. However, if these corridors can be designed and managed to allow human access without wildlife disruption, these corridors become a dual benefit to Avondale. These corridors become part of the trails network as well as become wildlife habitat that fauna can move freely and naturally within the area. Therefore, by preserving adequate open space corridors and by increasing awareness of ways to limit wildlife/human conflict, Avondale will continue to work with its partners who include the Arizona Game and Fish Department, the Bureau of Land Management, Maricopa County Flood Control District, and other government agencies to implement protection programs. The City will also gain an appreciation for preserving certain plant and animal species, as well as provide opportunities to move throughout Avondale's beautiful ecosystems and simultaneously improve their well-being.

To guide the City in its open space conservation efforts as it develops, an Open Space and Parks land use category is included on the 2030 Plan land use map and designated open space and park facilities have been identified on the Open Space Map. This designation implements the goals and objectives of the Land Use, Open Space, and Recreational Amenities Elements by:

- Conserving natural resource areas required for the conservation of plant and animal life, including habitat for wildlife species; areas required for ecological and other scientific study purposes; floodways and floodplains;
- Maintaining areas of importance for outdoor recreation including areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes including those providing access to the Agua Fria, Salt, and Gila Rivers; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers, trails, and scenic highway corridors;
- Providing for open spaces to create buffers that may be landscaped to minimize the adverse impact of one land use on another.

The rural residential land use designation is also designed to identify areas appropriate for low density development that is considered a private open space resource.

GOALS and POLICIES

GOAL 1:

Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.

POLICIES:

A. Preserve and enhance the Agua Fria, Salt, and Gila Rivers corridors, the associated 100-year floodplains, the Estrella Mountains, and the unique riparian areas for their natural and aesthetic qualities.

B. Require new development adjacent to the Agua Fria, Salt, and Gila Rivers, and the Estrella Mountains to provide controlled public access to these areas.

C. Work with other public and private groups to establish greenbelts and preserve open areas consisting of a network of public and private lands and hillside areas, such as Monument Hill.

D. Restore the natural state and natural vegetation, when practical and feasible, disturbed areas of the Rivers.

E. Pursue private dedications of open space land or conservation easements in areas adjacent to public open space.

F. Establish a dedicated fund to be financially prepared to take advantage of opportunities and leverage grants from other agencies when critical land becomes available for greenway protection.

G. Coordinate plans and capital funding responsibilities through the Capital Improvement Program (CIP).

H. Preserve existing habitat areas of the wildlife and desert plant species.

I. Develop a plan to encourage native vegetation and riparian habitats to be maintained and enhanced, where possible.

J. Design open space areas with native vegetation that attract native birds and animals.

GOAL 2:

Create linkages to parks, trails, rivers, and mountains.

POLICIES:

A. Actively work with public (including state and federal agencies) and private partners to develop the land within the Tres Rios Greenway Specific Plan as a recreational amenity and transportation facility.

B. Enhance non-motorized access between Phoenix Raceway properties, Monument Hill, and Agua Fria and the Gila Rivers.

C. Link community parks to open spaces, other community facilities, and each other as a means to providing further physical activity for one's well-being.

D. Utilize all High Voltage corridors (greater than 69kV) for passive recreational use to connect to a greenway corridor system.

E. Link all trails to the Maricopa County regional trail system and the Tres Rios Greenway.

F. Design and construct all utility corridors, easements, drainage crossings, and transportation corridors for greenway corridors and multi-modal activities.

G. Ensure greenways provide an attractive recreational experience that makes them destinations in their own right.

H. Require, through the subdivision review process, greenways that are identified and built as a desirable feature for pedestrians in each new development.

I. Encourage shared connections where appropriate.

J. Utilize existing trails and utility corridors for equestrian/bridle trails.

GOAL 3:

Make Avondale's unique natural setting central to its identity as a Healthy Lifestyle City.

POLICIES:

A. Protect and maintain sensitive environmental areas associated with the Agua Fria, Salt, and Gila Rivers, and the Estrella Mountains.

B. Promote Avondale as an ecologically-minded destination to facilitate open space preservation and encourage eco-tourism.

C. Educate residents and visitors about Avondale's open space and its ecological importance and value to the community.

D. Promote the historic importance of Monument Hill, the Base and Meridian Wildlife Area, and the Native American archeological sites.

E. Plan for areas along the Gila River that will serve as a tourist designation for wildlife, bird watching, and outdoor recreation enthusiasts within the Gila River Scenic District.

F. Retain Avondale's commitment to becoming a "Healthy Lifestyle Community" through development of the Tres Rios Greenway Specific Plan.

G. Regard Avondale's scenic assets as an economic value, and continue to protect and enhance them accordingly.

H. Plan for a visitor's center or wildlife center within the Gila River Scenic District land use designation area.

GOAL 4:

Protect views of and access to mountains and river corridors.

POLICIES:

A. Preserve the scenic quality of the Estrella Mountain range and foothills.

B. Provide vehicular and pedestrian access through the Estrella Mountain Regional Park for visitors to take full advantage of the outdoor experience for hiking, mountain biking, and camping.

C. Design and construct public access with limited amenities on Monument Hill to enable the community to enjoy the historic attributes of the hill.

D. Design buildings and lots in such a way to take advantage of the view corridors of the Estrella Mountains without causing obstructions to those views.

E. Protect hillsides and ridgelines overlooking the community from inappropriate development.

GOAL 5:

Develop and maintain a system of open space that affords human access and recreation while protecting the viability of the wildlife population and habitat.

POLICIES:

A. The open space system will serve as a buffer between land uses, preserve and enhance the wildlife habitats and migration routes, and protect habitat corridors for the movement of wildlife in Avondale.

B. Ensure natural areas are protected as part of an open space system interconnected by wildlife corridors.

C. Ensure that aggregate operations and river crossings do not impact the wildlife along the Agua Fria and Gila Rivers corridor.

D. Require existing aggregate operations to provide a reclamation plan and mitigate any negative effects of the mining operation upon removal.

E. Plan future development of existing aggregate operations and the potential recreational use of lakes consistent with the El Rio Plan.

F. Mitigate issues for future development adjacent to aggregate sites to avoid incompatible land uses.

G. Consult with the Arizona Game and Fish Department on all development proposals that could have an impact on wildlife habitat and/or forage diversity to strategically locate housing clusters in a way to minimize negative impacts to game and non-game wildlife and to minimize human-wildlife conflicts.

H. Encourage and incorporate the Arizona Game and Fish Department's Wildlife Friendly Guidelines, Wildlife Friendly Fencing Guidelines, and development specific guidelines (ie. Solar, Wind, Bridges, etc) for new proposed developments.

I. Work with the Flood Control District of Maricopa County to ensure that flood control projects enhance the environment, develop as an amenity, and protect the community.

J. Protect federal and state listed, proposed, and candidate species along with the state's species of greatest conservation need and species of economic importance.

K. Provide human access to natural amenities that minimizes impacts to the natural systems while providing value to the community.

L. Identify problematic invasive species populations and create plans for their long-term suppression.

RECREATIONAL AMENITIES ELEMENT

INTRODUCTION

This element contains the goals and policies to define a comprehensive system of locations for parks and other recreational facilities that meet the needs of current and future residents. Many standard parks and recreation facilities, such as soccer, baseball, and softball fields, have been constructed within the City limits. The following additional amenities also add to the healthy lifestyle of Avondale residents and visitors to the City:

- A state-of-the-art community recreation center
- An extensive network of mountain bike trails through the Estrellas
- Canoeing and kayaking on the Salt and Gila Rivers
- Wildlife and bird watching
- Estrella Mountain Regional Park activities

Increasing access to these locations is an important healthy community strategy to increase physical activity. Physical activity reduces the risk of chronic diseases. Additional health benefits of easy access to physical activity include increased mental health and psychological development. These are also factors that contribute to our overall well-being. Avondale is a regional center providing active recreation programs for a large portion of Maricopa County and predominately the west valley. Recreation programs promote a sense of community and good health. In addition, Avondale also receives thousands of visitors each year, a significant number of whom use portions of the City's park and recreation system, contributing to the local economy and community. Avondale prides itself on providing quality recreational amenities and facilities. In 2023, the Arizona Parks and Recreation Association awarded Alamar Park, Avondale's newest Neighborhood Park, as the recipient of the Outstanding Facility Award (for a municipality with a population between 25,001 – 100,000).

PAST, PRESENT, AND FUTURE TRENDS

The Parks, Recreational Facilities, and Trails Master Plan of the City of Avondale include three closely related, but independent elements which form a stand-alone component of the City's General Plan. Adopted in October 2017, the Master Plan refines and implements the general directions established in the General Plan, the purpose being to identify the current parks, recreation, open space, and trails needs of the community and to ensure that community facilities will be adequate to meet future needs.

The 2020 Census identifies 26% of Avondale's population as less than 15 years of age, with another 17% less than 24 years of age. These figures indicate that developed parks and open space designed to accommodate younger users are important to Avondale residents. The types of open spaces generally important to a younger population include sports fields, playgrounds, bicycle trails and skate parks, and other structured recreation opportunities.

To meet the needs of our residents and use public funds efficiently, the City is partnering with the Littleton Elementary School District for after school and summer recreation activities. The City is also using school facilities in the Agua Fria District for basketball and other indoor sports activities. As we continue to grow, we will need to provide parks and recreation facilities for our more diverse population. Opportunities to partner with schools and other entities, such as the Boys and Girls Club, may enable the City to diversify its recreation

facilities for the growing population. While many of our newer developments offer these amenities to their residents, older portions of the City are in need of additional or modernized recreational opportunities.

The City constructs parks based on a service radius calculation to ensure parks and recreation facilities are equitably distributed throughout the community using national standards as described in the Parks, Recreation Facilities, and Trails Master Plan. Below is a list of the types of parks and facilities within the City of Avondale.

- **Community Parks** generally range in size from 30 to 80 acres and serve several neighborhoods within a 3-mile service radius. A 3.5 park acres per 1000 population ratio generally is provided. Typically, community parks, such as Alamar Park, Friendship Park, and Festival Fields Park, provide a wide range of passive and active recreational opportunities for one or more groups of users and function as community gathering places. Such parks typically include multiple lighted sports courts and sports fields for organized recreational activities such as softball, little league, or soccer tournaments and have the same amenities as neighborhood parks. Community parks may also provide areas for more specialized uses and amenities such as community centers, recreation centers, pools and aquatic centers, skate parks, restrooms, concessions, and group picnic facilities for 100 to 200 people.

- **Neighborhood Parks** serve a neighborhood or several neighborhood areas. Avondale's neighborhood parks range in size from approximately 1.5 to 12 acres and are characterized by a service area of a 0.5-mile radius and are generally provided at a ratio of 1 park acre per 1000 population. They are developed to encourage semi-active to passive activities, such as picnics, family gatherings, and strolling to more intensive activities, such as pickup or organized court and field games, jogging, and exercising. Minimal parking may also be provided. Oftentimes, neighborhood parks are located adjacent to school sites and developed to complement school facilities.

- **Regional Parks** are typically 80 acres or more, can be reached within a 30-minute drive time, generally provided at a ratio of 2.5 acres per 1000 population, and attract many types of users from a large geographic area. Regional parks also may have a passive and/or active focus, such as the Estrella Mountain Regional Park, and contain a wide variety of recreational activities, such as sports field four-plexes oriented toward regional tournament play, an irrigation lake, large group picnic facilities for 200–400 people, specialty-user group facilities (for example, skate parks), indoor aquatic facilities, and multi-use recreational centers that may range in size from 60,000 to 100,000 square feet.

- **Special Use Parks** generally include designated single use facilities, such as the American Sports Center/ Randal McDaniel Sports Complex. They vary in size and service radius depending on the use; however, special use parks enhance the overall park system by providing unique opportunities that help to balance a diverse range of community desires.

- **Other open space uses** include vest-pocket parks, common areas, easements, rights-of-way, greenbelts, and private recreation areas. These areas are generally passive areas in a landscaped or natural state. These may be planned for conversion to more intensive recreation use when needed. These spaces may provide interpretive recreation or education experiences, act as buffers between land uses, provide habitat or land banking, and further environmental quality. They can include shared use trails, floodplains and floodways, landscaped areas adjacent to roadways, interpretive areas, plazas, and pocket parks. These spaces should be provided at a ratio of 2.5 acres per 1,000 people.

Currently, Avondale meets the services ratio for neighborhood, community, and regional parks as shown in the Parks, Recreation Facilities, and Trails Master Plan. Currently, the Estrella Mountain Regional Park, owned and operated by Maricopa County, provides regional and community park facilities for many Avondale residents.

GOALS and POLICIES

GOAL 1:

Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

POLICIES:

A. Continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.

B. Improve access to park facilities in areas that are presently under-served by existing facilities.

C. Plan for future development of neighborhood parks to coincide with proposed residential development.

D. Identify land for a future community park within the southern area of the City.

GOAL 2:

Maintain and improve high quality parks and recreational facilities to meet the diverse needs of all community residents.

POLICIES:

A. Identify the recreation needs of the community.

B. Provide a range of parks and recreation facilities that are linked to one another and equitably distributed throughout the City.

C. Maintain parks and recreation and art and cultural facilities for the long-term use of the community.

D. Encourage development or expansion of major facilities oriented to attracting visitors to Avondale.

E. Provide fair and equitable policies and procedures for the use of all parks and recreation facilities and services that consider the impacts of non-resident use.

F. Keep facilities current with community needs.

G. Encourage the use of volunteers for trail improvement projects.

H. Establish Avondale as a "Healthy Community" by encouraging walk able neighborhoods, community gardens, urban agriculture, and other healthy lifestyle services.

I. Identify park amenities specific to the southern area of the City.

GOAL 3:

Maximize city, school, private industry, social service, and other community resources through collaborative development and through implementation of recreational programs and services.

POLICIES:

A. Expand cooperative opportunities with schools as a focal point for enhanced neighborhood services.

B. Expand cooperative opportunities with private industry in the development and implementation of recreation programs.

C. Form partnerships with Estrella Mountain Community College to further multi-age team sports throughout the City.

D. Utilize the American Sports Center/Randal McDaniel Sports Complex to further sports programs and recreational services for the community.

E. Develop a full-balanced and accessible program of recreational activities and facilities.

F. Expand cooperative opportunities within our City and with other public (including state and federal agencies) and/or private entities to provide recreation and arts and cultural facilities.

GOAL 4:

Create shared use linkages throughout the community in order to support a healthy lifestyle.

POLICIES:

A. Link parks to open spaces, other community facilities, and each other through a Citywide trail system.

B. Link community back to rivers and the associated ecosystems and amenities.

COMMUNITY MOBILITY

PREFACE

THEME

Many areas of the Southwest Valley experience traffic congestion. A large portion of Avondale residents experience long commute times, and the hours and miles spent driving continue to rise. Increased driving rates are a source of physical, economic, and environmental stress. Driving has been linked with negative health impacts, including higher rates of traffic collisions and increased levels of stress. In addition, more vehicle miles and vehicle hours spent traveling by automobile translate into greater amounts of air pollution, which in turn has health impacts. Avondale is striving to create a balanced, multi-modal transportation system, one which gives people choices about how to get to their destinations and at the same time increase their physical activity and reduce pollution. To do this, the Land Use, Circulation, Active Transportation, Transit, Open Space, and Urban Design Elements of this General Plan attempt to improve access to and the effectiveness of alternative transportation modes, such as transit, rail, train, bicycle, and walking, for all parts of the City. As a result, a high priority should be placed on transportation projects that are expected to improve the multi-modal network and encourage transit use, bicycles, and walking as major forms of transportation. This theme contains goals and policies to promote safe, efficient, and accessible choices for the movement of people and commerce.

CIRCULATION ELEMENT

INTRODUCTION

Coordinating land use and transportation planning with development is vital to managing growth in a smart and sustainable way. This element addresses general provisions for a transportation system which will accommodate current and future land uses vital to economic development. In addition, the element offers a look at use of new ideas and future technologies to provide a range of transportation alternatives for users of all modes, ages, and abilities while enhancing quality of life. The Avondale Transportation Plan addresses specific areas of the transportation system including goals, key issues, street classification and standards, modes, and advanced traffic management. This element will focus more on land use for the purposes and goals of the General Plan. Utilizing both the General Plan and the Avondale Transportation Plan will be important to providing safe and efficient means of moving people, goods, services, and information within the varied needs of the diverse community as well as regionally.

PAST, PRESENT, AND FUTURE TRENDS

Many of Avondale's streets were built prior to incorporation or constructed to older standards. As the community develops and traffic on these streets increases, it would be prudent to continue system-wide improvements to ensure all streets are built to current standards. This would require further refining and implementation of planning and engineering policies applicable to private and public development that consider future land use and demand while providing for alternate modes to reduce vehicle traffic. The Loop 101 in the West Valley allowed much of the City north of I-10 and west of Loop 101 to become accessible and desirable for residential and commercial development. The development of the McDowell Road corridor and the Avondale Automall can be attributed to the Transportation Element in previous City General Plans.

Presently, the region of the City south of I-10 continues to grow as the mixed-use BLVD development unfolds along the Avondale Boulevard corridor which connects commercial and residential developments and the City's Civic Center complex. The existing I-10 underpasses at the major arterials provide excellent north-south access across this freeway, further supporting the shift of development. Bolstering of the arterial network farther south, including select locations near the Gila River, will ultimately be needed to foster the development underway in the southern portion of the City.

Economic development is an important part of Avondale's future. To be a sustainable community, access to new employment, services, and activity centers must be convenient to regional transportation routes. The areas north and south of I-10 provide an excellent location for this type of development, as well as along regional routes, such as Main Street/MC 85. As the areas south of Lower Buckeye Road are developed, additional access will be necessary to provide connections to local and regional transportation routes, such as the SR 30 (I-10 reliever), which primarily runs north of Southern Avenue within the City's planning area.

Transportation can also play a role in supporting and promoting a healthy public. Through provision of safe, functional, convenient travelways for pedestrians and bicyclists, the fitness and health of members of the community can be promoted.

The City's transportation system continues to be developed and improved with consideration for non-motorized transportation with the adoption of the Avondale Transportation Plan and development of the City's General Engineering Requirements. More focus on this area will expand the opportunity to implement context sensitive strategies to develop the transportation system mindful of all modes accessible to users of all ages and abilities. These strategies must also be consistent with land uses to uphold the importance of economic development. The City currently provides transit alternatives for residents and visitors. However, the City needs to foster new opportunities to include transit-centered development within its borders. The Transit Element of this General Plan 2030 focuses on the newly expanded transit options offered to the City's residents and visitors. Providing for alternate modes will have different emphasis to regional, city-wide, local, and neighborhood transportation planning and should be developed to those contexts.

As the City continues to grow and the transportation system evolves consistent with desired land uses, it will also be advantageous to see the use of new technologies to assist with gathering data which can be used to proactively manage vehicle traffic. Through regional efforts, there are technologies the City can access in order to communicate with other agencies, including news, Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), and other cities during emergencies. The Traffic Operations Center (TOC) will incorporate technologies which will enable efficient diagnosis and maintenance of the existing traffic signal system as well as future transportation management in real-time from one central location. It will also enable police and fire to more efficiently manage traffic remotely during emergencies, construction detours, and similar instances. Combining these technologies will ultimately enhance the mobility, efficiency, and safety of the entire transportation system.

In terms of the Avondale's street network, the City maintains and operates:

- Lane Miles of Pavement – 294 centerline miles, a total of 7,059,763 square yards
- Over 10,000 streetlights
- Over 18,000 signs
- 51 traffic signals
- 4 signalized crosswalks (
  - 1 High-Intensity Activated Crosswalk (HAWK)
  - 3 Rectangular Rapid Flash Beacon (RRFB)
- 20,000 linear miles of striping

Functional Classification, Circulation, and Transit Map

The Avondale Circulation and Streets Classification Map depicts four typical roadway classifications: freeway, arterial, collector, and local. Each of these classifications is associated with a variety of functional and physical characteristics. These characteristics are consistent with those outlined in detail in the Avondale Transportation Plan. In addition, these classifications have been established as guidance for maintenance and improvement, public or private, and to accommodate existing needs and objectives consistent with the goals and policies of the General Plan.

GOALS and POLICIES

GOAL 1:

Provide a transportation system that is complimentary to the existing and planned land uses.

POLICIES:

A. Continue to develop a long-range transportation planning and budgeting process that is integrated with, and in balance with, land use planning, including the City's specific area plans. and plans for the City's parks and open spaces.

B. Encourage land uses that support a variety of transportation options adjacent to regional attractions.

C. Work with adjacent jurisdictions when planning or upgrading infrastructure along boundaries.

D. Continue to assign appropriate street names and numbering prior to building permit approvals consistent with current City standards.

E. Continue to coordinate with ADOT and monitor the proposed alignment of the SR30 in order to re-evaluate land uses in that area should the alignment change.

GOAL 2:

Promote Avondale in regional transportation issues.

POLICIES:

A. Continue to develop strategic partnerships with ADOT, MCDOT, MAG, and Valley Metro for regional projects and systems that benefit the community.

B. Continue to regularly update transportation plans and implement improvements consistent with regional objectives.

C. Partner with MAG and West Valley municipalities to further the implementation of alternative modes of transportation in the future.

D. Collaborate with local jurisdictions regarding regional transportation issues.

GOAL 3:

Provide a transportation system that serves the public in a safe, efficient, and cost-effective manner.

POLICIES:

A. Develop a transportation system that is considerate of and benefits from being integrated into a regional context.

B. Design and develop a circulation system, to the extent possible, using the Complete Streets methodology.

C. Continue to provide a Traffic Engineering Program to include pedestrian, bicyclist, and motorist safety education programs, coordination with the police department for enforcement, and investigation and prioritization of engineering solutions, to enhance the overall safety for all roadway users.

D. Implement and maintain components of the transportation system to provide adequate capacity and access control, and efficient traffic flow commensurate with the associated traffic demands.

E. Maintain Avondale's competitiveness in obtaining adequate funding to meet transportation needs and implement strategies for cost-effective safety improvements.

F. Seek funding for corridor and intersection safety improvements through state and federal agencies.

G. Provide a transportation system that can support direct routes to other regional transportation hubs, and in doing so, provide a transportation system desirable to corporations seeking opportunities in our City.

GOAL 4:

Promote and support an integrated transportation system that mitigates congestion, fosters a sense of community, and preserves the environment.

POLICIES:

A. Provide and support opportunities for all modes of travel for all ages and abilities.

B. Encourage the sustainability and enhancement of transit service within the City by implementing a long-range transit plan.

C. Develop adequate links to arterial roadways from new residential, recreation, and employment areas.

D. Ensure that the location, intensity, and timing of developments are consistent with the provisions of adequate transportation infrastructure and standards.

E. Seek funding opportunities for multi-modal transportation infrastructure.

ACTIVE TRANSPORTATION ELEMENT

INTRODUCTION

A transportation network that includes active transportation facilities that are safe and connect residential areas to retail, employment, and recreation areas can yield numerous positive benefits for Avondale's residents, workforce, and visitors. Infrastructure investments in trails, sidewalks, traffic-calming, and transit support active travel and increase routine physical activity, which improves health, the quality of the environment and livability of communities. Having a robust and well-connected active transportation network allows people to seamlessly integrate physical activity into everyday life by enabling them to walk or bike to their destinations. Furthermore, these walking and biking facilities provides more opportunities for social interaction and community cohesion. Increased active transportation can also reduce car-related emissions, noise pollution, and traffic congestion. Younger and emerging generations are choosing options other than driving to move about. As a result, abundant and adequate active transportation infrastructure and options will continue to become more important in communities across the country.

This element contains the goals and policies to assist the City in providing adequate and safe routes on public streets and through trail networks for active transportation. It stresses the importance of providing active transportation facilities wherever possible to meet a wide range of user needs in the community. This element is also informed by the recently completed Avondale Active Transportation (2023).

PAST, PRESENT, AND FUTURE TRENDS

Existing Bikeways

Bicycling is an essential component of any transportation system and yields benefits in numerous ways including health, economics, environment, and equity. As Avondale has grown over the last two decades, the City has made steady progress in providing bicycle facilities along its maintained arterial and collector roadways.

There are 92.3 centerline miles of bike lanes and routes and 1.5 miles of paved shoulders within Avondale. In addition, there are 34.5 miles of multi-use paths that are either paved or unpaved. Bike lanes and routes are primarily located on arterial and collector streets. Multi-use paths are largely constructed as part of the various master planned communities, Other multi-use paths are located along the Agua Fria River and the Roosevelt Irrigation District (RID) Canal.

Existing Sidewalk Facilities

Currently, the vast majority of Avondale planned residential communities have sidewalks on both sides of street; However, there are locations where sidewalks only exist on one side of the road or not all. Sporadic corridor and business development has caused gaps in Avondale's existing pedestrian network, which creates barriers to pedestrian travel. Currently there are:

- 243.6 miles of roadways with sidewalks on both sides of the road;
- 34.4 miles of roadways with sidewalks on one side of the road; and
- 67.4 miles of roadways with no sidewalks at all.

GOALS and POLICIES

GOAL 1:

Develop a safe active transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.

POLICIES:

A. Integrate active transportation needs into ongoing and future planning.

B. Coordinate with MAG and other Valley municipalities to create and implement an active transportation plan as a part of a regional plan.

C. Provide active transportation access in or near mixed-use corridors, neighborhood districts, and community centers that affords easy accessibility to many non-work destinations.

D. Work locally to address the inter-operability and inter-connections between Avondale's current active transportation network and other cities' active transportation networks.

GOAL 2:

Continue to make the street system accessible, safe, and convenient for bicycles and pedestrians.

POLICIES:

A. Continue to consider school child safety as a priority on all streets throughout the Safe Routes to Schools Program, which includes engineering, education, enforcement, and encouragement.

B. Continue to take an active part in committees and working groups throughout the Valley regarding active transportation.

GOAL 3:

Increase recreational opportunities for active transportation throughout Avondale.

POLICIES:

A. Take advantage of electrical powerline corridors, canals, regional drainage channels, and rivers to develop and enhance a regionally connected multi-modal recreation trail system.

B. Explore opportunities for multi-modal recreation trails near the Gila and Agua Fria Rivers.

GOAL 4:

Become a recognized bicycling friendly city.

POLICIES:

A. Determine which bicycling advocacy's rating program best fits with Avondale's existing conditions and future plans.

B. Create a plan of action to meet the requirements in order to be recognized as a bicycling friendly and healthy lifestyle community.

TRANSIT ELEMENT

INTRODUCTION

Transportation needs vary throughout Avondale due to differences in vehicle ownership, income, age, ability, and other factors. Many residents and visitors rely on public transit to access employment, education, or other essential services such as grocery stores and medical appointments. Other residents take public transit or are interested in taking public transit to avoid driving or for environmental reasons. Distinct differences in transit needs and preferences require unique transit services tailored to specific trip purposes and characteristics.

Increasing transit access is also a key strategy to creating healthy communities. It promotes physical activity through active movement in accessing transit, reduces air pollution by encouraging alternatives to personal automobile use, and connects residents of all backgrounds to the amenities of Avondale and the greater region.

Transit needs and expectations are evolving due to changes in travel patterns, perceptions, and technology. As transit demand in Avondale evolves, it is important for city officials to explore more flexible alternatives to traditional fixed-route bus service, such as microtransit and micromobility. At the same time, continuing the paratransit services is a key piece of the overall transit network in ensuring everyone, regardless of ability, can access transit services.

PAST, PRESENT, AND FUTURE TRENDS

Avondale is serviced by three fixed-route bus lines operated by Valley Metro, travelling in the east-west direction: Route 3 on Van Buren Street, Route 17 on McDowell Road, and Route 41 on Indian School Road. The bus routes on Van Buren and McDowell have 30-minute frequencies on weekdays and 60-minute frequencies on Saturdays. The route on Indian School Road operates on 30-minute frequency seven days a week and serves Avondale east of 107th Avenue. These three local routes connect Avondale residents to Goodyear, Tolleson, Phoenix, and Scottsdale, with notable connections in the region to the light rail system, Papago Park, and the Phoenix Zoo. Valley Metro Express Route 563 provides a weekday commuter connection to and the State Capitol and Downtown Phoenix operating with limited stops in Buckeye and the Avondale Transit Center during morning and afternoon peak commuting times.

Valley Metro is also the provider of ADA paratransit services in Avondale for people with disabilities and senior citizens who are unable to use the fixed-route service options. In addition to paratransit service, Valley Metro also operates RideChoice which is an on-demand taxi/rideshare program for qualified seniors and people with disabilities. Most paratransit trips originating in Avondale are to destinations elsewhere in the region. These top destinations include: Avondale Walmart, Abrazo West Campus, and Fenix Group.

Starting in November 2022, the City of Avondale has offered public transit within its municipal limits through WeRIDE, a microtransit service, much like popular shared-ride, private on-demand service platforms. Following the recommendation of the MAG Avondale-Goodyear Transit Study, the service initially launched separately in both Avondale and Goodyear, and it has since expanded to the City of Surprise.

Operated by First Transit, WeRIDE provides convenient, affordable, and on-demand shared rides, Monday-Friday from 7 a.m. to 7 p.m. The City offers the on-demand WeRIDE trips for the area within its municipal limits north of Lower Buckeye Road. Additionally, WeRIDE's Avondale coverage extends beyond the municipal limits to

include the Banner Estrella Medical Center in Phoenix and Goodyear's Abrazo West Campus and Park-and-Ride facility.

This shared ride service pairs multiple passengers heading in the same direction in a single vehicle. By entering pickup and drop-off locations in the WeRIDE Micro App, riders will be matched with a vehicle going their way. WeRIDE Micro vehicles are ADA-friendly and seat up to 5 passengers. Bike racks are available on all of the vehicles.

WeRIDE offers trips to and from fixed points within a 10-minute walk to all Avondale neighborhoods north of Lower Buckeye Road. Most neighborhood stops can be found at local community neighborhood mailboxes or at a park. It also stops at shopping centers, medical facilities, recreation, businesses and community spaces. Popular destinations for WeRIDE riders in Avondale are Estrella Mountain Community College, Avondale Transit Center, Goodyear Park-and-Ride, Old Town Avondale, and the Avondale Civic Center. Riders can make transfers to the City of Goodyear's WeRIDE coverage area at the Goodyear Park-and-Ride, which is located in both Goodyear and Avondale's WeRIDE coverage areas. WeRIDE can connect transit riders to both of Valley Metro's local bus routes (Routes 3 and 17) running through Avondale and to the Valley Metro Express Route 563 commuter route, which stops at the Avondale Transit Center.

The regular adult fare is $2.00 per ride. Riders who pay a reduced fare of $1.00 per ride include those over the age of 60, those with disabilities, military veterans, and students. Children 12-years old and younger ride free with a fare-paying passenger that is at least 16 years old. Children under 8-years of age and/or under 65 pounds will need to ride in a car seat provided and secured by the accompanying adult. Riders transferring to regional bus routes in Avondale also only pay $1.00.

GOALS and POLICIES

GOAL 1:

Enhance public transit options for residents of Avondale.

POLICIES:

A. Build upon microtransit's role in providing first-mile and last-mile connectivity to the wider regional transit network.

B. Support safe and comfortable designated facilities for transit passengers.

C. Plan for all current and future transit options in Avondale to have reasonable connections to each other, with a special focus on the identified "mobility hubs" at Avondale Civic Center and Estrella Mountain Community College as identified in the MAG Avondale/Goodyear Transit Study.

D. Be a working partner with Valley Metro, MAG, and other Valley municipalities in regional transit initiatives to incorporate investments in Avondale.

E. Promote and establish microtransit as a vital component of the Avondale transit network.

GOAL 2:

Promote and support the appropriate tailoring of transit service options in Avondale.

POLICIES:

A. Incorporate a diversity of transit options to meet both the needs of residents and the needs of transit users throughout the City.

B. Ensure that affordable and reliable transit options exist to access Estrella Mountain Community College.

C. Explore opportunities to expand transit service to the newer developments in South Avondale.

D. Participate in exploring potential opportunities for transit associated with the development of State Route 30 Corridor.

E. Evaluate emerging transit technologies and trends for potential deployment in Avondale as they arise in the future.

F. Work collaboratively with Valley Metro and WeRIDE partner cities to integrate microtransit into the regional public transportation system.

GOAL 3:

Encourage the coordination of development between land uses, roadway facilities, the active transportation network, and the local transit systems.

POLICIES:

A. Explore the advantages of walkable/bikeable neighborhoods in lowering vehicle use and reducing harmful pollutants caused by vehicular traffic and the resulting benefits for the residents.

B. Encourage the development of destinations in Avondale to be located near good transit accessibility.

C. Offer guidance for roadway design in accommodating transit.

D. Emphasize transit accessibility for pedestrians and bicyclists by providing direct and linked access.

COMMUNITY FACILITIES

THEME

PREFACE

A primary role of government is to protect the health and safety of its citizens as well as to provide adequate and efficient public services and facilities. The Community Facilities Theme not only seeks to avoid harm to citizens through the prevention of crime and accidental injuries, it takes the City's role further by fostering the overall health and well-being of residents by ensuring safe drinking water, planning for safe environments, offering services for those who need additional support, and providing for a quality community where basic needs are met. In this role, Avondale has taken up the task of encouraging the creation of a civic environment that supports a healthy lifestyle and, whenever possible, takes preventative measures to the conditions that cause negative health effects. The following goals and policies address issues that are general in nature and may apply to various locations. It also anticipates the need to understand the nature and extent of health issues in order to maintain effective programs that support the Avondale community.

PUBLIC BUILDINGS, SERVICES, AND FACILITIES ELEMENT

INTRODUCTION

A city's ability to consistently provide adequate services strengthens the community as a whole and creates a healthy living environment. It demonstrates a commitment to the health, safety, and welfare of its residents and enterprises. For Avondale, the purpose of the Buildings, Services, and Facilities Element is to address service, facility, and infrastructure needs for development under the General Plan as growth and development occur. These needs include emergency services; social and cultural facilities; drainage and flood control; water; sewer; and solid waste services.

PAST, PRESENT, AND FUTURE TRENDS

Avondale Fire & Medical Department provides a full range of fire protection, emergency medical, emergency management, and fire prevention services from five facilities with a career staff of 75. The department utilizes seven frontline emergency response vehicles and responds to over 12,000 calls for service annually. Nearly 80% of the calls for service are related to emergency medical incidents. For emergency medical incidents, Avondale Fire-Rescue provides advanced life support (paramedic) first response with patient transport being provided through an agreement with a private ambulance service. The department has adopted a standard of cover statement that establishes a response time (time from dispatch to arrival on scene) goal of six (6) minutes or less 90% of the time for all emergency incidents that occur within the Avondale city limits. The department is dispatched by the City of Phoenix Fire Department and is one of 26 participants in the valley automatic aid response system, which dispatches fire units to an emergency incident based on a closest unit protocol, irrespective of jurisdictional boundaries.

The Avondale Police Department provides law enforcement and traffic safety to its residents. The department's career staff totals 100 personnel. In a typical year the Police Department responds to over 14,000 calls for service, including over 45,000 emergency 911 calls. The Patrol Division officers work four 10-hour shifts in a rotation basis to allow 24-hour coverage.

The Avondale Police Department delivers public safety services, though law enforcement, from several buildings, including:

- Avondale Police Department Main Station (Civic Center)
- Northwest Public Safety Facility (Estrella Mountain Community College)
- Western Avenue Substation and Detention Center
- Cashion Substation
- Brinker Substation
- North Public Safety Facility Substation

The Emergency Operations Center was established within the Civic Center. The city also purchased a mobile command van, which assists both the Police and Fire Department for emergency scenes and special events. As the city continues to grow, proposals for a new detention center and a new substation within the new Alamar community will be considered.

Avondale provides social and cultural facilities and services in order to create opportunities for residents to come together for personal enrichment, growth, and development and to engage in educational activities. The City's library system includes two facilities, the Civic Center Library adjacent to the Avondale Civic Center Complex and the Sam Garcia Library Branch in Old Town Avondale. Today, the system strives to meet evolving community needs, with respect to technology, information trends, meeting spaces, and multi-use facilities and activity centers. In 2007, the library system serviced 66,092 patrons; by the end of 2010, the system serviced 146,192. While the City currently lacks a cultural center facility, it does celebrate its heritage through venues, such as Billy Moore Days and the Tres Rios Festival.

The City also recognizes that with growth comes social issues. Avondale strives to provide for an acceptable level of health, recreational, and human care services in order to reinforce its livability for all and to provide for the public's welfare. The City has been active in the facilitation of social services. The Neighborhood and Family Services Department supports and nurtures the development of families and the neighborhoods in which they live. The City's residents also consider park and recreation facilities as significant factors contributing to the overall quality of life within Avondale. The American Sports Center, which has operated for over a decade, is a unique venture in public/private partnerships for Avondale that allowed for a state-of-the-art recreational facility available to the entire community. Furthermore, residents have stated a strong desire to continue to provide constructive leisure opportunities and recreational experiences, particularly as it relates to the environmental assets of the community. These assets are not only local attractions; they have regional appeal which is potentially an economic benefit to Avondale.

The City addresses the impacts of runoff with its Storm Water Management Plan (SWMP). This Plan was developed to meet the terms of the National Pollution Discharge Elimination System (NPDES) program and consists of six minimum control measures established by the Environmental Protection Agency (EPA). Through these control measures, the City is permitted to operate its Municipal Separate Storm Sewer System (MS4). Each measure, based on Best Management Practices (BMP), significantly reduces the potential pollutants discharged into receiving watersheds. In essence, a SWMP is intended to be a living document with BMPs added, revised, and/or changed as new management practices arise and other management practices are found inadequate. Furthermore, to ensure that the City meets all federal and state regulations, the City has adopted ordinances that address stormwater quality and quantity control. Even though the City's NPDES program is concerned mainly with water pollution prevention practices, many of these ideas and concepts can easily apply to air and solid waste pollution prevention.

With regards to solid waste disposal, the City is faced with the issue of dwindling landfill space outside of Avondale and increasing costs of operating new landfills. Federal government guidelines protecting groundwater, equipment needed to reduce the dangers associated with landfill methane gas, rising transportation costs, and other necessary environmental guidelines have resulted in garbage collection and disposal fee increases. In response to rising costs, as well as Avondale resident feedback, the City began its recycling program over thirty years ago. Residents receive once-a-week garbage service and once-a-week recycling service.

Presently, water and sewer services are limited to those areas north of the Salt and Gila Rivers and, with a few exceptions, mostly those areas north of Southern Avenue. As the City grows, the need for additional infrastructure to service that growth, particularly the area south of the Gila River, will be realized. Data provided in the 2030 Plan accommodates growth through 2030, however, only north of the Estrella Mountains.

The City's existing water supply infrastructure includes groundwater production wells, water booster facilities, a water reclamation facility, and a recharge facility. The City currently uses production wells to meet the drinking water needs of the City. Additional wells are dedicated to supply water for the city's parks. Since 2002, the City has constructed new wells, abandoned some wells due to water quality concerns, and added well head treatment facilities in some locations. The total potable pumping capacity of the City's wells has increased to 30 mgd, which will adequately serve the City's needs for the next few years. The City previously purchased the Rigby Water Company in South Avondale, and will be responsible for serving this area as well. The City also supplies eater to Phoenix Raceway. Further information regarding domestic water supply can be found in the Water Resources Element.

Nearly all the City wells are pumped to storage reservoirs before the water is distributed. The City currently has five (5) active reservoirs and one (1) inactive reservoir for potable supply with a minimum operating capacity of 15.5 million gallons (MG) and an additional 8.5 MG in available volume. An additional reservoir is used for storing water for irrigation.

The City has access to four recharge facilities: 1) the McDowell Road Facility; 2) the New River-Agua Fria River Underground Storage Project (NAUSP) owned and operated by Salt River Project; 3) the Hieroglyphic Mountains Recharge Project owned and operated by the Central Arizona Water Conservation District (CAWCD); and 4) the Agua Fria Recharge Project, also owned and operated by the CAWCD. The City owns and operates the McDowell Road Facility, which is located north of McDowell Road and east of the Agua Fria River. The facility has a permitted recharge capacity of 17.9 million gallons per day (mgd) or 20,000 acre-feet per year (AFY) for sources of SRP, CAP, and reclaimed water. The City only uses about half the capacity at this facility. Since 2023, the City increased its NAUSP's recharge capacity by purchasing a majority of the City of Chandler's storage entitlement at this facility. By 2026, Avondale will be able to recharge over 6,500 AFY of water at NAUSP if needed. The City leases space at the Hieroglyphic Mountains facility and may recharge up to 20,000 AFY, depending on need and available storage. In addition, the City may store up to 20,000 AFY at the constructed portion of the Agua Fria facility and another 20,000 AFY at the managed portion of the facility, also depending on need and available storage. The City uses these latter three facilities to store its Central Arizona Project water supply. Access to the four facilities described above will meet the current and near-term needs of the City.

Construction of the City's Water Reclamation Facility (WRF) was completed in 1992. Located on the west side of Dysart Road, approximately midway between Broadway Road and Southern Avenue, the plant site was laid out specifically to allow for future expansion of the facility. The facility was expanded in 2010, and renamed the Charles M. Wolf Water Resource Center. To date, it allows for a capacity of 9 mgd, but at final build-out, the Wolf Water Resource Center will accommodate 15 mgd. A future Phase 2 expansion is planned to bring capacity to 12 mgd, and a further future Phase 3 expansion is planned to bring it to the final build-out capacity.

The Avondale Wetlands facility continues to play an important role in accessing surface water supplies. Water is delivered through the Salt River Project system and diverted to the lake areas (wetland cells) located in the Crystal Gardens subdivision (Crystal Gardens Wetlands). The water flows through the planted treatment cells where the wetland ecosystem allows the nitrogen removal cycle to occur naturally. The treated water is then piped to Avondale's recharge basins along the east side of the Agua Fria River. The City is committed to maintaining the Crystal Gardens Wetlands by conveying a minimum operational flow through the wetlands since this not only an attractive amenity in the City, but it also provides a sustainable source of drinking water.

Cities have an obligation to meet the health, safety, and welfare needs of its residents. For a community to be attractive, these needs include facilities and services that are culturally and educationally enriching. In order for Avondale to provide this variety of facilities and services, it must take proactive steps in planning to meet growth and development challenges. It is, therefore, important for the City to regularly evaluate these needs in order to be fiscally responsible when determining how and what to provide its residents.

GOALS and POLICIES

GOAL 1:

Provide effective and efficient public safety services and facilities throughout Avondale.

POLICIES:

A. Develop and expand public safety services (police, fire, and medical) at a rate to keep pace with growth in order to meet demands for continued growth and development and to keep the community safe.

B. Adopt acceptable standards for the provision of public safety services and facilities that meet or exceed national, state, and local standards and consider adding resident-defined community standards.

C. Implement strategies to upgrade public safety services and facilities and to improve service deficiencies in existing areas.

GOAL 2:

Provide equitable and well-planned community value services and facilities throughout Avondale.

POLICIES:

A. Provide a full range of necessary public facilities and services to the extent possible, including libraries, community and cultural centers, and recreational centers that are convenient to users, safe, fiscally sound, and reflect the needs of the community.

B. Provide for and strategically locate social services determined to meet the needs of the community.

C. Continue to look for ways to partner with other entities in order to bring valued services to Avondale.

D. Strategically design public facilities to best serve and promote interaction amongst Avondale's diverse neighborhoods, ages, cultures, and incomes.

E. Ensure all facilities are constructed so as to benefit the open spaces and recreational needs of the community.

F. Ensure that municipal buildings, public landscaped open spaces, and rights-of-way are designed and maintained to exemplify the quality of the community.

GOAL 3:

Protect the community from flooding and plan for long-term, effective, and efficient stormwater services.

POLICIES:

A. Maintain policies to ensure the protection of the health, safety, and welfare of the public from the impacts of flooding.

B. Promote sound floodplain and storm-water management.

C. Continue to manage and improve upon the City's drainage system to ensure a cost effective, efficient, and environmentally conscious system.

D. Participate, to the extent feasible, in regional flood control planning and improvement projects.

GOAL 4:

Plan for long-term, safe, and efficient water, wastewater, and solid waste services.

POLICIES:

A. Seek new, cost-effective methods of solid waste collection and disposal.

B. Continue to match water and wastewater system capacity to current and future community needs.

C. Continue to ensure wastewater reclamation facilities can meet requirements for recharge of effluent water.

GOAL 5:

Design, construct, and maintain public buildings and facilities consistent with a sound fiscal policy that allows for a sense of pride in the community.

POLICIES:

A. Provide fully accessible public buildings and facilities at locations where current accessibility requirements are not met.

B. Design new and retrofit existing facilities to provide on-site improvements that complement residents' healthy lifestyles, such as bicycle racks, transit stops, etc.

C. Design public buildings and facilities to meet current advancements in construction methodologies.

D. Incorporate energy and water conservation measures into the design of public buildings and facilities.

E. Incorporate high standards of style and form into the design of public buildings and facilities.

F. Invest necessary resources to maintain, restore, and enhance public buildings and facilities over the long-term.

G. Incorporate technological infrastructure advancements at all new and renovated buildings and facilities in order to provide equal access to information and information services.

SAFETY ELEMENT

INTRODUCTION

The Safety Element provides a framework by which safety considerations are introduced into the land use planning process and the redevelopment process. It encourages critical thinking in order to reduce future loss of life, injuries, property loss, environmental damage, and help social and economic disruption from natural, technological (man-made), or national security disasters. Natural occurrences may be a flooding or fire event; man-made occurrences may be events involving the transportation of dangerous cargo; national security events include terrorism. In this Element, emphasis is placed on creating a greater public awareness of potential hazards, developing and implementing programs that increase safety, designing new development standards to take into account and minimize the risks from natural and man-made hazards, and providing policies directed at identifying, responding to, and reducing hazards. In general, the City should always continue to explore ways to reduce risk.

PAST, PRESENT, AND FUTURE TRENDS

Avondale utilizes several legal and regulatory capabilities, such as codes, ordinances, plans, manuals and guidelines, and planning studies, to aid in creating a safe community. The Office of Public Safety oversees and coordinates the efforts of the Police Department, the Fire & Medical Department, code enforcement, emergency management, and municipal security. An important function of the Office of Public Safety is preparing Avondale's Emergency Operations Plan. This plan provides direction and guidance to Avondale's governmental departments and supporting agencies in terms of preparation for and execution of assigned emergency tasks. FEMA (Federal Emergency Management Agency) requires that the plan be updated every ten years. Avondale reviews the plan annually and makes formal updates every five years.

The Emergency Operations Plan includes:

- Identification of key officials who will make decisions involving the execution of the Emergency Operations Plan;
- Provision of an inventory of trained personnel, facilities, equipment, and organizations that are needed to carry out the Emergency Response Plan;
- Agreements with other agencies and communities to exchange aid in time of crisis.

The focal point for emergency response is the Fire Department, with the assistance of the Police Department and local hospitals. The Office of Public Safety is the custodian for the Avondale Emergency Operations Plan. The Emergency Operations Plan is one of three emergency preparedness plans that the City focuses on. The other two are the Hazard Mitigation Plan and the Continuity of Operations Plan (COOP). The COOP is the effort within all City of Avondale departments to ensure each can continue to perform their mission essential functions during a wide range of emergencies. The Office of Public Safety coordinates updating each respective City department's COOP on a biannual basis.

The City of Avondale, along with Maricopa County and other jurisdictions around the Valley, updated the existing multi-hazard mitigation plans and consolidated them into one multi-jurisdictional, multi-hazard mitigation plan: the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (Mitigation Plan), which was

adopted in 2021. In essence, the mitigation planning process involved identifying and profiling the natural hazards most likely to occur in a community, assessing the vulnerability to these hazards, and establishing goals, actions, and projects that mitigate the associated risks. The update of the Mitigation Plan will also ensure the community's continued eligibility for non-emergency, federal hazard mitigation grants. Updates are required every five years, with each plan cycle requiring a complete review, revision, and re-approval of the Mitigation Plan at both the state and FEMA level. Avondale has an approved FEMA Hazardous Mitigation Plan.

The 2021 Mitigation Plan with respect to Avondale includes:

- Summary of Avondale's current regulatory, legal, and fiscal capabilities with respect to hazard preparedness criteria;
- A synopsis of the City in terms of unique qualities and growth patterns that may affect hazardous mitigation planning;
- Summary of mitigation actions and projects and implementation strategy for Avondale.

With its proximity to the Estrella Mountains and natural open areas, the City recently created and adopted a Wildfire Protection Plan. Cooperatively with Federal, State, and Maricopa County agencies, nearby municipalities, and local Indian nations, a plan was developed to respond to, manage, and eliminate large wild brush fires should they occur. This plan also allows for the City to apply for necessary grants to support emergency efforts throughout Avondale.

Avondale is also at risk to certain disasters due to its proximity to the I-10, Palo Verde Nuclear Generating Station (PVNGS), and to a lesser degree Luke Air Force Base. The I-10 is a major transportation route where hazardous cargo is moved into and out of the Phoenix metro area on a regular basis. Maintaining highway safety as well as being prepared for any kind of collision outcome is critical. PVNGS, located within 35 miles of Avondale, is required by Federal regulations to have both on-site and off-site emergency response plans as a condition for obtaining and maintaining a license to operate the plant. The "Palo Verde Emergency Plan" (on-site plan) was prepared and is maintained by PVNGS. The "Offsite Emergency Response Plan for Palo Verde Nuclear Generating Station" (off-site plan) was prepared by state and local governments. It is a joint effort to maintain the Off-site Plan. While Avondale is not in a plume exposure pathway (within 10 miles of PVNGS), it is in an ingestion exposure pathway. Contamination control measures would be implemented to protect the public from eating or drinking any contaminated food or water caused by this exposure. State and local governments are prepared to quickly notify and provide advice on what actions to take in the event of a radiological emergency.

Luke Air Force Base does not directly impact Avondale in regards to potential hazards occurring on base. However, the Hazardous Mitigation Plan does identify and propose mitigation for noise and safety concerns associated with Luke. Luke Air Force Base does have in place safety plans should an aviation mishap occur. Luke takes into account the possibility of casualties off-base from the civilian population as well as Luke responders, financial burdens placed on local businesses or private citizens, cleanup and recovery of any hazardous materials or munitions, and the return of any incident site to the same condition or better than prior to the incident.

Finally, design review has been an important component of the process to minimize hazards in Avondale. As the City grows, it will remain important to have site and development plans that incorporate solutions to potential problems.

As in all communities, human activities and natural conditions occurring in Avondale have an effect on residents' quality of life. Providing an environment where businesses and residents can prosper, feel safe, and be prepared for emergency situations is essential.

GOALS and POLICIES

GOAL 1:

Provide a safe and healthy environment for all Avondale residents, employees, and visitors.

POLICIES:

A. Encourage new development to be planned and designed to minimize negative and undesirable health and safety hazards to the community.

B. Strive to eliminate potential health effects from the use, storage, and disposal of hazardous materials, waste products, and bi-products.

C. Use design features and planning strategies at all public and private development that meets current health and safety standards.

D. Enhance safety and sense of safety by prioritizing Crime Prevention Through Environmental Design (CPTED).

E. Communicate Avondale's general safety measures and successes to the community on a regular basis.

GOAL 2:

Protect Avondale residents from natural and man-made disasters.

POLICIES:

A. Minimize the risk to lives and properties due to erosion, geologic and seismic activity, flood, and fire hazards.

B. Minimize the risk to lives and properties due to disastrous events as a direct result of the intentional or unintentional actions performed by a person or persons.

C. Educate the public on disaster preparation, survival, and recovery.

GOAL 3:

Maintain the current Emergency Operations Plan.

POLICIES:

A. Coordinate, review, and update accordingly the Emergency Response Plan annually with applicable agencies.

B. Maintain regional relationships to address emergency issues.

C. Take full advantage of state and federal grant programs, policies, and regulations to utilize towards hazard mitigation plans.

D. Enhance local policies for hazard mitigation capability.

E. Provide for inter-jurisdictional coordination of mitigation-related programming.

GOAL 4:

Contribute to the creation and maintenance of safe communities by initiating efforts to reduce and prevent crime.

POLICIES:

A. Hire and retain professional employees who embrace our values while enhancing community partnerships.

B. Utilize modern technology and equipment that prioritize public safety and reduce the occurrence of crime in Avondale.

C. Provide accurate and real time information to police officers relative to crime trends and criminal activity through Comparative Statistics (COMPSTAT) to reduce crime, assist in solving open cases and remaining proactive to exceed national standards.

D. Monitor the population in need of assistance by making contacts and providing appropriate resources.

E. Utilize social media including Facebook, Twitter and Nextdoor to connect and share information with residents to increase trust and transparency.

F. Create and maintain innovative specialties within the police department, such as the Community Action Team (CAT), Student Resource Officers (SRO) and Neighborhood Resource Officers (NRO) that analyze available data and act accordingly.

G. Deter and report all incidents of graffiti and abandoned shopping carts on public property to appropriate personnel.

GOAL 5:

Continue to provide for the protection of life and property from the destruction of fire and to mitigate other life-threatening incidents.

POLICIES:

A. Continue to enhance life safety and protection of property through a continuing program of fire code enforcement, inspections, building plan review, and life safety educational campaigns.

B. Provide and maintain state-of-the-art apparatus and equipment to enable safe and adequate emergency response capabilities for the protection of the public and fire personnel.

C. Provide new, state-of-the-art facilities as needed and upgrade and existing fire station facilities to provide a high level of service to the community.

D. Seek long-term and alternative funding options and organizational structures in order to maintain and enhance current levels of fire and emergency medical services.

E. Continue to foster the addition of new full-time fire fighters and to increase the number of emergency service volunteers as new areas of need are identified.

GOAL 6:

Provide fire, advanced life support, and emergency medical services to all residents and visitors in the City.

POLICIES:

A. Meet the emergency response time needs defined by the community.

B. Provide health and wellness awareness, including heat-related illness and drowning prevention, through educational campaigns throughout the City.

C. Ensure that appropriate emergency medical transport capability is provided throughout the City.

WATER RESOURCES ELEMENT

INTRODUCTION

Sufficient water supplies along with effective and efficient water management programs are crucial for all communities. The primary purpose of this element is to ensure that Avondale's water resources are sustained and protected. This element also provides the City with the opportunity to consider water demand in tandem with land use, anticipated growth areas, and infrastructure. To this end, the Water Resources Element provides an integrated set of goals and policies that addresses acquiring and managing an adequate and reliable supply of water; ensuring that water meets all quality, health and regulatory standards; proactively maintaining reliable water distribution and wastewater treatment system infrastructures; and developing policies that conserve and promote recycled water uses. Historic and current water system conditions are summarized below with a focus on future issues and opportunities where City policy decisions are anticipated to be needed on the direction for water system activities.

PAST, PRESENT, AND FUTURE TRENDS

Historically, Avondale has had adequate water supplies. However, statewide in the 1970's, it was recognized that substantial groundwater depletion was occurring in the aquifers of Central and Southern Arizona. Overdraft of groundwater in some areas resulted in significant lowering of groundwater levels, surface subsidence and cracking, water quality problems due to intrusion of poor quality water into the aquifer, and/or loss of aquifer storage space. In response, the Arizona Groundwater Code was enacted in 1980 to address the long-term management of groundwater supplies in the state. Adoption of the Code created the Arizona Department of Water Resources (ADWR) which oversees the use of surface water and groundwater and works to develop the policies to ensure long-term water supplies for the people of Arizona. Enactment of the Code additionally created five Active Management Areas (AMAs) within the state and directed ADWR to develop management plans for each. Management plans contain regulatory programs and other mechanisms designed to meet the management goal set for each AMA.

With its current municipal limits, Avondale is located entirely within the Phoenix AMA and is subject to regulatory programs and conservation requirements set forth in the management plan prepared for the Phoenix AMA plan. The management goal of the Phoenix AMA is to attain "safe-yield" by the year 2025. Should the City expand in a southeasterly direction, a portion of the City may be included in the Pinal AMA. The goal of the Pinal AMA is to allow the development of non-irrigation water uses, extend the life of the agricultural economy as long as feasible, and preserve water supplies for future non-irrigation uses.

To achieve the goals of the AMAs, five management periods were established, which cover the time period from 1980-2025. Under the Code, all five of the Management Plans were mandated to include conservation programs that required reasonable reductions in per capita use of water served by municipal water providers. To comply with this mandate, ADWR instituted the Total Gallons Per Capita Per Day (GPCD) Program. By setting allowed total GPCD requirements, responsibility is placed on the water providers to ensure efficient water use by their residential and non-residential water users. Alternative regulatory programs also are available to municipal water providers located within AMAs.

The Fifth Management Plan addressed the ADWR's long-term water management strategy, with particular emphasis on the fifth management period beginning in 2020. As of 2023, the Fifth Management Plan is the last management plans in Arizona State Statute. Statute specifies that the conservation requirements for the

fifth management period shall remain in compliance until the legislature determines otherwise. Avondale is in compliance with the conservation requirements contained in the Fifth Management Plan prepared for the Phoenix AMA. ADWR staff is the group that evaluates progress towards the management goal (safe yield) for the Phoenix AMA.

CURRENT AND FUTURE WATER DEMAND AND SUPPLIES

Through a combination usage of Salt River Project surface water, CAP water, groundwater, and membership in the Central Arizona Groundwater Replenishment District (CAGRD), the City has satisfied all requirements for the Designation of Assured Water Supply, which was first issued in 1999. The City continues operating with a Designation of Assured Water Supply that will allow development in the future through the year 2030 and shows that current and future water demand will be met completely with renewable water supplies, without dependence on mined groundwater. Additionally, water supplies available to the City continue to meet State water quality standards. Avondale promotes water conservation programs among its water users and remains committed to the AMA's goal of safe-yield by the year 2025.

The City approved the most recent Integrated Utility Master Plan in 2018, establishing the direction for Avondale's water resources and water, wastewater, and reclaimed water infrastructure. The Master Plan also recommended how best to utilize the City's water resources to provide an adequate and cost-effective supply of good quality for current and future residents (the Master Plan did not include the area south of the Estrella Mountains in its study). According to the 2018 Master Plan, at build-out, the City is projected to require 29,500 AFY. The supply at buildout is estimated at 33,600 AFY in the 2018 Plan as well. The Plan confirmed the City's strategy to meet its water resources needs for current and future development with renewable supplies (SRP, CAP, and reclaimed water). Conclusions drawn in the Integrated Utility Master Plan are consistent with the City's Designation of Assured Water Supply. It is important to note that the City is not currently the water service provider for areas within the Liberty Water Company.

Other significant findings in the Integrated Utility Master Plan with respect to water availability and growth are that for all development and growth scenarios evaluated in the Master Plan, the City's available SRP water entitlements as well as its CAP allocations, long-term storage credits, groundwater allowances, reclaimed water are sufficient to support the City's planned land uses through build-out during normal conditions, as well as during shortage conditions. A detailed description of the City's existing water resources can be found in the Integrated Utility Master Plan.

In addition, the Master Plan recommended that the City continue to build wells, continue to explore water reclamation opportunities, and to treat Avondale surface water through the City of Phoenix system for subsequent delivery of treated surface water to Avondale. In fact, the water systems are for both the City of Avondale and the City of Phoenix are now connected, allowing Avondale to draw its share of Colorado River water following treatment through the City of Phoenix facilities, thereby, increasing the treated water available to Avondale. In exchange, Phoenix is allowed to send some of its untreated water from the river to Avondale for percolation in its aquifers. All of the results of the Integrated Utility Master Plan go hand-in-hand with maintaining the City's ongoing water resource planning activities including conservation strategies, educational programs, and local regulations as described below.

Water Conservation Programs

In February 2023, Avondale entered Stage 1 of its Drought Preparedness Plan. This plan takes an "education first" approach, seeks to improve upon wise water use, and helps the community with water-efficient practices. In

doing so, the City promotes ways of ensuring the reliability of our water supply, saving money for our residents and our community, and preserving and protecting our natural resources. The following list demonstrates how Avondale educates its residents in promoting water conservation:

- Xeriscape Landscape Rebate (for single family homes and for non-residential areas, including homeowners associations)
- Irrigation Timer Rebate (for single family homes and for non-residential areas, including homeowners associations)
- Plumbing Rebate Program
- High Efficiency Clothes Washer Rebate
- Landscape Consultations
- HOA Water Budgeting Assistance
- Investigations of water in the streets/water wasting
- Low Water-Use Fixtures: the City has low water-use fixtures such as showerheads, aerators, etc., which are available to the residents of Avondale at no charge.

Education

The City currently has several educational programs available to the public. Programs include:

- Water Conservation and Landscape Classes for Homeowners
- Water Conservation School Assemblies
- Xeriscape Demonstrations
- Teaching Resources for Educators
- Project WET
- Water Self-Audit Kits for Homeowners

The City also has brochures that are available to the general public to promote water conservation.

Water Conservation Regulation

The City has several Ordinances in place to regulate water usage:

- Chapter 4-76 Plumbing Code
- Chapter 24-160 to 24-163 Water Use Plans
- Chapter 24-34 Waste of Water Prohibited
- Water Rate Structure

Landscaping Ordinance

Lastly, the City's new Landscape Ordinance promotes the use of native plant materials that includes adhering to ADWR's listing of low water use plants to determine acceptable landscaping vegetation. All new developments must also submit a water conservation plan to the City for approval.

GOALS and POLICIES

GOAL 1:

Manage a coordinated system of water and wastewater facilities, infrastructure, and utility services to all users within the City.

POLICIES:

A. Meet or surpass all applicable water quality standards.

B. Maximize the beneficial use of reclaimed water.

C. In order to ensure that new growth pays for itself, utilize water, water resources, and development fees for new development as a component of the funding required for capital improvements.

D. Coordinate with Maricopa County and Maricopa Association of Governments (MAG) to maximize regional use of effluent and to integrate effluent management systems into the community.

E. Strive to be compatible with other water and wastewater related planning activities within the region as well as monitor that the region is compatible with Avondale's priorities.

GOAL 2:

Satisfy current and future water demands for all consumers through sustainable and renewable water resources for the next 100 years by developing innovative, timely approaches to water management.

POLICIES:

A. Actively plan the City's potable and non-potable water resource systems to respond to continued residential, commercial, and industrial growth in the City and changing regulations.

B. Continue to meet the existing and future water supply needs of the City by updating and implementing the Water Resource Master Plan.

C. Ensure a continuous supply of safe and pleasant drinking water.

D. Foster cooperation and sharing of resources and information among all federal, state, and local agencies as well as with neighboring communities.

E. Maintain a high level of service to the community and provide cost-effective, customer-focused service.

F. Strategize to gain and maintain control of water resource opportunities.

GOAL 3:

Provide water and wastewater services to newly developing areas of Avondale.

POLICIES:

A. Balance Avondale's overall growth with water and reclaimed water supplies.

B. Support water use efficiency and reclaimed water reuse efficiency.

C. Develop policies to guide land use decisions that conserve water resources.

GOAL 4:

Encourage efficient water use and conservation throughout the community.

POLICIES:

A. Encourage compliance with state water conservation policies through education, technical assistance, outreach, and incentives.

B. Continue Avondale's current water conservation program that contains incentives and educational elements for adults and school-aged children, and provide practical information on how to conserve water both inside and outside of the home.

C. Expand Avondale's water conservation program to provide additional incentives and educational elements for non-residential water users, such as homeowners associations, schools and other public facilities, and commercial water users.

QUALITY OF LIFE

THEME

PREFACE

While it is essential to provide safe, efficient, and cost effective services and facilities in Avondale, it is also important to consider the components of a city that provide for cultural and civic pride. These attributes are what add to the quality of life people experience in their community. The Urban Design Element, Art and Heritage Element, and Public Participation all reflect upon what Avondale resident's value in their community and what makes them unique to the West Valley. By creating attractive and unique environments where people want to be, Avondale becomes a "Quality Community of Choice" that benefits residents, visitors, and businesses alike.

The Urban Design Element places special emphasis on visual character and quality places. It addresses Avondale's whole built environment, not just buildings but also urban landscape features, such as gardens, streets, and parks. Emphasis is placed on creating pedestrian-friendly developments that encourage residents and visitors to use their vehicles less. This in turn will result in a more active community interested in a healthy lifestyle.

The Art and Heritage Element discusses the importance of preserving, protecting, and educating the public about Avondale's history in order to maintain a sense of the City, encourage appreciation for the City's history and culture, and contribute to the City's economic vitality through historic preservation. It also highlights the importance of visual art to a community as an aesthetic and enriching quality to the City. This Element is intended to serve as a mechanism for identifying art and heritage resources in order to provide improved and expanded art and heritage facilities and programs to Avondale.

Lastly, development issues affect the entire community – residents, employers, and the public and private sectors. The Public Participation Element discusses the inclusion of the community in the public participation process, and helps ensure appropriate strategies are more efficiently and effectively evaluated, developed, and implemented. Successful public participation is important because it helps ensure a greater portion of the community has been involved, and more frequently that means they will support its solution.

URBAN DESIGN ELEMENT

INTRODUCTION

General plans that address urban design add a third dimension to typically two-dimensional land use planning. The purpose of Avondale's Urban Design Element is to guide physical development toward a desired image that is consistent with the social, economic, and aesthetic values of the City. Urban design describes the physical features that define the character or image of a street, neighborhood, community, or a city as a whole. It is the visual and sensory relationship between people and the built environment. Urban form and how it functions becomes increasingly important as we anticipate increases in density and intensity. It is also important that we strive to create environments that enhance the overall quality of life by addressing the form and character of the community, which in turn can promote walking and biking and reduce the dependence on driving.

The Urban Design Element is intended to:

- Address urban form and design through goals and policies aimed at respecting the physical, social, and cultural diversity of Avondale and its neighborhoods.
- Maintain the importance of completing the urban fabric of existing commercial areas, The BLVD for example, by designing mixed uses and infill development and redevelopment that builds upon Avondale's existing strengths.
- Provide livable residential and successful commercial streets that recognize and reflect a balanced multi-modal transportation system that displays a positive urban image of Avondale and encourages and facilitates a healthy lifestyle.

Creating well-connected and well-designed streets provides for a safe and convenient means for walking and bicycling with direct routes to desirable destinations. The community benefits of these connections are strengthened when planning for access to parks and recreational facilities that provide a range of passive and active recreation. The strong presence of landscape not only serves as a means for shade, open space, and aesthetics, but it also provides people with a mental refuge that reduces stress. These key urban design concepts when working together support the intent of a healthy lifestyle.

PAST, PRESENT, AND FUTURE TRENDS

The greatest urban design challenge Avondale faces is accommodating the automobile in a pedestrian-oriented context. The older commercial corridors, such as Old Town, are more suitable to the City's urban feel and walkability. The BLVD is designed to mimic traditional urban form. Newer commercial development, designed almost exclusively around automobiles, discourages pedestrian activity. Therefore, the City should strive to incorporate traditional pedestrian-oriented forms of development, but with modifications, when feasible in order to provide a diversity of urban forms in Avondale for residents and visitors to enjoy.

A higher overall quality of urban design is another fundamental challenge. Urban design applies to multiple levels from citywide, to community, to neighborhood and ultimately to individual projects. The implementation strategies address this challenge by focusing on the physical and design characteristics of citywide components which link and unify Avondale. These components that contribute to the success or failure of urban design include architectural design, site and landscaping design, gateways, street and sidewalk design, the relationship between and among buildings, and building color and material choices. Criteria should be established and respected in order to provide for consistent and quality developments. Since 2015, Avondale has implemented a unified brand and wayfinding standards that creates a recognizable identifier that is unique to the CIty as one of the steps taken in service to the community's urban design aspirations.

Maintaining the Community's Character

Avondale's quality of life continues to attract new residents. However, the resulting increase in housing, commercial development, and traffic congestion continue to change the community. Another outcome of this recent growth is the lack of familiarity amongst neighbors. Changes, such as the downtown revitalization, river corridor development, and redevelopment of commercial and industrial sites, have improved the quality of life in Avondale. Now, residents are concerned about changes that affect their neighborhoods and Avondale's small town atmosphere.

A key element of the City's character should include the predominance of traditional neighborhood development patterns that are consistent with new-urbanism development design principles. These principles should be followed to the greatest extent practical. Furthermore, standards that exhibit the importance of the natural aspects of the urban environment, landscapes, should be furthered. In 2010, Avondale received its status as a Tree City USA granted by the Arbor Day Foundation. This recognition relays to the public that Avondale is a community that cares about its environment and sees value in protecting and enhancing its natural resources thereby enhancing its quality of life.

Lastly, the Urban Design Element links other elements of the General Plan. It supports land-use and transportation decisions. In considering the interlinked nature of land-use and transportaton decisions, this element describes a pattern of development that resists sprawl, reduces reliance on the automobile, consumes less energy and resources, and ultimately provides a means to live a healthy lifestyle. The Urban Design Element also encourages economic revitalization through job-based growth and well-planned, walkable and convenient environments that improves the quality of life in Avondale. Ultimately, the General Plan's Urban Design Element influences the implementation of all elements of the General Plan and related community plans as it establishes goals and policies for the pattern and scale of development and maintains the character of the built environment.

GOALS and POLICIES

GOAL 1:

Identify and preserve Avondale's cultural resources and local sense-of-place.

POLICIES:

A. Preserve and protect culturally significant buildings and sites and promote beautification through adaptive reuse.

B. Update design guidelines to meet new urban design trends.

C. Provide opportunities for landscaping and streetscape improvements.

D. Work with potential developers to establish designs suitable with the community character.

E. Increase public awareness of cultural resources.

F. Encourage local production of goods, including locally grown produce, and services.

GOAL 2:

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

POLICIES:

A. Create visual "gateways" at principal entry points to Avondale, and develop a design "theme" that is used throughout the City to create a sense of unity and identity.

B. Develop a unique visual identity for regional transportation corridors that pass through Avondale.

C. Improve the visual quality of Avondale's existing commercial corridors and major thoroughfares by providing landscaping, right-of way treatment, and visual screening of obtrusive uses.

D. Establish locational and visual criteria for new development Citywide.

E. Maintain existing and explore new opportunities for community recognition, such as Tree City USA, the annual Tres Rios Nature Event, an annual healthy lifestyle festival, or a healthy neighborhoods award program that build upon Avondale's commitment to quality of life.

F. Use sustainable building and site design methods found in established programs, such as the U.S. Green Building Council's LEED and LEED for Neighborhood Development (LEED-ND), for development.

G. Utilize landscape as an important aesthetic and unifying element.

H. Encourage private participation in beautification.

I. Increase code enforcement efforts throughout the City.

J. Participate in beautification projects for Avondale.

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

GOAL 3:

Foster the idea of distinguishable urban neighborhoods and districts within Avondale.

POLICIES:

A. Distinguish and encourage the notion of Old Town area as an urban center, and link it to regional connections.

B. Maintain the community's character and small town atmosphere.

C. Follow the Principles of New Urbanism.

D. Create activity centers that encourage people to gather and interact.

E. Support the advancement of development at The BLVD.

F. Proactively pursue commuter rail service along MC85/Buckeye Road in order to provide the catalyst for appropriate development in a potential high-ridership transit corridor.

GOAL 4:

Utilize redevelopment to mend the urban fabric.

POLICIES:

A. Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.

B. Respect the primacy of the sidewalk as the City's primary public space and as a key component of an Avondale Healthy Lifestyle Plan.

C. Utilize building materials that are durable and contextual.

D. Use pattern and scale of development to provide visual diversity, choice of lifestyle and social interaction.

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.

POLICIES:

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.

B. Develop residentially-designated and mixed use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.

C. Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street types of development.

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

E. Encourage consolidation of parcels to promote mixed-use and high density development at locations identified on the Land Use Map.

ART AND HERITAGE ELEMENT

INTRODUCTION

The process of developing an Art and Heritage Element was undertaken with the belief that these resources are an essential part of Arizona, and more specifically Avondale, both intrinsically and economically, and that they make significant contributions to life in Avondale. The General Plan's Vision Statement recognizes the importance of art to Avondale as it envisions a "rich and vibrant arts and entertainment center celebrating the talents and culture of the people who live here." In addition, Avondale's heritage includes not only its history relevant to historical events, buildings, sites, and artifacts, but also the cultural legacy of that history, such as its tie to Native American culture and the lure of the "Old West" for which Arizona is known worldwide. This is also reinforced by the Vision Statement, which recognizes Avondale as a place that respects its "rich history and growing culture." The Vision Statement also discusses the desire to "preserve distinctive farmland." Maintaining some aspect of that will contribute to a healthy lifestyle by providing the opportunity to produce locally-grown foods, another key component of a healthy lifestyle. Together, these concepts of art and heritage define Avondale's culture, which is one founded on a meaningful history. This element, therefore, continues the tradition of preserving Avondale's heritage and enriching its commitment to art through regulation, collaboration, and education by protecting archaeological, historical, and cultural resources as well as acknowledging, expanding, and enhancing art in the City.

PAST, PRESENT, AND FUTURE TRENDS

Art and heritage are essential to quality of life. A city's culture can be defined and strengthened by recognizing and valuing aspects of its art and heritage. Avondale has a wide range of art and heritage-based resources, attractions, and activities that are a source of community pride and enrichment.

Art is accessible to residents and visitors in many areas of the City. The Avondale City Council established the Municipal Public Art Program in 2005 to help create a more beautiful and vibrant city. Over the past two decades, the City has steadily built up its public art collection, with significant-sized sculptures at the Avondale Civic Center (*Family at Play*) and Friendship Park (*The Family*) and smaller sculptures tucked in gathering spaces (*Hands On* at Sernas Plaza and *Leap of Faith* at Doc Rhodes Park); colorful mosaics on public buildings (*Mosaic Avondale* at Civic Center Library), and functional art such as murals on traffic utility boxes around the City.

Public art in Avondale has also flourished organically. A drive or stroll along Western Avenue in Old Town Avondale will reveal that one of the most prominent features of the streetscape is the colorful murals on the buildings of local businesses. Ranging from whimsical and abstract to cultural, these murals add to the unique character of the area.

More recently, public art is becoming a regular feature as part of the City's capital improvement projects. As new buildings, facilities and parks develop, the City seeks ways to incorporate public art features and artistic elements to enhance these capital projects – for instance, *Al Querido*, a mixed media heart sculpture installed as part of median improvements along Avondale Boulevard.

Avondale encourages its youth to pursue art education, such as through Gallery 37. Since 2001, Avondale has participated in GALLERY 37, West Valley Arts Council award-winning youth arts apprenticeship program for teens. An expert team of master artists lead the six-week program and provide all necessary training and support in each phase of the art project. In Avondale, installations, such as the litho-mosaic turtle splash pad

in the 2016 *Chelonia* installation at Friendship Park and the *Bugs Eye View* in Festival Fields Park, were designed through this opportunity.

Many physical examples of Avondale's heritage are evident throughout the City as well. Monument Hill, the initial survey point for the state of Arizona, is located to the east of Phoenix Raceway, and serves as the point of reference for most of the public land surveys conducted in Arizona and as the basis for patents issued by the US government. The City received grants and donations in 2010 to develop a trail system to access this important feature. Another key piece of Avondale heritage the City acquired is the Avondale Goodyear Farms Historic Cemetery located on Santa Fe Trail Road. Avondale is committed to preserving this historic asset, and has established a trust fund to maintain and enhance this City's jewel. A celebration of Avondale's heritage is the Tres Rios Nature Festival. The festival is a two-day event honoring the rich heritage, ecology, history, and abundant wildlife of the confluence of the Southwest valley's three rivers, the Gila, the Salt, and the Agua Fria. This event provides Avondale with an opportunity to showcase its natural heritage. Another annual event in Avondale pays tribute to its founding father Billy Moore who built the first stage coach stop in the late 1800's in Coldwater, which would become Avondale. Billy Moore Days is a multi-day festival that features favorite elements including a carnival, parade, live music, vendors, and more, hosted historically in Old Town Avondale. This event has been part of the city history since the 1950s. Avondale has recently leaned into its diverse heritage and culture with annual events such as its Old Town Better Block street festival and the Avondale Fiesta.

Heritage-related assets can also be intangible, such as Avondale's small-town charm. While this concept is applied to Avondale as a whole, it relates primarily to Old Town along Western Avenue. Avondale recognized that downtown, with its distinct sense of place, should be a focal point for residents and visitors. Avondale's revitalization efforts in Old Town have continued to move forward with the participation of residents, businesses, staff and other volunteers.

Similarly, Avondale is concerned about and sensitive to its historic roots. Many area residents have focused in recent years on the need to get the community involved in preserving its legacy. *Images of America Avondale* by Jerry Squire and the City of Avondale is an illustrative collection of the City's development, complete with background text and captions describing or explaining the photographs (many of which came from personal collections). Although this was not a "planning document," it helped bring Avondale's history to the forefront as a special community, rich in history, in the West Valley.

There has been a growing interest in the relationship of the arts and heritage to urban revitalization and community pride. Many local governments invest in the arts as a catalyst for cultural tourism, business development, and job creation. Cultural and heritage-related amenities are believed to enhance a city's quality of life and help attract and encourage a diverse economy. Regionally-inspired public art, such as raceway murals and checker flag crosswalks, showcases the City's value that bolsters the community fabric and further attracts visitors. The culture of Avondale, its character and identity, as defined not only by its history and customs, but by its built and natural environments as this Element suggests, should be embraced and strengthened in order to build upon the opportunities of cultural tourism and develop its local economy.

Art and Heritage impacts how we understand, communicate with, and relate to each other in a civil society. Avondale's art and heritage provide people with a quality of life, a common foundation, a social center for connecting with other community members, and opportunities for building upon a legacy of community values. Art and cultural heritage are an important component for encouraging economic development and contribute long term to community sustainability.

The goals and policies of the Art and Heritage Element are aimed at being a guide for meeting the future cultural needs of the community, becoming an economic opportunity, and allowing Avondale to continue to grow as a quality place. It is a guide to strengthen the City's preservation ethic as well as expand upon its aesthetic values in order to enrich Avondale's cultural and visual environment. The Element serves as a mechanism for integrating these resources in order to provide improved and expanded art and heritage-related facilities and programs to the community.

GOALS and POLICIES

GOAL 1:

Support and nurture the growth of art and the preservation of Avondale's heritage through City leadership.

POLICIES:

A. Recognize art and cultural heritage as necessary to the quality of life for all segments of Avondale.

B. Develop partnerships with the private sector in support of art and cultural heritage by establishing community art walks.

C. Increase opportunities for public art and cultural heritage venues throughout the City.

D. Leverage Avondale's cultural assets for economic growth.

E. Encourage adaptive reuse of existing structures for art and heritage facilities and the involvement of neighborhoods in place-making centered on art and heritage.

F. Continue to implement the City of Avondale Public Art Ordinance to include the developer contribution as required by this Ordinance.

GOAL 2:

Recognize and sustain the diversity of the expressions of art and the ranges of cultural heritage in Avondale.

POLICIES:

A. Ensure representative participation of the Avondale community in art and heritage decision-making and programming.

B. Support art and cultural programs which address the needs of diverse populations.

C. Promote art and heritage-based educational programs that reflect Avondale's cultural diversity.

D. Celebrate Avondale's agricultural heritage.

GOAL 3:

Increase opportunities for quality art and heritage-related education.

POLICIES:

A. Recognize that a partnership among artists and historians, teachers, and art and heritage-related organizations is essential to create and maintain quality art education programming and continue to support these efforts.

B. Advocate for art and heritage educational opportunities for all residents of Avondale.

C. Link art and heritage sites as part of a healthy lifestyle plan to encourage residents and visitors to be active as well as learn about art and heritage of the community.

D. Support national and state initiatives that support health education amongst Avondale's youth.

GOAL 4:

Preserve and protect Avondale's cultural resources.

POLICIES:

A. Protect archaeological sites within the City's planning area.

B. Protect existing structures of historic or cultural value to Avondale.

PUBLIC PARTICIPATION ELEMENT

INTRODUCTION

The City of Avondale prides itself on encouraging its citizens to participate in their local government. Although an element dealing with public participation is not, under State law, a required part of the General Plan, the presence of such an element acknowledges the importance of the participation philosophy that forms such a vital part of Avondale public life.

Public participation takes place in the arena of policy-making and advisory citizen bodies, such as the Avondale City Council, the Planning Commission, the Board of Adjustment, and several other boards and commissions. Avondale takes great pride that our public meeting structure provides excellent opportunities for our residents, business owners, and other interested parties to speak on issues that are important to them. Without exception, our Council, boards, and commissions always place a significant importance on the public testimony when considering their recommendations and decisions.

Additionally, much of what is relevant to Avondale citizens in terms of planning and action in the areas of transportation, safety, education, and other regional issues takes place in arenas outside of the structure of Avondale City government. The Maricopa Association of Governments (MAG), Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), Flood Control District of Maricopa County (FCDMC), local school districts, and several other less well-known but crucial public agencies make important decisions that affect the lives of Avondale citizens. At present, a majority of the City's efforts are dedicated to encouraging citizen participation at the local level. Into the future, we hope to provide clear, well-publicized avenues through which our citizens can effectively participate and influence these important regional level public agency decisions.

For effective citizen participation to flourish, excellent notification procedures are essential. Citizens cannot participate if they are not informed. Standard notification, however, is sometimes insufficient. Citizens also require appropriate information and adequate time to respond. Further, without an effectively structured forum for presenting citizen input, even notification and information fall short of what a well-governed city must provide. The goals and policies in this Element deal with the methods for ensuring that notification is as thorough as a well-administered city can provide. Also, after notification, there is information and time available to ensure effective citizen participation in receptive and responsive settings with the intent of allowing for informed decision making.

The Planning Commission is the most important City body for citizen participation in land use planning decisions. The Planning Commission addresses long-term planning issues of general interest and broad scope, such as the General Plan, area plans, amendments to the Zoning Ordinance, Conditional Use Permits, and many other matters of general interest and importance to all Avondale residents.

New social media platforms and strategies now exist that can link citizens with decision-making on planning and land use issues. Avondale should maximize these avenues, while recognizing that perhaps not all citizens will be equally adept at adapting to these linkages. The question is not whether to use a particular technology, but how to use it most effectively.

The responsiveness of Avondale's administrative structure and staff is one of the most important factors which determine the effectiveness of citizen participation in any aspect of city government, but especially in land use decisions. If there are any problems in a wide range of governmental aspects ranging from departmental structure to division of labor in job descriptions, these problems will lower the quality of government response to citizen participation. Avondale should strive to enhance its high level of customer service with a particular emphasis on keeping our citizens well-informed of decisions that affect them.

GOALS and POLICIES

GOAL 1:

Improve resident participation in City affairs, particularly in matters of land use.

POLICIES:

A. Continue to seek out qualified individuals to serve on the City's Boards and Commissions.

B. Involve citizens in design review through the hosting of on-site design charettes for public development projects.

C. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications and attempt to mitigate any perceived impacts their projects may have upon the community.

D. When possible, hold meetings near the locations affected by the decisions to be made.

E. Encourage the public attending public forums to consider alternative modes of transportation.

F. Conduct meetings, workshops, or public hearings to solicit input from interested individuals and organizations on opportunities and recommendations for integrating public health concerns into local land use planning.

GOAL 2:

Improve resident participation in regional affairs.

POLICIES:

A. When relevant, notify residents and business owners of upcoming regional planning meetings hosted by other public entities that may have an effect on or in Avondale.

B. Encourage regional agencies to hold public meetings in Avondale to gather input from our staff, residents, and business owners prior to making any decisions that would impact the City.

C. Develop resident coalitions that extend beyond Avondale borders to influence regional decision-making in matters of importance to the southwest valley.

D. Encourage regional agencies to attend City events.

E. Coordinate with public health agencies to provide public outreach and education on how lifestyle changes can affect health.

GOAL 3:

Enhance notification, information, and processes for citizen input in land use and other City-related decisions.

POLICIES:

A. Ensure that citizens have an adequate opportunity to learn about applications and work with applicants to resolve concerns at an early stage.

B. Continue to make staff reports on proposed projects available on the City's website in a systematic and effective manner prior to Boards, Commissions, and City Council meetings.

C. Facilitate ongoing communication between the applicant, interested parties, property owners, City staff, and elected officials throughout a review process.

D. Continue to conduct community outreach events and educational programs.

GOAL 4:

Increase the use of new technology for citizen participation.

POLICIES:

A. Provide web links to additional information on all notifications for neighborhood meetings and public hearings.

B. Utilize social media sites to increase citizen awareness of upcoming meetings, hearings, and agenda items.

C. Promote and increase the number of recipients on the Planning Division's email notification list.

D. Consider sponsoring online forums to stimulate citizen-to-citizen exchanges of information and opinions pertaining to City matters.

E. Continue to Provide live streaming of Planning Commission, Board of Adjustment and City Council on the city's website, allowing for real-time participation (e.g. submitting questions/comments) from home.

IMPLEMENTATION STRATEGIES - ALL ELEMENTS

PREFACE

If the General Plan is to serve its purpose effectively it must be reviewed, maintained, and implemented in a systematic and consistent manner. The Implementation Strategies section outlines requirements for implementing the General Plan consistent with each Element's goals and policies and provides an overview of the types of actions or tools the City will use to implement the 2030 Plan's intent. Implementation strategies are organized by General Plan 2030 Themes.

LAND USE THEME

LAND USE ELEMENT

LU/Strategy 1.	Develop an Avondale Healthy Lifestyle Plan with a focus on mixed use and urban centers that may include community gardens and urban agriculture.
LU/Strategy 2.	Identify new areas where Specific Plans would be beneficial and update existing Specific Plans on a regular basis.
LU/Strategy 3.	Work with PIR to site plan surrounding areas to foster entertainment/racing related mixed-use development that meets Avondale's desired economic goals.
LU/Strategy 4.	Continue to monitor Old Town Avondale zoning to ensure that it is functioning optimally to promote pedestrian-oriented development in Old Town Avondale.
LU/Strategy 5.	Consider City-initiated rezonings of properties to Old Town Avondael that are currently on the periphery of the district.
LU/Strategy 6.	Identify creative ways to allow developers within the BLVD to maximize their property for developing, including creative solutions to parking and retention requirements.
LU/Strategy 7.	Provide public transit service to the BLVD and Old Town Avondale areas.
LU/Strategy 8.	Develop an incentive program for developers to build unique housing products in Avondale.
LU/Strategy 9.	Actively market Southern Avondale as a place where rural living is championed and use zoning to ensure rural low and low density development occurs in that area.
LU/Strategy 10.	Encourage investment, redevelopment, and replacement housing of vacant infill through flexible development standards and incentives.
LU/Strategy 11.	Expand infill district boundaries to encourage redevelopment.
LU/Strategy 12.	Complete a feasibility study which contains an inventory of existing, vacant structures and their potential future uses.
LU/Strategy 13.	Ensure the Capital Improvement Program (CIP) is programmed for future improvements to Western Avenue and surrounding local streets.

LU/Strategy 14. Use Western Avenue as a venue for City-sponsored events such as a farmer's market and expansion of the Friday night art walks.

LU/Strategy 15. Amend Zoning Ordinance to support land uses that support active and alternative transportation modes.

LU/Strategy 16. Secure grants for community planning projects.

LU/Strategy 17. Define character elements for Old Town Avondale and utilize those identified elements in the preparation and adoption of revised Design Standards for the Old Town Avondale area.

LU/Strategy 18. Develop a long-term parking plan for Old Town Avondale, which will accommodate peak demands, but mitigate harmful effects on the pedestrian nature of the area.

LU/Strategy 19. Maintain or increase the acreage of properties designated as office or business park from what is approved on the Land Use Map.

LU/Strategy 20. Maintain or increase the acreage of properties designated as low density residential or rural low density residential, particularly in the southern portions of the City.

LU/Strategy 21. Diligently enforce zoning controls that require improved, usable open spaces in all developments.

LU/Strategy 22. Compile a comprehensive list of potential amenities and map the locations of existing amenities so that new development provides amenities related to the impact of the new development.

LU/Strategy 23. Require the use of appropriate landscaping materials to block views into incompatible land uses from adjacent residential or commercial sites.

LU/Strategy 24. Develop an Adaptive Reuse Program for all commercial buildings.

LU/Strategy 25. Evaluate all annexations for the immediate and long term fiscal impacts on the City.

LU/Strategy 26. Annex only areas that can contribute to the sustainability of Avondale.

LU/Strategy 27. Continue to ensure all new development pays for and completes, when possible, adjacent street infrastructure.

LU/Strategy 28. Evaluate the City's Development Fees to ensure that they are adequately covering the cost of the impacts of new development on infrastructure systems.

LU/Strategy 29. Update the Single Family Residential Design Guidelines to keep pace with new housing markets, including finishes, amenities, and connectivity.

LU/Strategy 30. Perform annual updates to the City's Commercial and Industrial Zoning Districts to add new uses at the forefront of technology.

LU/Strategy 31. Allow the form, shapes, and colors of the mountains and rivers to influence building design throughout the planning area in Southern Avondale.

LU/Strategy 32. Provide for opportunities to easily access our natural amenities in all new developments in proximity to rivers and mountains.

LU/Strategy 33.	Develop a green building program that provides incentives, financial or otherwise, for LEED certified buildings or the equivalent thereof.
LU/Strategy 34.	Require archeological site assessments in areas of the City where historical sites are thought to exist.
LU/Strategy 35.	Consider providing incentives, such as increased density for private development, in order to provide open space beyond minimum requirements.
LU/Strategy 36.	Master Plan aggregate sites for reuse.
LU/Strategy 37.	Develop an acquisition plan for potential public open space.
LU/Strategy 38.	Identify and plan future rail transit station area locations and identify higher density/mixed use sites.
LU/Strategy 39.	Cluster high densities in proximity to planned rail transit station areas.
LU/Strategy 40.	Actively pursue public/private partnerships or cost-sharing mechanisms to encourage walkable development.
LU/Strategy 41.	Continue active membership on regional and statewide rail transit committees/ commissions.
LU/Strategy 42.	Require new development on parcels with a Mixed Use designation to apply New Urbanist principles.
LU/Strategy 43.	Require structured parking in place of surface parking lots for high intensity development.
LU/Strategy 44.	Continue to work with tribal leadership to develop an ongoing relationship where our communities' decisions are mutually acceptable.
LU/Strategy 45.	Continue to provide all zoning and General Plan updates to MAG in a timely manner.
LU/Strategy 46.	Ensure adequate school facilities are planned with new residential developments.
LU/Strategy 47.	When designing master planned communities, ensure that schools are among the first considerations rather than a good use for remnant land.
LU/Strategy 48.	Work with our colleges to identify current deficiencies and locations for expansion.
LU/Strategy 49.	Use the Design Manuals as a tool to show Avondale's support for unique and creative design, and update regularly to stay current with market and sustainable design changes.
LU/Strategy 50.	Discourage medium density square foot homes due to the abundance in the City, and encourage new condominium, townhome, or other development products.
LU/Strategy 51.	Update the Commercial Infill District and Residential Infill District Ordinances to coincide with the General Plan.
LU/Strategy 52.	Work with St. Luke's Health Initiative, Livable Communities Coalition, Maricopa County Department of Public Health, Arizona Department of Health Services, and other health-related groups to incorporate new healthy lifestyle initiatives into land use planning when feasible.

LU/Strategy 53. Reconsider aggregate areas on a regular basis and update the Land Use Map every 10 years accordingly to reflect aggregate mining.

ECONOMIC VITALITY THEME

ECONOMIC ELEMENT

EV/ED Strategy 1. Incorporate healthy lifestyle initiatives into economic development goals.

EV/ED Strategy 2. Target and recruit medical support services that could capitalize on Avondale's proximate location to nearby hospitals.

EV/ED Strategy 3. Recruit higher education institutions to Avondale.

EV/ED Strategy 4. Target racing support industries to include training, manufacturing, and headquarter operations.

EV/ED Strategy 5. Establish a leadership role in the Greater Phoenix Economic Council (GPEC) and utilize its resources to showcase Avondale's vacant land for Business Park locates.

EV/ED Strategy 6. Target companies for a business call program based on their economic development criteria.

EV/ED Strategy 7. Expand relationships with economic development organizations to obtain qualified leads in the clusters of Advanced Business Services, High Tech Industries, Medical/Life Sciences, Youth and Amateur Sports, Tourism and Aerospace that match Avondale's targets.

EV/ED Strategy 8. Participate in WESTMARC economic development subcommittee, and the Foreign Trade Zone Authority.

EV/ED Strategy 9. Partner with the Arizona Small Business Development Center to develop and grow efforts to assist home-based and small business.

EV/ED Strategy 10. Work with property owners to clear abandoned buildings and assemble land for employment redevelopment.

EV/ED Strategy 11. Recruit businesses in the aeronautical industry that would benefit from proximity to the Goodyear/Phoenix Airport.

EV/ED Strategy 12. Enhance the City's business-related informational materials.

EV/ED Strategy 13. Conduct focus groups with business representatives from key industry clusters and encourage local educators to develop programs to meet the industry needs.

EV/ED Strategy 14. Partner with the Southwest Valley Chamber of Commerce and EMCC to participate in business retention programs geared toward small/local businesses.

EV/ED Strategy 15. Actively pursue and seek to locate private schools at all levels.

EV/ED Strategy 16. Participate with Southwest Valley economic and workforce development partners to conduct a job fair.

EV/ED Strategy 17. Create opportunities for educators to work directly with new technologies and processes.

EV/ED Strategy 18. Implement workforce development in the Multimedia Production industry.

EV/ED Strategy 19. Conduct meetings and visits with local businesses and document their input to address substantive issues.

EV/ED Strategy 20. Sponsor community events, as appropriate, that will benefit local businesses throughout the City.

EV/ED Strategy 21. Identify needed employee skills of existing and prospective businesses and work with appropriate educational institutions to develop a workforce development program to meet current and future needs.

EV/ED Strategy 22. Integrate the workforce development and education systems into the economic development process.

EV/ED Strategy 23. Promote the quality of life elements of the General Plan to potential businesses considering relocating to the City.

EV/ED Strategy 24. Contact non-profit planning entities like the Partners for Livable Communities, to obtain information about their program, their selection criteria, and submittal requirements.

EV/ED Strategy 25. Utilize the presence of the aesthetic beauty in Avondale and the presence of motorsports, in order to shape the perception and marketing of Avondale as a community.

EV/ED Strategy 26. Market Avondale as a tourism destination that invests in parks, recreation, trails, open space, and river amenities in order to serve residents and businesses.

EV/ED Strategy 27. Work in cooperation with the appropriate organizations on regional matters related to economic development, transportation, and growth management.

EV/ED Strategy 28. Utilize existing and develop new partnerships to encourage a variety of amateur and other types of sporting events.

EV/ED Strategy 29. Improve the pedestrian experience within Old Town Avondale.

EV/ED Strategy 30. Invest in landscape improvements on the border streets with our adjacent city.

EV/ED Strategy 31. Identify building codes for barriers to rehabilitation and reuse.

EV/ED Strategy 32. Continue to identify funding the façade improvement program for Old Town Avondale.

ECONOMIC VITALITY THEME
GROWTH AREA ELEMENT

EV/GA Strategy 1. Support efforts to locate and develop Business Park and industrial land in designated growth areas and aggressively market the land for higher intensity employment uses.

EV/GA Strategy 2. Focus on job growth in the primary employment corridors in the City, such as I-10, 99th Avenue, Phoenix/Goodyear Airport, Avondale Boulevard, and Van Buren Street.

EV/GA Strategy 3. Identify business expansion opportunities.

EV/GA Strategy 4. Update the Economic Development Strategic Plan on a regular basis.

EV/GA Strategy 5. Monitor and evaluate the location and amount of retail oriented land use designation to adequately support existing and future population growth and tourism within the City.

EV/GA Strategy 6. Monitor retail sales tax generation to ensure that retail trade captured is maximized.

EV/GA Strategy 7. Provide recommendations to ensure the Zoning Ordinance responds to the current market and remains up to date.

EV/GA Strategy 8. Put special teams in place to fast track projects when needed.

EV/GA Strategy 9. Utilize the foreign trade zone opportunities with existing property owners.

EV/GA Strategy 10. Develop partnership/relationship with Union Pacific.

EV/GA Strategy 11. Update the Old Town Design Guidelines and ensure future expansion of the district does not impact the existing residential neighborhoods.

EV/GA Strategy 12. Pursue national and international business location/expansions that utilize West Coast ports.

EV/GA Strategy 13. Develop new strategies for revitalization utilizing City-owned properties.

ECONOMIC VITALITY THEME

COST OF DEVELOPMENT ELEMENT

EV/CD Strategy 1. Maximize the use of grants and subsidies to pay for capital projects and services.

EV/CD Strategy 2. Support sales tax bonds to pay for capital improvements.

EV/CD Strategy 3. Provide reports on City service improvements to the City Manager annually.

EV/CD Strategy 4. Encourage dedication of open space, parks, park sites, and cultural facilities in conjunction with development.

EV/CD Strategy 5. Review and update sewer and water master plans to ensure infrastructure is adequate to enable redevelopment in certain areas or for future development needs.

EV/CD Strategy 6. Continue public investments in Old Town Avondale, Western Avenue, and Central Avenue.

EV/CD Strategy 7. Protect future commercial sales tax generating locations from encroachment by residential uses.

EV/CD Strategy 8. Continue to support and expand the "Shop Avondale" Program.

EV/CD Strategy 9. Continue to recover, through fees, the costs of fire, police, roads, parks, and other municipal services and facilities associated with new development.

NEIGHBORHOODS THEME

HOUSING ELEMENT

NE-H/Strategy 1. Monitor Fair Housing practices to ensure that affordable and accessible housing is available in all areas of the City.

NE-H/Strategy 2. Communicate with local businesses to identify housing needs for employees.

NE-H/Strategy 3. Provide Senior Housing Units.

NE-H/Strategy 4. Attract large lot executive subdivisions into Southern Avondale.

NE-H/Strategy 5. Entice the development of condominiums, townhomes, and high-rise loft apartments by marketing the BLVD as an exciting urban enclave geared towards professionals.

NE-H/Strategy 6. Consider developing an incentive program for developers that build innovative residential product types and designs of varying densities.

NE-H/Strategy 7. Develop an ordinance to establish dormitory standards and allow the use in all zoning districts that permit colleges, universities, and trade schools.

NE-H/Strategy 8. Utilize Old Town Avondale as well as future transit corridors for integrated mixed use development.

NE-H/Strategy 9. Encourage the completion of unfinished and/or under-occupied medium density residential subdivisions before encouraging development of additional medium density residential subdivisions.

NE-H/Strategy 10. Develop a Green Building program to incentivize development of energy efficient residential communities.

NE-H/Strategy 11. Mandate adherence to the basic principles of CPTED.

NE-H/Strategy 12. Integrate an equestrian trail network into the City's Parks Master Plan to connect rural residential subdivisions and natural landmarks in the southern portion of the City.

NE-H/Strategy 13. Require detailed open space plans for all new platted subdivisions and ensure that all open spaces are designed to be programmed with a specific purpose in mind.

NE-H/Strategy 14. Make pedestrian access to existing and planned bus, and commuter rail routes a priority in residential design.

NE-H/Strategy 15. Evaluate subdivision designs that foster community by eliminating party walls and, in some cases, perimeter walls.

NE-H/Strategy 16. Sponsor educational programs designed to assist first time home buyers and programs that will provide existing home owners to improve their properties, including classes on energy efficiency and proper home maintenance.

NE-H/Strategy 17. Continue community marketing efforts to promote the advantages of living in Avondale to realtors, lenders, developers, builders, and prospective residents.

NEIGHBORHOODS THEME

CONSERVATION, REHABILITATION, AND REDEVELOPMENT ELEMENT, AND NEIGHBORHOOD PRESERVATION AND REVITALIZATION ELEMENT

NE-NP/Strategy 1. Establish relationships with our residents to understand which aspects of their neighborhoods are positive and which are negative.

NE-NP/Strategy 2. Design and construct improved pedestrian and bicycle connections at physical barriers, especially I-10, Buckeye Road, and the Agua Fria River.

NE-NP/Strategy 3. Prepare a strategic plan that addresses long-term preservation and enhancement of neighborhoods to ensure community stability.

NE-NP/Strategy 4. Continue the GAIN program.

NE-NP/Strategy 5. Build community connections and encourage residents from all over the City to get to know one another by hosting City sponsored events, such as Resident Appreciation Night, farmers markets, and art walks.

NE-NP/Strategy 6. Encourage community gardens throughout neighborhoods.

NE-NP/Strategy 7. Continue to support and increase the number of Block Watch organizations.

NE-NP/Strategy 8. Offer recognition and awards to homeowners, neighborhood associations, or individuals for superior home maintenance or exceptional neighborhood projects.

NE-NP/Strategy 9. Continue the City's partnership with Care First.

NE-NP/Strategy 10. Develop an "Adopt-a-Corner" program in Old Town Avondale.

NE-NP/Strategy 11. Continue programs which assist in the rehabilitation of substandard housing and demolition of condemned housing, and explore the expansion of those programs.

NE-NP/Strategy 12. Use federal, state, local, and other financial resources to assist in promoting affordable housing and provide opportunities for the rehabilitation of the existing housing supply.

NE-NP/Strategy 13. Continue to partner with faith-based organizations and other non-profit groups to enhance the community and resident's quality of life.

NE-NP/Strategy 14. Establish Community Reinvestment Areas (CRAs) and use community based planning to establish the redevelopment goals for those CRAs.

NE-NP/Strategy 15. Consider City land acquisition and development as an option to further identified revitalization goals.

NE-NP/Strategy 16. Develop a Historic Preservation and Adaptive Reuse Ordinance to prohibit demolition or significant exterior alternation of important structures.

NE-NP/Strategy 17. Develop a signage and way-finding program unique from neighboring cities and create gateways at appropriate locations.

NE-NP/Strategy 18. Require the design of new commercial development to welcome surrounding neighborhoods rather than turning its back to those communities.

NE-NP/Strategy 19. Consider implementing a community garden program to enhance the appearance of vacant lots.

NE-NP/Strategy 20. Provide flexibility in development standards to encourage development, redevelopment, or renovations of residences in the City's Revitalization Area.

NE-NP/Strategy 21. Mandate adherence to the basic principles of CPTED with a particular emphasis on ensuring buildings are designed to provide natural surveillance onto public streets.

NE-NP/Strategy 22. Expand the Western Avenue streetscape project beyond its current end points.

NE-NP/Strategy 23. Continue to enforce property maintenance codes and educate property owners in violation on what is required for compliance.

NE-NP/Strategy 24. Continue to review CC&Rs and plat notes to ensure that the proper maintenance of common areas in subdivisions are the responsibility of an HOA.

NE-NP/Strategy 25. Continue to maintain the City's parks so they are beautiful places that improve the image of surrounding neighborhoods.

NE-NP/Strategy 26. Continue to repair damaged streets and sidewalks, giving the highest priority to those located near schools.

NE-NP/Strategy 27. Implement measures intended to encourage the safe use of bicycles as an alternative to motorized transportation in and around our neighborhoods, such as a Bicycle Rack Program.

NE-NP/Strategy 28. Implement traffic calming measures in conjunction with community-based efforts to improve the quality of life in Avondale's neighborhoods.

NE-NP/Strategy 29. Study potential Zoning Ordinance changes that would allow for small, neighborhood grocers and/or local food production opportunities within residential areas.

NE-NP/Strategy 30. Educate residents on technologies that could reduce home energy consumption.

NE-NP/Strategy 31. Continue to provide technical assistance classes in home repair and landscaping.

SUSTAINABLE DEVELOPMENT THEME

ENERGY ELEMENT

SD-E/Strategy 1. Create a review system that rewards developments that incorporate more sustainable energy efficient features.

SD-E/Strategy 2. Explore the possibility of gray water recovery/storage onsite for residential and commercial uses, for example landscape irrigation.

SD-E/Strategy 3. Explore regulations to reduce semi-trucks idling overnight or for long periods by requiring that refrigerated freight be cooled from electricity provided from the main power grid or renewable energy sources (e.g. solar).

SD-E/Strategy 4. Work with neighboring communities to achieve universal adoption of the Dark Skies regulations in order to achieve energy use reduction, to protect astronomical observation quality of the night time skies, and to prevent Avondale being placed at a competitive disadvantage.

SD-E/Strategy 5. Ensure that the City is capable of reviewing development plans submitted under the various sustainable development programs.

SD-E/Strategy 6. Bi-annually study the feasibility of private residential scale energy production to ensure that the latest technology is taken into consideration, and to ensure that regulations are adequate and responsible.

SD-E/Strategy 7. Continue to replace City street lights with energy efficient lights.

SD-E/Strategy 8. Replace City vehicles with hybrid or electric vehicles, when feasible.

SD-E/Strategy 9. Issue an annual report detailing the City's water, sewer, and electric use as compared to prior years and to an estimate of consumption without conservation efforts.

SD-E/Strategy 10. Promote water saving programs offered by the City of Avondale Water Resources Department, such as low-flow showerheads and high efficiency clothes washer rebates.

SD-E/Strategy 11. Promote and expand the City's recycling program to potentially include participation by multi-family residential and retail businesses.

SD-E/Strategy 12. Install bike racks at City Hall and other City facilities where feasible.

SUSTAINABLE DEVELOPMENT THEME
ENVIRONMENTAL PLANNING AND CONSERVATION ELEMENT

SD-EP/Strategy 1. Require construction methods, such as envelopes, minimal grading, and retention of natural vegetation, to minimize the impact of development on riparian areas.

SD-EP/Strategy 2. When possible and practical, encourage the use of nonstructural flood control techniques to protect the health and safety of the public and conserve natural open spaces.

SD-EP/Strategy 3. Implement a program to monitor industries and other sources of contaminants for potential negative impacts to the environment.

SD-EP/Strategy 4. Prohibit activity that would erode the Agua Fria, Salt, and Gila River floodplains, or the wetlands associated with them.

SD-EP/Strategy 5. Continue implementing a household hazardous waste drop-off day.

SD-EP/Strategy 6. Continue "Green Fridays" business hours of Monday through Thursday, 7 a.m. to 6 p.m. for non-life/safety City services.

SD-EP/Strategy 7. Require all newly developed or redeveloped parking areas and driveways to have a surface that maximizes dust control and provides, when possible and practical, water recharge to the aquifer.

SD-EP/Strategy 8. Expand public transportation through short-range transit improvements.

SD-EP/Strategy 9. Investigate funding for future implementation of future transit systems.

SD-EP/Strategy 10. Encourage materials recycling facilities to expand the types of recyclable materials that the City recycling program accepts.

SD-EP/Strategy 11. Educate the public on the benefits of recycling.

SD-EP/Strategy 12. Explore ways to divert green waste, such as tree branches, leaves, and grass clippings, from landfills by turning it into mulch that is then used to fertilize City parks.

SD-EP/Strategy 13. Place recycling bins in City parks in order to encourage recycling by parks users, and also by residents and businesses throughout the City, who may not have recycling conveniently available to them at their location.

SD-EP/Strategy 14. Continue the water saving programs offered by the City of Avondale Water Resources Department, such as providing low-flow showerheads, offering rebates for low flow toilets, turf conversions and smart controllers in residential and non-residential areas, providing school and adult education programs, offering water conservation home audits, and providing free printed materials.

SD-EP/Strategy 15. Educate local industries and waste disposal operators on the proper procedures for transportation and disposal of hazardous waste.

SD-EP/Strategy 16. Encourage aggregate operations to mitigate for environmental degradation due to their operations.

SD-EP/Strategy 17. Limit grading practices that contribute to flooding and erosion.

SD-EP/Strategy 18. Require aggregate operations to establish a mitigation plan prior to a permit approval.

SD-EP/Strategy 19. Consider preparing and adopting an environmentally sensitive land ordinance related to appropriate development within significant landform, steep slope, and important vegetative areas of the planning area.

SD-EP/Strategy 20. Prevent development that would disturb or negatively impact sensitive natural features, such as wetlands, riparian areas, sensitive plant and animal sites, and migration corridors.

SD-EP/Strategy 21. Adopt and implement a native plant ordinance relative to the protection, enhancement, and relocation of indigenous species within the planning area.

SD-EP/Strategy 22. Require new development to inform the Arizona Game and Fish Department regarding the effects of urbanization on special status flora and fauna species and threatened and/or endangered species.

OPEN SPACE THEME

OPEN SPACE AND RECREATIONAL AMENITIES ELEMENTS

OS/Strategy 1. Complete a Comprehensive Master Trails Plan to provide for the development of water and park amenities, equestrian opportunities, levee construction, and bank stabilization.

OS/Strategy 2. Develop and adopt a natural resource preservation plan that identifies and designates unique natural, xero-riparian, and riparian areas within the City and recommends preservation strategies for them.

OS/Strategy 3. Require all development to identify the impacts of the development on natural resources, such as riparian and xero-riparian areas, slopes or unique natural areas, and provide a plan to mitigate the identified impacts.

OS/Strategy 4. Require pedestrian and bicycle circulation systems within all new developments to connect to public access trails.

OS/Strategy 5. Coordinate with federal, state, other entities, and private landholders to provide public access trails to recreation resources.

OS/Strategy 6. Provide shared use non-motorized trail opportunities for persons with disabilities where feasible and practical.

OS/Strategy 7. Incorporate the Tres Rios Greenway Linear Park into the City's trail system.

OS/Strategy 8. Complete the McDowell Road non-motorized underpass along the Agua Fria.

OS/Strategy 9. Promote recreation opportunities associated with the Agua Fria, Gila, and Salt Rivers, and Estrella Mountains on the City's web page.

OS/Strategy 10. Work with the Arizona Trails Commission to promote trail-based recreation opportunities in Avondale.

OS/Strategy 11. Continue to implement the Tree City USA Program and incorporate signage throughout the City.

OS/Strategy 12. Develop a comprehensive sign package, visible from I-10 and other major transportation corridors, that directs residents and visitors to trails and recreation opportunities associated with the rivers and Estrella Mountains.

OS/Strategy 13. Prevent development that would disturb or negatively impact sensitive natural features, such as wetlands, riparian areas, sensitive plant and animal sites, and migration corridors.

OS/Strategy 14. Adopt a native plant ordinance relative to the protection, enhancement, and relocation of indigenous species within the southern core planning area.

OS/Strategy 15. Participate in the implementation of the West Valley Rivers Non-Motorized Transportation Corridor Plan, the Agua Fria Watercourse Master Plan, the Maricopa County Trails Master Plan, and other regional projects designed to protect and conserve the Agua Fria, Salt, and Gila Rivers as an open space resource.

OS/Strategy 16. Promote Avondale as a gateway to regional outdoor attractions, such as the Estrella Mountains, Agua Fria, Salt, and Gila Rivers, and Phoenix International Raceway.

OS/Strategy 17. Seek public partnerships and agreements for shared open space with schools.

OS/Strategy 18. Identify locations to infill open space into densely populated or highly built areas.

OS/Strategy 19. Identify gaps or areas of the community that may not have access to open space.

OS/Strategy 20. Identify locations with significant historic resources for preservation.

OS/Strategy 21. Include art elements into the development of open space facilities and work with the

Avondale Municipal Art Commission to share in the funding of these projects.

OS/Strategy 22. Restore inappropriately developed open space areas.

OS/Strategy 23. Identify urban plazas to be considered as open space.

OS/Strategy 24. Identify and secure funding sources to implement a Parks Rehabilitation and Upgrade Program.

OS/Strategy 25. Campaign to promote Avondale parks and the City's park system as a whole.

OS/Strategy 26. Identify a site for a public/private Botanical Garden that promotes plant species identification and education of desert materials; partner with schools and integrate into their educational programs.

OS/Strategy 27. Prepare a visual study that identifies key scenic corridors in the southern area of the City and develop measures to preserve these assets as development occurs.

OS/Strategy 28. Update Parks and Recreation Master Plan on a regular basis.

OS/Strategy 29. Construct all trails to work cohesively with all development, including higher density mixed-use projects.

OS/Strategy 30. Work with the Buckeye Irrigation District to develop future lakes near the Gila River in order to add distinction to Avondale and its recreational inventory.

COMMUNITY MOBILITY THEME

CIRCULATION ELEMENT

CM/CR Strategy 1. Regularly update the Avondale Transportation Plan to incorporate new specific area plans, General Plan updates, and regional planning documents and to provide tools for planning, prioritizing and budgeting of improvement projects.

CM/CR Strategy 2. Implement transportation improvement projects consistent with the adopted street classification map.

CM/CR Strategy 3. Create, adopt, and implement a comprehensive Transit Master Plan consistent with land uses that will support each transit mode as an integral part of the entire transportation system.

CM/CR Strategy 4. Engage all appropriate staff to analyze, compile information, and create recommendations for all transit modes for well-rounded and comprehensive system for the most attractive solutions for regional consideration.

CM/CR Strategy 5. Work with Valley Metro, Metro Rail, and other entities to expand local transit services.

CM/CR Strategy 6. Regularly engage West Valley agencies, MCDOT, ADOT, MAG, and RPTA to coordinate projects and establish partnerships to foster support for regionally significant projects consistent with the goals and policies of the 2012 Plan.

CM/CR Strategy 7. Develop and support a comprehensive traffic engineering program to provide traffic safety programs for all modes of transportation for the general public as well as a compressive school traffic safety program.

CM/CR Strategy 8. Continue to conduct traffic counts a minimum of every two years to analyze and establish traffic flow patterns, growth, and truck use for annual transportation planning efforts.

CM/CR Strategy 9. Develop a heavy truck routing plan for the City to limit commercial, industrial and mining generated traffic to roadways designed to handle such traffic.

CM/CR Strategy 10. Continue to participate in all levels of regional planning to maintain Avondale's competitiveness in obtaining adequate funding to meet transportation needs.

CM/CR Strategy 11. Implement a comprehensive program to include coordination with the police department, analysis of collision data, and field investigation to plan and prioritize safety improvement projects from the perspective of all roadway users.

CM/CR Strategy 12. Upgrade the existing traffic signal communications system in coordination with the Traffic Operations Center (TOC) to provide communications between signal systems to one location by installation of a hybrid communications system, and eventual communications via a fiber optic backbone.

CM/CR Strategy 13. Plan and provide for a means for traffic operations staff to instantaneously and remotely diagnose and correct system errors as well as implement special timing plans during emergency events.

CM/CR Strategy 14. Perform yearly reviews of existing and proposed school locations and school pedestrian routes for safety.

CM/CR Strategy 15. Periodically implement traffic signal timing coordination and optimization plans in coordination with MCDOT, ADOT, and adjacent local agencies.

CM/CR Strategy 16. Encourage developers of residential areas to implement strategies with roadway design to discourage speeding and cut-through traffic.

CM/CR Strategy 17. Continue to implement Avondale Engineering standards for design of driveways and size locations.

CM/CR Strategy 18. Provide a reasonable level of service (LOS) on all arterial streets: LOS C during off peak periods and D during peak periods, where feasible.

CM/CR Strategy 19. Require developers to provide bus pullouts on all arterial roadways adjacent to development.

CM/CR Strategy 20. Require new development projects to mitigate off site and access route traffic impacts due to their development to the maximum extent feasible.

CM/CR Strategy 21. Require new developments to fund the installation of traffic signals at intersections that, based on individual study, are shown to satisfy traffic signal warrants.

CM/CR Strategy 22. Review traffic signal timing and phasing at railroad grade crossings to ensure safe clearance times during train movements.

CM/CR Strategy 23. Conduct a comprehensive signaling study to determine the best location for traffic signals, and possible locations where modern roundabouts would be a desirable alternative. In absence of this study and when possible, endeavor to locate traffic signals at a minimum of half mile intervals and other strategic locations to enhance the efficient movement of people, goods, services, and information.

CM/CR Strategy 24. Design and implement a public education program to promote ride-sharing, including carpooling, van pooling, and transit.

CM/CR Strategy 25. Provide bike racks near employee entrances to encourage employees to ride their bikes to work.

CM/CR Strategy 26. Encourage businesses to implement telecommuting, flexible work schedules, and teleconferencing programs.

CM/CR Strategy 27. Investigate feasibility of accommodating additional modes of transportation improvement projects where appropriate.

CM/CR Strategy 28. Create, adopt, and implement a comprehensive Trails Master Plan (TMP) and establish funding sources for facility upgrades from both public and private sources.

CM/CR Strategy 29. Develop standards for the accommodation of neighborhood electric vehicles on or adjacent to the trails system or other appropriate corridor for the manufacturers intended use of these types of vehicles.

CM/CR Strategy 30. Require a pedestrian circulation plan be submitted as part of all rezoning applications, demonstrating pedestrian connections through parking areas and to nearby schools, shopping and transit stops.

CM/CR Strategy 31. Ensure residential developments implement complete pedestrian and bicycle facilities to ensure connectivity to existing or planned trails.

CM/CR Strategy 32. Designate where new facilities will be needed and incorporate into the TMP.

COMMUNITY MOBILITY THEME
ACTIVE TRANSPORTATION ELEMENT

CM/AT Strategy 1. Create a bikeway plan for Avondale and identify funding sources to implement the plan.

CM/AT Strategy 2. Develop and maintain a connected system of bikeways designed to contribute to safe mobility, encourage community cycling, and support recreational bicycle use that considers connectivity between land uses, open space, and destinations for recreation.

CM/AT Strategy 3. Provide adequate sidewalks to accommodate bicycle and pedestrian traffic as per AASHTO standards or adequate on-street bicycle lanes and sidewalks to accommodate bicycle and pedestrian traffic on all arterial streets and Roads of Regional Significance.

CM/AT Strategy 4. Make arterial and collector roadway cross-sections consistent with the roadway design standards to include a bicycle travelway.

CM/AT Strategy 5. Require new development to include bicycle storage, parking facilities, and shower facilities where appropriate.

CM/AT Strategy 6. Continue to implement the Safe Routes to School program.

CM/AT Strategy 7. Implement a pavement marking program to include bicycle lanes when/where feasible.

CM/AT Strategy 8. Integrate the bikeway plan with current and future adjoining municipality plans.

CM/AT Strategy 9. Pursue qualifying as a Bicycle Friendly Community through the League of American Bicyclists.

COMMUNITY MOBILITY THEME
TRANSIT ELEMENT

CM/TR Strategy 1. Ensure that transit stops are safe, shaded, clean, and have adequate seating in order to encourage transit use.

CM/ TR Strategy 2. Ensure that sites contain shaded pedestrian travelways from the nearest transit route to the entrance(s) of buildings on the site.

CM/ TR Strategy 3. In order to encourage and facilitate the use of transit, require that site design of developments near these facilities prominently feature onsite pedestrian circulation and amenities as well as pedestrian linkages to adjacent developments.

CM/ TR Strategy 4. Encourage site design that favors density and compactness to reduce the distances the pedestrians are required to travel between buildings in areas of high transit use.

CM/ TR Strategy 5. Seek out successful developments that are close analogs to the particular circumstances of Avondale's high-use transit areas and seek to emulate them.

CM/ TR Strategy 6. Keep MAG informed with the latest development information to ensure transit ridership projections are accurate.

CM/ TR Strategy 7. Continue to be involved in regional efforts impacting the West Valley regarding expansion of rail lines and transit.

CM/ TR Strategy 8. Implement a transportation plan that includes identification of transit corridors and stops.

CM/ TR Strategy 9. Identify specific sites for bus transit routes, and commuter rail, and develop station area plans for those sites.

COMMUNITY FACILITIES THEME
BUILDINGS, FACILITIES, AND SERVICES ELEMENT

CF/BFS Strategy 1. Continue to require new development to provide its fair share of required services and infrastructure in a timely manner.

CF/BFS Strategy 2. Provide response times for police, fire and emergency services that meet the community's expectations and current national, state, and local standards.

CF/BFS Strategy 3. Continue to seek sources of external grant funding to improve services.

CF/BFS Strategy 4. Work with the Flood Control District of Maricopa County to conduct and implement Area Drainage Master Plans, Watercourse Master Plans, and other stormwater management techniques.

CF/BFS Strategy 5. Ensure that the library system continues its role as a major cultural resource for the community.

CF/BFS Strategy 6. Continue to plan for an Art and Heritage Center in Avondale.

CF/BFS Strategy 7. Continue to promote the expansion and enhancement of Estrella Mountain Community College as well as other higher educational facilities.

CF/BFS Strategy 8. Continue to work with school districts to reserve locations for new schools and expand existing facilities.

CF/BFS Strategy 9. Designate where new community facilities will be needed.

CF/BFS Strategy 10. Continue to pursue a new teen center within the City.

CF/BFS Strategy 11. Continue to plan for the Avondale Transit Center.

CF/BFS Strategy 12. Develop a long term program to upgrade public facilities, such as curb, sidewalk, street lights, landscaping, and City-owned buildings, particularly in Old Town Avondale, and include funding sources for facility upgrades from both public and private sources.

CF/BFS Strategy 13. Create an inventory of deficiencies and develop programs to budget for and install missing infrastructure.

CF/BFS Strategy 14. Evaluate the need for a Infrastructure Master Plan for the BLVD that includes all roadways, utilities, signage, and site amenities.

CF/BFS Strategy 15. Design new community facilities using sustainability principles and practices.

CF/BFS Strategy 16. Incorporate sustainability principles and practices into the renovation of community facilities.

CF/BFS Strategy 17. Support the establishment of community-oriented programs which are focused on more complete use of school facilities.

CF/BFS Strategy 18. Support social service programs which tend to reduce dependency upon the City and which encourage individuals and families to be self-sustaining.

COMMUNITY FACILITIES THEME
SAFETY ELEMENT

CF/SF Strategy 1. Update the Emergency Operations Plan annually.

CF/SF Strategy 2. Continue to work with applicable agencies to protect the public from hazardous materials and waste.

CF/SF Strategy 3. Provide on-going safety training for all staff members and ensure that contractors use safe practices when working at City facilities and buildings.

CF/SF Strategy 4. Continue to review site and development plans for issues involving public safety and emergency hazards.

CF/SF Strategy 5. Continue to work with United States Geographic Service (USGS), Federal Emergency Management Agency (FEMA), and other agencies in order to identify areas of concern.

CF/SF Strategy 6. Provide highly trained personnel to ensure effective suppression of fires and safety for firefighters.

CF/SF Strategy 7. Support strategies to attract and retain quality Community Emergency Response Team (CERT) members.

CF/SF Strategy 8. Study alternative ways to effectively supplement volunteer rescue and fire departments.

CF/SF Strategy 9. Maintain existing programs and establish new ones that respond to community concerns of crime, graffiti, and traffic.

CF/SF Strategy 10. Build relationships with all segments of the legal and law enforcement community in Avondale to address and enhance enforcement efforts aimed at decreasing crime.

CF/SF Strategy 11. Share common concerns with other agencies and principals regarding law enforcement.

CF/SF Strategy 12. Work with appropriate public agencies to inform consumers about household use and disposal of hazardous materials.

CF/SF Strategy 13. Continue to regulate, through land-use measures, zoning, engineering requirements, and other restrictions, all uses and development in areas subject to potential flooding and require new development to comply with all regulatory flood control criteria.

CF/SF Strategy 14. Design parks and other publicly used open spaces to facilitate surveillance by adjoining residents, security services, and police.

CF/SF Strategy 15. Continue to work with other city departments to review public and private development plans, ensuring that crime prevention is addressed.

CF/SF Strategy 16. Continue to pursue and promote fire prevention programs and standards.

COMMUNITY FACILITIES THEME

WATER RESOURCES ELEMENT

CF/WR Strategy 1. Review and update the Water Resources Master Plan and Water Infrastructure Master Plan on a regular basis and include these updates as part of the budget process.

CF/WR Strategy 2. Continue to expand and develop water reclamation facilities as needed to adequately treat wastewater to desired end use quality levels.

CF/WR Strategy 3. Investigate the need for and potential to increase the capacity of Avondale's recharge facility to maximize reuse of reclaimed water and to optimize flexibility for directly receiving additional amounts of surface water.

CF/WR Strategy 4. If and when the opportunity arises, participate with Maricopa County and the Maricopa Association of Governments to establish goals for regional use of reclaimed water.

CF/WR Strategy 5. Consider the practicality and cost effectiveness of requiring golf courses and large expanses of turfed areas to use reclaimed water or other sources of non-potable water for irrigation purposes.

CF/WR Strategy 6. Continue to research the need for potential new water resources.

CF/WR Strategy 7. Continue to meet or exceed the water quality requirements of the Federal Clean Water Act and all other regulatory requirements.

CF/WR Strategy 8. Continue and enhance the City's water quality-monitoring program, including advanced planning in anticipation of new rules.

CF/WR Strategy 9. Continue to implement policies to guide land use decisions that conserve water resources and implement additional polices as needed.

CF/WR Strategy 10. Continue to require a statement describing the impact to the natural ecological systems and groundwater supplies as a part of rezoning and 2012 Plan Amendment requests.

CF/WR Strategy 11. Continue to research and implement, if warranted, new water projects to serve the multiple needs of the community and the natural ecological systems found within the Avondale area.

CF/WR Strategy 12. Continue to provide Avondale residents with programs, techniques, and education on how to conserve water.

CF/WR Strategy 13. Continue to evaluate new development needs against water availability and wastewater treatment plant capacity and work to ensure that the City and developments grow within the capacity of available water supplies.

CF/WR Strategy 14. Monitor and regularly update City flood studies, modeling and associated land use, zoning, and other development regulations.

CF/WR Strategy 15. Continue to pursue a regional approach to flood issues.

CF/WR Strategy 16. Provide flood warning and forecasting information to community residents through mechanisms, such as Channel 11, the City's website, and Twitter, to reduce impacts to personal property.

CF/WR Strategy 16. Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.

QUALITY OF LIFE THEME

URBAN DESIGN ELEMENT

QL/UD Strategy 1. Encourage unique and uniform roadway landscaping at key roadways and, where possible, median improvements, to distinguish the City's boundaries.

QL/UD Strategy 2. Study ways to minimize the barrier impact of the I-10 by developing design approaches which unite north-south areas of the community.

QL/UD Strategy 3. Initiate a branding effort that involves the community and stakeholders, and that develops key messages about Avondale's assets, strategic vision, and opportunities.

QL/UD Strategy 4. Continue to develop a comprehensive gateway improvement program to select major gateways for improvements such as special landscaping, signage, visitor information centers, patterned pavement, monuments or artwork.

QL/UD Strategy 5. Install new monument City identification signs in attractive surroundings and at a compatible scale with the roadway, preferably in medians, at major gateways into Avondale.

QL/UD Strategy 6. Develop a comprehensive sign program to identify major attractions within the City.

QL/UD Strategy 7. Encourage distinctive buildings and site design at major gateways and significant nodes to include appropriate scale and location of buildings and create dynamic spaces at these locations.

QL/UD Strategy 8. Encourage diversity and develop programs to emphasize the unique features or landmarks of special areas and neighborhoods.

QL/UD Strategy 9. Strengthen Old Town Avondale as a visually exciting part of the City that encourages all residents to frequent.

QL/UD Strategy 10. Design features that help people locate Old Town Avondale and emphasize the roadways and intersections leading there.

QL/UD Strategy 11. Maintain existing programs and study new programs which promote the maintenance and quality of all neighborhoods including residential.

QL/UD Strategy 12. Create uniform and cohesive landscape and architectural themes for key areas of the City, major thoroughfares, City gateways, and neighborhoods.

QL/UD Strategy 13. Require attractively designed transit stops and stations that are adjacent to active uses and recognizable by the public, as well as include safe, attractive, accessible, lit, and convenient pedestrian connections.

QL/UD Strategy 14. Develop a Street Tree Master Plan to include an inventory and assessment of existing trees, proposed species and spacing, appropriate implementation details, and maintenance requirements.

QL/UD Strategy 15. Incorporate Tree City USA into community programs that emphasize the importance of the urban forest.

QL/UD Strategy 16. Coordinate planning and design for landscape, lighting, signs, trash receptacles, transit stops, public art, and other amenities with all new development.

QL/UD Strategy 17. Study new standards and technologies for sidewalk design and construction.

QL/UD Strategy 18. Research ways to locate utility infrastructure that does not impede the visual quality of Avondale's streetscape.

QL/UD Strategy 19. Continue to work with county and state agencies to choose appropriate colors, textures and landscaping for sound walls and visible barriers on existing and future freeways.

QL/UD Strategy 20. Continue to periodically update the Landscape, Walls, and Fences Ordinance, Design Manuals, and other development documents that support a well-designed streetscape.

QUALITY OF LIFE THEME
ART AND HERITAGE ELEMENT

QL/AH Strategy 1. Continue to preserve buildings with unique local significance or architectural value.

QL/AH Strategy 2. Protect local landmarks by minimizing adjacent development that hides or overwhelms their unique qualities.

QL/AH Strategy 3. Use art and heritage to strengthen the sense of identity of Avondale.

QL/AH Strategy 4. Use public art to improve the design of public infrastructure projects and to enhance community gateways.

QL/AH Strategy 5. Reinforce community pride and identity by encouraging artworks and cultural activities that celebrate the unique cultural, ethnic, historical, and other unique attributes of each unique neighborhood.

QL/AH Strategy 6. Use public art and cultural amenities as a means to assist in the implementation of community-specific goals and policies.

QL/AH Strategy 7. Create an inventory of locally-significant heritage in Avondale and develop a comprehensive and cohesive preservation program to preserve these cultural assets.

QL/AH Strategy 8. Study and identify the "culinary heritage" of Avondale, and connect it to Estrella Mountain Community College's culinary curriculum.

QL/AH Strategy 9. Use public art as community landmarks, encouraging public gathering and wayfinding.

QL/AH Strategy 10. Encourage more community planning group involvement and oversight in the decision making process regarding public art and cultural amenities.

QL/AH Strategy 11. Take advantage of opportunities to emphasize, through art, the cultural connections between Avondale and its many cultures, such as its Native American and Hispanic influences.

QL/AH Strategy 12. Use public art and cultural amenities to help commemorate local history and culturally significant places.

QL/AH Strategy 13. Create a program of comprehensive preservation training and education to all City departments.

QL/AH Strategy 14. Create a comprehensive survey of resources in the City to identify properties eligible for listing and designating as significant.

QL/AH Strategy 15. Support neighborhood preservation activities in order to memorialize people, places, and events through an historic plaque program.

QL/AH Strategy 16. Support heritage-related tourism efforts and promotion of special events and festivals.

QL/AH Strategy 17. Seek funding opportunities that would allow for cultural preservation.

QL/AH Strategy 18. Seek additional funding to support the renovation, enhancement, and maintenance of Pioneer Cemetery.

QL/AH Strategy 19. Develop a marketing program to spotlight Avondale's heritage-based resources, such as Pioneer Cemetery and Monument Hill.

QL/AH Strategy 20. Support a community-involved art installation program.

QUALITY OF LIFE THEME
PUBLIC PARTICIPATION ELEMENT

QL/PP Strategy 1. Develop a GIS based web application which allows residents/business owners to see which planning applications in review are close to their properties and then access detailed information on those applications.

QL/PP Strategy 2. Work with HOAs and neighborhood organizations to increase resident participation in planning matters.

QL/PP Strategy 3. Specialize City list-servers to ensure that interested parties are only receiving email updates on items of interest to those persons.

QL/PP Strategy 4. Promote Board and Commission membership opportunities at City events.

QL/PP Strategy 5. When practical, utilize facilities other than City Hall, such as police stations, fire stations, and schools, for public meetings on topics affecting the areas around those facilities.

QL/PP Strategy 6. Provide external links to information about regional planning processes on the City's website.

QL/PP Strategy 7. Encourage Board members, Commission Members, and Council members to take an active role in regional, state, and federal planning initiatives.

QL/PP Strategy 8. Partner with surrounding communities to further interests common to residents of the greater southwest valley.

QL/PP Strategy 9. Evaluate notification times to ensure that ample opportunity is provided for public comment and extend those times if necessary.

QL/PP Strategy 10. Explore the possibility of uploading all land use applications to the City's website to allow citizens to follow and provide input on land use cases from the moment they are first submitted.

GLOSSARY

A

Acre
A measure of land containing 43,560 square feet.

Adaptive Reuse
Developing a new use for an older building or for a building originally designed for a special or specific purpose.

ADWR
Arizona Department of Water Resources.

Aesthetic
Elements in the natural or created environment (including artistic elements) that are intended to be pleasing to the eye.

Aggregate
Cinder, crushed rock or stone, decomposed granite, gravel, pumice, pumicite, and sand.

Agriculture
Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture.

Annexation
To incorporate a land area into an existing district or municipality, with a resulting expansion of the boundaries of the annexing jurisdiction.

A.R.S.
Arizona Revised Statutes: the statutory laws of the State of Arizona, as amended.

B

Bicycle Lanes
An integral section of a roadway that is marked exclusively for bicycle use.

Bike Routes
Routes designated for bicycle travel that may include shared streets, bike lanes, or multiuse paths, in any combination.

Brownfield (site/land)
Land previously used for residential, commercial, industrial, or similar development, which resulted in low levels of contamination requiring a moderate amount of clean up prior to redevelopment.

C

Capital Improvement
New or expanded public improvements that are relatively large size, expensive, and permanent. Some common examples include but are not limited to, streets, public libraries, water and sewer lines, and park and recreation facilities.

Capital Improvements Program or Plan (CIP)
A plan adopted by the City for the construction of capital improvements that includes their timing and cost.

City Council
The seven member elected body of Avondale residents responsible for governing the City and making all necessary decisions, such as those regarding the provision of City services and policy resolution of civic issues.

Civic Use
Any building or property that serves a public function including, but not limited to, libraries, City Hall, post offices, police and fire stations.

Collector Street
Streets in which traffic in a particular neighborhood flows to exit or enter the neighborhood.

Commercial
A land-use classification that permits facilities for the buying and selling of commodities and services.

Community Center
Facility in which public services for residents are provided including, but not limited to, recreational and cultural services, and services for youth or seniors.

Community Development Block Grant (CDBG)
Grant program administered by the US Department of Housing and Urban Development (HUD). Grants must primarily be used to benefit low-income households with housing and public improvement projects.

Community Garden
A piece of land cultivated by members of the community in an urban residential area.

Compatible
Capable of existing together without significant conflict or ill effects.

Conservation
The controlled use and systematic protection of a resource including, but not limited to, environmental or culture resources, with the purpose of keeping such resources from harm.

Conservation
The management of natural resources to prevent waste, destruction, or degradation.

D

Dedication
The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will usually be used in connection with approval of development. A city or county often makes dedications for roads, parks, school sites, or other public uses for approval of a development.

Density
Usually used to describe the number of dwelling units per acre in residential districts.

Design Standards
Provisions guiding the design of buildings to protect the investment and/or establish a unifying look for an area. Typical guidelines focus on building orientation, architectural details, and streetscape.

Development
The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities).

Dwelling Unit
A building or portion of a building designed or used by one (1) family for residential purposes as a single housekeeping unit, but not including convalescent homes, hospices, assisted living facilities, hospitals, hotels, motels, and other accommodations for the transient public.

E

Easement
The right to use property owned by another for specific purposes or to gain access to another property.

Ecotourism
Responsible travel to natural areas that conserves the environment and improves the well-being of local people.

Element
A component of the General Plan dealing with specific topics like open space or land use. State law requires each General Plan include 17 elements. Avondale's General Plan includes the 17 elements along with three additional elements created by the General Plan Advisory Committee (GPAC).

F

Flood Plain
The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a 1% chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

G

General Plan
A collection of goals, policies, and implementation strategies that guide decisions regarding the physical growth and evolution of the City. It is a comprehensive, coordinated set of intents and directions for the physical development of the City including, but not limited to, land use, transportation, economic conditions, environment, infrastructure, public facilities, and the physical environment.

Goal
A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Greenfield (site/land)
Land that is undisturbed or is used for agriculture, landscape design (such as a park), or left undisturbed.

Groundwater Recharge
The natural process of infiltration and percolation of water from land areas or streams, or by artificial means, through permeable soils into water-holding rocks that provide underground storage ("aquifers").

Growing Smarter Act
1998 State Legislation that affected how cities and counties within the state conduct and administer long-range planning activities. This legislation required four new elements and expanded other elements; required additional public notification and involvement; established the requirement of 2/3 majority vote by City Council for Major Amendments; and required that General Plans be readopted every 10 years.

Growing Smarter Plus
2000 State Legislation that revised some of the considerations of the Growing Smarter Act. Growing Smarter Plus required an additional element, redefined major amendments to the General Plan, and required that General Plan adoption be ratified by a public vote after City Council approval.

Growth Areas
Areas of the community that best accommodate future growth allowing an increased focus on creating or enhancing transportation systems and infrastructure coordinated with development activity.

H

Habitat
The physical location or type of environment in which an organism or biological population lives or occurs.

Historic; Historical
An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

HUD
United States Department of Housing and Urban Development.

I

Infill
Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure
Public services and facilities, such as sewage-disposal systems, water supply systems, other utility systems, and roads.

L

Land Use
The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Land Use Map
A map that graphically depicts existing or future land uses and intensities. It visually displays land use compatibility and spatial relationships, establishes the physical from of the community, and identifies urban design opportunities. A land use map serves as a guide in preparation of zoning ordinances and zoning district maps.

Livability
A measure of integration of the housing, transportation, environmental, and employment amenities accessible to residents.

M

MAG
Maricopa Associations of Governments.

Master Plan
A plan for a large area that may address land use, landscaping, infrastructure, circulation or services provision.

Minimize
To reduce or lessen, but not necessarily to eliminate.

Mitigate
To lessen the impact of, alleviate, or avoid to the extent reasonably feasible.

Mitigation
Methods used to alleviate or lessen the impact of something.

Mixed-Use
The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Mobility
The ability to move from one place to another, or to transport goods or information from one place to another.

Mode
A particular form or method of travel distinguished by vehicle type, operation technology, and rights-of-way separation from other traffic.

Multi-modal
Capable of accommodating a variety of transportation modes including, but not limited to, buses, automobiles, rapid transit, rail, bicycles, and pedestrians.

Multi-modal Trails
Multi-modal trails are hard surface trails designed for all types of non-motorized transportation. Signs, crossings, vegetation, rest and staging areas developed in conjunction with these paths are also primarily designed for non-motorized recreation.

Municipal or Municipality
An incorporated city or town.

O

Old Town
The area originally incorporated as the City of Avondale in 1946, encompassing the area around Western Avenue. The boundaries are roughly from La Canada Boulevard to the north, Dysart Road to the east, Lower Buckeye Road to the south, and the Avondale-Goodyear municipal boundary to the west.

Open Space Buffers
Open Space Buffers are typically tracts of private land used to separate different land uses. These areas generally include landscaping and may include topographic variations to meet retention or screening needs. These areas provide buffer between land uses and also contribute to visual open space and character within the community.

Open Space
Any parcel or area of land or water that is improved or unimproved, and devoted to the purposes of (1) the preservation of natural resources, (2) the managed production of resources, and (3) outdoor recreation. Open spaces include parks, improved trails and paths for use by bicyclists, equines, or pedestrians, retention/detention areas that are landscaped or improved with recreational equipment, and floodways and floodplains. Open space may be publicly or privately owned and maintained.

P

Parks
Open space lands used primarily for recreation, or passive enjoyment by the public.

Paths and Trails
Paths and trails include on-street bicycle lanes; equestrian; multiple use paths and trails; pedestrian, equestrian and multiple use easements; and trailheads and staging areas. These facilities will continue to be publicly and privately owned and maintained. Trailheads may be privately or publicly owned and maintained, and may be constructed privately and dedicated to the City.

Planned Area Development (PAD)
A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning Agency
The official body designated by local ordinance to carry out the purposes of this 2012 Plan and may be a planning department, a planning commission, a hearing officer, the legislative body itself or any combination thereof.

Planning Area
The area directly addressed by the General Plan. A city's planning area typically encompasses the existing city limits and potentially annexable land that will ultimately form the City limits at build-out and for which the City will provide services.

Planning and Zoning Commission
A body, created by a city or county, that is responsible for gathering information and taking public testimony related to land-use issues.

Public/Private Partnership
A merging of public and private resources to achieve an end result or product that would be difficult to achieve through public or private activity alone. May refer to the delivery of services.

Public Recreation
Recreational activities that require the use of organized play areas including, but not limited to playing fields, swimming pools, and basketball courts.

R

Recharge
Water infiltrating to replenish an aquifer.

Revitalization Area
The imparting of new economic and community life in an existing neighborhood area, or business district. The revitalization area of the City is bounded by Van Buren Street along the north, Eliseo C. Felix, Jr. Way along the east, Lower Buckeye Road along the south, and the Avondale-Goodyear municipal boundary to the west containing most of the oldest residences, commercial establishments, and infrastructure in the City. The area lags behind the rest of the City economically, and is identified as an area warranting special efforts by City leaders to attract investment, development, redevelopment, and jobs to reverse entropic trends.

Rezoning
An amendment to the official zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way
A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Habitat
Lands comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams.

S

Specific Plan
A detailed element of the General Plan enacted under the provisions of State law.

Street
Streets, highways, freeways, expressways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public access easements and right-of-way.

Subdivision
The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Regulations
A municipal ordinance regulating the design and improvement of subdivisions.

Sustainability
For the purposes of the General Plan, sustainability is a condition of living that enables the present generation to enjoy social well-being, a vibrant economy, and a healthy environment, without compromising the ability of future generations to enjoy the same.

Sustainable Community
Refers to urban, suburban, and rural places that successfully integrate housing, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of economic competitiveness and revitalization, social equity, inclusion and access to opportunity, energy use and climate change, and public health and environmental impact.

T

Trailhead
The beginning point of a trail and includes parking, trail information, rubbish containers, water, and sanitary facilities.

Transit
The movement of people within communities using group travel modes, such as buses and trains, in order to move people in the same travel corridor with greater efficiency and lower overall costs.

U

Urban Agriculture
The growing, washing, packaging, and storage of fruits, vegetables, and other plants for wholesale or retail sales within close proximity to where a community of people live.

V

Vision
A shared dream of the future characterized by long-term idealistic thinking. Provides the foundation for the development of goals, policies, and programs. A vision is not a binding goal and may not be achievable in the lifetime of those participating in the drafting of the General Plan.

W

Wildlife
Animals or plants existing in their natural habitat.

X

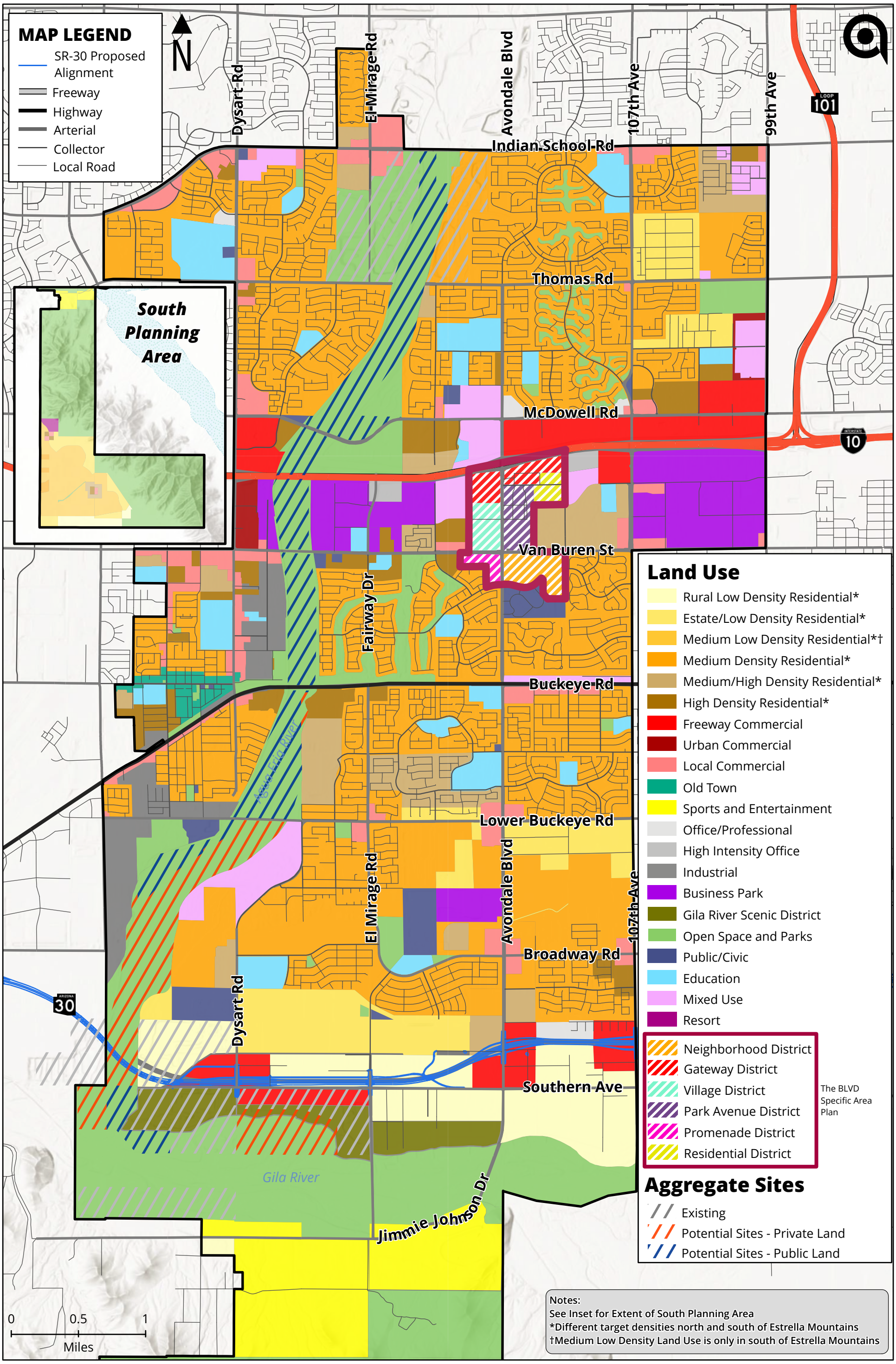
Xeriscape
Landscaping that conserves water by utilizing low-water plants, minimizing the use of turf (grass) for lawns, and implementing design and maintenance practices that are appropriate for our desert region.

Z

Zoning
The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses and required development standards for real property within these areas; a program that implements policies of the General Plan.

Zoning Ordinance
A municipal ordinance regulating the use of land or structures, or both.

BACK COVER



Source: City of Avondale

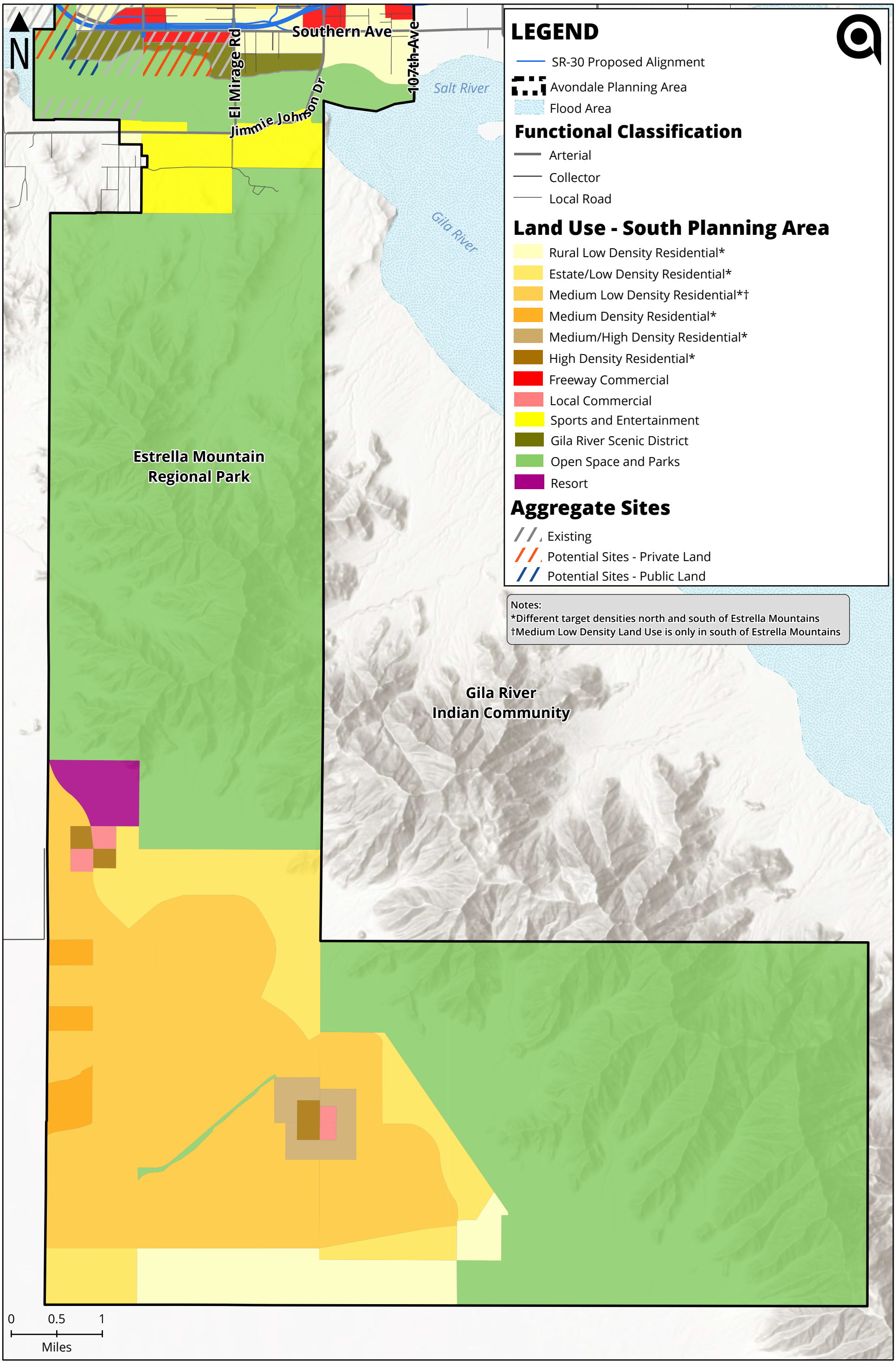
City of Avondale

General Plan 2030 - Land Use

(Proposed Land Use Map)

10/2023

PUBLIC HEARING DRAFT



Source: City of Avondale

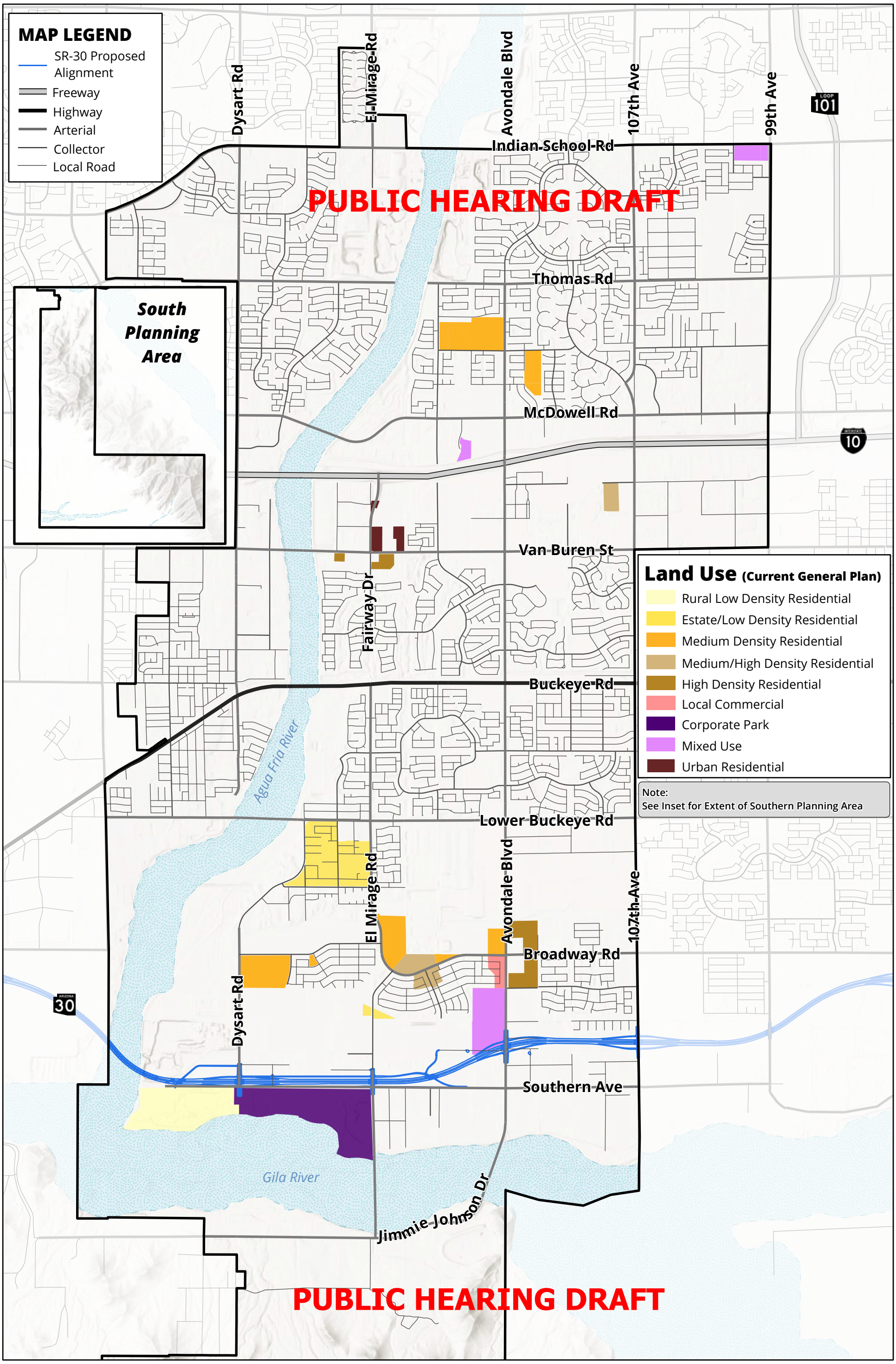
City of Avondale

General Plan 2030 Land Use - South Planning Area

(Proposed Land Use Plan Map)

10/2023

PUBLIC HEARING DRAFT



Source: City of Avondale

N

0 0.5 1

Miles

10/2023

City of Avondale

General Plan Land Use

(Current Land Use Plan Map)

MAP LEGEND

- SR-30 Proposed Alignment
- Freeway
- Highway
- Arterial
- Collector
- Local Road

PUBLIC HEARING DRAFT

South Planning Area

Dysart Rd
El Mirage Rd
Avondale Blvd
107th Ave
99th Ave
Loop 101
Indian School Rd
Thomas Rd
McDowell Rd
Interstate 10
Van Buren St
Fairway Dr
Buckeye Rd
Agua Fria River
Lower Buckeye Rd
Broadway Rd
Arizona 30
Southern Ave
Gila River
Jimmie Johnson Dr

Land Use (2040 General Plan)

- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Freeway Commercial
- Local Commercial
- Business Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

Note:
See Inset for Extent of Southern Planning Area

PUBLIC HEARING DRAFT

Source: City of Avondale

N

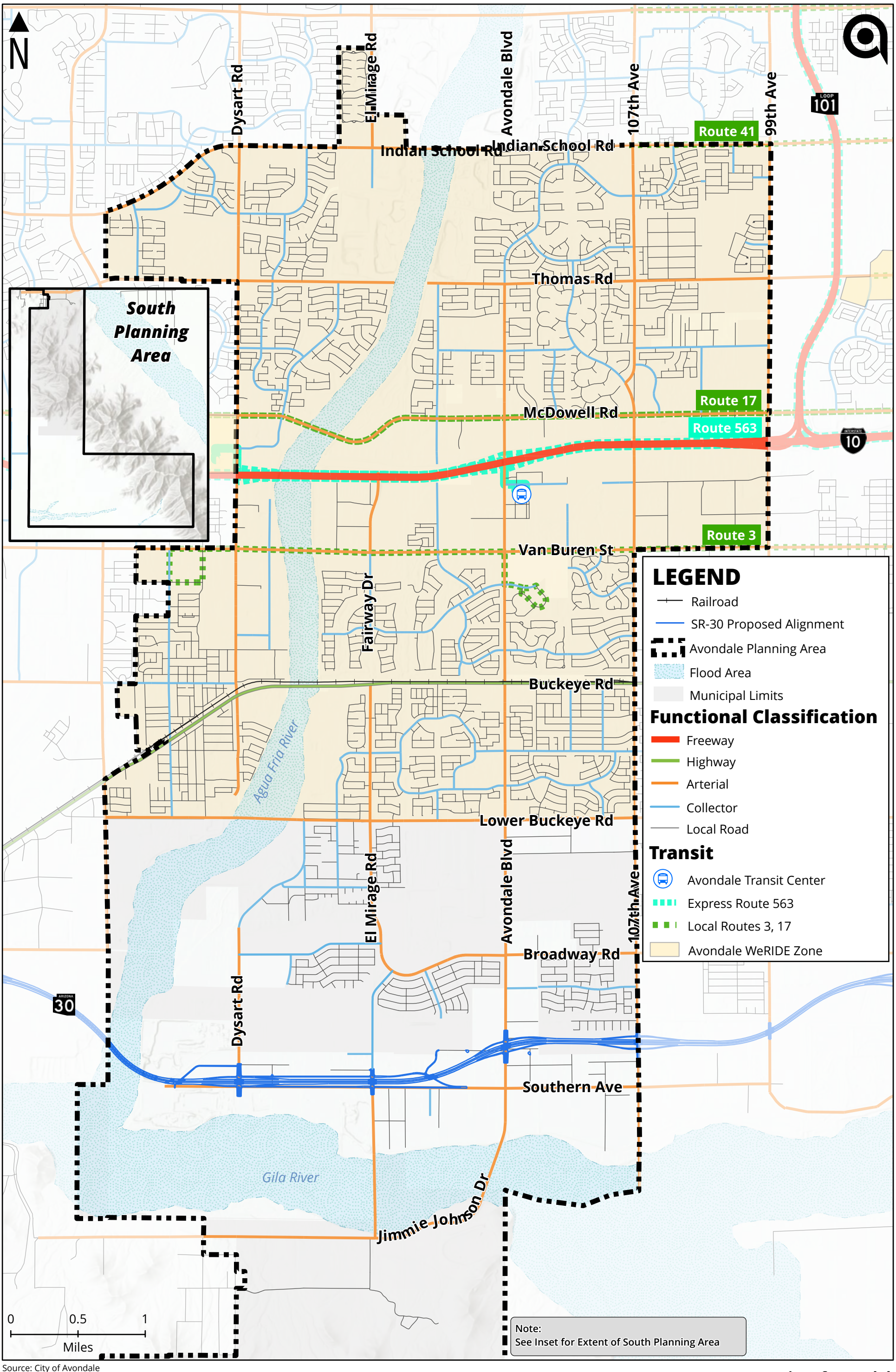
0 0.5 1
Miles

10/2023

City of Avondale

General Plan 2030 - Land Use

(Proposed Land Use Updates Draft Map)



Source: City of Avondale

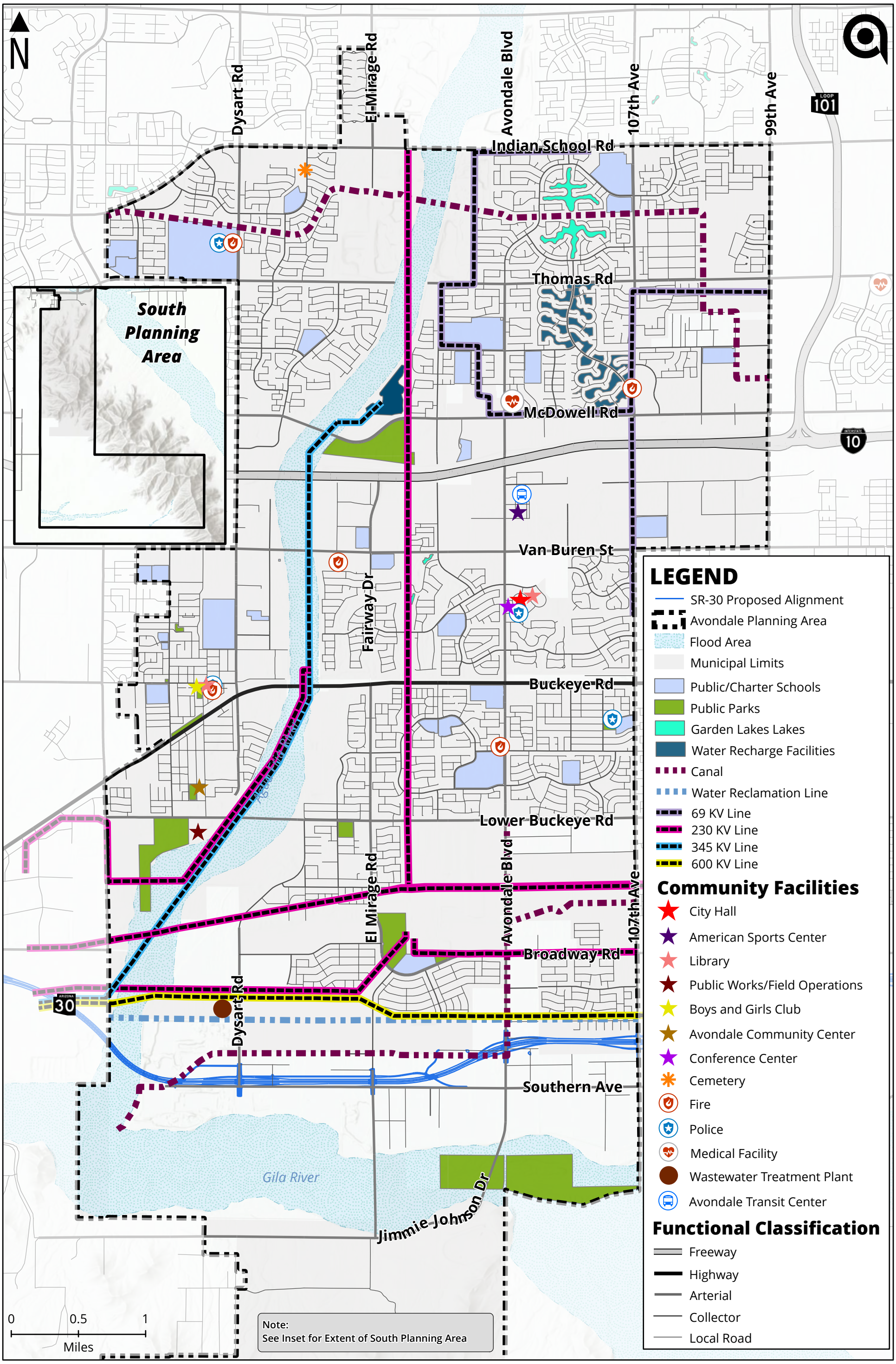
City of Avondale

General Plan 2030 - Circulation, Functional Classification, and Transit

(Proposed Circulation, Functional Classification, and Transit Map)

10/2023

PUBLIC HEARING DRAFT



Source: City of Avondale

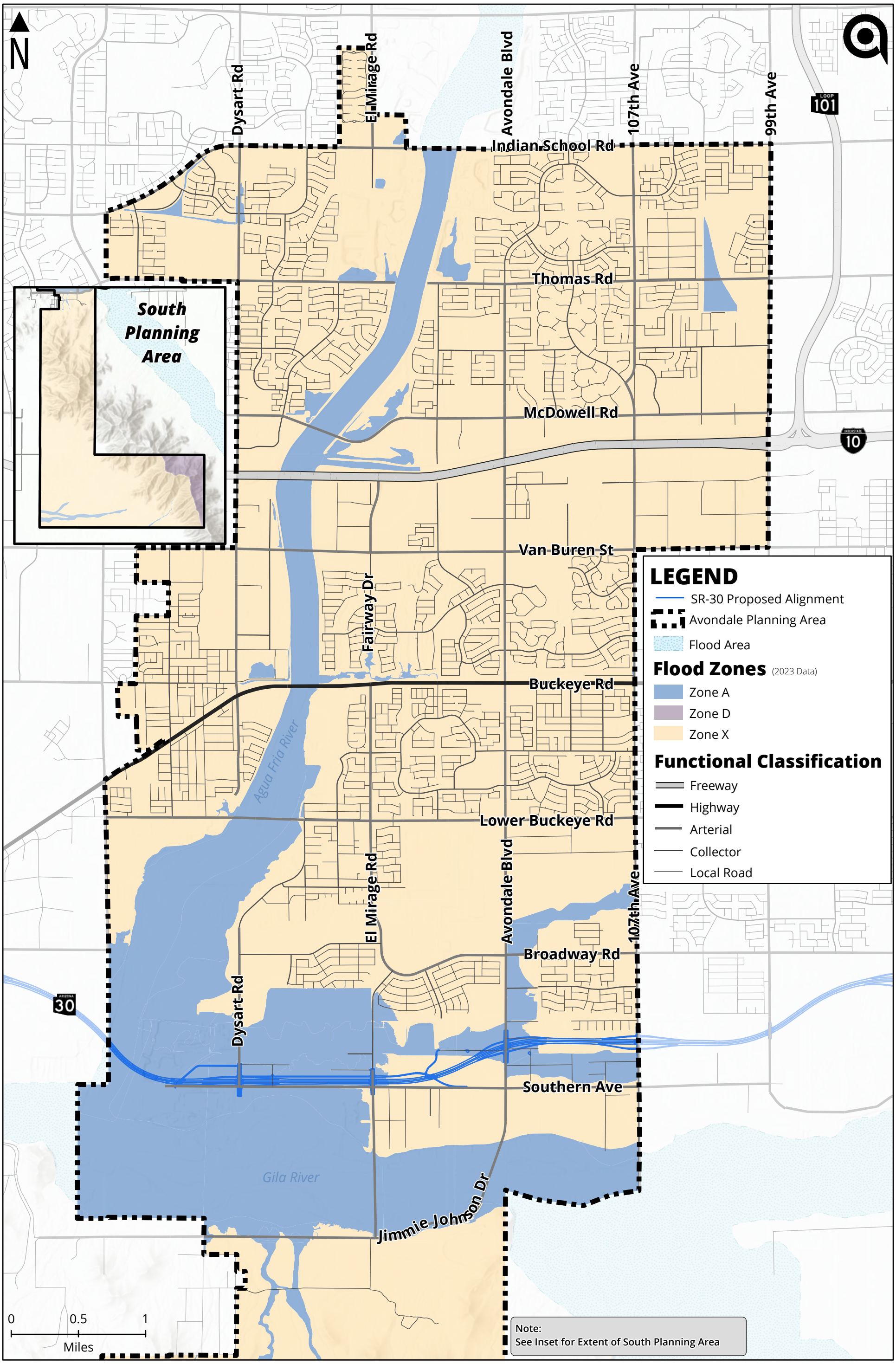
City of Avondale

General Plan 2030 - Community Facilities

(Proposed Community Facilities Map)

10/2023

PUBLIC HEARING DRAFT



Source: City of Avondale

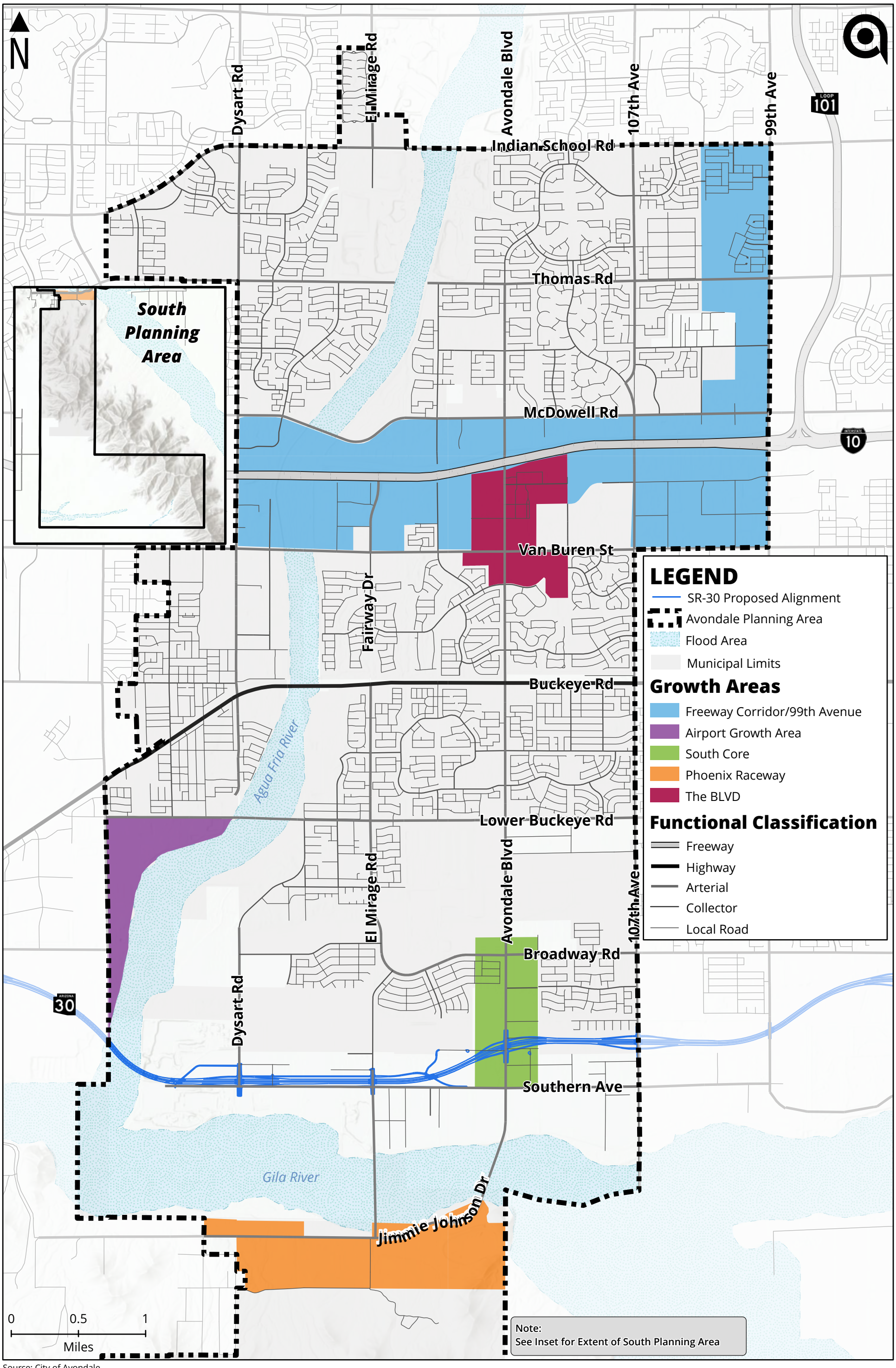
City of Avondale

General Plan 2030 - Flood Zones

(Proposed Flood Zones Map)

10/2023

PUBLIC HEARING DRAFT



Source: City of Avondale

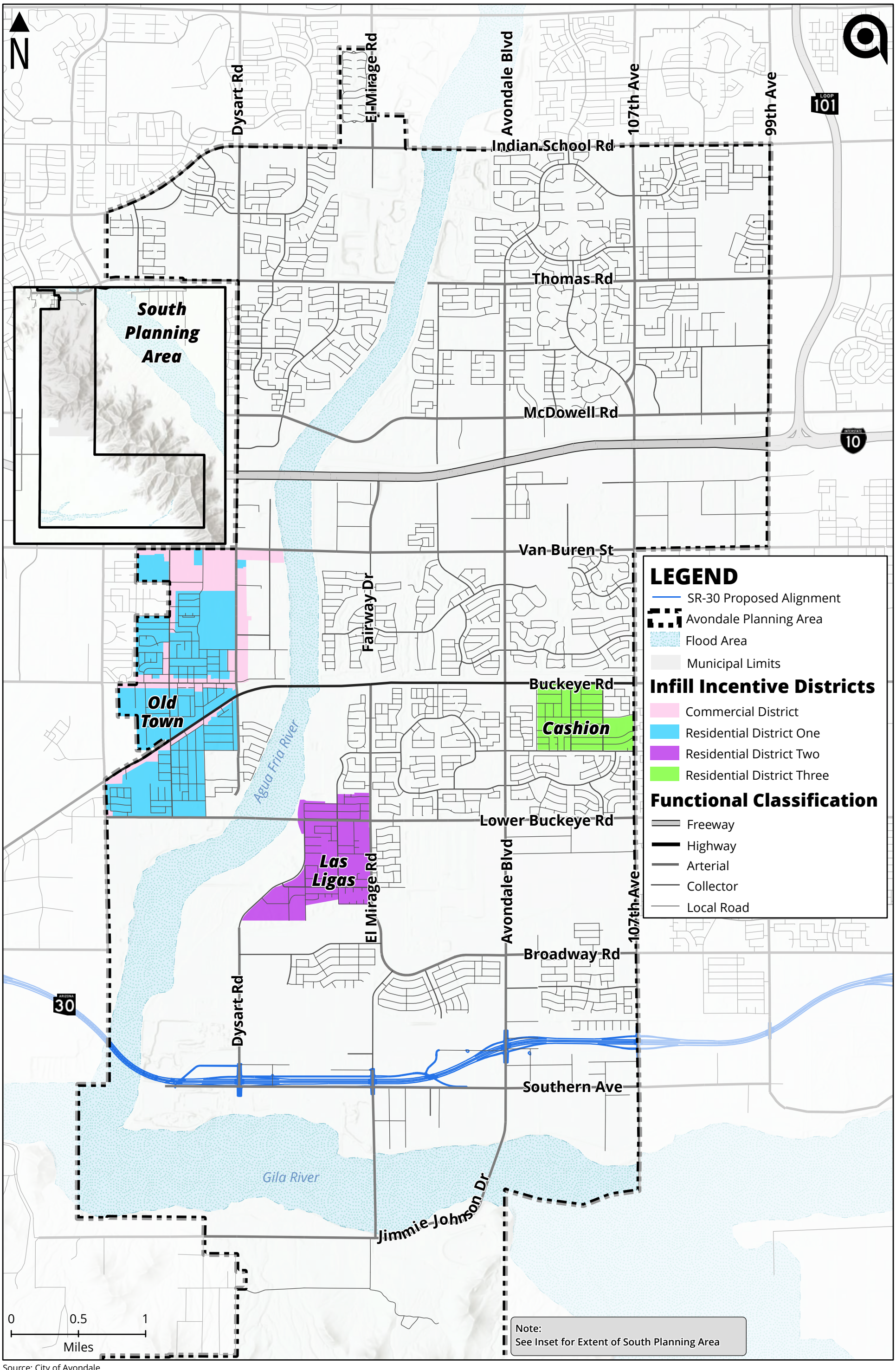
City of Avondale

General Plan 2030 - Growth Areas

(Proposed Growth Areas Map)

10/2023

PUBLIC HEARING DRAFT



Source: City of Avondale

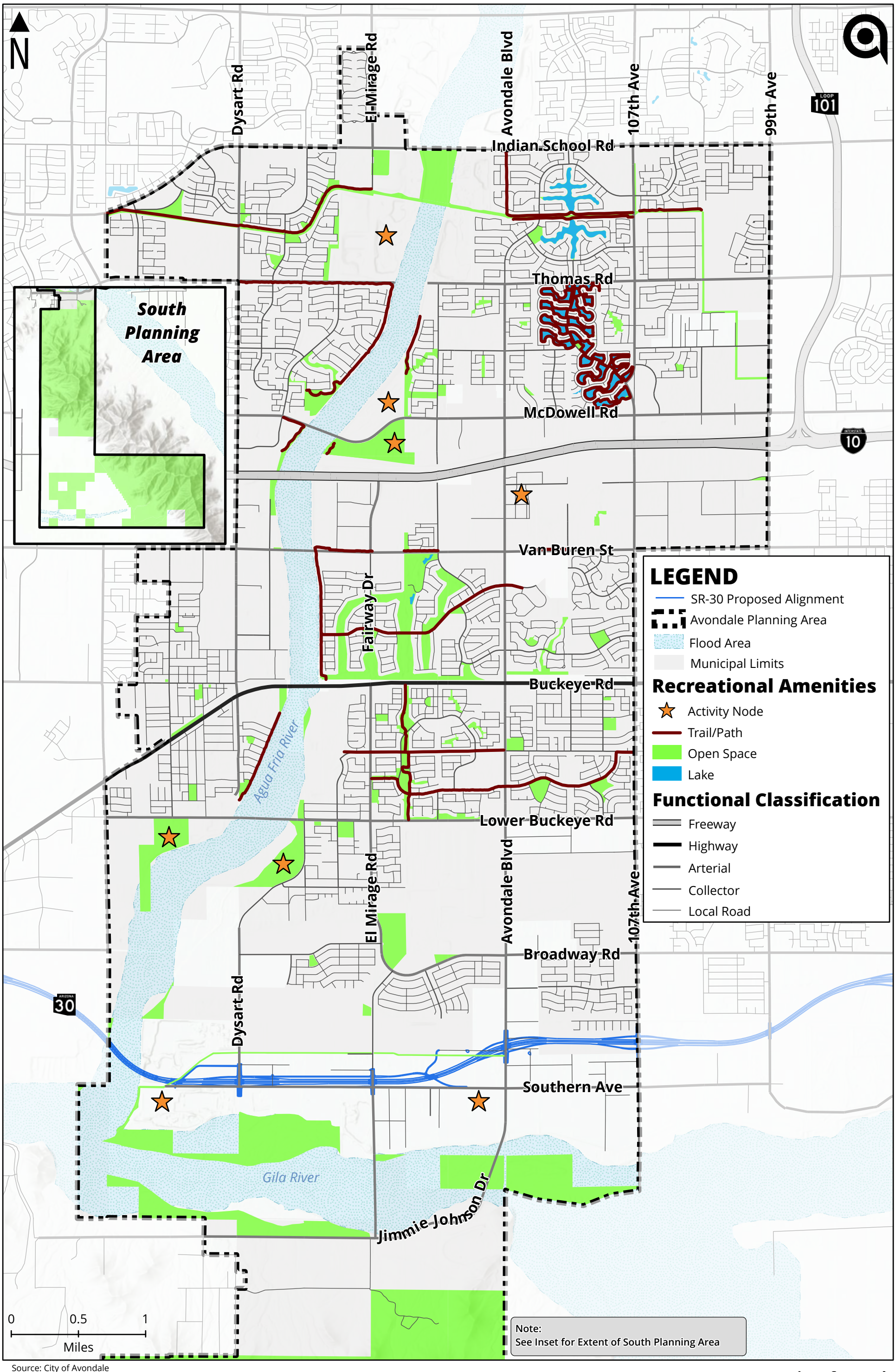
City of Avondale

General Plan 2030 - Infill Incentive Districts

(Proposed Infill Incentive Districts Map)

10/2023

PUBLIC HEARING DRAFT



Source: City of Avondale

City of Avondale

General Plan 2030 - Recreational Amenities

(Proposed Recreational Amenities Map)

10/2023

PUBLIC HEARING DRAFT

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

October 12, 2023

Ms. Jodie Novak
Director of Development Services
City of Avondale
11465 W. Civic Center Drive
Avondale, AZ 85323

RE: Avondale General Plan 2030 Update; PL-23-0260

Dear Ms. Novak:

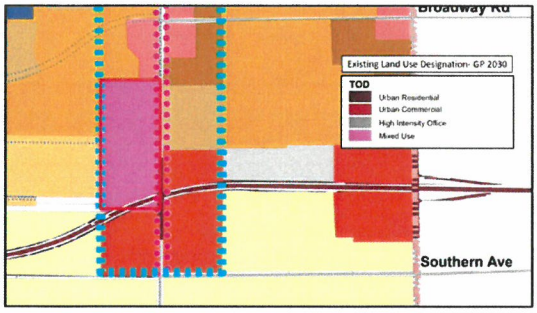
Our firm represents E. W. Gardner Family Limited Partnership No. 2 ("Owner"), owner of Maricopa County Assessor parcel numbers 500-67-006A and 500-68-005N (the "Property"). These parcels total nearly 70 acres and are located north of the NWC of Avondale Boulevard and Southern Avenue, as shown in the graphic below.

It was recently brought to the Property Owner's attention that the City is in the process of updating the General Plan 2030. Within the proposed update to the plan is a change in the Land Use map, that would change the land use designation on the Property from *Mixed Use* to a combination of *Medium Density Residential*, and *Medium High Density Residential*. Please refer to the graphic on the next page that demonstrates the existing and proposed land use designations for the Property.

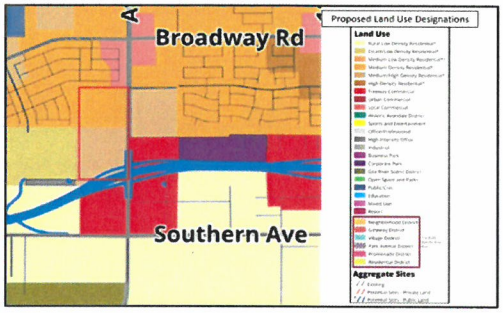
Ms. Jodie Novak
October 12, 2023
RE: General Plan Update

Gardner Property Land Use Designations

Existing



Proposed (with General Plan update)



Our client objects to these new land use designations because, as defined in the draft of the General Plan, the proposed designations restrict the types of residential development that can take place on the Property and also decreases the allowed density on the Property. Currently, the *Mixed Use* designation on the property allows for a combination of commercial and residential development, and allows a density of up to 20 DU/AC. As proposed in the General Plan update, the *Medium Density Residential* category limits development to only single-family, detached dwellings, with a maximum density of 4.0 DU/AC. The *Medium High Density Residential* category, while allowing different types of residential products (attached, detached, condominiums, etc....) limits the allowable density to only 12 DU/AC. Both of these new designations severely restrict the type of development that can take place on the Property and, consequently, reduces the marketability of the Property to prospective developers.

It is our client's belief that it is more appropriate to either: 1) leave the existing *Mixed Use* designation on the Property, or 2) change the designation to *Medium High Density Residential* for APN 500-67-006A (north) and retain the existing *Mixed Use* designation for APN 500-68-005N (south). Shown on the next page is a graphic that depicts the Owner's proposed changes:

Ms. Jodie Novak
October 12, 2023
RE: General Plan Update

	Permitted Uses	Maximum Density
Existing Land Use Designation		
Mixed Use	Residential and Commercial	20 DU/AC
Proposed by City in 2030 Update		
Medium Density	Single Family Detached	4 DU/AC
Medium High Density	Single family detached, single-family attached, townhomes, condominiums, townhomes with substantial open space	12 DU/AC
Owner's Recommendation		
1) Mixed Use- 100%	Residential and Commercial	20 DU/AC
2) High Density Residential- APN 500-67-006A Mixed Use- APN 500-68-005N	Apartments, Patio Homes, condos, townhomes with common open space. Residential and Commercial	30 DU/AC 20 DU/AC

It is important to note that within the *Mixed Use* land use designation there are requirements that 1) any development be reasonable in scale to the surrounding neighborhood, 2) proposed uses must be proportionate to one another, and 3) development should encourage alternative modes of transportation. This language will allow the City of Avondale to determine the appropriateness of any future development on the Property, while retaining the Owner's marketability of the Property.

While I understand that a General Plan is intended to be an expression of the City's vision for growth and development and not a regulatory document, I am also aware that any zoning case in the City of Avondale requires that a proposed rezoning be consistent with the land-use designation set forth in the adopted General Plan. For this reason, it is important that the City's vision and Property Owner's vision are aligned with one another at this visible and important part of Avondale. We will be in attendance at the upcoming public hearings to discuss our requests with the Planning Commission and City Council.

Sincerely,

Sean B. Lake

Sean B. Lake
Pew & Lake, PLC

QUINN ENTERPRISES, LP

P.O. BOX 5067
BUENA PARK, CA 90622
TEL: 714.443.4044 / FAX: 714.735.7033

October 9, 2023

City of Avondale
Development Services Department
Attn: Ms. Jodi Novak, Director
11465 W. Civic Center Drive
Avondale, AZ 85323

Subject: **MAJOR GENERAL PLAN AMENDMENT**
Quinn Enterprises, LP Property Zoning
13333 W. Southern Avenue

Dear Ms. Novak:

It was very nice talking with you last week. Thanks for walking me through the major general plan amendment process.

The purpose of this letter is to express our desire for consideration of future Freeway Commercial frontage for our property at 13333 W. Southern Avenue. As you are aware, this property is currently being mined for sand and gravel, and will continue in this use for many years. However, as you consider your long-range plan, we would like to suggest that our frontage along Southern Avenue be envisioned as Freeway Commercial. We noticed in the proposed 2040 General Plan that the property just to the east of us has such planning designation, and we believe that it may be reasonable to consider the same Freeway Commercial land use for the northern portion of our property.

Of course, this is a long way down the road, but, as you recommended, it does seem appropriate to make the City aware in writing of our desires, in hopes that the City Council will consider the requested change. As such, we request that you present this letter to the City Council when you discuss the 2040 General Plan.

Please let me know if there is any additional information needed at this point in the process. I am happy to attend the City Council meeting if that is helpful. Thank you again for your consideration and for the time that you took to walk me through the process.

Best regards,

Daniel C Reyneveld

Daniel C. Reyneveld

CEO

For your reference, the parcels owned by Quinn Enterprises are APN numbers 500-78-001D, 500-78- 009A, 500-78-009C, and 500-78-015.

UPFRONT
Planning & Entitlements, LLC

September 12, 2023

City of Avondale Planning Division
11465 E Civic Center Dr.
Avondale, AZ 85323

RE: City of Avondale 2040 General Plan Update 60 -Day Review Comments
PL-23-0260

Thank you for allowing us to provide comments for the Avondale 2040 General Plan Update. The document is very thorough and we appreciate the efforts by staff and the committee. We do have a few concerns regarding implementation of the plan and understanding the goals of the plan on the following items listed below. We hope there can be some revisions and clarifications in the final plan so this confusion would be resolved for future users of the adopted plan.

- There is a concerning internal inconsistency between the use of the Medium Density Residential land use category with the Old Town, Cashion, and Las Ligas/Rio Vista Specific Area Plan, which the City adopted in 2021. With some areas, notably the Las Ligas/Rio Vista District being zoned R1-6, the Medium Density Residential classification allocates a density maximum (2.5-4 du with a 2.5 du/ac target) which is less than ½ of the currently permitted density for the areas zoned R1-6. R1-6 or 'urban residential' permits up to approximately 7-8 du/ac on minimum 6,000 sq. ft lots. As such, many of the existing lots and PADs in this district already exceed the density target of 2.5 du/ac with densities of 3.25 du/ac and 4.0/ac. The Las Ligas/Rio Vista Specific Area Plan and Infill Incentive Program were both established to encourage the revitalization of vacant and underutilized properties within key areas as determined by the City. Objectives of these plans, including increased residential densities and infill opportunities to produce diverse housing options in support of nearby business districts, would be undermined because the underlying R1-6 zoning would permit higher densities than would be allocated by the draft General Plan designation of Medium Density Residential.

- The Medium Density Residential Land Use Category (2.5-4 du with a 2.5 du/ac target) and the Medium Density Residential Low (3.5-5 du; with a target of 4.0 du/acre) as they stand are confusing as the Low category has a target density higher than that of the category above it, especially when lined up according to density in the map legend. This seems reversed and atypical for these naming categories to have MDR be less intense than MDR Low. <u>This is essentially saying any future development requiring rezone similar to the existing densities would not be supported and only allow down zoning to a less intense category to fit into the 2.5 or 4 du/acre category</u>.

- Throughout the Document, the areas "North vs. South of the Estrella Mountains" are mentioned as requiring different densities and objectives within the same zoning category. We recommend converging the target densities within zoning categories. For example, we recommend target density in the Medium Density Residential designation as being 5 to 8 dwelling units per acre irrespective of property location being "North vs South of the Estrella Mountains." As currently drafted, the geographic delineation is difficult to understand as to what is considered north vs south of the mountains. A simply hatched overlay drawing people to see the difference would have been easier and simpler to understand vs. calling out separate densities for zoning categories. Currently there is no map to show people not familiar with the area which properties these apply to.

UPFRONT
Planning & Entitlements, LLC

- The Infill Incentive Districts/ Revitalization Areas are shown on a map, however the details of what that entails or means is not detailed within the plan or elsewhere in the General Plan. It references other plans themselves but they are not called infill incentive districts. The new General Plan is a good opportunity to clearly identify the City's land use goals, economic incentives, and specific zoning for land parcels within the Old Town, Cashion, and Las Ligas / Rio Vista incentive zones.

Thank you for your review and consideration to address these comments to address future potential zoning issues/ concerns,

Jessica Sarkissian, AICP
Principal, Upfront Planning & Entitlements, LLC
Ph: 480-221-6150
Jessica@upfrontplanning.com