



Planning Commission
Agenda
Thursday, August 15, 2019

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

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Planning Commission to approve the July 18, 2019 meeting minutes.

5. ACTION ITEMS

1. PLANNING COMMISSION WILL CONSIDER A REQUEST TO APPROVE APPLICATION PL-19-0075 THE BLVD SPECIFIC PLAN (CITY CENTER SPECIFIC PLAN UPDATE)

The Planning Commission will consider a request to approve The BLVD (The Boulevard) Specific Plan, previously named the City Center Specific Plan. This Plan is intended to reflect evolving conditions impacting the implementation of the adopted Vision for The BLVD. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly The BLVD area that will create a place of significance in Avondale. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Planning Manager

6. PUBLIC HEARING ITEMS

1. GENERAL PLAN 2030 MINOR TEXT AMENDMENT AND MINOR MAP AMENDMENT, THE BLVD SPECIFIC PLAN - APPLICATION PL-19-0151

Planning Commission will hold a public hearing and consider a request by the City of Avondale Planning Division for approval of a Minor General Plan Text Amendment and a Minor General Plan Land Use Map Amendment related to the City's The BLVD Specific Plan (formerly City Center Specific Plan). The proposed Text Amendment will replace the existing City Center land use category with a new The BLVD land use category that reflects the six new land use "Districts" proposed as part of The BLVD Specific Plan. The proposed Map Amendment will apply the new The BLVD land use designations to approximately 356 acres generally bounded by the I-10 Freeway, Coldwater Springs Boulevard, 113th Avenue, and 117th Avenue. Additionally, the proposed Map Amendment will revise the land use designation of approximately 87.6 acres located at the northeast corner of 119th Avenue and Van Buren Street to Mixed Use; this portion of land is proposed to be removed from the City Center/The BLVD area as part of the accompanying update. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

2. ZONING ORDINANCE TEXT AMENDMENTS, APPLICATION PL-19-0156

Planning Commission will hold a public hearing and consider a Staff-initiated request for approval of text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 3 (Commercial Districts), Section 4 (Employment Districts), Section 5 (Special Districts; Overlays), Section 6 (Planned Area Development District), Section 7 (Supplementary Regulations), Section 8 (Parking), Section 9 (Signs), Section 11 (Required Public Art for New Planned Area Development (PAD), Commercial, Office, Employment, and Municipal Construction), Section 12 (Landscape, Walls and Fences), and Section 13 (Medical Marijuana Uses) will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, new development trends, address changes to industry standards, enhance the overall usability and accuracy, and allow for general housekeeping and clerical corrections. The Commission will take appropriate action.

Staff Contact: Michelle Pelishek, Planner

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

September 19, 2019

10. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaría de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Thursday, July 18, 2019
6:00 P.M.

I. CALL TO ORDER

Commissioner Osborne, Acting Chair, called the Regular Meeting to order at approximately 6:01 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Lisa Osborne, Acting Chair
Christopher Thompson, Commissioner
Denise Stanfield, Commissioner
David Iwanski, Commissioner
Linda Warren, Commissioner
Maribel Guerrero, Alternate

EXCUSED

Rusty Van Leuven, Chair
Lisa Amos, Vice Chair

CITY STAFF PRESENT

Jodie Novak, Planning Manager
Rick Williams, Senior Planner
Ken Galica, Lead Planner
Michelle Pelishek, Planner
Nicholle Harris, Deputy City Attorney

III. OPENING STATEMENT

Acting Chair Osborne read the Opening Statement.

IV. APPROVAL OF MINUTES

Acting Chair Osborne invited a motion to approve the minutes. Commissioner Thompson moved to accept the minutes from the April 18, 2019, regular meeting as presented. Commissioner Iwanski seconded the motion.

ROLL CALL VOTE

Christopher Thompson	Aye
Lisa Osborne	Aye
David Iwanski	Aye
Denise Stanfield	Aye
Linda Warren	Aye

The motion was approved 5 to 0.

V. PUBLIC HEARING ITEMS:

1. PARKSIDE VILLAGE – MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT - APPLICATION PL-18-0296

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group, for approval of a Major Amendment to the Parkside Village Planned Area Development (PAD). The current Parkside Village PAD zoning allows for a mix of uses, including single-family detached homes, attached townhomes, apartments, retail/commercial, and office on approximately 163 gross acres of property located at the southwest corner of Indian School Road and 99th Avenue. The amendment, if approved, will reconfigure open space within the proposed development, modify single-family residential lot sizes and product types, modify development and design standards, and revise project phasing. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica provided the following highlights:

- Currently in use as agriculture production, with surrounding uses including Westwind single-family residential community located to the west, with undeveloped agricultural land to the south, and to the southwest the Glenarm Farms
- Land to the north and east is undeveloped, planned for high intensity office adjacent to the Loop 101
- To the north is a combination of residential and smaller commercial uses
- Site was annexed in two segments in 1981 and 1989
- Rezoned in 2007 (was called Entorno) to PAD but never developed and rezoned to Parkside Village PAD by Council in June 2014.
- A development agreement with the developer and owner specifying some terms for offsite improvement phasing and construction

- There are three general plan designations: Medium High Density Residential (allows 4 to 12 units per acre), Mixed Use, and Office Professional
- Approved PAD:
 - 247 single-family detached residential lots
 - Four lot sizes are provided (from 5,000 to just over 8,000 square feet)
 - 101 alley-loaded detached products
 - 64 townhomes
 - Toward 99th Avenue, a 15-acre site for multi-family residential would, accommodate 272 apartments
 - At northeast corner of the site, there is a 33 acre commercial mixed use parcel, mostly for commercial use as well as residential if located above the ground floor
 - Southeast corner is for office
- Proposed amended PAD:
 - Single family detached product would occupy all the west half of the property and encroach to the east as well, and has increased from about 101 to 131 acres
 - 415 lots range in size from about 4,500 square feet to 6,600 square feet
 - 247 rear-loaded lots that front to open space corridors (247 villas)
 - Mixed use commercial corner with allowance for second story residential over retail acreage was reduced from 33 to 21
 - Office parcel remains the same as current PAD
 - Comparing the two side by side shows similar layout
 - The current PAD has multi-family that will be eliminated
 - Open space percentages are consistent with the percentage of about 18% usable in both proposals. The central park would increase from five acres to six and will feature a community pool, changing room, and restroom facilities, an outdoor movie theatre and unique amenities
 - Staff believes that proposed PAD conforms to the General Plan
 - All requirements of Zoning Ordinance Section 6 are met
 - Land uses are consistent with desired character for Avondale
 - Staff and applicant have completed all required notifications
 - Neighborhood meeting was held at Rio Vista Elementary School south of the property on June 4th, with the only resident attending an owner in the adjacent Westwind community, with no opposition or support indicated
 - No comments through the website aVoice
 - Both Pendergast and Tolleson School Districts have reviewed the proposal and have adequate capacity to serve the student population generated by the development
 - Staff recommends approval subject to seven conditions

Ms. Jordan Rose, of Jordan's Law Group, on behalf of William Lyons Homes, stated that they were really happy with where the project was at, after working with Avondale staff for about a year.

Acting Chair Osborne re-opened the public hearing. Acting Chair Osborne closed the public hearing.

Commissioner Iwanski moved to accept the Parkside Village – Major Planned Area Development (PAD) Amendment – Application PL-18-0296, subject to the seven recommended conditions, as presented. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

Lisa Osborne	Aye
Christopher Thompson	Aye
David Iwanski	Aye
Denise Stanfield	Aye
Linda Warren	Aye

The motion was approved 5 to 0.

2. COMMERCIAL AND INDUSTRIAL DESIGN MANUAL (APPLICATION PL-19-0074)

The Planning Commission will consider a request to approve the Commercial and Industrial Design Manual. This Manual is intended to refine development design guidelines reflecting local best practices in design standards, new development trends, increased attention to sustainability in the development process, and changes to industry standards as well as to reflect the City's current level of expectation for quality development in Avondale. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Planning Manager

Ms. Novak provided the following highlights:

- The original Commercial Industrial and Multi-Family Design Standards Manual was adopted in 2008 and is a policy document which includes guidelines for both building architecture, as well as, site design
- Planning staff works with developers to encourage as many guidelines as possible be incorporated into projects
- Purpose of today's update is to bring design guidelines up to today's design expectations for high quality development in Avondale
- Design manual includes various components with a focus on sustainability and as part of the City's Strategic Plan
- Promotes making projects walkable and bikeable, with connectivity between shopping centers and neighborhoods
- Also focuses on low impact development (environmental sustainable with green building methods and site design)
- Manual also includes separate commercial and industrial site and building design guidelines
- Manual discusses circulation, an important part of facilitating healthy design, and crime prevention is also maintained from the 2008 manual
- Appropriately scaled building to relate well with the surrounding buildings is also addressed
- Having places for employees to spend time outside is encouraged in employment areas
- Master planning of projects is a focus

- Multi-modal infrastructure and the ability to have proper design with allowance for vehicles, bicycles and pedestrians
- As part of the Commercial and Industrial Design Manual Update, a draft was provided to developers, and it was posted on the website (with no comments received), and provided to Valley Partnerships (had no comments)
- Went forward to City Council in August, who provided feedback to staff, which is now incorporated into today's draft as a couple of minor changes
- Will go back before Council in about a week
- Staff recommends that the new Commercial and Industrial Design Manual for approval

Acting Chair Osborne commended staff for a fantastic job. There were no other comments from staff or Commission.

Commissioner Thompson moved to approve the Commercial and Industrial Design Manual, Application PL-19-0074 as presented. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Lisa Osborne	Aye
Christopher Thompson	Aye
David Iwanski	Aye
Denise Stanfield	Aye
Linda Warren	Aye

The motion was approved 5 to 0.

VI. COMMISSION ANNOUNCEMENTS

None.

VII. PLANNING DIVISION REPORT

None.

VIII. ADJOURNMENT

Acting Chair Osborne noted that next meeting would be held August 15, 2019, and invited a motion to adjourn the meeting. Commissioner Iwanski moved to adjourn the meeting at 6:24 p.m. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Lisa Osborne	Aye
Christopher Thompson	Aye
David Iwanski	Aye
Denise Stanfield	Aye
Linda Warren	Aye

The motion was approved 5-0.

With no further business, the meeting concluded at approximately 6:24 p.m.

FOR SPECIAL ACCOMMODATIONS

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Staff Signature

Date



AGENDA ITEM REPORT

SUBJECT: Planning Commission will consider a request to approve application PL-19-0075
The BLVD Specific Plan (City Center Specific Plan Update)

MEETING DATE: 8/15/2019

TO: Planning Commission

FROM: Jodie Novak, Planning Manager

THROUGH: Jodie Novak, Planning Manager

PURPOSE:

The Planning Commission will consider a request to approve The BLVD (The Boulevard) Specific Plan, previously named the City Center Specific Plan. This Plan is intended to reflect evolving conditions impacting the implementation of the adopted Vision for The BLVD. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly The BLVD area that will create a place of significance in Avondale. The Commission will take appropriate action.

BACKGROUND:

Adopted in 2008, the City Center Specific Plan (CCSP) is comprised of 402 acres along Avondale Boulevard between Interstate 10 (I-10) and Van Buren Street. The Specific Plan establishes a framework of streets, land uses, parks, and building form intended to create an active area with a variety of residential unit types, employment centers, and various active pedestrian-oriented uses. The City Council re-established the vision for the plan in 2012 and was successful in the development of the American Sports Center and transit center.

In November 2018, the City Council provided direction to update the plan and provide a more flexible framework that will assist in attracting development to the area. The City Council's vision remains strong to see the City Center develop as a prominent entertainment destination with a strong sense of place based on current and future market conditions.

The purpose of the Specific Plan update is to provide guidance for and create a unique, iconic, and pedestrian-friendly destination within the core of Avondale. The intent of the update is to reflect the City's current level of expectation for a high-quality destination that will create a place of significance in Avondale. It is understood that the overriding goal of the Plan and supporting documents is to create a vibrant entertainment district that lends itself to family-oriented activities, shopping, dining, professional offices, and mid to high density housing.

The proposed plan, recently named The BLVD (The Boulevard) Specific Plan, includes a mix of uses with housing options from higher density urban form apartments and townhouses to detached single-family residential; land use districts and a core to make this area a destination and an experience; gathering spaces, pedestrian and bike path linkages, access to the Van Buren multi-use path, and a central open space for

gatherings and events; a day-to-night concept with a live/work/play environment; six distinct land use districts which provide individual function while also relating to one another; and pedestrian access to and from both sides of Avondale Boulevard.

A City Council Work Session was held on May 6, 2019, in which Council provided guidance on the Specific Plan update. Staff revised the document to reflect the requested changes to form the proposed The BLVD Specific Plan. In response to Council's comments, the Plan focuses on several innovative ideas to drive the design framework for placemaking in City Center including: Get people out of their cars and into the space while ensuring sufficient parking is provided today and well into the future; Locate the primary gathering place interior to the core; Establish a visual connection from the edge to the core; Providing complementary land use outside of the core District; and allow for future intensification. The Specific Plan is designed with urban form (particularly on the east side of the planning area) in mind in order to attract the people and events that make a place special. The desired type of development is encouraged to be an average height of 2-story buildings or taller with a mix of uses provided horizontally or vertically on individual developments throughout the district boundary. Hotels should be designed with a minimum of 4 stories and outdoor dining options with patios that are sited onto open space. The BLVD is designed to take advantage of market desires today with a plan for intensification in the future, while minimizing the drive through type uses to certain areas.

The most important district that should be developed with more intense uses is the Park Avenue District, the area's core. Planning in this area should reflect the potential for street and pedestrian connectivity in the future, parking provided at lower rates per 1,000 square feet of use to respond to increased alternative transportation options, residential wrapped parking garages, or office over structured parking and a completed framework of open spaces and plazas. Commercial and residential components should interact to provide safe, comfortable, and inviting connections from the residences to the commercial businesses which is key for the success of the area.

In addition, artwork is essential for The BLVD. Artistic walks or placement of art along the linear park and open space areas will create a vibrant experience which is further identified in the City of Avondale Art Master Plan. In the Park Avenue District, areas where patrons and residents can gather for a leisurely stroll, play a game of ping pong, run through a splash pad, listen to music, study, socialize, or engage in a friendly competition of Jenga or Cornhole is the vision for the area. Prominent pedestrian-oriented retail nodes area also planned at the main entries into the districts and adjacent to the intersections of Van Buren Street, Corporate Drive, Roosevelt Street, City Center Drive, and Avondale Boulevard.

A City Council Work Session was held on July 22, 2019, in which Council reviewed the draft Plan and decided on a new name, The BLVD Specific Plan. Council commented on providing pedestrian access to and from the west and east sides of Avondale Boulevard and ideas for the central plaza/open space area.

In conjunction with The BLVD Specific Plan, a General Plan amendment is being processed to amend land uses and the land use map to align with the new Specific Plan. Also, the City's Zoning Ordinance will be revised creating a new Opt-In zoning process while also keeping the current City Center (CCD) zoning district in the Zoning Ordinance. Individual properties will be eligible to be rezoned to the new district or may choose to keep the existing CCD zoning. All projects are subject to approval by the City Council and in accordance with the updated Specific Plan's district concepts, circulation, open space, and development form. This will allow individual properties more flexibility with customized zoning. The 80 acres immediately to the west of the proposed City Center boundary has been removed from the planning area a new application for a General Plan amendment and rezoning will be submitted separately.

The BLVD Specific Plan, General Plan amendment, and Zoning Ordinance Text Amendment are scheduled for City Council adoption on September 9, 2019.

PUBLIC PARTICIPATION:

A neighborhood meeting was held on May 7, 2019. There were six attendees. Four people represented the Allison Trust property which surrounds the City's corner property at Avondale Boulevard and Van Buren Street. The representatives liked the intent of the plan's revisions and are interested in marketing the land for development. A man who lives in Roosevelt Park attended to gather information and learn about what is planned for the area. A woman attended who resides in the nearby area and would like to see the area develop. Staff was asked questions regarding when will the land develop, what uses are allowed, is the new plan less restrictive, where will parking be provided, and will the plan develop as shown or can that change. All attendees seemed supportive of the plan update and seeing the area develop.

In addition, Staff has met with some individual property owners who have taken an interest in the plan update. Some owners are actively discussing development options. Two Ad-Hoc meetings were also conducted with area property owners who provided valuable input into the shaping of the revised plan.

The complete The BLVD Specific Plan draft has been placed on the department webpage and was provided to City Council and property owners for review.

DISCUSSION:

During the City Council Work Session in May, the need for flexibility in how The BLVD develops, allowing individuality amongst projects, developing parcel by parcel, and incorporating usable amenities within the Park Avenue District was discussed. The BLVD Specific Plan provides flexibility with development proposals allowing for various uses in each land use district and development form guidelines encouraging a walkable, pedestrian-friendly area. The plan includes major land uses desired including residential, retail, hospitality, and office. The new land use districts include the Gateway District, Village District, Residential District, Neighborhood District, Park Avenue District, and Promenade District. The Park Avenue District is centrally-located and includes City-owned property and buildings. A marketing plan is under development to being marketing these properties to potential developers.

The land use categories reflect development opportunities in conjunction with the market analysis. The proposed new land uses, if approved, would replace the existing land uses as well as serve as a rebranding of the area. The proposed land use plan identifies districts that define appropriate use locations to build a successful project.

In addition, an illustrative conceptual plan has been prepared to identify potential building placement, open space, circulation, and density along the east side of the specific plan area proposed as the Park Avenue District. This is only a concept and ultimate building placement and open space design will occur comprehensively as each parcel develops. Staff is also working with potential developers on both sides of the proposed planning area. During this Specific Plan update, City Staff has been contacted by prospective retail and residential developers and has been working with the existing property owners to launch preliminary concepts upon the plan's update and completion. This Plan will take into consideration the recent text amendment changes to the previously named CCSP for the property on the northwest corner of Avondale Boulevard and Van Buren Street. These projects would fit well within the proposed land use plan.

Staff recommends the Plan's overall land area be reduced from 402 acres to approximately 356 acres removing the western 80 acres which is under one landowner. The recommendation is also to include additional property, approximately 34 acres, to the east along Roosevelt Street for a future residential development. A new name, brand, marketing program, and implementation steps will occur for the proposed area. In addition, new sections in the plan include District Concepts, Circulation, Development Form, and Implementation Strategies.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Staff recommends Planning Commission **APPROVE** Application PL-19-0075 The BLVD Specific Plan (City Center Specific Plan Update).

PROPOSED MOTION:

I move that Planning Commission **APPROVE** Application PL-19-0075 The BLVD Specific Plan (City Center Specific Plan Update).



The BLVD Specific Plan

(The Boulevard)

The BLVD Specific Plan (The Boulevard) - Table of Contents

1.0 Introduction

- Overview
- Purpose
- Vision
- Planning Context and Character
- Surrounding Land Uses
- Existing Development within The BLVD Planning Area

1.1 General Plan

1.2 Administration

- Plan Organization
- A Policy Plan
- Development Review Process

2.0 The BLVD Specific Plan Districts

- District Concepts
- Circulation
 - Multimodal Street Components
 - Proposed Street Network
 - Cross-sections

2.1 Development Form

- Site Planning
- Building Placement
- Open Space and Art
- Landscaping and Drainage
- Parking
- Buildings

3.0 Implementation Strategies

3.1 Development Goals and Strategies

3.2 Funding Strategies

- Development Financing Opportunities
- Arizona Special Taxing Districts

Appendix

- Avondale City Center Market Analysis (The BLVD)

The BLVD Specific Plan (The Boulevard) – Figures and Tables

FIGURES

- Figure 1-1 Regional Area
- Figure 1-2 The BLVD Planning Area
- Figure 2-1 Districts Plan
- Figure 2-2 Street Network Concept
- Figure 2-3 Avondale Boulevard Street Cross-section 1
- Figure 2-4 Van Buren Street Cross-section 2
- Figure 2-5 Roosevelt Street – Avondale Boulevard to 117th Avenue Cross-section 3
- Figure 2-6 Roosevelt Street – Avondale Boulevard to 113th Avenue Cross-section 4
- Figure 2-7 Park Avenue Cross-section 5
- Figure 2-8 Corporate Drive Cross-section 6
- Figure 2-9 Park Avenue District Concept Plan
- Figure 2-10 Open Space Connectivity

TABLES

- Table 2-1 Permitted Use Types
- Table 3-1 Development Goals and Strategies

RESOLUTION NO. XXXX-XXX

(To Be Inserted)



1.0 Introduction

Overview

The City of Avondale is located 15 miles west of downtown Phoenix with access to two major freeways (Interstate 10 and State Highway Loop 101). With several hundred acres of accessible and developable greenfield land, the City of Avondale is situated to become a thriving, “18-hour edge city”.

Figure 1-1 Regional Area



According to the Urban Land Institute's, 'Emerging Trends in Real Estate', the "24-hour City" concept is maturing to include urban environments that are not open in the early morning hours and instead provide an "18-hour" environment supported by a mix of jobs, shops, restaurants, and entertainment. This emerging environment has begun to spur investment in well-positioned edge cities that support the urban core.

The BLVD Specific Plan (The Boulevard herein as The BSP), "the Plan", is a specific area that implements the General Plan by providing development and design guidance for new development within the planning area. The Plan is comprised of six sub-districts that make up the total planning area of approximately 356 acres and is intended to encourage land use integration that supports the development of an active, economically thriving and vibrant, mixed-use destination. Through a coordinated public and private effort, the Plan relies on four guiding principles to develop the Plan. These principles are:

- Encourage well-placed, well-designed higher density residential developments
- Create a walkable, livable, 18-hour city environment
- Encourage a broad mix of residential, office, retail, and entertainment
- Foster high-quality development reflective of present-day market conditions while preserving the opportunity for the area to intensify in the future

Through these principles, the Plan focuses on uses that will stimulate growth and establish a live, work, play environment by creating the appropriate balance of retail shops, unique restaurants, entertainment uses, expanded hotel offerings, employment opportunities, and residential uses. In short, The BLVD is intended to be the heart of a thriving and vibrant core of Avondale.

Purpose

The purpose of The BSP is to assist in the creation of a unique, iconic, and pedestrian-friendly destination within the core of Avondale. This will be accomplished not only through sound planning guidance, but by the efforts of both public and private investment. The BSP planning area has seen public investment through the expansion of transportation and utility infrastructure as well as the development of Avondale Sports Center (ASC). This investment has spurred some limited private development investment with the emerging hospitality and supportive retail core. Additional short and long-term, public/private investment will be necessary to realize the vision of the Plan.



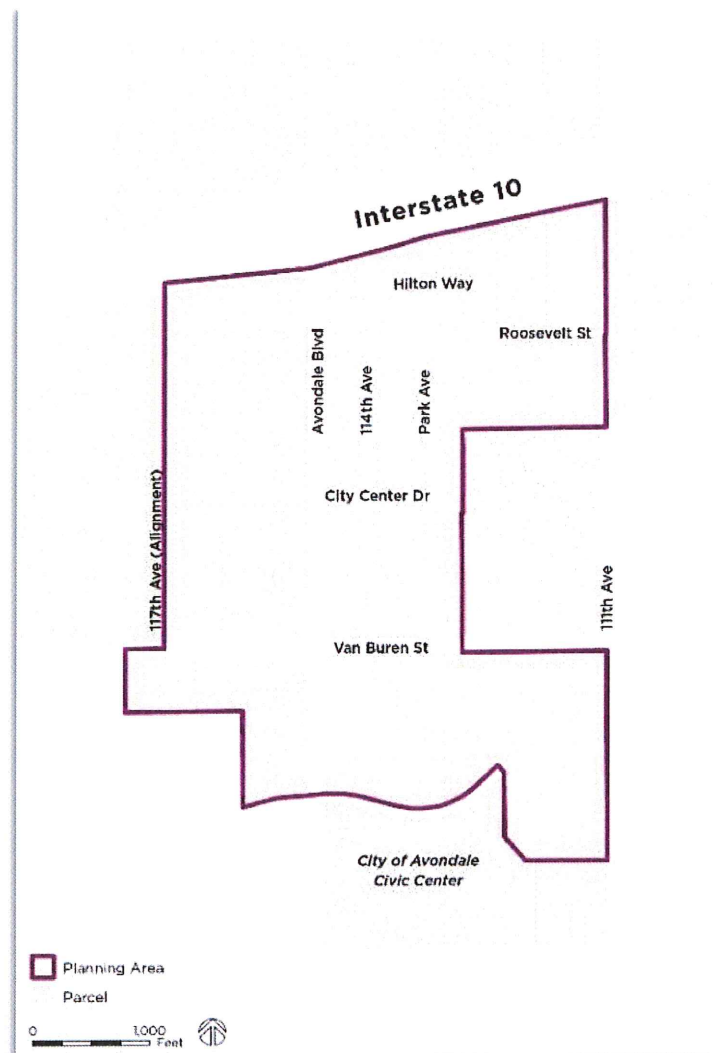
Vision

Through a coordinated public and stakeholder engagement effort, a vision for the Plan was established. The BSP is the “heart” of the Avondale community. A pedestrian-oriented district with generous landscaping, shops on the ground floor, small plazas, and parks that can provide Avondale’s growing population with an exciting mixed-use environment featuring meeting places, shopping, dining, residential office, and sports uses. Residential neighborhoods are planned where people can live in townhouses or apartments and walk to shopping and restaurants. Businesses will be attracted to the area because it provides a unique employment district where workers can walk to eat lunch, do errands, or go to meetings.

Planning Context and Character

The Plan comprises approximately 356 acres along Avondale Boulevard in a highly visible and easily accessible location within the City and the region (see Figure 1-2). The BSP has an existing arterial street system with Avondale Boulevard and Van Buren Street. Avondale Boulevard is a major thoroughfare for ISM Raceway traffic in south Avondale.

Figure 1-2 The BSP Planning Area



Develop the BLVD Specific Plan in order to implement the Council’s vision for Avondale Boulevard as a premier destination for shopping, restaurants, and entertainment, with exciting mixed- use development to include hotels, quality higher density housing, professional office space, an atmosphere that is fun, pedestrian-friendly and conducive to daytime and nighttime activities.

Surrounding Land Uses

Surrounding land uses to The BSP include:

NORTH

The northern boundary of the planning area is formed by Interstate 10.

SOUTH

The Avondale Civic Center exists to the south of the planning area. The municipal complex includes City buildings, Council Chambers, a library, and an outdoor amphitheater. Also, the campus includes City buildings for public and private office space.

EAST

Land uses adjacent to the eastern boundary include vacant land, agricultural land, multi-family, and single-family residential development.

WEST

Land uses adjacent to the western boundary include vacant land, agricultural land, multi-family, and single-family residential development.

Existing Development within The BLVD Planning Area

Existing development within The BSP planning area include the following:

RANDALL MCDANIEL SPORTS COMPLEX. American Sports Centers is the current tenant of the city-owned facility on the east side of Avondale Boulevard. ASC is the largest indoor multi-sport facility in Arizona and hosts a variety of tournaments, leagues, classes, and clinics for athletes of all ages. The ASC facility includes 6 volleyball courts, 4 basketball courts, 2 indoor soccer fields, and a 4,000 square foot multi-purpose room for special events. In addition, there are two proposed outdoor sand volleyball courts on the east side of the sports center.

AVONDALE TRANSIT CENTER. The City of Avondale completed the Avondale Transit Center, located north of the American Sports Centers, which includes 380 parking stalls, bus stops, and pedestrian-oriented amenities. Transit services available from the transit center include fixed-route bus service, park and ride, Phoenix Dial-A-Ride, and ADA Service.

RETAIL. Additionally, approximately 25,000 square feet of retail space is positioned directly in front of the sports center with anchors such as a fitness tenants, gourmet popcorn, and a restaurant.

COLDWATER SPRINGS PROMENADE This retail shopping center is located at the southwest corner of the planning area and is approximately 50% developed with retail and restaurant tenants including a retail pharmacy and a fitness center.

RESTAURANTS. One restaurant (Culver's) exist at the northeast corner of Avondale Boulevard and Roosevelt Street in proximity to the hotel uses north of Roosevelt Street.



HOTEL ACCOMMODATIONS. Two hotels exist within the planning area including the Hilton Garden Inn and Homewood Suites by Hilton. Additional hotels are planned or under construction to support The BSP area providing visitors and locals hotel accommodations.

1.1 General Plan

A concurrent Text and Map Amendment to the Avondale General Plan 2030 is being processed so that the General Plan 2030 reflects the uses and vision for The BLVD as identified in this Plan.

1.2 Administration

Plan Organization

The BSP lays out detailed provisions for land use, circulation, open space, and urban design, along with an implementation plan. The Plan is organized as follows:

Chapter 1 of this document, background Information, summarizes the major conclusions determined during the team's initial research about the site context and existing conditions.

Chapter 2 presents the urban design framework by establishing the land use categories/District concepts. This framework is designed to foster pedestrian-oriented mixed-use development consisting of a distinct mix of retail, restaurant, office, residential, full-service hotels, and entertainment uses.

In *Chapter 3*, the Implementation guidelines are presented.

A Policy Plan

The BSP is a policy plan. The provisions are guidelines which will serve as a guide for evaluating proposed developments. The quantitative provisions of the Plan establish targets and provide a basis for project review, but they are not mandatory standards. The primary goal of the Plan is to ensure that the overall desired character and intensity of development is achieved in The BLVD as projects are built over time. Applicants may submit projects that meet the overall intent of the Plan but do not comply with all the development guidelines. Any project application should include an explanation of how the project meets the overall objectives and guidelines of the Specific Plan, and a justification for any departures from the Plan.

Development Review Process

Most of the future development within The BSP area will require one or more of the following types of applications, as described below:

- **Annexation.** Any properties that are not currently within the City limits must apply for annexation and be accepted according to the City's standard procedures.
- **Zoning.** All properties require proper zoning prior to development. The City will create a new Opt-In zoning process while also keeping the current City Center (CCD) zoning district in the Zoning Ordinance. Individual properties will be eligible to be rezoned to the new district, The BLVD District (The BLVDD), or may choose to keep the existing CCD zoning.
- **Design Review.** An application for Site Plan and Architectural Review must be submitted and approved by the City Council prior to approval of any construction plans for new development. The site plans, building elevations, building sections, landscape plans, and other components of this application will need to be consistent with The BSP and comply with all zoning requirements.





2.0 The BLVD Specific Plan Districts

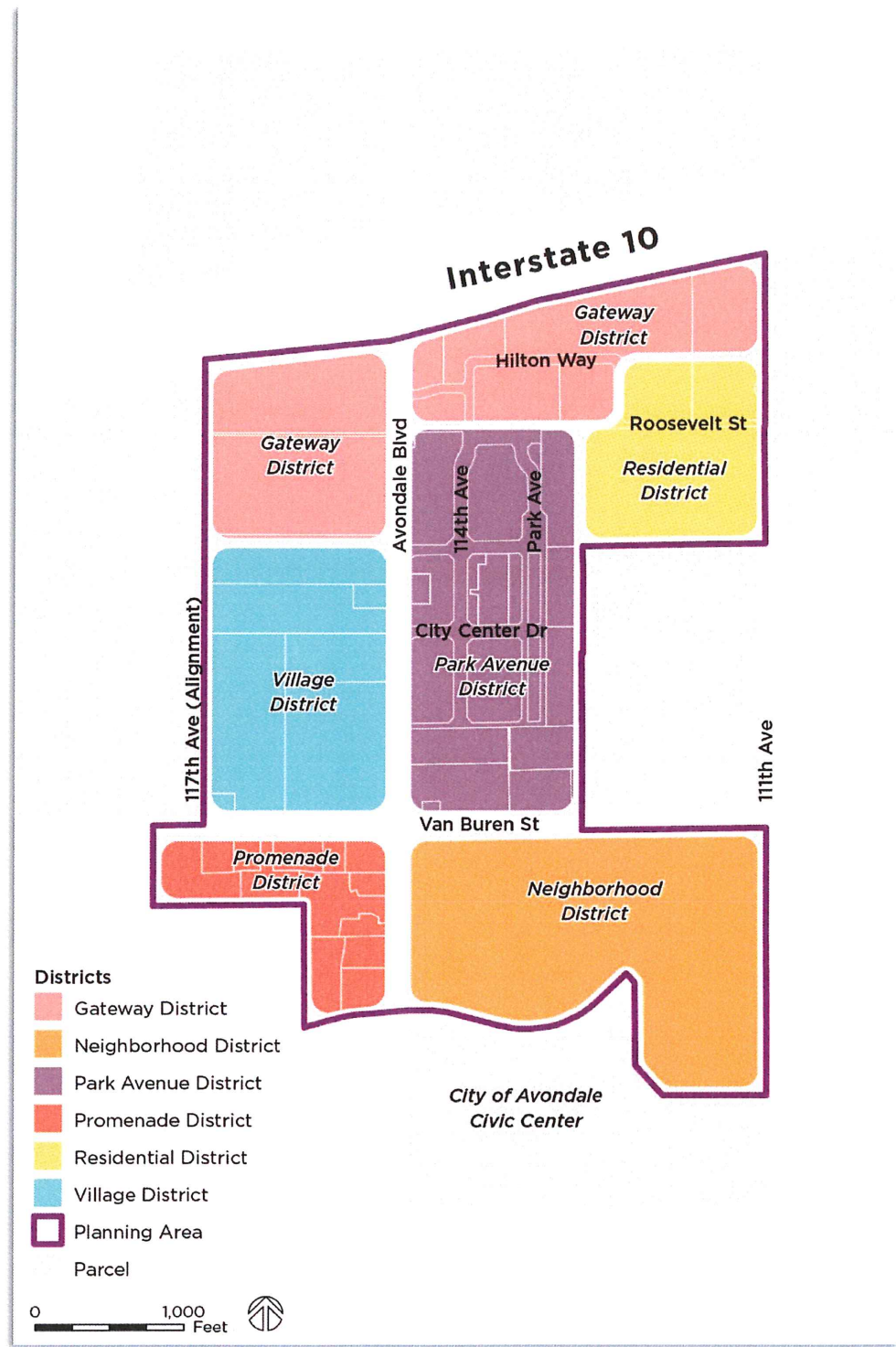
The overarching goal of the BSP is to create an active, pedestrian-friendly urban environment with a mix of uses and varying scales of density and intensity. This will be implemented using the 'Districts' concept, which is an interconnected grouping of like parcels. The six District land use categories, the definitions, and locations are identified in Figure 2-1.

District Concepts

The District concept consists of recommended land uses for the six identified Districts within the Plan. This framework is designed to foster pedestrian-oriented mixed-use development consisting of a distinct mix of retail, restaurant, office, residential, full-service hotels, and entertainment uses.

The following section provides a summary of appropriate land uses for each District. These land uses are intended to work together over time to implement the vision of the Plan. Each land use has related location criteria; factors that are considered ideal for successful implementation of the Plan. Specific land uses consistent with the implementation of this Plan are identified in Table 2-1.

Figure 2-1 Districts Plan



Gateway District

The Gateway District provides the first point of entry for most visitors to the BSP. As such, a distinctive ‘catalyst’ type use that can set the tone for the BSP and dramatically shorten the time frame for implementation of the vision should be encouraged to locate within this area. Catalyst projects are planned and designed to cause a corresponding and complementary development reaction on surrounding properties. These are projects that provide an opportunity for public and private investment to receive a reasonable return. Such land uses are single large users with very specific criteria such as high visibility, ease of access, and multimodal access opportunity. This District provides for a range of housing opportunities in excess of 22 du/ac, including lifestyle amenities to attract residents and employees to the area. A catalyst land use should increase employment and population in the target demographic area to support the development of the BSP. Examples of catalyst land uses would include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospital, resort hotels, or 4-story or greater Class-A corporate headquarters. In addition to catalyst type uses, large urban form residential developments, 2 to 4-story mid-rise offices, and retail/restaurant uses are appropriate in the Gateway District.

Village District

The Village District transitions from the more intense catalyst uses in the Gateway District, allowing opportunities for more conventional retail, office, employment, and multi-family residential uses but with a pedestrian-oriented focus and contemporary urban design that interfaces with and creates a presence on adjacent streets. The intent of this district is to generate a diversity of activity to attract as many people to the area as possible and to provide amenities that support the desired adjacent land uses. Drive-through restaurants should be minimized to only one on Van Buren Street and one on Avondale Boulevard. Residential uses should target a minimum of 18 du/ac and front directly onto Corporate Drive.



The BSP reserves pedestrian-scale plaza spaces at the intersections of Avondale Boulevard with Van Buren Street, Corporate Drive, and Roosevelt Street to identify the Village District along with preserved visual sight lines into the central gathering space. The corner plaza spaces may anchor adjacent food and beverage full-service type restaurants and the visual corridors double as pedestrian and bike linkages guiding people into the heart of the Village District.

Park Avenue District

Central to the success of the BSP is the Park Avenue District which is considered the core area of the Plan. This area is planned to be centered around a large gathering area that can accommodate events and activities as well as open-play space surrounded by retail, restaurant, food court, and other uses. Land uses within the Park Avenue District are to include a mix of hotel, retail, restaurants, sports, entertainment, theater, cultural, multi-family residential, studios, office, and education that is all designed to interface with adjacent streets in an urban manner and featuring modern, contemporary design. Retail users should offer goods and services that create a destination. Curated shopping along with food and beverage, for example, a brewery or gastropub, should be protected from competition to aid in their business survival. This allows the BSP to capture those users in a more conventional retail setting while preserving the unique quality of the Core District. Residential uses should target a minimum of 22 du/ac. Drive-through restaurants are minimized to only one stand-alone building on Avondale Boulevard and Van Buren Street, or be part of a multi-tenant building. NASCAR-themed uses such as restaurants, gift shops, or museum could also be an integral part of the synergy planned for this district.

As part of a shopping and entertainment destination, events are intended to occur that will bring local and regional residents to the BSP. The central gathering area will include a splash pad as well as other pedestrian amenities. In addition, this district offers the opportunity for bicycle and pedestrian direct access to the adjacent single-family residential subdivision Waterford Square and the Van Buren multi-use path. A live, work, shop concept is envisioned for this district.

The Park Avenue District concept includes a large central event space along with small open space gathering areas where casual and formal events could be hosted. Such events could include live music, farmer's markets, food truck events, movie nights, yoga in the park, and community gatherings.

The Central Park gathering area will serve as the social heart of the BSP and functions as the place for local casual or formal events. It is not intended to be a large space hosting large amphitheater crowds, but instead a smaller intimate space for the core area. The space should be centrally-located in the core to maximize the positive impacts of activity on adjacent uses and reduce the negative impacts of major arterial streets on events. Retail and restaurant use should be designed immediately adjacent to open space to promote pedestrian refuge areas and minimize parking immediately adjacent to the space. The area activity will serve to energize food and beverage and retail uses. The space should be well-connected by streets, pedestrian trails, and bikeways to provide a full range of mobility options.

To bring energy into this core area and to protect events from the negative impacts of high traffic volumes on Avondale Boulevard, the gathering place is located one retail block east of the main entrance to the BSP. It is important that the design of this space accommodate various events and the people they will attract in a comfortable space that works well for both large and small crowds.



Residential District

The most efficient method to activate the BSP with people is to provide higher density housing in proximity to the core. This is the intent of the Residential District which can include a broad range of options to include attached single-family, apartments, townhomes, and/or condominiums. Housing should take the form of both for-ownership and for-rent product to appeal to various lifestyle choices. The expectation for this area is to include highly-amenitized luxury living, urban form residential that fits within an urban, entertainment district. Residential options should be targeted to meet the needs of professionals that are willing to trade square footage for the BSP amenities within walking distance.

“Garden apartments” and other inwardly focused residential types more common in suburban settings should be discouraged in favor of urban rowhomes, townhomes, or other residential types that are outwardly focused, more strongly interfaced with the street, and contribute to an overall sense of community within the BSP at large. The desired demographic will enjoy the social activity of the area and the ability to “lock and leave”. The target density should be a minimum of 18 du/ac. Product types under 18 du/ac can occur as part of a larger mixed density/height residential development that meets the overall target density. Adjacent to the existing homes south of the Residential District, the residential uses should provide a transition of density and scale. Small lot single-family residential attached homes may be appropriate as a transitional density in this location.

Neighborhood District

The Neighborhood District will provide an opportunity for families looking to live “in close proximity” to an active urban area. The Neighborhood District will support the development of residential uses of detached single-family residential and attached townhomes with a density ranging from 4 to 12 dwelling units.

Promenade District

This commercial land use is designed to accommodate suburban-style retail, restaurant, services, and office development for residents in the BSP and the surrounding area. The focus for all uses should be pedestrian-oriented and support the overall vision for the BSP while also allowing limited development of drive-through restaurants, banks, pharmacies, and similar.

Table 2-1. Permitted Use Types

The BLVD District	Use Types
Gateway	Post-secondary education campus (with housing, multi-family, and townhomes); Medical campus/Hospital; Large urban form residential/apartment; Lifestyle amenities; Full-service hotel/Resort hotel; 2-3 story mid-rise office; Retail/Restaurant.
Village	Retail; Office employment; Urban multi-family; Restaurants; Education campus
Park Avenue	Central gathering area for events; Indoor sports, cultural, and entertainment (ASC, Theatre/Performing Arts Center), Mixed-use, Main Street retail, Restaurants); Urban form multi-family; Office; Hotel, Education Campus
Residential	Single-family attached residential; Multi-family
Neighborhood	Single-family detached; Attached townhomes
Promenade	Community retail; Retail pad development; Transitional retail; Office

Legend

Gateway District

- Education campus (housing, multi-family & townhomes)
- Medical campus/hospital
- Large urban form residential/apartment
- Lifestyle amenities (see open space & amenities plan)
- Hotel
- Office
- Retail / restaurant

Neighborhood District

- Single-family detached
- Attached townhomes
- Limited commercial

Village District

- Retail
- Office employment
- Urban multi-family
- Restaurants
- Education campus

Park Avenue District

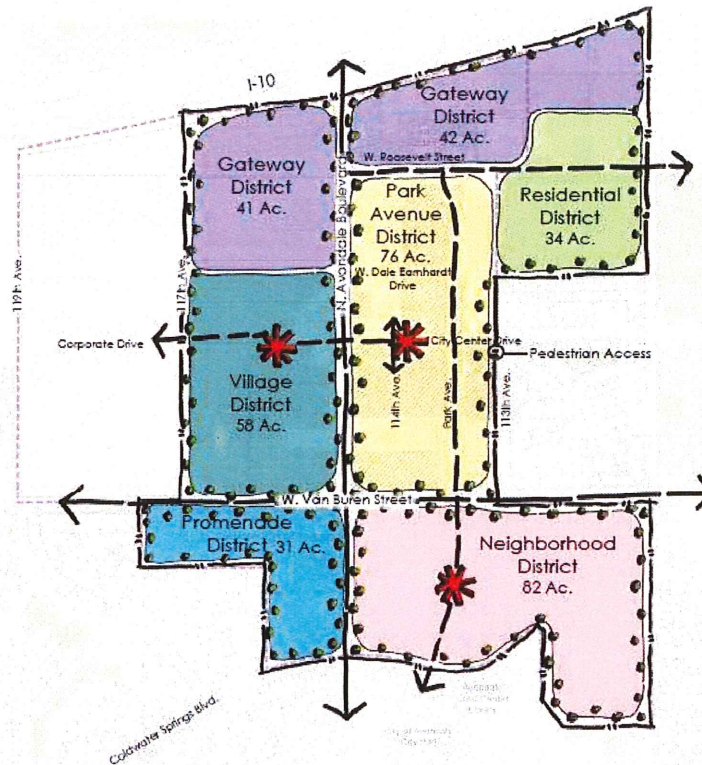
- Central gathering area for community-wide events
- Large scale sports & entertainment
 - ASC
 - Theatre/Performing Arts Center
 - Mixed-use
- Boutique mixed-use/Main Street retail
- Restaurants
- Urban form multi-family
- Office
- Education Campus

Residential District

- Single-family attached residential
- Multi-family

Promenade District

- Community retail
- Pad development
- Transitional retail
- Office



N.T.S.

Circulation

Connectivity within the Plan and between the Districts is important in encouraging safe, efficient, and convenient vehicular, pedestrian, and bicycle access to all users within the BSP. The intent of the proposed street network is to allow for a variety of mobility options within the BSP.

Avondale Boulevard is the main thoroughfare for visitors to the City especially during the NASCAR events twice a year at ISM Raceway. This street should provide a high level of beautification, promotional opportunities, quality vegetation, and wayfinding signs to welcome visitors to the City.



Multimodal Street Components

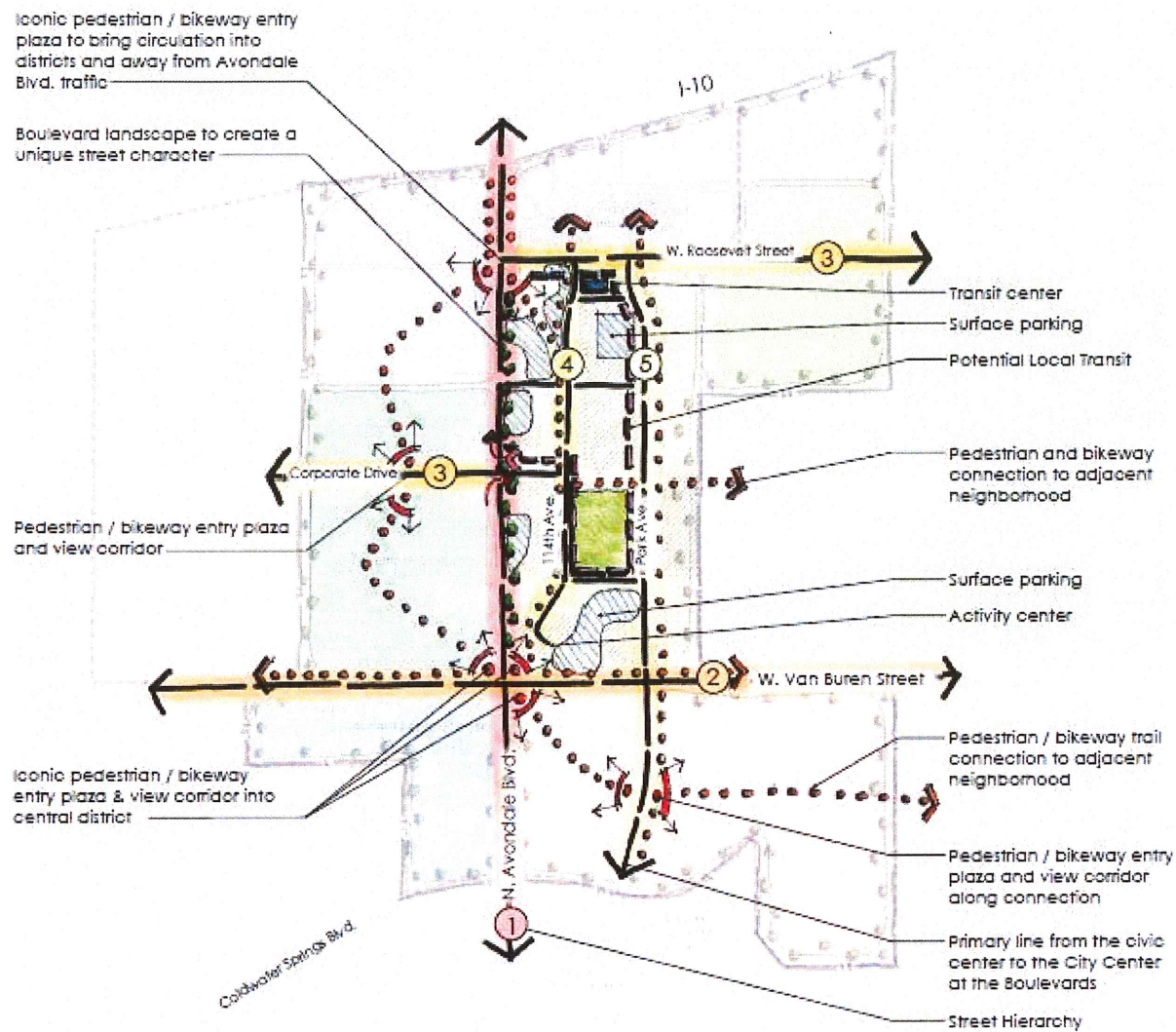
To implement a multimodal street design within the BSP, the plan considers the multimodal street components depicted in Figures 2-3 and 2-4. As illustrated in Figure 2-3, a standard roadway is divided into three elements: the travel way (including vehicles and on-street bicycles), the pedestrian realm (including pedestrians, off-street bicycles, and other mobility-assistance devices), and the development realm (including the adjacent land use characteristics). The width of the overall design as well as the width of each element is dependent on the purpose of the street, whether it is for high or low volumes and high or low speeds.

Proposed Street Network

The BSP is supported by a multimodal street network intended to support local and through traffic within the area. The street network includes an arterial, collector, and local street cross-sections. The street network concept is shown in Figure 2-2 and cross-section are illustrated in Figures 2-3 to 2-8. Collector roadways will also provide options for on-street/parallel parking where needed.

In addition, it will be critical during the build-out of the BSP districts to identify a safe pedestrian crossing at a mid-block location along Avondale Boulevard and Van Buren Street to provide a safe connection for increased pedestrian traffic and residents walking to the area. A High Intensity Activated CrossWalk (HAWK) or pedestrian bridge may be considered during the build-out stage of the planned area.

Figure 2-2 Street Network Concept



N.T.S. 

Cross-sections

Six roadway cross-section details are illustrated below.

Figure 2-3 Avondale Boulevard Street Cross-section 1

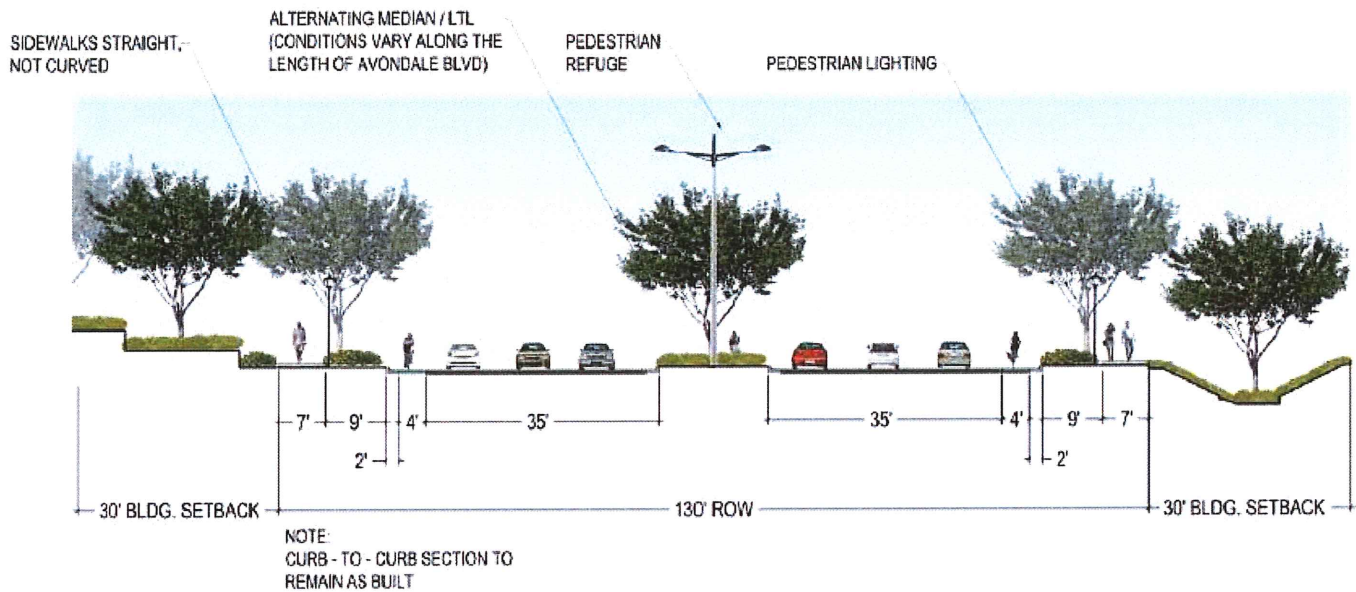


Figure 2-4 Van Buren Street Cross-section 2

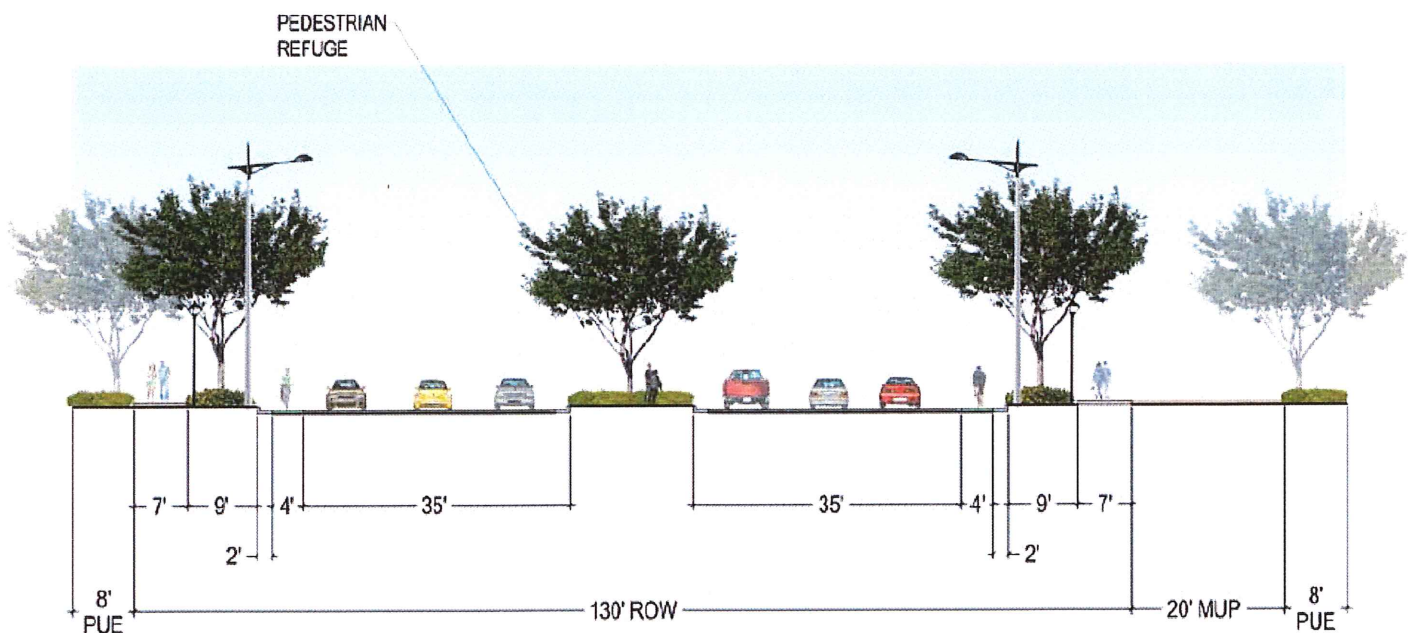


Figure 2-5 Roosevelt Street – Avondale Boulevard to 117th Avenue Cross-section 3

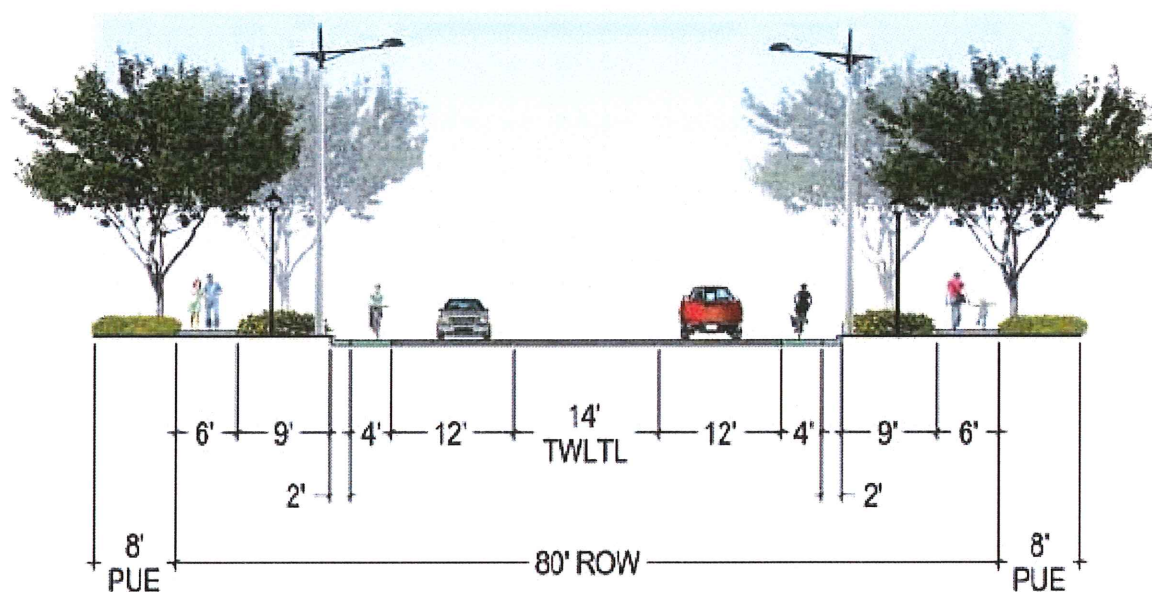


Figure 2-6 Roosevelt Street – Avondale Boulevard to 113th Avenue Cross-section 4

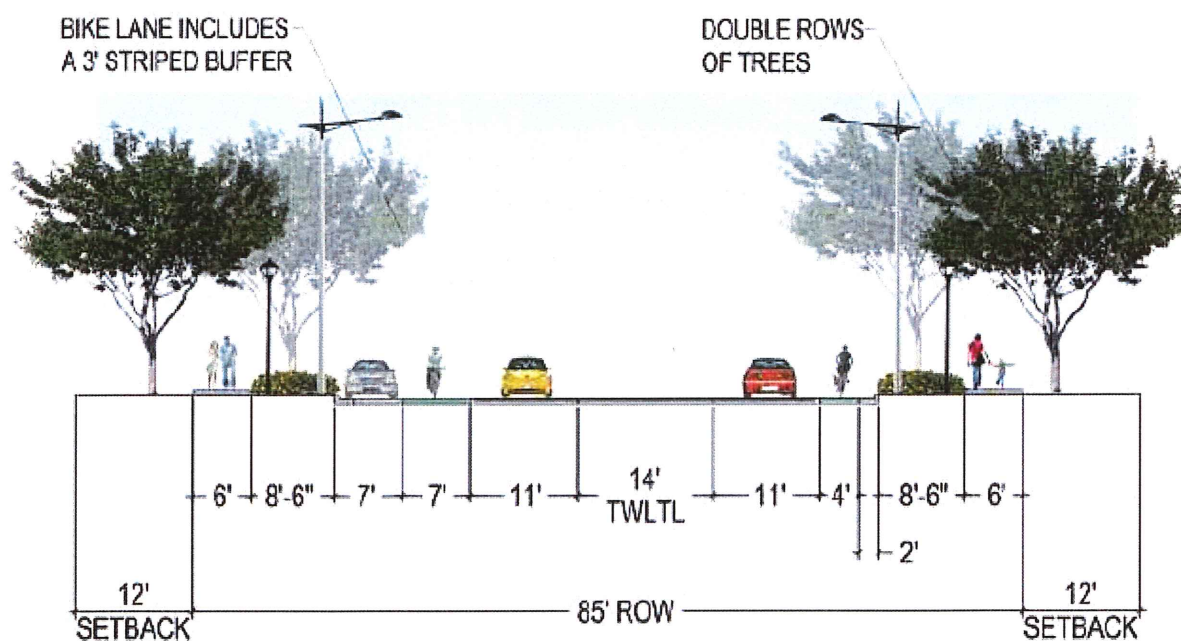


Figure 2-7 Park Avenue Cross-section 5

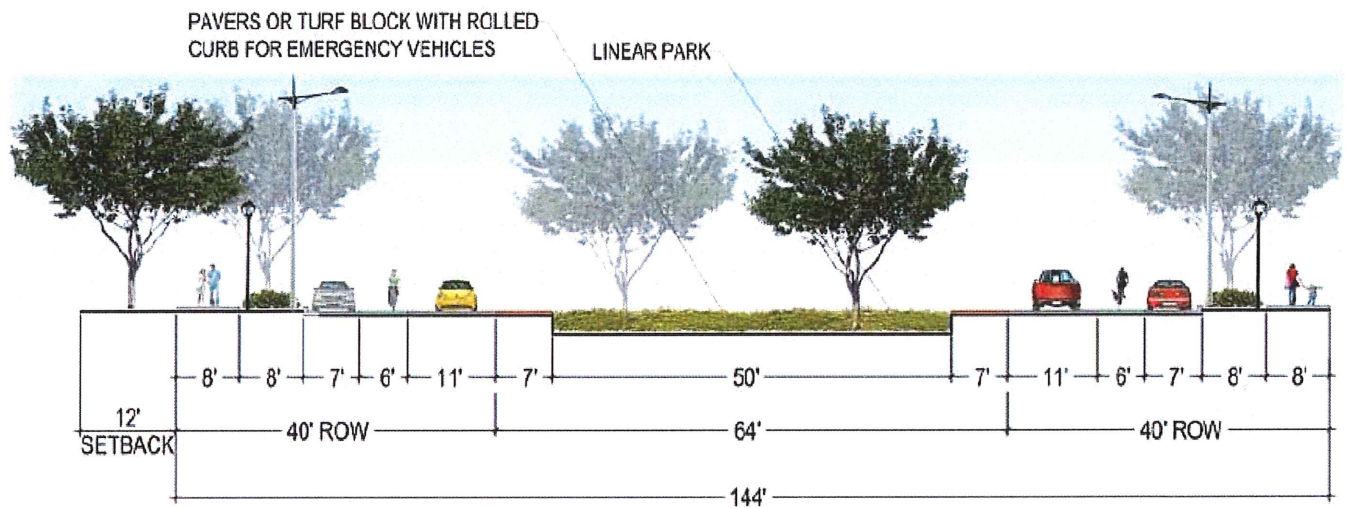
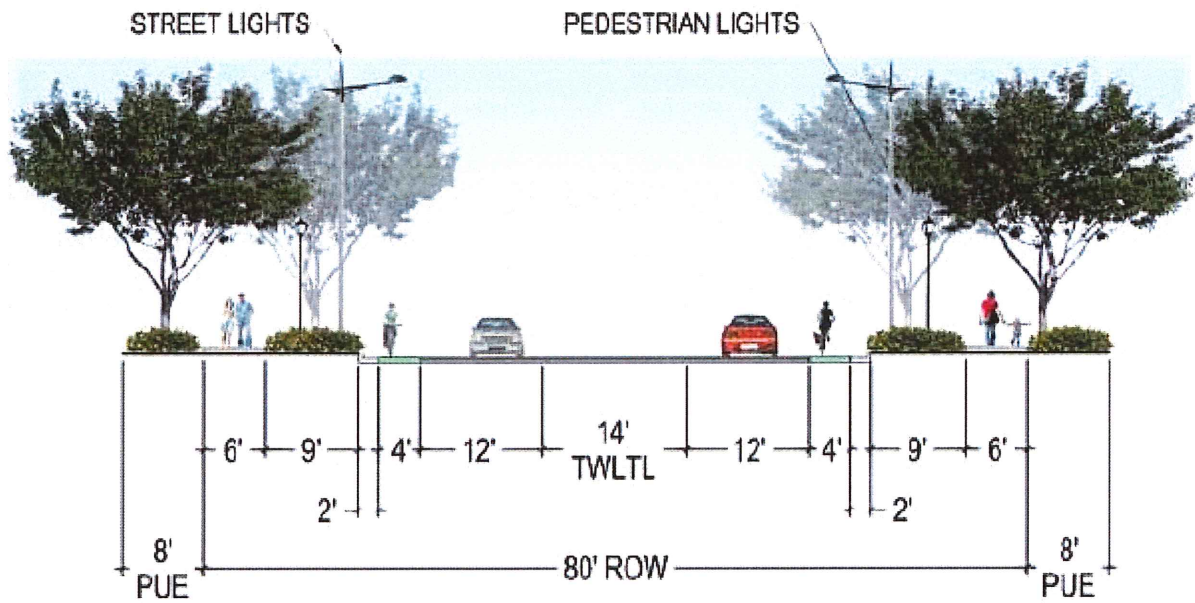


Figure 2-8 Corporate Drive Cross-section 6



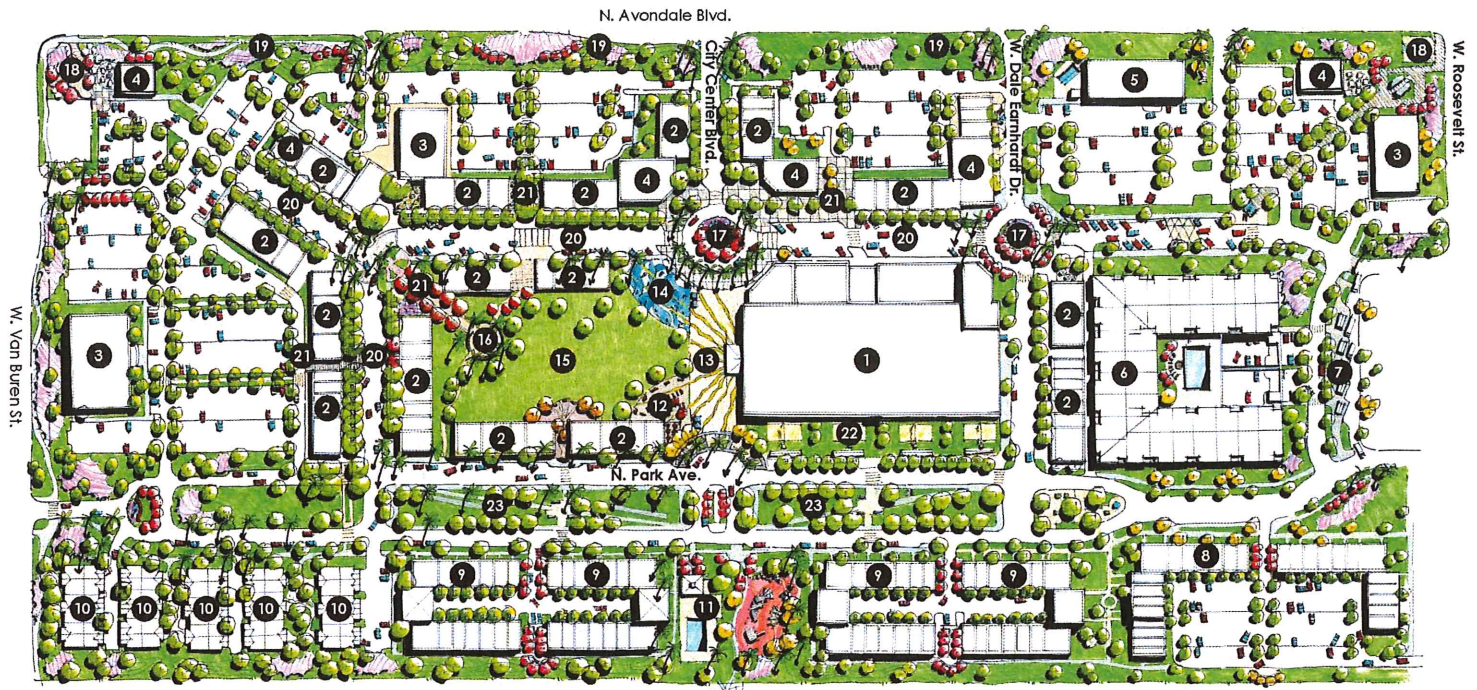
2.1 Development Form

Site Planning

Knowing that placemaking is key to success and that physical space creates the places for the events in people's lives, it is necessary to establish a framework that can be built over time and provide a level of flexibility for a phased approach. The Design Concept for the BSP is that framework. Several "big ideas" drive the design of the framework.

1. **Get people out of their cars and into the space.** Dispersing smaller parking areas adjacent to existing arterial streets facilitates easy access into the core area. There is the added benefit of placing people near pedestrian-oriented spaces and encourages pedestrian movement throughout the core. This movement increases the opportunity to support retail, food, and beverage uses. Smaller parking areas are visually less intrusive, both internally and externally, and add to the safety of the pedestrian zones.
2. **Locate the primary gathering place interior to the core.** The negative impacts of traffic volume and noise outweighed the benefit of visibility of the core adjacent to Avondale Boulevard. It would diminish the variety of events that could be held in that location and impact the safety of users. Locating the gathering place internal to the core results in the energy and activity of the gathering place having a positive impact on more of the core uses.
3. **Establish a visual connection from the edge to the core.** Moving the core to the interior requires that the plan establish a connection from Avondale Boulevard to the central gathering place. This connection can be made visually by aligning a pedestrian street from the intersections of Avondale Boulevard with Van Buren Street and Roosevelt Street diagonally to the center. A small pedestrian plaza at the intersection will help brand the BSP and can provide an open space amenity for active retail ideally food and beverage use. The corner plaza spaces also act as pedestrian and bike entries into the core area from the north-south access along Avondale Boulevard.
4. **Providing complementary land uses outside of the core District.** It is important that the remaining land area with the BSP compliment and not compete with the vision of the core area. Additional higher density residential, office employment, and the potential for a catalyst use, such as an education campus, would further the objectives for this area. On the east, adjacent to the existing residential community transitional residential densities are appropriate. A residential option may include for-sale townhomes.
5. **Allow for future intensification.** Given current market conditions and anticipated growth, the vision for the BSP will need to take form over time. This may necessitate a strategy that allows for land uses today, retail with surface parking, and higher density residential and employment in the future. For example, as depicted in Figure 2-9, number 6 is shown as future apartments over a parking garage where the existing transit center is located.

Figure 2-9 Park Avenue District Concept Plan



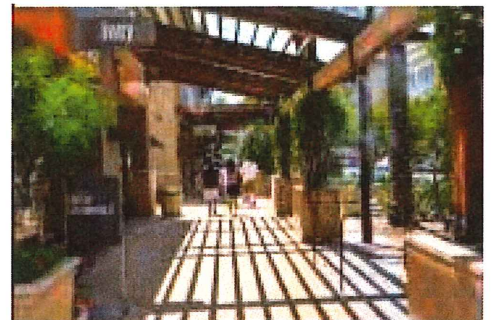
Legend

- | | | |
|--|------------------------------|---|
| 1. Avondale Sports Center | 9. Multi-Family-Garage Under | 17. Entry Features |
| 2. In-Line Retail | 10. Townhomes | 18. Activated Corner Plaza |
| 3. Office | 11. Multi-Family Amenity | 19. Landscape Screening of Parking Area |
| 4. Restaurant | 12. Relaxation Plaza | 20. Primary Pedestrian Retail Street |
| 5. Hotel | 13. Event Space | 21. Pedestrian Portal |
| 6. Future apartments over parking garage | 14. Splash Pad | 22. Sand Volleyball |
| 7. Transit Facility | 15. Great Lawn | 23. Linear Park |
| 8. Multi-Family Surface Parking | 16. Fountain Focal | |

Building Placement

Urban Form

The Vision for the BSP is one of an urban form lifestyle center and incorporates high quality dining options and exciting entertainment experiences. It is important to clearly define this area as a social and economic hub for the community and to create a synergy of uses that make the BSP a destination. Without an urban form, too often this vision becomes another “shopping center in the suburbs”. With the urban form comes a certain intensity of use in order to attract the people and events that make a place special. The desired type of development is encouraged to be an average height of 2-story buildings or taller with a mix of uses provided horizontally or vertically on individual developments throughout the district boundary. Hotels should be designed with a minimum of 4 stories and outdoor dining options with patios that are sited onto open space.



History has shown that the intensity is the result of an evolution of uses over time. The BSP is designed to take advantage of market desires today with a plan for intensification in the future. This suggests that specific targeted Districts need to create development plans that can transition more quickly and economically in the future. This relates to circulation, utility services, site planning, and building design.

The most important district that should be developed with more intense uses is the Park Avenue District. Planning in this area should reflect the potential for street and pedestrian connectivity in the future, parking provided at lower rates per 1,000 square feet of use to respond to increased alternative transportation options, residential wrapped parking garages, or office over structured parking and a completed framework of open spaces and plazas. Strengthening the urban feel of the development from the perspective of Avondale Boulevard and the internal collector streets will be ideal. Accomplishing the street presence will require bringing buildings to the setback line and ensure circulation patterns mitigate any traffic congestion. Significantly enhancing the interplay between the commercial and residential components to provide safe, comfortable, and inviting connections from the residences to the commercial businesses is key for the success of the area.

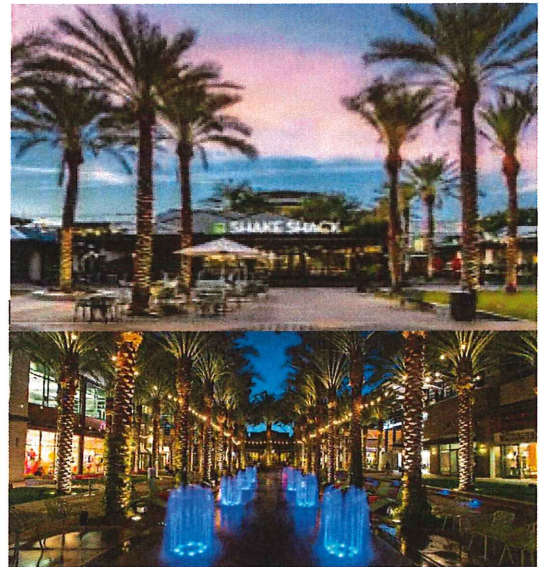
Open Space and Art

An open space and amenities framework are essential to attract complimentary land uses to the area. The Park Avenue linear park provides direct access from Roosevelt Street to Van Buren Street. Both connections service the overall development and create a sense of place for the Park Avenue District.

The amenities framework when strategically located will help define the area, character, and image. Artistic walks or placement of art along the linear park and open space areas are essential to create a vibrant experience which is further identified in the City of Avondale Art Master Plan.

An amenities framework provides a balance of space with the higher intensity of uses that generate the necessary energy at the core. It promotes connectivity between the uses creating a synergy of activity. Areas where patrons and residents can gather for a leisurely stroll, play a game of ping pong, run through a splash pad, listen to music, study, socialize, or engage in a friendly competition of Jenga or cornhole is the vision for the area.

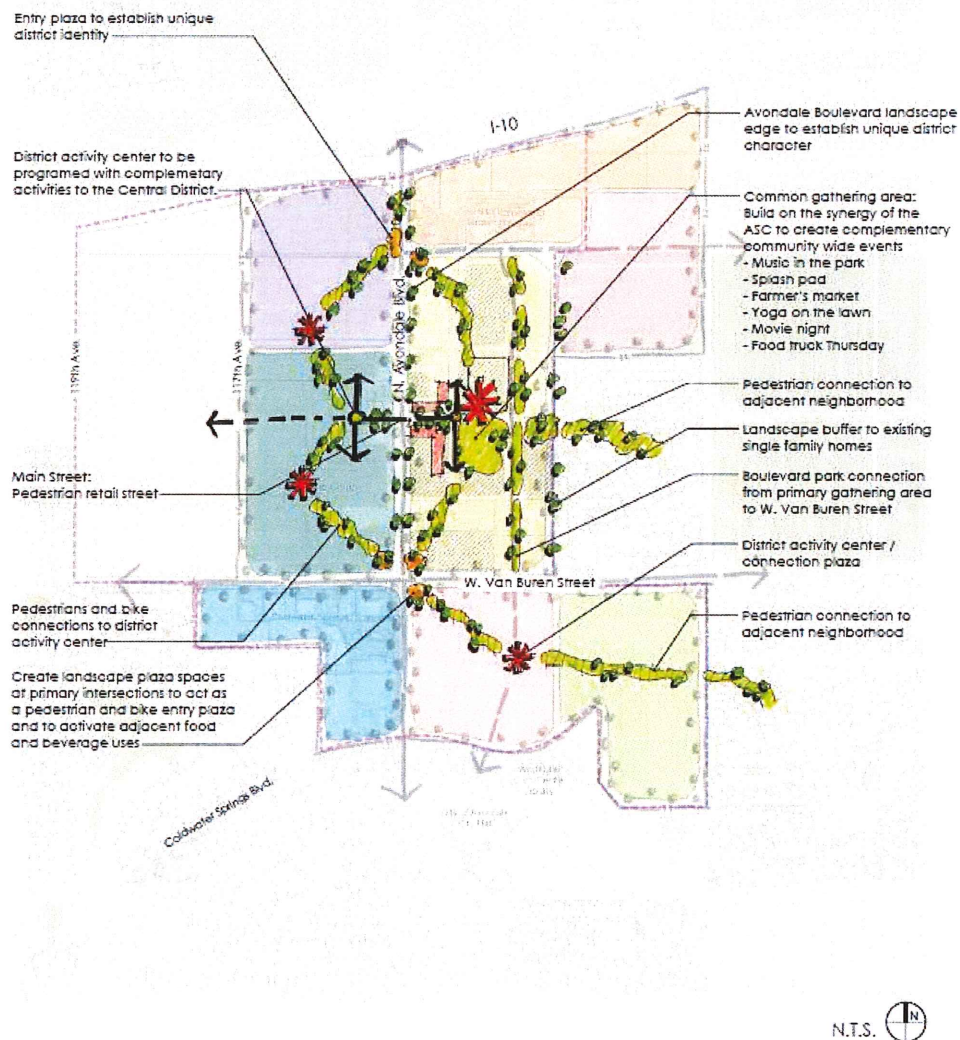
Prominent pedestrian-oriented retail nodes area also planned at the main entries into the districts and adjacent to the intersections of Van Buren Street, Corporate Drive, Roosevelt Street, City Center Drive, and Avondale Boulevard.



The BLVD Specific Plan

Figure 2-10 Open Space Connectivity

Note: The diagram illustrates a concept only. Final form and location of open space and amenities to be proposed by parcel developers.



Landscaping and Drainage

Site landscaping is critical to development projects because it provides recreation areas, incorporates nature into higher density development, and provides areas for stormwater drainage and retention. When carefully landscaped, the setbacks, recessed areas, and pathways within a project site plan contribute significantly to the overall project design.

On-site landscaping includes landscaped setback areas, landscaped storm drainage areas, pedestrian paths through landscaped areas, courtyards, swimming pools, and other passive or active recreation areas. It does not include areas that are enclosed and assigned for exclusive private use of an individual unit or tenant.

For all landscape and parking areas Low-Impact Development (LID) design and construction should be considered throughout the BSP to ensure the Avondale maintains its sustainable practices. The City Street Tree Master Plan identifies specific tree species along the arterial and collector rights-of-way throughout the BSP, as well as identifies main entry/gateways to further accentuate with dramatic landscape features.

In addition, stormwater retention should be provided in locations that allow for the retention areas to function as walking/jogging paths that will connect to the surrounding area as they develop. Direct connections to the Van Buren multi-use path should also be identified during site design to provide a safe entry into the development for walkers, joggers, and bicyclists.

Parking

Surface parking lots are sited within the BSP core to provide the most appropriate access to businesses. As the BSP intensifies, surface parking lots may be considered for replacement with parking structures to serve the parking demand needed for the BSP.

The strategy of creating multiple, smaller parking areas enhances the visually quality of the area, disperses the concentration of traffic to multiple points easing ingress and egress and allows users closer pedestrian access to their destination. Smaller lots also work well for future intensification as the lots can be converted to parking garages with office above or a residential wrap on the edges depending on market demand. In this scenario, the first-generation retail would remain as a retail wrap on the lower level of the parking garage.

Strengthening the urban feel of the development from Avondale Boulevard and Van Buren Street can be accomplished through street presence. Bringing buildings to the setback line will reduce the parking visibility as well as siting longer linear buildings on the frontage in lieu of individual pad sites.

Allowing people to park in proximity to their destination will result in more people walking along the internal streets and will reduce internal vehicular traffic. This will provide a valuable pedestrian and bicycle link through the site. The plaza spaces at the primary corners of Avondale Boulevard allow for easy access into the core area. The pedestrian and bikeway can be linked to adjacent neighborhoods allowing even more pedestrian and bike traffic into the central gathering area, especially from the Van Buren multi-use path.

Buildings

Buildings within the BSP need to be designed to be attractive and present contemporary and modern style architectural designs using materials appropriate for this style of architecture. Natural materials, vertical and horizontal elements, unique forms, and vibrant colors are encouraged. Building design needs to conform to the City's adopted Commercial and Industrial Design Manual and the Multi-Family Residential Design Manual.

Orientation

- Buildings should be oriented to face public streets. Building frontages should be parallel to streets, and the primary building entrances should be located on a public street. Where public streets are not provided, developments should treat private primary drive aisles in a similar fashion, fronting buildings upon these primary aisles, establishing a pedestrian-friendly "main street" environment.
- Facades facing streets, plazas, and courtyards should be lined with windows. Where blank walls are necessary, they should be architecturally enhanced and should be on side or interior facades not facing streets.
- All building facades facing streets, parks, or public open space should be designed with a unified palette of materials and architectural details, and incorporate shade elements.

Massing and Articulation

- Buildings should be well articulated with changes in roof heights and vertical planes to reduce the appearance of massing and create interesting building silhouettes.
- Buildings should provide contemporary architecture which utilizes a diverse color palette and a wide range of materials and colors that provide visual interest at a pedestrian scale that create a very distinct and unique area in the City not like any other.
- Building massing should include features that add depth, shadow, and architectural interest such as balconies, recesses, cornices, and bay windows.
- Window recesses, doorways, columns, overhangs, and other architectural elements should be substantial in depth to create shadow and architectural relief. Projections and recesses should be incorporated throughout the façade design with minimum depths of four to twelve inches.
- All building facades should have a well-defined base that incorporates design strategies such as thick walls, special materials such as form-lined concrete, richly textured materials, or deep window recesses.
- Buildings should have a recognizable roofline and parapet design that employs design strategies such as: Step-backs on upper floors, cornice treatments, roof overhangs, roof brackets, stepped parapets, special materials, or mechanical equipment screens designed as sculptural elements. For buildings over 6 stories tall, the “top” should include a minimum of the top habitable floor and the penthouse for mechanical and other equipment.
- Building design should be respectful of adjacent buildings and create transitions of appropriate height and scale.

3.0 Implementation Strategies

This Plan acts as a guidebook to foster development of the BSP by expanding on its assets and providing implementable actions to enhance the overall sense of place and create a thriving, innovative, live-work-play environment. This is accomplished by establishing proactive goals and strategies to encourage new and expanded investment consistent with the Vision Statement and supported by a funding strategy. These goals and strategies originate from the feedback and issues identified through the public outreach efforts, stakeholder interviews, and input from staff, appointed and elected officials.

3.1 Development Goals and Strategies

The goals and strategies established for the BSP help resolve the identified issues as stated above. Goals represent an ideal end state of the BSP as reflected in the Vision, and strategies are implementable actions that assist in achieving the associated goal. Each strategy identifies the type, estimated cost, and timeframe for completion.

- Capital Improvement (CI). Capital Improvement strategies are infrastructure improvement projects and/or other city capital investments.
- Program (P). Program strategies are new, or expanded existing programs, that can be implemented within the BSP to help facilitate development.
- Regulatory (R). Regulatory strategies include modifications and/or amendments to existing City regulations, plans, guidelines, and similar to encourage development.
- Incentive (I). Incentive strategies include mutually beneficial partnership opportunities that encourage and attract new investment consistent with the Vision of this Plan.
- Marketing (M). Marketing strategies address approaches to promote the BSP to generate new investment.
- Assessment (A). Assessment strategies include areas and features where additional studies will help better inform development requirements.

The timeframe for completion is divided into three categories:

- 1-3 years: Housing and fill existing retail liner space
- 4-5 years: New retail development, more housing
- 5-7 years: Other users, perhaps office

Table 3-1. Development Goals and Strategies

Goal #	Strategy	Type	Timeframe	Order of Magnitude Cost
G1	Create a district that is a vibrant, inclusive, day-night community attracting businesses, residents, and tourists from across the region			
1a	Amend the City's General Plan, creating new land use designations based on the six districts and applying them to the Land Use Map	P	Short-Term	\$10K-\$20K Planning
1b	Amend the Zoning Ordinance to create an "Opt-In" replacement zoning district to the existing CCD zoning	P	Short-Term	\$10K-\$25K Planning
1c	Work closely with the surrounding local business and community leaders to develop a targeted marketing strategy for the BSP	CI	Short-Term	\$5K-\$15K Planning
1d	Design unique branding, wayfinding, and pedestrian amenities for the BSP that reflects the District's character and identity	CI	Mid-Term	\$50K-\$100K Planning
1e	Allow for and promote mixed housing within the the BSP, offering a variety of housing options for all ages	R	Long-Term	No cost
1f	Coordinate with local business and community leaders to hold regular events within the BSP area	P	Short-Term	\$15K per event
G2	Attract new and expanding businesses to the BSP that help drive development			
2a	Attend ICSC and other trade shows, hold meetings with local brokers, conduct site tours, and partner on business development strategies with retail tenants.	I	Short-Term	\$25-\$50K Plan and program identification
2b	Identify infrastructure improvements along key corridors, and secure funds for improvements	CI	Short-Term	\$5 mil
2c	Partner with a post-secondary education institution to locate a campus	M	Long-Term	ED Incentives
2d	Organize job and business training classes through a regional program featuring financial tips, local assistance programs, and other important information to encourage local entrepreneurship in the BSP	P	Short-Term	\$5K per year
G3	Create an attractive, safe, and well-connected district that fosters walkability			

Goal #	Strategy	Type	Timeframe	Order of Magnitude Cost
3a	Ensure ADA compliant sidewalks are along all roadways with no obstacles impairing movement	CI	Long-Term	\$25,000 per year
3b	Develop mid-block crossings along segments of major arterials that are over 450 feet in length between signalized street crossings to safely allow pedestrians to cross	CI	Long-Term	\$500K-\$1M per crossing
3c	Upgrade the Avondale Boulevard landscape median to beautify the City's roadway and enhance infrastructure on all collectors	CI, P	Mid-Term	\$100K+ Planning and Design \$500K-\$1M Construction Per mile
3d	Encourage public and private investment into public art	P	Short-Term	Varies
3e	Amend the Citywide wayfinding sign plan and tenant sign design criteria to help navigate people to and through the BSP	CI	Short-Term	\$50K+ Planning and Design \$100K-\$500K Construction Per mile
3f	Identify short and long term parking lot locations to include future parking garage needs.	CI	Long -Term	\$5K-\$25K
3g	Develop artistic entry gateways into the BSP and relocate the existing well site at the corner of Roosevelt Street and Avondale Boulevard	CI	Mid-Term	\$50K+ Planning and Design \$500K - \$1M Construction
3h	Support the establishment of a Commercial Owners Association in the Park Avenue District to ensure long-term upkeep and maintenance of the core area	CI	Mid-Term	\$50K+ Planning and Design \$100K Construction
G4	Enhance infrastructure to meet needs of 21st century businesses			
4a	Study water and sewer infrastructure demands and capacities to identify potential deficiencies and areas of improvement to support expanded needs	A	Mid-Term	\$100-\$150K
4b	Ensure roadways support multimodal transportation, including walking and biking	CI	Long-Term	\$2M-\$5M
4c	Restrict truck routes through the BSP	R	Short-Term	No Cost

Goal #	Strategy	Type	Timeframe	Order of Magnitude Cost
4d	Expand the potential of wireless networks to meet the developing technology needs, including expanding fiber optics connections throughout the BSP to provide high-speed internet capabilities	CI	Long-Term	\$10M+
G5	Facilitate development of mixed-use projects within the BSP to create a live, work, play environment			
5a	Develop a marketing strategy to inform investors of the assets and opportunities with highlighted available properties within the BSP	M	Short-Term	\$10K
5b	Support the development of obsolete sites within the core area to incorporate a mix of uses, including residential, commercial, and employment by expediting development reviews and reduced fees on a case by case basis	I	Short-Term	\$100K hard and soft costs per site
5c	Establish an incentive program to encourage property owners to strategically consolidate lots to help foster mixed-use development, with priority given to properties within the BSP core area	I	Short-Term	\$100K hard and soft costs per site
5d	Market city owned property, offer incentives, and individual development agreements for specific projects that meet the intent of the Park Avenue District.	MI	Short-Term	\$250,000 per yr
5e	Offer marketing of businesses on billboards and City owned monument signs in the BSP.	MI	Short-Term	No Cost
5f	Conduct an RFP proposal for a P3 or other partnerships in the Park Avenue District.	MI	Short-Term	No Cost
G6	Ensure safe and low crime environment as the BSP develops			
6a	Encourage large developments to incorporate police/security kiosks to help patrol local areas	CI	Short-Term	\$50K-\$100K
6b	Incorporate Crime Prevention Through Environmental Design (CPTED) standards for both public and private development in the BSP	R	Short-Term	No Cost

Goal #	Strategy	Type	Timeframe	Order of Magnitude Cost
6c	Implement a community crime prevention program through education and close communication with residents to help keep their neighborhoods safe	P	Short-Term	\$50K per yr. per ½ FTE
G7	Increase homeownership rates			
7a	Encourage a wide range of housing opportunities for all ages and income levels, including move-up housing and multigenerational housing.	R	Long-Term	No cost
7b	Offer new multi-family developers a 15% impact fee reduction for projects that meet the intent of the district.	P	Short-Term	\$250,000 per yr

Table Notes:

CI – Capital Improvement

P – Program

R – Regulatory

I – Incentive

M – Marketing

A - Assessment

3.2 Funding Strategies

Implementing a specific plan over a large area, such as the BSP, is likely to require a substantial investment of capital. While some of these facility upgrades and expansions could be funded through direct investment of the property owners, some owners may require some form of financial incentive to encourage development. In addition, the City of Avondale may determine that some level of public investment is desirable to encourage development in targeted areas. This investment by the City could be in the form of utility upgrades; public amenities such as parks, sidewalks or traffic improvements; or through a development partnership to create new development on properties currently owned by the City.

This section provides an overview of some of the programs that could be used to help promote and encourage development. This section is intended to provide an overview of a selection of available programs that could be considered by the City and is not meant to be an exhaustive list of available programs.

Development Financing Opportunities

In general, financing incentives for redevelopment are typically focused on local and state programs such as improvement districts, zoning/density incentives, investment funds, economic development investments, and public financing through bonds.

Arizona Special Taxing Districts

Title 48 of the Arizona Revised Statutes authorizes a variety of special taxing districts. Specifically, Chapter 4 of Title 48 authorizes Municipal Improvement Districts for:

- Article 1 – Opening, Widening, and Closing Public Ways;
- Article 2 – General Public Improvements and Improvement Bonds;
- Article 3 – General Improvement Fund and Investment Bonds;
- Article 4 – Refunding Municipal Improvement Districts Bonds for Savings;
- Article 5 – Street and Highway Improvement Bonds; and

Among the taxing districts that could be used to support redevelopment are Articles 2 and 3.

Article 2. General Public Improvements and Improvement Bonds

This Article can be used to widen or pave streets; construct or repair conduit; construct or repair sidewalks, railroads, manholes, culverts, parking, curbs, gutters, and pipes; construct or repair sewers, drains and collection systems for sanitary and drainage purposes; construct or repair waterworks, ditches, channels and associated systems for carrying stormwater or water; construction or repair of lighting, plants, poles, wires, conduits, lamps or standards; grading, paving or other improvements to off-street parking and related entrances.

Article 3. General Improvement Fund and Investment Bonds

Article 3 allows municipalities to incur bonded indebtedness to fund a “general improvement fund”.

Government Property Lease Excise Tax Program (GPLET)

One of Arizona’s available redevelopment tools is the GPLET Program. The goal of the program is to help reduce the operating costs of a redevelopment project by replacing the real property tax with an excise tax. The program can be used for up to twenty-five year, requires that the land and buildings be transferred to a government entity, and leased back for private use. However, under current legislation, the land and the improvements must be conveyed back to the lessee after eight years. GPLET excise taxes are computed on a per square foot basis, based on the property use type.

APPENDIX - AVONDALE CITY CENTER MARKET ANALYSIS (The BLVD)

MEMORANDUM

To: Matrix Design Group, Inc.

From: Elliott D. Pollack & Company

Date: March 28, 2019

Re: Development Opportunities for Avondale City Center (The BLVD)

Elliott D. Pollack & Company was retained to assess the market area surrounding the Avondale City Center and report the City Center's potential opportunities to develop residential and commercial projects in the short and long term. The following assessment outlines a market-driven outlook for each major land use.

Residential

With close proximity to the I-10 freeway, residential products with medium to high density would be suitable residential products within the City Center master plan and help support additional commercial development. Development types that would have appeal to developers in today's market include multi-family, single-family rental communities, condominiums, townhomes, and clustered, small-lot single family residential. However, the sites located within the City Center are still competing with other West Valley sites as well as the broader metropolitan region. There are many sites considered superior to the City Center that will likely develop first. But the City Center is most certainly in the path of eventual residential development.

For example, apartment construction has been concentrated in the urban areas of Metro Phoenix. Of the 155 complexes built in Maricopa County since 2014, the majority (93 complexes) have been built in Phoenix, Scottsdale and Tempe. These cities also command the highest rents with complexes in the remaining suburban cities having rents generally much lower. Most of the construction activity has also occurred in either Phoenix (primarily the central city) or the East Valley. Only 18 communities (11%) have been completed in the West Valley. Two of those were in Avondale. These historical capture rates are important to understand both the potential and limitations for opportunities moving forward.

There have been positive trends in apartment development for the suburban areas of the Valley, especially for sites with freeway access. Just a few years ago, there were no active apartment projects west of the I-17. Today, there are several projects that have been built, under construction, or in the planning stages. Close proximity to the freeway is a common site selection factor for these suburban apartment projects. The recently completed 400-unit Avalon apartment community

Elliott D. Pollack & company

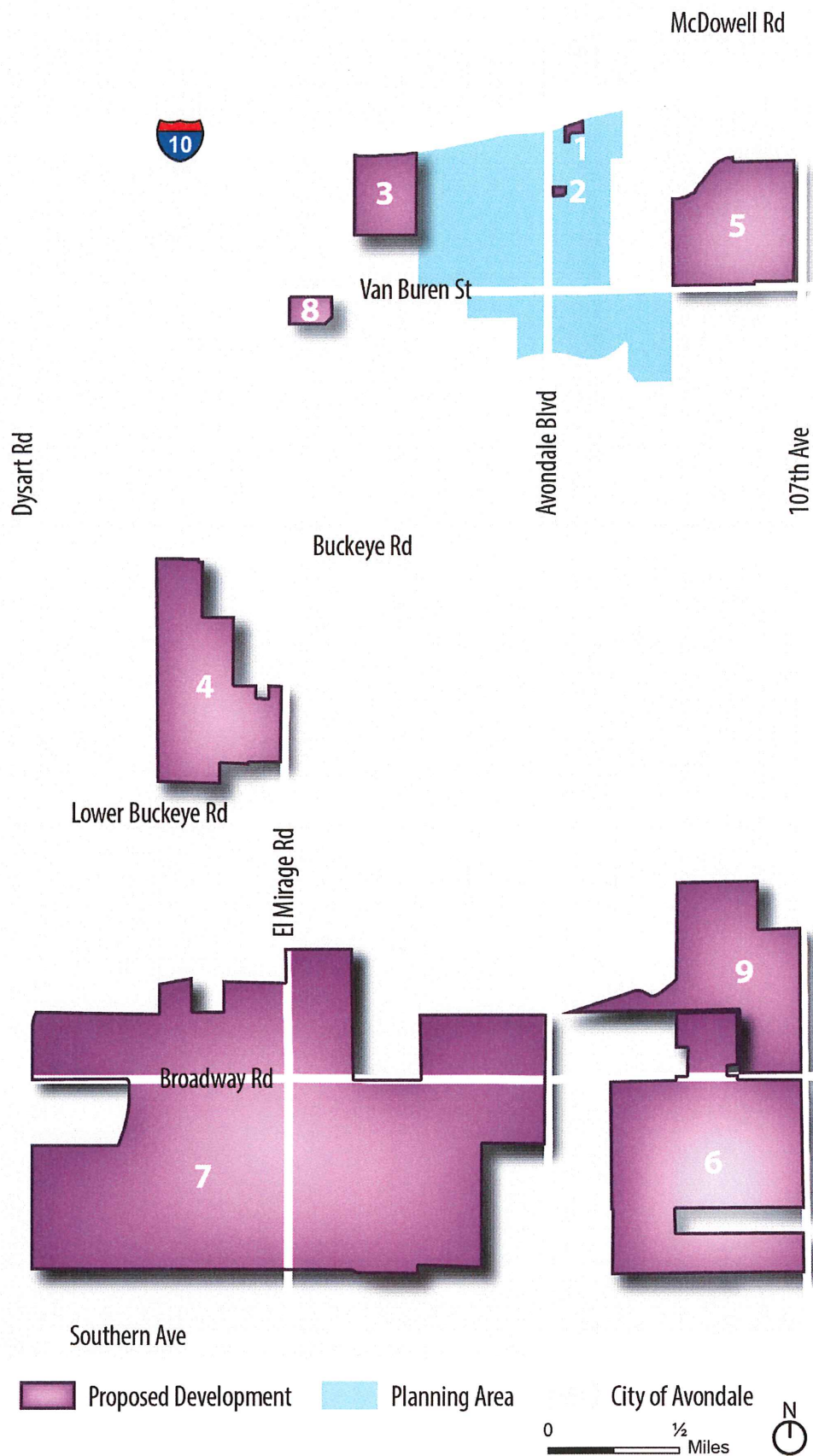
(located north of McDowell on 103rd Avenue, north of the Harkins and Costco anchored Gateway Pavilions shopping center) is one example of that positive trend for continued suburban and West Valley multi-family development. The absorption activity at Avalon over the next 12 to 18 months will help to prove the market for additional apartment communities in Avondale.

As of the latest projections from the Maricopa Association of Governments (MAG), modest growth in residential development is anticipated in and immediately surrounding the City Center. By 2030, MAG is projecting 300 to 350 new dwelling units in the zones that encompass the City Center. Beyond 2030, MAG expects the City Center region to experience much more robust growth, especially in the northwest area. These projections report nearly 1,350 new residential units between 2030 and 2040 and an additional 1,100 units in the decade following (2040-2050). This equates to approximately 1,000 new residents in and around City Center by 2030 (6,300 total residents) and nearly 3,600 new residents between 2030 and 2040 (9,900 total residents). By 2050, the City Center area is expected to have 12,800 residents.

The planned opening in 2019 of the first phase of Mattamy Homes' Roosevelt Park II, with 233 homes (607 total homes at build out) at the northwest corner of 107th Avenue and Van Buren will allow the immediate area to exceed MAG's initial projection for the 2020-2030 period. Additionally, proposed residential projects such as Fairway Townhomes (161 units at the SEC of Fairway and Van Buren) and further south such as Del Rio Ranch Phase III (491 homes), Verde Trails (over 1,000 homes), Alamar (3,695 homes) and Entrada (estimated 600 homes) are all positive trends for the continued growth in the southern region of Avondale.

South Avondale Development Pipeline						
Map	Project	Location	Type	Size		Status
Commercial						
1	Residence Inn by Marriott	E of SEC Avondale Blvd & I-10	Hotel	102 rooms		U/C
2	My Place Hotel	NEC Avondale Blvd & Dale Earnhardt	Hotel	63 rooms		U/C
3	Avondale 50	N of NWC 119th Ave & Van Buren	Bus. Park	49 acres		Proposed
Residential						
4	Del Rio Ranch Phase III	W of El Mirage Rd S of Buckeye Rd	SFR	491 homes		Planned 2019
5	Roosevelt Park Phase II	NWC 107th Ave & Van Buren	SFR	607 homes		Planned 2019
6	Verde Trails I & II	SWC 107th Ave & Broadway	SFR	675 homes		Planned 2019
7	Alamar Phase I	SWC Avondale Blvd & Broadway	SFR	461 homes		Planned 2020
8	Fairway Townhomes	SEC Fairway Dr & Van Buren	TH	161 homes		Proposed
9	Entrada	NWC 107th Ave & Broadway	SFR	600 homes		Proposed





It is our opinion that interest could be generated for residential projects at various City Center sites over the next several years. We recommend that the City be proactive in engaging developers and consider development agreements that may help induce development to the City Center over competing West Valley locations, especially if community benefits such as workforce housing can be incorporated. With public investment, the development timeline projected above could be accelerated, which would then accelerate the feasibility of commercial elements.

Retail

Market conditions existing today in the retail real estate sector have been severely affected by the last recession. The latest business cycle exposed significant longer-term challenges for the brick-and-mortar retail market in Greater Phoenix as well as trends that will affect how the market performs in the future. Following are some of those trends and challenges.

- **Domination:** The market has become dominated by big box retailers and power/community shopping centers. The Avondale market area illustrates a similar trend. There are numerous power centers and anchored shopping centers along I-10 from 99th Avenue to Pebble Creek Parkway, with nearly every retail and restaurant segment and brand found within these centers.
- **Obsolescence:** Retailing is constantly changing resulting in some companies going out of business as others are entering the marketplace. Currently, restaurants and value-oriented retail are the most viable in the market and actively expanding.
- **Greater Phoenix is Over-Retailed:** Because of the region's tremendous history of growth, virtually all national retail chains want to be here, resulting in more retail space than is demanded by the population.
- **Consolidation:** As retail market conditions change, consolidation of companies within the industry occurs. This trend is particularly evident in the grocery store sector.
- **Internet or E-Commerce Sales:** A long term threat to brick and mortar retailing.

Within the last 15 years, the market has seen seismic shifts in the manner in which people purchase retail goods and services. Clearly e-commerce has had a significant impact on brick-and-mortar retailers. However, the public has also shown a strong preference for purchasing goods and services at big box retailers, many of whom have transitioned into modified grocery outlets.

The Greater Phoenix retail market had a relatively healthy 2018, with both reduced vacancy and continued absorption, albeit more modest than in 2017. With the local economy remaining healthy and the housing market continuing on its path of development, expanding retailers will sustain the momentum in the market, particularly among restaurants and other small-space users that thrive when household incomes increase.

There will continue to be competition for retail tenants in the trade area surrounding Avondale City Center. In the West/Southwest submarket, there is 1.2 million square feet of retail space planned in existing and future shopping centers.

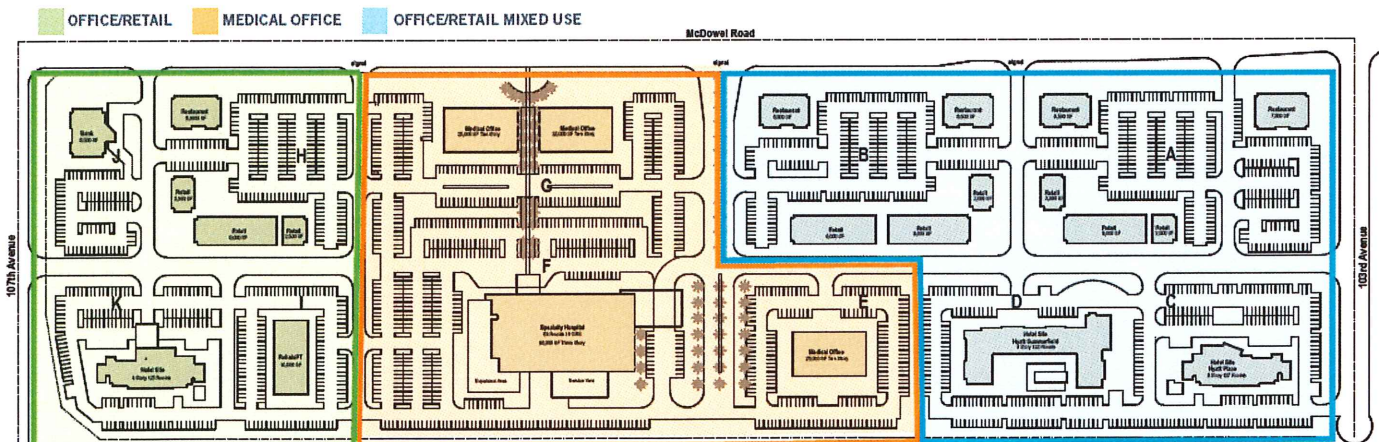


Retail Construction Phases Under Construction & Planned Q3 2018

Property Name Address	Total SF Year Built	Existing	Under Construction	Planned	Development Type
ALDI Laveen Center SE Baseline Rd/59th Ave	52,900 2019			52,900	Neighborhood Center
Canyon Trails Towne Center NE Yuma Rd Cotton Ln	700,000 2008	389,271		139,300	Power Center
EoS Fitness NE Encanto Ave/75th Ave	81,000 2018	35,000		46,000	Neighborhood Center
Estrella Commons SEC I-10/Estrella Pkwy	190,400 2019			190,400	Neighborhood Center
Laveen Park Place SW Baseline Rd/59th Ave	273,763 2018			273,763	Power Center
Maya Cinemas SW McDowell Rd/67th Ave	83,076 2019			83,076	Neighborhood Center
Park 10 SE McDowell Rd/107th Ave	146,305 2016	69,665		76,640	Retail/Office
Pebblecreek Village SW McDowell Rd Pebble Creek Pkwy	176,420 2018			176,420	Neighborhood Center
Sundance Marketplace SE Yuma Rd Watson Rd	64,151 2018			64,151	Community Center
Village Grove at Verrado NW Indian Schl Rd Jackrabbit Trl	173,557 2018			140,270	Neighborhood Center
Properties: 10	1,941,572	493,936		1,242,920	
Source: CBRE					

Centers closest to City Center include:

Park 10, a 43-acre mixed use project at the northeast corner of I-10 and 107th Avenue which is available for retail, medical and office uses. Nearly 70,000 square feet has been developed at the eastern edge of the property.

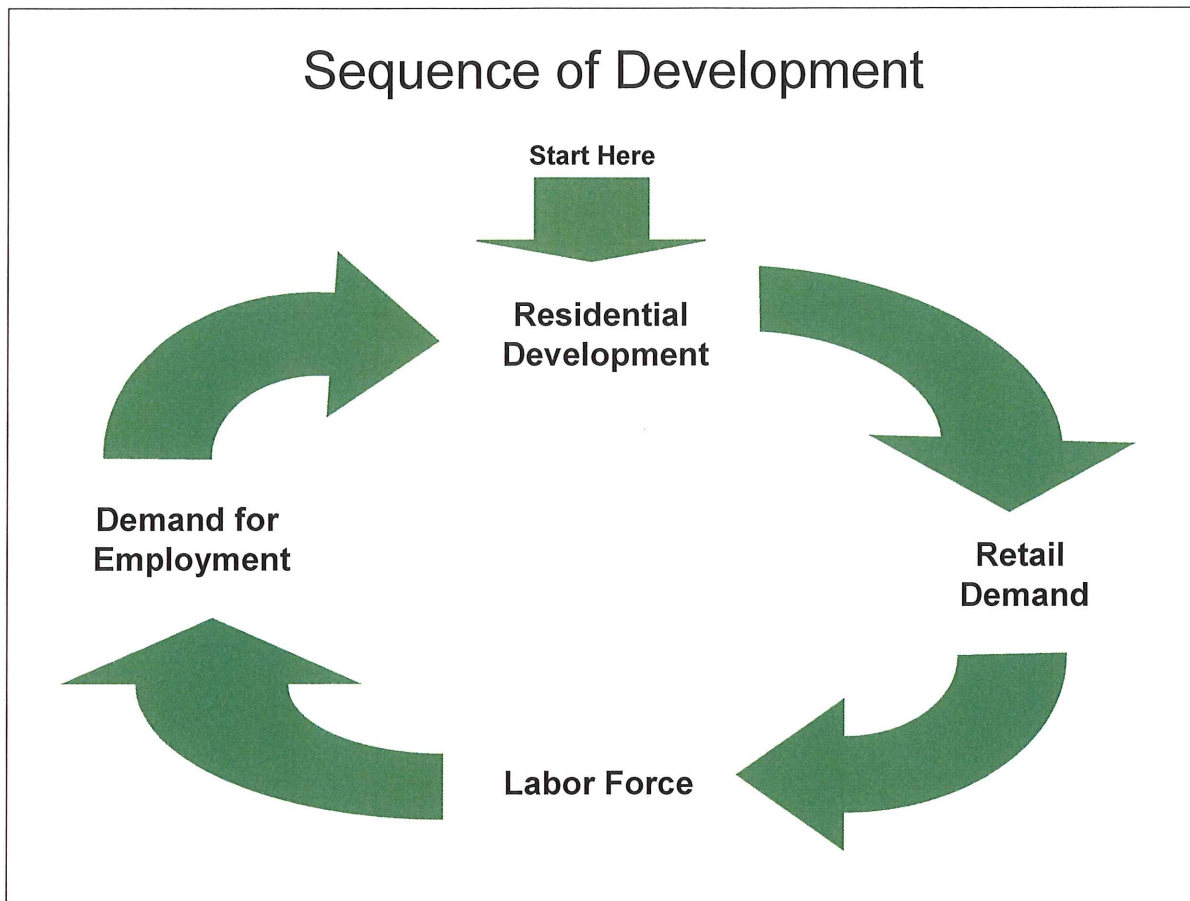


Estrella Commons, at the southeast corner of I-10 and Estrella Parkway. This is a mixed-use plan including two hotel sites, nearly 170,000 square feet of commercial space including a grocery store and theater, single family subdivisions totaling 430 homes, an apartment community and a 290-unit single family rental community.



Continued residential development in all forms within and surrounding the Avondale City Center will be critical to the eventual success of the City Center vision. As the following graphic helps to illustrate, local residents will be the main source of retail demand and also provide a local workforce for eventual office development. This residential development must come first, eventually building to a critical mass of residents to attract additional retailers.





According to ESRI demographics, there is generally a surplus of retail in the surrounding market area compared to local resident demand. However, retail gaps were identified in the immediate 1-mile radius surrounding the City Center. The 1-mile area around City Center is currently underserved in nearly every retail category, though many of these needs can be found within two miles of City Center and do not necessarily represent an opportunity for additional retail development.

The largest underserved retail categories that would have potential opportunities at City Center include food and beverage stores, food services and drinking places, and general merchandise stores. by just over 52,000 square feet. This amount of calculated space does not justify additional retail development in regard to general merchandise or food and beverage stores. However, it does indicate that there may be opportunities today for new restaurant, fast food, coffee shop, or other food away from home options, which would serve the local population, hotel guests, and patrons of the sports complex. ESRI reports a \$6.9 million leakage of restaurant demand, equating to between 13,000 and 20,000 square feet of potential restaurant development.



Retail MarketPlace Profile

Avondale City Center - 1 Mile Radius

Summary Demographics

2018 Population	8,710
2018 Households	3,003
2018 Median Disposable Income	\$44,958
2018 Per Capita Income	\$22,226

2017 Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Motor Vehicle & Parts Dealers	\$18,042,388	\$86,681,105	-\$68,638,717
Furniture & Home Furnishings Stores	\$2,821,052	\$0	\$2,821,052
Electronics & Appliance Stores	\$2,849,598	\$0	\$2,849,598
Bldg Materials, Garden Equip. & Supply Stores	\$5,304,237	\$1,431,123	\$3,873,114
Food & Beverage Stores	\$14,412,872	\$936,852	\$13,476,020
Health & Personal Care Stores	\$5,008,756	\$9,378,501	-\$4,369,745
Gasoline Stations	\$8,206,636	\$9,735,744	-\$1,529,108
Clothing & Clothing Accessories Stores	\$3,972,461	\$0	\$3,972,461
Sporting Goods, Hobby, Book & Music Stores	\$2,382,426	\$0	\$2,382,426
General Merchandise Stores	\$16,422,645	\$0	\$16,422,645
Miscellaneous Store Retailers	\$3,306,935	\$223,324	\$3,083,611
Nonstore Retailers	\$803,539	\$69,666	\$733,873
Food Services & Drinking Places	\$9,369,856	\$2,516,042	\$6,853,814

Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

Some of the most actively developed retail types in today's market include restaurants, value-oriented retail, and local services. These users may be located within shops or freestanding pads. The uses that could be marketed for the City Center include fast food restaurants, fast casual restaurants, coffee shops, fitness/pilates/yoga studios, dry cleaners, hair salons, and nail salons.

Going forward, according to MAG's projection of population in the immediate area, new population will create retail demand for approximately 27,000 square feet of space over the next decade (2020-2030). This amount of space again denotes opportunities that are limited to freestanding pads or small shops in an unanchored development.

Based on our review of residential projects in the pipeline and the opportunity to attract additional residential development within and immediately surrounding City Center, it is our opinion that the area could reasonably experience twice as much residential growth as originally forecasted by MAG over the next 10 years, equating to demand for over 63,000 square feet of retail space, or the equivalent of a small neighborhood center.

In the longer term (2030-2050), a more substantial amount of retail will be warranted due to the expected population growth in the immediate and surrounding area. The anticipated growth in population in these later years should reach a critical mass of new residents to attract an anchored



neighborhood center and other retail development in excess of 100,000 square feet of commercial space. This could include a major anchor tenant such as a grocery store or family entertainment center. With the extensive residential master planned subdivisions located further south near Broadway Road planned to begin opening in 2019 and 2020, a larger retail anchor with a draw of 3 to 5 miles may be possible at City Center.

Hospitality

Similar to residents, hotel development provides an influx of disposable income spending by visitors in categories such as transportation, restaurants, retail, personal services, and entertainment. These tourists act as a base industry sector by bringing dollars from outside the region into Avondale to spend while creating minimal need for City services. More importantly, as each new hotel project is constructed and achieves stabilized occupancy, they will incrementally create additional demand for nearby retail and restaurants. This supplements the demand from permanent residents.

Avondale has done a tremendous job leveraging its I-10 freeway access and visibility to attract hotel development. With the existing hotels of Hilton Garden Inn and Homewood Suites by Hilton and the two new hotel projects (Residence Inn by Marriott – 102 rooms, My Place Hotel – 63 rooms), the City Center is experiencing success in developing a hospitality core. Continued hotel development should be encouraged as the market grows or for differentiated hotel segments that do not cannibalize the existing hotels' market share.

Office

Typically, the office market is one of the last commercial real estate sectors to enter a suburban city. By comparison, retail development is usually the first commercial sector to enter a community after housing/residential development and when population growth reaches a critical mass. In this southern area of Avondale, a critical mass of population is still developing, and Avondale will begin to see office development only after continued significant growth in residential and retail development.

Office developers prefer to cluster office buildings in high traffic, accessible locations, preferably near amenities. Approximately 87% of all speculative office space in Maricopa County is located in three cities – Phoenix, Scottsdale and Tempe. Absorption in suburban areas is typically modest and the Avondale office market will in all likelihood experience slow growth. Given the amount of office land available along the I-10 and Loop 101, Avondale City Center will be challenged to compete with other potential office sites.

The demand for mid-rise office buildings along Avondale Boulevard is most likely still decades into the future. Based on the current demographic characteristics of the population surrounding the City Center area, competition from other West Valley communities that have similar, if not better, assets to attract office employers (including the Westgate area in Glendale along the Loop 101), and employment growth that will still take some time to mature as the West Valley shifts from blue collar employment to management and professional jobs, office development at City Center will take quite some time.



The most likely interim office/employment development opportunities for the City Center in the near term will be local serving office users that can locate in unanchored retail centers or neighborhood centers often anchored by a grocery store or other major tenant with regional name recognition. Service oriented office tenants are ideal for smaller centers. These users prefer to be located close to a population base and can include personal and medical services. These office users are well suited to occupy a modest amount of space that can be located within an in-line shop or as a freestanding pad. The most marketable users today could include:

Medical

- Dental/Orthodontic offices
- Physical Therapy
- Chiropractor
- Primary Care Physician
- Dermatology, Esthetician, Weight Loss or Other Specialization

Local Services

- Insurance Providers
- Financial Advisors
- Tax Accountants
- Real Estate Agency
- Banking

Modified SWOT Analysis

Weaknesses and Threats

1. At 402 acres in size the City Center Plan is likely too large. Downtowns of most moderately-sized cities are much smaller in size. For instance, Downtown Tempe is roughly 90 acres in area. Lifestyle centers similar to Kierland Commons or the Scottsdale Quarter are no more than 40 acres in size. The plan for the Avondale City Center has attempted to address an area that is too large in area with many divergent uses.
2. The fractured ownership of the City Center area makes it difficult to implement an overall plan of development. Projects that have endorsed many of the design objectives of the City Center Plan have been developed under a single unified ownership. This allows for creation of a lively street scene, outdoor cafes, walkability, open spaces, and other amenities. It also allows for unified planning, marketing, and phasing of the project.
3. The market area is impacted by the extent of non-residential uses, typically industrial uses, located to the east and west of Avondale Boulevard. This reduces the support for retail and other uses in the City Center.
4. To date, the City Center has developed in a haphazard manner and uses that might have benefited the City Center have developed in other locations. As a result, apart from the sports facility, the current City Center development does not have a focus or center of activity/attraction for residents. For instance, the Akos Medical Campus that is locating on McDowell Road could have served as an anchor for the City Center. Likewise, the City Hall campus that could serve as a partial anchor for the City Center is located outside of its boundaries. Making connections from City Hall to the City Center could help to mitigate this somewhat and help drive more traffic to the site.



5. The retail market surrounding the City Center is very mature and most major retailers have already located within the market area. Retail development has largely passed over Avondale Boulevard in favor of 99th Avenue, Litchfield Road, Dysart Road, and sites farther west in Goodyear. The opportunity to capture a major retail anchor appears limited. Future retail development in the City Center will likely be neighborhood serving – grocery stores, personal services, small office users (dentists, insurance, etc.), and similar uses.
6. The surrounding trade area is limited in size with moderate incomes. According to the American Community Survey 2013-2017 5-Year estimates, there are 22,758 persons in 7,128 households within one mile of the intersection of Avondale Boulevard and Van Buren. Household incomes are moderate at approximately \$49,000. By comparison, the median income in Maricopa County is \$58,580. In the near term, the limited population levels near the City Center will impede development.

Strengths and Opportunities

In spite of the above weaknesses, the longer-term opportunities for development of the City Center appear very positive.

1. The population of the market area that will support development in the City Center should grow rapidly. Some of the nearby residential subdivisions include Roosevelt Park II with 607 homes, Verde Trails with more than 1,000 homes and Alamar with nearly 3,700 homes. The Fairway Townhomes project of 161 units is also proposed on Van Buren Street and Fairway Drive.
2. The City Center area is an infill location that over time will become more valued as a potential site for mixed-use development.
3. High density residential development is key to the success of the City Center. The plan appears to have significant areas designated for such uses.
4. The City Center Plan can be designed as a phased plan that will allow for an increase in the intensity of uses over time as the market demands. The parking lots of today can be converted to structured parking to support office development in the future. The plan needs to establish implementation measures for the near-term, so development can proceed incrementally under a vision for the area that will allow for transition to more intensive uses over time.

Conclusions

While the above weaknesses are impediments to future development in the City Center, the City has recognized that some changes are needed. The amendments to the design standards for the Empire property west of Avondale Boulevard will serve to encourage near-term development in the City Center. However, the City should still promote the development of a neighborhood-serving retail center that stands out from others and provides for walkability, outdoor uses, and other design objectives. This development could jumpstart other projects as well.

An example of a traditional retail center that stands out from others is the 92,000 square foot Paseo Village in McCormick Ranch in Scottsdale. The center is now 25 years old and has



undergone changes in tenants over the years, losing a grocery store which is now occupied with a fitness center. The complex has lush landscaping and walkways within the parking lot. A gas station is even included at the northern end of the center. Adjacent to the center to the right, a church is being redeveloped into office and restaurant space.



Initial phases of commercial development at the City Center will be constrained by a limited market. It is recommended that development proposals be allowed flexibility to address these market constraints while maintaining an eye on the long-term City Center vision. This will require a collaborative effort on the part of the City leadership, staff, property owners and the development community.

Long term redevelopment of properties over time – whether as individual buildings undergoing expansion or remodels, future conversion of surface parking lots into parking structures, or adaptive reuse of buildings including possibly tear downs of buildings from early phase of



development— has a legitimate role in the long-term development of the City Center Plan over time. Redevelopment as a strategy to respond to changing market conditions over time is consistently used in city centers within communities throughout the Valley.

The City's vision for this area as an important employment center capable of accommodating retail, hotels, office buildings and high-density residential uses can be achieved in the long term. However, the implementation process must be tempered with the realities of the real estate market and the site relative to competing areas. The vision can be achieved over the long term if the underlying planning standards, guidelines and zoning are set in place to permit interim development of property in the short and intermediate terms which will benefit the City as well as property owners, and ultimate development of property at higher density and intensity as the real estate market in the West Valley matures and demand for employment expands.

From an economic perspective, the key to a successful Avondale City Center is phased development of property over the long term, much like what has occurred in other parts of the Valley where redevelopment activities are underway due to strong demand for retail or office uses. The City Center Plan must be designed to accommodate land uses based on current demand as well as future demand.

Adopting planning standards and guidelines that permit phased or staged development of retail and office sites along Avondale Boulevard will bring significant benefits to the City as well as to property owners. Conversely, forcing the area to lie fallow until demand for intensive retail or office development surfaces in the future will produce few, if any, benefits.

There are two main recommendations that could help to accelerate market demand for all types of development:

- 1. Identification of incentives and public/private partnerships that may become available to promote development of the City Center.**

Public investment by the City can help induce development on a project by project basis or by engaging a master developer for certain sites within City Center. Careful construction of development agreements, verified to be a fiscally sound investment for Avondale, can help attract development and move a project beyond past hurdles that may have been related to the cost of infrastructure, design standards, or simply the market rents compared to expected development costs.

- 2. Identification of “catalysts” that will help promote or kick-start development of the City Center.**

As the Specific Plan identifies, a major user could land in the northwest area of City Center and could include a corporate campus for a major employer, a post-secondary institution, or a major healthcare center. While expectations should be tempered (attracting a major user should be considered a low probability event), it still worth pursuing and planning efforts to make a site development ready and marketed to regional economic development agencies should be next steps.





AGENDA ITEM REPORT

SUBJECT: General Plan 2030 Minor Text Amendment and Minor Map Amendment, The BLVD Specific Plan - Application PL-19-0151

MEETING DATE: 8/15/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Jodie Novak, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by the City of Avondale Planning Division for approval of a Minor General Plan Text Amendment and a Minor General Plan Land Use Map Amendment related to the City's The BLVD Specific Plan (formerly City Center Specific Plan). The proposed Text Amendment will replace the existing City Center land use category with a new The BLVD land use category that reflects the six new land use "Districts" proposed as part of The BLVD Specific Plan. The proposed Map Amendment will apply the new The BLVD land use designations to approximately 356 acres generally bounded by the I-10 Freeway, Coldwater Springs Boulevard, 113th Avenue, and 117th Avenue. Additionally, the proposed Map Amendment will revise the land use designation of approximately 87.6 acres located at the northeast corner of 119th Avenue and Van Buren Street to Mixed Use; this portion of land is proposed to be removed from the City Center/The BLVD area as part of the accompanying update. The Commission will take appropriate action.

BACKGROUND:

The Avondale General Plan 2030 (GP2030) was approved by City Council in April 2012 and ratified by Avondale voters in August of that same year. Since ratification, the GP2030 has helped to further Avondale's aspiration of becoming a "Healthy, Sustainable Community". Overall, the Plan has received exceedingly positive reviews from inside the community, as well as recognition from multiple outside organizations.

Adopted in 2008, the City Center Specific Plan (CCSP) establishes a framework of streets, land uses, parks, and building form intended to create an active area with a variety of residential unit types, employment centers, and various active pedestrian-oriented uses for an approximate 402-acre area roughly bounded by the I-10 Freeway on the north, Coldwater Springs Boulevard on the south, 113th Avenue on the east, and 119th Avenue on the west. Correspondingly, GP2030 includes a "City Center" land use intended to accommodate development in accordance with the vision outlined in the current CCSP. Likewise, the GP2030 Land Use Map applies the City Center land use category, with sub-categories corresponding to the CCSP's Land Use Map, to the properties within the current CCSP boundaries.

In November 2018, the City Council provided direction to update the CCSP and provide a more flexible framework that will assist in attracting development to the area. With this direction, Staff is processing a major

update to the CCSP, to be heard by the Commission as a separate agenda item this evening. The proposed update, if approved, will reduce the plan area boundary to 356 acres, reevaluate land uses within the plan area, create new “sub-districts” reflective of the updated vision, and rename the area from the City Center to “The BLVD (The Boulevard)”.

Upon approval of the new The BLVD Specific Plan ("The BSP"), the GP2030's City Center land use category and the application of the City Center land use designation to the original 402-acre area will no longer be in conformance with the adopted vision for the area. To rectify this issue and bring the General Plan into direct conformance with the new The BSP, a General Plan Text Amendment, to create a new "The BLVD" land use category and related sub-categories, and a General Plan Land Use Map Amendment, to apply the new category to the land within the revised Specific Plan boundary, are required.

SUMMARY OF REQUEST:

The proposed request involves two components, a Minor Text Amendment to GP2030 and a corresponding Minor Land Use Map Amendment.

Proposed Text Amendment

As noted previously, upon adoption of the new The BLVD Specific Plan, the GP2030's City Center land use category will no longer reflect the vision of the City Council for development in the plan area. As such, a Text Amendment to delete the City Center category and replace it with a new The BLVD category is necessary. The proposed new The BLVD category (Exhibit A) includes six sub-categories, or sub-districts, that directly reflect the vision as established in the updated specific plan.

The BLVD land use is designed to accommodate development of an active, pedestrian-friendly urban environment with a mix of uses and varying scales of density and intensity. Expected uses, levels of intensity, and density vary depending on the six sub-districts. A brief description of each sub-district follows:

- **Gateway District:** This category is intended to accommodate development of commercial uses that will act as catalysts and spur demand for development in the remainder of The BLVD. Commercial uses that would typically be classified as development catalysts include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospitals, resort hotels, or 4-story or greater class-A corporate headquarters. In addition to catalyst type uses, large urban form residential developments (target density of a minimum 22 dwelling units per acre) that serve to increase population in The BLVD, 2 to 4 story mid-rise offices, and urban form retail and restaurant uses are appropriate in this land use.
- **Village District:** This category is intended to accommodate more conventional retail, restaurant, office, employment, and urban-form multi-family residential uses (target density of a minimum 18 dwelling units per acre), all with a strong pedestrian-oriented emphasis and contemporary urban design that interfaces with and creates a presence on adjacent streets. Development in the Village District will generate a diversity of activity to attract people to the area and support The BLVD as a whole. Convenience uses that cater more to automobiles than pedestrians, for example drive-through restaurants, are limited in this land use.
- **Park Avenue District:** This category will accommodate development of The BLVD's core. The Park Avenue District will be centered around a large gathering area to accommodate and function as the place for local casual or formal events and activities that will bring people to The BLVD, create a vibrant, active street scene, and in turn, support local business. Land uses within the Park Avenue District are to include a mix of hotel, retail, restaurant, sports, entertainment, theater, cultural, multi-family residential (target density of a minimum 22 dwelling units per acre), studio, office, and education, all designed to interface with adjacent streets in an urban manner and feature modern,

contemporary design. Retail and restaurant uses should be designed immediately adjacent to well-connected open spaces to create an active destination. Convenience uses such as drive-through restaurants are to be limited in this land use.

- **Residential District:** This category is intended to accommodate development of higher density, urban form housing in proximity the Park Avenue District, The BLVD's core. Development within this district can include a broad range of housing types including attached single-family (e.g. townhomes), apartments, and condominiums. Housing should take the form of both for-ownership and for-rent product types to appeal to various lifestyle choices. "Garden apartments" and other inwardly focused residential types are discouraged in favor of urban rowhomes, townhomes, and other residential types that strongly interface with adjacent streets and contribute to the overall sense of community within the The BLVD. The target density is a minimum of 18 dwelling units per acre, though product types under 18 DU/acre can be supported if they are part of a larger development that, overall, meets the minimum target density. Adjacent to existing single-family residential areas, residential uses in this land use should provide a transition of density and scale.
- **Neighborhood District:** This category is intended to accommodate development of detached single-family residences and attached townhomes within a target density range of 4 to 12 dwelling units per acre. Housing in this land use will provide families with an opportunity to reside in close proximity to an active, urban area, but in a more suburban-style home.
- **Promenade District:** This category will accommodate suburban-style retail, restaurant, services, and office development serving residents of The BLVD and surrounding neighborhoods. The character and form of development in this land use will be more suburban than in the other The BLVD districts, but with a pedestrian-oriented focus.

Proposed Land Use Map Amendment

A General Plan Land Use Map Amendment is needed to apply the proposed new The BLVD land use category to the properties located within the boundary of The BSP, replacing the existing City Center designation on those properties. Application of The BLVD category and corresponding sub-categories conforms directly to the land use map contained within the proposed Specific Plan.

Additionally, as noted previously, a reduction in the overall The BLVD land area is proposed as part of the update to The BSP. Specifically, removal of the approximate 87.6 acres of land located north of Van Buren Street, south of I-10, west of 117th Avenue and east of 119th Avenue is recommended in The BSP. Accordingly, this Land Use Map Amendment will revise the designation of the excluded property from City Center to Mixed Use, allowing for future development of a proportionate mixture of commercial and residential uses, serving as a transition to the more intense, more urban vision for The BLVD area.

PUBLIC PARTICIPATION:

City Staff is scheduled to hold a neighborhood meeting to discuss the proposed GP2030 Text and Map Amendments at 6:00 P.M. on Tuesday, August 13, 2019. The meeting will occur in the Mojave Conference Room in Avondale City Hall. The meeting has been advertised in the July 24, 2019 edition of the Arizona Republic. Four notification signs, which include information on the request along with details of the neighborhood meeting date, time, and location, were erected throughout The BLVD area on July 24, 2019. Additionally, all property owners within The BLVD and within 1,000 feet of the perimeter boundary were notified of the neighborhood meeting via postcards sent on July 17, 2019. Because the deadline for publication of this Staff report falls before the date of the Neighborhood Meeting, Staff will provide the Commission with a summary of the meeting during the presentation for this item.

One person, a resident in the Coldwater Springs community, phoned Staff concerning the request. The resident had general questions and did not indicate support for or opposition to the request.

No comments related to the proposal have been posted on the City's aVOICE digital forum. Seven persons have viewed the information about the request on that site.

All required notifications for this hearing have been completed. All property owners within The BLVD as well as those within 1,000 feet of the perimeter boundary were notified of the time, date, and location of this meeting via postcards sent on July 23, 2019. The four meeting notification signs located throughout The BLVD area were posted with the time, date, and location of this meeting on July 24, 2019. Lastly, the meeting was advertised in the Wednesday, July 31, 2019 edition of the Arizona Republic.

ANALYSIS:

With adoption of the new The BLVD Specific Plan, the GP2030 will, for a short time, be out of conformance with the Specific Plan. Approval of the proposed Text and Map Amendments is necessary to re-establish General Plan conformance with the Plan and to ensure that the General Plan reflects the City's most current vision for development of The BLVD Specific Plan.

The proposed new The BLVD land use category and six related sub-categories are in direct conformance with the proposed Specific Plan in regard to land uses, desired development form, and desired density/intensity of development. Likewise, the proposed Map Amendment is in direct conformance with the land use map contained within the proposed The BSP.

Approval of these Amendments will ensure that two of the three Planning documents governing development of property in The BLVD area are uniform and consistent. The third, the City Center zoning district (CCD), is also being revised to reflect The BSP and will be presented for recommendation as part of the City's comprehensive Zoning Ordinance update at this same meeting.

Conclusion:

Staff recommends approval of the proposed GP 2030 Text Amendment and Land Use Map Amendment.

DISCUSSION:

- The proposed Amendments are in direct conformance with the The BLVD Specific Plan as proposed and are necessary to maintain the General Plan's conformance with The BSP.
- The proposed Amendments are an improvement to the General Plan 2030 and are not solely for the good or benefit of a particular landowner(s).
- The proposed Amendments will not adversely impact the community as a whole or any portion of the community.
- The proposed Amendments are consistent with the overall intent of the General Plan and other adopted plans, codes, and ordinances.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Create and support diverse recreation & education opportunities.

- STRATEGIC GOAL: Pursue private development of sports, entertainment and hospitality amenities.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission should conduct a public hearing and recommend **APPROVAL** of Application PL-19-0151, a City-initiated request for a Minor Text Amendment and Minor Land Use Map Amendment to General Plan 2030 related to the City's The BLVD Specific Plan update.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0151, a City-initiated request for a Minor Text Amendment and Minor Land Use Map Amendment to General Plan 2030 related to the City's The BLVD Specific Plan update.

Exhibit A

Proposed General Plan Text Amendment

Page 46: 2012 Plan Map Land Use Categories, Commercial (Economic Vitality)

Proposed General Plan Text Amendment – Draft

2012 PLAN MAP LAND USE CATEGORIES

Commercial (Economic Vitality)

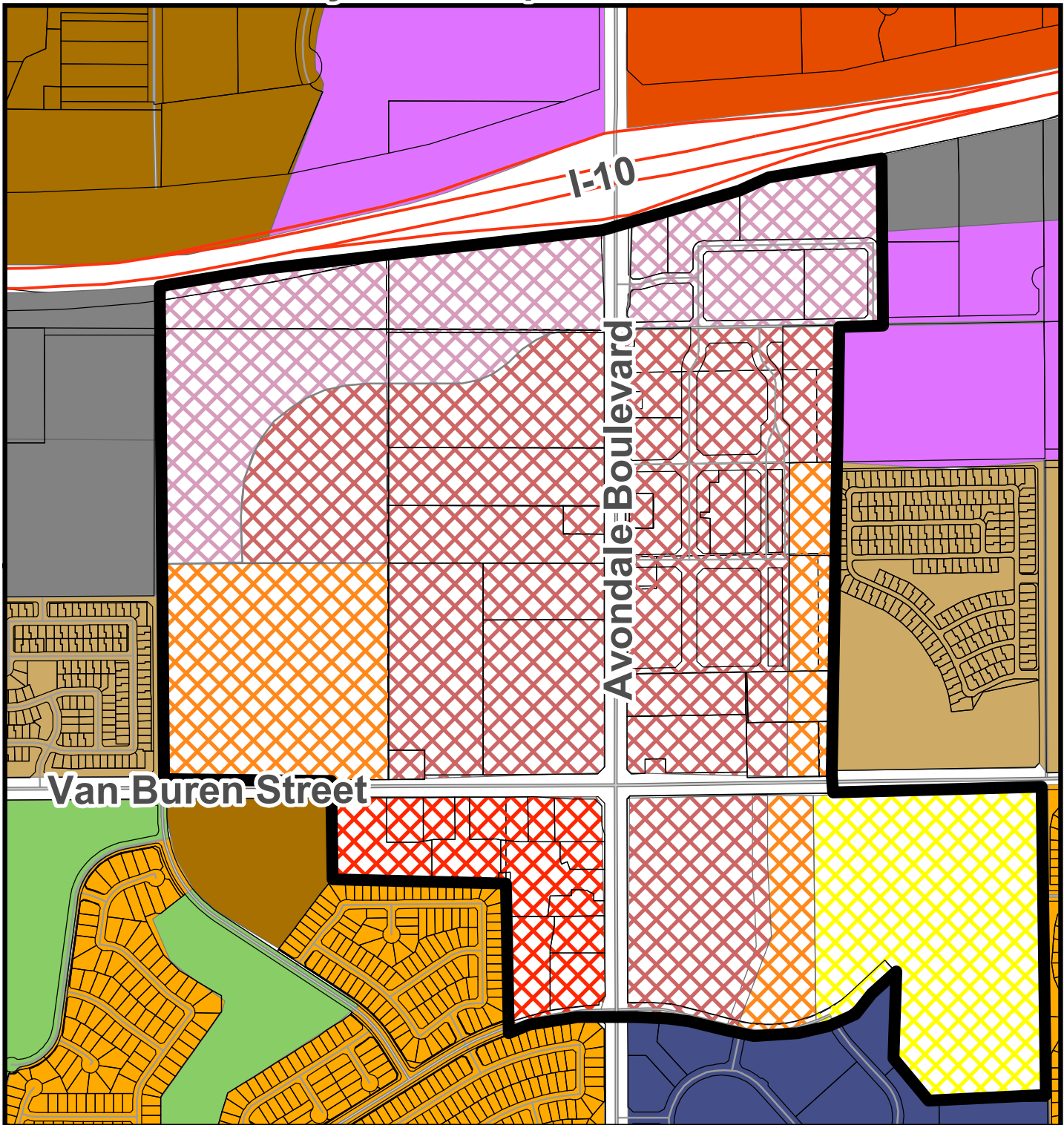
➤ THE BOULEVARD (THE BLVD) **City Center**

Land use category TO ACCOMMODATE DEVELOPMENT OF AN ACTIVE, PEDESTRIAN-FRIENDLY URBAN ENVIRONMENT WITH A MIX OF USES AND VARYING SCALES OF DENSITY AND INTENSITY. EXPECTED USES, LEVELS OF INTENSITY, AND DENSITY VARY BY “DISTRICTS” WITHIN THE BLVD. SIX DISTRICTS, EACH WHICH IS FURTHER DEFINED IN THE BLVD SPECIFIC PLAN (THE BSP), ARE INCLUDED: ~~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 Gateway Employment, Employment Mixed Use, Residential Mixed Use, Neighborhood Commercial, and Townhouse Residential further defined in the City Center Specific Plan.~~

- GATEWAY – DISTRICT TO ACCOMMODATE DEVELOPMENT OF COMMERCIAL USES THAT WILL ACT AS CATALYSTS AND SPUR DEMAND FOR DEVELOPMENT IN THE REMAINDER OF THE BLVD. COMMERCIAL USES THAT WOULD TYPICALLY BE CLASSIFIED AS DEVELOPMENT CATALYSTS INCLUDE, BUT MAY NOT BE LIMITED TO, POST-SECONDARY EDUCATION CAMPUSES, MEDICAL CAMPUSES AND/OR HOSPITAL, RESORT HOTELS, OR 4-STORY OR GREATER CLASS-A CORPORATE HEADQUARTERS. IN ADDITION TO CATALYST TYPE USES, LARGE URBAN FORM RESIDENTIAL DEVELOPMENTS (TARGET DENSITY OF A MINIMUM 22 DU/ACRE) THAT INCREASE POPULATION IN THE BLVD, 2 TO 4-STORY MID-RISE OFFICES, AND URBAN FORM RETAIL/RESTAURANT USES ARE APPROPRIATE IN THE GATEWAY DISTRICT.
- VILLAGE – DISTRICT TO ACCOMMODATE MORE CONVENTIONAL RETAIL, RESTAURANT, OFFICE, EMPLOYMENT AND URBAN-FORM MULTI-FAMILY RESIDENTIAL USES (TARGET DENSITY OF A MINIMUM 18 DU/ACRE), ALL WITH A STRONG PEDESTRIAN-ORIENTED EMPHASIS ON PEDESTRIAN-ORIENTATION AND CONTEMPORARY URBAN DESIGN THAT INTERFACES WITH AND CREATES A PRESENCE ON ADJACENT STREETS. DEVELOPMENT IN THE VILLAGE DISTRICT WILL GENERATE A DIVERSITY OF ACTIVITY TO ATTRACT PEOPLE TO THE AREA AND SUPPORT THE BLVD AS A WHOLE. CONVENIENCE USES THAT CATER MORE TO AUTOMOBILES THAN TO PEDESTRIANS, FOR EXAMPLE DRIVE-THROUGH RESTAURANTS, ARE LIMITED IN THIS DISTRICT.
- PARK AVENUE - DISTRICT TO ACCOMMODATE DEVELOPMENT OF THE CORE OF THE BLVD. THE PARK AVENUE DISTRICT WILL BE CENTERED AROUND A LARGE GATHERING AREA TO ACCOMMODATE AND FUNCTION AS THE PLACE FOR LOCAL CASUAL OR FORMAL EVENTS AND ACTIVITIES THAT WILL BRING PEOPLE TO THE BLVD, CREATE A VIBRANT, ACTIVE STREET SCENE, AND, IN TURN, SUPPORT LOCAL BUSINESS. LAND USES WITHIN THE PARK AVENUE DISTRICT ARE TO INCLUDE A MIX OF HOTEL, RETAIL, RESTAURANTS, SPORTS, ENTERTAINMENT, THEATER, CULTURAL, MULTI-FAMILY

RESIDENTIAL (TARGET DENSITY OF A MINIMUM 22 DU/AC), STUDIOS, OFFICE, AND EDUCATION THAT IS ALL DESIGNED TO INTERFACE WITH ADJACENT STREETS IN AN URBAN MANNER AND FEATURING MODERN, CONTEMPORARY DESIGN. RETAIL AND RESTAURANT USE SHOULD BE DESIGNED IMMEDIATELY ADJACENT TO OPEN SPACE TO PROMOTE PEDESTRIAN REFUGE AREAS, CREATE A DESTINATION, AND MINIMIZE PARKING IMMEDIATELY ADJACENT TO THE SPACE. THE SPACE SHALL BE WELL-CONNECTED TO STREETS, PEDESTRIAN TRAILS, AND BIKEWAYS. CONVENIENCE USES THAT CATER MORE TO AUTOMOBILES THAN TO PEDESTRIANS, FOR EXAMPLE DRIVE-THROUGH RESTAURANTS, ARE LIMITED IN THIS DISTRICT.

- RESIDENTIAL – DISTRICT TO ACCOMMODATE DEVELOPMENT OF HIGHER DENSITY HOUSING IN PROXIMITY TO THE PARK AVENUE DISTRICT CORE. DEVELOPMENT WITHIN THE RESIDENTIAL DISTRICT CAN INCLUDE A BROAD RANGE OF OPTIONS TO INCLUDE ATTACHED SINGLE-FAMILY, APARTMENTS, TOWNHOMES, AND/OR CONDOMINIUMS. HOUSING MAY TAKE THE FORM OF BOTH FOR-OWNERSHIP AND FOR-RENT PRODUCT TO APPEAL TO VARIOUS LIFESTYLE CHOICES. THE EXPECTATION FOR THIS AREA IS TO INCLUDE HIGHLY-AMENITIZED LUXURY LIVING, URBAN FORM RESIDENTIAL THAT FITS WITHIN AN URBAN, ENTERTAINMENT DISTRICT. “GARDEN APARTMENTS” AND OTHER INWARDLY FOCUSED RESIDENTIAL TYPES MORE COMMON IN SUBURBAN SETTINGS SHOULD BE DISCOURAGED IN FAVOR OF URBAN ROWHOMES, TOWNHOMES, OR OTHER RESIDENTIAL TYPES THAT ARE OUTWARDLY FOCUSED, MORE STRONGLY INTERFACED WITH THE STREET, AND CONTRIBUTE TO AN OVERALL SENSE OF COMMUNITY WITHIN THE BLVD AT LARGE. THE TARGET DENSITY SHOULD BE A MINIMUM OF 18 DU/AC. PRODUCT TYPES UNDER 18 DU/AC CAN OCCUR AS PART OF A LARGER MIXED DENSITY/HEIGHT RESIDENTIAL DEVELOPMENT THAT MEETS THE OVERALL TARGET DENSITY. ADJACENT TO THE EXISTING HOMES SOUTH OF THE RESIDENTIAL DISTRICT, THE RESIDENTIAL USES SHOULD PROVIDE A TRANSITION OF DENSITY AND SCALE. SMALL LOT SINGLE-FAMILY RESIDENTIAL ATTACHED HOMES MAY BE APPROPRIATE AS A TRANSITIONAL DENSITY IN THE RESIDENTIAL DISTRICT.
- NEIGHBORHOOD - DISTRICT TO ACCOMMODATE DETACHED SINGLE-FAMILY RESIDENTIAL AND ATTACHED TOWNHOMES WITH A TARGET DENSITY RANGING FROM 4 TO 12 DWELLING UNITS, PROVIDING FAMILIES WITH AN OPPORTUNITY TO RESIDE IN CLOSE PROXIMITY TO AN ACTIVE URBAN AREA, BUT IN A MORE SUBURBAN-STYLE HOME.
- PROMENADE – DISTRICT TO ACCOMMODATE SUBURBAN-STYLE RETAIL, RESTAURANT, SERVICES, AND OFFICE DEVELOPMENT FOR RESIDENTS IN THE BLVD AND SURROUNDING AREA. THE CHARACTER AND FORM OF DEVELOPMENT IN THE PROMENADE DISTRICT WILL BE MORE SUBURBAN THAN IN THE OTHER BLVD DISTRICTS, WITH A PEDESTRIAN-ORIENTED FOCUS. DRIVE-THROUGH USES SUCH AS RESTAURANTS, BANKS, PHARMACIES, AND SIMILAR ARE APPROPRIATE IN THE PROMENADE DISTRICT.

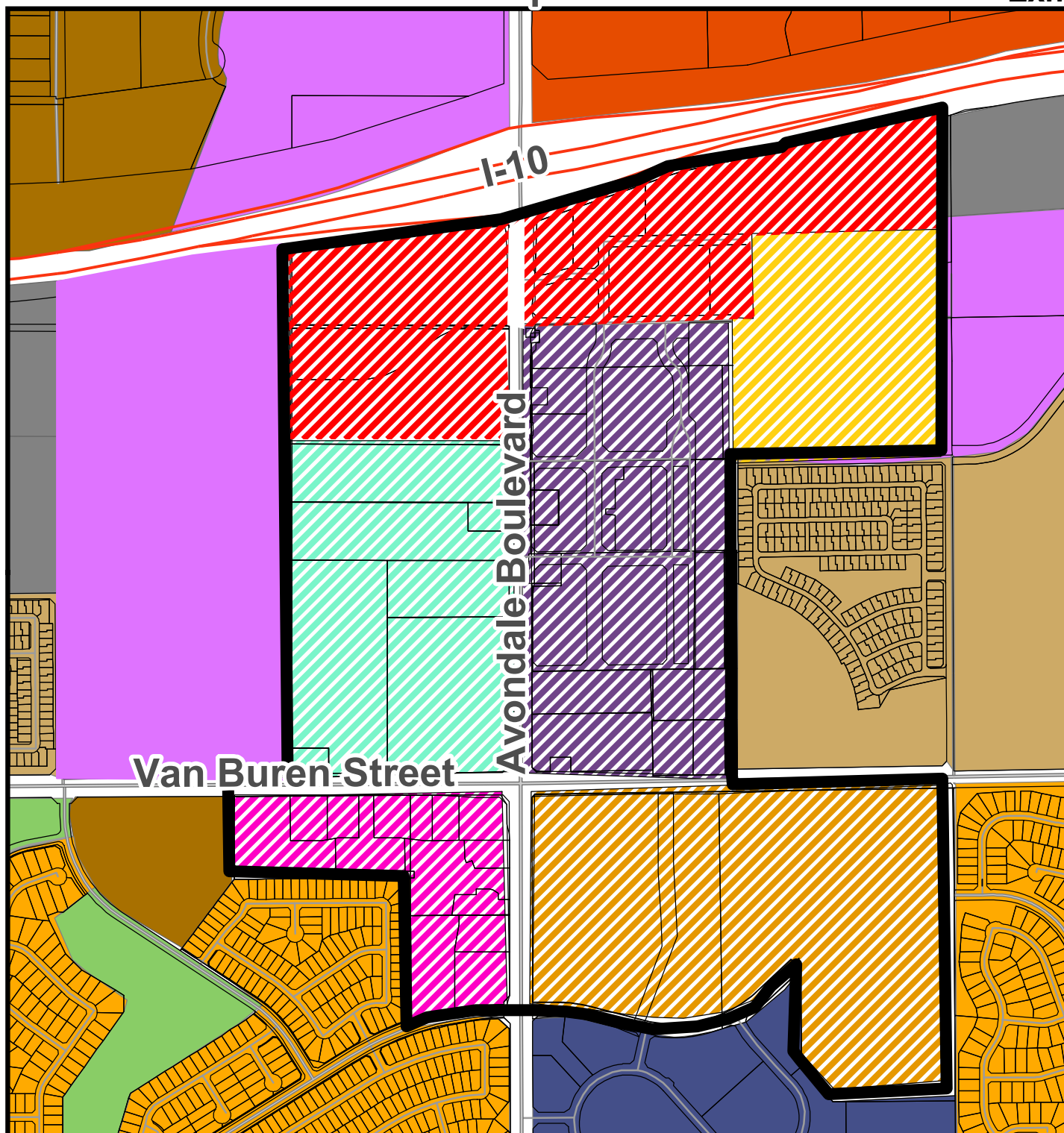


Current General Plan Land Use Map

- | | |
|---|---|
|  Employment Mixed Use |  Townhouse Residential |
|  Residential Mixed Use |  Neighborhood Commercial |
|  Gateway Employment | |

 Plan Boundary





Proposed General Plan Land Use Map

- | | |
|--|---|
|  Gateway District |  Neighborhood District |
|  Village District |  Residential District |
|  Park Avenue District |  Promenade District |
| |  Mixed Use |

 Plan Boundary





AGENDA ITEM REPORT

SUBJECT: Zoning Ordinance Text Amendments, Application PL-19-0156

MEETING DATE: 8/15/2019

TO: Planning Commission

FROM: Michelle Pelishek, Planner

THROUGH: Jodie Novak, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a Staff-initiated request for approval of text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 3 (Commercial Districts), Section 4 (Employment Districts), Section 5 (Special Districts; Overlays), Section 6 (Planned Area Development District), Section 7 (Supplementary Regulations), Section 8 (Parking), Section 9 (Signs), Section 11 (Required Public Art for New Planned Area Development (PAD), Commercial, Office, Employment, and Municipal Construction), Section 12 (Landscape, Walls and Fences), and Section 13 (Medical Marijuana Uses) will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, new development trends, address changes to industry standards, enhance the overall usability and accuracy, and allow for general housekeeping and clerical corrections. The Commission will take appropriate action.

BACKGROUND:

The Avondale Zoning Ordinance was first adopted in 1951 and has been updated numerous times. The last update occurred in January 2018.

SUMMARY OF REQUEST:

The following is a summary of the proposed amendments to the Zoning Ordinance referenced by section number. The specific proposed text for each of these sections may be found in Exhibit A.

- Update titles of Design Manuals throughout the Ordinance due to title changes with two City of Avondale Design Manuals in 2019.

Section 1 Administration and Procedures

- 106 Site Plan and Design Review

- o Revise notification process to exclude Limited Design Review applications. The Limited Design Review applications are minor in nature (e.g. changes to façade, exterior color changes) and are completed administratively. There would be a budget savings by not having to mail postcards to property owners within 1,000 feet of a property applying for Limited Design Review requests.

- 107 Administrative Relief

- o Update the requirements for administrative relief to not allow a reduction in parking stall sizes or required parking spaces. This is to ensure parking areas are safe, efficient, and convenient. Reduction in parking may still be proposed with a Parking Demand Study in accordance with Section 808 in the Zoning Ordinance.

- 115 Definitions

- o Remove the definition for caliper related to landscaping. This is due to a proposed change in how trees will be measured.

- o Remove the definition of landscape maintenance due to a duplicate definition under “maintenance, landscaping.”

- o Add a definition of mobile food vendor. This is in response to State legislation regarding mobile food vendors.

- o Revise the definition for permeable paving.

- o Add a definition for yard sign.

Section 2 Residential Districts

- 203 Uses Permitted With Conditions

- o Revise home occupation regulations:

1. Remove the restriction that a home occupation be limited to 25 percent of the floor area of a dwelling unit due to the difficulty in regulating the percentage of a dwelling used for such use.
2. Add regulation that the use of required garages are prohibited.
3. Add a provision prohibiting exterior parking of vehicles containing signs larger than six (6) square feet.
4. Change the number of off-street parking spaces permitted to one (1) instead of the Zoning Administrator determining the amount.
5. Clarify regulations pertaining to deliveries.
6. Clarify that one (1) business-related vehicle up to 10,000 pounds is permitted to be parked or stored on the property.
7. Rephrase regulation regarding customers visiting home occupations to purchase goods.
8. Add a regulation that no customers can visit a home occupation for certain service type uses.
9. Allow customers to visit homes for barber shops/beauty salons and add regulations for that use.
10. Clarify that employees who do not reside in the home are prohibited.
11. Clarify that home occupations cannot not generate vehicular or pedestrian traffic beyond what is normal in its district.

- 207 Manufactured Home (MH) District

- o Remove the minimum width requirement for manufactured homes. The State regulates the size of manufactured homes.

Section 3 Commercial Districts

- 303 Land Use Matrix

- o Add mobile food vendor to the land use matrix in response to State legislation regarding mobile food vendors.

- o Remove rehabilitation facilities and hospitals, excluding facilities for substance abuse and detoxification, under Education, Religious & Institutional Uses heading because it is listed under the Medical heading as well.

- 307 Old Town Avondale Business District (OTAB)

- o Change the authority to approve a sidewalk café from the City Attorney to the Zoning Administrator.

- o Remove allowance of sidewalk vendors.

Section 4 Employment Districts

- Section 402 Land Use Matrix

- o Add mobile food vendor to land use matrix and allow in Commerce Park and General Industrial zoning districts.

Section 5 Special Districts; Overlays

- 501 City Center District

- o Add The BLVD Specific Plan and The Boulevard District (The BLVD). The purpose of The BLVD Specific Plan (“The BSP”) is to implement the City Council’s vision of creating a vibrant, urban, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment, and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate 10. The BLVD Zoning District (The BLVD District, or “BLVDD”) is intended to complete the vision expressed in The BSP by prescribing building form, site design, and architectural standards for The BLVD area.

- 503 Special Use Overlay

- o Remove the requirement for the City Attorney to review applications for sand and gravel extractions and sanity landfills.

Section 6 Planned Area Development District

- 602 General Provisions

- o Remove the requirement for the City Attorney to determine the amount of financial assurances needed for construction of infrastructure improvements in the right-of-way.

- 603 Establishment of a PAD District

- o Revise the process for the expiration of PAD zoning.

Section 7 Supplementary Regulations

• 702 General Requirements

- o Add eaves to list of features that may project into required front or rear yards not more than five (5) feet.
- o Add eaves to list of features that may project into side yards not more than three (3) feet.
- o Prohibit mobile food vendors from operating in an area zoned for residential use or within 250 feet of an area zoned for residential use, except with a City-approved special event permit. This is in response to recent State legislation regarding mobile food vendors.

• 705 Seasonal Sales and Special Events

- o Change requirement from a maximum of 60 days per applicant for seasonal sales permits to a maximum of 60 days per calendar year per site. This will allow for easier tracking of a specific site rather than an applicant/person.
- o Add a provision exempting fireworks vendors from the requirement to obtain a seasonal sales permit during the dates specified by State statute.

• 708 Towers and Antennae

- o Updated regulations for wireless facilities:

1. Change the process for wireless facilities over 35 feet from a Conditional Use Permit (CUP) process to an administrative Site Plan process.
2. Add requirement for applicant to provide a written statement listing property owners consulted with for locating a Wireless Facility and rationale for not choosing an alternate site.
3. Add a minimum 600-foot distance requirement for a wireless facility from a residential zoned property, residential use, or property with a residential General Plan designation.
4. Add a requirement that the maximum height for Freestanding Monopole Wireless Facilities shall be 65 feet to top of palm fronds and branches, for monopalms and monopines.
5. Change palm tree to monopalm, change pine tree to monopine, change saguaro cactus to monocactus.
6. Remove allowance for lattice tower and guyed tower designs to be permitted without Alternative Structure designs. The Zoning Ordinance restricts new lattice tower and guyed towers from being constructed in Section 7.708.B.1.

Section 8 Parking

• 805 Parking and Access Standards

- o Add a requirement for single-family dwellings that one (1) visitor parking space per unit is required to be provided where on-street parking or driveway parking is not provided.
- o Add an allowance for vehicle overhang over landscape tracts and private sidewalks of a certain width to count towards minimum parking space dimensions.

Section 9 Signs

• 907 Permanent Sign Design, Illumination, and Construction

- o Remove all references to the Design Manual for Commercial, Industrial, and Multi-Family Residential Development due to signage requirements being removed from the Design Manuals.
- o Add requirements that were previously contained within the Design Manuals to the Zoning Ordinance for wall-mounted signs.

• 913 Signs Authorized With Permits

- o Increase maximum size of A-Frame signs from four (4) to six (6) square feet, which is a standard size for A-Frames signs.
- o Add allowances for off-premise model home signs.

Section 11 Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment, and Municipal Construction

• 1105 Public Art on Site

- o Remove the City Attorney or authorized designee of the City Manager as reviewers of security (i.e. bond, letter of credit) to guarantee installation of a Public Art piece and change to Zoning Administrator.

Section 12 Landscape, Walls, and Fences

• 1203 General Landscape Provisions

- o Revise the method used to evaluate tree size from caliper to box size due to industry standards and plant size availability.
- o Clarify that shrubs and trees are not to be planted in the first two (2) feet of a landscape planter directly in front of a parking space to allow for vehicle overhang.
- o Increase the width of landscape medians from five (5) to six (6) feet for double rows of parking. This is due to the proposed allowance of vehicle overhang to count towards parking space size.

o Increase the minimum number of live trees that must be planted near stealth wireless facilities from two (2) to four (4).

Section 13 Medical Marijuana Uses

• 1303 Requirements

o Change hours of medical marijuana dispensaries from 6:00 p.m. to 8:00 p.m. to align with typical dispensary business hours which are open similar to retail establishments.

ANALYSIS:

The Zoning Ordinance Text Amendments are not anticipated to result in any adverse impacts on the community. The amendments will address market trends and address inconsistencies that have arisen during the review process.

DISCUSSION:

STRATEGIC PLAN:

INITIATIVE: Encourage & Support Creative Innovation in Development & Service Delivery

• STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Staff recommends approval of the proposed Zoning Ordinance Text Amendments.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of application PL-19-0156 Zoning Ordinance Text Amendments, a request for text amendments to the City of Avondale Zoning Ordinance.

Exhibit A

Abstract of Changes

CITY OF AVONDALE ZONING ORDINANCE

SECTION 1	ADMINISTRATION AND PROCEDURES.....	3
101	Title, Authority, Jurisdiction and Purpose.....	3
102	Enforcement.....	7
103	Reserved.....	12
104	Development Review Procedures.....	12
105	Administrative Actions.....	13
106	Site Plan and Design Review.....	15
107	Administrative Relief.....	18
108	Conditional Use Permit.....	18
109	Zoning Ordinance Text Amendment.....	21
110	Zoning Ordinance Map Amendments (Rezoning).....	21
111	Variances and Appeals.....	23
112	Neighborhood Meeting.....	24
113	Public Notification.....	25
114	Applications and Fees.....	28
115	Definitions.....	28
SECTION 2	RESIDENTIAL DISTRICTS	63
201	Purpose.....	63
202	Land Use Matrices.....	64
203	Uses Permitted With Conditions.....	66
204	Uses Permitted With a Conditional Use Permit.....	70
205	Development Standards.....	72
206	Design Standards.....	73
207	Manufactured Home Park (MH) District.....	76
SECTION 3	COMMERCIAL DISTRICTS	81
301	Purpose and Intent.....	81
302	Standard Commercial Districts Statements of Purpose.....	81
303	Land Use Matrix.....	83
304	Uses Permitted With Conditions.....	86
305	Conditional Use Development Standards.....	91
306	Commercial Development Standards.....	93
307	Old Town Avondale Business District (OTAB).....	94
308	Cashion Business District (CBD).....	107
SECTION 4	EMPLOYMENT DISTRICTS	112
401	Purpose and Intent.....	112
402	Land Use Matrix.....	112
403	Uses Permitted With Conditions.....	114
404	Uses Permitted With a Conditional Use Permit.....	115
405	Development Standards.....	115
406	Design Standards.....	116
SECTION 5	SPECIAL DISTRICTS; OVERLAYS.....	119
501	The BLVD District City Center District	143

- k. To establish standards for performance, aesthetics and design.
- l. To establish procedures for zoning changes, use permits, variances, site plans and other permits and required approvals.
- m. To prescribe penalties of violation of said ordinances.

C. Relationship to General Plan, Subdivision Regulations, Design Manuals, and General Engineering Requirements Manual

This Ordinance and any amendments hereto shall be in conformance with the adopted General Plan and Specific Plans of the City of Avondale. The Zoning Ordinance, along with other regulations of the City of Avondale, including the adopted Subdivision Regulations, ~~Design Manual for Commercial, Industrial, and Multi-Family Development, Design Manual for Single-Family Residential Development,~~ [City of Avondale Design Manuals](#), and General Engineering Requirements Manual, as amended, are tools used to further the goals of the Avondale General Plan by regulating future development or redevelopment within the City of Avondale. Adherence to these documents shall be required.

D. Repeal and Severability

- 1. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- 2. Should any Section or provision of this Ordinance be decided by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

E. Establishment of Zoning Districts

In order to promote the orderly development of the City and carry out the provisions of this Ordinance and in order to classify, regulate, restrict, and separate the use of land, buildings and structures, the land within the City is hereby divided into the following Zoning Districts, as may be amended by the City Council:

- 1. Residential Zoning Districts.
 - a. Agricultural (AG)
 - b. Rural Residential-43 (RR-43)
 - c. Rural Residential-18 (RR-18)
 - d. Suburban Residential-35 (R1-35)
 - e. Suburban Residential-15 (R1-15)
 - f. Suburban Residential-10 (R1-10)
 - g. Suburban Residential-8 (R1-8)
 - h. Urban Residential-7 (R1-7)
 - i. Urban Residential-6 (R1-6)
 - j. Urban Residential-5 (R1-5)
 - k. Multi-Family Residential-2 (R-2)
 - l. Multi-Family Residential-3 (R-3)

(5) business days of the receipt of the application using postcards to each owner of property situated wholly or partly within one thousand (1,000) feet of the property to which the site plan relates. [This does not apply to Limited Design Review.](#)

E. Review

1. The Planning Division shall refer the site plan, design review, and/or comprehensive sign plan to the Development Review Committee to determine compliance with this Ordinance and any other applicable codes, plans and standards.
2. The Development Review Committee shall have the authority to request modifications to the site plan and design review and may approve conditions consistent with this Ordinance and any other applicable codes, plans and standards deemed necessary to protect the public health, safety and welfare.

F. Required Findings

1. The proposal is in conformance with all requirements of this Ordinance and any other applicable codes, plans and standards in place at the time the site plan and design review application is submitted.
2. The proposal is of high quality and furthers the City's aesthetic vision.
3. Adequate conditions of approval are imposed to ensure compatibility with the current or planned use of surrounding properties.

G. Approval

1. When the Development Review Committee has completed its review:
 - a. Any site plan and design review applications for properties zoned CCD (City Center District) shall be forwarded to the Planning Commission for its review and recommendation, and then to the City Council for its review and decision. The Development Review Committee shall include a recommendation of approval, approval subject to stipulations, or denial for the site plan and design review.
 - b. Any site plan and design review not requiring Planning Commission and City Council consideration specified in subsection 107(G)(1)(a) above shall be either: approved, approved with stipulations, or denied by the Development Review Committee.
 - c. Deviations proposed in a comprehensive sign plan from allowable sign requirements as specified in Section 904 of this Ordinance shall be approved as follows:
 - i. Modifications greater than twenty-five (25) percent shall be forwarded to the City Council for its review and decision. The Development Review Committee shall include a recommendation of approval, approval subject to stipulations, or denial for the proposed comprehensive sign plan.

Zoning Administrator shall schedule the appeal hearing for regularly scheduled Planning Commission. The Planning Commission shall review the site plan and design review application and make a decision as to whether the required findings have been met and approve, approve with stipulations, or deny the appeal. A majority vote of the Planning Commission shall be necessary to make a finding on the appeal.

107 Administrative Relief

The Zoning Administrator or authorized designee may authorize relief of up to ten (10) percent of any development standard. For projects located within a revitalization area, the Zoning Administrator or authorized designee may authorize relief up to thirty (30) percent of any development standard and may also waive specific non-quantitative development requirements. Notwithstanding the foregoing, the Zoning Administrator or designee shall not grant relief for any increase or reduction in allowable numbers of stories in a building ~~or for~~, any increase or reduction in permitted uses, reduction in parking stall size requirements, or required parking. Any relief authorized will be documented with findings consistent with all of the requirements below and filed with the building permit records, subdivision case file or other Planning Division records:

- A. An application by the property or on behalf of the owner was submitted on a form prescribed by the Zoning Administrator or authorized representative, and any applicable fees were paid.
- B. Notice, by first-class mail, postmarked at least five (5) days prior to the determination, was given to adjacent property owners determined by the Zoning Administrator or authorized designee as potentially affected by the request.
- C. The proposed improvement requiring relief will not be detrimental to the property requesting relief, any adjacent property or the City as a whole.
- D. The relief requested is needed due to the unusually small size or irregular shape of the parcel.
- E. The relief granted is the minimum required to meet the needs of the proposed improvement.
- F. The relief shall not be contrary to the purpose and intent of this Ordinance.

108 Conditional Use Permit

Some uses that are not permitted by right in a Zoning District may be acceptable as conditional uses. A site-specific review is required to determine if the location, design, scale and operation of the use is appropriate at given location. A Conditional Use Permit may only be granted for the conditional uses listed in each zoning category according to the procedure set forth below.

- A. Process and Procedure
 - 1. The designation of a use as a conditional use in a Zoning District does not convey a right or constitute an assurance that the use will be approved. Each application will be evaluated for compliance with the required findings set forth below. The burden of proof for satisfying these findings rests with the applicant.

Building Coverage: That portion of a lot occupied by any building or structure, including those buildings or structures not intended for human occupancy, calculated by dividing the total building ground floor area by the net site area. Open carports within parking lots in multi-family, commercial, and employment districts shall not count toward the building coverage calculation.

Building Façade: The exterior elevation of a building structure excluding any porches, overhangs, covered walkways, drive through covers or similar appendages.

Building Footprint: The outline of the total area covered by a building's perimeter at the ground level.

Building Ground Floor Area: The total area of the largest floor under roof, measured from the exterior faces of exterior walls, and not including the sum of the several floors of a multi-story building. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Building Height: The vertical distance measured from the adjacent grade level to the highest level of the roof surface of flat roofs, to the deck line of mansard roofs or to the mean height between eaves and ridge for gable, gambrel or hip roofs.

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. In any residential district, the primary dwelling shall be deemed to be the main building of the lot on which the same is situated.

Building Permit: A permit issued by the duly designated building official authorizing the erection, construction, reconstruction, alteration, repair, conversion or maintenance of any building, structure or portion thereof, where required by the City's adopted building codes.

Cacti: Any family of plants that have fleshy stems and branches with scales or spines instead of leaves and that is capable of storing water and requiring no supplemental irrigation.

~~**Caliper:** A standard measurement for trees based on the diameter of a tree trunk as measured a specific distance above the ground based on the type of tree.~~

Caretaker's Quarters: An accessory dwelling on non-residential premises that is occupied by the person who oversees the nonresidential operation twenty-four (24) hours per day, and his or her family.

Carport: A covered parking space open on one (1) or more sides that is intended and available for use at an automobile shelter.

Carwash, Self-Service: A facility for cleaning the exterior and interior of motor vehicles. Self-service means that the owner/operator either uses equipment such as a wash wand to wash the vehicle manually or remains in the vehicle while automated equipment in a tunnel design washes the exterior of the vehicle. In both types of self-service, the owner/operator of the vehicle cleans the interior of the vehicle and no employees of the facility touch the vehicle except potentially to pre-scrub the exterior prior to its entering the wash tunnel.

is sold, but shall not include stores selling consigned vehicles, auto parts, scrap or waste. Consignment shops are distinct from thrift stores, pawn shops and non-consignment secondhand retail stores.

Convalescent Home: A facility served by a common kitchen that provides living quarters and medical care to non-elderly residents recovering from non-chronic illness or injury, and which is licensed by the State of Arizona as a nursing home.

Corral: A fenced area or enclosure intended for the confinement of livestock for feeding, shelter, or other purposes, not to be confused with a pasture used for the grazing of livestock.

Crown: The branches, twigs and leaves that make up the foliage portion of the tree.

Curb Line: The line at the face of the curb nearest the street or roadway. In the absence of a curb, the curb line shall be established by the City Engineer.

Day Labor Hiring Center: A for-profit or non-profit facility at which job seekers congregate to be hired by the day or by the job for short periods of time by third parties.

Day Spa: A business establishment that provides professionally administered personal care treatments such as manicures, pedicures, massages and facials.

Density: The number of dwelling units permitted per net acre of land.

Department: The City of Avondale Development and Engineering Services Department.

Design Guidelines: See Design Manuals.

Design Manuals: The adopted Avondale ~~Design Manual for Commercial, Industrial, and Multi-Family Residential Development~~ [Commercial and Industrial Design Manual](#), and Avondale ~~Design Manual for Single-Family Residential Development~~ [Single Family Residential Design Manual](#), and [Multi-Family Design Manual](#) as amended.

Development Review Committee: See Section 105 above.

Director: The person designated by the Avondale City Manager to oversee the Department.

Disability: The term “disability” means, with respect to an individual: (A) a physical or mental impairment that substantially limits one (1) or more major life activities of such individual; (B) a record of such an impairment or (C) being regarded as having such an impairment. For purposes of this definition, a qualified individual with a disability shall not include an individual who is currently engaging in the illegal use of drugs, when the covered entity acts on the basis of such use, except as provided in 42 U.S.C. § 12210. The term “illegal use of drugs” means the use of drugs, the possession or distribution of which is unlawful under the Controlled Substances Act, 21 U.S.C. § 812. Such term does not include the use of a drug taken under supervision by a licensed health care professional, or other uses authorized by the Controlled Substances Act or other provisions of Federal law. The term, disability, shall be interpreted in a manner consistent with the definition of disability in the Americans with Disabilities Amendment Act of 2008.

Distribution: See “Warehousing”.

Laboratory: A building, or portion thereof, used or intended to be used for scientific experimentation, observation, testing or analysis.

Landscape Architect: A person registered to practice landscape architecture in the State of Arizona.

~~**Landscape Maintenance:** The process of keeping a landscape healthy, clean, safe and attractive by landscape irrigation management and general care of landscape areas, including, but not limited to, weeding, erosion control and re-vegetation, turf care maintenance, ornamental pest control, seasonal flower color programs, professional tree care and water feature maintenance.~~

Landscape Maintenance Schedule: A submitted and approved document describing the planting and irrigation protection plan that will cover a planting installation's short term and long term maintenance requirements.

Landscape Material: Any materials, vegetative and non-vegetative, used for the purpose of landscape improvements which may include, but shall not be limited to, the following: trees, shrubs, groundcovers, turfs, vines, berms, non-vegetative groundcover materials, irrigation equipment, fences and walls.

Landscape Plan: A graphic representation of the development site depicting the locations of all existing and proposed landscape improvements to be present on the site at the completion of project construction.

Landscaping: An exterior improvement of property in accordance with an approved landscape plan and utilizing approved landscape materials.

Licensee: With respect to Section 10 only, a person in whose name a license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a license; and in the case of an employee, a person in whose name a license has been issued authorizing employment in a sexually oriented business.

Livestock: Cattle, horses, sheep, goats and similar animals, excluding swine.

Lot: A parcel of land created legally through a minor land division or plat, or two (2) or more contiguous parcels legally created to be used as a unit under the provisions of this Ordinance, as shown in the records of the Maricopa County Recorder's Office, and having its principal frontage on a street. In any district where a half-street has been dedicated not less than twenty-five (25) feet in width, lots facing on such half-street shall be deemed to have frontage on a street.

Lot, Corner: A lot located at the intersection of two (2) or more streets. A corner lot shall be considered to be on the block that the lot fronts.

Lot, Interior: A lot having only one (1) side on a street.

Lot, Internal: A lot within a planned shopping center having no street frontage but accessible to public streets through private infrastructure and access easements.

Lot, Key: An interior lot, one (1) side of which is contiguous to the rear line of a corner lot.

Lot Length: The length (or depth) of a lot shall be determined as follows:

qualifying patient (as defined in ARIZ. REV. STAT. § 36-2801, as amended) for a qualifying patient’s medical use or (D) a facility that incorporates or processes medical marijuana into a consumable or edible product.

Medical Marijuana Dispensary: A nonprofit medical marijuana dispensary (as defined in ARIZ. REV. STAT. § 36-2801, as amended) duly registered and certified pursuant to ARIZ. REV. STAT. § 36-2804, as amended.

Medical Office: A room or group of rooms used exclusively by physicians, dentists or similar personnel for the treatment and examination of patients solely on an outpatient basis.

Mini-Storage Warehouse: A facility that leases space to individuals or to small businesses wherein the rented spaces, known as “units”, are secured by the tenant’s own lock and key.

Mobile Food Vendor: A food establishment that is readily movable and that dispenses food or beverages for immediate service and consumption from any vehicle.

Mobile Home: A structure at least eight (8) feet in width and thirty-two (32) feet in length, built on a permanent chassis and designed to be used as a dwelling unit.

Motor Vehicle: Defined as set forth in ARIZ. REV. STAT. § 28-101, as amended.

Multiple-Trunk Tree: A tree with more than one (1) main trunk. To be considered a multiple - trunk tree, additional trunks should originate either from the soil line or no higher than twelve (12) inches above ground. Any tree that has additional trunks (scaffold branches) higher than twelve (12) inches is not considered a multiple-trunk tree.

Multi-Tenant Non-Residential Development: A development site for a shopping center, office park or commerce park whereupon a number of separate commercial and/or employment activities are located and in which there are appurtenant shared facilities, such as parking and pedestrian walkways. Distinguishing characteristics of a multi-tenant non-residential development may, but need not, include common ownership of the real property upon which the development is located, common wall construction, and multiple-occupant commercial use of a single structure.

Mural: A non-commercial message, picture, scene, or diagram exhibited on the outside wall of a building or structure through application of paint, canvas, tile, panels or similar materials such that the wall becomes the background surface or platform for the mural. A mural shall be considered a wall sign or commercial message if it contains words, logos, trademarks or graphic representations of any person, product or service for the purpose of advertising or identifying a business. Explanatory wording relative to the artwork may be incorporated into the mural.

Natural Vegetative Screen: A solid visual barrier designed and installed with long-lived plant material to conceal areas used for refuse, mechanical equipment, parking, and service and loading bays from street and public views and to separate potential incompatible land uses.

Net Floor Area: The total square footage of interior floor areas, interior courtyards, outdoor storage areas, and outdoor dining areas, exterior walkways, parking areas and landscaped areas, excluding the thickness of exterior walls.

Outdoor Dining: An accessory to a restaurant use that is located on private property and used exclusively for dining, drinking and pedestrian circulation.

Parapet: The portion of a wall that extends above the roof line.

Parcel: A lot or a contiguous group of lots under common ownership and/or control that are considered a single development site.

Palm Tree: A vertical palm that can reach twenty (20) feet or greater in height upon maturity.

Park Tree: Any tree, shrub, bush and all other woody vegetation in public parks and all other public lands owned by the City, or to which the public has free access as a park.

Parking Lot: A parcel of land upon which members of the general public may park their vehicles at no cost for the purpose of utilizing a use or facility.

Parking Lot Aisle: The areas immediately adjacent to parking stalls that permit maneuvering of cars entering and leaving the parking stalls, and which connect the parking stalls to the driveway or drive aisle.

Parking Lot, Commercial: A parcel of land upon which members of the general public may park a vehicle by paying a charge or fee for said usage to the landowner or his agent.

Patio Home: An attached or detached single-family dwelling constructed with no side yard on one (1) or more sides of the lot.

Paved Surface: A surface of masonry, concrete (including stamped/colored concrete) or asphalt. Properly compacted decomposed granite so as to provide an all-weather surface may be an acceptable paved surface for storage uses only.

Pawn Shop: An establishment where money is loaned on security of personal property left in pawn and pledged as collateral, and where the pledged property may be sold to the public if not redeemed by the pledgor within a fixed amount of time.

Permeable Paving: ~~A range of sustainable materials and techniques with a base and sub-base that allow the movement of storm water through the surface.~~ A specific type of pavement with high porosity that allows rainwater to pass through it and into the ground below. Permeable pavement shall be in the form of pervious concrete, plastic grids, permeable interlocking concrete pavers, permeable clay brick pavers, resin bound decorative paving, and bound recycled glass porous pavement.

Person: An individual, proprietorship, partnership, corporation, association or other legal entity.

Pet Boarding and Day Care Facility: A commercial establishment where domestic pets are temporarily housed within separate indoor units. This does not include the breeding, raising, or sale of animals. Pet grooming, training, veterinary care, or the sale of pet products may occur as accessory uses.

Place of Worship: A permanently located building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body to sustain public worship and related uses.

likenesses, attention-attracting media and devices, and other inanimate non-merchandise displays. Search lights may also be considered Special Promotion Signs.

Sign, Stroke Width: The width of the major lines comprising a letterform.

Sign Structure: The supports, uprights, braces and framework of a sign.

Sign, Subdivision Identification: A sign, by means of symbol or name, that identifies a residential community, but which does not include information used for a commercial purpose, including leasing rates, phone numbers or similar information.

Sign, Temporary: A sign not intended or designed for permanent display.

Sign, Theater: A variable message sign used by motion picture and performing arts theaters to announce current attractions, show times and on-site events.

Sign, Variable Message: A sign or portion of a sign designed to allow the immediate and frequent change of copy by manual, mechanical or electronic means.

Sign, Vehicle: A sign mounted, pasted, painted or drawn on any vehicle, whether motorized or drawn, that is placed, parked, or maintained at one (1) particular location for the express purpose and intent of promotion or conveying an advertising message.

Sign Walker: A person, who wears, holds or balances a commercial sign for the explicit purpose of promoting a business.

Sign, Wall-Mounted: A sign mounted to the wall of a building or structure.

Sign, Way-Finding: An off-premise sign that is part of a City-sponsored and coordinated program for the purpose of facilitating vehicular tourist transit to local destinations as designated by the way-finding sign program.

Sign, Window: A sign affixed to the interior or exterior of a window, or any sign located inside a building within six (6) feet of the interior side of the window and displayed so as to attract the attention of persons outside the building.

Sign, Yard: A type of temporary sign that is typically six (6) square feet or less in area and is supported by one or more stakes or metal wires inserted into the ground. The sign face is typically made of a semi-rigid material such as corrugated plastic, sheet metal, foam board, cardboard or placard. Yard signs may also be referred to by other names including lawn signs, road signs, bandit signs, or placard signs.

Single-User Development: Any lot and single-tenant building that is not part of a master planned development or multi-tenant non-residential development.

Site Area, Gross: The total ground area located within the property lines of a site, including any proposed portions to be dedicated for public use as streets, alleys, easements, or other.

Site Area, Net: The remaining ground area of the gross site area after deleting all portions for proposed perimeter right-of-ways and alleys.

- d. Farm animals under the age of six (6) months shall not be limited to an animal per square footage ratio.
- E. Feed Lot for cattle is allowed in certain residential Zoning Districts provided that the minimum site is forty (40) acres.
- F. Guest House is allowed in certain residential Zoning Districts provided that:
 - 1. A guest house shall not be rented, leased or sold separately from the principal residence or otherwise used for compensation.
 - 2. A separate address, water meter, utility meter, driveway or parking area shall not be provided for the guest house.
 - 3. The materials, colors and architectural style of the guest house shall be similar to the principal residence.
 - 4. The livable floor area of the guest house shall not exceed fifty (50) percent of the livable floor area of the principal residence.
 - 5. A detached guest house shall meet the location, height and setback requirements in Section 7 of this Zoning Ordinance.
 - 6. The Department shall maintain an administrative record that includes a site plan and a floor plan for each guest house with approved construction plans. The separate Design Review process outlined in Section 1 of this Zoning Ordinance is not required for guest houses.
- G. Home Occupations are allowed in certain residential Zoning Districts, provided that in addition to all of the use limitations applicable in the Zoning District in which the home occupation is located, no home occupation shall be permitted unless it complies with the following restrictions:
 - ~~1. No more than twenty-five (25) percent or four hundred (400) square feet of the floor area of the dwelling unit, whichever is less, shall be devoted to the home occupation.~~
 - ~~2.~~1. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted accessory building thereto, and in no event shall such use be apparent from any public way. Use of required garages shall not occur.
 - ~~3.~~2. There shall be no signs, no exterior display, no exterior storage of materials, no exterior parking of vehicles containing signs larger than six (6) square feet, and no other indication of the home occupation or variation from the residential character of the principal building.
 - ~~4.~~3. No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.

- ~~5.4.~~ No home occupation shall be permitted that is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
- ~~6.5.~~ Any need for parking generated by the home occupation shall be off-street. ~~The Zoning Administrator shall determine the number of parking spaces required based on the parking provisions of this Section.~~ One (1) off-street parking space is permitted for the home occupation.
- ~~7.6.~~ ~~No business vehicle shall be used in connection with the home occupation for delivery of goods to or from the premises. This provision does not preclude the delivery of mail or packages by the Postal Service or other private delivery service.~~ No pick-up or delivery by business-related vehicles which exceed 20,000 pounds gross vehicle weight (except USPS and standard UPS/FedEx sized delivery trucks) is permitted.
- ~~8.7.~~ ~~A maximum of one (1) vehicle used in conjunction with the home occupation is permitted to be kept, garaged, or stored at the residence.~~ Only one business-related vehicle with a manufacturer's gross vehicle weight rating (GVWR) of not more than ten-thousand (10,000) pounds used for the home occupation may be parked or stored at the property.
- ~~9.8.~~ ~~There shall be no merchandise or commodity sold upon the premises.~~ Customers shall not visit the home occupation to purchase goods or services, excluding barber shops/beauty salons. Barber shops/beauty salons shall not occupy more than 200 square feet of the floor area, a maximum of one (1) washing station, and a maximum of two (2) customers per day.
- Prohibited services include massage parlors, restaurants, veterinary hospitals, veterinary offices, commercial kennels, dog grooming, vehicle services, and like services.
- ~~10.9.~~ ~~If the home occupation employs persons other than the family members residing in the dwelling used for the home occupation, such other employees shall not work in the dwelling used for the home occupation.~~ Employees who do not reside in the home are prohibited.
- ~~11.10.~~ Such occupation shall not require internal or external alterations or construction features or equipment or machinery not customary in residential areas.
- ~~12.11.~~ The activity shall not generate vehicular or pedestrian traffic beyond that which is normal in its district.

- H. Places of Worship shall be located on an arterial street or at the intersection of two (2) collector streets.
- I. Public utility facility required for local service is allowed in certain residential Zoning Districts provided that:
1. It is required for local service.

1. The Design Manuals adopted by City Council and maintained by the Zoning Administrator or designee shall serve as guidelines for site and architectural design in all districts.
2. A variety of lot sizes is encouraged to be provided in developments of more than eighty (80) lots. In subdivision of more than eighty (80) lots, a minimum of twenty-five (25) percent of the lots shall be a different size.
3. Creation of neighborhoods by lot layout, shared development standards, shared architectural themes, open space, walls and landscaping is required.
4. No adjacent home or home directly across the street shall have the same elevation or roofline. The roofline may be changed by the following options:
 - a. Alternating the ridgeline from parallel to perpendicular, or vice versa, to the street.
 - b. Alternating the roof type between gable and hip.
 - c. Alternating the roofline pitch by a minimum of 3 units vertical (i.e. 3:12 to 6:12).
 - d. Alternating between one (1) and two (2) story homes.
5. The percentage of net area that shall be devoted to open space and amenities is:
 - a. A minimum of fifteen (15) percent for subdivisions with an average lot size up to fifteen thousand (15,000) square feet.
 - b. Ten (10) percent for subdivisions with an average lot size of over fifteen thousand (15,000) to thirty-five thousand (35,000) square feet.
 - c. For lot sizes over thirty-five thousand (35,000) square feet, no minimum percentage shall apply, but multi-use trails are required that meet minimum standards established by the American Association of State Highway and Transportation Officials (ASSHTO) Guidelines.

B.. Multi-Family Districts

1. Design Manuals.

The Design Manuals adopted by City Council and maintained by the Zoning Administrator or designee shall serve as guidelines for site and architectural design in all districts.

2. Open Space.

Open Space that is attractive shall be an integral part of a multiple family development. Open Space shall be provided in an amount comparable to the size of the development; subject to the ~~Multi-Family design manual~~ applicable Design Manual.

2. Site-built, single-family dwelling units shall not be allowed within a manufactured home park.
3. The maximum number of manufactured home spaces or units or dwelling units per acre shall be seven (7).
4. The minimum width of manufactured home rental spaces shall be fifty (50) feet with a minimum length of seventy (70) feet. The minimum width of single-family dwelling unit lots shall be forty (40) feet with a minimum length of seventy (70) feet.
5. The minimum width of private driveways or access ways within the park or subdivision shall be twenty-six (26) feet. Each unit or lot shall have access to a private driveway or access way connected to a public street.
6. The minimum space between manufactured homes shall be twenty (20) feet. This dimension may be reduced to ten (10) feet between awnings or canopies.
7. The minimum distance between single-family attached and detached units shall be ten (10) feet. Minimum side setbacks shall be five (5) feet.
8. No manufactured home or single-family dwelling unit shall be closer than eight (8) feet to a private drive aisle. Garages for single-family dwelling units must be setback eighteen (18) feet from a residential street or private drive aisle.
9. A minimum of fifteen (15) percent of the site shall be devoted to open space for all residents, exclusive of streets and private driveways, parking and storage areas or required setbacks at the exterior boundaries of the site.
10. The maximum building coverage for single-family attached and detached units shall be sixty (60) percent.
11. The maximum height of any building, manufactured home, or single-family unit shall be thirty (30) feet.
12. All electric power lines, telephone lines, cable TV lines and similar utilities shall be placed underground.
13. No manufactured home or single-family unit shall be located closer than fifteen (15) feet to the perimeter of the park or subdivision. Where the perimeter of the park adjoins a public street, the setback shall be twenty-five (25) feet. Within this setback area, trees with a minimum height of eight (8) feet and a ~~caliper of two (2) inches measured at four (4) feet above abutting grade~~ minimum box size of 24" shall be planted every twenty (20) feet on center.
14. A minimum six (6) foot and maximum eight (8) foot decorative wall shall be constructed around the perimeter of the park or subdivision in accordance with the Section 1207 (Walls and Fences) below.

15. Any part of the manufactured home park or subdivision fronting on a public street shall meet the screening and landscaping requirements for single-family residential subdivisions.
16. All new manufactured home parks or expansions of existing manufactured home parks shall be subject to Site Plan Review in accordance with Section 1 of the Zoning Ordinance.
17. All new single-family subdivisions in an MH district shall be subject to the Preliminary/Final Plat process in accordance with the City of Avondale Subdivision Regulations.

D. Design Standards.

1. All areas not covered by structures or paving shall be landscaped.
2. Each manufactured home shall be skirted to screen wheels and undercarriage.

E. Single-Family Home Requirements. A manufactured home shall be considered a single-family residence if it meets the following conditions:

1. The manufactured home to be installed shall be manufactured or constructed to meet Federal Manufactured Home Construction and Safety Standards (42 U.S.C. Sec. 5403).
2. Must ~~be 26'8" wide or wider, at least three hundred twenty (320) square feet in size, and~~ conform to the U.S. Housing and Urban Development Manufactured Home Construction and Safety Standards.
3. The exterior shall have wood siding or stucco finish.
4. The roof shall be shingle or tile with an overhang of at least six (6) inches.
5. Shall be installed on a permanent block foundation or utilizing stabilizing devices, defined as any part of the anchoring or support system, such as piers, footings, ties, anchoring equipment, anchoring assemblies, or any other equipment materials, and methods of construction that support and secure the manufactured home to the ground. The mounting system must be concealed such that the home's appearance most closely resembles a site-built home.
6. The driveway shall be paved or surfaced with Permeable Paving materials.
7. Site layout shall meet the setback requirements of the Zoning District.
8. The parking requirements applicable to single-family homes contained in Zoning Ordinance Section 8 have been met.

2. To create an environment for uses that generally can produce amounts of noise, traffic, and other adverse effects and are of a size that are not compatible with residential development or less intense office and commercial development.
3. Encourage commercial centers that are planned, developed and managed as integrated complexes with individual users.
4. Include users with a building square footage in the range greater than two hundred thousand (200,000) gross square feet.
5. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

303 Land Use Matrix

The following land use matrix shows the uses, which are permitted outright (P), permitted with a conditional use permit (C), permitted with conditions (PC), permitted as accessory uses (A) or prohibited (-) in specific commercial Zoning Districts in the City of Avondale. The land use matrix is intended to serve as a guide for the convenience of the user of this Zoning Ordinance. Where the text of this Zoning Ordinance differs from the land use matrix, the text shall prevail.

LAND USE MATRIX	R-O	C-O	C-1	C-2	C-3
Administrative & Financial Uses					
Banks and financial institutions without drive-through, excluding non-chartered financial institutions	-	PC	P	P	P
Banks and financial institutions with drive through, excluding non-chartered financial institutions	-	-	PC	PC	PC
Non-chartered financial services	-	-	-	C	-
Professional offices	P	P	P	P	P
Automobile Related Uses					
Automobile rental facility with no on-site storage	P	P	P	P	P
Automobile rental facility with on-site storage	-	-	-	PC	PC
Automobile service and diagnostic facility	-	-	-	PC	PC
Automobile, boat, recreational vehicle, or motorcycle, sales and/or leasing	-	-	-	PC	PC
Car wash, accessory to gas station	-	-	-	A	A
Car wash, self-service	-	-	-	C	-
Car wash, full-service	-	-	-	C	C
Gas station with or without convenience store and/or car wash	-	-	-	C	C
Tire sales, repair and mounting	-	-	-	PC	PC
Truck stop, including wash	-	-	-	-	C
Truck, trailer and equipment rental	-	-	-	C	P
Eating & Drinking Establishments					
Bar	-	-	-	PC	PC
Brewery, ancillary to a bar or restaurant	-	-	-	P	P

LAND USE MATRIX	R-O	C-O	C-1	C-2	C-3
Liquor stores	-	-	-	C	-
Outdoor dining	-	-	A	A	A
Restaurant, with drive through	-	-	PC	PC	PC
Restaurant, without drive-through	-	C	P	P	P
Sidewalk café	-	-	A	A	A
Wine bar	-	-	-	PC	PC
Mobile Food Vendor		P	P	P	P
Education, Religious & Institutional Uses					
Adult daycare	PC	PC	PC	PC	-
Assisted living facility	PC	PC	-	-	-
Child care center	-	C	C	C	C
College or university	-	-	-	-	PC
Community garden, one acre or less	P	-	P	P	-
Employment agencies- Excluding day labor	-	P	P	P	P
Libraries	-	-	P	P	P
Museums and cultural centers	-	-	-	P	P
Places of worship	P	P	P	P	P
Preschools and similar uses	-	-	C	C	-
Public service and non-profit community use	-	C	C	C	-
Public Uses	P	P	P	P	P
Public utility buildings, structures, uses, facilities and equipment	PC	PC	PC	PC	PC
Rehabilitation facilities and hospitals, excluding facilities for substance abuse and detoxification	-	-	-	P	P
School businesses, technical or vocational	-	P	-	-	-
Substance abuse treatment	-	C	-	-	-
Substance abuse detoxification	-	C	-	-	-
Entertainment and Recreation Uses					
Amusement parks, outdoor	-	-	-	-	C
Aquarium	-	-	-	-	C
Art gallery	P	-	-	P	P
Bingo hall	-	-	-	-	P
Bowling alley	-	-	-	P	P
Commercial race track, outdoor	-	-	-	-	C
Commercial sporting complexes	-	-	-	-	C
Concert facilities, outdoor	-	-	-	-	C
Convention centers and exhibit halls	-	-	-	-	P
Health and exercise center	-	-	PC	P	P
Ice or roller skating rink, indoor	-	-	-	P	P
Indoor commercial recreation/ entertainment uses not otherwise listed	-	-	-	P	P
Movie theater, indoor	-	-	-	P	P
Night club	-	-	-	C	PC
Outdoor commercial recreation/ entertainment uses not otherwise listed	-	-	-	-	C

LAND USE	HERITAGE SUB-DISTRICT	NEIGHBORHOOD SUB-DISTRICT
Outdoor dining	A	PC
Restaurants, without drive-through	PC	PC
Sidewalk cafes	PC	PC
Sidewalk vendors	PC	-
Video arcades or game rooms	P	-
<i>Educational, Institutional, and Office Uses</i>		
Art schools	P	-
Art studios, without retail sales	P	P
Dance studios	P	-
Medical, dental, or health offices, excluding plasma centers and medical marijuana uses.	P	PC
Museums, libraries, and cultural centers	P	-
Music studios	P	P
Professional offices	P	PC
Public schools	P	P
<i>Hospitality Uses</i>		
Bed and breakfast inns	C	PC
Hotels	P	-
<i>Miscellaneous Uses</i>		
Community gardens, one acre or less	P	P
Public parking facilities, including parking structures, surface lots and park-and-rides.	PC	PC
Public uses, including utility buildings, structures, uses, facilities and equipment	PC	PC
Uses that are customary and incidental to the principal permitted use of the property	A	-
<i>Pedestrian-Oriented Retail Uses</i>		
Antique and collectible shops	P	PC
Art, craft and photography studios, including retail sales	P	P
Art galleries	P	PC
Consignment shops	P	PC
Farmers markets, indoor or outdoor	P	-
Florists	P	PC
Liquor Stores	C	-
Outdoor sales and display	PC	-
Specialty retail shops, excluding liquor stores	P	-
Grocery Store	P	PC
Pharmacy	P	-
<i>Residential Uses</i>		
Caretaker's Quarters	-	PC
Dwelling units on the second/third stories of a commercial building	P	-
Multi-Family dwelling	P	PC

- a. Sidewalk cafés shall be located directly adjacent to and abutting an indoor restaurant and cannot extend beyond the frontage of the operating indoor restaurant.
- b. A sidewalk café shall be allowed only where the sidewalk or porch is wide enough to adequately accommodate both pedestrian traffic in the area and the operation of the proposed café. There shall be a minimum of forty-eight (48) inches clear distance free of all obstructions in order to allow adequate pedestrian movement.
- c. All outdoor dining furniture, including tables, chairs, umbrellas and planters, shall be moveable. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds. All furniture used in the operation of the café, including any barriers required as a condition of a liquor license must be removed from the sidewalk and stored indoors whenever the restaurant is closed.
- d. If determined necessary, by the City Engineer or authorized designee, for public safety, in conjunction with a license issued pursuant to subsection 307(E)(11)(i) below, a moveable decorative barrier separating café seating from pedestrian traffic shall be provided. The designs must reflect the architecture of the restaurant building façade. The barrier must be removed from the sidewalk and stored indoors whenever the restaurant is closed.
- e. A sidewalk café shall only serve food and beverages prepared or stocked for sale at the adjoining indoor restaurant, provided that an extension of premises for the service of alcoholic beverages for on-site consumption has been authorized by the City of Avondale and the State of Arizona.
- f. Hours of operation for a sidewalk café shall be the same as those of the adjoining indoor restaurant, or less, but in no event shall the sidewalk café be open when the main restaurant is not.
- g. The City shall have the right to prohibit the operation of the sidewalk café at any time because of anticipated or actual problems or conflicts in the use of the public sidewalk. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, repairs to the street or sidewalk or emergencies occurring in the area. To the extent possible, the business will be given prior written notice of any time period during which the operation of the sidewalk café will be prohibited by the City.
- h. The sidewalk café shall not require the provision of additional parking.
- i. A sidewalk café shall require a license, or other authorization as determined acceptable by the Zoning Administrator ~~City Attorney~~, prior to utilizing any portion of the public right-of-way. Plans detailing the specific location and dimensions of the sidewalk café, as well as the specifications of the proposed site furniture and barrier, shall be approved by the Department prior to approval of the sidewalk café.

~~12. Sidewalk vendors are allowed in the Heritage Sub-District provided that:~~

~~a. Licensing:~~

- ~~i. Selling, or offering for sale, any food, beverage, or merchandise on any property within Old Town shall comply with the City of Avondale Municipal Code business licensing requirements. Licenses to vend within the OTAB District shall be reviewed and approved by the Director or authorized designee in conjunction with the City Finance and Budget Department. The application for a vendor's license shall be signed by the applicant and include:
 - ~~1) The name, home and business address of applicant, and the name and address of the owner, if other than applicant, of the vending stand to be used in the operation of the vending business.~~
 - ~~2) An itemized list and description of the food, drinks and/or merchandise to be sold.~~
 - ~~3) A description and a depiction (including signage and colors), and specifications of any stand to be used in the operation of the business.~~
 - ~~4) A site plan (to scale) depicting the exact proposed location of the vending stand.~~
 - ~~5) Proof of an insurance policy, issued by an insurance company licensed to do business in the State of Arizona, protecting the licensee and the City from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the license. Such insurance shall name as additional insured the City and shall provide that the policy shall not terminate or be canceled prior to the expiration date without thirty (30) days advance written notice to the City.~~~~
- ~~ii. Vending locations shall be approved only if the site is determined to safely accommodate the use.~~
- ~~iii. All licenses shall be displayed in a visible and conspicuous location at all times during the operation of the vending business.~~
- ~~iv. The Zoning Administrator may recommend to the Finance and Budget Office that any license may be denied, suspended or revoked in accordance with the procedures in the Municipal Code for any of the following causes:
 - ~~1) Fraud or misrepresentation contained in the application for license.~~
 - ~~2) Fraud or misrepresentation made in the course of operating the vending business.~~
 - ~~3) Conduct of the licensed business in such a manner as to create a public nuisance, or constitute a danger to the public health, safety, or welfare.~~
 - ~~4) Any conduct contrary to the vending cart regulations contained within this subsection 307(E)(12).~~~~

- ~~b. Sidewalk vendors shall not sell food, beverages or merchandise that is not listed on their license applications, nor sell anything that is sold by an indoor restaurant or retail business within a three hundred (300) foot radius from the approved vending location.~~
 - ~~c. Vendors within Old Town may operate only between the hours of 8:00 a.m. and 10:00 p.m. except in association with a City-approved special event.~~
 - ~~d. No vending stand shall exceed four (4) feet in width, eight (8) feet in length, and eight (8) feet in height.~~
 - ~~e. All food or drink sold must be for immediate consumption.~~
 - ~~f. Trash receptacles shall be provided for use by patrons. Trash and refuse generated by the vending cart shall not be disposed of in public trash receptacles. All trash must be removed and disposed of by the vendor at the conclusion of each business day, or more frequently as necessary.~~
 - ~~g. All items relating to the vending business shall be confined to the stand itself. Seating, tables or other furniture may not be provided in association with the vending operation.~~
 - ~~h. A vending stand shall not be left unattended while in operation or left outdoors overnight.~~
 - ~~i. Vendors shall not solicit or conduct business with persons in motor vehicles.~~
 - ~~j. Vendors shall not sound any device that produces a loud and raucous noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device to attract the attention of the public.~~
 - ~~k. No advertising shall be permitted on any stand, except to identify prices and/or the name of the product or vendor.~~
 - ~~l. All vending stands shall comply with the following safety requirements:
 - ~~i. All equipment shall be secured in order to prevent movement during transit and to prevent detachment in the event of a collision or overturn. A safety knife holder shall be provided to avoid the loose storage of knives.~~
 - ~~ii. All mechanical instruments used in the operation of the stand shall be installed so as to be hidden from view to the extent possible while remaining accessible.~~~~
13. Single-Family attached dwellings are allowed in the Neighborhood Sub-District, provided that new single-family attached dwellings and additions to existing single-family attached dwellings shall comply with the development standards, accessory use standards, and design standards (including landscaping and signage requirements) of the R-2 (Multi-Family Residential) Zoning District.
14. Single-Family detached dwellings are allowed in the Neighborhood Sub-District, provided that new dwellings and additions to existing dwellings shall comply with the development

LAND USE	CP	A-1
Manufacturing of hazardous materials (explosives, chemicals, dry ice, gases, gasoline, petroleum, paints, varnishes, and other similar) manufacturing or processing	-	C
Medical, dental, or health offices, excluding plasma centers and medical marijuana uses	P	-
Medical Marijuana Dispensary	-	PC
Medical Marijuana Cultivation Location	-	PC
Mini-storage warehouse, excluding outdoor storage of vehicles or trailers	C	C
Mining or drilling operations	-	C
Mixing plant for cement or paving	-	C
Mobile Food Vendor	P	P
Motion picture productions (studio)	C	P
Motor vehicle assembly	-	P
Outdoor storage associated with an on-site primary use, excluding vehicles	C	PC
Pharmacy, when integral to a multi-tenant building (no drive-through)	P	-
Processing of meats, fats or oils	-	C
Professional offices	P	P
Public utility facilities	P	P
Recycling facility, metals collecting and crushing	-	C
Restaurant, Full Service (no drive-through)	P	-
Retail sales that primarily support the businesses and employees of the commerce park and not the general population	C	C
Sale of products manufactured or assembled on-site	A	A
Schools, vocational, business, trade, college, university	P	-
Sexually oriented businesses, subject to the requirements of Section 10 of the Zoning Ordinance	-	PC
Signs and monuments, including sales, manufacturing and assembly of signs or sign components	P	P
Transmitting and receiving towers	C	C
Truck and trailer fueling, dispatch and weighing stations	-	C
Veterinary hospital, clinic	P	-
Vehicle storage facility, excluding dead vehicle storage	-	P
Warehousing	A	P
Wholesaling	-	P

403 Uses Permitted With Conditions

Based upon site plan review, land uses listed in the land use matrix as “Permitted with Conditions” may be subject to additional conditions of approval if deemed necessary to protect the health, safety, and public welfare.

- A. In addition to, and in no way limiting the general nature of this Section 403, medical marijuana dispensaries and medical marijuana cultivation locations are allowed in certain general industrial

Section 5 Special Districts

Section 501 ~~City Center District~~[The BLVD District](#) 119

Section 502 Major Sports and Entertainment District..... 128

Section 503 Special Use Overlay 140

Section 504 Historic Avondale Infill Overlay 144

SECTION 5 SPECIAL DISTRICTS; OVERLAYS

501 The BLVD District

A. Purpose

The BLVD Specific Plan (“The BSP”) was created to implement the City Council’s vision of creating a vibrant, urban, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10. The BLVD Zoning District (The BLVD District, or “The BLVDD”) is intended to complete the vision expressed in The BSP by prescribing building form, site design and architectural standards for The BLVD area.

The BLVDD consists of two (2) components approved by the City Council: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 2-1 of The BSP, containing the basic performance standards and regulations for the respective Sub-Districts shown on Figure 2-1 of The BSP and (B) an administratively approved (by the City Council), individualized Development Plan that selects the land uses from those allowed in the applicable Sub-District and organizes such uses into a form-based Development Plan specific to a site. Accordingly, the Sub-District categories set forth in Section 501.C below are intended to directly relate to and implement the provisions set forth in Section 2.0 of The BSP for the corresponding Sub-District category. The BLVDD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the Development Plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the Development Plan.

B. Applicability

1. Only properties within The BSP boundary will be permitted to rezone to The BLVDD.

The development regulations related to each Sub-District and the boundaries thereof shall correspond to the descriptions of the Sub-Districts of the same name in Section 2.0 of The BSP and the boundaries and locations of the Sub-Districts as shown on Figure 2-1 of The BSP.

C. Sub-Districts

The BSP is divided into six (6) Sub-Districts. Properties within each Sub-District shall comply with the Land Uses and Development Standards set forth in this Section in accordance with the standards in The BSP for each such Sub-District. The six (6) Sub-Districts are described below:

1. Gateway District

The Gateway District, which features direct frontage on I-10 and offers significant visibility, is designed to accommodate development of commercial uses that will act as catalysts and spur demand for development in the remainder of The BLVD area. Commercial uses that would typically be classified as development catalysts include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospital(s), resort hotels, and/or 4-story or greater Class-A corporate headquarters. In addition to catalyst type uses, dense urban

form residential developments (minimum 22 dwelling units per acre), 2-3 story mid-rise office, and urban form retail/restaurant uses are appropriate. Industrial uses, such as manufacturing and warehousing, are inappropriate in this District. All uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories with City Council approval as part of the Development Plan process.

2. Village District

The Village District, located west of Avondale Boulevard and north of Van Buren Street, is designed to accommodate more conventional retail, restaurant, office, employment, and urban-form multi-family uses (minimum 18 dwelling units per acre), all with a strong emphasis on pedestrian-orientation and contemporary, urban design that interfaces with and creates a presence on adjacent streets. Developments within the Village District should generate a diversity of activity to attract people to the area and support The BLVD area as a whole. Convenience uses that cater to automobiles, for example drive-through restaurants, are restricted in regards to quantity and feature design requirements intended to ensure they do not hinder walkability. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories as part of the Development Plan process.

3. Park Avenue District

The Park Avenue District, located east of Avondale Boulevard, north of Van Buren Street, is the planned core of The BLVD. Development within this District will be centered around a public gathering area that will accommodate events and activities that bring people into The BLVD, creating a vibrant, active street scene and, in turn, support local businesses. Permitted uses within the Park Avenue District include a mix of hotel, retail, restaurants, sports, entertainment, theater, cultural, multi-family residential (minimum 22 dwelling units per acre), studios, offices, and post-secondary education, all of which must be designed to interface with adjacent streets in an urban manner and feature modern, contemporary design. Uses must also be designed immediately adjacent to usable open spaces, such as plazas, outdoor dining areas, and the like, with the intent of creating an active outdoor environment. Convenience uses that cater to automobiles, for example drive-through restaurants, are restricted in regards to quantity and feature design requirements intended to ensure they do not hinder walkability. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories as part of the Development Plan process.

4. Residential District

The Residential District, located in the northwest quadrant of The BLVD, is designed to accommodate development of high-density housing in close proximity to the Park Avenue District core. A broad range of residential uses are permitted in this District to appeal to various lifestyle choices, including attached single-family, apartments, townhomes, and condominiums. In addition, small lot, single-family detached homes may be appropriate as a transitional use where the Residential District abuts existing single-family residential. All residential development will provide highly-amenitized luxury living in an urban form. Development standards for this District are designed to prevent development of “garden apartments” and other inwardly focused, suburban residential types and encourage

development of urban rowhomes, townhomes, or other residential types that are more outwardly focused, strongly interfaced with adjacent streets, and that contribute to an overall sense of community within The BLVD at-large. The minimum required density in this District is 18 dwelling units per acre, though product types under the minimum density may occur as part of a master residential development that, as a whole, meets the minimum density requirement. Limited commercial uses are permitted if located on the ground floor of a multi-story building with residential uses above. Building heights shall not exceed six (6) stories; within 300 feet of single-family residential uses, building heights shall not exceed three (3) stories.

5. Neighborhood District

The Neighborhood District, located east of Avondale Boulevard, south of Van Buren Street and north of the Civic Center complex, is designed to accommodate development of detached single-family residential homes and/or attached townhomes with a density between 4 and 12 dwelling units per acre. Urban form development is not required, but is encouraged, in the Neighborhood District. Building heights shall not exceed two (2) stories or 30 feet.

6. Promenade District

The Promenade District, located south of Van Buren Street west of Avondale Boulevard, allows for a variety of retail, restaurant, service and office uses which will support the daily needs for goods and services of residents of The BLVD and surrounding neighborhoods. The character and form of development in the Promenade District will be noticeably more suburban than in other portions of The BLVD, though pedestrian-orientation is still a priority. Auto-oriented uses that are heavily restricted in other Districts, such as drive-throughs, are appropriate in the Promenade District. Building heights shall not exceed two (2) stories or 30 feet.

D. Administration

1. Establishment.

The BLVDD base zoning may be established on property within The BLVD area, as defined by The BSP Figure 2-1, according to the procedures outlined in Section 110 of this Zoning Ordinance.

2. Opt-In

Owners of property located within the boundaries of the The BSP will retain the existing City Center District (CCD) as the active zoning district until such time as a property owner chooses to Opt-In to The BLVDD. All requirements of the existing CCD zoning (See Section 501.K) remain in effect until a property owner elects to Opt-In to The BLVDD.

- a. A property owner may Opt-In to The BLVDD by signing before a notary public a “The BLVDD Opt-In” form prepared by the Zoning Administrator.
- b. Such form shall state, at a minimum, that:

- i. The BLVDD standards are in effect for the identified parcel(s) as of the signature date of the Opt-In form,
- ii. The requirements of the previous CCD are no longer applicable for that site, and
- iii. Any future development shall adhere to the requirements of The BLVDD, including submittal of a Development Plan to be approved by the City Council.
- c. Once an Opt-In form is signed and notarized, in no case may any subsequent development on the site be based upon the standards of the existing CCD, nor may the site be developed using a mixed set of standards of both the former CCD zone and The BLVDD zone at the same time.
- d. Once signed, the City shall maintain an official record of the agreement in the files of the Planning Division and shall update the Official Zoning Map of the City to reflect the change to the property's zoning district from CCD to The BLVDD.

3. Required Development Plan.

In addition to the approved The BLVDD base zoning, a City Council-approved Development Plan is required prior to any application for a development permit within The BLVD.

- a. Development Plans may be filed for all or part of the property zoned or to be zoned The BLVDD. Development Plans shall be submitted in accordance with Section 106, Site Plan and Design Review; provided, however that the Planning Commission shall review, and City Council shall review and approve, all Development Plans for properties zoned The BLVDD.
- b. The ordinance approving the rezoning of a property to The BLVDD shall indicate, both by narrative text and a map, the location and boundaries of the Sub-Districts that are included in the area to be rezoned.

4. Amendment.

The Zoning Administrator or designee shall determine whether a proposed amendment to an approved Development Plan is a Major or Minor Amendment. Major Amendments shall require City Council approval with a recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only.

- a. Major Amendment: Any one (1) of the following shall be considered a Major Amendment of a Development Plan:
 - i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the Development Plan are permitted without a Major Amendment so long as (i) the area affected by the boundary

change does not exceed fifteen (15) percent of the total area subject to the Development Plan, (ii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the Development Plan and (iii) in the reasonable opinion of the Zoning Administrator, the overall character of the Development Plan, if modified, will remain in substantial conformance with The BSP and the Development Plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the Development Plan. Such boundary line changes may also require an amendment to The BSP prior to any City Council consideration of the change to the Development Plan.

- ii. Any change that could have significant negative impact on uses adjoining the development.
- iii. Any change that could have a significant impact on roadways adjacent or external to the development.
- iv. Any change that could have a significant negative impact on the amount of parking required or provided by the development.
- v. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.
- b. Minor Amendment: All amendments to a Development Plan not determined by the Zoning Administrator to be Major Amendments according to the criteria set forth in subsection (a) above shall be Minor Amendments.

E. Land Uses

Land uses for each Sub-District shall comply with the Land Use Matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this Section and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of this Ordinance.

G = Gateway District
PA = Park Avenue District
N = Neighborhood District

V = Village District
R = Residential District
P = Promenade District

P = Permitted
C = Conditional Use
PC = Permitted with Conditions

A = Accessory
FF = First Floor w/ Residential Above
- = Not Allowed

<u>LAND USE</u>	<u>THE BLVD SUB-DISTRICTS</u>					
	<u>G</u>	<u>V</u>	<u>PA</u>	<u>R</u>	<u>N</u>	<u>P</u>
<u>Amusement parks, outdoor</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Antique Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>

<u>LAND USE</u>	<u>THE BLVD SUB-DISTRICTS</u>					
	<u>G</u>	<u>V</u>	<u>PA</u>	<u>R</u>	<u>N</u>	<u>P</u>
<u>Aquarium</u>	<u>C</u>	=	<u>C</u>	=	=	=
<u>Art gallery</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Art studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Automobile rental facility with no on-site storage</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	<u>P</u>
<u>Banks and financial institutions without drive-through, excluding non-chartered financial institutions</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Bar</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>FF</u>	=	<u>PC</u>
<u>Barber/Beauty shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Bowling alley</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	=
<u>Brewery, ancillary to a bar or restaurant</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Bus terminals</u>	=	=	<u>P</u>	=	=	=
<u>Business Support Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Child care center</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	<u>C</u>
<u>Child care, in-home, as an accessory use to the primary residential use of a dwelling</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	=
<u>Cigar Bar or tobacco lounge</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Clothing alteration, custom dressmaking or tailor shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>College or university</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	<u>P</u>
<u>Commercial sporting complexes</u>	<u>C</u>	=	<u>C</u>	=	=	=
<u>Concert facilities, outdoor</u>	<u>C</u>	=	<u>C</u>	=	=	=
<u>Consignment shops</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Convention centers and exhibition halls</u>	<u>C</u>	=	<u>C</u>	=	=	=
<u>Dance studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Drive-through uses, including restaurants and financial institutions</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	=	=	<u>PC</u>
<u>Dry cleaning and laundry establishment, pick-up and drop-off only</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	=
<u>Emergency medical care facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	<u>P</u>
<u>Employment agencies excluding day labor</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	<u>P</u>
<u>Extended stay hotel</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	=	=	=
<u>Farming</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>
<u>Gas station (allowed only as an accessory use to a grocery store)</u>	=	<u>C</u>	=	=	=	<u>C</u>
<u>Grocery stores up to 36,000 square feet in floor area</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Grocery stores exceeding 36,000 square feet in floor area</u>	=	<u>C</u>	=	=	=	<u>C</u>
<u>Health and exercise center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>	=	=
<u>Home Occupations, as an accessory to the primary residential use of a dwelling</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	=
<u>Hospitals</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	=
<u>Hotel, excluding extended stay hotel</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	<u>P</u>
<u>Ice skating rink, indoor</u>	<u>P</u>	=	<u>P</u>	=	=	=

<u>LAND USE</u>	<u>THE BLVD SUB-DISTRICTS</u>					
	<u>G</u>	<u>V</u>	<u>PA</u>	<u>R</u>	<u>N</u>	<u>P</u>
<u>Indoor commercial recreation/entertainment uses not otherwise listed</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	<u>P</u>
<u>Laboratory for bio-science, dental, medical and research & development</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	<u>P</u>
<u>Libraries</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Liquor stores</u>	<u>C</u>	<u>C</u>	<u>C</u>	=	=	<u>C</u>
<u>Massage therapy (medical)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Massage or day spa</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Medical, dental or health offices, clinics and laboratories, excluding plasma centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Museum and cultural centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	=
<u>Movie theater, indoor</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	=
<u>Music studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Nail salon</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Night Club</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	=	=	=
<u>Outdoor Dining, ancillary to a restaurant</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	=	<u>A</u>
<u>Parking Lot, surface</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Parking Structure</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	=	<u>A</u>
<u>Pet boarding and day care facility</u>	=	<u>PC</u>	=	=	=	<u>PC</u>
<u>Places of worship</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Pre-schools and similar uses</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C/FF</u>	=	<u>C</u>
<u>Professional offices</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Public uses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Public utility buildings, structures, uses, facilities and equipment</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>
<u>Real Estate office</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Reception centers</u>	<u>P</u>	<u>P</u>	=	=	=	=
<u>Residential, Multi-Family</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	=	=
<u>Residential, Single-Family Attached</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	=
<u>Residential, Single-Family Detached</u>	=	=	=	<u>PC</u>	<u>PC</u>	=
<u>Resorts</u>	<u>P</u>	<u>P</u>	=	=	=	=
<u>Restaurants, without drive-through</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	=
<u>Retail sales of new merchandise within enclosed buildings, up to 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	=	<u>P</u>
<u>Retail sales of new merchandise within enclosed buildings, exceeding 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores.</u>	<u>P</u>	<u>C</u>	<u>C</u>	=	=	<u>C</u>
<u>Roller rink, indoor</u>	=	=	<u>P</u>	=	=	=

<u>LAND USE</u>	<u>THE BLVD SUB-DISTRICTS</u>					
	<u>G</u>	<u>V</u>	<u>PA</u>	<u>R</u>	<u>N</u>	<u>P</u>
<u>Sidewalk Café</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>
<u>Social/private clubs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>
<u>Specialty retail/sales, indoor (excluding liquor stores, thrift stores and surplus stores)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>
<u>Specialty services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>
<u>Stadiums</u>	<u>C</u>	<u>=</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Tanning salon</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>
<u>Theater, excluding movie theaters</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	<u>P</u>
<u>Ticket and travel agency</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>
<u>Veterinary hospital, offices and clinics, excluding animal boarding</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>=</u>	<u>=</u>	<u>PC</u>
<u>Video arcade or game room</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>---</u>	<u>P</u>
<u>Wine Bar</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>	<u>P</u>

F. Use-Specific Conditions

Land uses listed in the land use matrix above as Permitted with Conditions are permitted by right only if the conditions listed below for the individual uses are met. Land uses listed as Conditional Uses require City Council approval of a Conditional Use Permit in accordance with Section 108 of this Ordinance. Based on Development Plan review, Staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.

1. Bars are allowed in the Gateway, Village, Park Avenue, Residential (first-floor below residential only), and Promenade Sub-Districts; provided, however, that (1) the exterior building wall of a bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, or church and (2) closing time for dance floors or other accessory uses to a bar shall coincide with the closing time for the bar.
2. In-home child care is permitted as an accessory use to the primary residential use of a dwelling in the Gateway, Village, Park Avenue, Residential, and Neighborhood Sub-Districts. The in-home child care shall not provide care for five (5) or more children not related to the residents at any point in time.
3. Drive-through uses, including restaurants and financial institutions, are allowed in the Gateway, Village, Park Avenue and Promenade Sub-Districts subject to the following limitations:
 - a. Within the Gateway Sub-District, no stand-alone drive-through uses shall be permitted.
 - b. Within the Park Avenue Sub-District, a maximum of one (1) stand-alone drive-through, limited to a coffee shop only, shall be permitted, set back at least 200 feet east of Avondale Boulevard.

- c. Within the Village Sub-District, a maximum of two (2) stand-alone drive-through uses shall be permitted, limited to one (1) coffee shop and one (1) restaurant, set back at least 200 feet west of Avondale Boulevard.
- d. Within the Promenade Sub-District, there shall be no limitation on the maximum number of drive-through uses permitted.
- e. The limitations set forth in subsections 501(F)(1)(a), (b), and (c) above shall not apply to drive-through uses incorporated into the design of multi-tenant inline shop buildings.
- 4. Extended stay hotels are allowed in the Gateway, Village, and Park Avenue Sub-Districts only pursuant to a Development Agreement approved by the City Council in its sole and absolute discretion.
- 5. Farming is allowed in all Sub-Districts for a period not to exceed five (5) years from the date of rezoning; provided, however, that farming is limited to the cultivation and harvesting of crops and that no agricultural uses which utilize livestock (i.e. dairy farming), plant nurseries, or greenhouses shall be allowed. Farming and agricultural uses legally occurring on the property prior to rezoning to The BLVDD shall not be subject to this provision. After the initial time five (5) year time period has elapsed, such use may only continue under a Conditional Use Permit.
- 6. Gas stations are allowed in the Village and Promenade Sub-Districts subject to approval of a Conditional Use Permit if and only if the gas station is an accessory to a grocery use. A maximum of one (1) such gas station shall be permitted subject to CUP approval in each Sub-District. Any such gas station must front onto Van Buren Street and may not front on Avondale Boulevard or Corporate Drive.
- 7. Grocery stores exceeding 36,000 square feet in floor area are allowed in the Village and Promenade Sub-Districts subject to approval of a Conditional Use Permit, provided they include all of the following components:
 - a. Indoor eateries
 - b. Specialty beverage staff (such as a sommelier or cicerone) and/or a wine and/or craft beer bar
 - c. Juice bar and/or coffee shop
 - d. Specialty food counters, such as imported cheeses, a sushi bar, a salad bar, or similar products
- 8. Home occupations are permitted as an accessory use to the primary residential use of a dwelling in the Gateway, Village, Park Avenue, Residential, and Neighborhood Sub-Districts, subject to the requirements and restrictions listed in Section 203 (G) of this Ordinance.
- 9. Liquor stores are allowed in the Gateway, Village, Park Avenue, and Promenade Sub-Districts subject to approval of a Conditional Use Permit, provided that there are no other liquor stores

located within one thousand three hundred twenty (1,320) feet of another liquor store, measured in a straight line from the nearest property line of each property.

10. Night clubs are allowed in the Gateway, Village, and Park Avenue Sub-Districts; provided, however, that (a) the exterior building wall of a night club shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, or church, (2) closing time for dance floors or other accessory uses to a night club shall coincide with the closing time for the night club and (3) with respect to the Gateway and Village Sub-Districts only, exits and entrances to a night club shall not be located within three hundred (300) feet of a residence, excluding residences on upper floors above ground floor commercial.
11. Pet boarding and day care facilities are allowed in the Village and Promenade Sub-Districts subject to the requirements and restrictions listed in Section 304 of this Ordinance.
12. Public utility buildings, structures, uses, facilities and equipment are permitted in all Sub-Districts subject to the requirements and restrictions listed in Section 304 of this Ordinance.
13. Single-Family attached residences, such as townhomes and condominiums, are allowed in the Gateway, Village, Park Avenue, Residential, and Neighborhood Sub-Districts subject to the following:
 - a. Within the Gateway and Park Avenue Sub-Districts, a minimum density of 22 dwelling units per acre must be provided.
 - b. Within the Village and Residential Sub-Districts, a minimum density of 18 dwelling units per acre must be provided. Within the Residential Sub-District only, densities under 18 dwelling units per acre may be provided if the attached residences are part of a multi-faceted residential development that, as a whole, achieves a minimum density of 18 dwelling units per acre.
 - c. Within the Neighborhood Sub-District, density shall be within a range of four (4) to twelve (12) dwelling units per acre.
 - d. Developments shall provide usable open space in the amount of 15 percent of the net site area. Indoor spaces for use by residents, such as clubhouses, gyms, movie theaters, and the like, shall be considered usable open space.
14. Single-Family detached residences are allowed in the Residential and Neighborhood Sub-Districts subject to the following:
 - a. Within the Residential Sub-Districts, a minimum density of 18 dwelling units per acre must be provided, however, densities under 18 dwelling units per acre may be provided if the detached residences are part of a multi-faceted residential development that, as a whole, achieves a minimum density of 18 dwelling units per acre.
 - b. Within the Neighborhood Sub-District, density shall be within a range of four (4) to twelve (12) dwelling units per acre.

- c. Developments shall provide usable open space in the amount of 15 percent of the net site area. Indoor spaces for use by residents, such as clubhouses, gyms, movie theaters, and the like, shall be considered usable open space.
- 15. Multi-family residences are allowed in the Gateway, Village, Park Avenue, and Residential Sub-Districts subject to the following:
 - a. Within the Gateway and Park Avenue Sub-Districts, a minimum density of 22 dwelling units per acre must be provided.
 - b. Within the Village and Residential Sub-Districts, a minimum density of 18 dwelling units per acre must be provided. Within the Residential Sub-District only, densities under 18 dwelling units per acre may be provided if the multi-family residences are part of a multi-faceted residential development that, as a whole, achieves a minimum density of 18 dwelling units per acre.
 - c. Developments shall provide usable open space in the amount of 15 percent of the net site area. Indoor spaces for use by residents, such as clubhouses, gyms, movie theaters, and the like, shall be considered usable open space.
- 16. Veterinary hospitals, offices and clinics, excluding animal boarding, is allowed in the Gateway, Village, Park Avenue and Promenade Sub-Districts subject to the requirements and restrictions listed in Section 304 of this Ordinance.

G. Development Standards

The following development standards shall apply to all development within The BLVDD:

- 1. Outdoor storage of goods and materials is prohibited.
- 2. Warehousing or indoor storage of goods or material beyond that normally incidental to permitted uses is prohibited.
- 3. Front porches, stoops, balconies, and bay windows may extend into required street setbacks in the Gateway, Village, Park Avenue, Residential and Promenade Sub-Districts.
- 4. The following table outlines the minimum development standards within each Sub-District. Standards in excess of these minimums may be required in accordance with the conditions required of Conditional Use Permits or uses permitted with conditions.

	<u>Gateway</u>	<u>Village</u>	<u>Park Avenue</u>	<u>Residential</u>	<u>Neighborhood</u>	<u>Promenade</u>
<u>Minimum Lot Width</u>	<u>None</u>					
<u>Minimum Lot Depth</u>	<u>None</u>					
<u>Maximum Lot Coverage</u>	<u>None</u>					
<u>Maximum Building Height</u>	<u>10 stories/ 110 feet (a)</u>			<u>6 stories/ 70 feet (b)</u>	<u>2 stories/30 feet</u>	

<u>Minimum Building Setbacks</u>	-				
<i>from Avondale Boulevard</i>	<u>15'</u>		<u>Not Applicable</u>	<u>15'</u>	
<i>from Van Buren Street</i>	<u>Not Applicable</u>	<u>15'</u>	<u>Not Applicable</u>	<u>15'</u>	
<i>from Collector streets</i>	<u>15'</u>				
<i>from Local streets</i>	<u>None</u>			<u>18'</u>	<u>None</u>
<i>from side property line</i>	<u>None</u>		0 feet (c)	<u>5 feet (d)</u>	<u>None</u>
<i>from rear property line</i>	<u>None</u>		<u>None (e)</u>	<u>15'</u>	<u>None</u>
<i>from adjacent non-BLVD single-family residential property lines</i>	<u>Not Applicable</u>	<u>30'</u>		<u>15' (f)</u>	<u>30'</u>
<u>Minimum Parking Setbacks</u>	-				
<i>from Avondale Boulevard</i>	<u>40'</u>		<u>Not Applicable</u>	<u>40'</u>	
<i>from Van Buren Street</i>	<u>Not Applicable</u>	<u>30'</u>	<u>Not Applicable</u>	<u>30'</u>	
<i>from Collector streets</i>	<u>30'</u>				
<i>from Local streets</i>	<u>15'</u>				
<u>Maximum Building Setbacks</u>	-				
<i>from Avondale Boulevard</i>	<u>40'</u>		<u>Not Applicable</u>	<u>40'</u>	
<i>from Van Buren Street</i>	<u>Not Applicable</u>	<u>30'</u>	<u>Not Applicable</u>	<u>30'</u>	
<i>from Collector streets</i>	<u>20'</u>				
<i>from Local streets</i>	<u>None</u>	<u>15'</u>	<u>None</u>		
<u>Minimum percentage of linear site frontage with buildings located at or inside of maximum setback:</u>	-				
<i>Avondale Boulevard frontage</i>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>Not Applicable</u>	<u>None</u>
<i>Van Buren Street frontage</i>	<u>Not Applicable</u>	<u>30%</u>	<u>35%</u>	<u>Not Applicable</u>	<u>None</u>
<i>Collector street frontage</i>	<u>50%</u>	<u>60%</u>	<u>70%</u>		<u>None</u>
<i>Local street frontage</i>	<u>None</u>		<u>70%</u>	<u>None</u>	
<u>Minimum Usable Open Space (Residential), percent of net site area</u>	<u>15%</u>				<u>Not Applicable</u>
<u>Minimum Plaza/Gathering/Outdoor Dining Area (Non-</u>	<u>10%</u>	<u>15%</u>	<u>Not Applicable</u>		<u>5%</u>

<u>Residential), percent of net site area</u>		
<u>(a) 11 to 16 stores (maximum 170 feet) may be permitted by the City Council through the Development Plan approval process</u>		
<u>(b) Height may not exceed 3 stories or 40' within 300 feet of single-family residential property located outside of the BSP boundary</u>		
<u>(c) A 5' side setback is required for detached single-family residential product types</u>	-	-
<u>(d) 0' side setback is permitted for attached single-family residential product types</u>	-	-
<u>(e) A 15' rear setback is required for detached single-family residential product types</u>	-	-
<u>(f) A minimum 30' rear setback is for attached single-family residential product types</u>	-	-

H. Design

1. All developments shall comply with the Development Form Design Guidelines listed in Section 2.1 of The BSP. Any design issues not addressed in The BSP or in this Zoning Ordinance shall be subject to the design guidelines listed in the Single Family Residential Design Manual, Multi-Family Residential Design Manual, or Commercial and Industrial Design Manual, whichever Manual applies to the type of use proposed. While specific architectural themes, color palettes, and material palettes are not dictated by The BSP or this Zoning Ordinance, individual buildings shall feature contemporary design and be designed to complement, but not match, other buildings within The BLVD area.
2. All developments shall comply with the applicable street sections within The BSP (Figures 2-1 through 2-8, inclusive).
3. Exceptions and departures to the Design Form guidelines (The BSP Section 2.1) or street sections (The BSP Figures 2-1 through 2-8, inclusive) within a Development Plan may be forwarded to the Planning Commission for review and recommendation, and approved by the City Council, which approval may be granted only if the City Council finds in its sole and absolute discretion, that the project still achieves the overall intent, objectives, and guidelines of The BSP and the project design meets the basic requirements for traffic circulation, pedestrian orientation, shade, and design continuity.

I. Parking

Parking for each land use shall be provided by a combination of on-street parking, off-street surface parking and parking structures. The amount of required parking, parking dimensions, and other parking lot design requirements shall be governed by Section 8 of this Ordinance, except that:

1. The amount of required parking may be reduced by up to fifty (50) percent where it can be determined that the peak requirements of the several occupancies occur at different times and where a shared parking operations plan, approved by the Zoning Administrator or designee, shows that this reduction in parking will not cause conflicts among nearby uses. Such a shared parking analysis may be based on:
 - a. Intermittent non-conflicting uses. When required parking reductions are predicted as a result of sharing between intermittent uses with non-conflicting parking demands (e.g. a nightclub and a bank), then the reduction can be considered.

- b. Parking occupancy rates. When the parking reduction has been shown to be feasible by using the demand calculations as determined by an analysis of typical local parking demand.
 - c. Existing parking surveys. When a study of existing parking shows parking occupancy rates of morning, afternoon and evening peaks on all seven (7) days of the week. The seven (7) days of observation may take place over the span of two (2) consecutive, typical weeks. A combination of similar circumstances may be necessary to cover all the proposed land uses. The approximate square footages of the various land uses of the specimen projects shall be compared to the proposed project to allow the ratios of uses to be rated accordingly.
2. On-street parking and/or City-owned and operated off-street surface parking lots and/or parking structures counted towards the required parking must be located within four hundred (400) feet of the use, measured from the exterior wall of the use to the closest perimeter of the on-street parking, surface parking, or parking structure.

J. Necessary Amendments

In the event that any of the provisions of The BSP referred to herein are amended, the Zoning Administrator shall concurrently give notice of and process an amendment to this Section 5, in accordance with the procedures outlined in Section 109 of this Zoning Ordinance.

K. City Center District

The City Center District (CCD) and the City Center Specific Plan (CCSP) were the precursors to The BLVDD and The BSP, respectively. Until all property owners within The BLVD Opt-In to The BLVDD District in accordance with the procedures outlined in 501.D.2 of this Ordinance, the CCD regulations must be maintained. No new rezonings to CCD shall be considered. At such time that there are no properties zoned CCD, this Subsection K will be deleted from the Ordinance in accordance with the procedures outlined in Section 109 of this Zoning Ordinance.

1. Purpose

The Avondale City Center Specific Plan, as amended (the “CCSP”) was created to implement the City Council’s vision of creating a high-density, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10, commonly referred to as the City Center. The City Center Zoning District (the “CCD”) is intended to complete the vision expressed in the CCSP by prescribing building form, site design and architectural standards for the City Center. The CCD consists of two (2) components approved by the City Council: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 3-1 of the CCSP, containing the basic performance standards and regulations for the respective Sub-Districts shown on Figure 3-1 of the CCSP and (B) an administratively approved (by the City Council), individualized Development Plan that selects the land uses from those allowed in the base zone sub districts and organizes such uses into a form-based Development Plan specific to a site. Accordingly, the Sub-District categories set forth in Section 501.K.3 below are intended to directly relate to

and implement the provisions set forth in Section 3.2 of the CCSP for the corresponding Sub-District category. The CCD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the Development Plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the Development Plan.

2. Applicability

- a. Only properties within the City Center boundary will be permitted to rezone to the CCD
- b. The development regulations related to each Sub-District and the boundaries thereof shall correspond to the descriptions of the Land Use Categories of the same name in Section 3.2 of the CCSP and the boundaries and locations of the Land Use Categories as shown on Figure 3-1 of the CCSP.

3. Sub-Districts

The CCD is divided into six (6) Sub-Districts. Properties within each Sub-District shall comply with the Land Uses and Development Standards set forth in this Section in accordance with the standards in the CCSP for each such Sub-District. The six (6) Sub-Districts are described below:

a. Gateway Employment.

The Gateway Employment (GE) Sub-District is designed to place primary land uses close to the freeway, to maximize opportunities for business exposure to the freeway and to ensure that residential uses are not located within six hundred (600) feet of freeway traffic. Primary uses in Gateway Employment Sub-District include retail, office, and hotel. In this Sub-District, residential, industrial, manufacturing, and warehouse uses are not permitted. Uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories with City Council approval as part of the Development Plan process. A variety of Mid-rise and high-rise office, pedestrian-oriented retail, large floor plate uses and big box uses are permitted in the Gateway Employment Sub-District, subject to an appropriate Development Plan.

b. Employment Mixed-Use.

The Employment Mixed-Use (EMU) Sub-District is designed to emphasize employment uses, including retail, professional office, hotel, and personal service uses. Residential units may be built on upper floors throughout the Employment Mixed-Use Sub-District if built in conjunction with employment uses; provided, however, that residential units fronting on and/or adjacent to Park Avenue or 117th Avenue may be built on the ground floor. The minimum ratio is one (1) square foot of employment use for every two (2) square feet of residential development, except for those properties fronting Park Avenue or 117th Avenue south of Corporate Drive, which may be exclusively residential. The mix of uses may be provided horizontally or vertically, and may be distributed across multiple properties, subject to Development Plan approval. Residential units may be incorporated throughout the first floor when it can be shown that such units support and heighten the purpose of the district.

The Employment Mixed-Use Sub-District is intended to include mid-rise and high-rise buildings of three (3) to ten (10) stories, predominantly served by structured parking. For a development project east of Avondale Boulevard, containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75 – 1.0. For a development project west of Avondale Boulevard containing multiple buildings, the average height shall be two (2) stories measured across multiple properties within a Development Plan, and the minimum floor area ratio shall be 0.25 at build out of all uses approved as part of the Development Plan, unless otherwise approved by the City Council. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories along Avondale Boulevard north of Van Buren Street with City Council approval as part of the Development Plan process.

c. Pedestrian Retail.

The Pedestrian Retail (PR) Sub-District includes all properties with frontage along pedestrian retail streets, as shown on Figure 3-1 of the CCSP. The land uses on the ground floor of buildings in the Pedestrian Retail Sub-District shall be restricted to those types of active uses that create a lively street environment. Professional offices and residential uses are not permitted in these ground floor locations, but are permitted on upper floors; provided, however, that residential uses fronting Park Avenue are permitted on the ground floor.

The form of development shall be compact building footprints, with small street setbacks and wide sidewalks designed to facilitate pedestrian activity. Buildings with first floor restaurants shall include outdoor seating areas that do not conflict with pedestrian areas. For a development project containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75 – 1.0

d. Neighborhood Commercial.

The Neighborhood Commercial (NC) Sub-District is designed to allow for a suburban-type of development on the fringe of the City Center area, while still contributing to the intent of the look and feel of the City Center. Buildings along arterial streets shall conform to specific setbacks to provide the intended streetscape for the City Center area, while buildings at the interior of a site may have larger street setbacks. Uses allowed in the Neighborhood Commercial Sub-District are retail, restaurant, office, and personal service. Residential is appropriate on upper floors of multi-story buildings and may be approved as part of a development project containing multiple buildings.

e. Residential Mixed-Use.

The Residential Mixed-Use (RMU) Sub-District is designed to provide a transition between the Employment Mixed Use areas and residential neighborhoods. While residential is the primary land use, small office, retail, and personal service uses may be located on the ground floor of multi-story buildings. Non-residential uses such as small office buildings or

boutique hotels may be permitted. Such non-residential uses shall be compatible in scale with nearby residential development and shall not adversely impact the quiet enjoyment of residential uses. Parking shall be located underneath or behind the units. Residential uses shall be developed at a minimum of fifteen (15) units per acre, and a maximum of forty-five (45) units per acre. Building heights shall range from two (2) to five (5) stories.

f. Townhouse Residential.

The Townhouse Residential (TR) Sub-District is designed to provide a transition between the Residential Mixed-Use Sub-District and neighboring Single-Family Residential development. Townhouse residential units shall be attached units with separate individual entrances fronting a public street and private open space attached to the individual unit in the form of patios or balconies. Parking shall be either attached or located on the same lot. Townhouse residential development may include interlocking units but may not include buildings with common stairways serving multiple units. The minimum density shall be twelve (12) units per acre and the maximum density shall not exceed twenty (20) units per acre. Building heights are two (2) to three (3) stories.

4. Administration.

a. Establishment.

CCD base zoning may be established on property within the City Center according to the procedures outlined in Section 110 of this Zoning Ordinance. In addition to the approved CCD base zoning, a City Council-approved Development Plan is required prior to any application for a development permit within the City Center area.

1. Development Plans may be filed for all or part of the property zoned or to be zoned CCD. Development Plans shall be submitted in accordance with Section 106, Site Plan and Design Review; provided, however that the Planning Commission shall review, and City Council shall review and approve, all Development Plans for properties zoned CCD.
2. The ordinance approving the rezoning of a property to CCD shall indicate, both by narrative text and a map, the location and boundaries of the Sub-Districts that are included in the area to be rezoned.

b. Amendment.

The Zoning Administrator or designee shall determine whether a proposed amendment to an approved Development Plan is a Major or Minor Amendment. Major Amendments shall require City Council approval with a recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only.

1. Major Amendment: Any one (1) of the following shall be considered a Major Amendment of a Development Plan:

- i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the Development Plan are permitted without a Major Amendment so long as (i) the adjustments do not divide zoning Sub-Districts, (ii) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the Development Plan, (iii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the Development Plan and (iv) in the reasonable opinion of the Zoning Administrator, the overall character of the Development Plan, if modified, will remain in substantial conformance with the CCSP and the Development Plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the Development Plan. Such boundary line changes may also require an amendment to the CCSP prior to any City Council consideration of the change to the Development Plan.
 - ii. Any change that could have significant negative impact on uses adjoining the development.
 - iii. Any change that could have a significant impact on roadways adjacent or external to the development.
 - iv. Any change that could have a significant negative impact on the amount of parking required or provided by the development.
 - v. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.
2. Minor Amendment: All amendments to a Development Plan not determined by the Zoning Administrator to be Major Amendments according to the criteria set forth in subsection (a) above shall be Minor Amendments.

5. Land Uses

Land uses for each Sub-District shall comply with the Land Use Matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this Section and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of this Ordinance.

P = Permitted

C = Conditional Use

PC = Permitted with Conditions

FF = First Floor Only

A = Accessory

- = Not Allowed

<u>LAND USE</u>	<u>CITY CENTER SUB-DISTRICTS</u>					
	<u>GE</u>	<u>EMU</u>	<u>PR</u>	<u>NC</u>	<u>RMU</u>	<u>TR</u>
<u>Amusement parks, outdoor</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Antique Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>
<u>Aquarium</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

<u>LAND USE</u>	<u>CITY CENTER SUB-DISTRICTS</u>					
	<u>GE</u>	<u>EMU</u>	<u>PR</u>	<u>NC</u>	<u>RMU</u>	<u>TR</u>
<u>Art gallery</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Art studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Automobile rental facility with no on-site storage</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Banks and financial institutions without drive-through, excluding non-chartered financial institutions</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Bar</u>	<u>PC</u>	<u>PC</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Barber/Beauty shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Bingo Hall</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Bowling alley</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Brewery, ancillary to a bar or restaurant</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Bus terminals</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Business Support Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Business, technical, or vocational school</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>
<u>Caretakers quarters</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>-</u>	<u>-</u>
<u>Child care center</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Cigar Bar or tobacco lounge</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Clothing alteration, custom dressmaking or tailor shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>College or university</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PC</u>	<u>PC</u>
<u>Commercial sporting complexes</u>	<u>C</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Concert facilities, outdoor</u>	<u>C</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Consignment shops</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>
<u>Convention centers and exhibition halls</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Dance studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Drive-through uses, including restaurants and financial institutions</u>	<u>P</u>	<u>PC</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>-</u>
<u>Dry cleaning and laundry establishment, pick-up and drop-off only</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Emergency medical care facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Employment agencies excluding day labor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Extended stay hotel</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>-</u>	<u>-</u>
<u>Farming</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>
<u>Funeral Home</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Gas station (allowed only as an accessory use to a grocery store)</u>	<u>-</u>	<u>PC</u>	<u>-</u>	<u>PC</u>	<u>-</u>	<u>-</u>
<u>Grocery stores up to 36,000 square feet in floor area</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Grocery stores exceeding 36,000 square feet in floor area</u>	<u>C</u>	<u>C</u>	<u>-</u>	<u>C</u>	<u>C</u>	<u>-</u>
<u>Health and exercise center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Hospitals</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Hotel, excluding extended stay hotel</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PC</u>	<u>PC</u>
<u>Ice skating rink, indoor</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Indoor commercial recreation/entertainment uses not otherwise listed</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>

<u>LAND USE</u>	<u>CITY CENTER SUB-DISTRICTS</u>					
	<u>GE</u>	<u>EMU</u>	<u>PR</u>	<u>NC</u>	<u>RMU</u>	<u>TR</u>
<u>Laboratory for bio-science, dental, medical and research & development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>
<u>Libraries</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Liquor stores</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>-</u>	<u>-</u>
<u>Massage therapy (medical)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Massage or day spa</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Medical, dental or health offices, clinics and laboratories, excluding plasma centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PC</u>	<u>-</u>
<u>Museum and cultural centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Movie theater, indoor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>
<u>Music studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Nail salon</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Night Club</u>	<u>PC</u>	<u>PC</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Outdoor Dining, ancillary to a restaurant</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>-</u>
<u>Parking Lot, surface</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Parking Structure</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Pet boarding and day care facility</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>-</u>	<u>-</u>
<u>Places of worship</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Pre-schools and similar uses</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Professional offices</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PC</u>	<u>-</u>
<u>Public uses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Public utility buildings, structures, uses, facilities and equipment</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>
<u>Real Estate office</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Reception centers</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Residential</u>	<u>-</u>	<u>PC</u>	<u>PC</u>	<u>-</u>	<u>P</u>	<u>P</u>
<u>Resorts</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Restaurants, without drive-through</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Retail sales of new merchandise within enclosed buildings, up to 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Retail sales of new merchandise within enclosed buildings, exceeding 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores.</u>						
<u>Roller rink, indoor</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Sidewalk Café</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Social/private clubs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>
<u>Specialty retail, indoor, excluding liquor stores</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>-</u>

<u>LAND USE</u>	<u>CITY CENTER SUB-DISTRICTS</u>					
	<u>GE</u>	<u>EMU</u>	<u>PR</u>	<u>NC</u>	<u>RMU</u>	<u>TR</u>
<u>Specialty sales (e.g. used books or used records, excluding thrift stores and surplus stores)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>
<u>Specialty services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>
<u>Stadiums</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Swimming club, outdoor</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Tanning salon</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>
<u>Telecommunication Tower</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>
<u>Theater, excluding movie theaters</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>
<u>Ticket and travel agency</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>
<u>Veterinary hospital, offices and clinics, excluding animal boarding</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>=</u>	<u>=</u>
<u>Video arcade or game room</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>
<u>Wine Bar</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>FF</u>	<u>=</u>
<u>Zoo</u>	<u>C</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

6. Land uses listed in the land use matrix above as Permitted with Conditions are permitted by right only if the conditions listed below for the individual uses are met. Based on Development Plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.
1. A college or university is allowed in all CCD Sub-Districts provided that, in RMU and TR Sub-Districts, colleges and universities shall only be permitted if the buildings (1) are in scale with nearby residential development and (2) do not adversely impact current or future residential uses.
 2. Drive-through uses, including restaurants and financial institutions, are allowed in GE, NC and EMU Sub-Districts. However, in EMU Sub-Districts, drive-through uses are subject to the following limitations:
 - a. East of Avondale Boulevard, a maximum of one (1) stand-alone drive-through coffee shop use shall be permitted, set back at least 200 feet east of Avondale Boulevard.
 - b. West of Avondale Boulevard, a maximum of two (2) stand-alone drive-through uses shall be permitted, limited to one (1) coffee shop and one (1) restaurant, set back at least 200 feet of Avondale Boulevard and within a Development Plan of 30 acres or more.
 - c. The limitations set forth in subsections 501(K)(7)(b)(1) and (2) above shall not apply to drive-through uses incorporated into the design of multi-tenant inline shop buildings.
 3. A hotel, other than an extended stay hotel, is allowed in all CCD Sub-Districts; provided, however, that in RMU and TR, hotels shall be limited to a maximum of fifty (50) rooms and shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses. An extended stay hotel is

allowed in all CCD Sub-Districts only pursuant to a Development Agreement approved by the City Council in its sole and absolute discretion.

4. Medical, dental or health offices, clinics and laboratories, excluding plasma centers, are allowed in the RMU Sub-District; provided, however, that unless located entirely on the first floor of a mixed use building, medical office buildings shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.
5. A professional office is allowed in the RMU Sub-District; provided, however, that unless located entirely on the first floor of a mixed use building, professional office buildings shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.
6. Bars are allowed in the GE and EMU Sub-Districts; provided, however, that (1) the exterior building wall of a bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, other bar or night club, (2) closing time for dance floors or other accessory uses to a bar shall coincide with the closing time for the bar and (3) with respect to GE Sub-Districts only, exits and entrances to a bar shall not be located within three hundred (300) feet of a residential district.
7. Night clubs are allowed in the GE and EMU Sub-Districts; provided, however, that (a) the exterior building wall of a night club shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, bar or other night club, (2) closing time for dance floors or other accessory uses to a night club shall coincide with the closing time for the night club and (3) with respect to GE Sub-Districts only, exits and entrances to a night club shall not be located within three hundred (300) feet of a residential district.
8. Residential Uses are allowed in EMU and PR Sub-Districts as part of a mixed-use development that provides a minimum ratio of one (1) square foot of employment use for every two (2) square feet of residential use; provided, however, that, except for residential uses fronting on and/or adjacent to Park Avenue and 117th Avenue south of Corporate Drive, such residential uses are only permitted on the upper floors. Construction of horizontally-integrated mixed use development does not need to occur in a single phase; vertically-integrated mixed use development must be completed in a single phase.
9. Farming is allowed in all CCD Sub-Districts for a period not to exceed five (5) years from the date of rezoning; provided, however, that farming is limited to the cultivation and harvesting of crops and that no agricultural uses which utilize livestock (i.e. dairy farming), plant nurseries, or greenhouses shall be allowed. Farming and agricultural uses legally occurring on the property prior to rezoning to CCD shall not be subject to this provision. After the initial time five (5) year time period has elapsed, such use may only continue under a Conditional Use Permit.
10. Gas stations are permitted by a Conditional Use Permit in the EMU Sub-District west of Avondale Boulevard where they are an accessory to a grocery use; provided, however, that

such gas stations must front onto Van Buren Street and may not front on Avondale Boulevard or Corporate Drive.

11. Grocery stores exceeding 36,000 square feet in floor area are permitted by a conditional use permit in the GE, EMU, NC, and RMU Sub-Districts, provided they include all of the following components:
 - a. Indoor eateries
 - b. Specialty beverage staff (such as a sommelier or cicerone) and/or a wine and/or craft beer bar
 - c. Juice bar and/or coffee shop
 - d. Specialty food counters, such as imported cheeses, a sushi bar, a salad bar, or similar products
7. Development Guidelines
 1. Properties within the Gateway Employment, Employment Mixed-Use, Residential Mixed-Use, and Townhouse Residential Sub-Districts shall comply with the Development Guidelines as listed in Table 5-1 of the CCSP. The Pedestrian Retail Sub-District shall comply with the Development Guidelines as listed for the Employment Mixed-Use Sub-District, except to the extent such guidelines are determined by the Zoning Administrator to be inapplicable.
 2. Properties within the Neighborhood Commercial Sub-District shall comply with the Development Guidelines listed for the Gateway Employment Sub-District, except as follows: (1) maximum building height: five (5) stories; (2) setbacks on Van Buren Street: minimum twenty (20) feet to buildings, thirty (30) feet to parking (maximum forty (40) feet); and (3) setbacks on Avondale Boulevard: minimum thirty (30) feet to building, forty (40) feet to parking (maximum sixty (60) feet).
 3. Properties within the EMU Sub-District west of Avondale Boulevard shall comply with the development guidelines listed in table 5-1 of the CCSP; however, exceptions and departures to the development guidelines within a development plan may be forwarded to the Planning Commission for review and recommendation, and approved by City Council, which approval may be granted only if the City Council finds, in its sole and absolute discretion, that the project still achieves the overall intent, objectives, and guidelines of the CCSP, provides equal or greater design quality and public benefits than would be achieved under the guidelines, and does not cause greater adverse impact on adjoining properties.
8. Design Guidelines
 - a. Unless specifically modified herein, all CCD developments shall comply with the Design Guidelines listed in Section 5.4 of the CCSP and the Streetscape Design Guidelines listed in Section 4.2 of the CCSP. Any design issues not addressed in the CCSP or in this Zoning Ordinance shall be subject to the design guidelines listed in the Commercial/Industrial/Multi-Family Design Manual. While specific architectural themes,

color palettes, and material palettes are not dictated by the CCSP or this Zoning Ordinance, individual buildings shall be designed to complement other buildings within a block or Sub-District.

- b. Properties within the EMU Sub-District west of Avondale Boulevard shall comply with the Design Guidelines listed in Sections 4.2 and 5.4 of the CCSP; however, exceptions and departures to the Design Guidelines within a Development Plan may be forwarded to the Planning Commission for review and recommendation, and approved by the City Council, which approval may be granted only if the City Council finds in its sole and absolute discretion, that the project still achieves the overall intent, objectives, and guidelines of the CCSP and the project design meets the basic requirements for traffic circulation, pedestrian orientation, shade, and design continuity.

9. Parking

Parking for each land use shall be provided by a combination of on-street parking, off-street surface parking and parking structures based on the following:

1. A parking demand analysis prepared by a qualified parking or traffic consultant, a licensed architect, or civil engineer shall be submitted with each Development Plan. The parking demand analysis, as approved by the Zoning Administrator or designee, shall determine the number of parking spaces required for each use within the Development Plan.
2. The parking demand analysis shall analyze the needs of every proposed use in the Development Plan, using the Required Parking Schedule in Section 8 of the Zoning Ordinance as a starting point.
 - a. Provided parking shall not exceed the one hundred ten (110) percent of the number listed in the Parking Schedule.
 - b. Provided parking for a single use may be up to twenty (20) percent less than the amount required by the Parking Schedule based on the parking analysis.
3. The amount of required parking may be reduced by up to fifty (50) percent where it can be determined that the peak requirements of the several occupancies occur at different times and where a shared parking operations plan, approved by the Zoning Administrator or designee, shows that this reduction in parking will not cause conflicts among nearby uses. Such a shared parking analysis may be based on:
 - a. Intermittent non-conflicting uses. When required parking reductions are predicted as a result of sharing between intermittent uses with non-conflicting parking demands (e.g. a nightclub and a bank), then the reduction can be considered.
 - b. Parking occupancy rates. When the parking reduction has been shown to be feasible by using the demand calculations as determined by an analysis of typical local parking demand.
 - c. Existing parking surveys. When a study of existing parking shows parking occupancy rates of morning, afternoon and evening peaks on all seven (7) days of the week. The

seven (7) days of observation may take place over the span of two (2) consecutive, typical weeks. A combination of similar circumstances may be necessary to cover all the proposed land uses. The approximate square footages of the various land uses of the specimen projects shall be compared to the proposed project to allow the ratios of uses to be rated accordingly.

4. Off-street surface parking and parking structures counted towards the required parking shall be within four hundred (400) feet of the use, measured from the exterior wall of the use to the closest perimeter of the surface parking or parking structure.
5. On-street parking counted towards the required parking shall be adjacent to the property for which the parking is intended.
6. The EMU Sub-District west of Avondale Boulevard may include reduced parking space dimensions with a minimum size of nine and one-half (9.5) x eighteen (18) feet; additionally, a two (2) foot overhang may be counted towards the minimum parking space dimension if the overhang occurs over a landscape area with a depth of at least six (6) feet and if the overhang does not occur over a pedestrian sidewalk.

10. Necessary Amendments

In the event that any of the provisions of the CCSP referred to herein are amended, the Zoning Administrator shall concurrently give notice of and process an amendment to this Section 5, in accordance with the procedures outlined in Section 109 of this Zoning Ordinance.

501—City Center District

A.—Purpose

~~The Avondale City Center Specific Plan, as amended (the “CCSP”) was created to implement the City Council’s vision of creating a high density, mixed-use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10, commonly referred to as the City Center. The City Center Zoning District (the “CCD”) is intended to complete the vision expressed in the CCSP by prescribing building form, site design and architectural standards for the City Center. The CCD consists of two (2) components approved by the City Council: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 3-1 of the CCSP, containing the basic performance standards and regulations for the respective Sub-Districts shown on Figure 3-1 of the CCSP and (B) an administratively approved (by the City Council), individualized Development Plan that selects the land uses from those allowed in the base zone sub-districts and organizes such uses into a form-based Development Plan specific to a site. Accordingly, the Sub-District categories set forth in Section 503 below are intended to directly relate to and implement the provisions set forth in Section 3.2 of the CCSP for the corresponding Sub-District category. The CCD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the Development Plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the Development Plan.~~

~~B. Applicability~~

- ~~2. Only properties within the City Center boundary will be permitted to rezone to the CCD.~~
- ~~3. The development regulations related to each Sub-District and the boundaries thereof shall correspond to the descriptions of the Land Use Categories of the same name in Section 3.2 of the CCSP and the boundaries and locations of the Land Use Categories as shown on Figure 3-4 of the CCSP.~~

~~C. Sub-Districts~~

~~The CCD is divided into six (6) Sub-Districts. Properties within each Sub-District shall comply with the Land Uses and Development Standards set forth in this Section in accordance with the standards in the CCSP for each such Sub-District. The six (6) Sub-Districts are described below:~~

~~11. Gateway Employment.~~

~~The Gateway Employment (GE) Sub-District is designed to place primary land uses close to the freeway, to maximize opportunities for business exposure to the freeway and to ensure that residential uses are not located within six hundred (600) feet of freeway traffic. Primary uses in Gateway Employment Sub-District include retail, office, and hotel. In this Sub-District, residential, industrial, manufacturing, and warehouse uses are not permitted. Uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories with City Council approval as part of the Development Plan process. A variety of Mid-rise and high-rise office, pedestrian-oriented retail, large floor plate uses and big box uses are permitted in the Gateway Employment Sub-District, subject to an appropriate Development Plan.~~

~~12. Employment Mixed Use.~~

~~The Employment Mixed Use (EMU) Sub-District is designed to emphasize employment uses, including retail, professional office, hotel, and personal service uses. Residential units may be built on upper floors throughout the Employment Mixed Use Sub-District if built in conjunction with employment uses; provided, however, that residential units fronting on Park Avenue may be built on the ground floor. The minimum ratio is one (1) square foot of employment use for every two (2) square feet of residential development, except for those properties fronting Park Avenue which may be exclusively residential. The mix of uses may be provided horizontally or vertically, and may be distributed across multiple properties, subject to Development Plan approval. Residential units may be incorporated throughout the first floor when it can be shown that such units support and heighten the purpose of the district.~~

~~The Employment Mixed Use Sub-District is intended to include mid-rise and high-rise buildings of three (3) to ten (10) stories, predominantly served by structured parking. For a development project containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75–1.0. Building heights shall not exceed ten (10) stories. However, a building may be built up to~~

~~sixteen (16) stories along Avondale Boulevard north of Van Buren Street with City Council approval as part of the Development Plan process.~~

~~13. Pedestrian Retail:~~

~~The Pedestrian Retail (PR) Sub-District includes all properties with frontage along pedestrian retail streets, as shown on Figure 3-1 of the CCSP. The land uses on the ground floor of buildings in the Pedestrian Retail Sub-District shall be restricted to those types of active uses that create a lively street environment. Professional offices and residential uses are not permitted in these ground floor locations, but are permitted on upper floors; provided, however, that residential uses fronting Park Avenue are permitted on the ground floor.~~

~~The form of development shall be compact building footprints, with small street setbacks and wide sidewalks designed to facilitate pedestrian activity. Buildings with first floor restaurants shall include outdoor seating areas that do not conflict with pedestrian areas. For a development project containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75–1.0.~~

~~14. Neighborhood Commercial:~~

~~The Neighborhood Commercial (NC) Sub-District is designed to allow for a suburban type of development on the fringe of the City Center area, while still contributing to the intent of the look and feel of the City Center. Buildings along arterial streets shall conform to specific setbacks to provide the intended streetscape for the City Center area, while buildings at the interior of a site may have larger street setbacks. Uses allowed in the Neighborhood Commercial Sub-District are retail, restaurant, office, and personal service. Residential is appropriate on upper floors of multi-story buildings and may be approved as part of a development project containing multiple buildings.~~

~~15. Residential Mixed Use:~~

~~The Residential Mixed Use (RMU) Sub-District is designed to provide a transition between the Employment Mixed Use areas and residential neighborhoods. While residential is the primary land use, small office, retail, and personal service uses may be located on the ground floor of multi-story buildings. Non-residential uses such as small office buildings or boutique hotels may be permitted. Such non-residential uses shall be compatible in scale with nearby residential development and shall not adversely impact the quiet enjoyment of residential uses. Parking shall be located underneath or behind the units. Residential uses shall be developed at a minimum of fifteen (15) units per acre, and a maximum of forty-five (45) units per acre. Building heights shall range from two (2) to five (5) stories.~~

~~16. Townhouse Residential:~~

~~The Townhouse Residential (TR) Sub-District is designed to provide a transition between the Residential Mixed Use Sub-District and neighboring Single Family Residential development. Townhouse residential units shall be attached units with separate individual entrances fronting a public street and private open space attached to the individual unit in the form of patios or balconies. Parking shall be either attached or located on the same lot. Townhouse residential~~

~~development may include interlocking units, but may not include buildings with common stairways serving multiple units. The minimum density shall be twelve (12) units per acre and the maximum density shall not exceed twenty (20) units per acre. Building heights are two (2) to three (3) stories.~~

~~D. Administration~~

~~5. Establishment.~~

~~CCD base zoning may be established on property within the City Center according to the procedures outlined in Section 111 of this Zoning Ordinance. In addition to the approved CCD base zoning, a City Council-approved Development Plan is required prior to any application for a development permit within the City Center area.~~

~~c. Development Plans may be filed for all or part of the property zoned or to be zoned CCD. Development Plans shall be submitted in accordance with Section 107, Site Plan Review; provided, however that the Planning Commission shall review, and City Council shall review and approve, all Development Plans for properties zoned CCD.~~

~~d. The ordinance approving the rezoning of a property to CCD shall indicate, both by narrative text and a map, the location and boundaries of the Sub-Districts that are included in the area to be rezoned.~~

~~6. Amendment.~~

~~The Zoning Administrator or designee shall determine whether a proposed amendment to an approved Development Plan is a Major or Minor Amendment. Major Amendments shall require City Council approval with a recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only.~~

~~c. Major Amendment: Any one (1) of the following shall be considered a Major Amendment of a Development Plan:~~

~~i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the Development Plan are permitted without a Major Amendment so long as (i) the adjustments do not divide zoning Sub-Districts, (ii) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the Development Plan, (iii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the Development Plan and (iv) in the reasonable opinion of the Zoning Administrator, the overall character of the Development Plan, if modified, will remain in substantial conformance with the CCSP and the Development Plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the Development Plan. Such boundary line changes may also require an amendment to the CCSP prior to any City Council consideration of the change to the Development Plan.~~

- ~~vi. Any change that could have significant negative impact on uses adjoining the development.~~
- ~~vii. Any change that could have a significant impact on roadways adjacent or external to the development.~~
- ~~viii. Any change that could have a significant negative impact on the amount of parking required or provided by the development.~~
- ~~ix. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.~~
- ~~d. Minor Amendment: All amendments to a Development Plan not determined by the Zoning Administrator to be Major Amendments according to the criteria set forth in subsection (1) above shall be Minor Amendments.~~

~~E. Land Uses~~

~~Land uses for each Sub-District shall comply with the Land Use Matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this Section and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of this Ordinance.~~

~~P = Permitted~~

~~C = Conditional Use~~

~~PC = Permitted with Conditions~~

~~FF = First Floor Only~~

~~A = Accessory~~

~~— = Not Allowed~~

LAND USE	CITY CENTER SUB-DISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Amusement parks, outdoor	C	-	-	-	-	-
Antique Store	P	P	P	P	FF	-
Aquarium	C	-	-	-	-	-
Art gallery	P	P	P	P	FF	-
Art studio	P	P	P	P	FF	-
Automobile rental facility with no on-site storage	P	P	P	P	FF	-
Banks and financial institutions without drive-through, excluding non-chartered financial institutions	P	P	P	P	FF	-
Bar	PC	PC	P	-	-	-
Barber/Beauty shop	P	P	P	P	FF	-
Bingo Hall	P	-	-	-	-	-
Bowling alley	P	-	-	-	-	-
Brewery, ancillary to a bar or restaurant	P	P	P	P	FF	-
Bus terminals	P	-	-	-	-	-
Business Support Services	P	P	P	P	FF	-

LAND USE	CITY CENTER SUB-DISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Business, technical, or vocational school	P	P	P	P	-	-
Caretakers quarters	A	A	A	A	-	-
Child care center	C	C	C	C	C	C
Cigar Bar or tobacco lounge	P	P	P	-	-	-
Clothing alteration, custom dressmaking or tailor shop	P	P	P	P	FF	-
College or university	P	P	P	P	PC	PC
Commercial sporting complexes	C	-	-	-	-	-
Concert facilities, outdoor	C	-	-	-	-	-
Consignment shops	P	P	P	P	-	-
Convention centers and exhibition halls	P	-	-	-	-	-
Dance studio	P	P	P	P	FF	-
Drive-through uses, including restaurants and financial institutions	P	PC	-	P	-	-
Dry cleaning and laundry establishment, pick-up and drop-off only	P	P	P	P	FF	-
Emergency medical care facility	P	P	P	P	FF	-
Employment agencies excluding day labor	P	P	P	P	FF	-
Farming	PC	PC	PC	PC	PC	PC
Funeral Home	P	-	-	-	-	-
Health and exercise center	P	P	P	P	FF	-
Hospitals	P	-	-	-	-	-
Hotel	P	P	P	P	PC	PC
Ice skating rink, indoor	P	-	-	-	-	-
Indoor commercial recreation/entertainment uses not otherwise listed	P	P	P	P	-	-
Laboratory for bio-science, dental, medical and research & development	P	P	P	P	-	-
Libraries	P	P	P	P	FF	-
Liquor stores	C	C	C	C	-	-
Massage therapy (medical)	P	P	P	P	FF	-
Massage or day spa	P	P	P	P	FF	-
Medical, dental or health offices, clinics and laboratories, excluding plasma centers	P	P	P	P	PC	-
Museum and cultural centers	P	P	P	P	FF	-
Movie theater, indoor	P	P	P	P	-	-
Music studio	P	P	P	P	FF	-
Nail salon	P	P	P	P	FF	-
Night Club	PC	PC	P	-	-	-
Outdoor Dining, ancillary to a restaurant	A	A	A	A	A	-
Parking Lot, surface	A	A	A	A	A	A
Parking Structure	A	A	A	A	A	A
Pet boarding and day care facility	PC	PC	PC	PC	-	-

LAND-USE	CITY-CENTER-SUB-DISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Places of worship	P	P	P	P	P	P
Pre-schools and similar uses	C	C	C	C	C	C
Professional offices	P	P	P	P	PC	-
Public uses	P	P	P	P	P	P
Public utility buildings, structures, uses, facilities and equipment	PC	PC	PC	PC	PC	PC
Real Estate office	P	P	P	P	FF	-
Reception centers	P	-	-	-	-	-
Residential	-	PC	PC	-	P	P
Resorts	P	P	-	-	-	-
Restaurants, without drive-through	P	P	P	P	FF	-
Retail sales of new merchandise within enclosed buildings, excluding liquor stores	P	P	P	P	FF	-
Roller rink, indoor	P	-	-	-	-	-
Sidewalk Café	P	P	P	P	FF	-
Social/private clubs	P	P	P	P	FF	-
Specialty retail, indoor, excluding liquor stores	P	P	P	P	FF	-
Specialty sales (e.g. used books or used records, excluding thrift stores and surplus stores)	P	P	P	P	FF	-
Specialty services	P	P	P	P	FF	-
Stadiums	C	-	-	-	-	-
Swimming club, outdoor	C	-	-	-	-	-
Tanning salon	P	P	P	P	FF	-
Telecommunication Tower	PC	PC	PC	PC	PC	PC
Theater, excluding movie theaters	P	P	P	P	-	-
Ticket and travel agency	P	P	P	P	FF	-
Veterinary hospital, offices and clinics, excluding animal boarding	PC	PC	PC	PC	-	-
Video arcade or game room	P	P	P	P	FF	-
Wine Bar	P	P	P	P	FF	-
Zoo	C	-	-	-	-	-

F. ~~Land uses listed in the land use matrix above as Permitted with Conditions are permitted by right only if the conditions listed below for the individual uses are met. Based on Development Plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.~~

12. ~~A college or university is allowed in all CCD Sub-Districts provided that, in RMU and TR Sub-Districts, colleges and universities shall only be permitted if the buildings (1) are in scale with nearby residential development and (2) do not adversely impact current or future residential uses.~~

- ~~13. Drive-through uses, including restaurants and financial institutions, are allowed in GE, NC and EMU Sub-Districts. However, in EMU Sub-Districts, stand-alone drive-through uses shall be prohibited; Drive-through uses in such EMU Sub-Districts shall only be permitted as part of multi-use buildings.~~
- ~~14. A hotel is allowed in all CCD Sub-Districts; provided, however, that in RMU and TR, hotels shall be limited to a maximum of fifty (50) rooms and shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.~~
- ~~15. Medical, dental or health offices, clinics and laboratories, excluding plasma centers, are allowed in the RMU Sub-District; provided, however, that unless located entirely on the first floor of a mixed use building, medical office buildings shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.~~
- ~~16. A professional office is allowed in the RMU Sub-District; provided, however, that unless located entirely on the first floor of a mixed use building, professional office buildings shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.~~
- ~~17. Bars are allowed in the GE and EMU Sub-Districts; provided, however, that (1) the exterior building wall of a bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, other bar or night club, (2) closing time for dance floors or other accessory uses to a bar shall coincide with the closing time for the bar and (3) with respect to GE Sub-Districts only, exits and entrances to a bar shall not be located within three hundred (300) feet of a residential district.~~
- ~~18. Night clubs are allowed in the GE and EMU Sub-Districts; provided, however, that (a) the exterior building wall of a night club shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, bar or other night club, (2) closing time for dance floors or other accessory uses to a night club shall coincide with the closing time for the night club and (3) with respect to GE Sub-Districts only, exits and entrances to a night club shall not be located within three hundred (300) feet of a residential district.~~
- ~~19. Residential Uses are allowed in EMU and PR Sub-Districts; provided, however, that, except for residential uses fronting on Park Avenue, such residential uses are only permitted on the upper floors.~~
- ~~20. Farming is allowed in all CCD Sub-Districts for a period not to exceed five (5) years from the date of rezoning; provided, however, that farming is limited to the cultivation and harvesting of crops and that no agricultural uses which utilize livestock (i.e. dairy farming), plant nurseries, or greenhouses shall be allowed. Farming and agricultural uses legally occurring on the property prior to rezoning to CCD shall not be subject to this provision. After the initial time five (5) year time period has elapsed, such use may only continue under a Conditional Use Permit.~~

~~G. Development Guidelines~~

- ~~4. Properties within the Gateway Employment, Employment Mixed-Use, Residential Mixed-Use, and Townhouse Residential Sub-Districts shall comply with the Development Guidelines as listed in Table 5-1 of the CCSP. The Pedestrian Retail Sub-District shall comply with the Development Guidelines as listed for the Employment Mixed-Use Sub-District, except to the extent such guidelines are determined by the Zoning Administrator to be inapplicable.~~
- ~~5. Properties within the Neighborhood Commercial Sub-District shall comply with the Development Guidelines listed for the Gateway Employment Sub-District, except as follows: (1) maximum building height: five (5) stories; (2) setbacks on Van Buren Street: minimum twenty (20) feet to buildings, thirty (30) feet to parking (maximum forty (40) feet); and (3) setbacks on Avondale Boulevard: minimum thirty (30) feet to building, forty (40) feet to parking (maximum sixty (60) feet).~~

~~H. Design Guidelines~~

~~Unless specifically modified herein, all CCD developments shall comply with the Design Guidelines listed in Section 5.4 of the CCSP and the Streetscape Design Guidelines listed in Section 4.2 of the CCSP. Any design issues not addressed in the CCSP or in this Zoning Ordinance shall be subject to the design guidelines listed in the Commercial/Industrial/Multi-Family Design Manual. While specific architectural themes, color palettes, and material palettes are not dictated by the CCSP or this Zoning Ordinance, individual buildings shall be designed to complement other buildings within a block or Sub-District.~~

~~I. Parking~~

~~Parking for each land use shall be provided by a combination of on-street parking, off-street surface parking and parking structures based on the following:~~

- ~~7. A parking demand analysis prepared by a qualified parking or traffic consultant, a licensed architect, or civil engineer shall be submitted with each Development Plan. The parking demand analysis, as approved by the Zoning Administrator or designee, shall determine the number of parking spaces required for each use within the Development Plan.~~
- ~~8. The parking demand analysis shall analyze the needs of every proposed use in the Development Plan, using the Required Parking Schedule in Section 8 of the Zoning Ordinance as a starting point.~~
 - ~~c. Provided parking shall not exceed the one hundred ten (110) percent of the number listed in the Parking Schedule.~~
 - ~~d. Provided parking for a single use may be up to twenty (20) percent less than the amount required by the Parking Schedule based on the parking analysis.~~
- ~~9. The amount of required parking may be reduced by up to fifty (50) percent where it can be determined that the peak requirements of the several occupancies occur at different times and where a shared parking operations plan, approved by the Zoning Administrator or designee,~~

~~shows that this reduction in parking will not cause conflicts among nearby uses. Such a shared parking analysis may be based on:~~

- ~~d. Intermittent non-conflicting uses. When required parking reductions are predicted as a result of sharing between intermittent uses with non-conflicting parking demands (e.g. a nightclub and a bank), then the reduction can be considered.~~
- ~~e. Parking occupancy rates. When the parking reduction has been shown to be feasible by using the demand calculations as determined by an analysis of typical local parking demand.~~
- ~~f. Existing parking surveys. When a study of existing parking shows parking occupancy rates of morning, afternoon and evening peaks on all seven (7) days of the week. The seven (7) days of observation may take place over the span of two (2) consecutive, typical weeks. A combination of similar circumstances may be necessary to cover all the proposed land uses. The approximate square footages of the various land uses of the specimen projects shall be compared to the proposed project to allow the ratios of uses to be rated accordingly.~~

~~10. Off-street surface parking and parking structures counted towards the required parking shall be within four hundred (400) feet of the use, measured from the exterior wall of the use to the closest perimeter of the surface parking or parking structure.~~

~~11. On-street parking counted towards the required parking shall be adjacent to the property for which the parking is intended.~~

~~J. Necessary Amendments~~

~~In the event that any of the provisions of the CCSP referred to herein are amended, the Zoning Administrator shall concurrently give notice of and process an amendment to this Section 5, in accordance with the procedures outlined in Section 111 of this Zoning Ordinance.~~

502 Major Sports and Entertainment District

A. Purpose

The purpose of the Major Sports and Entertainment District (MSED) is to provide an appropriate Zoning District to accommodate the unique demands and impacts of (1) facilities used to conduct major sports and/or entertainment events and (2) mixed-use and/or destination entertainment developments related to and operated in conjunction with a major sports/entertainment venue. Due to the unique characteristics, form, and impact of these types of these large scale facilities, deviation from traditional zoning standards is necessary in this district.

B. Applicability

1. MSED zoning may be established on property where a major sports and entertainment venue is located and directly abutting parcels, subject to the procedures outlined in Section 1 of this Zoning Ordinance. The district may also be established on non-abutting parcels if those properties are located within one-quarter (1/4) mile of a MSED zoned parcel and if said parcel

- b. The closure plan shall indicate the time frame and methods to carry out the closure requirements upon cessation of the operation or the abandonment of the site. The proposed measures shall meet all standards required by the Maricopa County Flood Control District and the Arizona Revised Statutes for aggregate mining reclamation.
- c. A financial security shall be provided prior to the effective date of the overlay zoning to ensure that operators abide by the closure plan and the proposed re-use plan. The form and amount of the security shall be reviewed by the Finance Director, ~~the City Attorney~~, the City Engineer and the Zoning Administrator prior to City Council approval of the overlay zoning.

E. Review Procedures

- 1. A request for a Special Use Overlay Development Plan approval shall be submitted to the Planning Division on a form prescribed by the Planning Division with the required fee. A Special Use Overlay Development Plan approval may be requested by the property owner of land proposed to be benefitted by the overlay or by the Planning Division, the Zoning Administrator, the Planning Commission or by the City Council.
- 2. The applicant shall conduct a neighborhood meeting in accordance with Section 112, above, and complete notifications in accordance with Section 113, above.
- 3. A request for a Special Use Overlay Development Plan approval shall first be heard by the Planning Commission, which shall hold a public hearing and transmit a recommendation to the City Council containing reasons for such recommendation. Notifications must be completed pursuant to Section 113, above.
- 4. The City Council shall hold a public hearing and approve, approve with conditions, or deny the request for the amendment. Notifications must be completed pursuant to Section 113, above.
- 5. In the event an application is denied by the City Council or withdrawn after the Planning Commission hearing, the City Council shall have the authority to refuse to accept another application for any amendment on the same property or part thereof, for a period of one (1) year from the date of denial.
- 6. The recommendation of approval of any amendment by the Planning Commission shall be void if the amendment has not been adopted by the City Council within one (1) year of the Planning Commission action.
- 7. Major amendments to the development plan shall be processed in the same manner as the original application. Major amendment shall include any (a) change in the use or the intensity of the use or (b) significant increase in the off-site impacts of the use.
- 8. Minor amendments to the development plan, such as minor changes to the site layout or the site use characteristics that do not significantly change the nature or intensity of the use and will not adversely affect adjacent or nearby properties, may be approved by the Zoning Administrator.

provides substantial evidence indicating that the modifications will produce an environment superior to that which could have been produced by strict application of existing standards for comparable Zoning Districts.

C. Coordination with Subdivision Regulations

It is the intent of these PAD regulations that the review of the requirements of the City of Avondale Subdivision Regulations be carried out simultaneously with the review of the PAD.

D. Conformance

All approved plans, documents and permits shall conform to the approved PAD Narrative.

E. Design Standards

Site layout, architecture and landscaping shall be consistent with the Design Manuals as maintained by the Zoning Administrator or authorized designee.

F. Phasing

The PAD may provide for certain on-site and off-site infrastructure to be constructed in phases, subject to the following limitations:

1. The first phase infrastructure improvements shall commence prior to expiration of the PAD zoning as set forth in subsection 603(D) below.
2. Complete construction of all public infrastructure improvements within the public right-of-way on the exterior of the PAD site shall be included within the first phase of development, unless the City Council, in its sole discretion, allows for an alternate infrastructure improvement schedule as part of a phasing plan included in the PAD.
3. Prior to commencement of the first phase infrastructure improvements, the owner/applicant shall provide financial assurances in the amount determined by the City Engineer ~~and in the form approved by the City Attorney,~~ for construction of such portions of the infrastructure improvements located within the public right-of-way on the exterior of the PAD.

603 Establishment of a PAD District

A. Approvals; Required Findings

The applicant shall address each of the required findings (set forth below) individually, and shall demonstrate with sufficient, objective information, how the proposed PAD complies with each. The City Council, following a recommendation from the Planning Commission, may approve an amendment of the Zoning Map of the City of Avondale to reflect establishment of the PAD on the subject property upon determining that all of the following findings have been met:

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

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.
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.
4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.
5. The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.

B. Conditions and Stipulations of Approval

The City Council may, in its sole discretion, approve a PAD subject to conditions or stipulations. Conditions and stipulations included in the City Council action establishing a PAD District shall become part of the regulations governing the use and development of the PAD.

C. PAD Regulations

The PAD Narrative, site plan, design standards and any other documents, exhibits or plans associated with the PAD, in the form approved by the City, shall become part of the regulations governing the use and development of the PAD and the Zoning Map shall be amended to reflect adoption of the PAD and the related documents and plans.

D. Expiration

~~Approval of any PAD zoning is conditioned on development of the first phase of the project commencing within four (4) years of the effective date of the ordinance approving the PAD zoning on the property.~~

- ~~1. Prior to the expiration of the four (4) year time condition, the property owner or authorized representative may submit an application for an extension to the City. A submittal of an application for extension of the four (4) year time condition does not toll the running of the time condition.~~

~~Should the four (4) year time condition expire between the submittal of an application for a time extension and the public hearing on the requested extension, the PAD shall be subject to reversion as set forth in subsection 603(D)(3) below. Upon receipt of a request for extension, the Zoning Administrator shall submit the request to the City Council for consideration at a public hearing held pursuant to subsection 603(D)(2) below.~~

- ~~2. The City Council shall, after notices via certified mail to the property owner and authorized representative have been provided at least fifteen (15) days prior to the date of the scheduled hearing, hold a public hearing on the extension request. The City Council may, in its sole discretion, grant an extension of the time condition, subject to the limitation on the number of extensions set forth in subsection 603(D)(5) below. If the public hearing is held after~~

~~expiration of the time condition, the City Council may also, at that public hearing, take action to revert the zoning on the property to its prior zoning classification.~~

- ~~3. In the event the project's first phase has not commenced within the four (4) year time period and no request for time extension has been received as provided in subsection 603(D)(1) above, the Zoning Administrator may submit the PAD to the City Council for consideration of reversion, pursuant to the hearing procedure set forth in subsection 603(D)(4) below.~~

The PAD zoning shall be conditioned on commencement of vertical construction for the project beginning within eighteen (18) months from the date of City Council approval. Prior to the expiration of the eighteen (18) month time condition, the property owner or authorized representative may submit an application for a one (1) time, one (1) year extension to the City, which the Zoning Administrator shall submit to the City Council for consideration. In the event the project's Site Plan has not been approved within the eighteen (18) month time period and no request for a time extension has been received, the Zoning Administrator may submit the PAD to the City Council for consideration of reversion to the property's prior zoning classification.

- ~~4. The Zoning Administrator shall notify the property owner and authorized representative by certified mail of the City Council's intention to hold a hearing to determine compliance with the four (4) year time condition, and to revert the zoning on the property to its former classification if the condition is determined by the City Council to have not been met. All such notices shall be made at least fifteen (15) days prior to the date of the scheduled hearing. The City Council may, in its sole discretion, either grant an extension of the time condition, subject to the limitation on the number of extensions set forth in subsection 603(D)(5) below, or revert the zoning on the property to its prior zoning classification.~~
- ~~5. The City Council may, in its sole and absolute discretion, grant up to three (3) two (2) year extensions of the time condition. The City Council may include conditions on any extension as it deems appropriate in its sole and absolute discretion.~~
- ~~6. Following the commencement of the first phase of the project, the Zoning Administrator shall monitor the project to ensure compliance with the approved PAD phasing schedule. Upon the Zoning Administrator's initial determination that the phasing schedule is not being met, no further review or approval of any project site plan or plat shall occur until it is determined that good cause exists for delay in the construction of the project. Should the project fail to proceed as scheduled, a public hearing shall be held by the City Council to determine the cause of the delay. At the public hearing on the matter, if the City Council determines that there is not good cause for the delay, it may impose additional conditions on the PAD to ensure compliance with the phasing schedule. If such additional conditions and the phasing schedule are not met, the Zoning Administrator may set the matter for public hearing, according to the process set forth in subsection 603(D)(4) above, on a possible reversion of the PAD zoning. If the City Council determines that good cause exists, it may amend the PAD development phasing schedule.~~
7. For purposes of this Section, the terms "commence," "commencing" and "commencement" shall mean (a) for a PAD smaller than five (5) acres, physical vertical construction activity in accordance with a valid building permit issued by the City and (b) for a PAD five (5) acres and

~~larger, beginning of construction of off-site infrastructure including streets, sidewalks, water and wastewater, so long as such infrastructure is completed prior to expiration of the City-issued development permit issued therefore.~~

8. The provisions of this subsection 603(D) shall apply to all PADs approved prior to ~~April 2, 2009~~DATE WILL CHANGE, except that such provisions shall not apply to any previously approved PAD for which the time condition thereon has expired prior to ~~February 1, 2009~~DATE WILL CHANGE.

E. Amendment

The Zoning Administrator or designee shall determine whether a proposed deviation from the approved PAD District is a Major or Minor Amendment. Major Amendments shall require City Council approval with the advice and recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only. No amendment to a PAD will be approved without concurrent revision of its development plan.

1. Major Amendment. Any one (1) of the following shall be considered a Major Amendment of a PAD:
 - a. A ten (10) percent or more increase in the number of dwelling units or in the acreages devoted to commercial or industrial uses.
 - b. A significant change in boundary lines of development units.
 - c. Any change that could have significant impact on areas adjoining the PAD.
 - d. Any change that could have a significant traffic impact on roadways adjacent or external to the PAD.
 - e. Amending the uses allowed by adding a permitted use, a use permitted with conditions or a use requiring a Conditional Use Permit, unless the Zoning Administrator has determined that the use to be added is analogous to a permitted use.
 - f. Changes to, or addition of, phasing for a PAD when such changes impact twenty-five (25) percent or more of the land area contained within the PAD district.
2. Minor Amendment. All amendments of a PAD District not determined by the Zoning Administrator to be a Major Amendment shall be a Minor Amendment.

604 PAD Narrative and Development Plan

The narrative text shall provide uses and development standards for the PAD District. The PAD Narrative shall be both prescriptive and concise. The PAD Narrative shall conform in formatting and organization

2. Commercial/Industrial/Multi-Family Residential Open Space

- a. Open Space shall be provided in amounts and in the manner set forth in the applicable Design Manual.
- b. Open Space shall be provided in the form of pedestrian refuge areas with shaded seating, landscaped and hardscape plaza areas and public art features when appropriate.

F. Architectural Design

Architectural design shall conform to the applicable Design Manual. In areas with mixed uses, ~~both the Single-Family Residential Design Manual and Commercial/Industrial/Multi-Family Design Manual~~ all the applicable Design Manual standards must be met and, in the case of a conflict, the more stringent standard governs.

G. Landscaping

Landscaping provided along street frontages, around the property perimeter, internal to the site and in parking areas shall conform to the standards set forth in the applicable Design Manual for the most closely comparable Zoning District.

H. Perimeter and Internal Walls, Gates & Entry Feature Designs and Materials

All perimeter and internal walls, gates and entry feature designs and materials shall conform to the applicable Design Manual. In areas with mixed uses, both the Single-Family Residential Design Manual and Commercial/Industrial/Multi-Family Design Manual standards must be met and, in the case of a conflict, the more stringent standard governs.

I. Signage

Unless signage is approved as part of a comprehensive sign package, signage shall conform to the comparable zoning category.

J. Maintenance of Common Areas and Adjacent Rights-of-Way

1. Open Space areas shall be identified and reserved as tracts or parcels on a plat, or as easements when no plat is necessary. Maintenance of these areas shall be provided for by an Owners' Association.
2. A statement shall also be placed on the approved site plan or plat, as appropriate, stating that landscaping in adjacent rights-of-way areas shall be maintained by the Owners' Association.

K. Justification and Mitigation

Substantial justification and mitigation is required for proposed PAD standards that do not meet the standards of the comparable Zoning District.

SECTION 7 SUPPLEMENTARY REGULATIONS

701 Purpose and Applicability

The purpose of the regulations set forth in this Section is to supplement the zoning regulations appearing elsewhere in this Zoning Ordinance. Unless specifically set forth herein or elsewhere in this Zoning Ordinance, the following general regulations shall apply to all property within the corporate limits of the City.

702 General Requirements

- A. No person, firm or corporation shall strip, excavate or otherwise remove topsoil, rock, sand, gravel or other natural earth materials for use on another premises, except in connection with the construction or alteration of a structure on such premises and excavation or grading incidental thereto, or as part of an approved sand and gravel extraction or mining facility.
- B. Every dwelling shall be located and maintained on a “lot” as defined in Section 1 of this Zoning Ordinance.
- C. No land required to meet the width, depth, yard, area, coverage, parking or other requirements of this Ordinance for a lot or building may be sold or leased away from such lot or building.
- D. No parcel of land may be subdivided from a larger parcel of land unless the resulting parcels all meet the minimum width and area requirements for the zone in which they are located.
- E. No residentially zoned lot shall be divided in such a way that the division results in a lot that contains more dwelling units than are permitted by the zoning regulations of the district in which such lot is located.
- F. Every part of a required yard shall be open to the sky and unobstructed, with the following exceptions:
 - 1. Front and Rear Yards.
 - a. Accessory buildings in the rear yard of a single-family residence shall be allowed according to the requirements of Section 703 below.
 - b. The ordinary projections of eaves, skylights, window sills, belt courses, cornices, chimneys, flues, balconies, and other ornamental features may project into a required front or rear yard not more than five (5) feet.
 - c. Bay windows, including their cornices and eaves, may project into a required front or rear yard not more than three (3) feet; provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.

2. Side Yards.
 - a. The ordinary projections of eaves, skylights, window sills, belt courses, cornices, chimneys, flues, balconies and other ornamental features may project into a required side yard not more than three (3) feet.
 - b. Bay windows, including their cornices and eaves, may project into a required side yard not more than three (3) feet; provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
 - c. In no instance shall any projection into a required side yards be allowed if said projection is determined to interfere with vehicular access to a garage located in the rear yard.
 - d. A minimum clearance of five (5) feet shall be maintained on the gated side of lots separated by party walls. In no instance shall any projection be allowed within that required clearance.
- G. Any enclosed porch or patio cover, or one capable of being enclosed shall be considered a part of the main building in the determination of the size of yard or lot coverage.
- H. A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a recreational vehicle or mobile home park or as part of an authorized Seasonal Sales Permit.
- I. A mobile home, recreational vehicle, or similar vehicle shall be prohibited as a facility for any non-residential use permitted in this Ordinance, except for any of the following:
 1. Use as a construction trailer and/or construction office while construction is on-going on a site pursuant to a valid building permit.
 2. Use as a sales office for a Single-Family Residential development prior to completion of a model home complex.
 3. Use as a hiring, leasing, or training office for a commercial or industrial development prior to completion of the building or tenant space that the office is serving.
 4. Use as a sales office in conjunction with an approved Seasonal Sales Permit.
 5. Use as a temporary clubhouse for a golf course while construction of a permanent clubhouse is on-going pursuant to a valid building permit.
 6. Use in conjunction with any Special Event approved by the City Clerk's Department.
- J. Garage/yard sales in excess of sixty (60) consecutive hours or in excess of four (4) times per year are prohibited.

- K. No obstruction to view in excess of two (2) feet in height shall be placed in any sight visibility triangle or within sight distance lines (as defined and measured in the City of Avondale General Engineering Requirements Manual) except for the following:
 - 1. Trees, if the lowest portion of the canopy is pruned to a minimum height of seven (7) feet above grade.
 - 2. Official signs, signals, devices and other equipment used for governmental purposes by the State of Arizona, the City of Avondale, or other authorized public entity with specific authorization to locate equipment at that location.
- L. Mechanical equipment, including, but not limited to, heating/cooling equipment, pool pumps, electrical equipment and motors directly related to the primary use of the property, shall be restricted from use in the front yard.
- M. Within Residential zones, no preheat, tempering or holding water tanks shall be located on the roof or side the structure. Heating/air conditioning units shall be ground mounted on a concrete pad. All wiring and piping for solar water heaters and air conditioning units shall be installed as to not be visible from neighboring properties or the street.
- N. [Mobile food vendors are prohibited from operating on property zoned for residential use and within two-hundred fifty \(250\) feet of a property zoned for residential use, except with a City approved special event permit.](#)

703 Detached Accessory Buildings

In all Single-Family Residential Districts, detached accessory buildings shall conform to the following restrictions concerning their locations on a lot.

- A. Detached accessory buildings shall not be permitted within a front yard, as defined in Section 1 of this Zoning Ordinance.
- B. Any detached accessory building not located in the rear one-half (1/2) of a lot shall maintain such yards as are required for a dwelling unit on the same lot.
- C. Detached accessory buildings placed in the rear one-half (1/2) of a lot may encroach into the required rear and side yard setbacks subject to the following conditions:
 - 1. On a through lot, an accessory building shall not be located closer to the rear property line than the distance required for front yard setback.
 - 2. On a corner lot contiguous to a key lot, no detached accessory building shall be erected or altered so as to come closer to a street side of the corner lot than the front yard required on the key lot. In no instance, however, shall a setback greater than twenty-five (25) feet be required.
 - 3. On any other corner lot, an accessory building shall not be located closer than ten (10) feet from the property line.

1. Every seasonal sales use shall require a permit granted pursuant to the procedures outlined in this Section.
2. Upon cessation of the use or expiration of the permit, whichever occurs first, the premises will be promptly cleaned and restored to substantially the same condition existing prior to commencement of such use. The applicant shall provide, at the time of application, written authorization from the property owner specifically (a) acknowledging that the cleaning/restoration obligation is ultimately the Owner's responsibility and (b) ensuring that if the applicant does not promptly clean and restore the property, the Owner will complete the cleaning and restoration work.
3. Written authorization of the use by the owner of the property on which the use is to be located shall be required.
4. In no event shall a Seasonal Sales Permit be granted for a period longer than two (2) months. ~~Multiple permits may be granted to the same applicant(s), provided the combined seasonal sales activities may not exceed a period of sixty (60) days within a calendar year.~~ Seasonal sales activities are limited to sixty (60) days a calendar year, per site. No two (2) permits shall be granted in different calendar years such that more than two (2) continuous months of operation are permitted. A permit shall only be issued for sales events occurring on consecutive dates and separate permits, with all applicable fees, will be required if events are non-consecutive. For instance, if a seasonal sales activity occurs on the first Friday of each month, separate permits would be required for each Friday.
5. Seasonal sales are permitted in any non-residential district.
6. Firework vendors are exempted from obtaining a Seasonal Sales Permit during the dates specified in the Arizona Revised Statute for the sale of consumer fireworks.

B. Permitted Seasonal Sales Uses

1. Christmas tree sales, or similar seasonal or holiday related on-site or off-site sales events.
2. Off-site sales of souvenirs, gifts and food incidental to a sporting event.
3. Any non-permanent outdoor use that is not specifically set forth in subsection 705(B)(1) or (2) above, including, but not limited to, carnivals, concerts and off-site commercial sales, shall be considered a Special Event and be subject to the application and review procedures set forth by the City Clerk's Department.

C. Application, Review, and Approval Process

Requests for a Seasonal Sales permit shall be made on forms obtained from the City and a filing fee shall be charged and collected at the time of application submittal.

1. Applications shall be reviewed by the Department. The request shall be administratively approved, conditionally approved, or disapproved no later than ten (10) working days from the date of submittal.

B. Wireless Facilities

1. Freestanding Wireless Facilities.

- a. Freestanding Monopole Wireless Facilities ~~less than thirty-five (35) feet in height~~ are permitted in all Zoning Districts subject to administrative Site Plan approval. ~~no new Lattice Wireless Facilities or Guyed Wireless Facilities shall be permitted. Freestanding Monopole Wireless Facilities thirty-five (35) feet or greater in height are permitted in all Zoning Districts subject to conditional use permit approval.~~
- b. No new Lattice Wireless Facilities or Guyed Wireless Facilities shall be permitted.
- c. No Wireless Facilities are allowed in the public right-of-way, except for Small Wireless Facilities permitted according to Subsection 708 (B)(3)(6) below.
- d. Prior to approval, the applicant must demonstrate an inability, or technical rationale, for not co-locating the Wireless Facilities on an existing vertical element, and on other available sites. The applicant must provide the following information for City review:
 - i. A comprehensive list of all existing vertical elements of within a one-half (1/2) mile radius of the proposed site which are: (a) of sufficient height to be used for Wireless Facility co-location and (b) eligible for co-location under City requirements.
 - ii. A written narrative statement explaining why co-location on the existing vertical elements identified according to subsection 708(B)(1)(b)(1) above was not pursued, or is not a viable alternative to the proposed site.
 - iii. Map exhibits displaying: (a) the existing gap in signal coverage the new Wireless Facility will remediate and, (b) the projected signal coverage of the new Wireless Facility.
 - iv. A written statement listing property owners consulted with for locating the Wireless Facility and the reasoning an alternate site was not chosen.
- e. Freestanding Monopole Wireless Facilities shall be set back from all non-residential property lines a minimum distance of one (1) foot for each one (1) foot of the Monopole Wireless Facilities height above finished grade except that freestanding Monopole Wireless Facilities located within electrical substations, receiving stations, or government facilities shall be exempt from setback requirements.
- f. Freestanding Monopole Wireless Facilities shall be setback 600 feet from the property lines of any residential zoned property, residential use, and/or property with a residential General Plan designation.
- g. The maximum height for Freestanding Monopole Wireless Facilities shall be 65 feet to top of palm fronds and branches, for monopalms and monopines.

- e.h. Freestanding Monopole Wireless Facilities shall be Alternative Structure designs, (otherwise referred to as “stealth designs”) in character with the surrounding area (i.e., a flagpole at a public building, a ~~palm-tree~~ monopalm in an area with mature palm trees, a ~~pine-tree~~ monopine in an area with mature evergreen trees, a spire or steeple at a religious institution, an architectural tower element associated with a building, or a ~~saguaro-cactus~~ monocactus in an area with other, mature saguaro cacti); provided, however, that a monopole; ~~lattice-tower or guyed-tower~~ designs may be permitted without Alternative Structure designs, if the applicant provides the Zoning Administrator with such information as necessary to determine that the Wireless Facilities will only be visible from permanently unoccupied areas or that the character of the proposed tower will blend in with the surrounding area (i.e. within the confines of an electrical substation containing other structures of similar height).
- 2. Structure-Mounted Wireless Facilities.
 - a. Wireless Facilities mounted on buildings are permitted in all Zoning Districts subject to administrative approval.
 - b. Wireless Facilities mounted on buildings shall be alternative structures integrated into the design of the building as an integral architectural element or roof mounted and completely screened by the height of the parapet. All wireless communications equipment, including associated ground equipment, shall be completely concealed from view.
 - c. Architectural features used to conceal Wireless Facilities mounted on buildings shall not extend above the roof more than twice the height of the building. For example, a building with a height of thirty (30) feet may incorporate a Wireless Facility within a thirty (30) foot bell tower (for a total height from finished grade of sixty (60) feet) if all other conditions of this Zoning Ordinance are met.
- 3. Location of Wireless Facilities on existing or planned vertical elements.
 - a. Wireless Facilities may be mounted on the following existing or planned vertical elements subject to administrative approval:
 - i. Utility provider electrical poles.
 - ii. Athletic field light towers.
 - iii. Other existing or planned vertical elements on which the mounting of antennas will not significantly alter the function and character of the structure as determined by the Zoning Administrator.
 - iv. Wireless Facilities, except Small Wireless Facilities, may be mounted on vertical elements in the public right-of-way, at the City’s sole and absolute discretion, subject to City Council approval of a license or lease agreement.

B. Applicability

The standards outlined in this Section 709 shall apply to the following buildings and uses in all commercial and employment districts:

1. All buildings and uses of land constructed or developed after March 21, 2008.
2. Existing properties when a change in the distinguishing characteristics or primary features of the use of a building or land occurs after March 21, 2008. Such changes may include an increase in the size of a building or use, or remodeling of an existing building. The criteria used to establish applicability may include, but are not limited to, an increase in parking requirements, a change in occupancy designation, a change in outside storage or other similar changes to the building or land.

C. General Site Design Requirements

1. Site design shall conform to the site design components in the ~~City's applicable Design Manual for Commercial, Industrial, and Multi-Family Residential Development.~~ [the applicable Design Manual.](#)
2. Commercial equipment, including, but not limited to, water sales kiosks, vending machines and ice machines, shall be located inside an enclosed building. Equipment that must be located outside for safety reasons, such as propane tank racks, shall be placed in an area designed for their use and screened from street view to the extent allowed by the Fire Department. ATMs may be located outside.
3. Outside display of cars, boats, trailers, trucks and other vehicles in conjunction with vehicle sales or rental operations shall not be required to screen vehicles with parking lot screen walls; provided, however that other landscaping requirements shall apply.
4. Dismantling, servicing, repairing, etc. of vehicles and/or equipment shall occur only within completely enclosed buildings.
5. Service bays for automobile-related uses, including car wash bays, shall not face residential properties or public streets unless entirely screened in a method acceptable to the Zoning Administrator or authorized designee.
6. Loading docks, delivery and service areas shall not front onto a public street unless entirely screened in a method acceptable to the Zoning Administrator or authorized designee. In A-1 zones, service bays must be screened only from arterial streets.
7. Where permitted, the outside storage of materials, equipment, inoperable vehicles, or other items within an enclosed area shall be located so as not be visible from adjoining streets or properties.

D. General Building Design

1. Building architecture is expected to conform to the building design components in the ~~Design Manual for Commercial, Industrial and Multi-Family Residential Development~~ [the applicable Design Manual.](#)

Dwelling, Single-Family	An enclosed garage with two (2) interior spaces is required (See subsection 804(G) for exceptions) <u>One (1) visitor parking space per unit must be provided where on-street parking or driveway parking is not provided.</u>
Dwelling, Duplex/Triplex	2 spaces/unit (Minimum 1 covered space)
<i>Retail Uses</i>	
Auto Sales	1 space/500 SF of indoor showroom and 1 space/1,000 SF of outdoor display area
Gas Station	1 space/300 SF of interior area
Restaurants and Bars	1 space/50 SF of indoor public area and 1 space/200 SF of outdoor area
Retail Establishments, including those not specified, with up to 50,000 SF of gross building area	1 space/300 SF floor area
Retail Establishments or Centers greater than 50,001 SF of gross building area	1 space/300 SF floor area MAXIMUM spaces allowed: 1 space/250 SF

- B. In the instance where a use is not listed in the preceding parking schedule and where no direct comparison can be made to a use listed above, the Zoning Administrator shall determine the minimum and maximum (if applicable) parking required/allowed.
- C. In the case where a business includes floor area devoted to a mix of the uses listed above, the total requirement for off-street parking spaces shall be the sum of the requirements of the various uses computed separately as specified in this Section.
- D. Cumulative parking space requirements may be reduced below minimum requirements where it can be demonstrated that the peak requirements of a user are less than the City's minimum prescribed limits. Said exceptions shall be considered administratively if supported by a parking demand study in accordance with subsection 808 below.
- E. Cumulative parking space requirements may be increased above maximum limits where it can be demonstrated that a use or user generates a need for parking in excess of the maximum prescribed limits. Said exceptions shall be considered administratively if supported by a parking demand study in accordance with subsection 808 below.
- F. Bicycle parking or bicycle racks shall be required to be provided at the minimum rate of one (1) space for every fifty (50) vehicle parking spaces for all new commercial and employment development. Sites with less than forty (40) vehicle spaces shall not be required to provide

bicycle parking but are encouraged to do so. All bicycle rack designs that deviate from the City standard detail shall be reviewed by the City Engineer to ensure substantial conformance with the General Engineering Requirements (GER) manual.

G. Exceptions to Single-Family Residential parking requirements.

1. Carports are permitted in place of enclosed garages for any home (a) that was not originally built with an enclosed garage or (b) that is located in a neighborhood of homes with carports. The carport shall be integrated to appear as a continuation of the existing residence, must share materials, colors and architectural forms with the existing residence and must meet all Zoning Ordinance development standards, including setback and lot coverage requirements.
2. Existing carports may be enclosed as long as all on-site parking requirements are met.

805 Parking and Access Standards

A. Parking Space Sizes

1. The standard parking space shall be a minimum of nine and one-half (9-1/2) feet wide by twenty (20) feet long.
2. Compact parking spaces shall be a minimum of eight (8) feet wide by eighteen (18) feet long. Compact parking shall not exceed fifteen (15) percent of the total required spaces. Projects providing parking in excess of the minimum required number of spaces may utilize any combination of compact and standard spaces for excess parking areas.
3. Parallel parking spaces shall be a minimum of ten (10) feet wide by twenty (20) feet long.
4. The Zoning Administrator may at his/her discretion require the provision of oversized parking spaces for recreational vehicles at the time of Design Review for any commercial development that will cater to a traveling clientele. Spaces shall be seventeen (17) feet wide by forty-five (45) feet long. The use of these spaces shall be in accordance with subsection 802(F) above.
5. Vehicle overhang over curb, sidewalk or landscape areas shall not count towards minimum parking space dimensions- except:
 - a. Up to 2 feet (24 inches) of overhang may be counted towards the minimum depth of a parking space if the overhang occurs over a landscape area with a minimum depth of 10 feet.
 - b. Up to 2 feet (24 inches) of overhang may be counted towards the minimum depth of a parking space if the overhang occurs over a private sidewalk with a minimum width of 6'.

- C. The necessary supports or uprights on which any freestanding sign is placed shall be excluded from a sign area calculation.
- D. Only one (1) face of a double-faced sign shall be considered in determining its sign area, except that both sides shall be counted in instances where the distance between faces exceeds six (6) feet.
- E. Where permitted by this Section 9, multi-tenant monument signs may consist of more than one (1) sign panel provided all such sign panels are attached to one (1) common integrated sign structure. The calculation of area of a multi-tenant sign shall include all tenant panels and project identification information, excluding the portion(s) of a sign dedicated to providing the street number and/or address of the development site; provided, however, that this exclusion for the street number or address shall not apply to street numbers used as part of the business name.
- F. Where signs are of a three-dimensional, round, or other solid shape, the largest cross-section viewed as a flat projection shall be used for the purpose of determining the sign area. Signs visible from more than one (1) direction or without clearly defined sign faces shall be considered as having two (2) faces and each face calculated in the total allowable area.

907 Permanent Sign Design, Illumination, and Construction

A. General

1. ~~All permanent signs shall be designed to conform to the standards set forth in the applicable Design Manual for Commercial, Industrial, and Multi-Family Residential Development. In addition, S~~ignage for projects within the Old Town Avondale Business (OTAB) Zoning District shall adhere to the Old Town Avondale Business District Design Guidelines and signage for projects within the City Center (CC) Zoning District shall adhere to Design Manual for the City Center.
2. The lighting source of a directly illuminated sign shall not be visible to any residential district adjacent to the lot or parcel on which said sign is located.
3. The use of reflective material is prohibited.

B. Freestanding Signs

1. All permanent freestanding signs shall be situated perpendicular to the street, excluding low-profile wall identification signs that may be situated parallel to a street.
2. All permanent freestanding signs shall be monument style only and shall complement the site architecture.
3. Landscaping shall be provided at the base of all permanent freestanding signage at a rate of four (4) square feet of landscaping for each one (1) square foot of sign area. A minimum of seventy-five (75) percent of the required landscape area shall be covered with vegetative plant material.

4. The width of the top of the sign structure shall be no more than one hundred twenty (120) percent the width of the base. The design of monument signs shall complement the architecture of the buildings on the site. In addition to tenant information, each monument sign shall contain the address(es) of the building(s) it supports.

C. Wall- and Building-Mounted Signs

1. ~~Wall mounted box cabinet signs greater than six (6) square feet in area shall be prohibited. Wall mounted custom cabinet signs over six (6) square feet are permitted in accordance with the custom cabinet sign specifications contained within the Design Manual for Commercial, Industrial, and Multi-Family Residential Development.~~ Wall-mounted signage shall be dimensional pan channel, reverse pan channel, box cabinets up to six (6) square feet in area, or custom cabinets, except if otherwise permitted herein. Custom cabinets shall be designed and fabricated with multi-level planes for lettering or graphics to create depth and interest and be internally illuminated or indirectly halo illuminated.
2. Signs mounted to wall mounted exposed raceways are prohibited unless structural limitations make other mounting alternatives infeasible, as determined by the Director or authorized designee.
3. No sign shall be painted directly onto building façades or walls, except within the City Center (CC) and Old Town Avondale Business (OTAB) Zoning Districts, where graphic logos painted directly on façades may be permitted if the Director or authorized designee can determine that the proposed painted sign will be of a professional, artistic caliber. No text shall be painted on a building wall for the purposes of advertising a business or product except as an integral part of an approved graphic logo.
4. No sign shall be painted on, mounted to, or affixed in any way to an awning and/or canopy, except within the City Center (CC) and Old Town Avondale Business (OTAB) Zoning Districts. Interior illuminated awning signs are prohibited in all districts.

D. Variable Message Signs

1. Variable message signs using replaceable lettering shall have a secured, clear plastic cover, or equivalent.
2. Variable message signs shall have static displays. Video, animation, and special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted. Static message displays shall not change more than once every eight (8) seconds.
3. Variable message signs that incorporate electronic message displays shall not increase the brightness level by more than 0.3 foot-candles over ambient brightness levels, to be measured as follows:
 - a. With the sign off or displaying black copy, a foot candle meter shall be used to record the ambient light reading for an area. Said measurement shall occur at least thirty (30) minutes after sunset, from a distance which varies based upon the size of the sign, as follows:

search lights, character or product likenesses, attention attracting media and devices and other non-merchandise displays.

b. Commercial/Employment Developments

- i. Grand opening signs are allowed for a maximum of thirty (30) consecutive days when a new business opens, the business name changes or there is a change in business ownership. There shall be a minimum of one hundred eighty (180) days between displays.
- ii. Temporary signs may be used to advertise special promotions for a maximum of thirty (30) days each calendar year.
- iii. Lighter-than-air balloons shall not exceed twice the allowed building height or one hundred (100) feet, whichever is less.

c. Residential Developments

- i. Permits issued for temporary signs to advertise the residential grand opening of a model home complex, apartment complex, or residential condominium development or the conversion of an apartment complex to condominiums shall be for a maximum period of thirty (30) consecutive days.
- ii. Temporary signs may be used to advertise special promotions, such as rent specials, for a maximum period of thirty (30) consecutive days no more than three (3) times per calendar year, with a minimum period of thirty (30) days between each display.
- iii. Lighter-than-air balloons shall not exceed twice the allowed building height or one hundred (100) feet, whichever is less.

5. Business Identification A-Frame Signs.

- a. A-Frame signs may be used for on-site business identification and advertising in all commercial and industrial Zoning Districts subject to obtaining a sign permit. The sign permit shall be valid for a period of one (1) year, but may be renewed annually subject to City review and approval.
- b. A-Frame signs shall not exceed six (6) ~~four (4)~~ square feet and not taller than three (3) feet in height.
- c. One A-Frame sign shall be allowed for each business.
- d. A-Frame signs shall not be located:
 - i. On a public street or public sidewalk.
 - ii. Closer than thirty (30) feet to the edge of an access drive or street intersection right-of-way.

- b. Way-finding signs shall be a maximum of eight (8) feet in height and shall not exceed two (2) feet in width.
- c. Way-finding signs shall not be A-Frame type signs.
- d. Way-finding signs shall be subject to the following locational restrictions:
 - i. Way-finding signs may be located within the public right-of-way and may be affixed to light poles, traffic signals, benches, street signs, fencing, or bike racks, subject to City Engineer approval.
 - ii. Way-finding signs located on sidewalks must be situated to allow for a minimum six (6) foot wide clear pedestrian pathway to and from all building entrances and exits.
 - iii. Signs for courtyard entries shall be limited to one (1) sign for all businesses located in the courtyard that utilize the same common entry. Multiple businesses may co-locate signage on the same sign structure. Signs shall be located within ten (10) feet of the courtyard entrance.

G. Future Development Signs

- ~~4~~.a. Future development signs are allowed on undeveloped parcels in all Zoning Districts subject to obtaining a sign permit. One (1) sign shall be allowed per development on each street frontage. The sign must pertain to the property on which it is located.
- ~~2~~.b. A sign permit for a future development sign shall not be issued prior to site plan approval or preliminary plat approval.
- ~~3~~.c. On parcels less than one (1) acre, the sign shall have a maximum area of six (6) square feet and a maximum height of five (5) feet. On parcels one (1) acre or larger, the sign shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.
- ~~4~~.d. The sign shall be removed if building permits have not been issued within one (1) year from the date the sign permit is issued.
- ~~5~~.e. The sign shall be removed prior to or concurrent with the placement of a construction sign on the site.

H. Temporary Subdivision Signs

- ~~4~~.a. Temporary subdivision identification signs are allowed in all Single-Family Residential Zoning Districts subject to obtaining a sign permit. One (1) sign shall be allowed at each arterial entry to the subdivision. The sign must pertain only to the subdivision in which it is located.
- ~~2~~.b. A sign permit shall not be issued prior to the issuance of construction permits for homes within the subdivision.

- ~~3.c.~~ The maximum sign area shall be forty-eight (48) square feet and the maximum height shall be twelve (12) feet.
- ~~4.d.~~ The edges of the sign shall be boxed.
- ~~5.e.~~ All signs shall be removed when the models for the subdivision close or when ninety-five (95) percent of the lots have been sold if there are no models.

I. Model Home Signs

a. On-Premise Model Home Signs

- ~~1.~~ i. On-premise mModel home signs are permitted in all residential districts subject to obtaining a sign permit. One (1) sign shall be allowed at each model home complex within the subdivision.
- ~~2.~~ ii. A sign permit shall not be issued prior to the issuance of building permits for the model homes.
- ~~3.~~ iii. The maximum sign area shall be forty-eight (48) square feet and the maximum height shall be twelve (12) feet.
- ~~4.~~ iv. The edges of the sign shall be boxed.
- ~~5.~~ v. The sign shall be removed when the model home complex closes.

b. Off-Premise Model Home Signs

- i. Off-premise model home signs are permitted in all residential districts subject to obtaining a sign permit. Each model home complex may have up to ten (10) A-Frames and a maximum of ten (10) yard signs extending one (1) mile distance from said property.
- ii. The A-Frames shall not exceed six (6) square feet in area or three (3) in height.
- iii. Yard signs shall not exceed six (6) square feet in area or four (4) in height.
- iv. Signs may be located within the public right-of-way; however, said signs must be placed at least one (1) foot behind the sidewalk when adjacent to a public street. If no sidewalk exists, the sign shall be placed at least five (5) feet behind the back of curb line. If no sidewalk or curb exists, then the sign shall be placed at least five (5) feet behind the edge of pavement.

J. Model Home Pennants

- ~~1.~~a. Model home pennants are permitted in all residential districts subject to obtaining a sign permit. A maximum of ten (10) pennants shall be allowed per model home complex.
- ~~2.~~b. The maximum pennant size shall be six (6) square feet and the maximum height at which they are flown shall be twenty (20) feet.

~~3.c.~~ The minimum spacing between poles shall be ten (10) feet.

~~4.d.~~ Pennants shall be removed when the model home complex closes.

K. Street Banners

~~4.a.~~ Street banners for community special events are permitted in all Zoning Districts subject to obtaining a right-of-way permit.

~~2.b.~~ Street banners shall require the approval of the City's Public Information Officer and the City Engineer.

~~3.c.~~ All banners must further the interests of the community.

~~4.d.~~ Street banners shall only be hung from approved street light poles or other structures on brackets that meet City engineering standards.

914 Sign Permitting

A. General

1. No sign shall hereafter be erected, re-erected, constructed or altered except as provided by this Section 9. Where sign permits are required, a separate permit shall be requested for a sign or signs for each business entity, and/or separate permit shall be required for each group of signs on a single supporting structure. Where signs are illuminated electrically, a separate electrical permit shall be obtained as required by the City's adopted electrical code.
2. Nothing contained herein shall prevent the erection, construction, and maintenance of official traffic, fire and police signs, signals, devices, and markings of the State of Arizona and the City of Avondale, or other public authorities, or the posting of notices required by law.

B. Permit Application and Expiration

1. Except as otherwise noted in this Section 9, it shall be unlawful for any persons to erect, alter, construct, or relocate any sign within the City without first obtaining a permit. In addition, electrical permits are required for electrical signs.
2. A sign permit application shall be submitted to the Department. The application shall contain the location by street and number of the proposed sign, as well as the name, address and signature of the property owner, business owner and sign contractor. Three (3) copies of plans and specifications shall be submitted with the application for each sign; one (1) copy being returned to the applicant at the time the permit is issued. All plans shall show complete details, to include size, materials, colors, method of support or attachment, name and address of the persons or firm designing said sign, and a plot plan showing location of sign on the premises.

trash receptacles, provided that each item has been commissioned by a visual artist or public context designer.

7. Other Items: Any other form of Public Art determined by the Avondale Municipal Art Committee or City Council to satisfy the intent of this Section. Applicants are strongly encouraged to utilize local visual artists or public context designers; however, all visual artists or public context designers must be able to provide a portfolio of accomplished Public Art projects showcasing their experience.
- C. Identification. Each Public Art piece shall be identified by a plaque stating the visual artist or public context designer's name, Public Art piece title, and date the work was dedicated. The plaque will be placed in an appropriate location near the Public Art piece that can be easily accessed by pedestrians.
 - D. Installation. Except as otherwise provided in this Section, no Certificate of Occupancy shall be issued for the subject property until the required Public Art piece has been installed on the property. If such installation prior to the anticipated date of occupancy is impractical, the Zoning Administrator ~~City Manager or authorized designee~~ may allow occupancy of the building or portion thereof prior to installation of the Public Art piece, provided that the applicant has filed adequate security with the City to guarantee installation of the Public Art piece as required in the form of a bond, letter of credit, cash deposit, or similar security instrument, along with an agreement to install the required Public Art piece, in such amount and form as is acceptable to the Zoning Administrator ~~City Manager or authorized designee and the City Attorney~~. Such security may be drawn upon or liquidated and the funds transferred to the Public Art Fund if after one (1) year the Public Art is not installed.

1106 Public Art Valuation

- A. All Public Art required by this Section shall have a minimum valuation equal to one-quarter (0.25) percent of the valuation of the new construction, remodeling or replacement (hereinafter "Art Valuation"), subject to the following maximum investment caps based upon the net floor area of the development:
 1. For projects of fifty thousand (50,000) to two hundred fifty thousand (250,000) square feet, a cap of one hundred thousand dollars (\$100,000).
 2. For projects of two hundred fifty thousand one (250,001) to three hundred thousand (350,000) square feet, a cap of one hundred twenty five thousand dollars (\$125,000).
 3. For projects of three hundred fifty thousand one (350,001) and greater square feet, a cap of one hundred fifty thousand dollars (\$150,000).
- B. The building valuation shall be based on the cost of construction established by the City's Building Division for purposes of calculating the building permit fees. The Art Valuation is determined when the applicant submits an application for a building permit. If the building valuation increases or decreases by ten (10) percent or more due to project modifications, additions or deletions, the Art Valuation shall be revised to reflect the increased or decreased building valuation as determined by the Building Division.

1. To provide Public Art in public places, including permanent and temporary exhibits, to further the intent and purpose of the Public Art Master Plan.
 2. To hold pooled monies for later purchase of Public Art.
- D. Distribution of Funds. The Avondale Municipal Art Committee shall make recommendations to the City Council regarding the use of monies collected in the Public Art Fund in keeping with the parameters of Sections 1108 and 1109.

1108 Procedure for Public Art on Site

- A. Selection. Developers who elect to provide a Public Art piece within the development may utilize the Avondale Municipal Art Committee catalog as a resource in selecting a visual artist or public context designer to ensure that the proposed piece (i) is in alignment with the Public Art Master Plan and other guidelines, and (ii) is appropriate to the site. However, the developer may also choose a visual artist or public context designer who is not represented in the catalog. Criteria to be considered in the selection of Public Art shall include the following:
1. Quality: The Public Art piece demonstrates originality, artistic excellence, and quality.
 2. Media: All visual forms and media may be considered as outlined in subsection 1105(B), subject to the approval of the Avondale Municipal Art Committee.
 3. Style: Public Art of all schools, styles, and tastes should be considered.
 4. Response to Site: Public Art and art places should be appropriate in scale, material, form, content, and value for the immediate, general, social, and physical environments with which they are to relate.
 5. Team Approach: Encourage the early involvement of the visual artist or public context designer as a member of the project design team.
 6. Durability: Consideration should be given to structural and surface integrity, permanence, and protection against theft, vandalism, weathering, excessive maintenance, and repair costs.
 7. Elements of Design: Consider that public art, in addition to meeting aesthetic requirements, may also serve to establish focal points, terminate areas, modify, enhance, or define specific spaces, or establish identity.
 8. Public Liability: Public Art and art places should be examined for unsafe conditions or factors that may bear on public liability.
 9. Diversity: Strive for diversity of style, scale, media, designers, community values, forms of expression, and equitable distribution of Public Art throughout the City.
- B. Application. Prior to submittal of an application, a pre-application conference with the Department as outlined in Section ~~107~~ 104 is required to become familiar with the requirements of this Section 11 and City procedures. The application materials will be provided to the applicant at this time. The Public Art application shall be submitted as part

- (Pennisetum ciliare), Fountain Grass (Pennisetum setaceum), African Sumac (Rhus lancea), Russian Olive (Elaeagnus angustifolia) and Tree of Heaven (Ailanthus altissima).
- b. Mulberry Trees (Morus sp.).
 - c. Olive Trees (Olea europaea) with the exception of the Swan Hill™ and Wilson™ Olive varieties.
5. Plant material that meets the planting criteria as set forth herein, but which is not found on the current ADWR Low Water Use/Drought Tolerant Plant List may be found acceptable for areas outside of street rights-of-way, subject to approval of the Zoning Administrator or authorized designee. Any material considered an invasive species shall not be permitted.
6. Tree Size Minimum Standards.
- a. ~~All single-trunk be two (2) inch caliper average size. Tree calipers for single-trunk trees shall be measured at twelve (12) inches above the ground.~~ All trees required on-site shall have a minimum box size of 24" inch.
 - b. ~~All multi-trunk trees shall be one and one-half (1-1/2) inch caliper minimum. Tree caliper for multi-trunk trees shall be measured twelve (12) inches above the first fork or twelve (12) inches above ground if all trunks originate from the soil. Caliper of multi-trunk trees shall be determined by taking the average caliper of all its trunks. Multi-trunk trees shall have no more than three (3) trunks.~~
 - c. 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 ~~caliper~~, height, width and by any other relevant information which defines the exact specifications of the plant material being proposed. Trees specified by nursery container sizes only shall not be accepted.
 - d. 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.
7. All plants shall have full crowns, be fully rooted in their containers without being root-bound, and meet the criteria as specified on the drawings and meet or exceed industry standards.
8. Shrub and Vegetative Groundcover Minimum Criteria.
- a. All shrubs shall be no less than one (1) gallon in size. A minimum of seventy-five (75) percent of the required number of shrubs shall be at least five (5) gallons in size.
 - b. All groundcover plants shall be no less than one (1) gallon in size.

C. Irrigation

1. All landscaping shall be serviced with a permanent underground 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 standard details adopted by the City. All irrigation systems and landscaped areas shall be designed, constructed and maintained so as to promote water conservation and prevent water overflow or seepage.
2. Any areas requiring native re-vegetation or restoration shall be irrigated with an underground automated irrigation system until all plants have been established as determined by the Zoning Administrator or authorized designee.

1204 Landscape Design Standards

A. General

1. Design Manuals.
 - a. All landscaping for Single-Family Residential development shall meet or exceed the guidelines for landscaping as set forth in the City’s Single-Family Residential Design Manual.
 - b. All landscaping for commercial, employment and/or multi-family Zoning Districts shall meet or exceed the guidelines for landscaping as set forth in the City’s ~~Commercial/Industrial/Multi-Family Design Manual~~ [the applicable Design Manual](#).
 - c. All landscaping in the public right-of-way shall meet or exceed the guidelines contained in the City of Avondale Street Tree Master Plan.
2. All development projects shall provide landscaping in all portions of the development site not required for buildings, structures and loading and vehicular access ways in accordance with the required landscape improvements as set forth herein.
3. Plant material shall be utilized to aid screening of parking, dumpster enclosures, outdoor storage areas, alleys, infrastructure such as utility cabinets, transformers, Wireless Facility or a Transmitting Tower equipment enclosures, backflow preventers, and service and utility areas. The property owner shall coordinate this screening requirement with the appropriate utility authorities to avoid access conflicts.
4. Plants and trees that have a mature width and/or height capable of interfering with overhead utility lines shall be located a minimum of ten (10) feet from the utility line alignment or at such other distance as required by the utility provider.
5. When the primary entrance of a building is more than one hundred fifty (150) feet from the nearest point of a public sidewalk, and the entrance is accessed by a pathway traversing a parking lot, an overhead shade structure or tree canopy is required along the

- ii. Twenty-five (25) feet where any Employment Zoning District or use abuts a Multi-Family Residential Zoning District or use.
 - c. No landscape buffers shall be required for Multi-Family residential uses contiguous with other Multi-Family Zoning Districts or uses.
 - c. The landscape buffer areas as set forth herein shall provide a vegetative screen improved with a minimum of one (1) tree and three (3) shrubs for every fifteen (15) lineal feet of the property boundary being screened.
 - d. Parking and maneuvering areas shall not be permitted in the landscape buffer.
6. Parking Lot Landscaping and Parking Structures.
- a. Parking lots shall have landscape treatments that provide shade and allow for line-of-sight surveillance. Except as otherwise provided in this Section, a minimum of fifteen (15) percent of all parking lot areas shall be landscaped. This requirement is exclusive of any on-site landscape area requirement as set forth herein.
 - b. Parking islands shall be installed at least every eight (8) consecutive parking spaces and located at the ends of each row of parking spaces. Such islands shall be a minimum of five (5) feet wide interior dimension measured from inside curb to inside curb, and a length equal to the adjacent parking stall length. Diamond-shaped parking islands are prohibited.
 - c. Parking islands shall be planted with at least one single-trunk shade tree compliant with the specifications in Section (A)(6) of this chapter. Tree species selection shall be made to provide maximum shade canopy and avoid excessive litter.
 - d. Landscaped medians shall be provided for all double rows of parking that exceed thirty (30) total spaces. Each median shall be a minimum width of ~~five (5)~~ six (6) feet exclusive of a two (2) foot parking overhang on both sides. Curb breaks may be provided to accommodate drainage flows. A deviation or alternative to this requirement may be considered by the Zoning Administrator or designee provided the intent of the landscape median is satisfied.
 - e. Parking areas shall include a minimum of twenty (20) foot wide landscaped medians to divide large parking fields into smaller areas of one hundred fifty (150) parking spaces or less. Medians must be oriented for pedestrian use and navigation and must include a minimum of five (5) foot wide sidewalks. The Zoning Administrator or authorized designee may waive this requirement for any project where buildings or pedestrian plazas serve to break the parking field into areas of one hundred fifty (150) spaces or less.
 - f. Each parking island shall contain a minimum of one (1) tree and five (5) shrubs, exclusive of perimeter landscaping and street trees. ~~Shrubs and trees in parking islands shall not be planted within the two (2) foot overhang at the head of a parking stall.~~ All shrubs in parking islands shall not exceed three (3) feet in height at maturity and be of a species that will not interfere with line-of-sight surveillance

of the area. Groundcover plants may be used in the parking islands if approved by the Zoning Administrator or authorized designee.

~~g.~~ The overhang area of two (2) feet in front of a parking stall shall not contain any trees or shrubs.

~~g.h.~~ Trees and lighting shall be located to avoid conflicts with each other and with existing and proposed structures.

~~h.i.~~ Parking lot light poles shall be placed within a landscaped area.

~~i.j.~~ Parking structures shall have perimeter landscaping consistent with building setbacks and designed to provide partial screening of walls and vehicle lights, shade along sidewalks and line-of-sight surveillance into parking structures.

7. Retention Basins.

- a. All on-site drainage retention areas, other than paved surfaces, shall be entirely landscaped. Storm water retention basins with maximum basin depth exceeding three (3) feet below grade shall not occupy more than fifty (50) percent of the on-site street frontage landscape setback area. Where maximum basin depth is less than or equal to three (3) feet and exceptional design is exhibited through contouring and landscaping, as determined by the Zoning Administrator or designee, a greater use of the frontage for retention purposes may be allowed.
- b. Retention basin slopes shall not exceed a four to one (4:1) ratio when planted, and shall not exceed a five to one (5:1) ratio in turf areas.
- c. Retention basins shall be designed to provide varying side slopes and natural contouring by meandering the top and toe of slopes. Rectilinear and geometric basin shapes shall only be allowed if approved by the Zoning Administrator or authorized designee.
- d. Retention basins, including basin bottoms, shall meet the landscape criteria set forth herein for street frontages.

8. Building Frontage.

- a. Foundation planting shall be required adjacent to buildings fronting on streets or drive aisles. A minimum of fifty (50) percent of the building frontage shall be landscaped as set forth herein.
- b. The minimum width for a foundation planter shall be five (5) feet, measured from the foundation to the nearest curb, sidewalk, or parking lot. The foundation planting area shall include, at a minimum, shrubs and groundcover. Trees shall be included when a foundation planter is adjacent to a sidewalk or pedestrian area.
- c. A deviation or alternative to the building frontage requirements, including but not limited to, raised planter with seatwalls and potted trees or shrubs, may be

considered by Zoning Administrator or authorized designee as long as the intent of the requirement is met.

9. Sight-Visibility Easements. All landscaping and plant materials installed within City of Avondale sight distance lines and/or within an Arizona Department of Transportation sight distance triangle shall be installed and maintained so that no shrub or groundcover shall exceed two (2) feet in height above the top of curb at maturity and all trees shall be limbed up to seven (7) feet of clearance.
10. All plant material utilized for screening of trash enclosures and service and utility areas, including Wireless Facility equipment enclosures, shall be a minimum five (5) gallon can size at a maximum four (4) feet on-center spacing. At Wireless Facility or Transmitting Tower locations, provide a minimum of ~~two~~ four (4) live thirty-five (35) foot tall trees at locations where “stealth” structures are proposed (i.e., palm trees at location of a “monopalm”).
11. Single-Family - New Residential Subdivision Developments: A landscaping package for each lot shall be provided by the builder/developer consisting of a minimum of two (2) trees per unit, as specified herein, to be planted adjacent to the street frontage.
12. Multi-Family: Common and open space areas adjacent to street frontages shall receive special landscaping treatment to provide an enhanced aesthetic setting for both the residents of the project and the general public. Special entry features, including architectural and vegetative treatments, shall be provided at major entrances into the development that reflects the unique identification of the community.

1205 Landscape Plans

- A. General Landscape Plan Requirements. Landscape plan submittals consisting of a preliminary landscape plan, a final landscape plan and a landscape maintenance schedule shall be prepared, submitted and approved for all applicable development projects in accordance with the procedures and requirements set forth herein and as required under Section 1 of this Zoning Ordinance. All plans shall be stamped and signed by a registered Landscape Architect licensed in the State of Arizona.
- B. Preliminary Landscape Plan. The Preliminary Landscape Plan shall illustrate the site layout, site amenities, plant material and plant locations. The Preliminary Landscape Plan shall include the following information:
 1. Proposed locations for all landscape material, organic and inorganic.
 2. A preliminary landscape materials schedule identifying each plant’s common and botanical name, plant sizes and quantities, and the specification, size, and color of any inert materials.
 3. Preliminary landscape details and construction notes, including the required City of Avondale notes.

2. All walls and fences for Commercial, Employment and/or Multi-Family development projects shall meet or exceed the guidelines set forth in the ~~Design Manual for Commercial/Industrial/Multi-Family for the City of Avondale~~ the applicable Design Manual.
3. All walls and fences shall meet all current building code material and construction standards. Minimum finished wall thickness shall be no less than six (6) inches.
4. All walls shall be articulated to create visual interest by means such as, but not limited to, a change in plane and/or height, an integration of curves, material and color accents, pillars, or sculptural insets.
 - a. All walls along arterial or collector streets, with a continuous length greater than one hundred fifty (150) feet shall use a horizontal undulating pattern or offset at minimum intervals of fifty (50) feet to provide variety and visual interest. The undulation/offset depth parallel to the street line shall be a minimum of three (3) feet.
 - b. A minimum of two (2) different types of materials or treatments is required for every wall on site. Wall materials shall be six (6) or eight (8) inches wide, cast-in-place concrete, precast concrete block, natural stone, or a similar solid, durable, equal or better quality material and shall conform to the following:
 - i. Wall materials shall complement the primary on-site building materials and colors.
 - ii. Color and texture variations may constitute a change in materials, however. A change in materials shall not exceed two (2) types of materials. More than two (2) types of material changes must be approved by the Zoning Administrator or authorized designee.
 - iii. Material accents, sculptural insets and other aesthetic wall treatments shall be considered a separate material use as approved by the Zoning Administrator or authorized designee.
 - iv. Walls that are completely veneered with stone, brick, or other similar quality materials may be excluded from this requirement if approved by the Zoning Administrator or authorized designee.
 - v. The color and texture of stucco walls shall complement the primary on-site building materials and colors.
 - vi. Split-faced, scored, or similar decorative types of block shall not be stuccoed.
 - vii. Proposed wall materials, colors, and textures, as well as the proposed aesthetic treatments shall be submitted with the Preliminary Site Plan.
5. Walls shall be opaque and linear when separating different land uses. All masonry unit walls shall have a decorative cap not to exceed the maximum wall height allowed.

- B. A medical marijuana dispensary shall have operating hours not earlier than 9:00 a.m. and not later than ~~6:00 p.m.~~ 8:00 p.m.
- C. A medical marijuana dispensary or medical marijuana cultivation location shall:
1. Be located in a permanent building and may not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other mobile vehicle.
 2. Not have drive-through service.
 3. Not emit dust, fumes, vapors or odors into the environment.
 4. Not provide off-site delivery of medical marijuana.
 5. Prohibit consumption of marijuana on the premises.
 6. Not have outdoor seating areas, but shall have adequate indoor seating to prevent outside loitering.
 7. Display a current City of Avondale business license and a State of Arizona tax identification number.
 8. Install lighting to illuminate the exterior and interior of the building and all entrances and exits to the facility. Exterior lighting shall be at least five (5) foot candles, measured at ground level, and shall remain on during all hours between sunset and sunrise each day. Twenty-four (24) hours each day, the medical marijuana dispensary or medical marijuana cultivation location shall illuminate the entire interior of the building, with particular emphasis on the locations of any counter, safe, storage area and any location where people are prone to congregate. The lighting must be of sufficient brightness to ensure that the interior is readily visible from the exterior of the building from a distance of one hundred (100) feet.
 9. Provide security guards at the main entrances and exits during all hours of operation. For the purposes of this Section, “security guard” shall mean licensed and duly bonded security personnel registered pursuant to ARIZ. REV. STAT. § 32-2601 *et seq.* Prior to opening for business, the medical marijuana dispensary or medical marijuana cultivation location shall provide all property owners within a five hundred (500) foot radius of the medical marijuana dispensary or medical marijuana cultivation location with written notification via first class U.S. Mail of the security company responsible for providing its security services.
 10. Have an exterior appearance compatible with commercial structures already constructed or under construction within the immediate neighborhood to insure against blight, deterioration, or substantial diminishment or impairment of property values in the vicinity.
 11. Allow unrestricted access by City code enforcement officers, police officers or other agents or employees of the City requesting admission for the purpose of determining compliance with these standards.