



Planning Commission
Notice & Agenda
Wednesday, May 21, 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 March 19, 2025 Planning Commission Meeting Minutes

4. BOND ELECTION INFORMATION

City Staff will present information regarding the 2025 Bond Election. This item is for discussion only

5. PUBLIC HEARING ITEMS

a. AVONDALE 10 REZONING - APPLICATION PL-24-0221

Planning Commission will consider a request by Jessica Sarkissian of Upfront Planning and Entitlements LLC, on behalf of the property owner Sunstone Partners, to rezone an approximately 8.73 net-acre property from Urban Residential (R1-6) to Planned Area Development (PAD). The proposed Avondale 10 PAD will allow for a 37-lot single-family residential development with a density of approximately 4.0 dwelling units per acre. The site is located approximately 1,284 feet south of the southwest corner of Lower Buckeye and El Mirage roads. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner/Joshua Orton, Lead Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

June 18, 2025

9. ADJOURNMENT

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

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la 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, March 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 6:01 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON

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

COMMISSIONERS EXCUSED ABSENT

Commissioner Alan Agundez Castillo
Commissioner Ryan Benson
Commissioner Julia Jewell

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Mary Grace McNear, Attorney II
Jodie Novak, Development Services Director
Christina LaVelle, Senior Planner

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Vice Chair McBurney made a motion to approve the Planning Commission Meeting Minutes for February 19, 2025, seconded by Commissioner Pineda.

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	N/A
Commissioner Mary Guzman	Aye
Alternate Olivia Pineda	Aye

Upon vote, the motion passed 5 to 0

4. PUBLIC HEARING ITEMS

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

Christina LaValle, Senior Planner, provided an overview of rezone request for SJ Acquisitions Industrial Development, Application PL-24-0201. The property was annexed into the City in 1960, and is in the historic Avondale infill area, west of the northwest corner of 4th Street and Lower Buckeye Road. The property is vacant with abandoned outbuilding and limited site improvements and is currently zoned General Industrial (A-1), limited to mini-storage warehouse with ancillary recreational vehicle (RV) storage. The General Plan designation is Industrial.

The request is to modify the existing zoning to General Industrial with revised conditions to allow for light industrial development. A site plan design will be required to evaluate the site and buildings. In accordance with the City's Industrial Design Guidelines for Employment Districts, when adjacent to residential zoning district, 75-foot building setbacks, 35-foot landscape buffer setbacks, and 8-foot solid block walls are required. Additionally, the building must have the look and feel of an upscale office building with a mix of materials and building articulations.

Staff analysis finds the rezone with revised conditions supports the goals of the General Plan by allowing a wider range of employment uses and diversified employment opportunities. In addition, the rezone supports the Specific Area Plan encouraging revitalization, investment and development of underutilized infill sites.

A neighborhood meeting was held on February 11, 2025, at the Aqua Fria High School with two attendees aside from the applicant's team and City staff. Primary discussion related to future road improvements on Lower Buckeye Road. One phone call was received in opposition due to a concern that future development would block the view of the mountains.

In response to the Commissioner's questions, Ms. LaValle provided examples of light industrial, such as a window shop that would fabricate the windows from finished products or parts and not from raw materials. The seventy-five (75) foot building setbacks from residential limit whether the applicant could build in the rear of the property. All storage of materials in the rear of the property would be fully screened from public view.

Wendy Riddel, Esq., appeared on behalf of the applicant to answer any questions.

Chair White opened the public hearing.

A comment card was received from Mavu Jaricha, noting support for the project.

There being no further public comments, Chair White closed the public hearing.

Vice Chair McBurney moved to approve Application PL-24-0204, SJ acquisitions industrial development application, 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 conditions listed in the staff report. Second, by Commissioner Pineda.

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	N/A
Commissioner Mary Guzman	Aye

Alternate Olivia Pineda

Aye

Upon vote, the motion passed 5 to 0

5. COMMISSION ANNOUNCEMENTS

None presented.

6. PLANNING DIVISION REPORT

Ms. Lorbeer noted no additional items to report, but did advise Development Services received 24 new applications keeping with the trend of 20-30 applications per month.

7. CALENDAR

The next Planning Commission meeting is scheduled for April 16, 2025.

8. ADJOURNMENT

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

Vice Chair McBurney made a motion to adjourn, seconded by Commissioner Grimm.

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	N/A
Commissioner Mary Guzman	Aye
Alternate Olivia Pineda	Aye

Upon vote, the motion passed 5 to 0

The meeting adjourned at 6:17 p.m.

Chair, Larry White

Date

ITEM NUMBER: 5.a.

SUBJECT: Avondale 10 Rezoning - Application PL-24-0221**MEETING DATE:** 5/21/2025

TO: Planning Commission**FROM:** Michelle Simerdla, Senior Planner/Joshua Orton, Lead Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will consider a request by Jessica Sarkissian of Upfront Planning and Entitlements LLC, on behalf of the property owner Sunstone Partners, to rezone an approximately 8.73 net-acre property from Urban Residential (R1-6) to Planned Area Development (PAD). The proposed Avondale 10 PAD will allow for a 37-lot single-family residential development with a density of approximately 4.0 dwelling units per acre. The site is located approximately 1,284 feet south of the southwest corner of Lower Buckeye and El Mirage roads. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 8.73 net-acre (9.18 gross-acre) site is located approximately 1,284 feet south of the southwest corner of Lower Buckeye and El Mirage roads (Exhibits A and B). It is currently developed with two (2) single-family residences and a storage barn constructed around 1979.

The site is rectangular in shape and relatively flat.

The property was annexed into the City's corporate limits on August 29, 1990 (Ordinance No. 484) and zoned R1-6 upon annexation.

The property is designated by the General Plan 2030 Land Use Map as Medium Density Residential. The Medium Density Residential land use designation is primarily intended for residential land that will contain densities that range from 2.5 to 4 single-family dwelling units per acre north of the Estrella Mountains. This land use category provides for a suburban lifestyle with planned detached single-family residential communities with larger setbacks and neighborhood facilities.

Additionally, the property is in the Las Ligas neighborhood and within the Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista.

The existing uses and zoning of surrounding properties include:

NORTH: Single-family residential properties zoned R1-6.

EAST: Single-family residential properties zoned Cantada Ranch PAD.

SOUTH: Single-family residential properties zoned R1-6.

WEST: Single-family residential properties zoned R1-6.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the subject property to Planned Area Development (PAD) to allow for 37 single-family residential lots with a proposed density of 4.0 dwelling units/acre. The proposed Avondale 10 PAD Narrative, included as Exhibit D, details permitted uses, development standards, and other requirements that will guide future development of the site. The PAD Narrative also includes several plans and architectural

drawings that illustrate the layout, design, and functionality of the community, including conceptual building elevations for the homes, landscape plan, wall plan, and open space plan. The project proposes to be developed in a single phase.

A minimum 30-foot landscape setback will be provided adjacent to El Mirage Road, with an 8-foot-high theme wall along El Mirage Road. Theme walls, block walls, and retaining walls will also be constructed throughout the project.

The project will have vehicular access from both El Mirage Road and Pioneer Street.

The proposed underlying zoning district is R1-6 with requested deviations to setbacks and lot width, which will be explained in further detail in the analysis section.

Approximately 16.7 percent open space will be provided, with approximately 1.1 acres of the open space being usable for recreational or gathering purposes. The largest amenity includes a park in the southwest corner of the site with fitness nodes, a tot lot and swings, a ramada and picnic area, and a pet waste station. The remaining usable open space areas include seating areas along a meandering walking path along the north end of the project.

In terms of architecture, the project will provide a minimum of three (3) housing elevations (Spanish, Modern Prairie, and Modern Agrarian) with a mix of 1- and 2-story homes. Review of floor plans and elevations will require City administrative approval. As with all new residential developments, the City will expect any proposed housing products to meet the requirements of the Single-Family Residential Design Manual to reduce garage dominance, create visually interesting streetscapes, and promote architectural variety throughout the community.

PUBLIC PARTICIPATION:

Two (2) neighborhood meetings to discuss the proposal with neighboring property owners and other interested parties were held on October 22, 2024, and February 13, 2025. The first meeting was an informal meeting held by the applicant, separate from the required rezoning case neighborhood meeting held in February. The notification of the second meeting was completed in accordance with notification requirements. In addition to City Staff and the applicant's team at the second meeting, two (2) members of the general public attended the meeting. The applicant answered questions about the project. The discussion topics for both meetings are outlined in the Neighborhood Meeting Summary, attached as Exhibit F, and were primarily related to the following topics: drainage, the current use of the property for recreational purposes, view corridors, and the improvement of Pioneer Street.

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

One (1) public comment has been received to date in support of the project on the City's Avondale Connect website (Exhibit G). Staff is not aware of any opposition to this request.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Avondale Elementary School District (AESD) and Tolleson Union High School District (TUHSD). Both AESD and TUHSD have provided the City with a Certificate of Adequate School Facilities signed by the Superintendent (Exhibit E) stating that the district has adequate capacity to accommodate the estimated enrollment from the proposed Avondale 10 development, and no school site within the development is needed.

ANALYSIS:

Article 6, Section 28-113 of the Zoning Ordinance establishes five (5) findings that must be met to grant PAD zoning. Listed below are the five findings and an analysis of each:

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

The proposed Avondale 10 PAD conforms to the General Plan Land Use designation of Medium Density

Residential (MDR) which allows for development of single-family residential homes with an allowable density of two and a half (2.5) to four (4) dwelling units per acre, with a target density of 2.5 dwelling units per acre; density beyond the target can be permitted if a proposed development exhibits exceptional design, including provision of open space beyond minimum requirements. This project will have a density of four (4) dwelling units per acre. The open space will exceed the City's minimum fifteen (15) percent open space requirement with approximately 16.7 percent of open space provided.

Additionally, the project meets the following goals in the General Plan:

Land Use Element

"Goal 8: Invest in neighborhood infrastructure, public spaces, and amenities. Policy B: Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods." This project provides recreational amenities and meets the open space requirement in the Zoning Ordinance and provides usable open space in accordance with the Single-Family Residential Design Manual.

"Goal 1: Establish an Avondale identity based on healthy lifestyle that promotes land uses which foster and economically sustainable and socially dynamic community. Policy D: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale." By supporting the redevelopment of this infill parcel, the area will be enhanced with 37 homes to add to the housing stock in Avondale.

"Policy B: Require all new development to participate in the required infrastructure enhancements including but not limited to, street widening and connecting to City water and sewer systems." The Avondale 10 project will dedicate right-of-way along Pioneer Street and El Mirage Road as well as connect to the City's sewer and water systems.

The project also meets the goals in the Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista for development in the area. The Specific Area Plan seeks increased residential density in the Las Ligas area to support the nearby Historic Avondale District and Buckeye Road business areas. The feasibility study in the Specific Area Plan mentions that vacant parcels scattered throughout the Las Ligas area are most appropriate for continued residential investment. While the subject property is not vacant, the size of the parcel is large enough to accommodate a small single-family residential neighborhood.

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

The City's R1-6 zoning district is used as the basis for the PAD's development standards with requested deviations to lot width and side yard setbacks. Specifically, the applicant has requested to reduce the minimum lot width from 65 feet to 50 feet and to increase the minimum lot length from 100 feet to 115 feet. The applicant has also requested to reduce the minimum side yard setbacks from eight (8) feet to five (5) feet and reduce the total minimum side yards from 18 feet to 13 feet. With those exceptions, the proposed development standard meets or exceeds Zoning Ordinance minimums.

Smaller lot sizes and reduced setbacks can pose challenges, particularly with regard to ensuring that streetscapes are not dominated by homes that are homogenous in appearance and where the garage door becomes the focal point of the neighborhood. To alleviate these concerns, the Avondale 10 PAD will have three (3) different housing plan elevations and a mix of 1- and 2-story homes. The front yard setbacks will be required to stagger up to three (3) feet. Adherence to the design requirements of the PAD, along with adherence to the City's Single-Family Residential Design Manual, will ensure that streetscapes are interesting and provide for ample variety. Additionally, the lots will be longer than the minimum depth requirement in R1-6, which may allow for a bigger backyard.

The preliminary drainage reports and plans have been reviewed and will be finalized and approved at the Preliminary Plat stage with no anticipated significant revisions forthcoming. Both a Preliminary Plat and Final Plat will be required for review to ensure all City Subdivision Regulations are met. Stipulations of approval have been added to ensure compliance with all City General Engineering Requirement Manual requirements.

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.

Access to Avondale 10 will be from one entrance on El Mirage Road and one on Pioneer Street. Pioneer Street is not required to be extended to El Mirage Road.

The developer will be required to complete all required perimeter off-site improvements to El Mirage Road and Pioneer Street. The off-site improvements will be required to be completed prior to the issuance of a Certificate of Occupancy for the first home.

In addition to street improvements, the developer will construct the necessary water and sewer system improvements necessary to serve the future residents of Avondale 10 and will be required to underground the existing utility poles under 69kV along the western edge of the project.

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

The proposed PAD, which is a single-family residential project, will be compatible with the surrounding single-family residential homes. Nearby neighborhoods such as Cantada Ranch, Del Rio Ranch, and Cambridge Estates all have lot sizes that are smaller than the R1-6 development standards. While Avondale 10's lots will be narrower than the lots in those neighborhoods, with a minimum width of 50 feet, the project will have some lots that range from 58-60 feet in width.

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

As noted in the analysis of Finding #2, the City's R1-6 zoning district is used as the basis for the PAD's development standards. Where modifications are proposed, they are consistent with previously approved developments in Avondale. By developing in accordance with the design and development standards contained within the PAD, the proposed Avondale 10 community will further Avondale's goals and objectives as they relate to development in the southeastern portion of the City.

DISCUSSION:

The proposed PAD meets the following findings:

1. The proposed Avondale 10 PAD will be in direct conformance with the General Plan Land Use designation of Medium Density Residential.
2. The proposed Avondale 10 PAD is in conformance with the Single-Family Residential Design Manual.
3. The proposed Avondale 10 PAD will result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
5. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of application PL-24-0221 Avondale 10, a request to rezone an approximately 8.73 net-acre property from Urban Residential (R1-6) to Planned Area Development (PAD), subject to the following six (6) conditions of approval:

1. Except as modified by these conditions of approval, development of the subject property shall conform to the Avondale 10 Narrative electronically date stamped 04/23/2025.
2. All perimeter off-site improvements to El Mirage Road and Pioneer Street shall be completed prior to

the issuance of a Certificate of Occupancy for the first home.

3. Commencement of horizontal construction for the project shall begin within four (4) years from the date of City Council approval, per Avondale Municipal Code Section 28-113(d) Expiration.
4. Prior to preliminary plat approval and determination of the final number of feasible lots, the following shall be met:
 - a. The grading and drainage requirements shall be met per the City's General Engineering Requirements Manual.
 - b. The water and wastewater demands shall be reviewed and approved by the City and meet Chapter 2, IUMP Integrated Utility Master Plan guidelines.
 - c. Wall heights and materials shall meet requirements in Article 12 of the Zoning Ordinance. As appropriate, a tiered retaining wall system shall be utilized within drainage basins to reduce wall heights.
5. Prior to the issuance of engineering permits, the powerlines less than 69kV shall be converted underground, and there shall be written approval from the easement holder(s) approving the improvements in their easement.
6. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

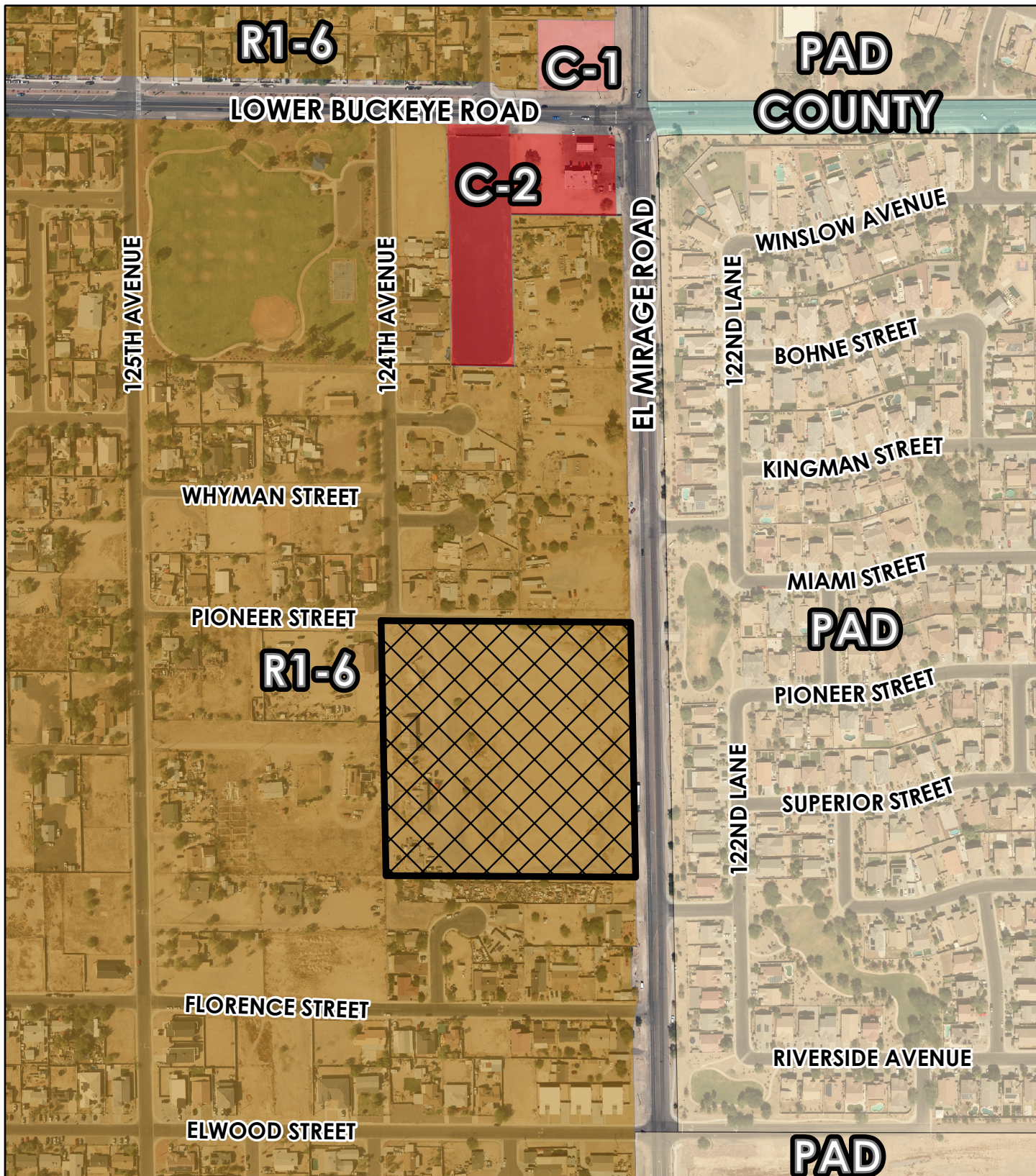


Aerial Map



Subject Property



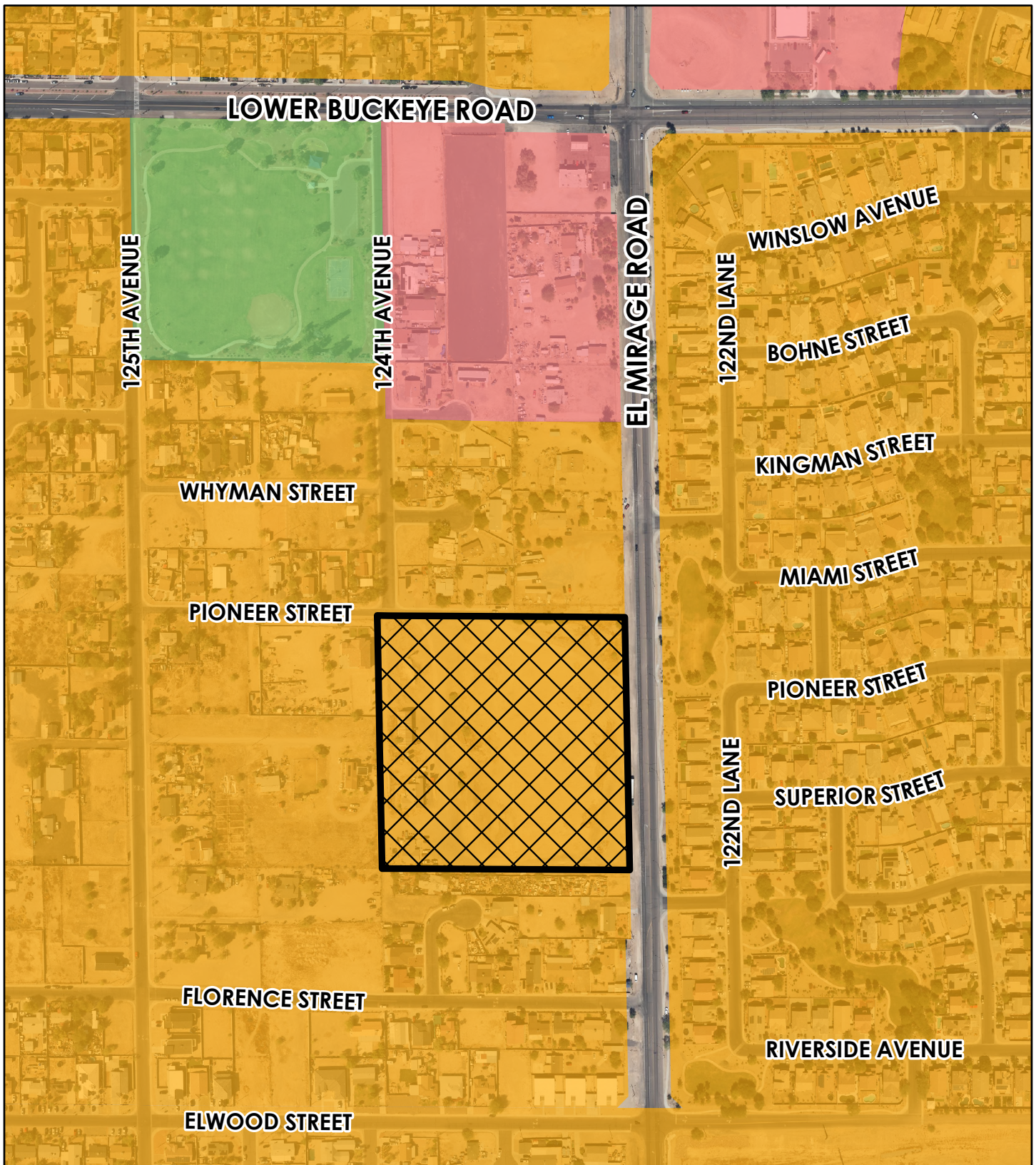


Zoning Vicinity



Subject Property





General Plan Land Use



- Local Commercial
- Medium Density Residential
- Open Space and Parks



Subject Property





**PLANNED AREA DEVELOPMENT
NARRATIVE FOR**

AVONDALE 10

PL-24-0221

PROJECT NARRATIVE

Submitted to:
Avondale Planning Division
11465 Civic Center Dr. #110
Avondale, AZ 85323

Prepared for:
Sunstone TwoTree
2820 Townsgate Road. Suite 207
Westlake Village, CA 91361

Prepared by:
Upfront Planning & Entitlements, LLC
2733 N. Power Road, Ste 102-482
Mesa, AZ 85215

April 2025

1. INTRODUCTION

Upfront Planning & Entitlements, on behalf of Sunstone TwoTree, is pleased to submit for your consideration a Planned Area Development, for approximately 9.18 gross acres located North of Elwood Street and West of El Mirage Road, to be developed as a residential community on parcel #500-65-144A, see **Preliminary Layout**. The Application will be comprised of a PAD from R1-6 (Urban Residential) to R1-6 (Urban Residential) Planned Area Development (PAD) to allow a single-family detached community.

The property is designated for Medium Density Residential (2.5 to 4.0 du/ac) and an area suitable for a variety of infill residential dwelling types. This property is located in the Old Town, Cashion, Ligas/Rio Vista Specific Area Plan (Resolution No. 1019-0321) and the PAD is consistent with the Specific Plan for a “walkable, livable environment with plentiful open space” and a “mix of residential” for the area as discussed in more detail further in this narrative.



2. SITE CHARACTERISTICS & BACKGROUND

The subject site has a gradual fall of 5 feet across the site from the western property line towards El Mirage Road where the site has the lowest elevation. The property contains general desert scrub and grasses, but no significant species requiring preservation. The property contains three structures—a single-family residence, a detached living area, and a carport. The primary structure was built in 1979, and according to historical imagery, the other two structures were built around the same time. The property was historically used

PAD Narrative

as some type of livestock farm up until 2004 when imagery shows the farm being dismantled. Below is an image of the property in 1979.



The property is located within Zone X on a Flood Insurance Rate Map indicating a 0.2% annual chance of flooding.

National Flood Hazard Layer FIRMette



3. CONSISTENCY WITH GENERAL PLAN

The Property has a land use classification of Medium Density Residential (2.5 to 4.0 du/acre) within the Avondale 2030 General Plan. The General Plan describes this land use category as, "... a suburban lifestyle with planned detached single-family residential communities with larger setbacks and neighborhood facilities." The subject proposal includes 37 individually platted lots for single-family detached homes (4.0 du/acre) and will boast quality architectural design and open space amenities for future residents. The general plan also states, "through the General Plan 2030 Land Use Map, Avondale must be prepared to accommodate the future population by providing adequate residential areas at densities that are in line with our community vision ..." The subject proposal implements the community vision by complying with the density range for the designated land use type.

The application proposes to provide additional single family housing options to an area soon to be a hotspot for growth in Avondale. This is supported by another statement within the general plan, "sustainable communities provide for residents of all socio-economic levels. It is Avondale's aim to develop diverse housing options, to include both housing that is affordable to workers living in the City in order to be near their jobs and housing that provides opportunities for residents to upgrade living arrangements locally."

The project lies within the ***Las Ligas Historic Avondale Incentive Program***, designated in 2015, to help revitalize underused infill parcels with new residential development. The property is also within the ***Residential District Two Infill Incentive District*** according to the Avondale 2030 General Plan.

Located adjacent to El Mirage Road and in close proximity to Lower Buckeye Road, this site is key for sustainable higher density housing utilizing the existing infrastructure and allowing easier access to denser development options along major arterials for future and existing residents. The property is approx. 1,300 feet from the gateway intersection (El Mirage/Lower Buckeye) in the Las Ligas/Rio Vista District.

The General Plan contains the following goal and policy:

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

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

It is our determination that the subject proposal assists in implementing this goal and policy by providing an additional housing option in an area of Avondale which has also been identified for infill growth and revitalization.

4. PAD REZONE

The proposed PAD zoning helps provide for different demographics and housing needs while providing quality single-family detached housing—keeping consistent with the surrounding community. The proposed development would develop at 4.0 du/acre and up to 37 homes on individual lots.

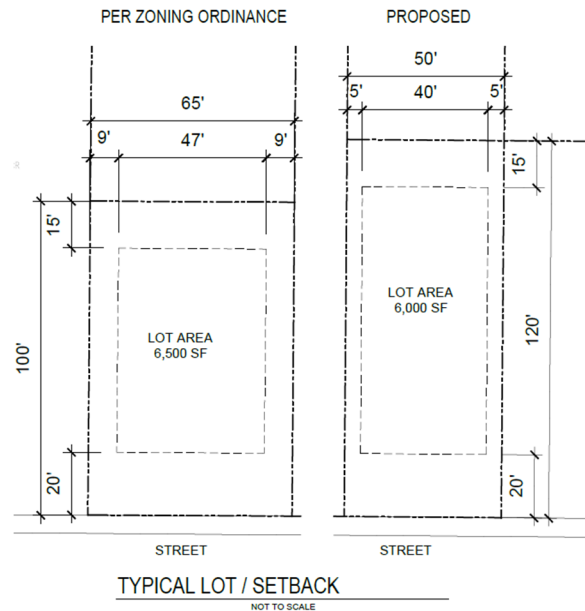
MODIFICATIONS TO LOT DEVELOPMENT STANDARDS

In order to allow for the development of this project, modifications to certain development standards of the underlying zoning district (indicated in **bold**) are being proposed.

Table 1 - Proposed Lot Development Standards

Standard	R1-6 PAD (Proposed)	R1-6 (Code)
Minimum net site area (square feet)	6,000 s.f.	6,000 s.f.
Minimum Lot Width	50'	65'
Minimum Lot Depth	115'	100'
Minimum Setbacks		
- Front	20' ¹	20' ¹
- Sides	5'	8' (a)
- Street Side	10'	10'
- Min. total both sides	13'	18'
- Rear	15'	15'
Maximum Lot Coverage	45%	45%
Maximum Height	30'	30'

(A) Minimum front yard setbacks may be reduced by five (5) feet when providing a side-entry garage.



PAD Narrative

Justifications for Deviations in PAD

The proposed development will be similar to surrounding developed communities, and proposes a product that could be considered an entry level housing option at a price point that is highly sought after in this rising home market given the cost of homes which has risen so significantly and priced people out of home ownership. The proposed modifications do not significantly deviate from the existing R1-6 zoning district and do maintain the minimum 6,000 sq. ft. lot requirement for the district, they also provide for deeper lots while providing a much-needed entry level home for the residents of Avondale.

The current housing market has priced out many families and employees who wish to purchase homes and live in the area. The product being proposed here will be able to provide a lower price point while maintaining quality home design and amenities and open space. The deviations in width and setback allow the product type that is highly sought after for this area to be provided by larger family building footprints while reducing the lot width thus enabling the cost for the infrastructure and utilities to be spread across more homes, reducing the cost to develop the home which in turn provides lower purchase prices encouraging more home ownership and fills the immediate surrounding community need for more attainable housing.

By reducing side yard setbacks by just 5' it provides for a needed housing option while still encouraging single-family detached homes under the maximum lot coverage. This small deviation enables the builder to provide floor plans with one and two-story homes to provide a product mix to better fit families who need more interior space and entry level price points a highly sought after product type in the current housing market as large lots and homes have priced out many individuals while still providing a quality housing product. The proposed lot depths are exceeding the minimum required lot depth by at least 15' feet and in some cases up to 20' more than required by the current City code. The lot depths are large enough in some cases to provide up to a 30' building setback making the street scene very appealing and avoids the tunnel effect by creating an appealing landscaped streetscape with deviation in setbacks and quality homes for the community. This smaller 9-acre infill piece provides a quality community design and housing option for future residents while still providing over 16.7% open space, public roadways, private rear yards, garages, and community character to maintain theming along El Mirage Road.

Adjacent nearby communities such as Cantada Ranch, Coldwater Springs, Cambridge Estates and Del Rio have similarly reduced lot sizes to ensure housing diversity is attained for the community to serve all residents to live and work in Avondale. This proposed development has taken into consideration the needs of the community to be able to provide a housing product for families on 6,000 square foot lots with small deviations in lot width and side yard setbacks to provide a product highly sought after in the community. During the community open houses, we had several neighbors who currently lease homes asked us the proposed selling price of the homes and were hopeful that they may be able to purchase in the community they were already living in.

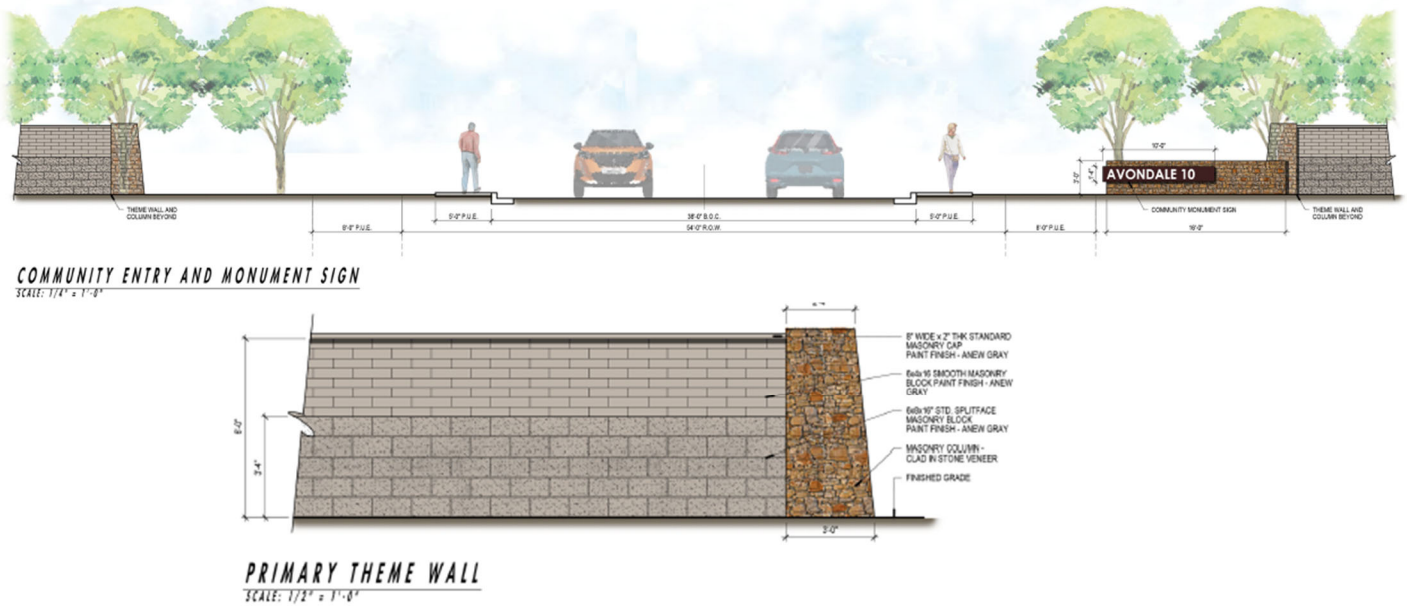
5. DESIGN CONSIDERATIONS AND OPEN SPACE

The site design took into consideration the surrounding single-family community and the desire to be a positive development into the community with quality housing design, open space and landscaping. The proposed development would offer lots situated around a public 54' wide interior street and sidewalk and surrounding open space and an amenity area at the southwest corner of the site.



The site has minimum 30' landscape setbacks along El Mirage Road and a 59' landscape area along Pioneer Street nearest to El Mirage Road and includes a 10' drainage easement, which reduces to 15' at 124th Avenue creating a nice wide buffer or landscape to the properties to the north. There is a 30' easement on the western side of the site which connects Pioneer Street to the City of Avondale property to the south. Adjacent to that is an existing 8' electrical easement outside the fence line for access.

PAD Narrative



Landscaping and Open Space is provided within the community and is focused at the community entry along Pioneer and at central areas to provide easy access and appealing amenities for the residents and visitors. There is a total of 1.18 acres (16.7%) open space proposed with 1.10 acres of that open space being useable for recreational or gathering purposes such as the playground area and ramada with benches and picnic tables as well as pet stations and trails to make this a truly active open spaces for lots of users. This amenity area is proposed at the southwest corner of the site as well as wide open space areas with trails along the internal road of 123rd Drive, Pioneer Street and El Mirage Road.



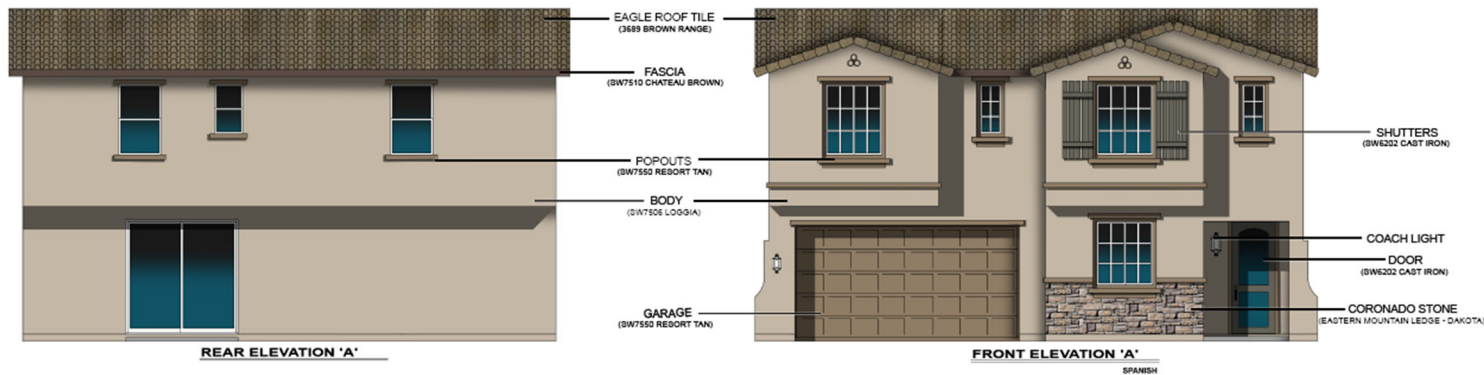
6. ARCHITECTURE

The homes within the proposed project are designed to feel and meet the same criteria as a single-family product and exceed City expectations with 4-sided architecture, multiple color palettes and Spanish, Modern Prairie and Agrarian design themes. Homes will be 1 and 2-story with attached enclosed garages and private rear yard spaces and lots of upgrades inside and community amenities outside. Front yards shall stagger up to 3' to further show deviation and an appealing viewshed as you look down the street.

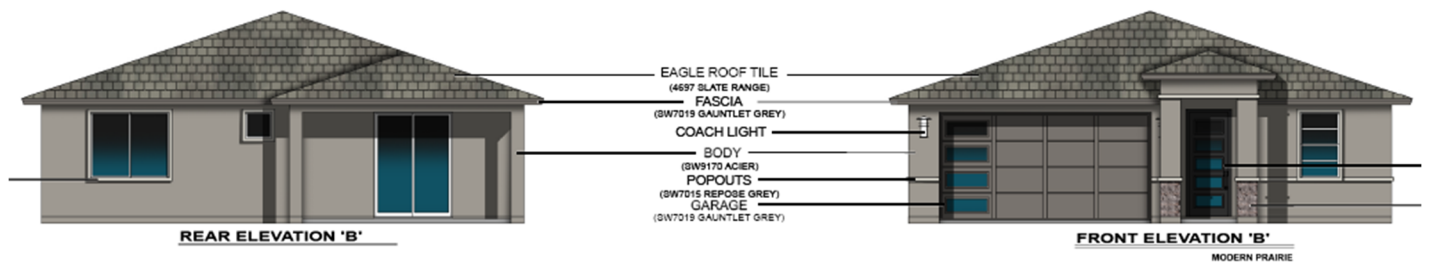
The Spanish elevations afford strategically placed coach lights, eight-foot-high front doors, arch entries and windows, tile inserts at gable ends, and composite shutters. The roof systems have been designed with alternating ridge lines and incorporate a combination of gables and sloped roof elements.

The Modern Prairie elevations accomplish a variety of massing with tower entries, thoughtfully placed coach lights, elongated windows, eight-foot-high glass front doors, and a combination of stucco and brick treatments with lap siding.

The Modern Agrarian elevations are a modern interpretation of a traditional farmhouse. The roofs are comprised of varying roof pitches, eight-foot front doors, decorative gable end vents, alternating gable and sloped roof systems, lap siding, and standard brick treatments.

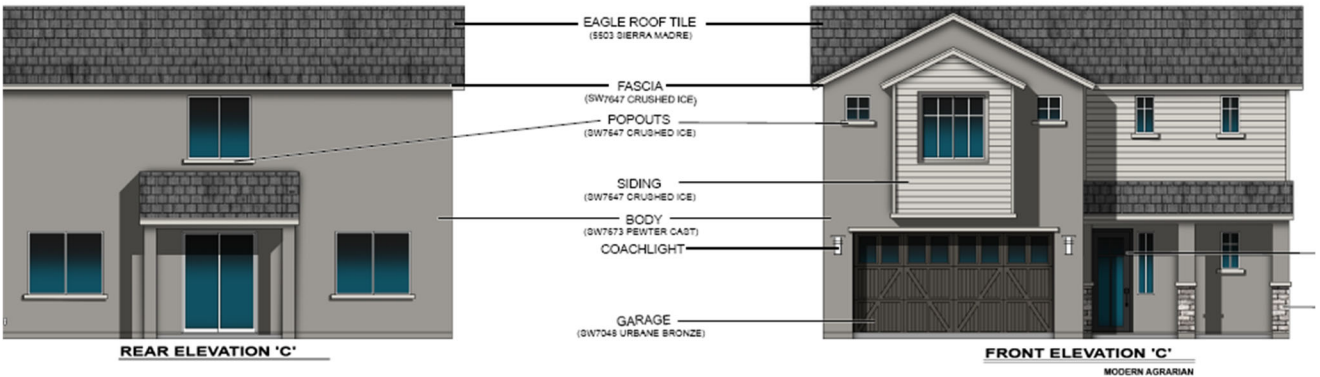


Spanish



Modern Prairie

PAD Narrative



Modern Agrarian

7. COMPATIBILITY WITH SURROUNDING LAND USE AND ZONING

The Property is generally bounded on the north, south and west by single family residence who are within the R1-6 Urban Density Residential Category and some vacant lots. The site is bounded on the east by Cantada Ranch PAD residential development.

The property to the south is an oversized R1-6 zoned property with a car scrap yard and storage yard on site with an existing older home built in 1965 and close to 1-acre in size. The property directly to the west appears to be utilized with some agriculture in the past occurring on large garden beds with a filtration pond as well as some cattle and other animal pens on the east side. These properties are oversized R1-6 lots and just under an acre in size to just over 1.5 acres. To the north is also zoned R1-6 and also has a larger oversized lot over 1.5 acres in size with a smaller home built in 1981. The additional 4, R1-6 zoned properties to the north vary in condition from being built in 1926, 1950, 1990 and 2017. The 1950 home is in bad shape and also has scrap items surrounding the property in the rear and is in need of repair.

Pioneer Street located north of the property currently does not extend to El Mirage Road. This project would improve the west half of Pioneer Street which is currently existing to better serve the properties to the north to improve their access which front Pioneer Street.





The Comprehensive Plan Land Use classifications, along with the existing zoning and uses for the parcels adjacent to the Property, are listed in the table below.

Table 3 – Adjacent Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	R1-6	Single Family Residential
East	Medium Density Residential	R1-6	Single Family Residential/ Cantada Ranch PAD
South	Medium Density Residential	R1-6	Single Family Residential/ For Rent
West	Medium Density Residential	R1-6	Single Family Residential/ Large Lot

8. CIRCULATION

Proposed access is along El Mirage Road towards the southern portion of the site which will connect to Pioneer Street on the northwestern portion of the project. A traffic statement is attached with this submittal. Roadways will be improved to City standards.

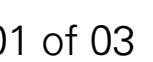
9. UTILITIES

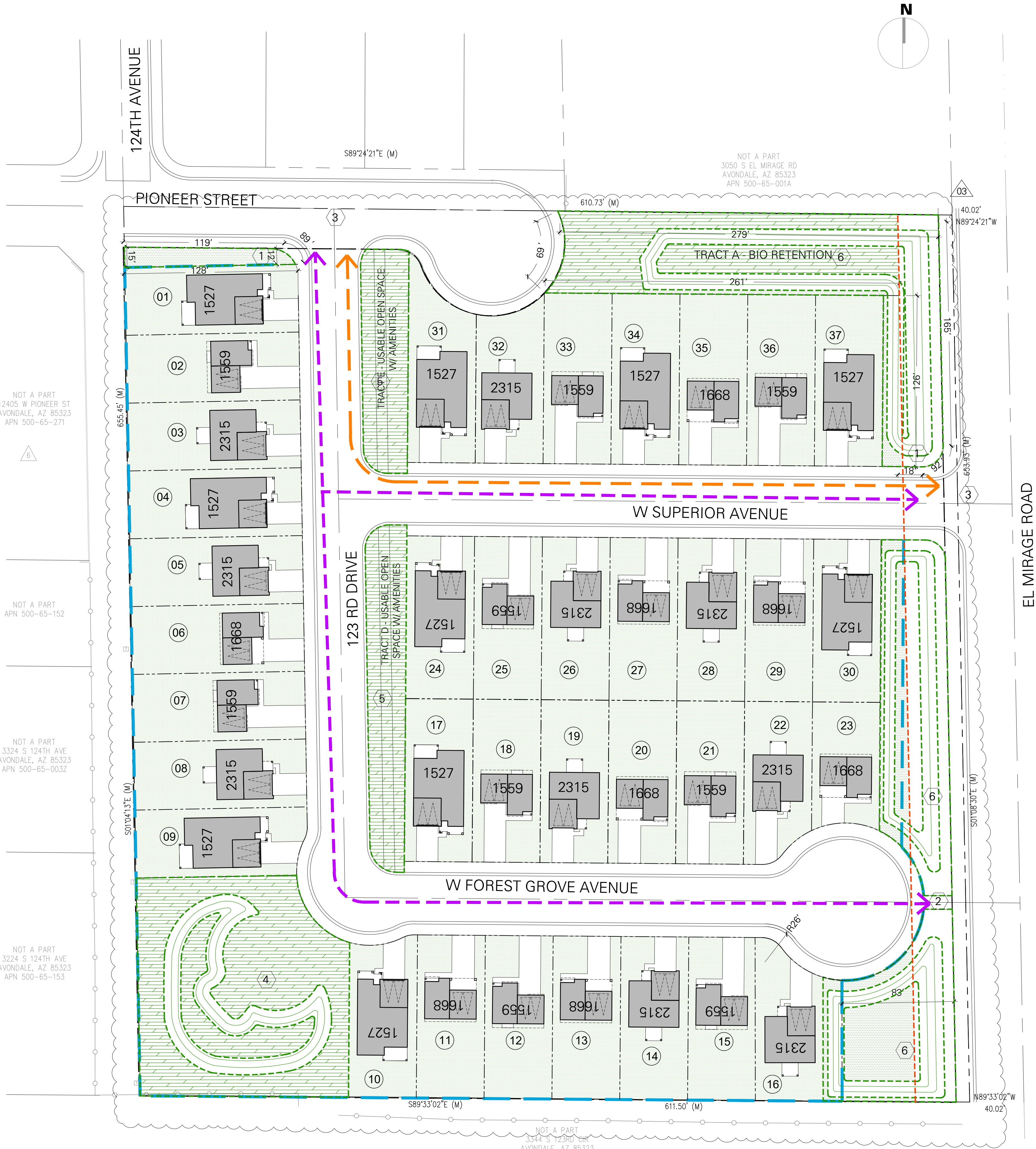
The site will be served by City services and tie into nearby existing water and sewer connections.

10. CONCLUSION

The proposed community shall provide for a highly needed product type in this residential infill area of Avondale to serve a wider variety of residential needs and demographic types in the community. This project helps address the housing need and price point that is lacking in this part of Avondale and the region and will be complimentary to the surrounding community while improving vehicular and pedestrian circulation along Pioneer Street and El Mirage Road.

Avondale 10 seeks to provide residential opportunities to help the City sustain itself in the future with a quality community in which future employees and families of Avondale can reside while also being close to work and amenities.





1 SITE PLAN
SCALE: 1" = 40'

LEGEND

- OVERALL GREEN SPACE
- VEHICLE CIRCULATION
- USABLE GREEN SPACE
- PEDESTRIAN CIRCULATION
- PERIMETER WALL

KEYED NOTES

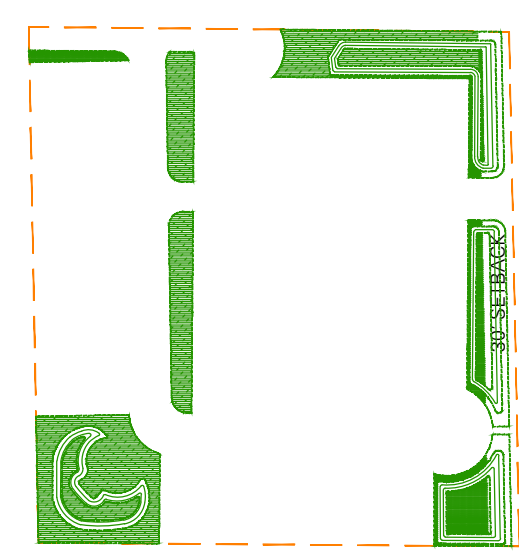
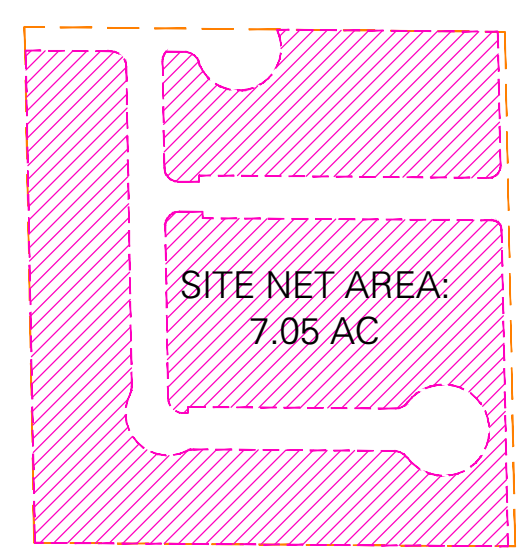
- 1 MONUMENT SIGN
- 2 PEDESTRIAN ENTRANCE
- 3 VEHICULAR ENTRANCE
- 4 OPEN SPACE - PARK W/ AMENITIES
- 5 OPEN SPACE - LINEAR PARK
- 6 BIO-RETENTION

NOTES

- 1. FOR ARCHITECTURE STYLE DETAILS, ROOF LINES AND FINISHES, REFER TO ARCHITECTURAL SET
- 2. FOR LANDSCAPE DETAILS, REFER TO LANDSCAPE SET.

Lot / House Type Matrix

Lot	lot Area	Corner / End Lot	Front Setback	House Model	# Floors	Design Style
1	6,350 sq. ft.	corner	20'	1527	1	C
2	6,350 sq. ft.		35'	1559	2	B
3	6,350 sq. ft.		25'	2315	2	C
4	6,350 sq. ft.		30'	1527	1	A
5	6,350 sq. ft.		25'	2315	2	C
6	6,350 sq. ft.		30'	1668	2	B
7	6,350 sq. ft.		35'	1559	2	C
8	6,350 sq. ft.		25'	2315	2	C
9	6,020 sq. ft.	end	20'	1527	1	B
10	6,104 sq. ft.	end	20'	1527	1	A
11	6,000 sq. ft.		30'	1668	2	C
12	6,000 sq. ft.		35'	1559	2	C
13	6,000 sq. ft.		30'	1668	2	B
14	6,000 sq. ft.		25'	2315	2	A
15	6,000 sq. ft.		35'	1559	2	C
16	6,150 sq. ft.	end	25'	2315	2	C
17	6,000 sq. ft.	end	20'	1527	1	C
18	6,000 sq. ft.		35'	1559	2	A
19	6,000 sq. ft.		25'	2315	2	C
20	6,000 sq. ft.		30'	1668	2	C
21	6,000 sq. ft.		35'	1559	2	B
22	6,146 sq. ft.		25'	2315	2	B
23	6,173 sq. ft.	end	30'	1668	2	A
24	6,000 sq. ft.	end	20'	1527	1	A
25	6,000 sq. ft.		35'	1559	2	C
26	6,000 sq. ft.		25'	2315	2	B
27	6,000 sq. ft.		30'	1668	2	C
28	6,000 sq. ft.		25'	2315	2	B
29	6,000 sq. ft.		30'	1668	2	A
30	6,230 sq. ft.	end	20'	1527	1	B
31	6,005 sq. ft.	end	20'	1527	1	B
32	6,050 sq. ft.		25'	2315	2	C
33	6,500 sq. ft.		35'	1559	2	B
34	6,500 sq. ft.		20'	1527	1	A
35	6,500 sq. ft.		30'	1668	2	B
36	6,500 sq. ft.		35'	1559	2	B
37	6,520 sq. ft.	end	20'	1527	1	C



OVERALL GREEN SPACE:
MIN. REQUIRED:
7.05 * 15% = 1.06 AC

OVERALL GREEN SPACE:
1.18 AC - 16.7%
USABLE GREEN SPACE
0.93 AC - 13.2%

2 OPEN SPACE CALCULATION
SCALE: NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SUNSTONE
TWO TREE

2820 Townsgate Road, Suite 207
Westlake Village, CA 91361
T: 818.699.6234
sunstone@twotree.com

Address:

3344 S. El Mirage Rd.
Avondale, AZ 85323

Project

Avondale 10

Conceptual Plan

Revisions:

REV. 1 11.26.24 - Pre-app. comments review.

REV. 2 - 01.23.25 - Pre-app. 2nd comments review.

REV. 3 - 03.07.25 - Pre-app. 3rd comments review.

Issue Date:

08.30.2024

Phase:

Schematic
Design

Designer

Eduardo Borba

P: 805.917.6537
eborba@sunstonetwotree.com

Designer: EB

Drawn by: EB

A1-1.1

02 of 03

DESIGN ELEMENTS

- 1

6' to 8' HIGH THEMEWALL
- 2

6'-0" HIGH FENCE BLOCK WALL
- 3

4' WIDE STABILIZED DECOMPOSED GRANITE PATH
- 4

AMENITY ZONE W/ PLAY STRUCTURE(S), SHADE ELEMENT, BENCH SEATING, ACTIVITY LAWN, AND ENHANCED LANDSCAPE. SEE ENLARGEMENT BELOW.
- 5

CBU MAILBOX STRUCTURE
- 6

ENTRY SIGN WALL, SEE ELEVATIONS (NEXT SHEET)
- 7

DETACHED MEANDERING SIDEWALK WITH BENCH SEATING.
- 8

RETAINING WALL PER CIVIL



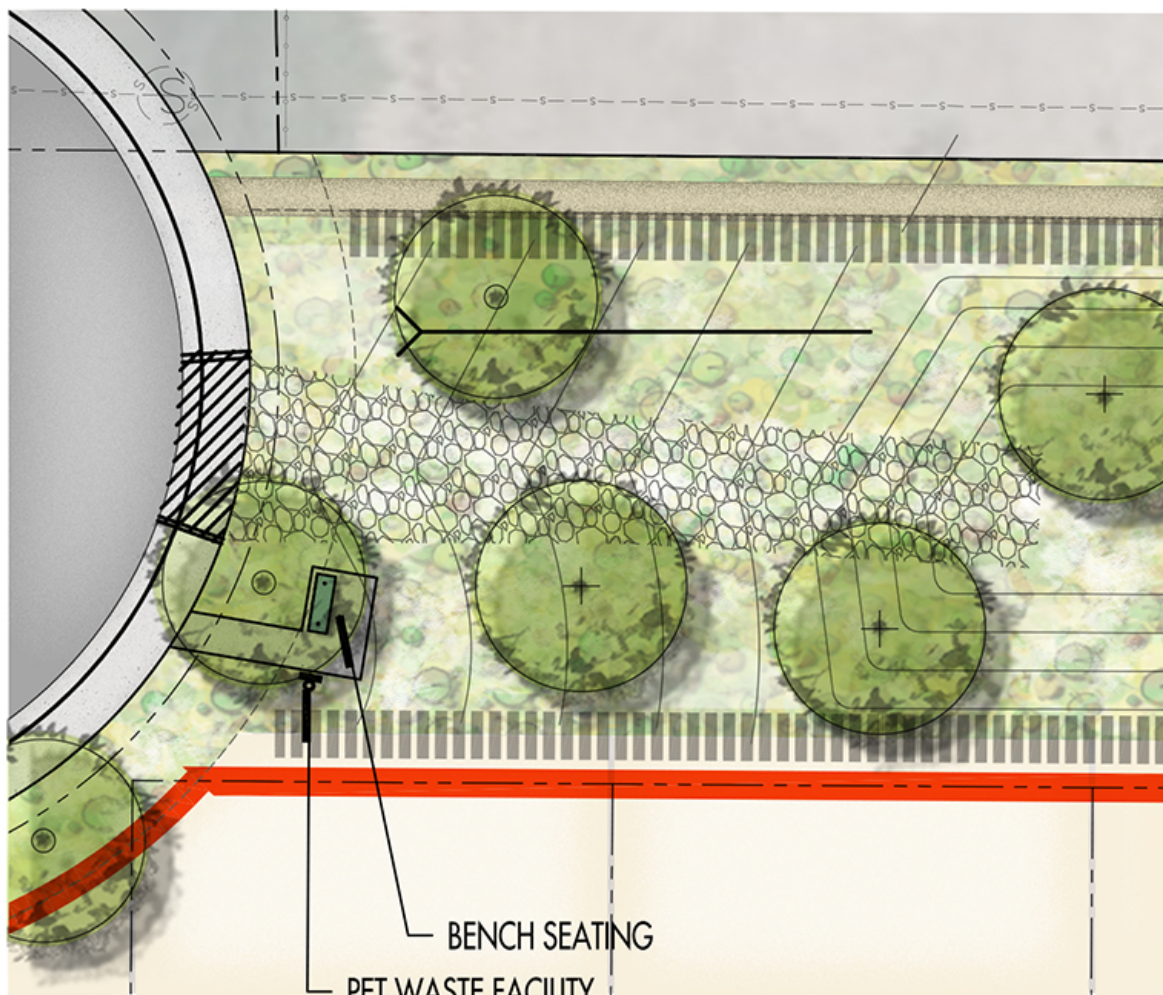
350-1833



PROPOSED PLAY STRUCTURE
AMENITY ZONE ENLARGEMENTS



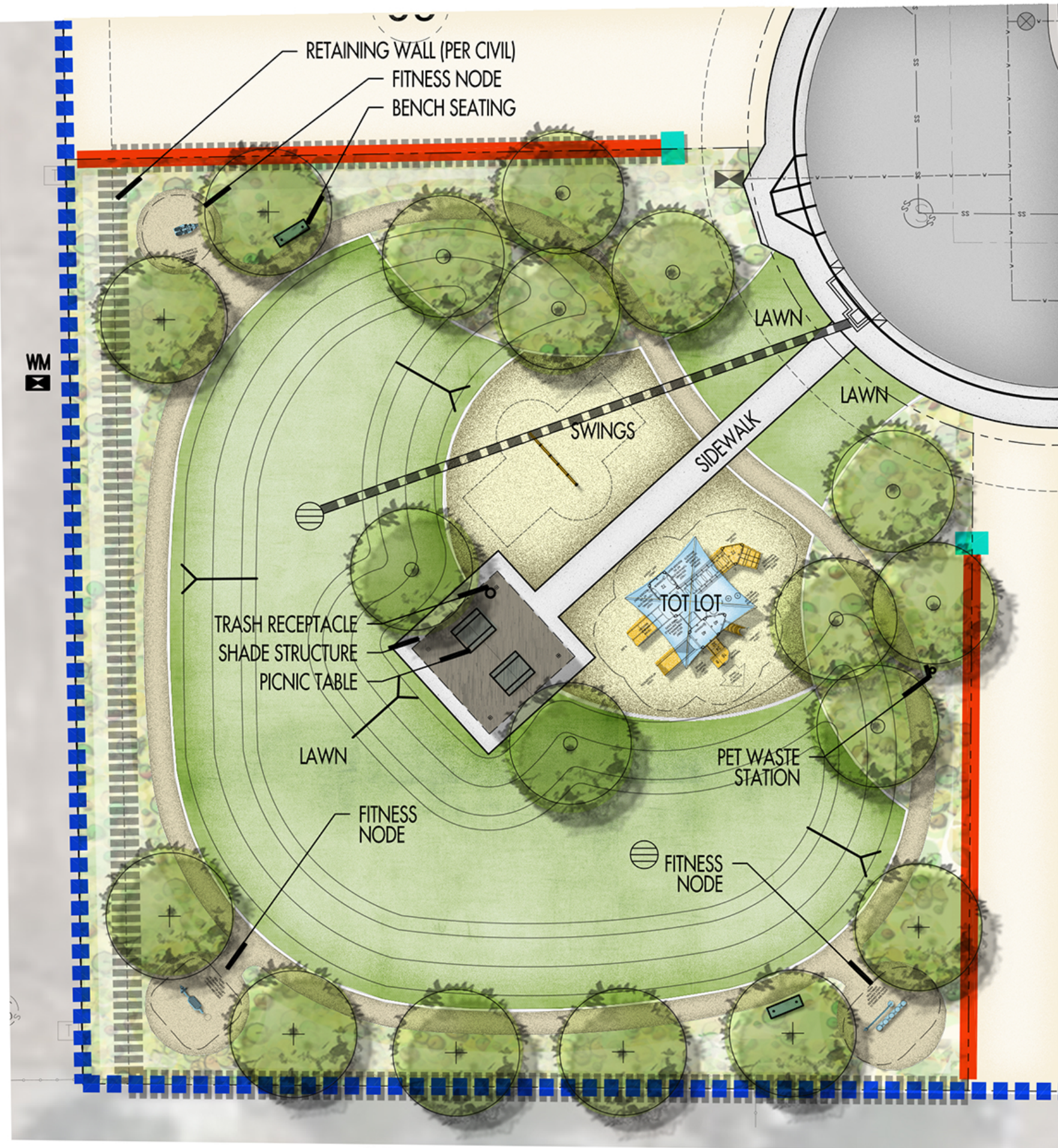
PROPOSED SHADE RAMADA



PET WASTE DISPENSER



6' BENCH



SCALE: 1" = 20'

SUNSTONE
TWO TREE

2820 Townsquare Road, Suite 207
Westlake Village, CA 91361
T: 818.699.6234
sunstonetwotree.com

Address: 3344 S. El Mirage Rd. Avondale, AZ 85323

Project: Avondale 10

Revisions:

Issue Date:
4.21.2025

Phase: Schematic Design

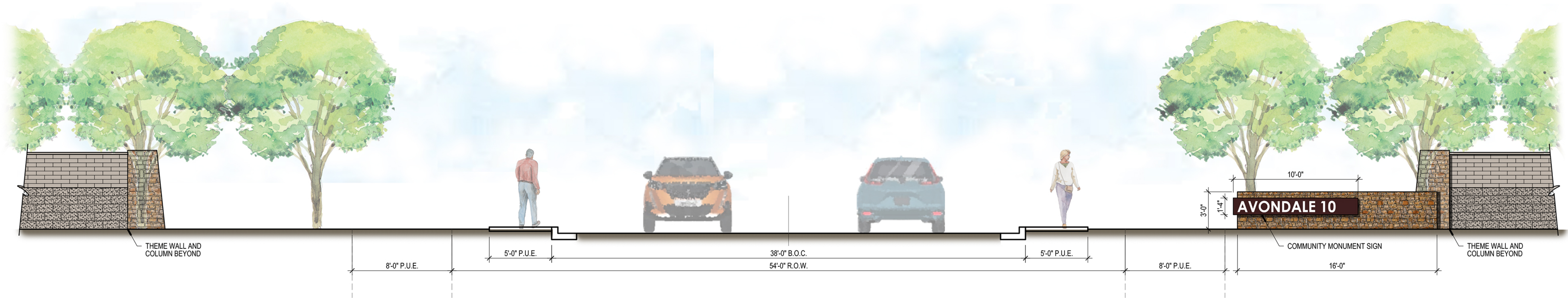
collectiv
landscape architects

1426 N. 2nd Street, Suite 200
Phoenix, Arizona 85004
www.collectivla.com
Telephone: 402.358.7711
info@collectivla.com

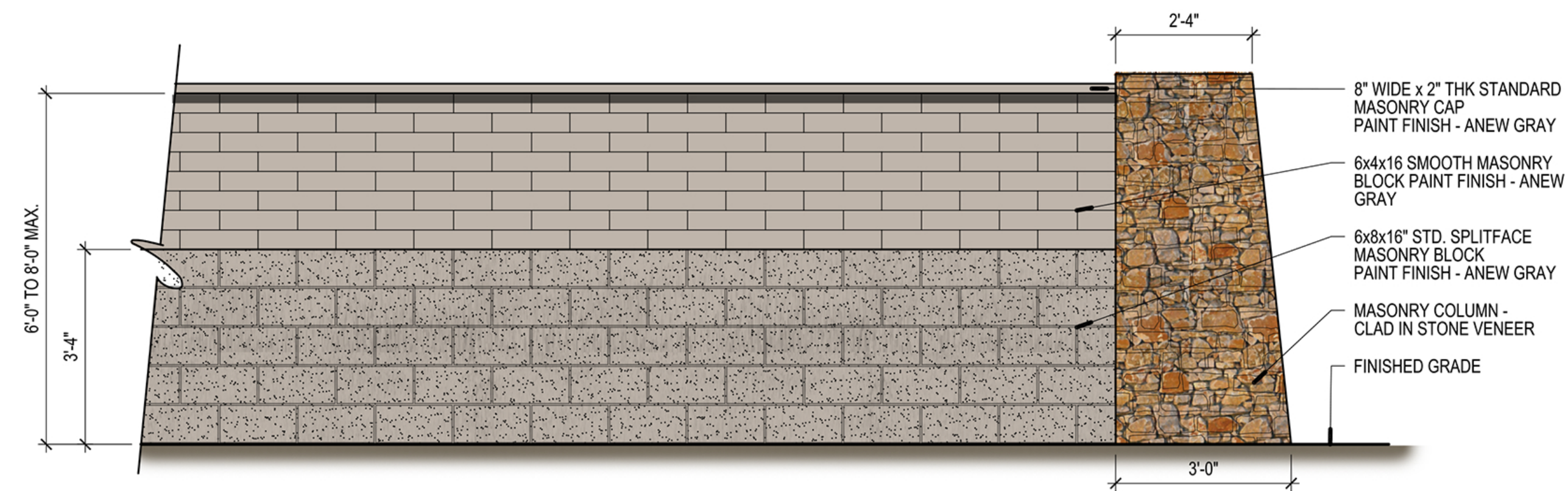
REGISTERED LANDSCAPE ARCHITECT
44367
RYAN WILT
4/21/25
ARIZONA, USA

A1-1.3

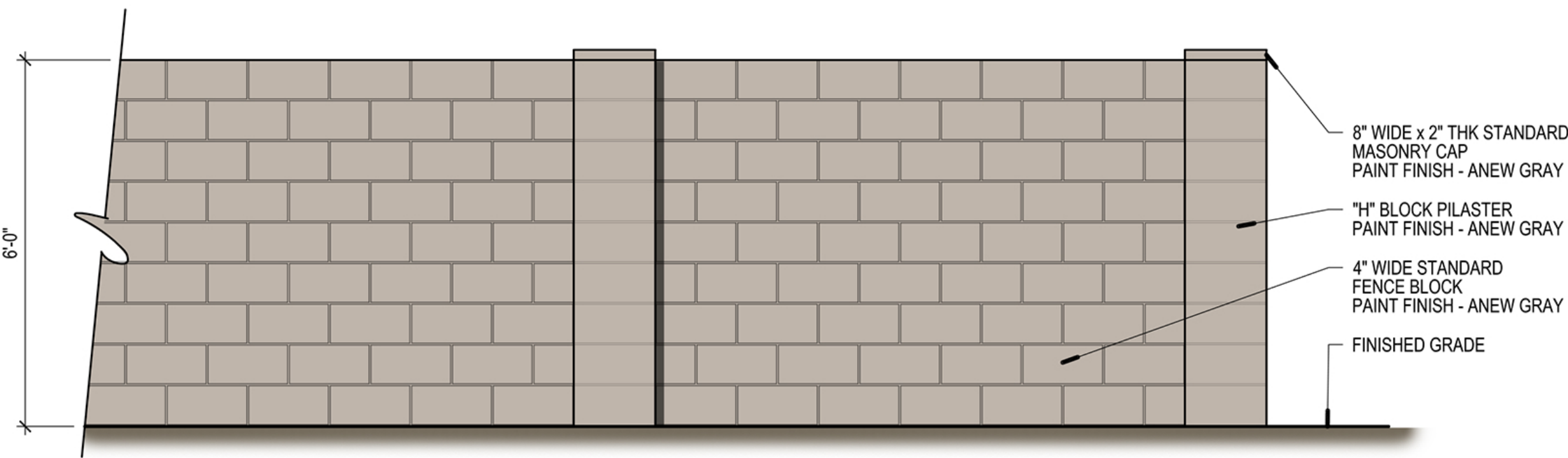
04 of 06



COMMUNITY ENTRY AND MONUMENT SIGN
 SCALE: 1/4" = 1'-0"



PRIMARY THEME WALL
 SCALE: 1/2" = 1'-0"



FENCE BLOCK WALL
 SCALE: 1/2" = 1'-0"



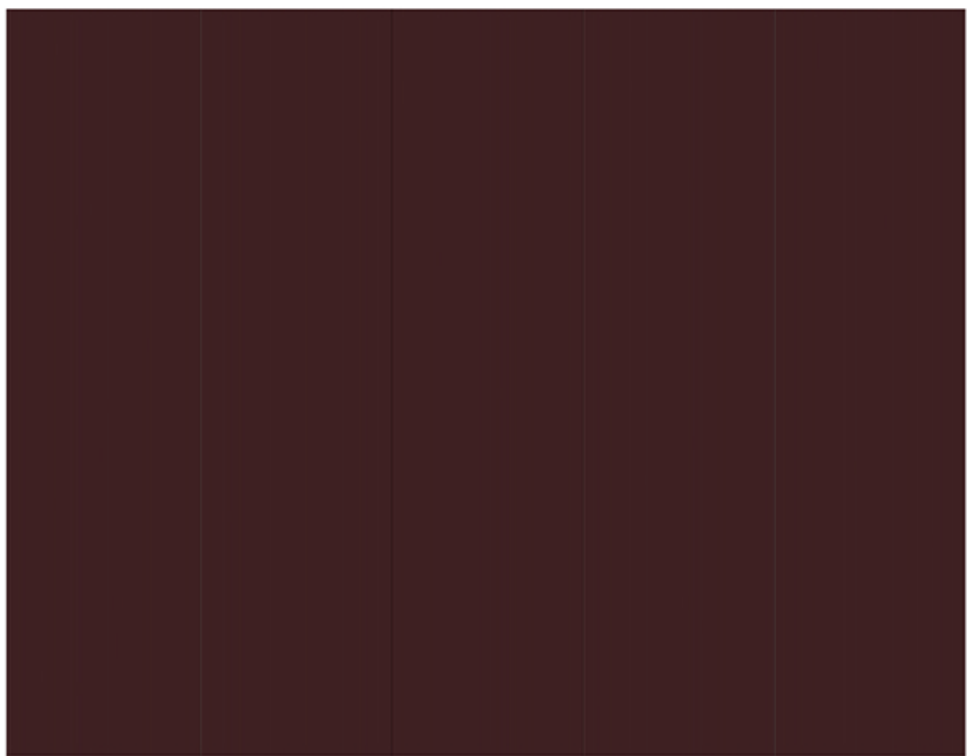
STONE VENEER
 WITH 1/4" SHALLOW
 BRUSHED GROUT JOINTS

 AT THEME WALL COLUMNS
 AND COMMUNITY
 MONUMENT SIGN WALL



MASONRY PAINT FINISH
 SW 7030
 ANEW GRAY
 LOCATOR NUMBER 243-C2

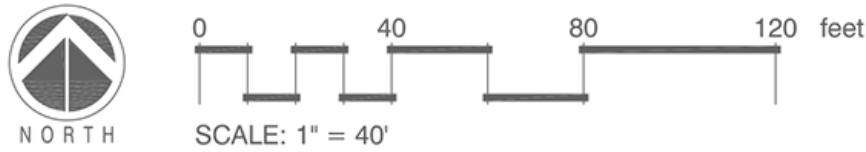
 AT THEME WALL AND FENCE
 BLOCK WALL



STEEL PAINT FINISH
 RAL 3007

 AT COMMUNITY
 MONUMENT SIGN

PROPOSED MATERIAL SELECTIONS



SITE DATA

ZONING	
ZONING DISTRICT	PAD ZONING
SITE GROSS AREA	9.18 ACRE
SITE NET AREA	8.73 ACRE

MASTER PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE CANOPY SIZE	SIZE	QTY.
	TREES				
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	30' DIA.	24" BOX	18
	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'	40' DIA.	24" BOX	31
	CHITALPA	CHITALPA TASHKENTENSIS	20' DIA.	24" BOX	10
	THORNLESS MESQUITE	PROSOPIS HYBRID	30' DIA.	24" BOX	42
	SHRUBS				
	BLUE BELLS	EREMOPHILA HYGROPHANA		5 GAL.	
	BRITISH RUELLIA	RUELLIA SPECIES		5 GAL.	
	DWARF OLLIE	OLEA EUROPAEA MONTRA		5 GAL.	
	DWARF ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'		5 GAL.	
	TEXAS SAGE	LEUCOPHYLLUM SPECIES		5 GAL.	
	HOPSEED	DODONAEA VISCOSA		5 GAL.	
	VALENTINE BUSH	EREMOPHILA MACULATA 'VALENTINE'		5 GAL.	
	YELLOW BELLS	TECOMA SPECIES		5 GAL.	
	ACCENTS				
	BARBADOS ALOE	ALOE BARBADENSIS		5 GAL.	
	BLOND AMBITION	BOUTELOUA GRACILIS		1 GAL.	
	DWARF AGAVE	AGAVE DESMETTIANA		5 GAL.	
	DEER GRASS	MUHLENBERGIA RIGIDA		1 GAL.	
	PALE LEAF YUCCA	YUCCA PALLIDA		5 GAL.	
	RED YUCCA	HESPERALOE PARVIFLORA		5 GAL.	
	VINE/ESPAULIER				
	B. KARST BOUGAINVILLEA	VINE/ESPAULIER BOUGAINVILLEA X 'BARBARA KARST'		5 GAL.	
	GROUNDCOVERS				
	OUTBACK SUNRISE	EREMOPHILA GLABRA 'MINGENEW GOLD'		1 GAL.	
	NEW GOLD LANTANA	LANTANA x NEW GOLD		1 GAL.	

- 29-293(A)
1. ALL TREES REQUIRED ON SITE SHALL HAVE A MINIMUM BOX SIZE OF TWENTY-FOUR (24) INCHES
2. 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.
3. ALL GROUNDCOVER PLANTS SHALL BE NO LESS THAN ONE (1) GALLON IN SIZE.

PLANTING DATA SHEET CALCULATIONS

ZONING		
ZONING DISTRICT	PAD	
PLANTING REQUIREMENTS PER DISTRICT		
LANDSCAPE IMPROVEMENTS		
LANDSCAPE AREA	REQUIRED 15 %	PROVIDED 15 %
REQUIRED LANDSCAPE AREAS		
• RIGHT OF WAY PLANTING (565 LF STREET FRONTAGE)		
TREES (1/25 LF. FRONTAGE)	23 TREES	23 TREES
SHRUBS (10 / 25 LF. FRONTAGE)	226 SHRUBS	226 SHRUBS
GROUNDCOVER (VEGETATIVE)	NA GROUNDCOVER	NA GROUNDCOVER
TOTAL LANDSCAPE AREA	NA SQ.FT. %	NA SQ.FT. %
• LANDSCAPE SETBACK (565 LF STREET FRONTAGE)		
TREES (1/20 LF. FRONTAGE)	28 TREES	28 TREES
SHRUBS (10/20 LF. FRONTAGE)	260 SHRUBS	260 SHRUBS
GROUNDCOVER (VEGETATIVE)	NA GROUNDCOVER	NA GROUNDCOVER
TOTAL LANDSCAPE AREA	NA SQ.FT. %	NA SQ.FT. %
• RETENTION BASINS (350 LF)		
TREES (1/25 LF.) (24" BOX MIN)	14 TREES	14 TREES
SHRUBS (1/25 LF.)	140 SHRUBS	140 SHRUBS
GROUNDCOVER (VEGETATIVE)	NA GROUNDCOVER	NA GROUNDCOVER
TOTAL LANDSCAPE AREA	NA SQ.FT. %	NA SQ.FT. %
TOTAL LANDSCAPE ELEMENTS		
TREES	REQUIRED 65 TREES	PROVIDED 65 TREES
SHRUBS	626 SHRUBS	626 SHRUBS
GROUNDCOVER (VEGETATIVE)	NA GROUNDCOVER	NA GROUNDCOVER
GROUNDCOVER 3/4" SCREENED D.G.	NA SQ.FT.	75,913 SQ.FT.

SUNSTONE
TWO TREE
2820 Townsquare Road, Suite 207
Westlake Village, CA 91361
T: 818.699.6234
sunstonetwotree.com

Address:

3344 S. El Mirage Rd. Avondale, AZ 85323

Project

Avondale 10

Landscape Plan

Revisions:

Issue Date:

4.21.2025

Phase:

Schematic Design

collectiv
landscape architects
1426 N. 2nd Street, Suite 200
Phoenix, Arizona 85004
www.collectivla.com
Telephone: 602.368.7711
info@collectivla.com



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezoning & Preliminary Plat has been submitted to the City of Avondale, Development Services Department, for review.

Project: Avondale 10
Request: 37 single family detached homes
Current Density Allowed: 4.0 du/ acre
Total number of residential units proposed: 37

Project Manager: Upfront Planning (Jessica Sarkissian)
Acreage/Parcel Size: 9.18 acres
Density Proposed: 4.0 du/ acre

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

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

Yes



No

☐

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

Is a school site within the proposed development needed?

Yes

☐

No

☒

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

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

If answered yes, please explain below:

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

Date Reviewed: 11/12/24

School District: Avondale Elementary School Dist.

District Superintendent: Dr. Betsy Hargrove

Phone #: 623-772-5000

E-mail: bhargro@choosaeasd.org

Signature: _____

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

Development Services Department

11465 W. Civic Center Drive, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.AvonDaleAZ.gov/Developmentservices

An application for Rezoning & Preliminary Plat has been submitted to the City of Avondale, Development Services Department, for review.

Project: Avondale 10
Request: 37 Single-Family Detached Homes
Current Density Allowed: 4.0 dwelling units per acre
Total number of residential units proposed: 37

Project Manager: Upfront Planning (Jessica Sarkissian)
Acreage/Parcel Size: 9.18 acres
Density Proposed: 4.0 dwelling units per acre

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

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

Yes

☒

No

☐

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

The district has regular Ed capacity.

Is a school site within the proposed development needed?
If answered yes, how many acres is needed for the school site?

Yes

☐

No

☒

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

If answered yes, please explain below:

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

Date Reviewed: 8/29/24

School District: Tolleson Union HSD #214

District Superintendent: CFO Ken Hicks

Phone #: 623-478-4003

E-mail: Ken.Hicks@TUHSD.org

Signature: Ken Hicks

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

Development Services Department

11465 W. Civic Center Drive, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.AvonDaleAz.gov/DevelopmentServices

UPFRONT

Planning & Entitlements, LLC

Avondale 10 Neighborhood Meeting
Estrella Vista Stem Academy Library
11905 W. Cocopah Street, Avondale, AZ 85323
February 13, 2025; 6:00 PM Start Time

In attendance:

Jessica Sarkissian, UpFront Planning & Entitlements, LLC
Maria Grishina, Sunstone Two Tree
David Carr, Sunstone Two Tree (Spanish speaker)
Neighbor (Father and Son)

Jessica@upfrontplanning.com

Meeting Notes:

This meeting is part of the neighborhood outreach process as required by the City of Avondale and 368 neighbors and listed associations within 1,000 feet were invited to this meeting. Additionally, the site was posted along Pioneer Street and El Mirage Road with the neighborhood meeting details as well as posted in the Arizona Republic the week before the meeting to notify readers.

The meeting was held on Tuesday; February 13, 2025 at 6:00 PM at the Estrella Vista Stem Academy Library located in the vicinity of the property. Meeting details and contact information were provided in the neighborhood letter as well as the site plan.

Meeting began at 6:05 PM.

The meeting format was open house style and handouts were provided to neighbors of the boards. Jessica and Maria walked the room with neighbors as they entered and had questions and any comments.

The following project boards were presented:

- An Aerial Vicinity Map
- The proposed updated Site Plan:
- The proposed updated Landscape Plan;
- The proposed updated Lot layout with building footprints;
- 3 Boards of the proposed elevations for the models available

The following is a list of questions and comments from the neighbor in attendance.

Neighbor Question: How are you addressing the drainage from the north?

- *Maria Response: We are working with the City as to their requirements and what we can do to address the issue and try to manage something given that is not our property?*

Jessica then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for herself and to communicate any additional questions or concerns and that we would be in touch to look for when the next neighborhood meeting would be occurring.

Meeting End Time: 6:33 PM



UPFRONT

Planning & Entitlements, LLC

Avondale 10 Neighborhood Meeting

Estrella Vista Stem Academy Library
11905 W. Cocopah Street, Avondale, AZ 85323
October 22, 2024; 6:00 PM Start Time

In attendance:

Jessica Sarkissian, UpFront Planning & Entitlements, LLC
Tanner Madduxx, Sunstone Two Tree
Maria Grishina, Sunstone Two Tree
Larry White, Neighbor
Lewis Davis, Neighbor
Nikkole Grumblatt, Neighbor
Leticia Mora, Neighbor
Tony Ybarren, Neighbor

Jessica@upfrontplanning.com

yoli.lopez02@yahoo.com

Meeting Notes:

This meeting is part of the neighborhood outreach process as required by the City of Avondale and 368 neighbors and listed associations within 1,000 feet were invited to this meeting. Additionally, the site was posted along Pioneer Street and El Mirage Road with the neighborhood meeting details as well as posted in the Arizona Republic the week before the meeting to notify readers.

The meeting was held on Tuesday; October 22, 2024 at 6:00 PM at the Estrella Vista Stem Academy Library located in the vicinity of the property. Meeting details and contact information were provided in the neighborhood letter as well as the site plan.

Meeting began at 6:05 PM.

The meeting format was open house style and handouts were provided to neighbors of the boards. Jessica and Tanner walked the room with neighbors as they entered and had questions and any comments.

The following project boards were presented:

- An Aerial Vicinity Map
- The proposed updated Site Plan:
- The proposed updated Landscape Plan;
- The proposed updated Lot layout with building footprints;
- 3 Boards of the proposed elevations for the models available

The following is a list of questions and comments from the neighbors in attendance.

Neighbor Question: How will we be able to keep riding bikes on the property and our quads?

- *Jessica Response: The site is not a park and is private property, it will eventually be developed. Have you ever received approval to be on the property for that use?*

- *Neighbor Response: We have lived here for many many years and we have always gone on the adjacent property as we need for my grandkids to play on and ride dirt bikes. We should be allowed to continue that use.*

Neighborhood Question: We will miss our mountain views to the south if you develop on the site.

- *Tanner Response: We see your property fronts Pioneer, I can ask the builder if they are amenable to have specific lots adjacent to you as single story which should not impact any viewsheds you may have. Possibly lots 1, 2, 31 and 32 to remain 1-story.*

Neighborhood Question: I didn't get a letter in the mail, but I saw the sign. Next meeting you need to mail to everyone and have a Spanish speaker present.

- *Jessica Response: The mailouts went to every property owner around 1,000 feet of the property line. Next meeting we will add a Spanish side as well and have a translator present.*
- *Neighbor Response: I see, I am renting, so it went to the landlord then?*
- *Jessica Response: Yes, whomever was listed as the contact via the County Assessor's parcel.*

Neighborhood Question: How will we use the site for our animals? We have sheep, pigs, chickens, and more, how will we care for them?

- *Jessica Response: Are you currently allowing your animals to graze and roam on the site?*
- *Neighbor Response: No, but we were just wondering what will happen to them?*
- *Jessica Response: This project applies only the use on this parcel not adjacent parcels.*

Neighborhood Question: We have concerns over Pioneer going through, we want it to remain a cul-de-sac to keep drive-through traffic out.

- *Jessica Response: The proposal is currently for the site to keep Pioneer as a cul-de-sac. We are awaiting City comments and will hopefully be able to keep it as such.*

Neighborhood Question: We want the other ½ of Pioneer Street improved. The area in front of our house west of 124th street also needs updating on the south side.

- *Tanner Response: We will be improving the south side of Pioneer in front of the property. The area west of 124th street is the City and you would need to contact the City about when they will improve the south half in front of your house.*

Neighborhood Question: We want Pioneer kept as is for no cut through traffic. Cut through traffic in the area is really bad, and this would only encourage more into our streets.

- *Tanner Response: We hope to keep Pioneer as a cul-de-sac. We are awaiting City comments.*

Neighborhood Question: We are excited to see this lot improve and look nicer. This will be good for the community. We are not in favor of the people who drive their dirt bikes over the property on weekend mornings at 6 AM. We will be glad to see this site cleaned up and developed.

Jessica then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for herself and to communicate any additional questions or concerns and that we would be in touch to look for when the next neighborhood meeting would be occurring.

Meeting End Time: 7:03 PM



Avondale 10 PAD Rezone

Neighborhood Meeting Sign-In Sheet

Tuesday, October 22, 2024; 6:00 pm

Estrella Village Elementary School Library: 11905 W Cocopah Circle, Avondale, AZ 85323

NAME	ADDRESS	PHONE	EMAIL
Jessica Sarkissian	1811 S. Alma School Rd #283, Mesa, AZ 85210		Jessica@upfrontplanning.com
Tony L. Payne	12344 W Pioneer St		
Leticia Mora	12344 N Pioneer St		
Nikkole Grunblatt	3344 S. El Mirage Rd		
Yolanda Lopez	12405 W Pioneer St Avondale	623 202 1603	yolanda.lopez02@yahoo.com

Avondale 10 PAD Rezone

Neighborhood Meeting Sign-In Sheet

Tuesday, October 22, 2024; 6:00 pm

Estrella Village Elementary School Library: 11905 W Cocopah Circle, Avondale, AZ 85323

NAME	ADDRESS	PHONE	EMAIL
Jessica Sarkissian	1811 S. Alma School Rd #283, Mesa, AZ 85210		Jessica@upfrontplanning.com
LARRY WHITE	1225 W. DAVIS LN. AVONDALE	623-223-3699	



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What Comments do you have on the Rezone for Avondale 10 a Development of 37 Single-Family Residential Lots?

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What Comments do you have on the Rezone for Avondale 10 a Development of 37 Single-Family Residential Lots?

29 Jan 2025

This is a **PROPOSED** project. No decisions have been made yet by the public hearing boards. Feedback is encouraged on this Avondale Connect citizen feedback platform. Your input is valuable!

Request: Rezone (PL-24-0221) on approximately 9.1 net-acres.

Location: Approximately 1,284 feet south of the southwest corner of Lower Buckeye Road and El Mirage Road.

En la junta, el solicitante y/o su representante estara disponible para contestar preguntas y solicitar comentarios acerca de la propuesta. Por favor tenga en cuenta, esta no es una audiencia publica y no se tomara ninguna accion oficial.

La junta esta programada para:

Fecha: Febrero 13, 2025

Hora: 6:00 PM

Lugar: Estrella Vista Stem Academy Library
11905 W. Cocopah Street, Avondale, AZ 85323

Contacto de Solicitante	Contacto de la Ciudad de Avondale
Jessica Sarkissian (480) 221-6150	Michelle Simerdla (623) 333-4022



1 comment

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Trevor Paxton, 2 months ago

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Anything to get rid of that ugly dirt lot and keep semis from parking along the street!

Do you agree? 0 0



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