



Planning Commission
Notice & Agenda
Wednesday, March 19, 2025

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

REGULAR MEETING

6:00 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

Approval of the February 19, 2025 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. SJ ACQUISITIONS INDUSTRIAL DEVELOPMENT REZONING - APPLICATION PL-24-0201

The Planning Commission will hold a public hearing and consider a request by Wendy Riddell of Berry Riddell, LLC, to rezone approximately six and a half (6.59) gross acres located west of the northwest corner of 4th Street and Lower Buckeye Road. The rezoning would modify the existing General Industrial (A-1) zoning that limits the use to a mini-storage warehouse with ancillary recreational vehicle (RV) storage to A-1 zoning with revised conditions to allow for a light industrial development. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Christina LaVelle, Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

April 16, 2025

8. ADJOURNMENT

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 at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

Wednesday, February 19, 2025
6:00 pm

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:00 p.m.

1. WELCOME AND CALL TO ORDER

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

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Larry White
Vice Chair Alex McBurney
Commissioner Shaun Grimm
Commissioner Ryan Benson
Commissioner Mary Guzman
Alternate Olivia Pineda

COMMISSIONERS ABSENT

Commissioner Alan Agundez Castillo (unexcused)
Commissioner Julia Jewell (excused)

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Mary Grace McNear, Attorney II
Jodie Novak, Development Services Director
Macella Sarmiento, City Clerk

Chair White welcomed Commissioners Guzman and Benson and Alternate Pineda.

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Commissioner Grimm made a motion to approve the Planning Commission Meeting Minutes for October 16, 2024, seconded by Vice Chair McBurney.

Chair Larry White	Aye
Vice Chair McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Alan Agundez-Castillo	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	Aye
Commissioner Mary Guzman	Aye
Alternate Olivia Pineda	N/A

Upon vote, the motion passed 5 to 0

4. DISCUSSION ITEMS

a. AMENDMENT TO PLANNING COMMISSION BYLAWS

Catherine Lorbeer, Deputy Director of Planning, provided an overview of amendments to the bylaws to be considered by the City Council at their next meeting.

b. STATUS OF APPROVED PROJECTS

Catherine Lorbeer, Deputy Director of Planning, presented updates on some of the items approved by the Commission over the past two years.

- Hermosa Ranch Tech Campus South aka Prime Data
- Super Star Car Wash
- Hermos Ranch Tech Campus North
- Avondale Fire Station 171
- The District at Crystal Springs
- Angelina Living
- Extra Space Storage
- Premier Underground

Ms. Lorbeer shared that the Avondale Planning website includes a development dashboard with a map that shows approved and under construction projects.

5. COMMISSION ANNOUNCEMENTS

None presented.

6. PLANNING DIVISION REPORT

Ms. Lorbeer noted there are no additional items to report.

7. CALENDAR

The next Planning Commission meeting is scheduled for March 19, 2025.

8. ADJOURNMENT

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

Commissioner Guzman made a motion to adjourn, seconded by Commissioner Benson.

Chair Larry White	Aye
Vice Chair McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Alan Agundez-Castillo	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	Aye
Commissioner Mary Guzman	Aye
Alternate Olivia Pineda	N/A

Upon vote, the motion passed 5 to 0

The meeting adjourned at 6:13 p.m.

Chair, Larry White

Date

ITEM NUMBER: 4.a.

SUBJECT: SJ Acquisitions Industrial Development Rezoning - Application PL-24-0201**MEETING DATE:** 3/19/2025

TO: Planning Commission**FROM:** Christina LaVelle, Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

The Planning Commission will hold a public hearing and consider a request by Wendy Riddell of Berry Riddell, LLC, to rezone approximately six and a half (6.59) gross acres located west of the northwest corner of 4th Street and Lower Buckeye Road. The rezoning would modify the existing General Industrial (A-1) zoning that limits the use to a mini-storage warehouse with ancillary recreational vehicle (RV) storage to A-1 zoning with revised conditions to allow for a light industrial development. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately six-and-a-half (6.59) acre subject property (Exhibits A and B) is located west of the northwest corner of 4th Street and Lower Buckeye Road, APN No. 500-56-043. The property was annexed into the City on March 7, 1960 (Ordinance No. 111). The site was previously used for agricultural purposes and zoned Manufactured Home Park (MH). The site was rezoned on February 20, 2018 (Ordinance No. 1645-218) to A-1 with stipulations that limit development to a mini-storage warehouse with ancillary RV storage with approval of a Conditional Use Permit (CUP). A Conditional Use Permit for a mini-storage warehouse was approved on February 20, 2018, under application No. PL-17-0210; however, the CUP has expired. The property underwent a minor land division (MLD) to create three lots in July 2018 with the subject site as Lot 3. The prior A-1 rezoning in 2018 included two additional parcels with existing homes. These two homes are not a part of the current rezoning request and, in the future, may be dealt with separately to address zoning.

The General Industrial (A-1) zoning classification accommodates warehousing, wholesaling, assembly, and heavy manufacturing of an intensive nature, often involving open uses and/or storage, large-scale machinery and structures. The site is designated Industrial on the General Plan 2030 Land Use Map (Exhibit C). The industrial land-use category is intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses.

The property is within the Historic Avondale Infill area. The purpose of this district is to promote and facilitate the development and redevelopment of vacant, underutilized, or abandoned properties within the city's revitalization areas. In addition, the property is located within the Specific Area Plan for Old Town, Cashion and Las Ligas/Rio Vista. The goals of the Plan include incorporating a mix of uses and varying scales of intensity to assist in the revitalization and investment in the subject area.

The property has direct street frontage on Lower Buckeye Road to the south. Elm Lane is a local neighborhood street to the north. The existing uses and zoning of surrounding properties include:

North: Two (2) single-family homes zoned A-1, a single-family residential subdivision known as Lynne Estates, zoned Urban Residential (R1-6), and the Mountain View Public Park zoned R1-6.

South: Avondale Municipal Operations Center (MOSC) zoned Agricultural (AG).

West: A single-family residential subdivision zoned R1-6.

East: Single-family residential lots zoned R1-6.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the property with modifications to the use restrictions and stipulations as previously approved in Ordinance No.1645-218. The purpose of the rezone is to permit the site to be developed with a single light industrial building in conformance with the A-1 zoning regulations and the General Plan designation of Industrial (Exhibit D).

The conceptual site plan proposes a fifty-one thousand and two-hundred (51,200) square-foot industrial building, with a maximum height limitation of forty-five (45) feet, on approximately six and a half (6.59) gross acres (Exhibit E). The building will adhere to the City of Avondale's Zoning Ordinance and the Commercial and Industrial Design Manual. See Exhibit F for the conceptual architectural character.

The proposed rezoning will prohibit the following incompatible uses:

- Emissions testing facility
- Garages for repair of trucks, buses, and heavy equipment
- Manufacturing of hazardous materials or processing
- Manufacturing and assembly, heavy
- Mining or drilling operations
- Mixing plant for cement or paving
- Processing of meats, fats, or oils
- Recycling facility, metals collecting and crushing.
- Sexually oriented businesses
- Truck and trailer fueling, dispatch and weighing stations.

Planned infrastructure improvements will include half-street improvements along Lower Buckeye Road as well as sewer and water connections. The conceptual site plan will be accessed through the development of two (2) driveways along Lower Buckeye Road. The westernmost driveway is designed with full-access vehicular movement. The eastern driveway will have right-in, right-out movement that will be controlled by a driveway median. No vehicular access will be provided from Elm Lane unless required for emergency access only. Internal circulation for truck traffic is to the rear of the building to access the two (2) docking bays. Customer and employee parking will be provided in front of the building along Lower Buckeye Road.

The site will include eight (8) foot-tall, solid block walls along the west, north, and east property lines. The required land-use buffer walls screen the industrial activity adjacent to residential uses. In addition, thirty-five (35) foot landscape use buffers will be required along the property lines abutting the residential properties. All landscaping will be in accordance with A-1 standards and the City of Avondale's Zoning Ordinance, Article 12.

All powerlines less than 69kV along Lower Buckeye Road and along the west property line will need to be undergrounded.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The rezoning request proposes light industrial uses, so this provision related to residential uses does not apply.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on February 11, 2025. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit G. In addition to City Staff and the applicant's team, two (2) citizens attended the in-person neighborhood meeting. General questions were raised regarding future improvements along Lower Buckeye Road. After the neighborhood meeting, one (1) comment in opposition was made via phone. The neighbor was in opposition to the industrial use and was concerned that the perimeter screen wall would block her property's view of the Sierra Estrella mountains.

All required notifications for the Planning Commission and City Council public hearings have been completed.

Through the City's Avondale Connect digital platform, the public was also able to comment on the proposed

development. To date, no comments have been received through the digital platform.

ANALYSIS:

The current zoning of A-1, through Ordinance No.1645-218, limits the uses of the property to a mini-storage warehouse with ancillary RV storage with approval of a Conditional Use Permit. The CUP has expired and an MLD was recorded. The property has remained undeveloped over the last seven (7) years. The applicant's request is to allow for a wider range of light industrial uses in a single building anticipated to provide flexibility and marketability to facilitate future development of the site.

Light industrial uses for this site are supported by the General Plan designation of Industrial. The project proposes a light manufacturing, warehousing, and distribution center. To ensure compatibility with the adjacent residential properties, special consideration has been taken within the applicant's project narrative and the development plan to prohibit incompatible uses. In addition, potential traffic conflicts have been addressed in the conceptual plan through the removal of vehicular access from Elm Lane and providing two (2) driveways off of Lower Buckeye Road. Potential visual and acoustic impacts will be addressed with landscape buffers and CMU walls along the west, north, and east property lines that abut residential properties.

The proposal also supports the General Plan's Quality-of-Life Theme for commercial and industrially designated properties. Goal 4 (A) and (C) encourage new development that is urban, rather than suburban, in character and that is suitable with the community character, while utilizing building materials that are durable and contextual to the neighborhood. The site will be designed to create a unique sense of arrival and place, with buildings that reflect a modern, Class A office, urban, aesthetic. The conceptual renderings incorporate a mix of durable materials on the elevations, which include stone, metal, stucco, and extensive glazing. The buildings will also integrate visual relief and articulation on the vertical and horizontal planes. The result is a fresh, urban design that enhances the neighborhood while complementing the Municipal Operations Service Center (MOSC) site and other industrial developments in the area.

The proposed rezone will allow the property owner to develop a project that will assist the local economy by providing additional jobs that support local employment for Avondale citizens and increasing tax revenues for the City. Goal 1 of the Economic Element of the General Plan, encourages the growth and diversification of the City's economy with the development of new employment centers that offer local employment which expand the City's tax base. Permitting a wider range of industrial opportunities for the site increases the chances of the site developing to its highest and best economic use.

The proposed rezone also upholds the City's long-term goals for infill sites in the city. The Economic Vitality Theme, Goal 1 (F) supports incentivizing infill properties to develop, thus promoting business development that will maintain and enhance the fiscal viability of the city. Rezoning the property to allow additional industrial uses, an underutilized, vacant, infill, site may develop, and will encourage job creation, support the local economy, and forward the city's goals for infill development.

DISCUSSION:

- The proposed rezoning conforms to the General Plan Land Use Map designation of Industrial. The proposed rezone supports the City's goals regarding the revitalization of vacant, infill properties in the Historic Avondale Infill District and Old Town Specific Area Plan.
- The proposed rezoning will result in compatible land use relationships.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

The proposed rezoning will support the development of a vacant and underutilized property encouraging employment opportunities and positively increasing the City's anticipated tax revenue from this property. This tax revenue helps fund critical services and expenditures in the community.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of application PL-24-0201, SJ Acquisitions Industrial, a request to rezone approximately six and a half (6.59) gross acres located west of the northwest corner of 4th Street and Lower Buckeye Road. The rezoning would modify the existing General Industrial (A-1) zoning that limits the use to a mini-storage warehouse with ancillary recreational vehicle (RV) storage to A-1 zoning with revised conditions to allow for a light industrial development, subject to the following seven (7) conditions of approval:

1. Development and use of the site shall conform to the SJ Acquisitions Industrial Development Project Narrative date stamped January 29, 2025, including a list of prohibited uses, and the Conceptual Site Plan date stamped February 18, 2025, except as modified by these stipulations.
2. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
3. All required off-site improvements shall be completed in the first phase of development and prior to issuance of a Certificate of Occupancy or Certificate of Completion.
4. Adjacent to Elm Lane, streetlights shall be installed and all existing driveways must be removed and replaced with a vertical curb, gutter and sidewalk in the first phase of development.
5. No access to the site shall be allowed from Elm Lane except for a secondary point strictly for emergency access. The emergency access must be gated with a Knox box available for use by emergency vehicles only.
6. Power lines less than 69kV shall be converted underground in the first phase of development and prior to issuance of a Certificate of Occupancy or Certificate of Completion.
7. The development shall be subject to the requirements of Zoning Ordinance Section 11, Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment and Municipal Construction.

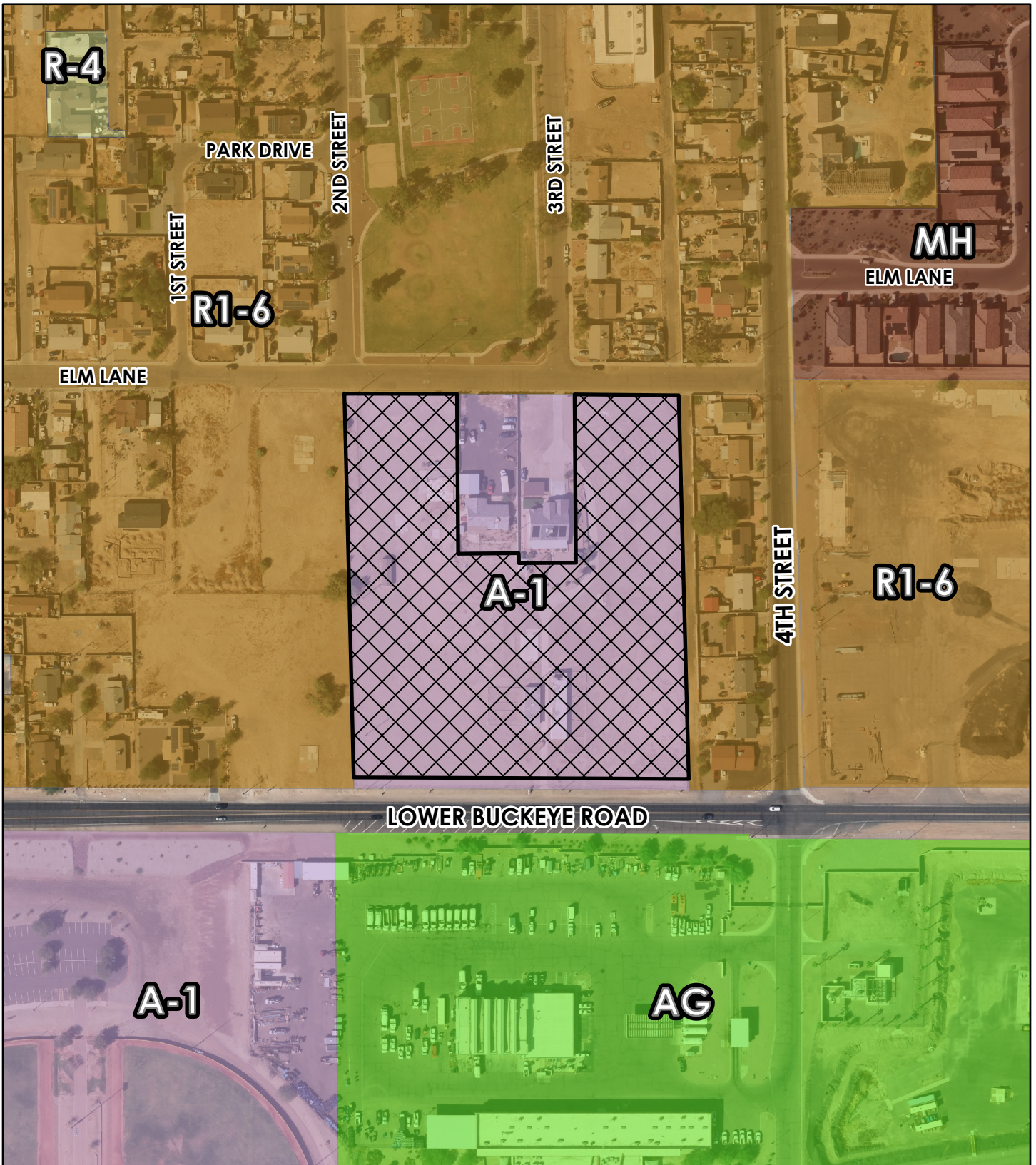


Aerial Map



Subject Property



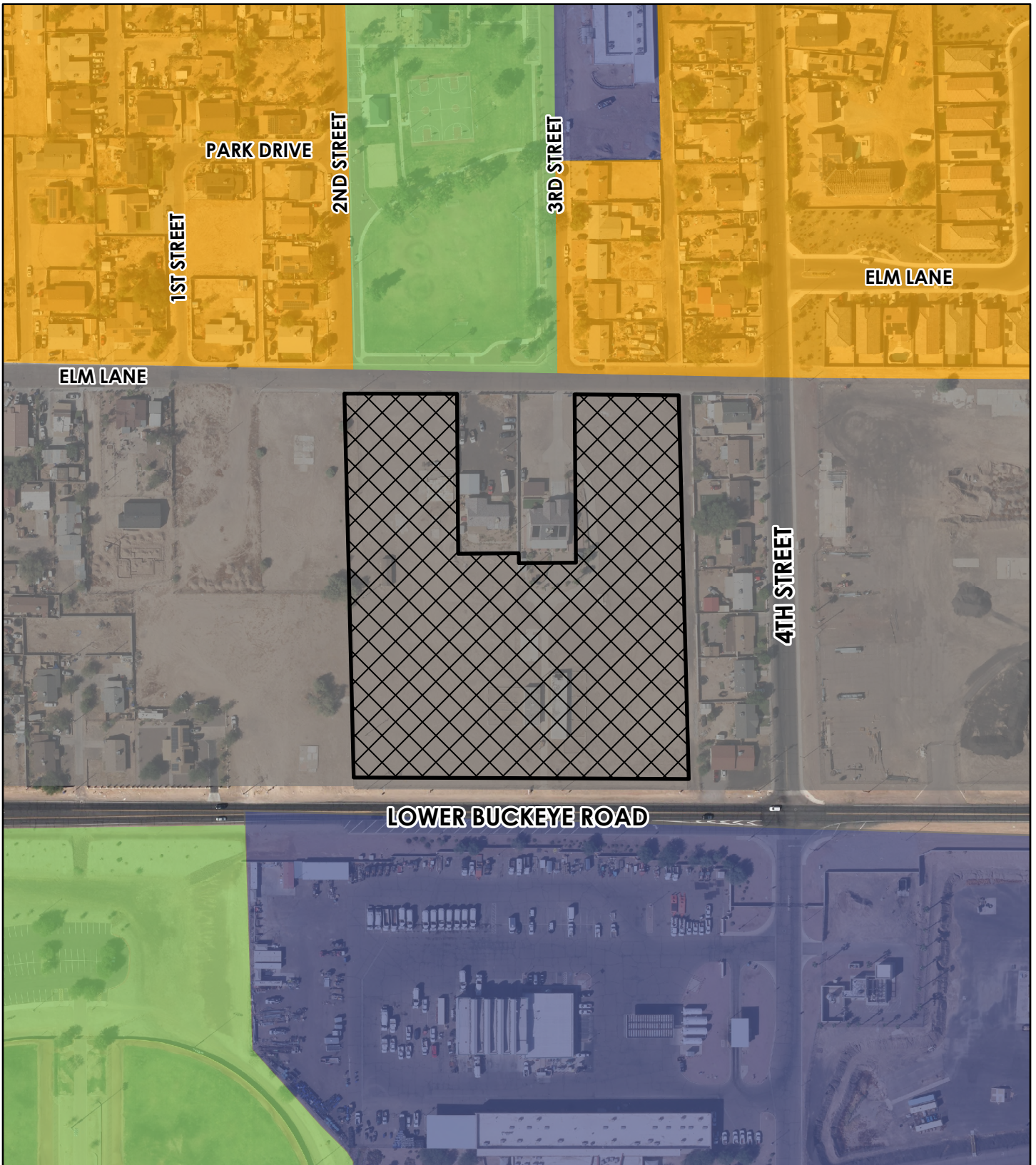


Zoning Vicinity



Subject Property





General Plan Land Use



- Medium Density Residential
- Industrial
- Open Space and Parks
- Public/Civic



Subject Property



Project Narrative

SJ Acquisitions Industrial Development

**390 East Lower Buckeye Road
Avondale, AZ**

Pre-Application Number: PL-23-0374

1st Submittal: August 8, 2024

2nd Submittal: November 21, 2024

3rd Submittal: TBD

Prepared for:

AZ Valley Acquisitions LLC
Steve Addison

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Elyse DiMartino, Planner
6750 East Camelback Road,
Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to seek a rezoning for a proposed light industrial, multi-tenant development on an approximately 6-net-acre (6.59-gross-acre) property addressed as 390 East Lower Buckeye Road, located west of the northwest corner of Lower Buckeye Road and 4th Street in the jurisdiction of Avondale, Arizona (the “Site”). The Site is comprised of a single platted parcel (APN 500-56-043) and is largely undeveloped. The Site is presently zoned A-1 (General Industrial) with Stipulations and is designated for Industrial land uses on the City of Avondale 2030 Land Use Map within the City of Avondale 2030 General Plan (the “General Plan”). The proposed rezoning request is needed to remove all stipulations tied to a previously approved A-1 zoning case that are no longer applicable with the proposed development. The proposed zone district will remain A-1 (General Industrial) and the future land uses will align with the zone district and General Plan.

Context Aerial



The proposed rezoning seeks to remove all the previously approved stipulations because they were applicable to a previous application. Additionally, the property owner at the time owned all three parcels including the Site and the two single-family residences along Elm Lane. Since then, each property has been sold individually making certain stipulations impossible to comply with under the new ownership configuration.

The subject request to remove all stipulations from the zone district is an appeal to start with a “clean slate” while acknowledging there still will be new stipulations to, for example, improve Lower

Buckeye Road and bury the overhead powerlines.

BACKGROUND

The subject property was rezoned to A-1 (General Industrial) in 2018 to accommodate a proposed recreational vehicle and self-storage facility. The accompanying staff report describes the property's history as follows:

"The [property] was annexed into the City of Avondale corporate limits in December 1959 and was subsequently zoned R-5 (Multi-Family Residence). At the time, the R-5 district allowed for commercial, industrial and residential uses. Upon adoption of the City's new Zoning Ordinance in 1990, the R-5 district was amended to only allow for development of manufactured home parks. In 2009, the R-5 District was renamed to the MH (Manufactured Home Park) district to better reflect the uses allowed in the zone. ... The property was used for agricultural purposes until the late 1970s, when a greyhound kennel, three single-family homes, and three mobile homes were erected on the property. The mobile homes were removed from the property prior to 1986 and the kennel ceased operation and was partially demolished in 2013. Today, three single-family homes (two occupied, one vacant) and disused remnants of the kennel remain."

The request to rezone the property was approved by the City Planning Commission and City Council (Ordinance No. 1645-218). This ordinance contains stipulations that are specific to the proposal for recreational vehicle and self-storage facility which are not applicable to the current application. At the time, all three parcels including the Site and the two single-family residences along Elm Lane were owned by one entity. Since then, each property has been sold individually making certain stipulations impossible to comply with under the new ownership configuration. The single-family parcels residences are not a part of this application.

SITE CONTEXT

The Site is largely vacant but contains three abandoned out-buildings that had previously been used as a shed and for raising greyhounds. The existing building on the Site will be demolished to allow the Site to develop with a multi-tenant light industrial development. The Site is relatively flat and does not contain any major variations in grade but has a slight natural slope toward the southeast corner. This natural grade is altered near the existing single-family home where the homesite was raised and retaining walls were constructed outside of the property lines. The Site contains little vegetation with no notable species, and, overall, contains no significant natural features.

This property is west of the Agua Fria River and is within Zone X (Shaded) according to 100-year FEMA Floodplain Maps. Zone X is described as having "0.2% annual chance flood," and Zone X (Shaded) is described as having reduced risk due to the existence of a nearby levee.

The property contains eight-foot public utility easements along the north and south property lines, and an easement for electric lines along the western property line. Overhead electric lines bifurcate

the property bringing electricity to the abandoned outbuildings near Lower Buckeye Road. These lines within the Site will be removed with the proposed development.

The Site has frontage along two rights-of-way—Elm Street and Lower Buckeye Road. The proposed development seeks to gain two access points to Lower Buckeye Road and closing access points to Elm Street.

There are no obvious physical constraints to the development of the subject property.

RELATIONSHIP TO SURROUNDING PROPERTIES

The Site is bordered by Elm Street along the northern property line and Lower Buckeye Road along the southern property line. The R1-6 (Urban Residential) zone district borders the Site's north, east, and west property lines and is an established single-family neighborhood. Across Elm Street, is Mountain View Park.

The City of Avondale's Municipal Operations Service Center (MOSC) is located to the south of the subject site and is zoned AG (Agriculture). The MOSC is a public facility housing the City's Public Works Department. The 2018 staff report further describes, "the nature of the work occurring at the facility is mostly industrial in nature and includes heavy vehicle storage, vehicle repair, fueling stations, and other components related to operations of the City's streets, water, and sewer systems." The MOSC also contains administrative offices.

As previously mentioned, the Site is designated for Industrial land uses on the 2030 Land Use Map. According to the 2018 staff report, "this Industrial land use designation was applied to the site in order to both complement the industrial character of the City's Municipal Operations Service Center, located directly across Lower Buckeye Road, and also provide additional sites for industrial operations benefitting from the Goodyear Airport, located less than a mile west of the subject site."

The proposed rezoning to remove all stipulations will not alter staff's analysis or findings from 2018 when the zone district change was approved. Additionally, according to the staff report, public comments were largely in favor of the proposed rezoning stating that new businesses in Avondale would be beneficial for the City.

THE PROPOSED DEVELOPMENT

The intent is to develop the Site with a light industrial development. Because of the Site's proximity to the existing single-family residential uses, the conceptual site plan has been carefully planned to remain respectful to the surrounding context. The conceptual site plan proposes to develop an approximate 54,200-square-foot multi-tenant building and associated surface parking. The Site is oriented with its most intense uses toward Lower Buckeye Road to buffer the single-family homes to the north and create an impressive street presence along Lower Buckeye Road. Significant building setbacks will be provided on all sides of the development, along with landscape setbacks, which will serve as a buffer between the proposed development and residential.

The Site will be accessed via two driveways along Lower Buckeye Road, which serves as the southern property line. The eastern driveway will function as a right-in, right-out access point, while the western driveway will permit full traffic movement. These driveways will guide vehicles to the main parking area located at the front of the building, while larger vehicles and trucks will be directed to the rear of the building to access the truck docks. No access will be provided where the Site abuts residential property.

Additionally, the development proposes an 8-foot tall solid CMU wall along the perimeter property lines and a 3.5-foot tall solid CMU wall on the south, along Lower Buckeye Road. The CMU walls will serve to provide an aesthetic update on the Site and will provide additional screening for the two single-family homes adjacent to the development. Further, there will be no vehicular access to the Site from Elm Lane or the alleyway to the east, limiting impacts to the adjacent the existing residential.

Permitted Land Uses:

Permitted land uses shall be per the A-1 zoning district in the City of Avondale Zoning Ordinance, except as modified below.

Prohibited Land Uses:

- Emissions Testing Facility
- Garages for repair of trucks, buses and heavy equipment
- Manufacturing of hazardous materials or processing
- Manufacturing and assembly, heavy
- Marijuana Establishment/ Dispensary
- Mining or Drilling Operations
- Mixing Plant for Cement or Paving
- Processing of meats, fats or oils
- Recycling Facility, metals collecting and crushing
- Sexually oriented businesses
- Truck and trailer fueling, dispatch and weighing stations

The proposed structure will showcase clear articulation through the use of recessed and protruding façade elements, creating depth and visual interest. The alternating planes and varying wall heights break the monotony, lending the structure a dynamic appearance. The roofline features subtle variations with parapet heights that enhance the building's silhouette. These height changes help distinguish different sections of the façade, giving the impression of distinct but cohesive units. Thoughtful placement of windows will break up the massing of the structure and help identify entryways.

The proposed development will incorporate the following elements:

- A minimum of three (3) colors
- A minimum of two (2) building materials

The structure features two docking bays located on the east and west sides, oriented toward the northern property line. These bays will be screened from public view with a wall or a combination of berming and landscaping.

INFRASTRUCTURE

As required, preliminary water, drainage, and sewer reports have been prepared and submitted with this application. A traffic impact statement was prepared and concludes, “the additional traffic generated by the proposed 390 East Lower Buckeye development is anticipated to result in minimal traffic related impacts to the existing roadway network and the surrounding area.”

Full half-street offsite improvements will be made along the Lower Buckeye Road frontage. This includes new driveways, curb, gutter, sidewalk, and landscaping.

GENERAL PLAN

The General Plan was originally adopted and ratified in 2012, and re-ratified in 2022, with a vision of continuing to develop as a *“city of variety, vitality, and values, whose citizens pursue an active role in molding a great place to live, work, and play, in a manner respectful of the City’s rich history, growing culture, and invaluable natural resources.”*

The Site is designated as Industrial on the 2030 Land Use Map and is included in the Old Town Infill Incentive District/Revitalization Area meaning the area is further described in the Specific Area Plan for Old Town, Cashion, Las Ligas, Rio Vista. In review of this area plan, there does not appear to be any contradictory statements to the General Plan. Therefore, it is our judgement that the proposal is compliant with the General Plan (as further discussed below) and the Specific Area Plan for Old Town, Cashion, Las Ligas, Rio Vista.

Below are statements, goals, and policies from the General Plan that support the proposed development:

“While still heavily reliant upon outside communities for jobs as well as some retail needs, Avondale has grown into a much more self-sustaining community than it was in 1990. ... The 2002 Plan represented an enormous leap towards Avondale becoming a more important member of the metropolitan Phoenix economy. The Land Use Map recommended as part of the 2002 Plan no longer reserved any land for agricultural use. Furthermore, it substantially increased the amount of land planned for residential, retail, and employment/industrial development. **These changes in planned land use reflected Avondale’s desire to transition from a rural bedroom community to a more self-sufficient city** where people would have the opportunity to live, **work**, recreate, and shop within Avondale rather than fulfilling those needs in Phoenix or other surrounding municipalities. ... The City’s targeted job-to-population ratio is 0.50 jobs for every resident. The current job-to-population ratio of 0.28 indicates **that there is a strong untapped workforce available within Avondale. Achieving diverse types and intensities of commercial and industrial development in Avondale and providing employment opportunities for residents is one of the City’s most important goals and is vital to the long-term fiscal viability**

and economic health of the City of Avondale. To increase the employment base and provide the economic diversity necessary to protect Avondale from shifts in the economy, a variety of employment (including small business) while retaining a business friendly image is necessary. ... **The City also values industrial and office uses and feels there is a place for both within its incorporated limits.”** (Emphasis added.)

Land Use Element Goal #3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.

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

Response: As mentioned previously, the Site is surrounded largely by an existing residential neighborhood. However, the greater surrounding context is beginning to develop with a diverse mix of land uses. To the east and south of the Site are properties owned by the City of Avondale and are either developed or presently being developed with recreational and civic services. To the north of the Site sits a community center and park, also owned by the City of Avondale. Finally, to the west, is the Phoenix-Goodyear Airport and industrial properties.

The proposed development responds to the changes in the surrounding context but remains respectful to the adjacent residential homes by offering a small-scale industrial development. The proposed development will seamlessly transition with adjacent residential through large building setbacks, landscaped buffers, and screening.

Land Use Element Goal #4: Ensure all land use decisions meet the long-term social and economic goals of the community.

Policy B: Require all new development to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to City water and sewer systems.

Response: The conceptual site plan illustrates the development’s intention to provide curb, gutter, sidewalk, and landscaping along Lower Buckeye Road. The landscaping within the right of way will be maintained by the property owner.

Economic Element Goal #3: Enhance and market Avondale’s business climate.

Policy D: Support new development that accommodates business attraction opportunities.

Response: The proposed development offers another opportunity to attract businesses to the Avondale area and increase opportunity for employment to the citizens of Avondale. Transforming an underutilized piece of infill land into a high quality small-scale industrial development will create new job opportunities, thereby attracting new residents to the area and furthering economic and business investment in the surrounding context.

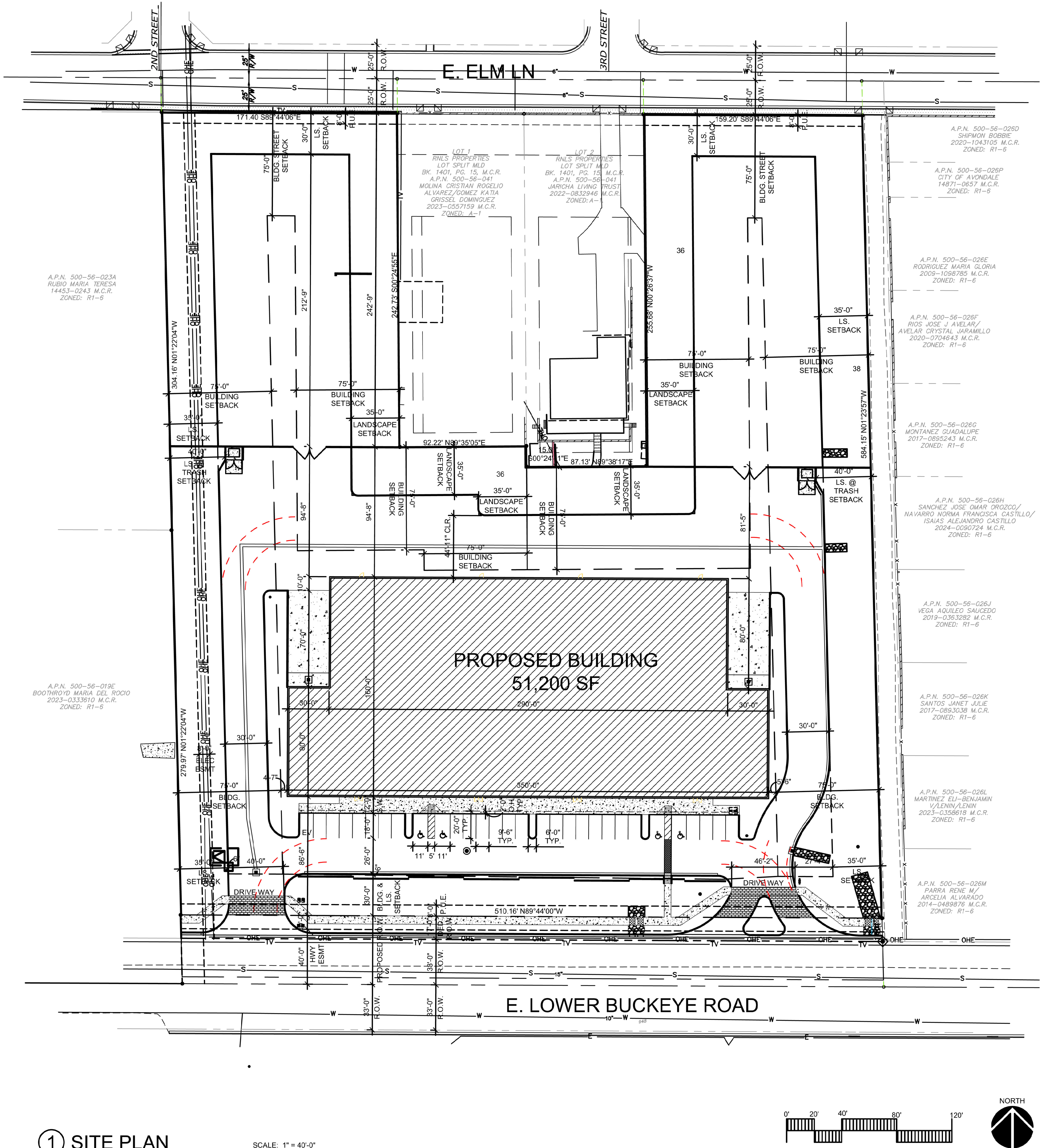
CONCLUSION

The proposed request aligns with the goals and furthers the policies of the General Plan. Additionally, the 2030 Future Land Use Map designates this site for industrial land uses. The request

for light industrial development also complies with the base zone district's allowances. The development shall be harmonious and compatible with the adjacent land uses—providing a landscape buffer along the property lines next to single-family homes and providing a less-intense industrial land use across from the City's Public Works Facility.

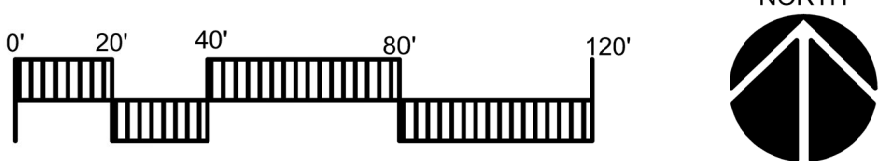
Again, this is a rezoning from A-1 to A-1 which will continue the allowance of light-industrial uses. This rezoning is necessary to remove stipulations found in Ordinance 1645-218, because they are exclusively tied to the layout and design of the former proposal and are reliant on the previous ownership's configuration. This is a request for a fresh start for the current proposal to be reviewed on its own merit. This request will not alter the intent of the base zone district which allows for the proposed land uses, and is consistent with the recently approved General Plan.

Exhibit E Conceptual Site Plan



① SITE PLAN

SCALE: 1" = 40'-0"



PROJECT DATA

OWNER: AZ VALLEY ACQUISITIONS, LLC
15021 E. SUNBURST DR.
FOUNTAIN HILLS, AZ, USA 85268
CONT: STEVE ADDISON
608-443-7440
STEVE@SJAQUISITIONS.COM

SURVEYOR: SUPERIOR SURVEYING SERVICES, INC.
2122 W. LANE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
CONT: DAVID KLEIN
623-889-0223
DAVE@SUPERIORSURVEYING.COM

ARCHITECT: ARCHICON ARCHITECTURE + INTERIORS, L.C.
5055 E. WASHINGTON STREET, SUITE 200
PHOENIX, AZ 85034
CONT: DAVID MOLINAR
602-222-4266 EX 126
DAVIDM@ARCHICON.COM
MITCHELLM@ARCHICON.COM

JURISDICTION: AVONDALE

APN: 500-56-043

OWNER CONTACT: JON STEVE

SITE ADDRESS: W-NWC LOWER BUCKEYE ROAD & 4TH ST.
AVONDALE, AZ 85323
(FINAL NOT ASSIGNED)

ZONING: EXISTING: A-1 WITH STIPULATIONS,
REZONE TO: A-1 EMPLOYMENT ZONING DISTRICT

LOT SIZE: 253,148 SF (5.81 ACRES) NET
261,820 SF (6.01 ACRES) GROSS

BUILDING SIZE: 51,200 SF

BUILDING HEIGHT
ALLOWED: 45'-0" A.F.F. MAXIMUM
PROVIDED: 35'-0" A.F.F.

INSIDE CLEAR HEIGHT: 28'-0" A.F.F.

SET BACKS PROVIDED:

	BUILDING	LANDSCAPE W/ RESD. ADJ.	PARKING W/ RESD. ADJ.
STREET:	30'-0"	30'-0"	30'-0"
FRONT:	30'-0"	30'-0"	30'-0"
REAR:	75'-0"	30'-0"	35'-0"
SIDE:	75'-0"	35'-0"	35'-0"
TRASH:	40'-0"	40'-0"	40'-0"

BUILDING COVERAGE:
MAXIMUM ALLOWED: -- (NO MAX FOR A-1 PER ZONING ORDINANCE GRID)
PROVIDED: 51,200 SF / 253,148 SF NET = 0.202 X 100 = 20%
51,200 SF / 261,820 SF GROSS = 0.195 X 100 = 20%

REQUIRED LANDSCAPE AREA (GREATER OF):
51,200 SF X 15% MIN. = 7,680 SF (PER BUILDING SF REQ.)
253,148 SF X 10% MIN. = 25,315 SF (PER NET LOT SF REQ.)
REQUIRED MIN. LANDSCAPE AREA: = 25,315 SF

LANDSCAPE EQUATIONS:
88,353 SF(N) / 253,148 SF(N) = 0.349 X 100 = 35% NET
91,135 SF(G) / 261,820 SF(G) = 0.348 X 100 = 35% GROSS

LANDSCAPE AREA PROVIDED:
35% = 88,353 SF (NET) > 25,315 SF
35% = 91,135 SF (GROSS) > 25,315 SF

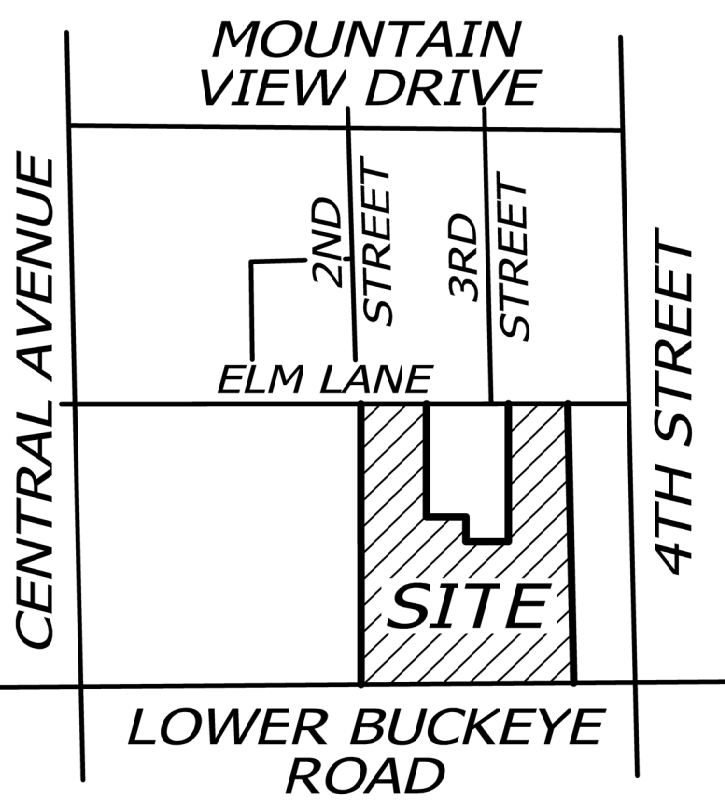
PARKING REQUIRED: (8-28-164 PARKING REQ. EMPLOYMENT/INDUSTRIAL USE)
1 SPACE PER 500 SF FOR FIRST 10,000 SF PLUS 1 SPACE PER 5,000 FOR REMAINING AREA
10,000/500 = 20 SPACES
41,200/5000 = 9 SPACES
29 SPACES REQUIRED

EV PARKING REQUIRED:
1% OF SPACES TO HAVE LEVEL 2 EV CHARGING STATION, 3% EV CAPABLE
30 SPACES PROVIDED X .01 = 0.3 = 1 SP REQ.
30 SPACES PROVIDED X .03 = 0.9 = 1 SP REQ.

BICYCLE PARKING REQUIRED: 1 SPACE PER 50 PARKING SPACES

PARKING PROVIDED:
30 SPACES
1 SPACE HAS EV CHARGING
4 H.C. ACCESSIBLE
2 BICYCLE PARKING SPACES

LOADING BERTHS PROVIDED: 2 BERTHS



VICINITY MAP
NOT TO SCALE

ARCHICON
Architecture & Interiors, L.C.

5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

SJ ACQUISITIONS NEW INDUSTRIAL DEVELOPMENT 390 E LOWER BUCKEYE ROAD AVONDALE, AZ 85323

PROJECT NUMBER:
PROJECT MANAGER:
DRAWN BY:
CHECKED BY:

NO.	REVISION	DATE

SHEET DESCRIPTION
DEVELOPMENT SITE PLAN



SHEET NO.

PA-02A

ISSUE DATE: 25.2.17

Concept Architectural Character



Neighborhood Meeting Summary

SJ Acquisitions Industrial Development

**390 East Lower Buckeye Road
Avondale, AZ**

Case Number: PL-24-0201

Submitted: March 6, 2025

Prepared for:

AZ Valley Acquisitions LLC

Prepared by:

Berry Riddell LLC, Wendy Riddell, Esq.
Elyse DiMartino, Planner
6750 East Camelback Road,
Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to seek a rezoning for a proposed light industrial, multi-tenant development on an approximately 6-net-acre (6.59-gross-acre) property addressed as 390 East Lower Buckeye Road, located west of the northwest corner of Lower Buckeye Road and 4th Street in the jurisdiction of Avondale, Arizona (the “Site”). The Site is comprised of a single platted parcel (APN 500-56-043) and is largely undeveloped. The Site is presently zoned A-1 (General Industrial) with Stipulations and is designated for Industrial land uses on the City of Avondale 2030 Land Use Map within the Avondale 2030 General Plan (the “General Plan”). The proposed rezoning request is needed to remove all stipulations tied to a previously approved A-1 zoning case that are no longer applicable with the proposed development. The proposed zone district will remain A-1 (General Industrial) and the future land uses will align with the zone district and General Plan.

PUBLIC PARTICIPATION

A. Door-to-Door Outreach

Door-to-door outreach was conducted in both English and in Spanish starting in November 2024. It took place at various times during the weekdays and on weekends, in an attempt to contact as many people as possible. The surrounding community was extremely appreciative of the dialogue and transparency from the development team with what was being proposed on the Site.

There was a wide range of long-time homeowners of nearly 50 years, as well as newer families to the community, who had varying knowledge on the history of the proposed property and why the rezoning was necessary. The majority of the community members were supportive and appreciated that the use would bring jobs, and were just happy to see the Site was finally going to be developed. We also received a couple of questions about next steps in the rezoning process.

No significant opposition was heard during the door-to-door outreach phase or after. The development team has remained and will continue to remain available throughout the application process to hear any feedback on the proposal and answer any questions.

B. Neighborhood Open House

A neighborhood open house was held on February 11, 2025, at 6pm in the Library of Agua Fria High School. The development team including Steve Addison, Wendy Riddell, Elyse DiMartino, Sarah Sawyer, and Tom Bilsten, attended the neighborhood meeting in addition to two neighbors. Christina Lavelle, planner for the City of Avondale, also attended the meeting. Both neighbors expressed their support for the project. Their questions centered around traffic on Lower Buckeye Road and whether the City had plans to install stop lights. The applicant has provided Christina with the neighbor’s contact information and will reach out to them with more information.

To notify the public of the neighborhood open house, the applicant posted a sign to the property and sent out letters to neighbors within 1,000 feet of the property on January 27, 2025. A publication was also made in the West Valley Republic newspaper on January 27, 2025. All three notices included information about the Site, the proposed development, as well as the date, time,

and location of the neighborhood open house and future public hearing information.