



Planning Commission
Notice & Agenda
Wednesday, June 18, 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 May 21, 2025 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. CIRCLE K – CONDITIONAL USE PERMIT – APPLICATION PL-24-0058

Planning Commission will hold a public hearing and consider a request by Lisa Gage of Ray Law Firm for approval of a Conditional Use Permit (CUP) to allow a gas station with a convenience store on an approximately 1.7 net acre subject property. The property is located at the southwest corner of 107th Avenue and Broadway Road and is zoned Verde Trails Planned Area Development (PAD). Commission will take appropriate action.

Staff Contact: Monika Smriti, Senior Planner

b. HERMOSA RANCH TECHNOLOGY CAMPUS NORTH - MAJOR PLANNED AREA DEVELOPMENT AMENDMENT PL-25-0054

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to amend the Hermosa Ranch Technology Campus North - Planned Area Development comprising approximately 239 gross acres and located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The amendment will adjust the height restriction on the data center portion of the property and modify the PAD stipulations that address infrastructure phasing for the PAD. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua T Orton, AICP, Lead Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR
July 16, 2025

8. ADJOURNMENT

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

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

**Wednesday, May 21, 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, Avondale, AZ 85323 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
Commissioner Ryan Benson
Commissioner Shaun Grimm
Commissioner Mary Guzman
Commissioner Julia Jewell
Commissioner Olivia Pineda

COMMISSIONERS EXCUSED ABSENT

Vice Chair Alex McBurney

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Mary Grace McNear, Attorney II
Torin Sadow, Business Operations and Strategic Manager
Jodie Novak, Development Services Director
Michelle Simerdla, Senior Planner
Katie Gregory, Assistant City Manager
Marcella Carrillo, City Clerk

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Commissioner Benson made a motion to approve the Planning Commission Meeting Minutes for March 19, 2025, seconded by Commissioner Jewell.

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

Upon vote, the motion passed 6 to 0

4. BOND ELECTION INFORMATION

Katie Gregory, Assistant City Manager, provided an overview of the Bond Election information. City Council has approved two questions to be put on the ballot and presented to the voters for a special election in November. Proposition 404 seeks \$68 million in General Obligation Bonds (GOB) to invest in parks, trails, and libraries and Proposition 405 seeks \$55 million in GOB to invest in public safety. GOB is a very financially responsible way to fund proposed projects. It is also called intergenerational equity,

In November 2024, a Citizen Bond Committee was formed, consisting of seven community members and two alternates. This committee learned about the past and present financial condition of the City, discussed capital projects, bond elections, among other important aspects necessary to make a recommendation. Ultimately, the committee forwarded two recommended questions and amounts to the City Council that did not increase the City's secondary tax rates. The recommendation was unanimously accepted by the City Council.

Mrs. Gregory provided a detailed overview of Proposition 404, stating the committee indicated voters are interested in the following, which are good for the community.

1. New Park Shade and Shade Expansion
2. Park and Parking Improvements
3. Trail System Improvements
4. Civic Center Library Improvements.

Similarly, a detailed overview of Proposition 405 was provided, again stating the committee indicated the voters are interested in improving overall service delivery and public safety, which are good for the community.

1. Southern Avondale Fire / Police Station
2. New Public Safety Headquarters
3. Police Firearms Training Facility
4. Main Police Station Expansion
5. City Court Office Expansion

Mrs. Gregory reviewed the process for maintaining stable tax rates by paying down prior debt issued to generate the capacity to issue new debt. In comparison to other cities within the West Valley area, Avondale has very low debt per capita. This is the first time the City of Avondale has an AAA bond rating, the best any City can get, which is determined using many factors and guarantees the best interest rates for any debt issued and speaks to the community's financial discipline.

This special election is being conducted as a vote by mail election. Ballots will be mailed to all residents on October 8, 2025, and are encouraged to be mailed back no later than October 28, 2025, or dropped off at City Hall on November 4, 2025, in person.

5. PUBLIC HEARING ITEMS

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

Michelle Simerdla, Senior Planner, provided an overview of the rezone request for Avondale 10, Application PL-24-0221. The property was annexed into the City in 1990, and is in the Las Ligas neighborhood, south of the southwest corner of Lower Buckeye Road and El Mirage Road. The 9.1 net acre property is developed with two (2) single family homes and a storage building. The property is presently zoned R1-6 Urban Residential with a General Plan designation of Medium Density Residential.

To the north, west and south, the properties are developed with single family homes and zoned R1-6 Urban Residential. East of El Mirage Road, the property is zoned Cantada Ranch Planned Area

Development (PAD). The site is surrounded by Medium Density Residential General Plan designations.

The site is located within the Avondale Elementary School and Tolleson Union High School District and both indicated they have sufficient capacity.

The request is to rezone the site from R1-6 to PAD with underlying R1-6 zoning with deviations to allow for up to 37 single family homes with a density of approximately 4 dwellings per acre. The proposed deviations are to reduce the minimum lot width from 65 feet to 50 feet, reduce the minimum side yard setbacks and total side yard setbacks from a minimum of 18 feet to a minimum of 13 feet, and to increase the minimum lot length from 100 feet to 115 feet.

There will be two (2) access points, one from El Mirage Road and the second on Pioneer Street, both with full turning movements with dedicated right-of-ways. Walking paths with benches and a trail on the north end of the property will connect to the sidewalk on El Mirage Road. Six- and eight-foot theme block walls will be installed, 16.7 percent open space available, and many amenities are also incorporated in the site plan.

Staff analysis finds the rezone request is compatible with existing development uses in the area, and meets the R1-6 standards with the requested deviations from the side setbacks and amended lot width and depth. The project is consistent with the goals in the General Plan, specifically assessing and implementing methods for new residential developments to incorporate specific amenities and designate open space for common use. The goals are also consistent with the Specific Area Plan for Old Town, Cashion, Las Ligas, and Rio Vista by increasing residential density.

A minimum of three elevations will be provided with a mix of one- and two-story homes to be reviewed administratively by staff and must meet all requirements in the single-family residential design manual.

A pre-neighborhood meeting was held on October 22, 2024, with five attendees and a neighborhood meeting was held on February 13, 2025, with two attendees. Discussion topics included drainage, current use, view corridors, and improvement of Pioneer Street. One comment in support of the project was received through Avondale Connect. Staff recommends approval.

Commissioners were given an opportunity to ask questions. In response, Ms. Simerdla stated the engineering staff reviewed the preliminary grading and drainage plan and found the site not to be in a flood plain. A further review will be conducted upon review of the pre-plat for the project. As part of the project the developer plans to build theme block walls that are eight (8) feet tall on El Mirage Road and six (6) feet tall elsewhere.

Jessica Sarkissian, Upfront Planning and Entitlements, LLC, on behalf of the applicant spoke about the extra study conducted on the northern side of the property along El Mirage Road and the results. She continued discussing the first neighborhood meeting and the excitement of those in attendance for a chance to afford a home. This project meets a need and will be a great addition to the City of Avondale.

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

Commissioner Jewell moved to approve Application PL-24-0221 Avondale 10, a request for a Rezone from R1-6 (Urban Residential) to Planned Area Development (PAD) with six (6) recommended conditions of approval as listed in the staff report. Second, by Commissioner Pineda.

Chair Larry White	Aye
Vice Chair McBurney	N/A
Commissioner Julia Jewell	Aye
Commissioner Shaun Grimm	Aye

Commissioner Ryan Benson	Aye
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye

Upon vote, the motion passed 6 to 0

6. COMMISSION ANNOUNCEMENTS

None presented.

7. PLANNING DIVISION REPORT

Mrs. Lorbeer thanked the applicant for bringing in the Avondale 10 Rezone project. There are two public hearings anticipated for the June agenda. Fifteen (15) new development applications were received during the month of April.

8. CALENDAR

The next Planning Commission meeting is scheduled for June 18, 2025.

9. ADJOURNMENT

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

Commissioner Jewell made a motion to adjourn, seconded by Commissioner Grimm.

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

Upon vote, the motion passed 6 to 0

The meeting adjourned at 6:37 p.m.

Chair, Larry White

Date

ITEM NUMBER: 4.a.

SUBJECT: Circle K – Conditional Use Permit – Application PL-24-0058

MEETING DATE: 6/18/2025

TO: Planning Commission

FROM: Monika Smriti, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Lisa Gage of Ray Law Firm for approval of a Conditional Use Permit (CUP) to allow a gas station with a convenience store on an approximately 1.7 net acre subject property. The property is located at the southwest corner of 107th Avenue and Broadway Road and is zoned Verde Trails Planned Area Development (PAD). Commission will take appropriate action.

BACKGROUND:

The subject property is located at the southwest corner of Broadway Road and 107th Avenue, Assessor Parcel 101-42-854, and is approximately 1.7 net acres in size (Exhibits A and B). It is generally rectangular and is currently undeveloped. This is a planned commercial parcel as part of the Verde Trails master planned single-family residential community.

The site was annexed into the City's corporate limits on November 4, 2007, and rezoned from Agricultural (AG) to Hillcrest Planned Area Development (PAD) in November 2007. In 2017, a major amendment to the Hillcrest PAD was approved and the PAD was renamed to Verde Trails. Since then, minor amendments to the Verde Trails PAD have been administratively processed to clarify provisions. The Verde Trails project is well under construction, with new homes being built. The south side of Verde Trails, south of Broadway Road, surrounds a planned commercial corner with several parcels for future development. The proposed gas station with a convenience store will occur on the immediate corner parcel.

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

The subject property allows for Community Commercial (C-2) uses in the Verde Trails PAD and a Conditional Use Permit (CUP) is required for convenience stores and gas stations.

The existing uses and zoning of surrounding properties include:

North of Broadway Road: Vacant land zoned Entrada PAD that is currently being used for farming, which allows for residential and commercial uses. The hard corner (northwest corner of Broadway Road and 107th Avenue) allows for neighborhood commercial uses in the Entrada PAD.

East of 107th Avenue: Vacant land in the jurisdiction of the City of Phoenix, zoned Intermediate Commercial (C-2) Planned Community District (PCD), which allows for intermediate commercial uses, and is currently being used for farming.

South: Other parcels planned for commercial uses as part of a larger commercial center in the Verde Trails

PAD that allows for Community Commercial (C-2) uses and planned single-family homes.

West: Other parcels planned for commercial uses as part of a larger commercial center in the Verde Trails PAD that allows for Community Commercial (C-2) uses and single-family homes.

Summary of Request:

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of a gas station with a convenience store on the approximately 1.7 net acre subject property (Exhibit D). The property is located at the southwest corner of Broadway Road and 107th Avenue. If approved, this CUP request will allow for the development of an approximately 5,641 square foot retail building and a 4,042 square foot gas station fuel canopy with six (6) double-sided fuel pumps. The planned hours of operation are 24 hours a day and 7 days a week. A gas station with or without a convenience store requires CUP approval by Planning Commission, as previously mentioned.

The conceptual site plan (Exhibit E) depicts the retail building for a convenience store, gas fuel canopy, fuel pumps, and associated site improvements. The project plans to develop in a single phase.

The site will meet parking requirements in Article 8 of the Zoning Ordinance and contain 25 total parking spaces including one (1) ADA parking spaces and one (1) parking space with an electric vehicle (EV) charging station and one (1) parking space that is EV Level 2 capable. Parking spaces will be provided on the north and east sides of the building, with electric vehicle charging spaces on the west side of the building.

Per the CUP narrative, the vendor vehicles will utilize the space in front of the trash enclosures for temporary parking to deliver products, and the driveways and site will be wide enough to accommodate a fuel delivery truck.

Landscaping will be provided in accordance with Article 12 in the Zoning Ordinance along both Broadway Road and 107th Avenue, along the building frontages, and in parking lot landscaping islands.

Lighting will be in accordance with Article 7 in the Zoning Ordinance and will be LED. It will include canopy lighting, exterior building lighting, and light poles.

In terms of vehicular access, the developer will construct a driveway on both Broadway Road and 107th Avenue that will allow for right-in/right-out only vehicular movements. The developer will be required to construct a right-turn deceleration lane on both Broadway Road and 107th Avenue. Lastly, Maricopa County Department of Transportation will need to approve the final driveway location(s) on 107th Avenue prior to approval of the Site Plan and Design Review application for this project. Maricopa County is anticipated to install a traffic signal at the 107th Avenue and Broadway Road intersection in approximately two (2) to three (3) years as part of an intersection improvement project.

Pedestrian access will be from new tree-lined sidewalks on both Broadway Road and 107th Avenue.

The building elevations meet the City's Commercial and Industrial Design Guidelines and feature design elements as required by the Verde Trail PAD, including stone, pitched roof elements, varied materials including vertical and horizontal design elements on the building wall planes. The fuel canopy is designed with architectural enhancements such as varied rooflines with a wider fascia to provide dimension and stone placed on columns.

A separate application for the Site Plan and Design Review process has been submitted and Staff are reviewing the project's design in more detail. The Site Plan and Design Review application is consistent with the conceptual site plan (Exhibit E), conceptual landscape plan (Exhibit F), and conceptual building elevations (Exhibit G) provided as part of the Conditional Use Permit application. The Site Plan and Design Review application cannot be administratively approved until such time that the Planning Commission approves the CUP request.

Public Participation:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties

was held in person at 6:00 P.M. on February 11, 2025. The notification of this meeting was completed in accordance with notification requirements. Thirteen (13) members of the public attended, in addition to staff and the applicant's team. The neighborhood meeting summary is attached to this report as Exhibit H. The discussion was primarily related to the traffic and roadwork at the 107th Avenue and Broadway Road intersection, required roadway improvements, safety, lighting, and general questions about the timing of the project. Two (2) voicemails were received with concerns about traffic, and four (4) comments were received on the City of Avondale's Avondale Connect site in support of the project (Exhibit I).

All required notifications for the Planning Commission public hearing were completed in accordance with notification requirements.

Analysis:

To grant a Conditional Use Permit, five (5) findings must be met as outlined in Avondale Zoning Ordinance Section 28-8. Each finding is presented below along with Staff's analysis.

1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.

Regarding Finding 1(a), the subject property is designated as Local Commercial by the General Plan 2030 Land Use Map. The Local Commercial land use category is used primarily for providing daily needs of goods and services to the residents residing within the surrounding area and includes gas stations. The preferred location for local commercial uses is at an arterial intersection, and this project is at the corner of two (2) major arterials in Avondale. Finding 1(a) has been met.

Regarding finding 1(b), the project will further the City's general guidelines and objectives for development in the area. The proposed development furthers several goals in the General Plan, most notably:

- *Policy D: Ensure adequate transition and/or buffers are provided when adjacent land uses vary in character or intensity.* The project is on the hard corner and will not directly abut any residences and is approximately 128 feet from the nearest residential property line. The remaining commercial parcels will develop in accordance with the Verde Trails PAD.
- *Policy C: Work with adjacent jurisdictions when planning or upgrading infrastructure along boundaries.* The City is actively coordinating with the Maricopa County Department of Transportation on infrastructure improvements at the 107th Avenue and Broadway Road intersection. Finding 1(b) has been met.

Regarding finding 1(c), the project will be consistent with the desired character for the surrounding area. The proposed gas station and convenience store will provide a service for customers that live in south Avondale and travelers in the area and will complement the Verde Trails neighborhood. Lastly, the conceptual design meets the design requirements in the Verde Trails PAD and the City's Commercial and Industrial Design Manual. Finding 1(c) has been met.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

The site is located within a commercial development that will contain future commercial uses. Specifically, the gas station and convenience store will be on the hard corner, with other commercial uses surrounding the Circle K use that will provide the required landscape buffer between commercial and residential uses. The Circle K project will provide parking screen walls along both Broadway Road and 107th Avenue. The property to the north of Broadway Road is planned for commercial uses. Properties east of 107th Avenue in Phoenix are also planned for commercial development. The project will fit in with the residential and commercial developments in the 107th Avenue and Broadway Road area. Additionally, the proposed use will provide goods and services for area residents and travelers in southern Avondale and will be located near the future SR-30. Finding 2 (a & b) has been met.

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site

circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

The project is designed to adhere to all the requirements of the C-2 zoning district with regard to setbacks, parking, screening and landscaping, and lighting. On-site circulation has been reviewed by the City's Traffic Division and Fire & Medical Department staff, who find the proposal meets criteria for safe and efficient design. Finding 3 has been met.

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

The project site has public street access from both Broadway Road and 107th Avenue. Based upon the review of the applicant's Traffic Impact Analysis (TIA), the City's Senior Traffic Engineer has determined that the proposed project will function in a safe and efficient manner. Additionally, staff at the Maricopa County Department of Transportation have reviewed the TIA and have conditionally approved the analysis. The driveways on the conceptual site plan are proposed with right-in, right-out access only on both Broadway Road and 107th Avenue. The developer will be required to construct a right turn deceleration lane on both roads. As previously mentioned, it's anticipated that the County's intersection improvement project will be completed in approximately two (2) to three (3) years, which does include the installation of a traffic signal. Finding 4 has been met.

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Conditions of approval are recommended, which are standard for this type of development, as provided in the "Recommendation" section below. Additional zoning stipulations, regarding the needed right-of-way to be dedicated and maintenance of the site have been added to mitigate any potential adverse effects. Finding 5 has been met.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

- The proposed land use meets the five (5) required findings for a Conditional Use Permit (CUP) per the Zoning Ordinance.
- Approval of the proposal will result in development compatible with the Local Commercial General Plan land use designation, the Verde Trails Planned Area Development (PAD) zoning district, and existing development in the area.
- The proposed gas station site plan allows for safe on-site circulation and meets all required development standards, including but not limited to parking, landscaping, setbacks, outdoor lighting, and architectural design.
- The site has appropriate access to public streets and has adequate capacity to carry the traffic expected to be generated by the proposed gas station and convenience store proposal and future commercial development on the other parcels.
- The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and **APPROVE** Application PL-24-0058 Circle K, a request for a Conditional Use Permit to allow a gas station and convenience store on an approximately 1.7 net-acre subject property generally located at the southwest corner of 107th Avenue and Broadway Road in the Verde Trails Planned Area Development (PAD) zoning district subject to the following seven (7) conditions of

approval:

1. Development and use of the site shall substantially conform to the Circle K Conditional Use Permit Narrative (Exhibit D) dated June 4, 2025, the conceptual site plan (Exhibit E) dated May 29, 2025, and the conceptual landscape plan (Exhibit F) dated May 27, 2025.
2. A Map of Dedication (MOD) shall be required for the dedication of the additional fifteen (15) feet of public right-of-way along Broadway Road. The MOD shall be recorded prior to the release of any engineering permits.
3. The site shall be maintained in a clean and orderly condition, free from litter and debris, and similar, as well as maintained landscaping.
4. Administrative approval of a Site Plan and Design Review application shall be required prior to issuance of a building permit.
5. In accordance with Section 28-8(d) of the Avondale Zoning Ordinance, the Conditional Use Permit shall expire two (2) years from the date of Commission approval if the use has not commenced.
6. Proposed bollards shall be painted to match the approved building colors, and at no time shall any temporary or permanent signage be placed on a bollard.
7. A comprehensive sign plan application shall be submitted for review and approval to establish signage standards for the commercial portion of Verde Trails before issuance of a building permit for the site.

PROPOSED MOTION:

I motion to **APPROVE** of Application PL-24-0058 Circle K, a request for a Conditional Use Permit to allow a gas station and convenience store on an approximately 1.7 net-acre subject property generally located at the southwest corner of 107th Avenue and Broadway Road in the Verde Trails Planned Area Development zoning district subject to seven (7) conditions of approval.



Aerial Map



 Subject Property



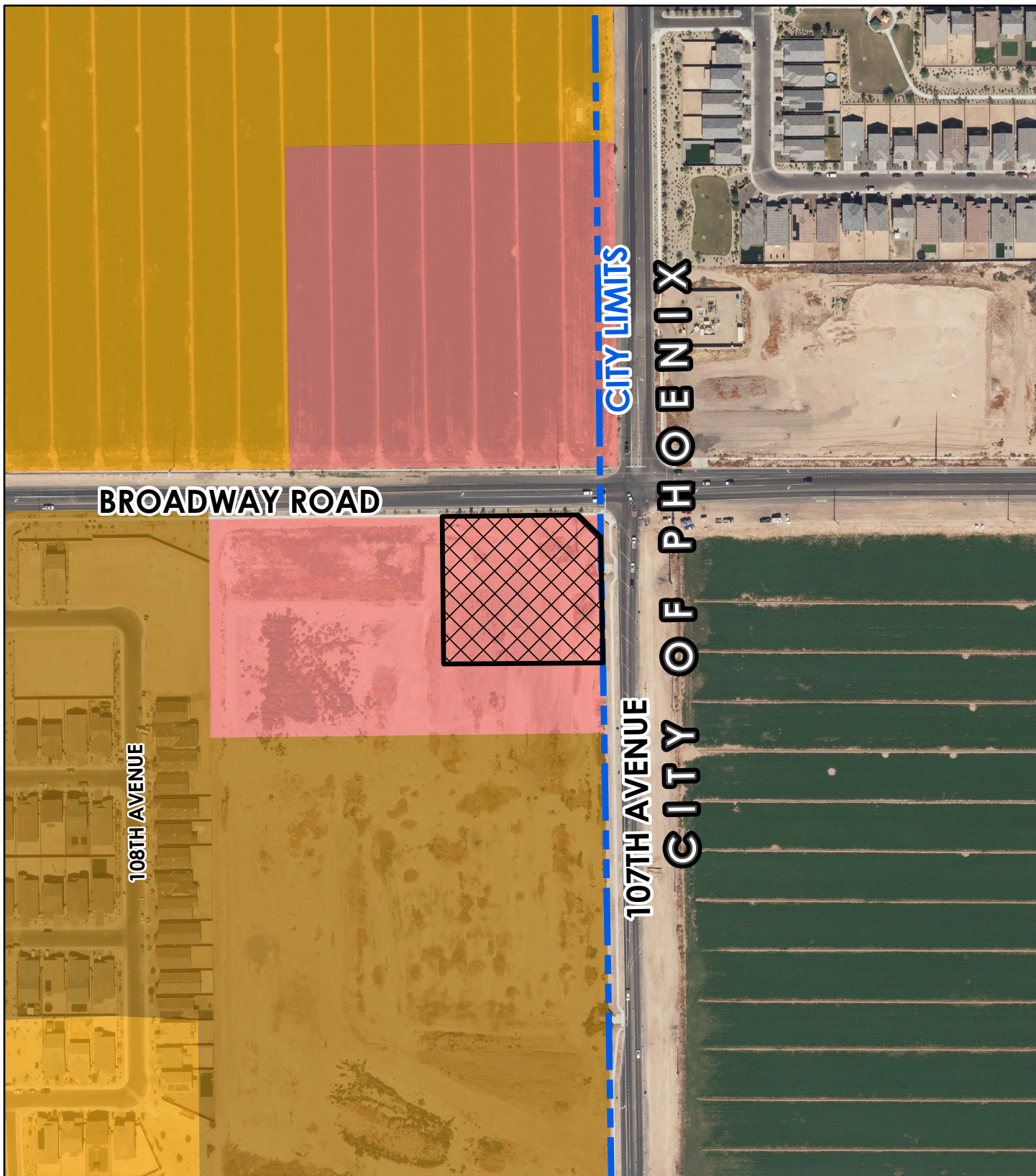


Zoning Vicinity






Subject Property





General Plan Land Use



-  High Density Residential
-  Local Commercial
-  Medium Density Residential



Subject Property



Project Narrative

for



1.65 net acres

SWC 107th Ave & Broadway Road, Avondale, AZ

CUP Application

Submitted by:

Ray Law Firm

Brennan Ray

2325 E. Camelback Road, Suite 400

Phoenix, Arizona 85016

Phone: (602) 558-9934

Email: bray@raylawaz.com

Submitted on Behalf of:

Circle K Stores, Inc.

Submitted to:

City of Avondale Planning Division

11465 W. Civic Center Street

Avondale, AZ 85323

First Submittal: February 27, 2024

Second Submittal: July 31, 2024

Final Submittal: May 28, 2025

Purpose of Request

The purpose of this request is for a Conditional Use Permit to allow for the development of a convenience store with associated fuel station as well as 24-hour operations of stated uses.

The property is located at the southwest corner of W. Broadway Road and S. 107th Avenue, APN 101-42-854. The property is currently undeveloped and is zoned under the Verde Trails Planned Area Development (PAD).

Project Description

The proposed Circle K project will include the construction of a new 5,641 square foot retail building and a 4,042 square foot canopy providing 6 fuel pumps. The parking lot contains ample room for customer parking and vehicle maneuvering and the development will be well landscaped. Access to the Circle K store will be provided by the new proposed right-in/right-out driveways on Broadway Road and 107th Avenue respectively. The proposed Circle K will be operated 24 hours a day, 7 days a week.

The proposed project is intended to be constructed in a single phase upon the Property. As this well-traveled intersection is not currently serviced by similar facilities, the proposed convenience store and fuel facility will be a commercial/retail use that supports adjacent uses by providing desirable goods and services to the local residents, employment uses as well as the other travelling public.

The architectural design of the building and fuel canopy provide for extensive horizontal and vertical articulation of the wall and roof planes. The structures feature a soft, desert/earth tone color palette and incorporate a variety of materials along in natural stone with metal window and doors frames. Similarly, the fuel canopy incorporates the same colors and materials to provide a consistent architectural theme throughout the project.

Surrounding Uses

The property for this proposed project is located at the southwest corner of Broadway Road and 107th Avenue and is one of four parcels in the Verde Trails Commercial Center. The General Plan Land Use designation for the parcel is Local Commercial and is currently vacant land. The proposed project will be a commercial/retail use that supports local uses by providing desirable goods and services to the residents as well as the other travelling public. The table below categorizes the adjacent uses for parcels immediately adjacent to the proposed Circle K, as well as the parcels adjacent to the overall commercial retail center to the far south and far west.

Table 1: Surrounding Uses

	Zoning	Existing Use
North	Local Commercial	Vacant Land/Agricultural
South	Local Commercial	Future Commercial
Far South	High Density Residential	Residential
East	City of Phoenix	Vacant Land/Agricultural
West	Local Commercial	Future Commercial
Far West	High Density Residential	Residential

Findings

1. The proposed use is consistent with the 2030 General Plan Land Use designation.
 - a. The Local Commercial Land Use category:
 - i. Specifically identifies gas stations as a use allowed for support of local residents, providing convenient goods such as fresh coffee, fresh food, and fast snacks are highly desired by the travelling public;
 - ii. Will further the City's general guidelines and objectives for this area as it is located at a major arterial intersection and will provide employment opportunities;
 - iii. The development will maintain the character of the local area by utilizing modern construction materials and methods.
 - b. The proposed use is compatible with:
 - i. Adjacent land uses as it is a part of the Verde Trails Commercial Center PAD specifically designated for Local Commercial development;
 - ii. Will not be detrimental to persons residing or working in the area, adjacent properties, the neighborhood or the public welfare in general. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City. The intensity of use and traffic generation proposed are consistent and compatible with the proposed Verde Trails Commercial Center. This project will be an appropriate transition from the intersection to the adjacent properties.
 - c. The 1.65 net acre parcel is of adequate size to meet City requirements for the proposed convenience store and gas station operations. The proposed site plan, landscape plan and building elevations meet or exceed all applicable requirements of the Avondale Zoning Ordinance, Verde Trails PAD Commercial Design Guidelines, and Avondale Commercial and industrial Design Guidelines, including requirements for parking, landscaping, setbacks, outdoor lighting and architectural design.
 - d. The site will have adequate access to public streets via two (2) proposed driveways, one on Broadway Road and one on 107th Avenue. Each driveway will be a 40-foot-wide access, more than adequate for the type and quantity of traffic anticipated. With 12 fueling positions, stacking at the pumps islands is not expected to exceed more than one vehicle waiting behind a vehicle fueling at the pump.
 - e. Circle K intends to construct and operate the convenience store and gas station in accordance with the approval of this Conditional Use Permit in order to mitigate any potential adverse effects.

Site and Building Design

The 1.65 net acre parcel is of adequate size to meet City requirements for the proposed convenience store and gas station operations. The proposed site plan, landscape plan and building elevations meet or exceed all applicable requirements of the Avondale Zoning Ordinance, Verde Trails PAD Commercial Design Guidelines, and Avondale Commercial and industrial Design

Guidelines, including requirements for parking, landscaping, setbacks, outdoor lighting and architectural design.

The architectural design of the convenience store and fuel pump island canopy provide for extensive horizontal and vertical articulation of the wall and roof planes. The structures feature a soft, desert/earth tone color palette and incorporate a variety of materials, including Cementous wall panels, natural stone, and metal window and doors frames. Similarly, the fuel canopy incorporates the same colors and materials to provide a consistent architectural theme throughout the project. Outdoor tables a proposed at the east customer entrance as a convenience for customer use.

Onsite lighting will be provided around the store for security and safety. The building façade will provide security lighting using wall-mounted LED fixtures on the rear (south) of the building, and wall mounted fixtures over the side (east) customer entrance. These wall-mounted fixtures are low profile and downward directed light to prevent light spillage. The front entrance of the store will be well lit with recessed LED light fixtures under the soffit. The proposed fuel canopy will have flush-mounted LED soffit fixtures with a slim, low-profile design and are specifically designed for downlighting under fuel canopies. Site light poles will be located along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties.

The proposed landscape plan provides abundant landscaping including mature trees, green shrubs, and groundcover along both roadway frontages. Foundation landscape planters as well as landscape islands withing the store-front parking area are provided. Landscaping comprises approximately 30% of the project area. All landscape areas will be watered by an automatic high-efficiency drip irrigation system.

Traffic, Ingress and Egress, Onsite Circulation, and Parking

Located on the corner of two major arterial roadways, access is proposed along each roadway. The site will have two separate, dedicated entrances: one driveway on Broadway Road and one driveway on 107th Avenue. Each driveway will be a 40-foot-wide access.

Trip generation from the convenience store and gas station is expected to produce an additional 2,700 primary daily trips. Onsite driveways will be a minimum of 30 feet wide to accommodate emergency vehicles as well as a fuel delivery vehicle. Customer parking will be provided with 24 regular parking spaces and 1 accessible parking space, for a total of 25 parking spaces, in excess of the 19 required parking spaces. Vendor vehicles utilize the space in front of the trash enclosures for temporary parking to deliver product.

Pedestrian Considerations and Alternative Vehicles

A designated pedestrian path is proposed from the east side of the convenience store to 107th Avenue, as it is the safest route to a public sidewalk. Steel bollards are proposed along the parking spaces adjacent to the store to protect pedestrians while on the sidewalk areas.

Circle K will provide 1 EV stall and 1 EV capable stall.

Impact on Public Services

Sufficient water, sewer, electric and telecom facilities currently exist in the adjacent right-of-way to serve the proposed convenience store and gas station.

Although there are public schools and neighborhood recreation areas within a one-mile radius of the project site, no impacts to these facilities are anticipated. The closest neighborhood park is 0.25 miles to the west, and the closest school is 0.6 miles to the east.

Screening and Buffering

The proposed landscape plan provides abundant landscaping including mature trees, green shrubs, and ground cover along both roadway frontages. As a part of the roadway frontage landscaping, a 42-inch screen wall is planned adjacent to Broadway and 107th Avenue to screen parking, circulation, and pump areas. Foundation landscape planters as well as landscape islands within the store-front parking area are provided.

Noise Smoke etc.

Circle K is committed to serving the needs of their customers by providing a clean, well-managed and modern facility with adequate parking and circulation for access to goods and services and minimizes impact on adjacent uses. The site will not create excessive dust, fugitive light, glare, noise, offensive smells nor impact traffic on residential neighbors that exceeds other nearby commercial uses.

LEGEND

- PROPERTY LINE
- EASEMENT
- SAWCUT LINE
- RIGHT-OF-WAY LINE
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE PAVEMENT
- ACCESSIBLE ROUTE
- SITE LIGHT

BENCHMARK

CITY OF AVONDALE CONTROL POINT "BWAY 107"
ELEVATION = 973.93' (NAVD88)

BASIS OF BEARING

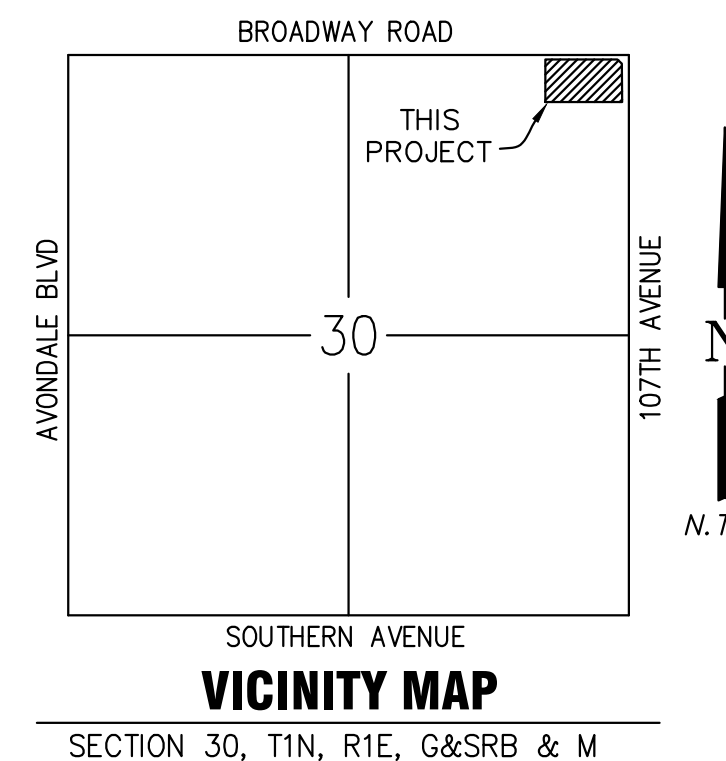
THE EAST LINE OF THE NORTH EAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, WAS ASSUMED TO BE SOUTH 01°08'51" EAST PER BOOK 1452, PAGE 15, MCR.

LEGAL DESCRIPTION

PARCEL 5, VERDE TRAILS UNIT 1, PHASE 1, ACCORDING TO THE PLAN RECORDED IN BOOK 1452 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY ARIZONA.

CITY OF AVONDALE SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2'(SHRUBS) OR TALLER THAN 7'(BOTTOM OF TREE CANOPY).
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.
7. BUILDING WILL HAVE SPRINKLER SYSTEM. IF CANOPY EXCEEDS 5000 SQUARE FEET, IT WILL ALSO NEED A FIRE SPRINKLER SYSTEM - 2018 IFC 903.2 LOCAL AMENDMENT.



Kimley-Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2666

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DATE: DESCRIPTION:

PROFESSIONAL SEAL:

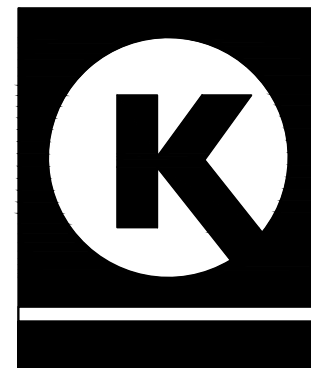


PROFESSIONAL IN CHARGE:

HDR
PROJECT MANAGER:
HDR
QUALITY CONTROL:
HDR
DRAWN BY:
SJB
DATE ISSUED:
5/27/2025

PROJECT NAME:

SWC BROADWAY RD & 107TH AVE
AVONDALE, AZ



CIRCLE K STORES INC.

PROJECT NUMBER:
192331002

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

01 OF 03

SITE DATA TABLE

SITE DATA SUMMARY	
SITE DATA	
PARCEL NUMBER	101-42-854, 101-42-855, 101-42-856, & 101-42-857
GROSS SITE AREA	6.3072 ACRES
NET SITE AREA - CIRCLE K (LOT 1)	1.6500 ACRES
NET SITE AREA - LOT 2	1.3618 ACRES
NET SITE AREA - LOT 3	0.9997 ACRES
NET SITE AREA - LOT 4	2.3257 ACRES
EXISTING ZONING DESIGNATION	PAD
PROPOSED ZONING DESIGNATION	PAD
PROPOSED USE	GAS STATION, COMMERCIAL
FLOOD ZONE	X (MAP #04013C2170N)
REQUIRED LS & BLDG SETBACK (PER PAD)	20'
BUILDING DATA (CIRCLE K)	
BUILDING FOOTPRINT AREA (SF)	5,641 SF
FUEL CANOPY FOOTPRINT AREA (SF)	4,042 SF
PROPOSED BUILDING LOT COVERAGE	8.00%
PROPOSED BUILDING HEIGHT	21.5 FT
PARKING DATA (CIRCLE K)	
PARKING REQUIRED (1 STALL/300 SF)	19 STALLS
ADA PARKING REQUIRED	1 STALL
STANDARD PARKING PROVIDED	24 STALLS
ADA PARKING PROVIDED	1 STALL
TOTAL PROVIDED	25 STALLS
EV PARKING PROVIDED (1% OF STALLS)	1 STALL
FUTURE EV PARKING PROVIDED (3% OF STALLS)	1 STALL

OWNER

CIRCLE K STORES INC
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
PH: (623) 552-3171
CONTACT: HEATHER ROBERTS, PE

LAND SURVEYOR

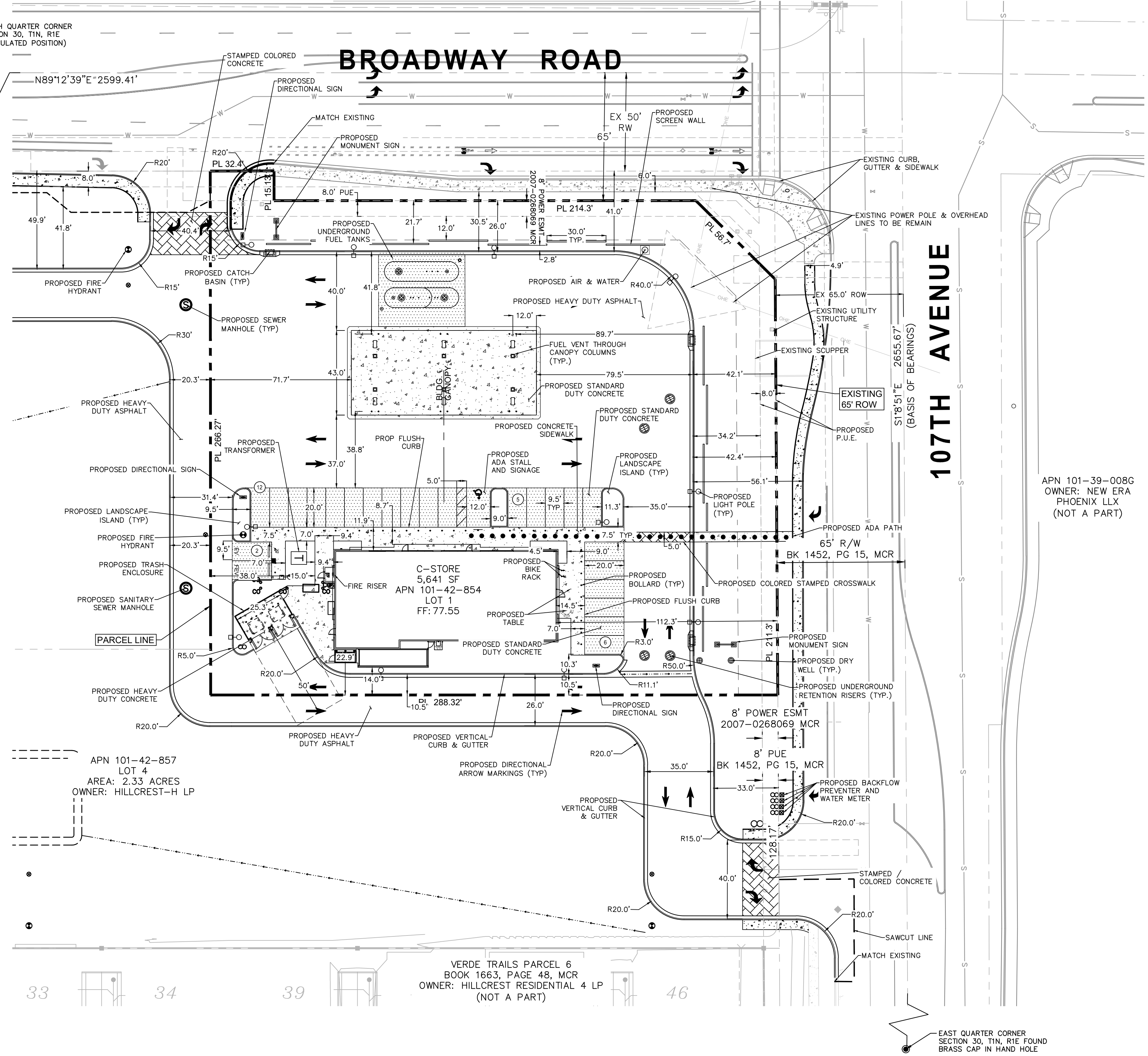
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N 16TH ST, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 837-5511
CONTACT: CHAD HUBER, RLS

OWNER REPRESENTATIVE

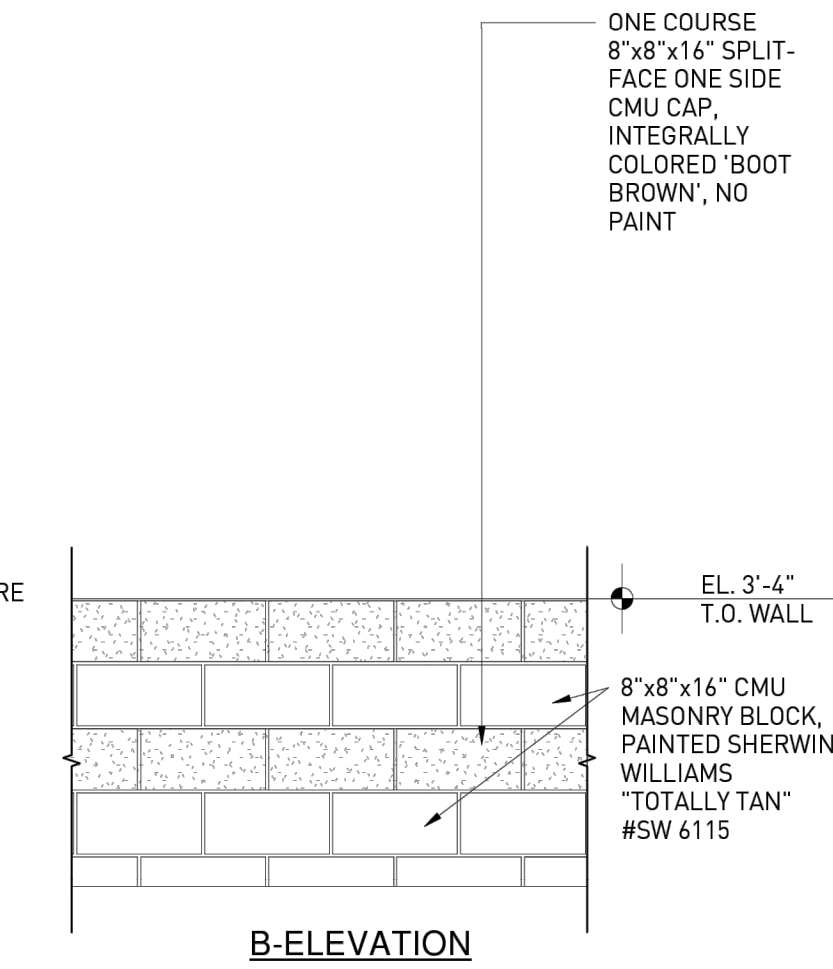
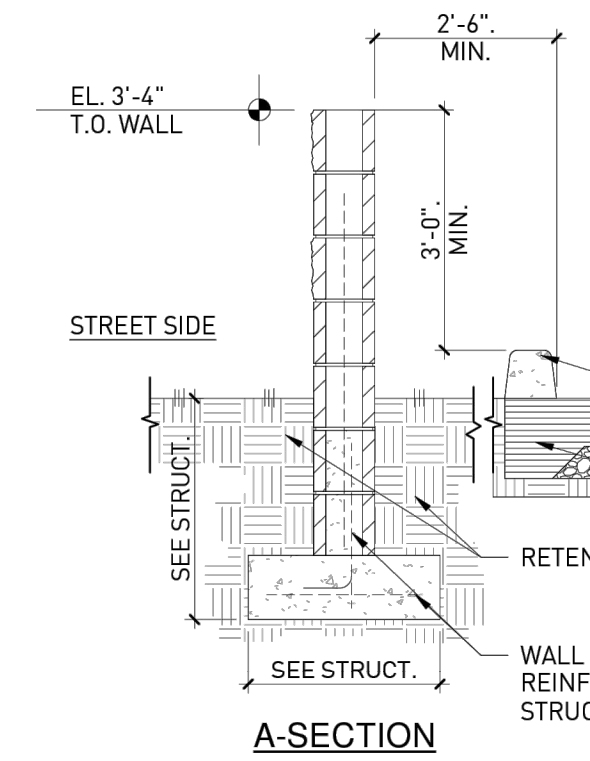
ATWELL, LLC
9001 AIRPORT FREEWAY, SUITE 600
NORTH RICHLAND HILLS, TX 76180
PHONE: (512) 584-8690
EMAIL: CATCHLEY@ATWELL-GROUP.COM
CONTACT: CATHERINE ATCHLEY

NOTES

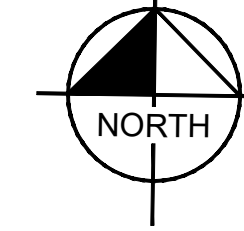
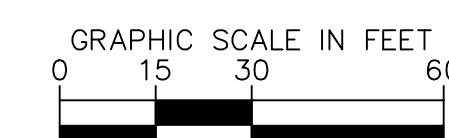
1. ADD 900' TO ALL ELEVATIONS



APN 101-39-008G
OWNER: NEW ERA PHOENIX LLLC
(NOT A PART)



SCREEN WALL | 7
1/2" = 1'-0"



Drawing Name: K:\EAV_Civil\Drawings - 107th & Broadway SWC\CADD\SP_CK.dwg Last Modified: May 28, 2025 - 1:59pm Plotted on: May 28, 2025 - 9:20am by samantha.lakson

BENCHMARK

CITY OF AVONDALE CONTROL POINT "BWAY 107"
ELEVATION = 973.93' (NAVD88)

BASIS OF BEARING

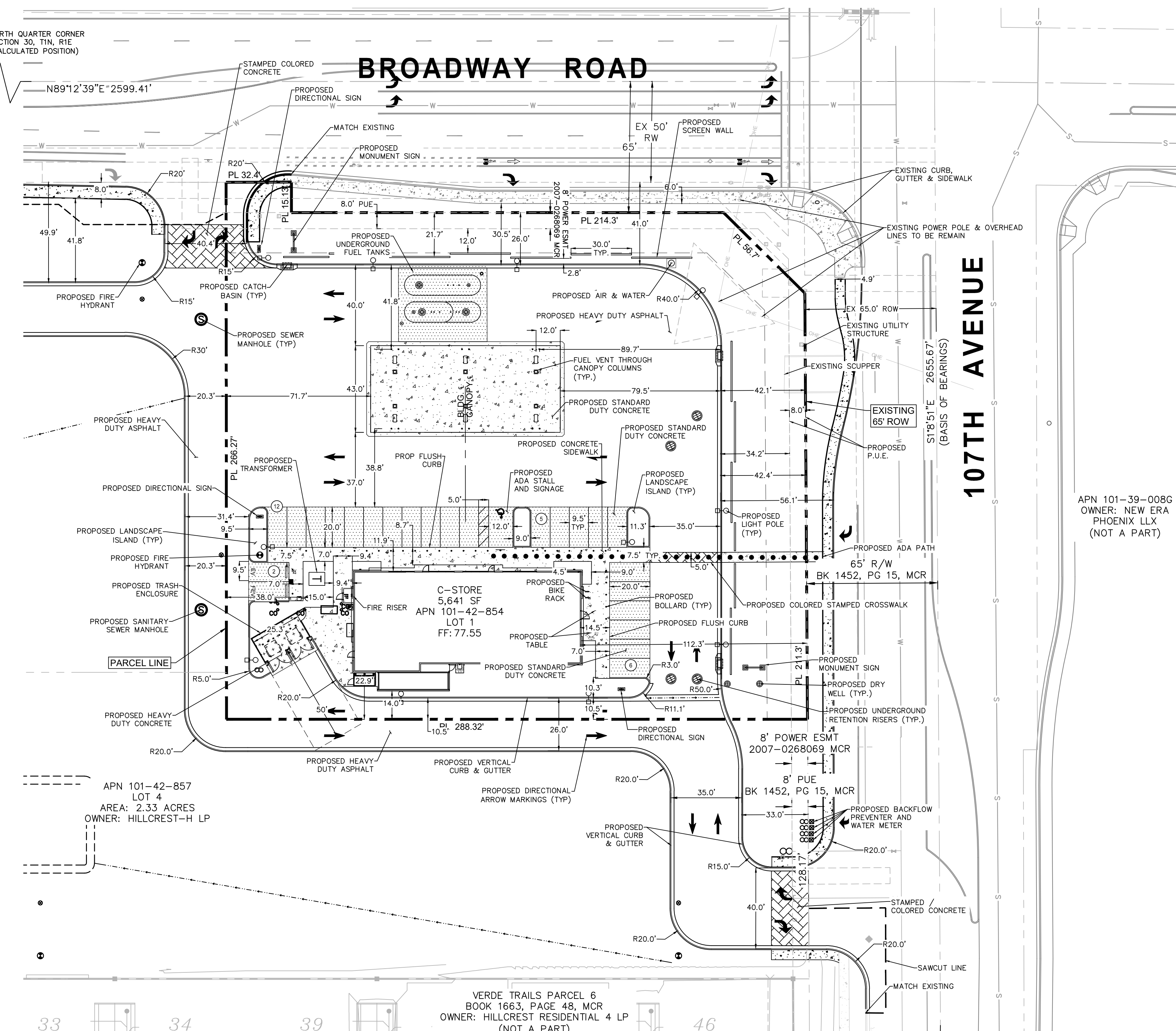
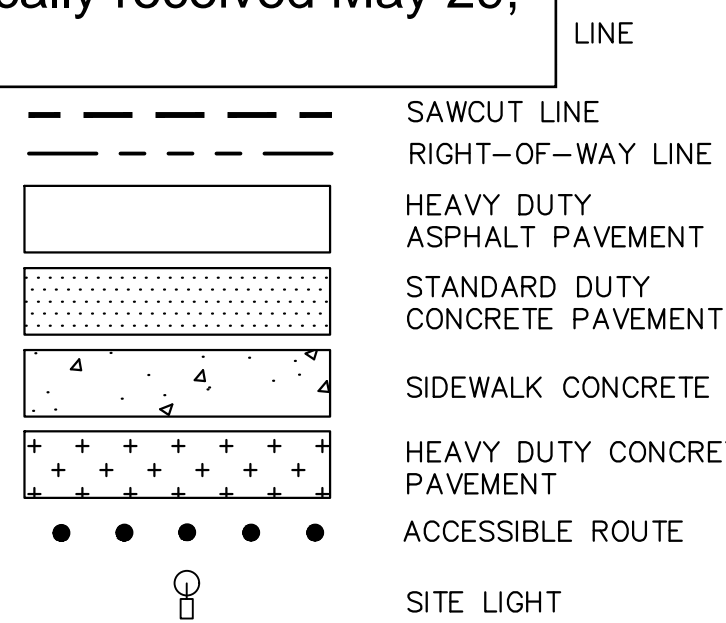
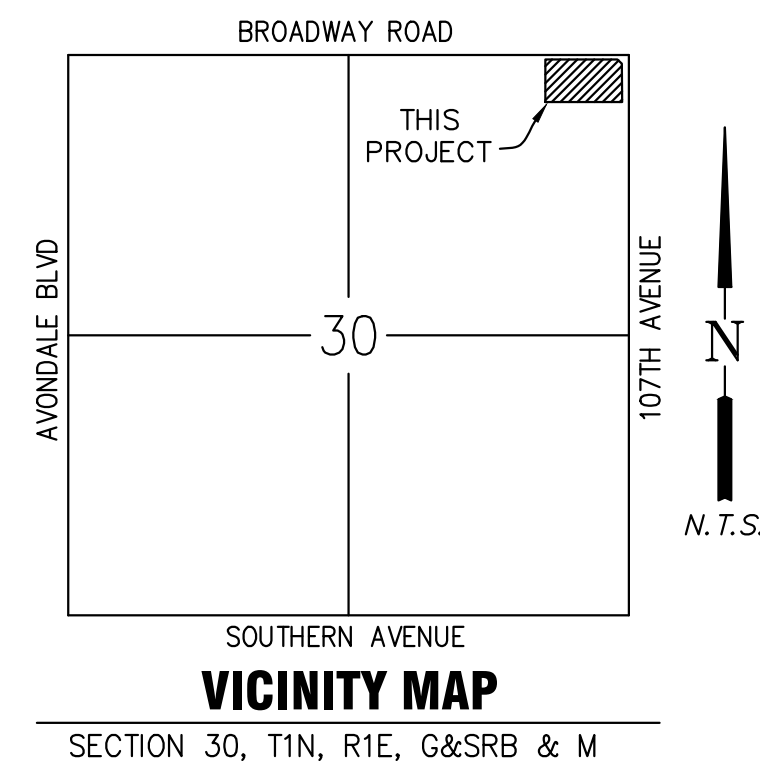
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NOTES

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PROFESSIONAL SEAL:

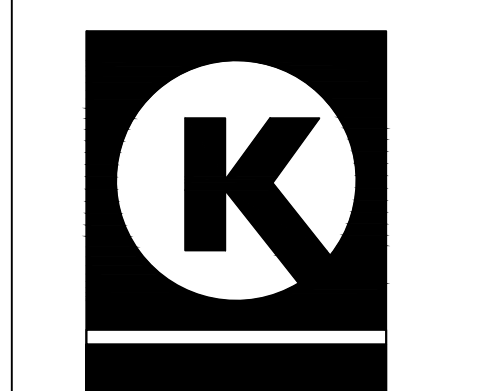


PROFESSIONAL IN CHARGE:

HDR
PROJECT MANAGER:
HDR
QUALITY CONTROL:
HDR
DRAWN BY:
SJB
DATE ISSUED:
5/27/2025

PROJECT NAME:

SWC BROADWAY RD & 107TH AVE
AVONDALE, AZ



CIRCLE K STORES INC.

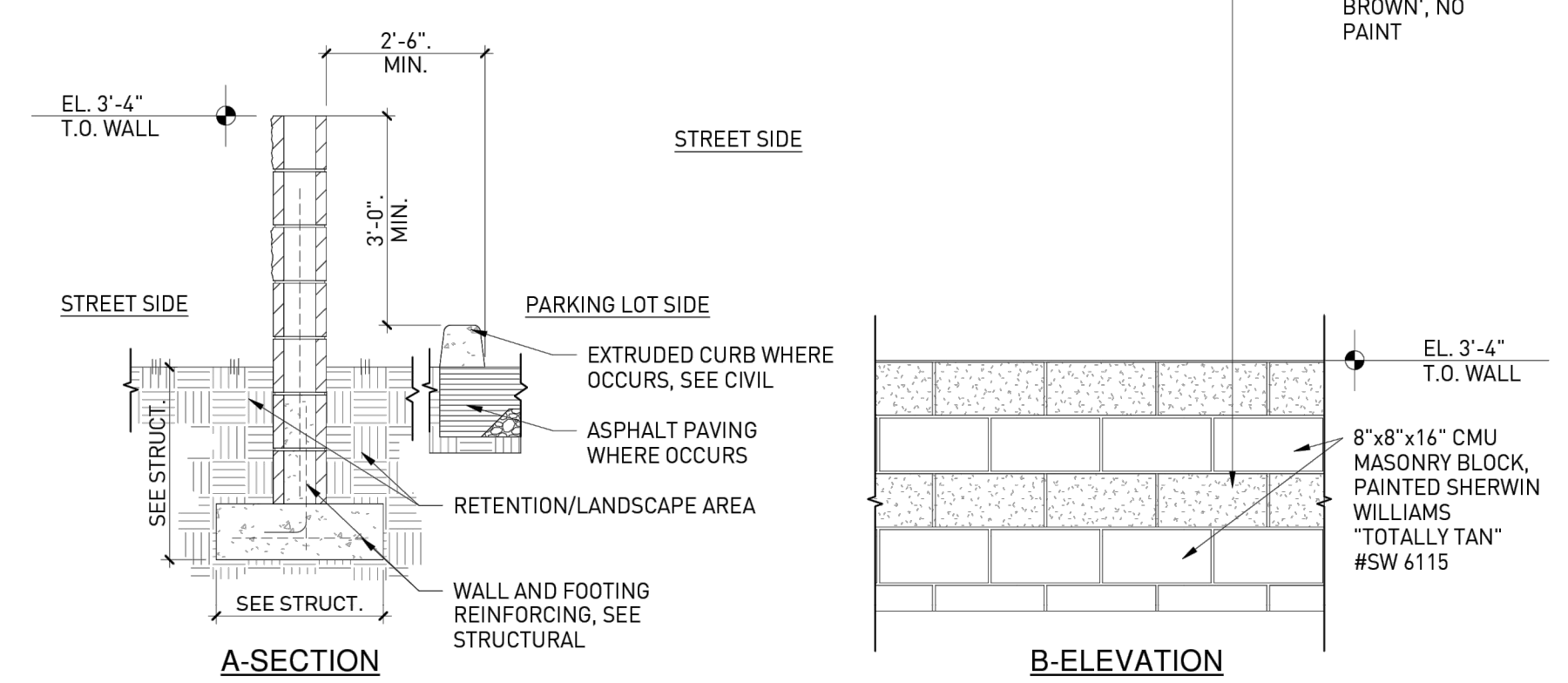
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192331002

SHEET TITLE:

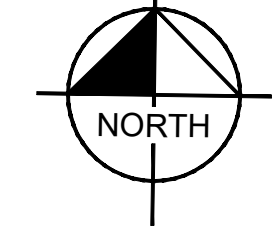
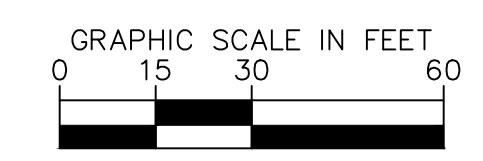
**PRELIMINARY
SITE PLAN**

SHEET NUMBER:

01 OF 03



SCREEN WALL | 7
1/2" x 1'-0"



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CIRCLE K

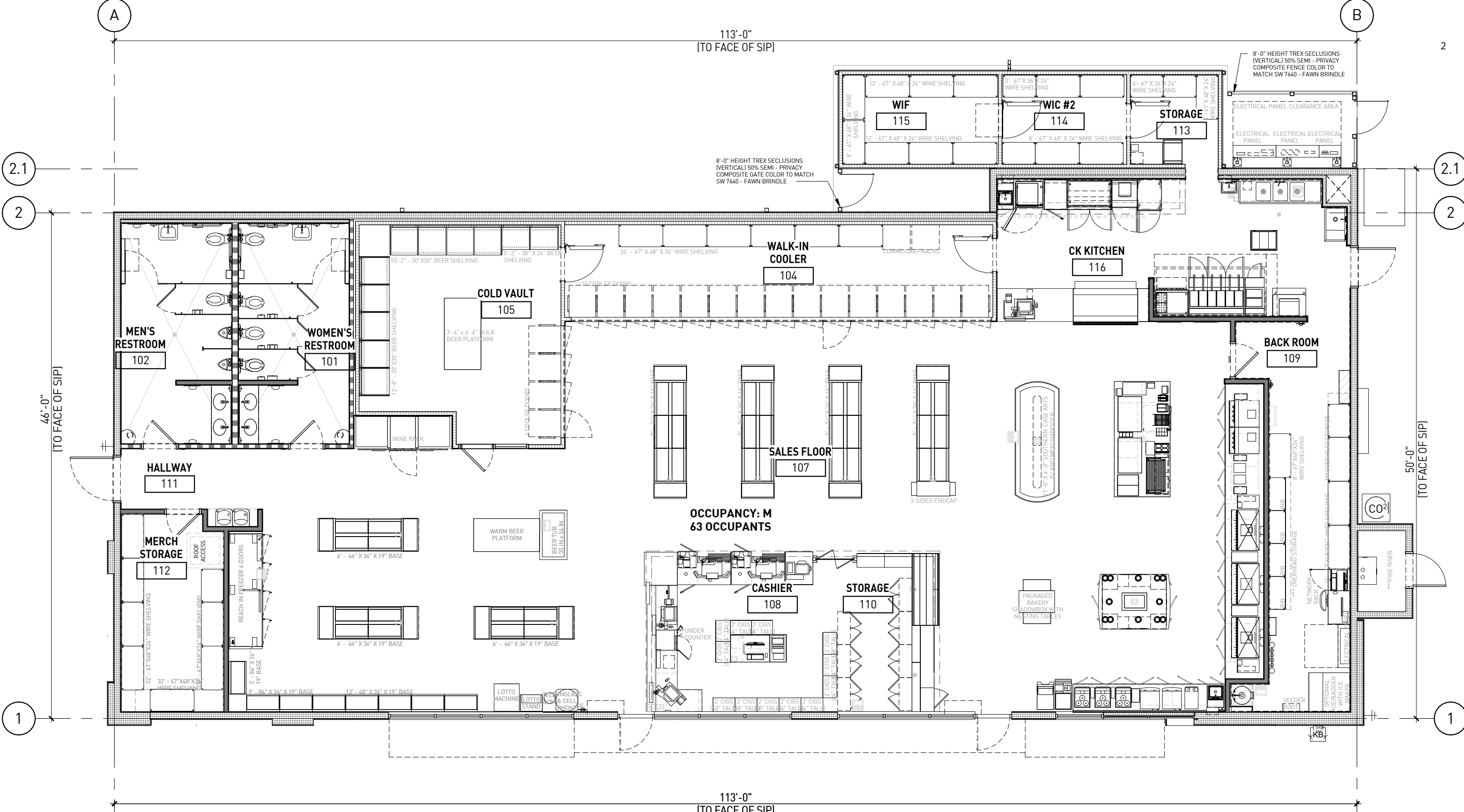
S 107TH + BROADWAY

AVONDALE, AZ

RESUBMITTAL CONCEPT ELEVATIONS

05.23.2025

rdc.



A

2.1

2

1

A

B

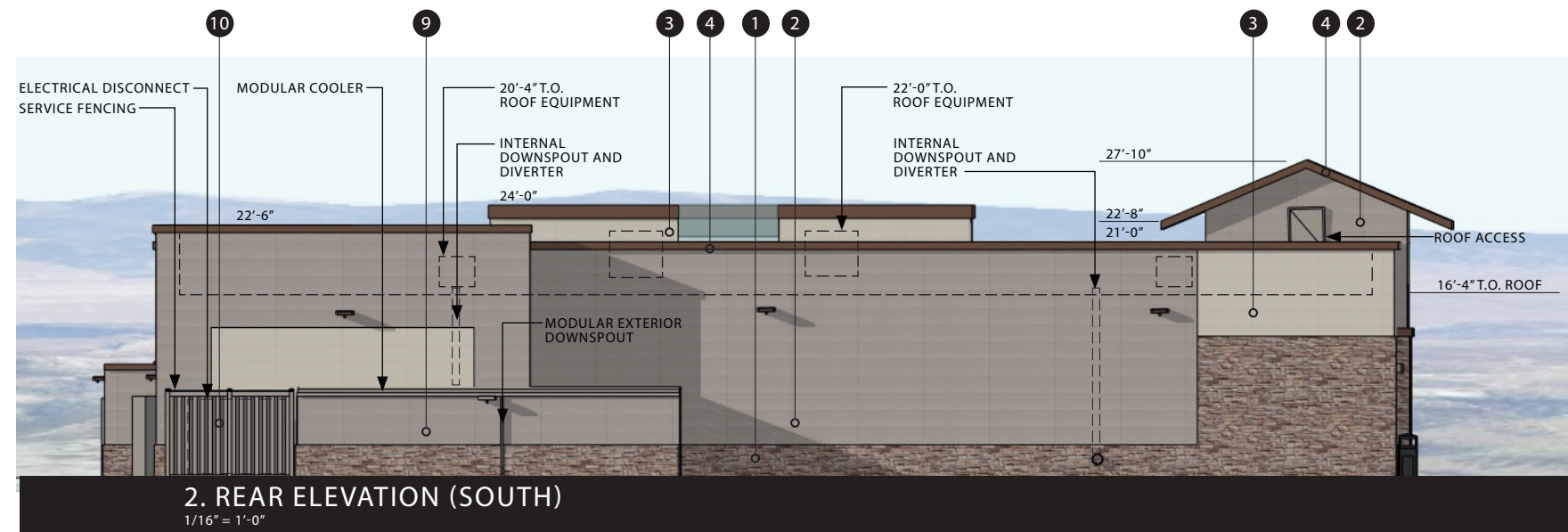
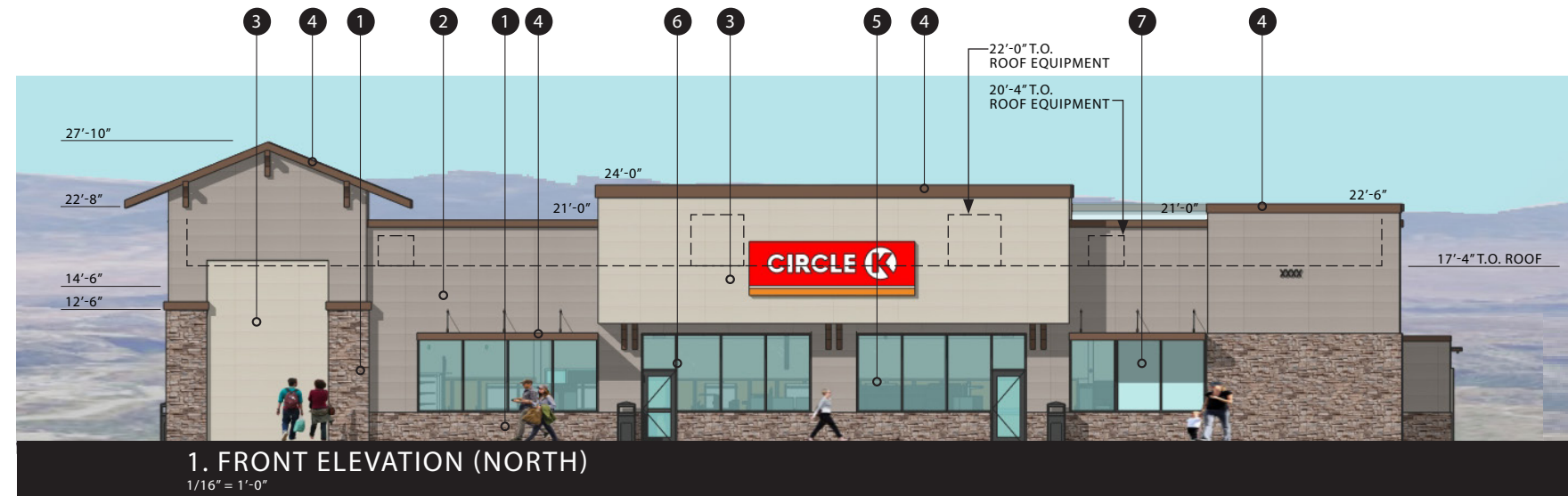
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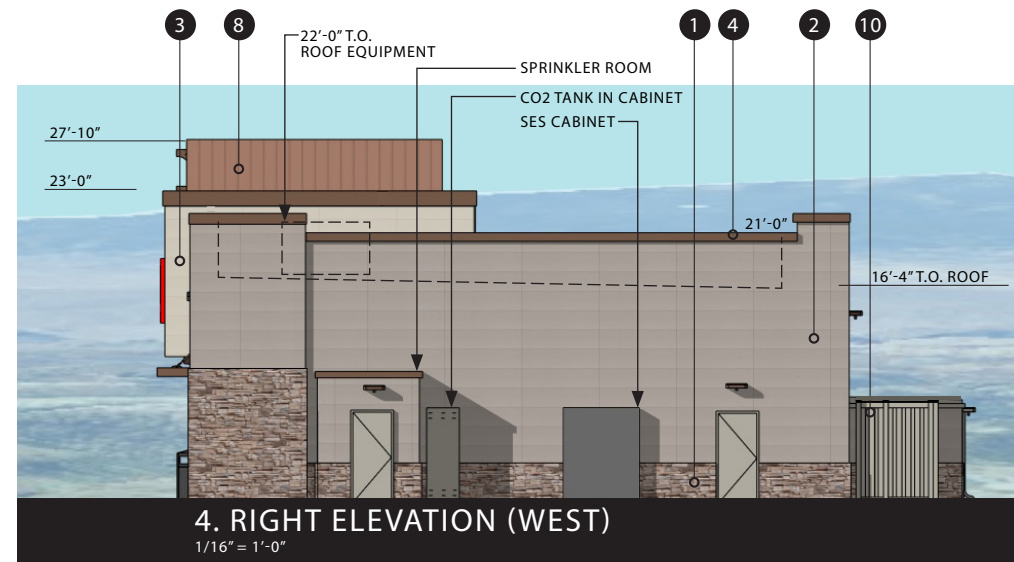
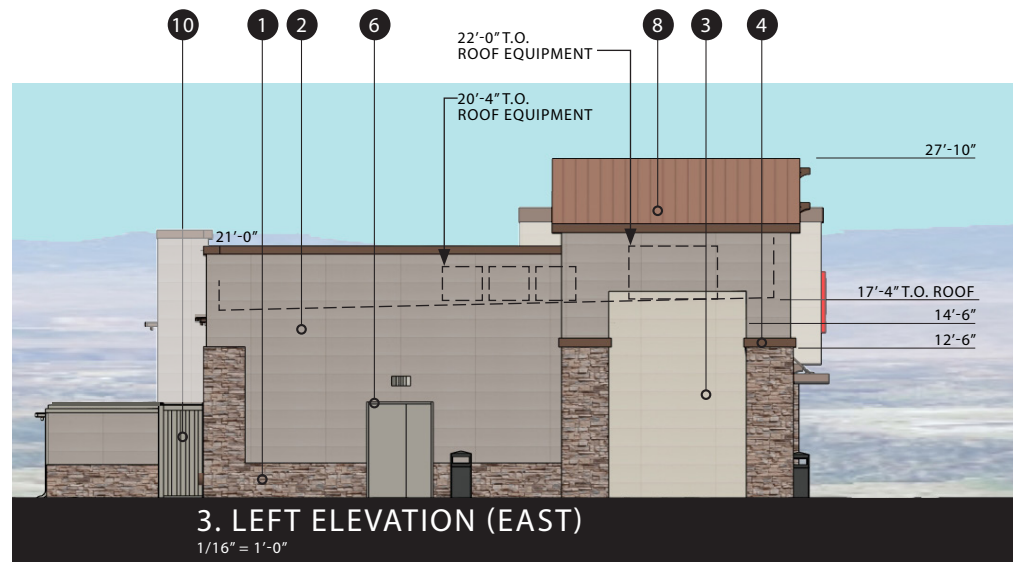
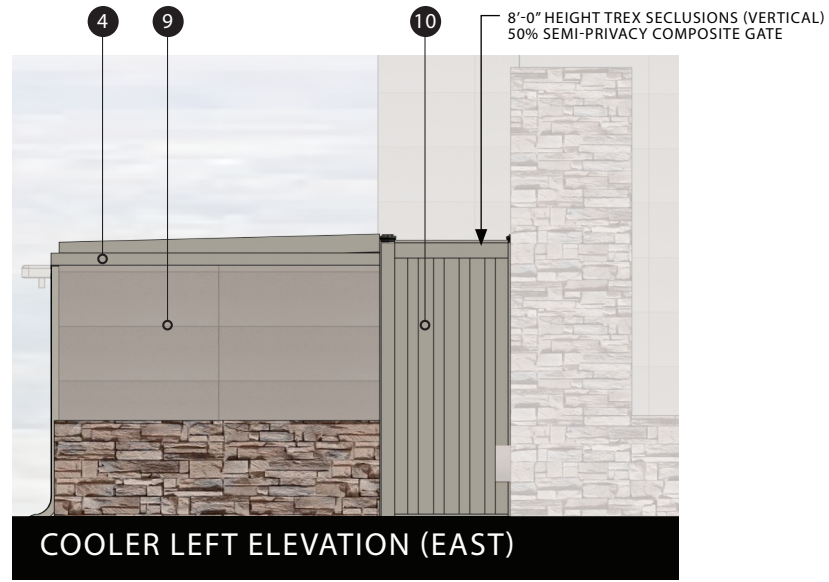
1

B


FLOOR PLAN (FOR REFERENCE ONLY)
 1/8" = 1'-0"




1	2	3	4	5	6	7	8	9	10
NICHIHA KURASTONE DESERT	NICHIHA TUFFBLOCK PEWTER	NICHIHA TUFFBLOCK SW 9116 DRIFT OF MIST	METAL COPING, CORNICE AWNING AND GUTTER SW 9091 HALF-CAFF SW 7640 FAWN BRINDLE	INSULATED CLEAR GLASS	ANODIZED STOREFRONT AND DOOR FRAMING DARK BRONZE	SPANDREL GLASS	STANDING SEAM METAL ROOF SW 6349 PENNYWISE	MODULAR COOLER NICHIHA TUFF BLOCK - PEWTER NICHIHA KURASTONE - DESERT	CEMENTITIOUS FENCE SW 7640 FAWN BRINDLE




- 1




NICHIHA
KURASTONE
DESERT
- 2




NICHIHA
TUFFBLOCK
PEWTER
- 3




NICHIHA
TUFFBLOCK
SW 9116
DRIFT OF MIST
- 4




METAL COPING, CORNICE
AWNING AND GUTTER
SW 9091
HALF-CAFF
SW 7640
FAWN BRINDLE
- 5




INSULATED
CLEAR GLASS
- 6




ANODIZED STOREFRONT
AND DOOR FRAMING
DARK
BRONZE
- 7




SPANDREL GLASS
- 8



STANDING SEAM METAL
ROOF
SW 6349
PENNYWISE
- 9



NICHIHA TUFF BLOCK -
PEWTER
NICHIHA KURASTONE -
DESERT
- 10



CEMENTITIOUS FENCE
SW 7640
FAWN BRINDLE





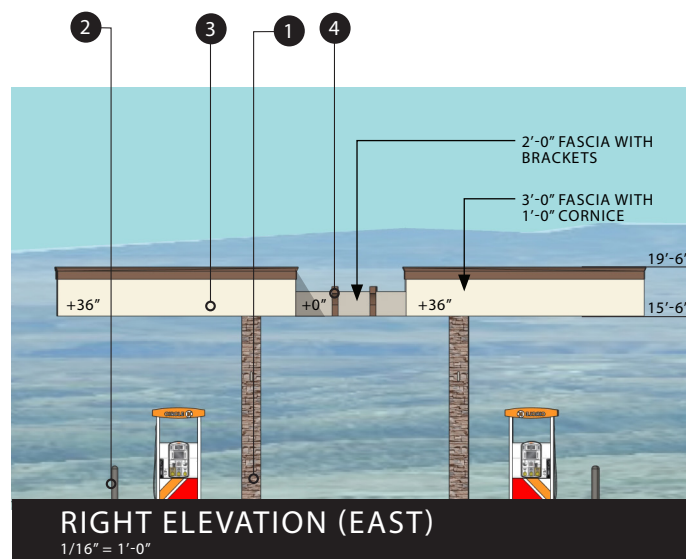






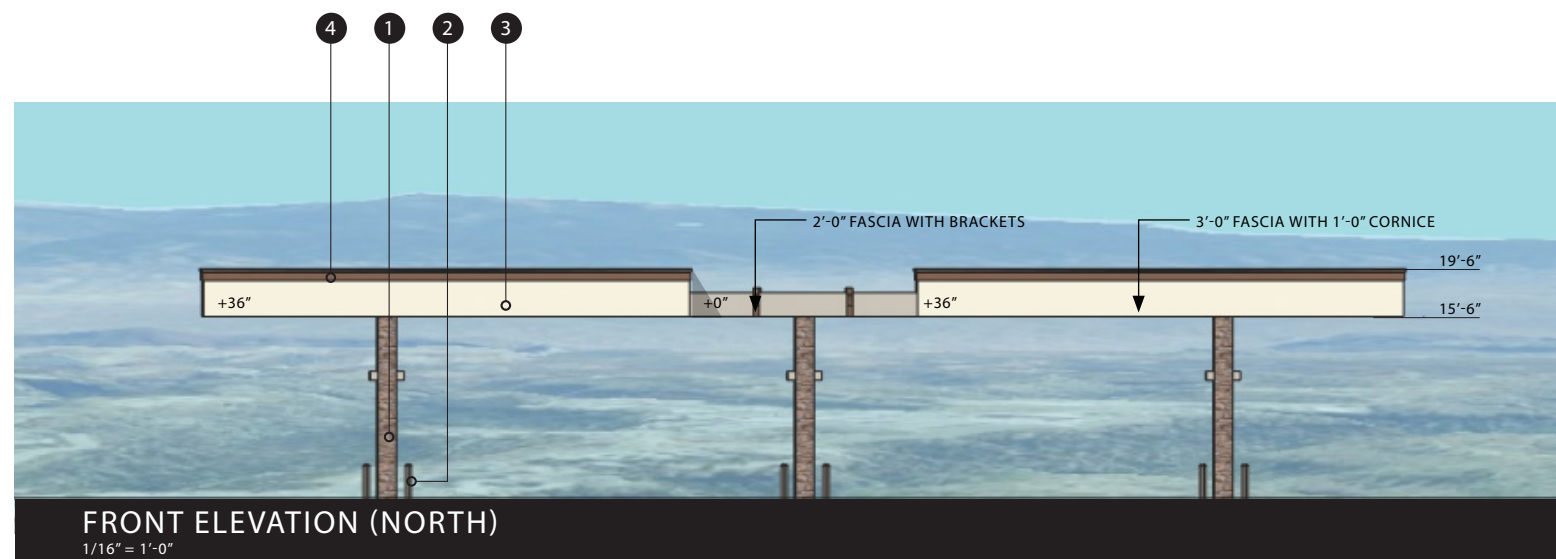






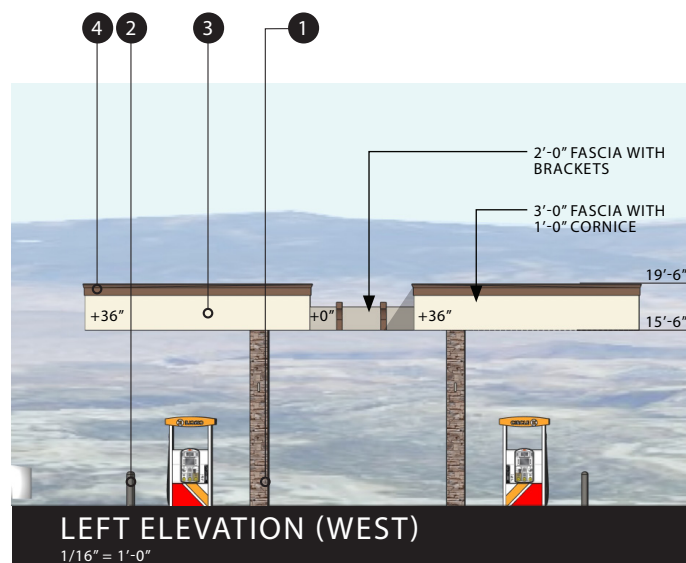
RIGHT ELEVATION (EAST)

1/16" = 1'-0"



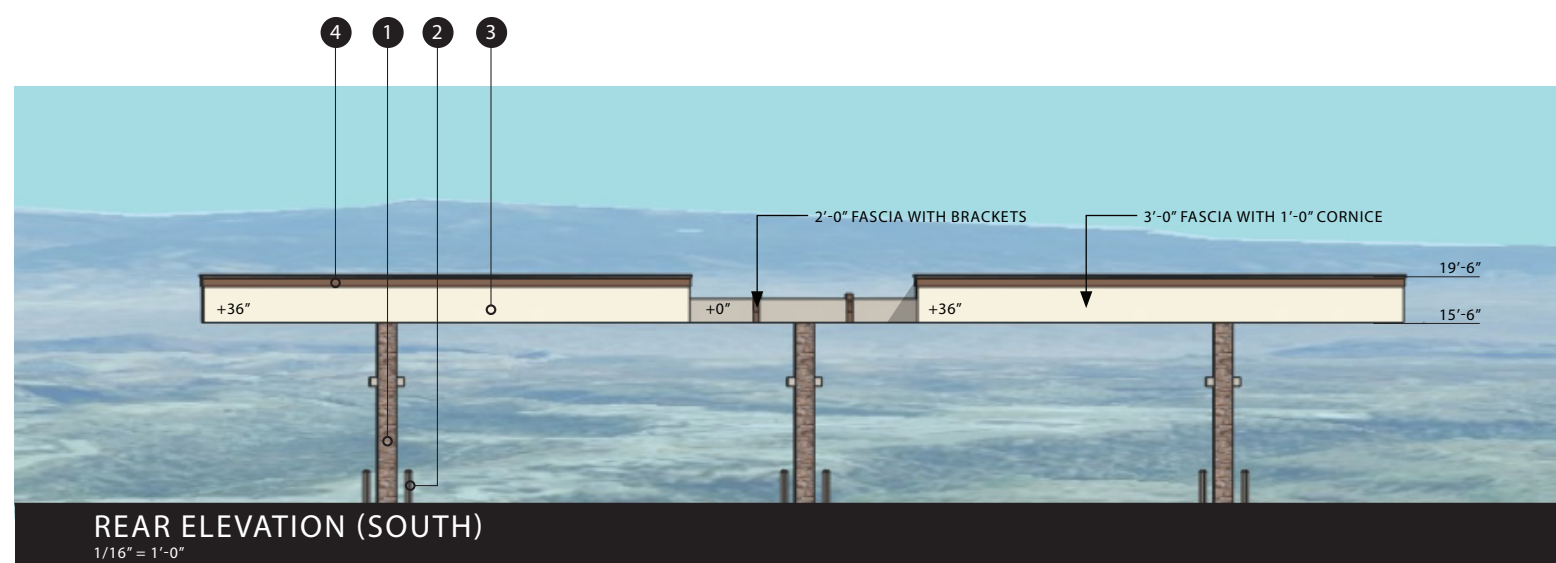
FRONT ELEVATION (NORTH)

1/16" = 1'-0"



LEFT ELEVATION (WEST)

1/16" = 1'-0"



REAR ELEVATION (SOUTH)

1/16" = 1'-0"



NICHIHA KURASTONE

DESERT



PVC BOLLARD SLEEVE

SW 6236 GRAY'S HARBOR



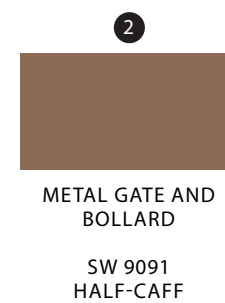
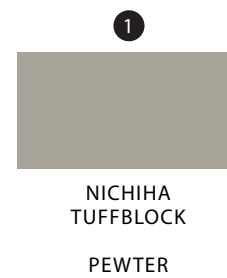
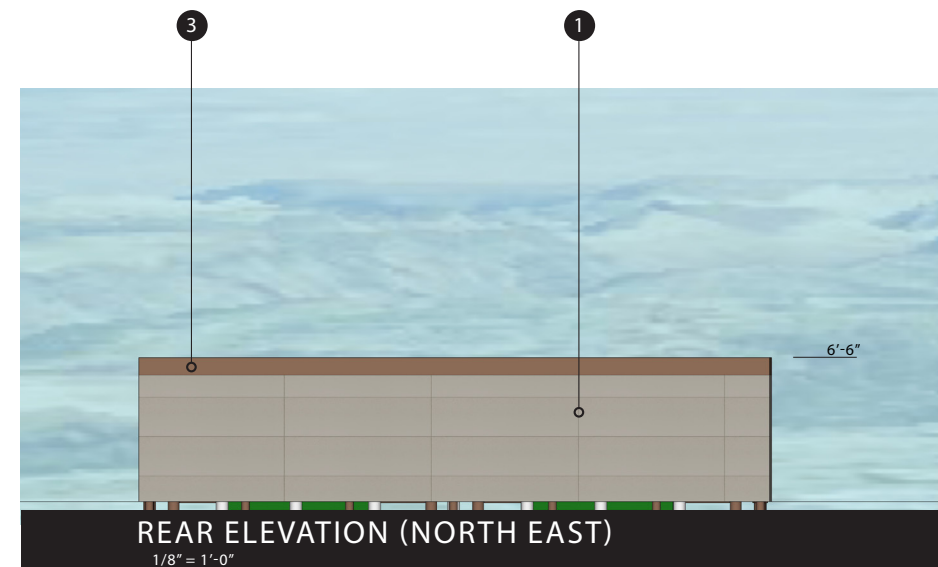
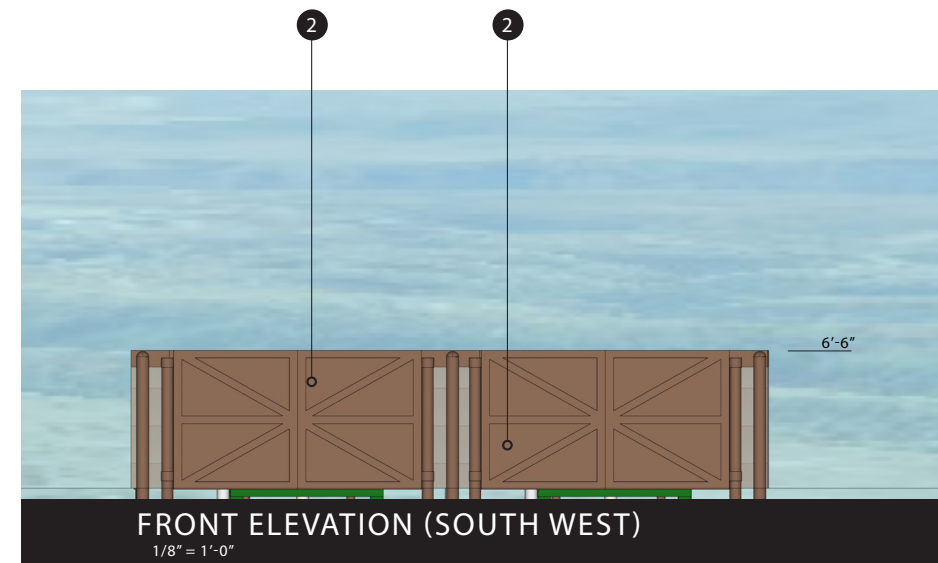
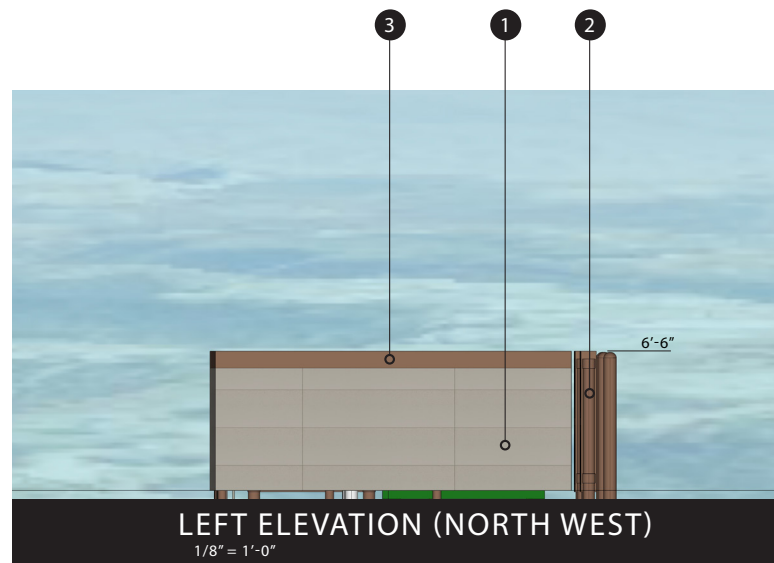
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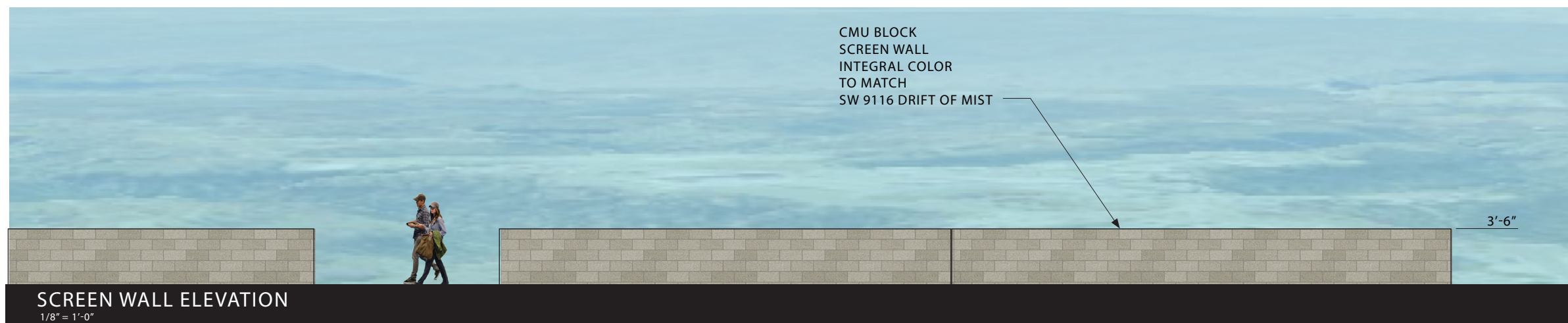
SW 9116 DRIFT OF MIST
SW 7640 FAWN BRINDLE

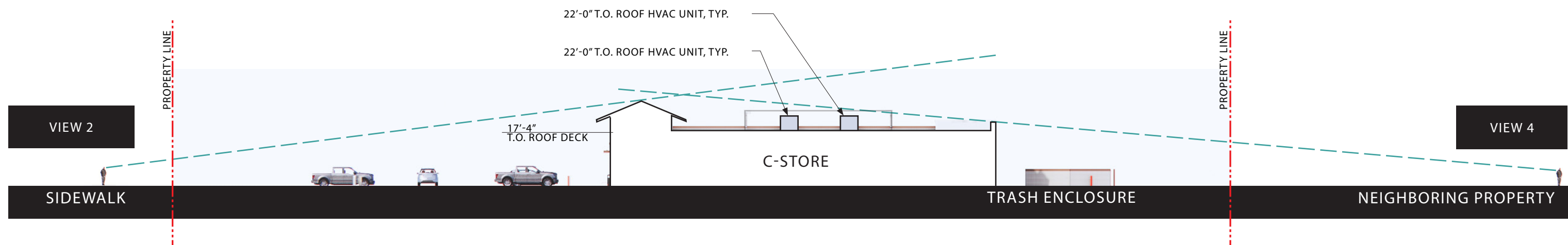
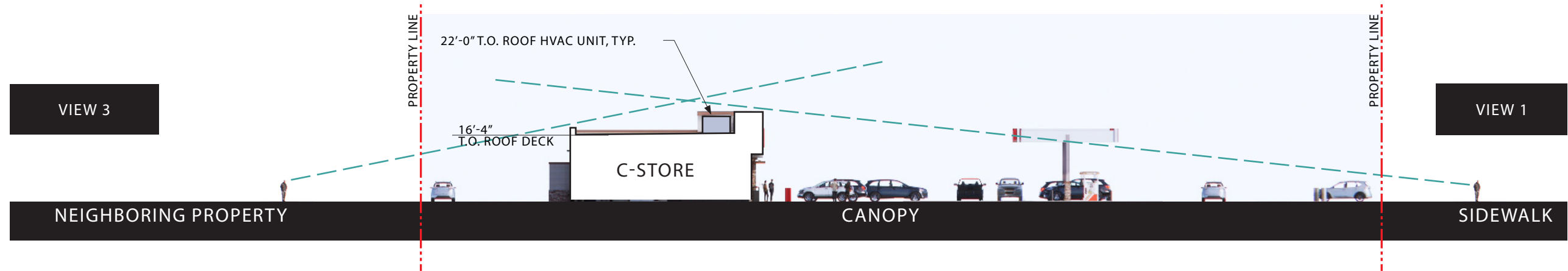


CORNICE & BRACKETS

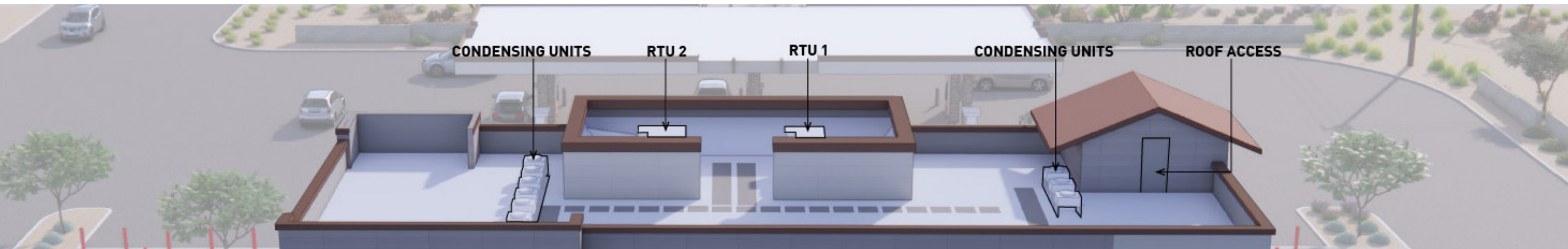
SW 9091 HALF-CAFF



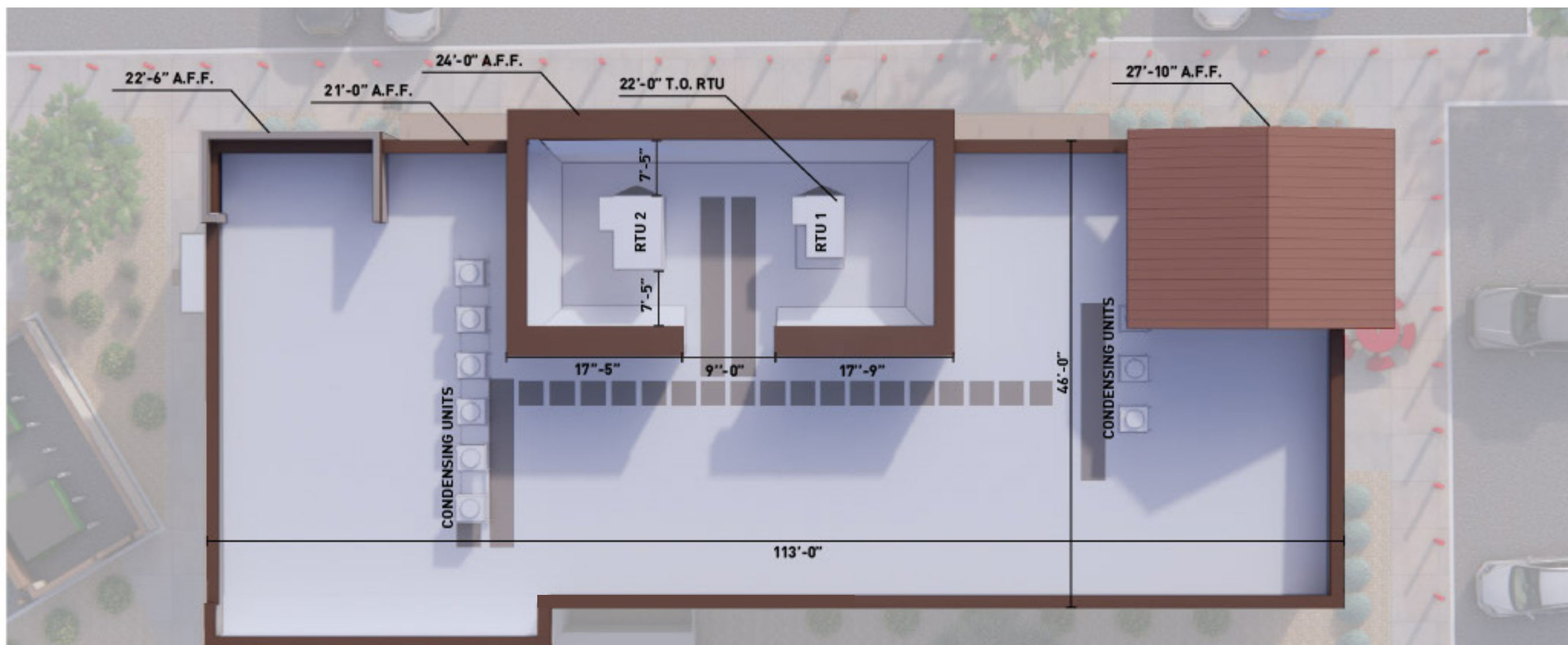




ROOF EQUIPMENT SIGHTLINE DIAGRAMS
RESUBMITTAL CONCEPT ELEVATIONS



ROOF PERSPECTIVE VIEW



ROOF PLAN (FOR REFERENCE ONLY)



MEMORANDUM

To: Michelle Simerdla, Senior Planner
From: Brennan Ray
Date: February 12, 2025
RE: **Neighborhood Meeting Narrative – PL-24-0058**

A neighborhood meeting was held on February 11, 2025, in the North Conference Room at the Avondale Visitor's Center.

Brennan Ray, of Ray Law Firm, gave a brief presentation of the request which included the proposed development, security, and eventual road improvements. Below is a summary of the questions received from the community members and our responses directly below each one in **bold**.

1. What is the balance of the Site going to develop as?
Circle K is not the developer of the other portion of commercial development; however, it is anticipated right now that there will be a self-storage and Starbucks.
2. When is the intersection going to be improved?
Maricopa County Department of Transportation is currently reviewing the Traffic Impact Analysis for the proposed development as they have jurisdiction over the intersection. We expect the review to conclude shortly. They additionally are looking at improvements to the entire intersection in connection with a MCDOT capital plan.
3. When will construction begin on the Circle K?
Construction will begin in roughly 12 months following approval of the request.
4. When will the store open?
The store will open roughly 6 months after construction concludes.
5. What security measures will be in place?
Circle K takes security on their sites very seriously and has enhanced their security measures on site for the safety of their customers and employees. Security cameras will be located throughout the Site. Lighting will be strategically located as well.
6. Is there a demand for this? There are already several gas stations in a 2-mile radius.
Yes, this is a rapidly developing area and demand for gas and convenience items is high and continues to grow. Circle K would not have chosen this site if they had not seen a market demand in the immediate area.



RE: Neighborhood Meeting Narrative
February 12, 2025

7. What will be done to mitigate light and noise from the site?
All lighting will be pointed downwards or shielded from emitting too much light pollution on adjacent properties.
8. Will there be a traffic light at the corner?
Yes, eventually the entire intersection will be improved. At this time, we do not know the exact timing of that because it will be handled by Maricopa County, not the City of Avondale.
9. Will diesel fuel be available?
Diesel fuel for passenger cars/trucks only will be available. Tractor trailers will not be able to fill up at this location.
10. How does Circle K pick which sites to put a gas station on?
This is confidential information and cannot be disclosed.

**Tuesday, February 11, 2025 at 6:00pm - NEIGHBORHOOD MEETING, Avondale Visitor Center
Case Nos. PL-24-0058 and PL-24-0208 – Circle K / SWC 107th and Broadway (Avondale)**

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please print)	ADDRESS (Include City & Zip)	PHONE NUMBER
Aaron Rojas	4621 S 108 th Ave 85353	602-793-4106
Toni + Howard Clark	4511 S 108 th Ave 85353	203-758-7986
Maura Martinez	4829 S. 108 th Ave 85353	(928) 919-5107
Paul MILLER	10815 W LUXTON LN 85353	818 554 6725
Sarah Balboa	11210 W Bloch Rd 85353	602 451 7687
KRYSTAN GRANT	6091 W. LONE CACTUS DR. 85308	734-776-1941
William Ceyler	10742 W Mobile Ln 85353	915 227 2208
Troy Anderson	10832 W Bloch Rd 85353	(602) 578-9855
Estephany Austin	11023 W. Chipman Rd	623 419 9440

SRP- Krystan Grant krystan.grant@srpnet.com
 Paul Grant paul.grant@srpnet.com

Exhibit I - Public Comments



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What Comments do you have on a Conditional Use Permit for a Circle K Gas Station?

You need to be signed in to add your comment.

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What Comments do you have on a Conditional Use Permit for a Circle K Gas Station?

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: Conditional Use Permit (PL-24-0058) on approximately 1.7 net-acres to allow for a gas station with a convenience store. The property is zoned Verde Trails Planned Area Development (PAD).

Location: Southwest corner of Broadway Road and 107th Avenue.

You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions.

PURSUANT TO ARIZONA REVISED STATUTES SECTIONS 9-462.04 *et seq.* and Section 28-8 of the Avondale City Code, NOTICE IS HEREBY GIVEN that the Planning Commission will be holding a public hearing at the date and time set forth below, in the place specified below, at which times and place all interested persons will have an opportunity to appear and be heard in relation to the following:

NEIGHBORHOOD MEETING	PLANNING COMMISSION
<p>February 11, 2025, 6:00 PM Avondale Visitor Center North Conference Room 11490 W. Civic Center Drive Avondale, AZ 85323</p>	<p>June 18, 2025, 6:00 PM Avondale City Hall - Council Chambers 11465 W. Civic Center Drive Avondale, AZ 85323</p>

APPLICANT CONTACT	CITY STAFF CONTACT
<p>Lisa Gage (480) 390-3337</p>	<p>Michelle Simerdla (623) 333-4022</p>



4 comments

Recently active | Posted first

Melissa Lopez, 8 days ago

Alert moderator

I think this is great as long as there is also traffic lights installed. There is nothing close by so a gas station is a really great start.

Do you agree? 0 0



Amy ireson, 4 months ago

Alert moderator

I think having a gas station here would be great. I think it would be important to add a light or a round-about at the same time to account for increased traffic in the area

already that will make it hard to get in and out gas Station.

Do you agree?  0  0



Ashlie Yracheta, 4 months ago

[Alert moderator](#)

A gas station would be good there but they have to change the stop sign to a light.

Do you agree?  0  0



Jace, 4 months ago

[Alert moderator](#)

I would be very happy to see a gas station on Broadway on the way to & from the 202 Freeway, which currently only has a Shell gas station under construction near the 202.

Do you agree?  0  0



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ITEM NUMBER: 4.b.

SUBJECT: Hermosa Ranch Technology Campus North - Major Planned Area Development Amendment PL-25-0054

MEETING DATE: 6/18/2025

TO: Planning Commission

FROM: Joshua T Orton, AICP, Lead Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to amend the Hermosa Ranch Technology Campus North - Planned Area Development comprising approximately 239 gross acres and located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The amendment will adjust the height restriction on the data center portion of the property and modify the PAD stipulations that address infrastructure phasing for the PAD. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 239-acre subject property is located at the southwest corner of Avondale Boulevard and Lower Buckeye Road and is currently within the Hermosa Ranch Technology Campus North - Planned Area Development (Exhibits A and B). The PAD was approved on May 6, 2024, along with a General Plan amendment that established a Business Park area and expanded the existing Local Commercial land use (Exhibit C).

Under the approved PAD development standards, the building height restriction was increased from thirty-five (35) to fifty (50) feet. The equipment screening height restrictions were also increased from fifteen (15) to twenty-five (25) feet for an overall total height of seventy-five (75) feet. The project's phasing was detailed to require off-site infrastructure improvements, including an upsized sixteen (16) inch water line in Lower Buckeye Road, and two new traffic signals. One traffic signal would be located at the intersection of 119th Avenue and Lower Buckeye Road, and the other would be located at the intersection of Avondale Boulevard and Miami Avenue.

The existing uses and zoning of surrounding properties include:

North: A single-family residential home subdivision; zoned Del Rio Ranch Planned Area Development (PAD).

South: An SRP electrical substation, vacant property zoned for the development of a data center, and a private battery energy storage facility; zoned Rural Residential (RR-43) and Hermosa Ranch Technology Campus South - Planned Area Development (PAD).

East: Vacant land zoned for a single-family residential home subdivision; zoned Shadow Ridge Planned Area Development (PAD), and County property zoned for single-family residential.

West: A single-family residential subdivision, Cantada Ranch; zoned Planned Area Development (PAD).

SUMMARY OF REQUEST:

The applicant is requesting to amend the PAD's development standards to the following:

- An increase in the maximum building height from fifty (50) to fifty-two (52) feet.
- An increase in the allowed parapet wall height from five (5) feet to nine (9) feet above the maximum building height.
- An increase in the height of screening for mechanical equipment from seventy-five (75) feet to seventy-

seven (77) feet.

- An increase in the allowed height for elevator penthouses and screening for elevator equipment from seventy-five (75) feet to eighty-six (86) feet.

Per the applicant's narrative (Exhibit D), this proposed change is in response to the design requirements of Parcel B (data center). The additional building height will accommodate rooftop-mounted chillers and facilitate the airflow needed beneath the raised platform. The additional elevator height will account for around 1-2 percent of the building's facade.

Additionally, the applicant is requesting a modification to the PAD stipulation that requires the first phase of development to complete all required off-site improvements. Due to the speed at which the grocery-anchored commercial center at the immediate southwest intersection corner of Avondale and Lower Buckeye Road is developing, the data center project is anticipated to be completed later. When originally envisioned, the data center project planned on building first and installing all of the off-sites ahead of the commercial center. The proposed modification would tie off-site improvements to the frontage of Parcel A (commercial center) and Parcel B (data center).

A Site Plan and Design Review application for the data center project will be reviewed administratively, following any approval of this rezoning request by the City Council, to ensure conformance with the PAD Narrative and exhibits thereto. A Site Plan and Design Review application has already been administratively approved for the grocery-anchored commercial center.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Tuesday, May 6, 2025. There were six (6) attendees at the neighborhood meeting aside from City Staff and the applicant's team. The applicant's Neighborhood Meeting Summary is attached as Exhibit E. The meeting was conducted in an open house style. Questions related to the proposed height increase and the reason for the change. There was no opposition mentioned at the meeting. The applicant provided information about the equipment used for cooling the data centers and the need for air circulation below the platforms.

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

To date, nineteen (19) comments have been received in opposition to the proposed height increase. Comments have noted the already increased height for the data center and have indicated that a commercial center is desired for the area. One (1) comment was left on Avondale Connect in opposition as well.

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 criteria and an analysis of each as a result of the requested amendment:

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

The Hermosa Ranch Technology Campus - North PAD is in conformance with the Business Park and Local Commercial designations. Development of high-quality employment uses has long been a priority to the City, as evidenced by the development of a multitude of commerce parks on the Van Buren Street corridor and the development of medical, health and technology-related uses on the McDowell Road corridor.

The PAD and its proposed amendment further several goals of the General Plan, most notably:

- General Plan Land Use Element Goal #3, Policy D: "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity."
- General Plan Land Use Element Goal #4, Policy C: "Ensure Avondale is at the forefront of any emerging markets by continuously updating codes and policies to include standards for new business types and technologies."
- General Plan Economic Element Goal #3, Policy E: "Increase the supply of developable Business Park land and promote a flexibility of uses within."
- General Plan Economic Element Goal #10, Policy A: "Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor."

This project will expand and support the existing employment center development in the area, along with introducing commercial opportunities to serve the surrounding population. The project's location at the intersection of two arterial roadways, as well as the immediate access to critical utility and power infrastructure, provides further support for the proposed PAD rezoning request. The components that are installed as part of the data center's cooling infrastructure will also ensure that the property will be utilized as originally intended in the PAD.

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 conceptual building elevations provided as part of the PAD Amendment Narrative (Exhibit D) comply with the Commercial and Industrial Design Manual. Any screen walls added to the building will be integrated into the overall architecture of the building. The additional deviations to the maximum allowable heights of the underlying Commerce Park (CP) zoning district are modest increases related to design refinements of rooftop equipment and elevators on limited areas of the data center project.

The development standards adopted with the original PAD rezone will create enhanced buffers between the adjacent residential development and promote an appropriate transition between projects of differing scales and intensities. Increased setbacks have already been included to offset potential impacts. All rooftop screen walls required for mechanical equipment screening will be set back from the edge of the building roof in order to minimize the overall perceived scale of the buildings.

3. Adequate public infrastructure and services exist in the immediate area to serve the proposed development.

All necessary utility and perimeter roadway improvements required as part of the development of the site will be constructed or contributed to by the developer. The adjacency of the site to the existing SRP Rudd Substation provides a mutual benefit and opportunity for the uses proposed by this PAD. Off-site improvements will include water line upsizing on Lower Buckeye Road, widening of Avondale Boulevard and Lower Buckeye Road adjacent to the site, and installation of new driveways and traffic signals, subject to Site Plan and Design Review approval. Phasing of infrastructure improvements will ensure that both the commercial and data center projects are able to proceed independently of one another.

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

The site is located at the intersection of two arterial roadways, just to the north of a technology campus currently under development. This PAD serves as an extension of the southern campus, while also providing for the development of a commercial center. The commercial portion of the subject property will be located at the northeast corner immediately adjacent to the arterial intersection, which provides for direct access to necessary roadways and continues the development pattern of other intersections throughout Avondale.

The PAD also includes increased setbacks along property lines that are adjacent to residential developments to provide for an appropriate transition from single-family to employment land uses. The enhanced land use buffer along the site's eastern property line makes the overall development more compatible with the surrounding land uses. Potential noise sources will be evaluated and mitigated per the PAD Narrative during the Site Plan and Design Review application. The installation of a landscaped multi-use trail along the northern property line also serves to enhance pedestrian connectivity to the future commercial development. The PAD Amendment Narrative (Exhibit D) contains line-of-sight renderings of the project looking south from Lower Buckeye Road. These visuals demonstrate how the data center buildings will look when they are set back more than 300 feet, where only 100 feet is typically required.

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

The proposed development standards outlined in this PAD are consistent with the City's Commerce Park and Community Commercial zoning district requirements. Noted deviations serve to foster compatibility with existing residential uses and provide continuity with approved employment projects nearby.

DISCUSSION:

The proposed PAD amendment meets the following findings:

1. The proposed amended Hermosa Ranch Technology Campus North - PAD is in conformance with the current General Plan Land Use Map designation of Business Park.
2. The proposed amended Hermosa Ranch Technology Campus North - PAD is in conformance with the Commercial and Industrial Design Manual.
3. The amendment to the Hermosa Ranch Technology Campus North - 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-25-0054, a major amendment to the Hermosa Ranch Technology Campus North - Planned Area Development, subject to the following twelve (12) conditions of approval:

1. Development shall generally conform to the Hermosa Ranch Technology Campus North - PAD Narrative dated April 3, 2024, and the PAD Amendment Narrative dated May 29, 2025, except as modified by the following stipulations.
2. Commencement of horizontal construction for the project shall begin within four (4) years from the date (May 6, 2024) of the original City Council approval for the PAD, per Avondale City Code Section 28-113(d) Expiration.
3. 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.
4. The developer of Parcel A shall install perimeter off-site improvements within the public right-of-way adjacent to Parcel A, which will be completed with the initial development of Parcel A and prior to issuance of a certificate of occupancy. The developer of Parcel B shall install perimeter off-site improvements within the public right-of-way adjacent to Parcel B, which will be completed with the initial development of Parcel B and prior to issuance of a certificate of occupancy. The location of Parcels A (commercial center) and B (data center) is identified in Exhibit 6 of the Hermosa Ranch Technology Campus North - PAD Narrative dated April 3, 2024.
5. The project will be required to install a 16-inch water line along Lower Buckeye Road as the parcels develop. Transitions of public infrastructure may be required beyond parcel frontages to achieve appropriate traffic and utility flow. Water line improvements across the frontages of Parcel A or Parcel B must be connected back, at each end, to the existing 12-inch water line in Lower Buckeye Road until such time as the entire 16-inch water line across Parcels A and B frontages has been constructed. The developers of Parcels A and B shall be responsible to abandon in-place the existing 12-inch water line across the respective frontages along Lower Buckeye Road.
 - a. In the event that construction commences on Parcel A first, the 16-inch water line at the east end of the Parcel A frontage along Lower Buckeye Road shall be connected to the existing 24-inch water line in Avondale Boulevard. The 16-inch water line at the west end of the Parcel A frontage along Lower Buckeye Road shall be connected back to the existing 12-inch water line in Lower Buckeye Road.
 - b. In the event that construction commences on Parcel B first, the 16-inch water line at the east and west ends of the Parcel B frontage shall be connected back to the existing 12-inch water line in Lower Buckeye Road.
 - c. Whichever parcel constructs second shall be responsible for connecting to the adjacent 16-inch

water line and abandon in-place the cross-connect water line between the 12-inch and the 16-inch water lines, which is constructed in the interim by the developer. Any necessary water line and valve abandonments shall be as directed by the City Engineer.

6. Should the Arizona Department of Water Resources (ADWR) establish another program in the future to provide for the extinguishment of Irrigation Grandfather Rights (IFGR) and conveyance of credits to municipal water providers, Avondale reserves the right to require the extinguishment of such IFGR.
7. Total utility demands for the proposed 240-acre project shall be limited to the maximum allowable average daily water and sewer demands calculated in the 2018 Integrated Utility Master Plan for the subject property, unless otherwise approved by the City Engineer.
8. The developer shall install the future traffic signal at the intersection of 119th Avenue and Lower Buckeye Road as per the requirements of the traffic impact study, or as otherwise agreed to by the City Engineer.
9. The developer shall install a multi-use trail along Lower Buckeye Road and Avondale Boulevard adjacent to Parcel A (commercial center), which will be completed with the initial development of Parcel A and prior to issuance of a certificate of occupancy. Adjacent to Parcel B (data center), the developer shall install a multi-use trail along the Lower Buckeye Road and Avondale Boulevard frontages, which will be completed with the initial development of Parcel B and prior to issuance of a certificate of occupancy. The developer of Parcel B shall also install a multi-use trail along the powerline corridor running the extent of the western property line of Parcel B, which will be completed with the initial development of Parcel B, in accordance with the City's adopted Active Transportation Plan and prior to issuance of a certificate of occupancy.
10. Prior to issuance of the first certificate of occupancy on Parcel A, the developer shall contribute \$500,000 towards the design and construction of a traffic signal at the intersection of Avondale Boulevard and Miami Avenue.
11. The development shall be responsible for providing public art in accordance with the requirements of Zoning Ordinance Article 11, Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment, and Municipal Construction.
12. In accordance with Zoning Ordinance Article 9, Section 28-194, the developer of Parcel A and the developer of Parcel B shall be individually responsible for submitting applications for Comprehensive Sign Packages for all building-mounted and monument signage, prior to issuance of any sign permits for the planned development.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-25-0054, a major amendment to the Hermosa Ranch Technology Campus North - Planned Area Development, subject to the twelve (12) conditions of approval as listed in the staff report.

ADDENDUM TO PLANNING COMMISSION AGENDA ITEM 4.b.

DATE: June 18, 2025
TO: Planning Commission
FROM: Joshua T Orton, AICP, Lead Senior Planner
THRU: Jodie Novak, Director of Development Services
SUBJECT: Hermosa Ranch Technology Campus North - PAD Amendment (Application PL-25-0054)

After further discussion between the applicant and Staff, two (2) recommended conditions of approval (**8 and 9**) have been revised to clarify language and better meet the needs of both the City and the developer. The final recommended conditions of approval, which replace those listed in your staff report, are as follows (revisions shown in bold text):

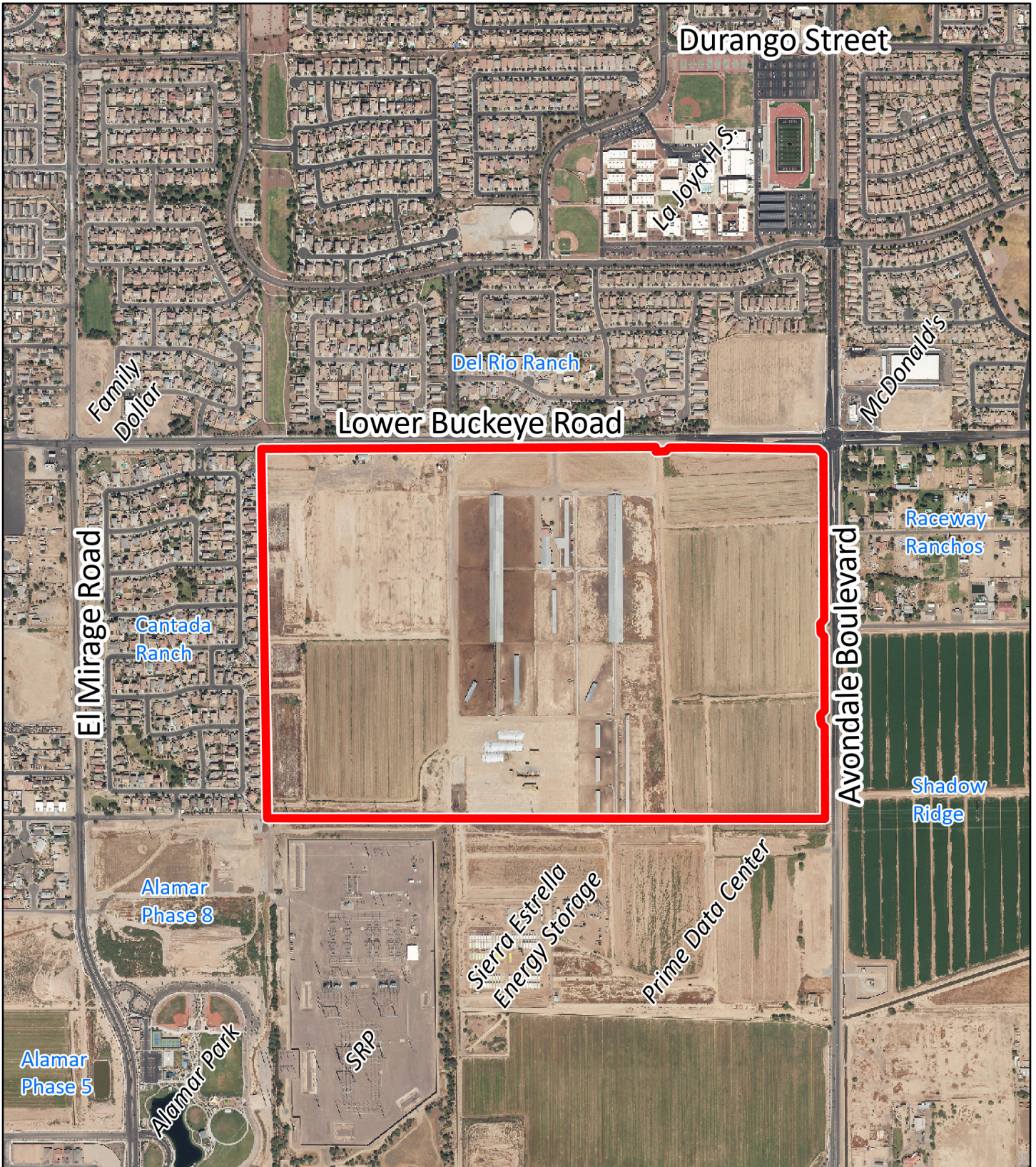
1. Development shall generally conform to the Hermosa Ranch Technology Campus North - PAD Narrative dated April 3, 2024, and the PAD Amendment Narrative dated May 29, 2025, except as modified by the following stipulations.
2. Commencement of horizontal construction for the project shall begin within four (4) years from the date (May 6, 2024) of the original City Council approval for the PAD, per Avondale City Code Section 28-113(d) Expiration.
3. 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.
4. The developer of Parcel A shall install perimeter off-site improvements within the public right-of-way adjacent to Parcel A, which will be completed with the initial development of Parcel A and prior to issuance of a certificate of occupancy. The developer of Parcel B shall install perimeter off-site improvements within the public right-of-way adjacent to Parcel B, which will be completed with the initial development of Parcel B and prior to issuance of a certificate of occupancy. The location of Parcels A (commercial center) and B (data center) is identified in Exhibit 6 of the Hermosa Ranch Technology Campus North - PAD Narrative dated April 3, 2024.
5. The project will be required to install a 16-inch water line along Lower Buckeye Road as the parcels develop. Transitions of public infrastructure may be required beyond parcel frontages to achieve appropriate traffic and utility flow. Water line improvements across the frontages of Parcel A or Parcel B must be connected back, at each end, to the existing 12-inch water line in Lower Buckeye Road until such time as the entire 16-inch water line across Parcels A and B frontages has been constructed. The developers of Parcels A and B shall be responsible to abandon in-place the existing 12-inch water line across the respective frontages along Lower Buckeye Road.
 - a. In the event that construction commences on Parcel A first, the 16-inch water line at the east end of the Parcel A frontage along Lower Buckeye Road shall be connected to the existing 24-inch water line in Avondale Boulevard. The 16-inch water line at the west end of the Parcel A

frontage along Lower Buckeye Road shall be connected back to the existing 12-inch water line in Lower Buckeye Road.

- b. In the event that construction commences on Parcel B first, the 16-inch water line at the east and west ends of the Parcel B frontage shall be connected back to the existing 12-inch water line in Lower Buckeye Road.
 - c. Whichever parcel constructs second shall be responsible for connecting to the adjacent 16-inch water line and abandon in-place the cross-connect water line between the 12-inch and the 16-inch water lines, which is constructed in the interim by the developer. Any necessary water line and valve abandonments shall be as directed by the City Engineer.
6. Should the Arizona Department of Water Resources (ADWR) establish another program in the future to provide for the extinguishment of Irrigation Grandfather Rights (IFGR) and conveyance of credits to municipal water providers, Avondale reserves the right to require the extinguishment of such IFGR.
 7. Total utility demands for the proposed 240-acre project shall be limited to the maximum allowable average daily water and sewer demands calculated in the 2018 Integrated Utility Master Plan for the subject property, unless otherwise approved by the City Engineer.
 8. The developer of *Parcel B* shall install the future traffic signal at the intersection of 119th Avenue and Lower Buckeye Road as per the requirements of the traffic impact study, or as otherwise agreed to by the City Engineer.
 9. The developer shall install a multi-use trail along Lower Buckeye Road and Avondale Boulevard adjacent to Parcel A (commercial center), which will be completed with the initial development of Parcel A and prior to issuance of a certificate of occupancy. Adjacent to Parcel B (data center), the developer shall install a multi-use trail along the Lower Buckeye Road and Avondale Boulevard frontages, which will be completed with the initial development of Parcel B and prior to issuance of a certificate of occupancy. The developer of Parcel B shall also install a multi-use trail *within the 35 foot wide landscape buffer* along the powerline corridor running the extent of the western property line of Parcel B, *which will also coincide with, and serve as a utility maintenance access road and which* will be completed with the initial development of Parcel B, in accordance with the City's adopted Active Transportation Plan and prior to issuance of a certificate of occupancy.
 10. Prior to issuance of the first certificate of occupancy on Parcel A, the developer shall contribute \$500,000 towards the design and construction of a traffic signal at the intersection of Avondale Boulevard and Miami Avenue.
 11. The development shall be responsible for providing public art in accordance with the requirements of Zoning Ordinance Article 11, Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment, and Municipal Construction.
 12. In accordance with Zoning Ordinance Article 9, Section 28-194, the developer of Parcel A and the developer of Parcel B shall be individually responsible for submitting applications for Comprehensive Sign Packages for all building-mounted and monument signage, prior to issuance of any sign permits for the planned development.

REVISED RECOMMENDED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-25-0054, a major amendment to the Hermosa Ranch Technology Campus North - Planned Area Development, subject to the twelve (12) conditions of approval listed in the Planning Division memorandum dated June 18, 2025.

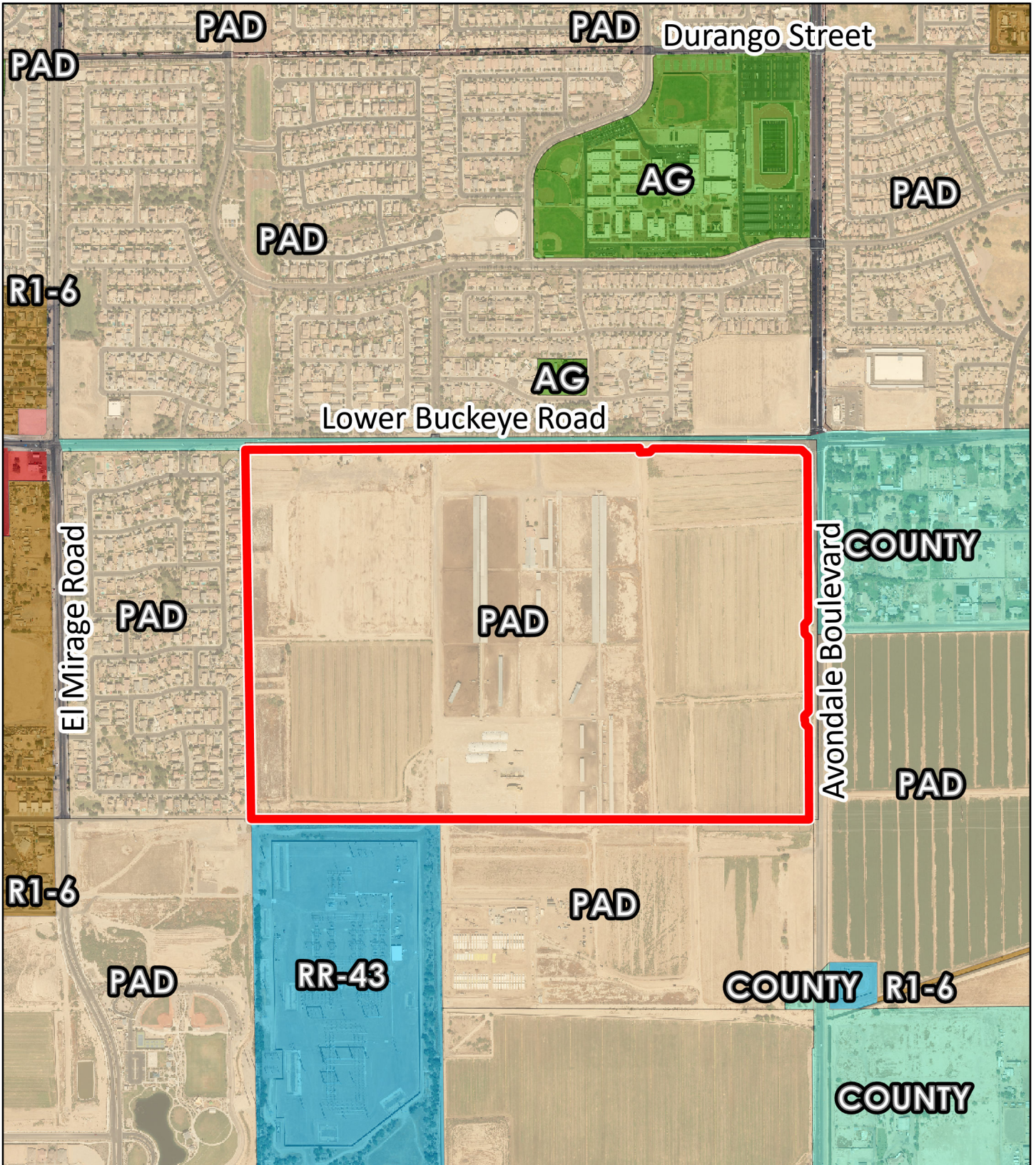


Aerial Map



Subject Property



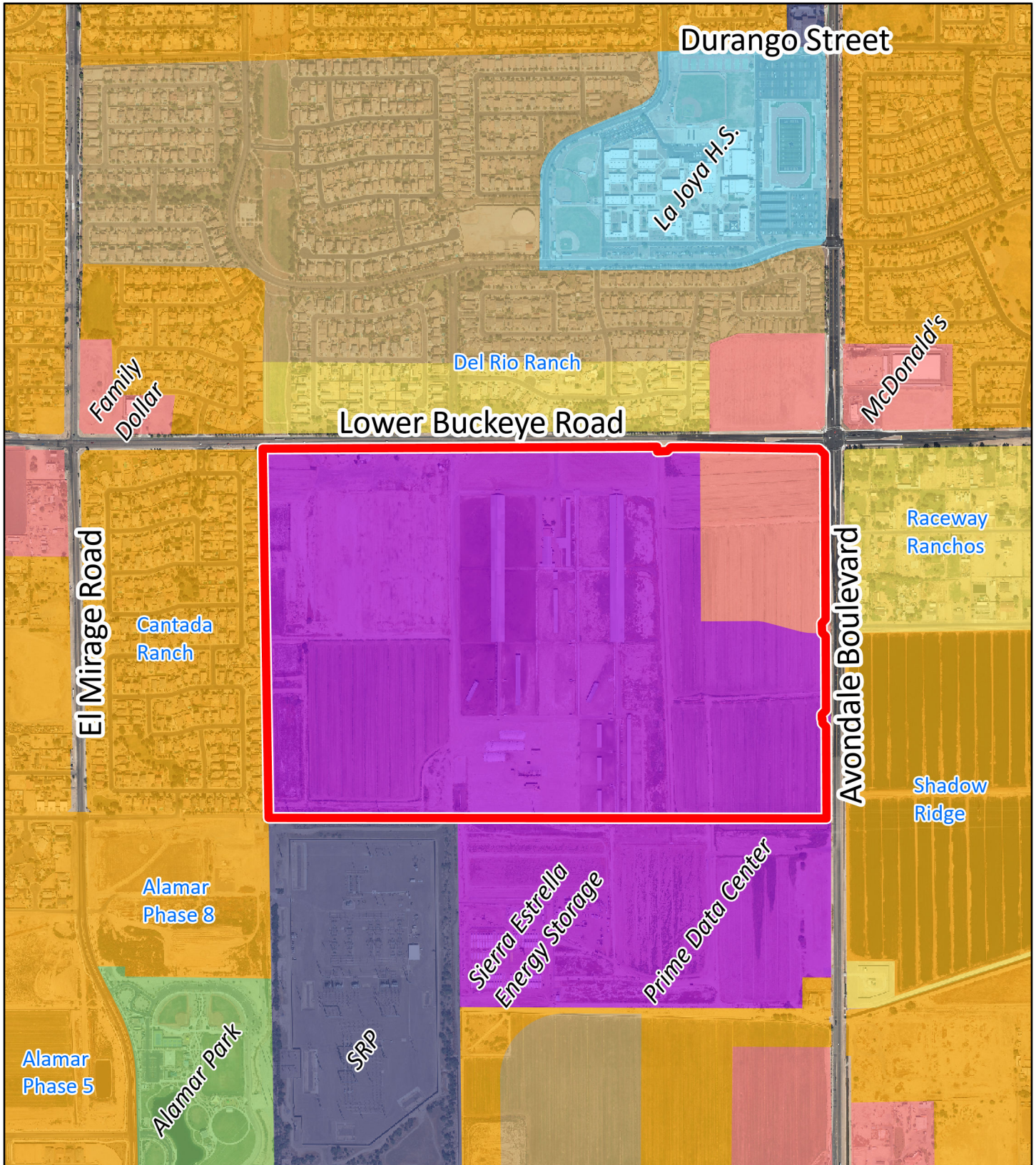


Zoning Vicinity



Subject Property





General Plan Land Use



- Business Park
- Education
- Estate/Low Density Residential
- Local Commercial
- Medium Density Residential
- Medium/High Density Residential
- Open Space and Parks
- Public/Civic



Subject Property



May 29, 2025

SENT VIA ELECTRONIC DELIVERY ONLY

Catherine Lorbeer
AICP, Deputy Director of Planning
City of Avondale
Development Services Department
11465 Civic Center Dr.
Avondale, AZ 85323

Re: Major PAD Amendment to the Hermosa Ranch Technology Campus North Planned Area Development (2nd Submittal) PL-25-0054

Ms. Lorbeer,

Please accept this revised application for a Major PAD amendment to the Hermosa Ranch Technology Campus - North PAD (PL-23-0300), a 239-acre employment campus and commercial center generally located at the southwest corner of Avondale Boulevard and Lower Buckeye Road (“Property”). The Property’s PAD zoning was originally approved on May 6, 2024, by Avondale City Council (Ordinance 2010-0524).

This Major PAD amendment aims to achieve two outcomes: (1) restructure the phased right-of-way infrastructure improvements respective to Parcels A and B required by Stipulation 4 of Approval Ordinance No. 2010-0524 (“Stipulation 4”) to reflect a change in the development sequence of the respective parcels, and (2) modify the approved building height limits for Parcel B to ensure the buildings meets both functional best practices and aesthetic needs (collectively, the “Amendment Request”).

Requested Stipulation 4 Modification

When this PAD was originally approved, it was anticipated that the commercial uses on Parcel A would follow the development of the data center uses on Parcel B. The approved phasing of associated infrastructure was provided in Stipulation 4 as follows:

“Sidewalk and landscaping improvements within the public right-of-way adjacent to Parcel A will be completed with the initial development of Parcel A and prior to issuance of a certificate of occupancy for the project. Sidewalk and landscaping improvements within the public right-of-way adjacent to Parcel B will be completed with the initial development of Parcel B and prior to issuance of a certificate of occupancy. All other infrastructure improvements within the public right-of-way will be included in the first phase of the development on the property.”

Given that the grocer-anchored commercial use on Parcel A has accelerated, this Amendment Request seeks to amend Stipulation 4 to allow for each of the parcel developers to construct the offsite infrastructure adjacent to their parcel. This Amendment Request will allow for the accelerated development of the commercial use planned for Parcel A without requiring sizeable full frontage improvements for Parcel B, a much larger parcel with a greater proportion of linear feet of frontage.

Approval of this Amendment Request will modify the language of Stipulation 4 to the following text:

“Sidewalk, landscaping and all other infrastructure improvements within the public right-of-way adjacent to Parcel A will be completed with the initial development of Parcel A and prior to issuance of a certificate of occupancy for the project. Sidewalk, landscaping, and all other infrastructure improvements within the public right-of-way adjacent to Parcel B will be completed with the initial development of Parcel B and prior to issuance of a certificate of occupancy. Transitions of public infrastructure may be required beyond parcel frontages to achieve appropriate infrastructure transitions. Water line improvements must be looped into the existing 12-inch water line in Lower Buckeye Road until such time as the entire water line across the Parcel A and Parcel B frontages has been constructed. Parcels A & B shall be responsible to abandon in-place the existing 12-inch water line across their respective frontages. More specifically, if Parcel A constructs first, the east end of the Parcel A frontage 16-inch water line shall be connected to the existing 24-inch water line in Avondale Boulevard. The west end of the Parcel A frontage 16-inch water line shall be connected back to the existing 12-inch water line in Lower Buckeye Road. Parcel A shall be responsible to abandon in-place that portion of the existing 12-inch water line on the Parcel A frontage. If Parcel B constructs first, the east and west ends of the Parcel B frontage 16-inch water line shall be connected back to the existing 12-inch water line in Lower Buckeye Road. Parcel B shall be responsible to abandon in-place that portion of the existing 12-inch water line on the Parcel B frontage. Whichever parcel constructs second shall be responsible to connect to the adjacent new 16-inch water line and abandon in-place the cross-connect water line between the 12-inch and the 16-inch water lines, which is constructed in the interim at the common boundary between Parcels A & B. Water line and valve abandonments shall be as directed by the City of Avondale Public Works Department.”

Requested Building Height Modifications

The PAD also included specific building height allowances, with Parcel B receiving some additional height flexibility. However, the height parameters approved in the PAD did not account for certain recent changes in data center structural needs and best practice design that Quality Technology Services, LLC (“QTS”) must implement for this project to be successful. Specifically,

QTS needs to accommodate its new water-free and AI compatible “Freedom Design”. The QTS water-free system is a leading technology that cools the data centers without consuming water and saves more than 48 million gallons of water annually per data center. Advancements in rooftop chillers allow for efficiency increase and improve the utilization of finite power resources. The new Freedom Design helps with structural loads, producing proper airflow, and accommodates complex equipment piping throughout the data center facility for these improved chillers.

Therefore, this Major PAD Amendment seeks a minor modification of the approved height limits for Parcel B to ensure QTS’s ability to implement its new Freedom Design data center campus. Parcel B has undergone careful site design efforts to minimize its visual impacts on the surrounding area.

To provide a comprehensive understanding of the proposed minor modifications, attached are the conceptual building elevations (Exhibit A) and site plan rooftop exhibit (Exhibit B) to illustrate the footprint of the updated building height elements and requested modifications to the PAD development’s maximum height standards. As shown in Exhibit A, the requested changes are materially unrecognizable and represent how the request would create the same environment as approved in the original PAD. As shown in Exhibit B, the rooftop elements impacted by this Amendment Request are all set back from the edge of the building/roof and only occupy limited portions of the total rooftop area. Furthermore, attached are line-of-sight comparison exhibits (Exhibit C) showing the prospective from Lower Buckeye Road, demonstrating that the modest height increases will not create an adverse visual environment for the public. These exhibits paint a clear picture of how the proposed amendments align with the approved PAD design and preserve the intended visual and functional balance of the site.

Finally, it should be noted that the required building setbacks outlined in the approved PAD are being exceeded, quite significantly in some cases, such as along Lower Buckeye Road where the data center buildings are set back more than 300’ where only 100’ is required. These additional building setbacks will further minimize the visual impact of the building height increase proposed with this Amendment Request.

Approval of this Amendment Request will modify the maximum building height for Parcel B as follows:

1. Building Height to “Top of Roof”:

Current Approval: The PAD sets the maximum building height to the "top of roof" at 50 feet.

Proposed Change: The Amendment Request proposes a modest increase to 52 feet, which represents a 2-foot (or 4%) increase in height. This adjustment applies uniformly across the entire building footprint.

Justification: The minor increase is essential to ensure that QTS can accommodate its new water-free and AI compatible Freedom Design as explained above, including enhanced components to support large structural loads, all while maintaining visual consistency across the Property.

2. Parapet Wall Height:

Current Approval: Parapet walls or cornices may extend up to 5 feet above the building height limit, per the PAD.

Proposed Change: The Amendment Request proposes an increase in the parapet wall height to 9 feet above the building height limit.

Justification: This additional parapet height is primarily for aesthetic purposes, designed to better conceal the improved water-free rooftop chillers that will be mounted on a platform to allow airflow underneath. This will provide enhanced screening from public view, especially when visible from any adjacent right-of-way. The increase is strategically minimally applied as shown in Exhibit B and does not compromise the visual integrity of the building's profile.

3. Mechanical Equipment Screen:

Current Approval: The PAD permits mechanical equipment, such as bulkheads, elevator penthouses, and cooling equipment, to extend up to 25 feet above the building height, with a maximum height of 75 feet, provided it is fully screened or architecturally integrated.

Proposed Change: The Amendment Request proposes a 2-foot increase, raising the maximum mechanical equipment screen height to 77 feet, resulting solely from the proposed 2-foot increase in the maximum building height explained above. This adjustment will cover approximately 50-60% of the building rooftop area as shown in Exhibit B.

Justification: This minimal increase ensures that the necessary mechanical equipment, including the improved water-free rooftop chillers, is adequately screened and integrated with the building's architectural design, preserving the site's intended aesthetic while meeting functional needs. Notably, the requested increase in height is not a change in the mechanical equipment screen setup or height itself; the configuration and screening remain identical to the previously approved design. The additional 2 feet is solely the result of the proposed increase in the building's roof height, ensuring that the screening remains proportionate and fully effective in concealing the equipment from public view.

4. Elevator Penthouse/Overrun:

Current Approval: The PAD sets a maximum height of 75 feet for components like the elevator penthouse/overrun.

Proposed Change: The Amendment Request proposes a height of 86 feet for the elevator penthouse/overrun, representing an 11-foot increase. Importantly, this elevator penthouse/overrun occupies less than approximately 1% of the rooftop area as shown in Exhibit B.

Justification: This adjustment is critical to accommodate the data center's specific elevator design needs and is especially important for ensuring compliance with the Americans with Disabilities Act (ADA) and creating an inclusive environment for all users. Given the minimal area affected, this increase has a negligible impact on the building's overall profile. This minor spatial requirement, while essential for building functionality, has been designed to minimally impact the site's overall aesthetic, ensuring it remains visually aligned with the previously approved PAD design standards.

The current approved building height allowances for Parcel B are outlined in Table 3B of the PAD:

TABLE 3B | EMPLOYMENT PARK DEVELOPMENT STANDARDS (PARCEL B)

DESIGN STANDARD	AVONDALE §405 CP DISTRICT	PROPOSED PAD (PARCEL B)
MAXIMUM HEIGHT	35' ¹⁾ / 50' ²⁾	50' ¹⁾ / 75' ³⁾
MAXIMUM BUILDING COVERAGE	50%	50%
MINIMUM PERIMETER BUILDING SETBACKS		
ADJACENT TO ARTERIAL ROADWAY (EAST AND NORTH)	25'	100'
ADJACENT TO RESIDENTIAL ZONING DISTRICT OR USE (WEST)	50'	230'
ADJACENT TO OTHER USES (SOUTH AND NORTHEAST COMMERCIAL)	15'	15'
MINIMUM INTERIOR BUILDING AND LANDSCAPE SETBACK	-	0' ⁴⁾
MINIMUM LANDSCAPE SETBACK ⁵⁾		
ADJACENT TO ARTERIAL ROADWAY (EAST AND NORTH)	25'	50'
MINIMUM LAND USE BUFFER (LANDSCAPED) ⁵⁾		
ADJACENT TO RESIDENTIAL ZONING DISTRICT OR USE (WEST)	35'	35'
ADJACENT AND EAST OF POWER LINE CORRIDOR (COMPONENT OF WEST) ⁶⁾	0'	35' ⁷⁾
ADJACENT TO COMMERCIAL ZONING DISTRICT OR USE (NORTH AND EAST)	0'	10'
ADJACENT TO EMPLOYMENT ZONING DISTRICT OR USE (SOUTH)	0'	15'
ADJACENT TO EXISTING SUBSTATION (SOUTH)	0'	0'

Notes:

1. Building height is the vertical distance measured from the adjacent grade level to top of roof.
2. Chimneys, bulkheads, penthouses not for human occupancy, ventilators, skylights, water tanks, and other similar mechanical equipment shall be limited to fifteen (15) feet above the building height limit and shall be fully screened or integrated into the building architecture. Parapet walls or cornices may extend to a maximum of five (5) feet above the building height limit. The height of the parapet wall or cornice shall be measured from the highest side of a sloped roof. (Section 28-134, Avondale Zoning Ordinance)
3. Chimneys, bulkheads, penthouses not for human occupancy, ventilators, skylights, water tanks, cooling equipment, and other mechanical equipment shall be limited to twenty-five (25) feet above the building height limit and shall be fully screened or integrated into the building architecture. Parapet walls or cornices may extend to a maximum of five (5) feet above the building height limit. The height of the parapet wall or cornice shall be measured from the highest side of a sloped roof.
4. Interior building or landscape setbacks are not required for Employment Park parcels created within this PAD area.
5. Parking and maneuvering areas shall not be permitted in Landscape Setback or Landscaped Land Use Buffer.
6. See Exhibits 6 and 7 for location references.
7. This buffer is additional to the standard western buffer and will only include trees, no shrubs are required, as detailed in Section VIII.

These requested changes to Table 3B are reflected in the table below and include the updated applicable footnotes which describe the requested standards, ensuring the increase in heights are specific to each specific building element.

Design Standard	Current PAD	Proposed Changes
Maximum Height	50' ¹ / 75' ³	52' ¹ / 77' ³
<ol style="list-style-type: none"> 1. Building height is the vertical distance measured from the adjacent grade level to top of roof. 3. Chimneys, bulkheads, penthouses not for human occupancy, ventilators, skylights, water tanks, cooling equipment, and other similar mechanical equipment shall be limited to twenty-five (25) feet above the building height limit, set back ten (10) feet from the edge of the building, and shall be fully screened or integrated into the building architecture. Parapet walls or cornices may extend to a maximum of nine (9) feet above the building height limit. The height of the parapet wall or cornice shall be measured from the highest side of a sloped roof. Elevator penthouse may extend to a maximum of eighty-six (86) feet measured from the adjacent grade level to top of elevator penthouse. 		

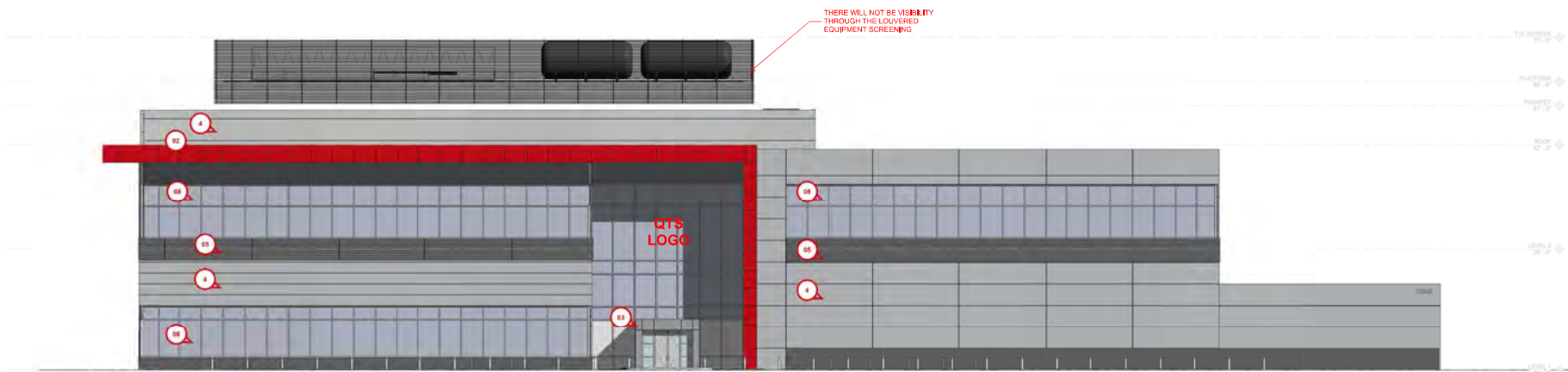
General Plan Conformance

The Property is designated as PAD as approved by City Council on May 6, 2024, of Application PL-23-0300, and remains in conformance with the City’s General Plan, as amended through the companion approval of Application PL-23-0299, approved by City Council on the same date. The Amendment Request does not seek to modify any uses or activities within the approved PAD and will maintain conformance with the General Plan objectives and goals as approved.

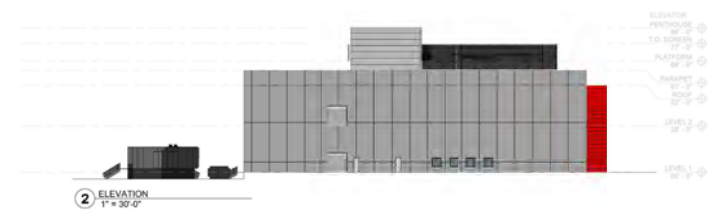
Conclusion

The Amendment Request strikes a careful balance between practical development needs, technical requirements and aesthetic considerations. We believe that these proposed modifications are reasonable and necessary to both realize the acceleration of the grocer-anchored commercial use on Parcel A and fulfill the data center’s operational needs and foster conservation of finite water and power resources on Parcel B. We appreciate the City’s consideration of this Amendment Request and look forward to working collaboratively on this matter.

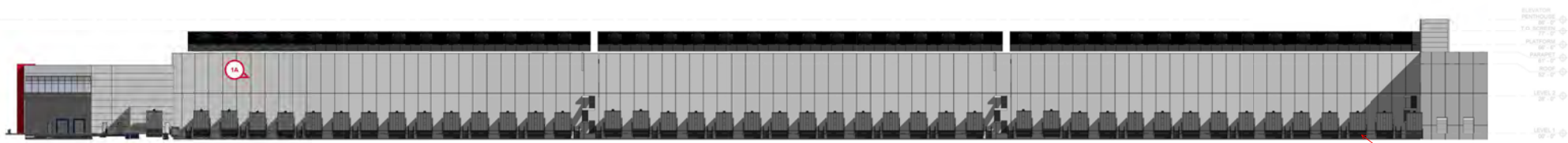
Exhibit A
Conceptual Building Elevations



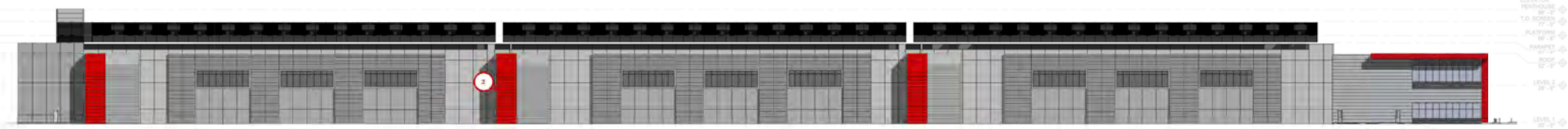
1 ELEVATION
1" = 18'-0"



2 ELEVATION
1" = 30'-0"



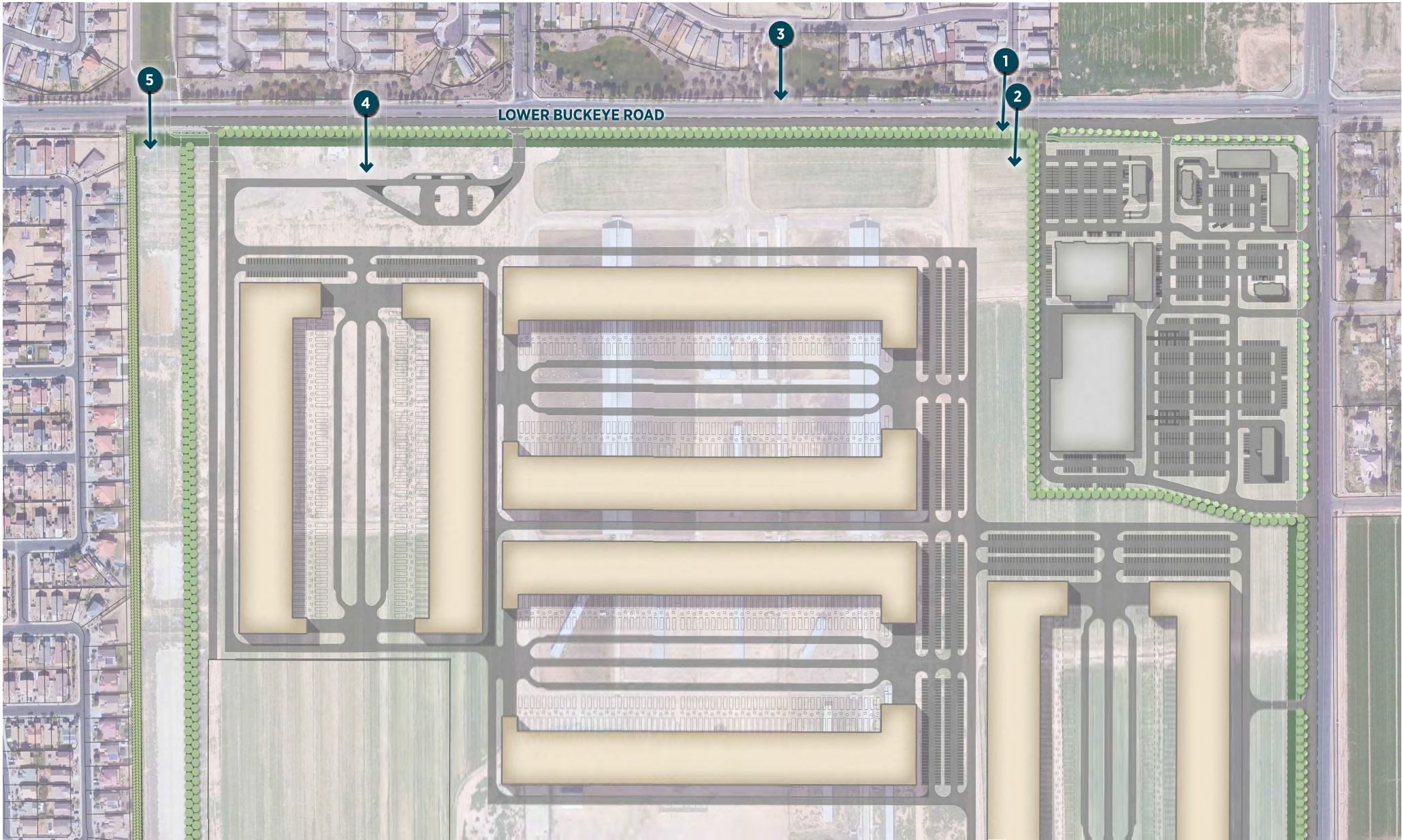
3 ELEVATION
1" = 30'-0"



4 ELEVATION
1" = 30'-0"

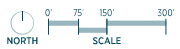
Exhibit B
Site Plan Rooftop Exhibit

Exhibit C
Line of Sight Renderings



HERMOSA RANCH TECH CAMPUS | VIEW LOCATIONS

APRIL 2025





HERMOSA RANCH TECH CAMPUS | VIEW 01 | EXISTING CONDITIONS

APRIL 2025

NORRIS
DESIGN

HERMOSA RANCH TECH CAMPUS | VIEW 01

APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 01 - AMENDED BUILDING HEIGHTS

APRIL 2025

NORRIS
DESIGN

HERMOSA RANCH TECH CAMPUS | VIEW 01 - AMENDED BUILDING HEIGHTS & TREE SCREENING

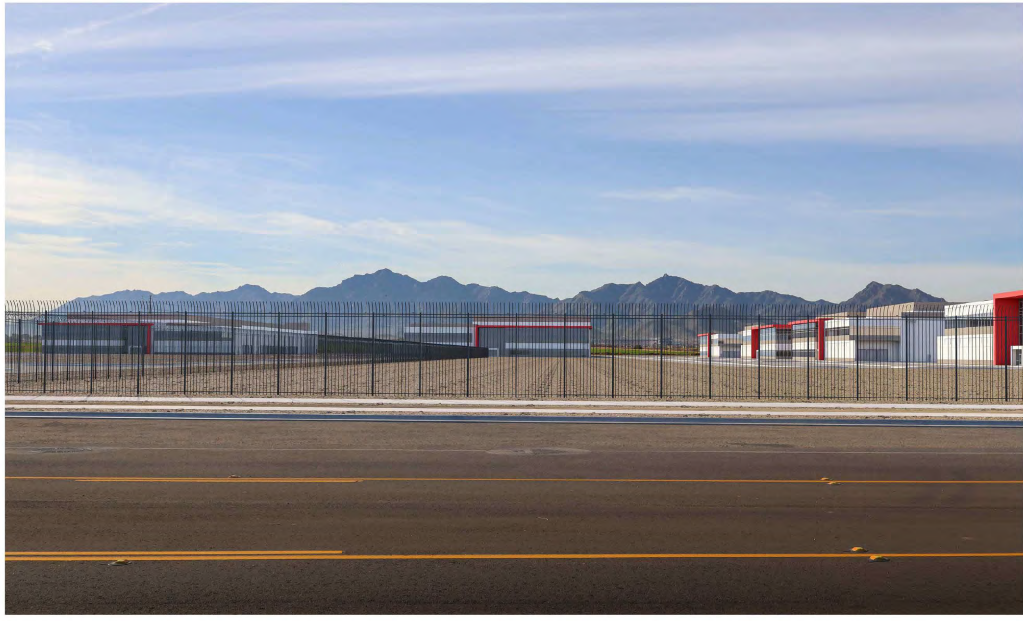
APRIL 2025

NORRIS
DESIGN



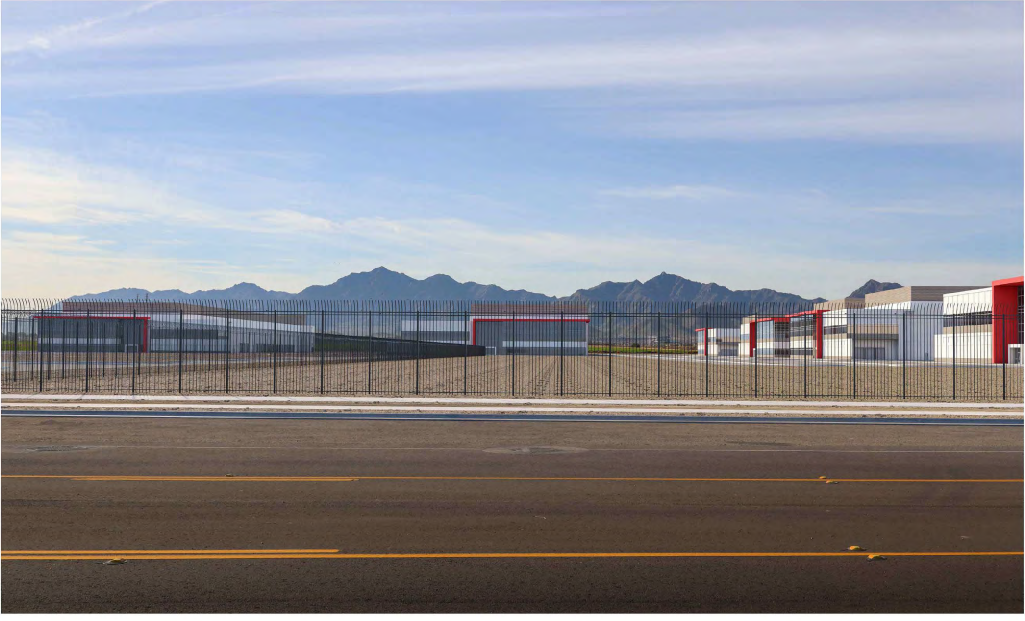
HERMOSA RANCH TECH CAMPUS | VIEW 02 | EXISTING CONDITIONS
APRIL 2025

NORRIS
DESIGN
PLANNING & ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 02
APRIL 2025

NORRIS
DESIGN
PLANNING & ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 02 - AMENDED BUILDING HEIGHTS
APRIL 2025

NORRIS
DESIGN
PLANNING & ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 02 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

NORRIS
DESIGN
PLANNING & ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 03 | EXISTING CONDITIONS
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 03
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 03 - AMENDED BUILDING HEIGHTS
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 03 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 04 | EXISTING CONDITIONS
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 04
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 04 - AMENDED BUILDING HEIGHTS
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 04 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 05 | EXISTING CONDITIONS
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 05
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 05 - AMENDED BUILDING HEIGHTS
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 05 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 01 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 02 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 03 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 04 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS

**Summary of Neighborhood Meeting for
Hermosa Ranch Technology Campus – North: Major PAD Amendment**

Case Number: PL-25-0054

May 6, 2025 at 6:00 PM

A neighborhood meeting for a Major Planned Area Development amendment for approximately 239 acres of land located generally on the southwest corner of Avondale Blvd. and Lower Buckeye Rd., in Avondale, Arizona, was held on Tuesday, May 6, at 6:00 PM. The amendment application proposes a modification of a stipulation to the original zoning case that affects the timing of offsite infrastructure improvements as well as an allowance for increased height for the data center uses on Parcel B. The site was posted with the meeting information, a legal advertisement was published in the Southwest Valley Arizona Republic newspaper, and notifications were mailed to property owners within 1,000 feet of the project.

The meeting was held at Avondale City Hall located at 11465 W. Civic Center Dr., Avondale, Arizona 85323 in the Sonoran Conference Room. Six members of the public were in attendance as well as three members of city staff and one elected official. A copy of the sign-in sheet is included as **Exhibit A** in this report.

Members of the development team present:

- Carolyn Oberholtzer – BFSO Law
- Caleb Weeks – BFSO Law
- Lauren Trobaugh – BFSO Law
- Nick Vanderwey – TGV Investments LLC
- John Vanderwey – TGV Investments LLC
- Terry Klinger – TGV Investments LLC
- Danny Kelly – QTS
- Jack Hayes – QTS
- Laura Ortiz – Evergreen
- Luke Ashworth – Evergreen
- Chris Webb – Rose Law Group

City officials and staff present:

- Curtis Nielson – Vice Mayor
- Jodie Novak – Development Services Director
- Joshua Orton – Senior Planner
- Monica Smriti – Planner

The first members of the public arrived at 6:00 PM and Ms. Oberholtzer began an open-house presentation where she explained the application and changes that were proposed to the PAD. She walked attendees through display boards and discussed the project and answered questions from the

attendees. The display boards had pertinent information from the application including reference photos, conceptual elevations and renders of the proposed data center buildings, and conceptual site plans and aerials of the property. The presentation boards are included as **Exhibit B** to this report.

No specific concerns or questions were raised from the public during this meeting, just general informational questions about the project that Ms. Oberholtzer addressed individually with the attendees through an explanation of the application and its components.

The meeting concluded at 7:00 PM.

Neighborhood Meeting Sign-In Sheet

Hermosa Ranch Technology Campus
 Major Planned Area Development Amendment
 Case No. PL-25-0054
 Neighborhood Meeting – May 6, 2025
 Avondale City Hall
 11465 W. Civic Center Drive Avondale, AZ 85323

Name	Address	City & Zip Code	Phone/E-Mail
Jack Hayes	1166 N Gun Club Rd,	Phoenix Aurora, CO	720 900 7113
John Vanderwey	2241 E Co Her Phx, AZ 85076		jvanderwey@aol.com
Patti Nielson	11574 W Cocopal St Avondale	Avondale 85323	520 245 2236
MATT LOK	2020 W Summit Busway Phx 85041	Phx 85041	

Neighborhood Meeting Sign-In Sheet

Hermosa Ranch Technology Campus
 Major Planned Area Development Amendment
 Case No. PL-25-0054
 Neighborhood Meeting – May 6, 2025
 Avondale City Hall
 11465 W. Civic Center Drive Avondale, AZ 85323

Name	Address	City & Zip Code	Phone/E-Mail
Luke Ashworth	2390 E. Camelback Rd	Phoenix 85016	l.ashworth@eugene.com
Terry D. Wren	2741 E. Camelback	Phoenix 85016	TERRY@DREXELLLC.COM
Nick Vanderwey	"	"	Nick
Laura Ortiz	2390 E Camelback	Phoenix 85016	602-805-8600 Lortiz@argro.com
Juan & Bertha	3109 S. 12 th Dr	Tolleson	602-691-0612
Nick Peterson	3526 L'Orchard		703-389-3128
Monika Smriti	City of Avondale	Avondale Planning	623-333-4042
Marcos Garcia	3109 S. 12 th Dr	Tolleson	(602) 941-4233
Curtis Nielson	11574 W. Cocopah St	Avondale	623-521-7988

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH VICINITY MAP



LEGEND

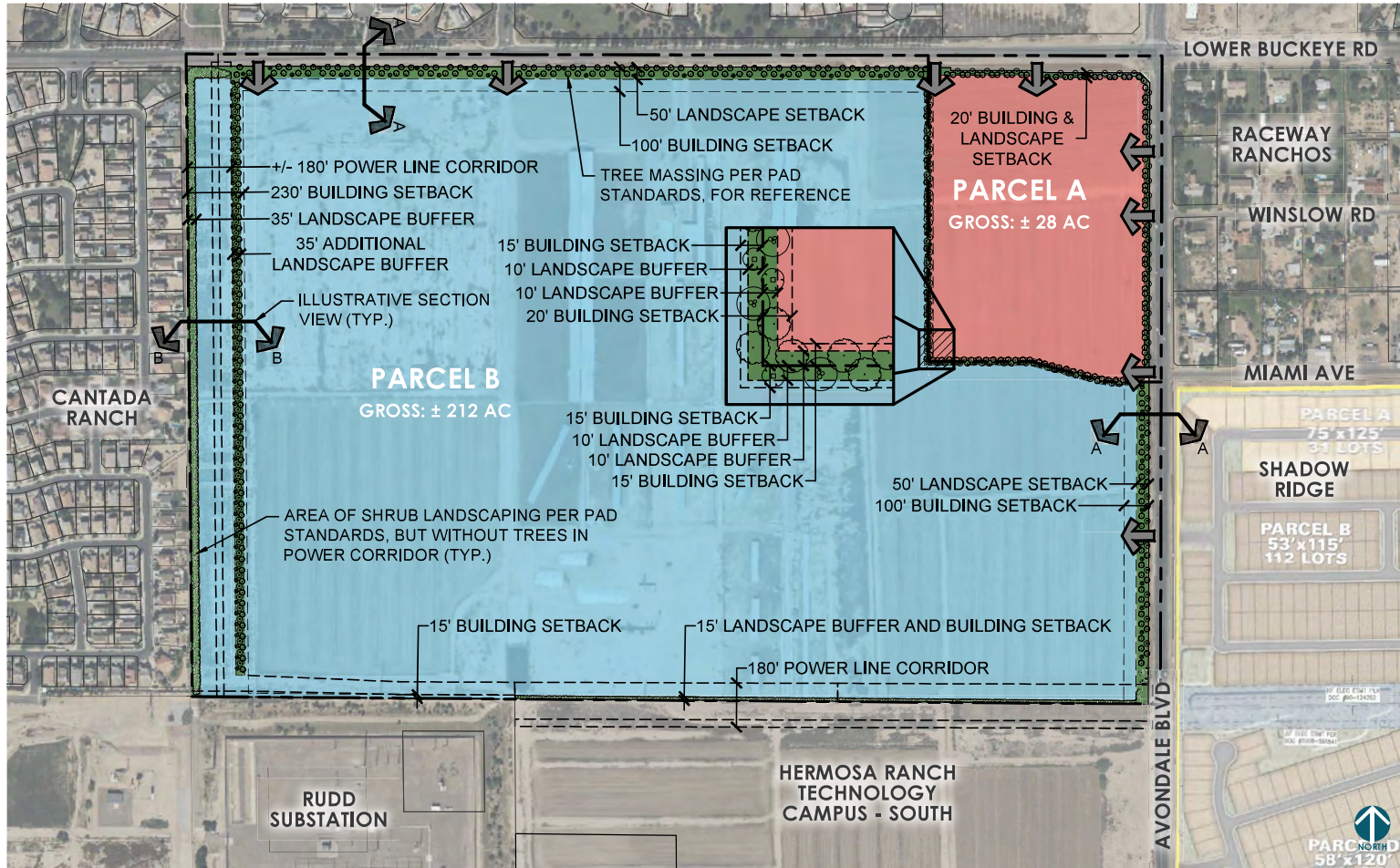
-  HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
-  AVONDALE CITY LIMITS

-  RIVER/WATERSHED AREA
-  MARICOPA COUNTY JURISDICTION



HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DEVELOPMENT PLAN



LEGEND

-  HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
-  PARCEL A - LOCAL COMMERCIAL
-  PARCEL B - BUSINESS PARK
-  ACCESS
-  SETBACKS

Note: This Conceptual Development Plan is intended to provide a land area target for Parcels A and B as expressed through a ± label. To promote some predictability, it is the intent of this Exhibit, the General Plan Amendment, and provisions within this Planned Area Development zoning to allow a 10% deviation in acreage with either an increase or a decrease.

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

ILLUSTRATIVE SECTIONS

Note: Total volume of trees will average 15-foot spacing, tree spacing is shown offset from each other to allow mature sizing and to minimize development visibility from the existing residential area. Western buffer will include shrubs since trees are not allowed in power corridor.



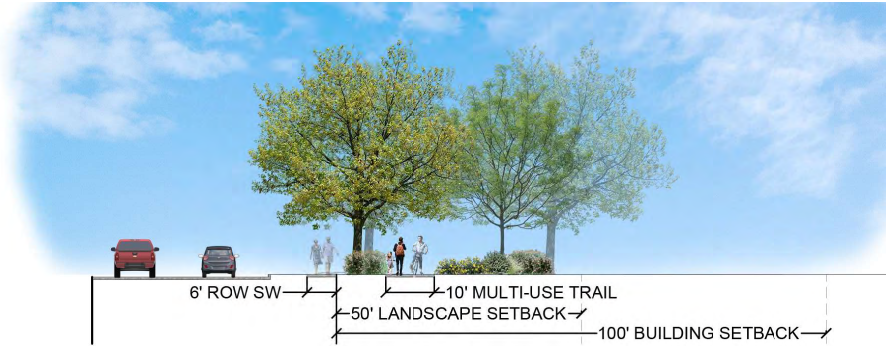
TREE MASSING ENLARGEMENT

Tree List

The following list is inspired by the area's existing conditions and the 2014 City of Avondale's Street Tree Master Plan. The list should be used as a guide for inspiration, any plant scheme that is consistent with City codes shall be permitted.

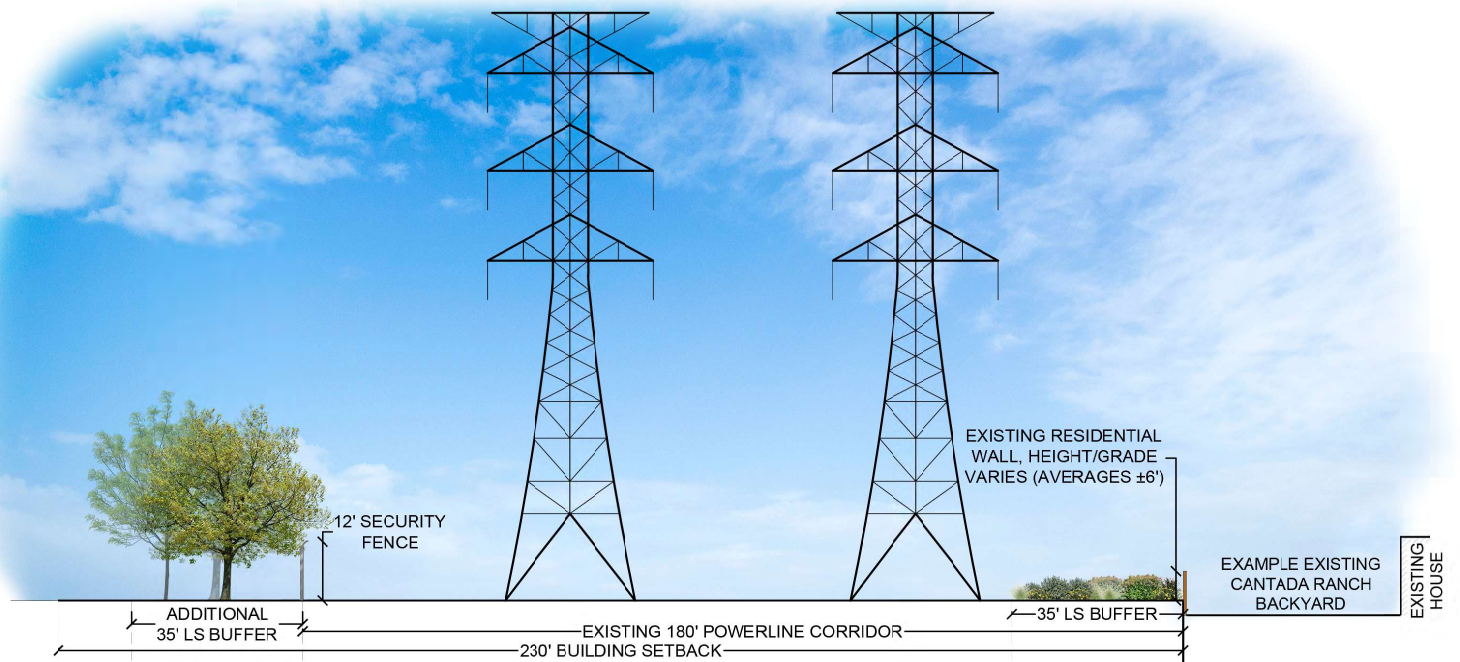
Trees:

- Acacia aneura (Mulga)
- Acacia salicina (Willow Acacia)
- Acacia smallii (Sweet Acacia)
- Chilopsis linearis (Desert Willow)
- Chitalpa tashkentensis (Chitalpa)
- Eucalyptus papuana (Ghost Gum)
- * Primary tree for Lower Buckeye Road
- Pistacia chinensis 'Red Push' (Red Push Pistache)
- * Primary tree for Avondale Boulevard in South Avondale Character Area
- Prosopis chilensis (Thornless Mesquite)
- ** Secondary tree for Avondale Boulevard in South Avondale Character Area and
- ** Secondary tree for Lower Buckeye Road
- Ulmus parvifolia 'Sempervirens' (Chinese Elm)
- Vitex agnus-castus (Chaste Tree)



CROSS SECTION A-A: FACING E. ON LOWER BUCKEYE RD OR S. ON AVONDALE BLVD, ADJACENT TO EMPLOYMENT PARK

Note: Landscaping shown is intended to demonstrate general scale, character and placement. Final design shall be per the plant list and standards provided in the PAD narrative, and will vary by its individual context. For reference, A-A's setback will include one 24-inch box tree and ten 5-gallon shrubs planted every twenty feet of street frontage, and B-B's buffers will include three 5-gallon shrubs every 15 feet in the western 35-foot buffer (no trees allowed in power line corridor) and one 24-inch box tree planted every fifteen feet in the additional 35-foot buffer.



CROSS SECTION B-B: FACING SOUTH FROM POWER CORRIDOR

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
CONCEPTUAL DATA CENTER BUILDING RENDERING



RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.

NEIGHBORHOOD MEETING | MAY 6, 2025

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
CONCEPTUAL DATA CENTER BUILDING RENDERING



RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.



LANDSCAPE LEGEND

TREES / PALMS

Image	Plant Name	Size
	Pistacia X 'Red Push' - Standard	24" Box
	L Buckeye Primary Tree / Character Tree	24" Box
	Eucalyptus papuana Ghost Gum - Standard	24" Box
	Avondale Primary Tree / Character Tree	24" Box
	Vitex agnus-castus Chaste Tree - Multi Trunk	24" Box
	Acacia salicina Willow Acacia Standard	24" Box
	Chilopsis lineris 'Bubba' Desert Willow Multi Trunk	36" Box
	Acacia anerua Mulga Tree Standard	24" Box
	Washingtonia filifera Hybrid Fan Palm	18' Tr Height
	Acacia farnesiana Sweet Acacia Standard	24" Box
	Thornless Chilean Prosopis chilensis	24" Box

SHRUBS / ACCENTS

	Ruellia peninsularis Desert Ruellia
	Leucophyllum frutescens Green Cloud Sage
	Leucophyllum candidum Silver Cloud Sage
	Leucophyllum frutescens Compacta Sage
	Muhlenbergia capilaris Regal Mist Deer Grass
	Leucophyllum langmaniae Lynn's Legacy
	Caesalpinia mexicana Mexican Bird of Paradise
	Tecoma stans Yellow Bells
	Dasyliion quadrangulatum Toothless Desert Spoon
	Hesperaloe parviflora Yellow Yucca
	Dodonaea viscosa Hopseed Bush
	Hesperaloe parviflora Red Yucca
	Callistemon citrinus Little John Bottle Bush
	Yucca Rostrata Twisted Leaf Yucca
	Leucophyllum langmaniae Rio Bravo Sage

GROUNDCOVERS

	Lantana X Gold Mound
	Lantana X Dallas Red
	Ruellia Simplex Mexican petunia
	3/4" Screened Mahogany Brown 2" min thickness in all landscape areas

PROJECT TEAM

Developer
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 2390 E. Camelback Rd., Ste 410
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 Ph: (602) 641-8801
 Email: daniel@laskindesign.com



LANDSCAPE CALCULATIONS:

L Buckeye Road: (848' - 80' Drive Open = 768'). Required: 39 Trees. Provided: 33 Trees / 06 Palms Required: 370 Shrubs Provided: 376 Shrubs	West Perimeter: (1194'-0"). Required: 40 Trees. Provided: 47 Trees Required: 120 Shrubs Provided: 120 Shrubs
Avondale Blvd: (1220' - 100' Drive Open = 1120'). Required: 56 Trees. Provided: 43 Trees / 13 Palms Required: 570 Shrubs Provided: 576 Shrubs	South Perimeter: (870' - 232' Paved Drive = 638'). Required: 21 Trees. Provided: 22 Trees Required: 63 Shrubs Provided: 63 Shrubs

SETBACK LANDSCAPE DATA
 LOWER BUCKEYE ROAD / AVONDALE
 TOTAL SETBACK AREA
 37,340 S.F. (OPEN SPACE IN EASEMENT).

TOTAL COVERAGE REQUIRED:
 24,206 S.F. (WITHIN SETBACK).
 INERT TRAIL SURFACE AREA:
 17,256 S.F. (WITHIN SETBACK).

REMAINING OPEN SPACE:
 20,084 S.F. (EXCLUDING TRAIL)

SETBACK LIVE COVERAGE REQUIREMENTS:
 13,055 S.F. 0.65% of 20,084 S.F.

SETBACK LANDSCAPE DATA
 SOUTH AND WEST PERIMETER
 TOTAL LS (10') SETBACK AREA
 20,650 S.F. x .60

TOTAL COVERAGE REQUIRED:
 12,390 S.F. (WITHIN SETBACK).

PROVIDED LIVE
 69 Trees (25') = 157 S.F ea. - 10,833 S.F
 180 Shrubs (5') = 25.0 S.F ea. - 4,500 S.F
 Total 15,333 S.F (74%)

LASKIN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 5013 E Washington Street
 Suite 110
 Phoenix, Arizona 85034
 p (602) 840-7771
 email: info@laskindesign.com
 www.laskindesign.com

Evergreen | Developing community.
 Delivering excellence.

SWC Avondale Blvd and Lower Buckeye Road
 Proposed Commercial Development
 Avondale, Arizona

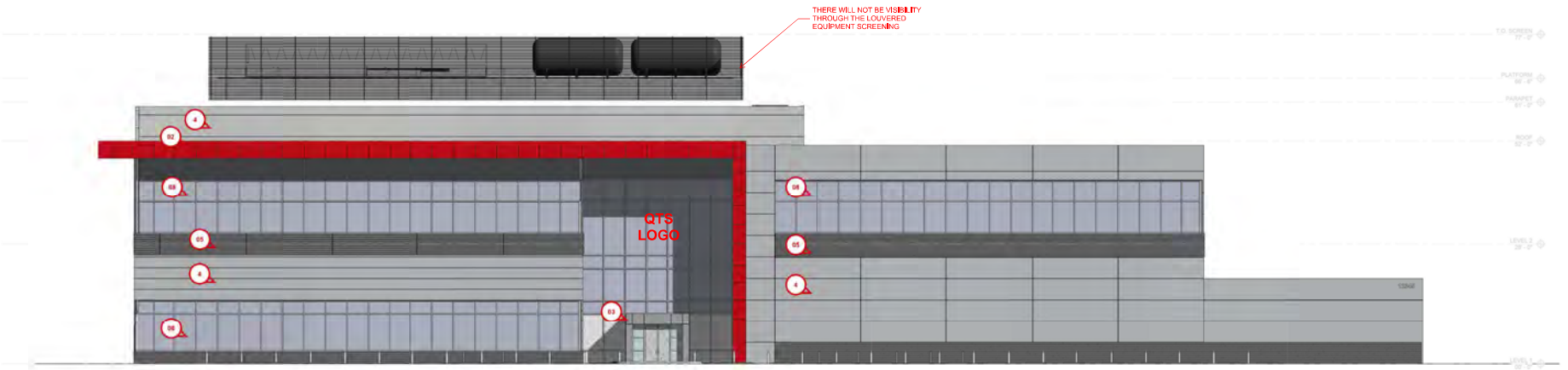
Project No.: 21056_ST23
 Issue Date: 05-06-2025
 Title: PRELIMINARY
 LANDSCAPE PLAN

Butler Design Group, Inc.
 architects & planners

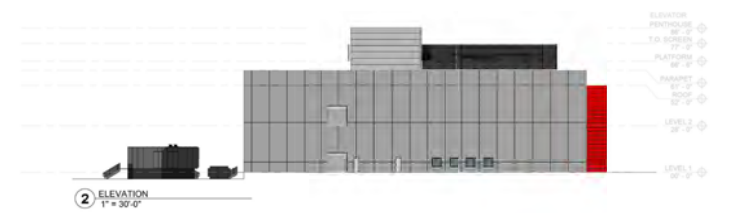
DESIGN STANDARD	CURRENT PAD (PARCEL B)	PROPOSED PAD (PARCEL B)
MAXIMUM HEIGHT	50' ¹ / 75' ³	52'¹ / 77'³
MAXIMUM BUILDING COVERAGE	50%	50%
MINIMUM PERIMETER BUILDING SETBACKS		
ADJACENT TO ARTERIAL ROADWAY (EAST AND NORTH)	100'	100'
ADJACENT TO RESIDENTIAL ZONING DISTRICT OR USE (WEST)	230'	230'
ADJACENT TO OTHER USES (SOUTH AND NORTHEAST COMMERCIAL)	15'	15'
MINIMUM INTERIOR BUILDING AND LANDSCAPE SETBACK	0' ⁴	0' ⁴
MINIMUM LANDSCAPE SETBACK ⁵		
ADJACENT TO ARTERIAL ROADWAY (EAST AND NORTH)	50'	50'
MINIMUM LAND USE BUFFER (LANDSCAPED) ⁵		
ADJACENT TO RESIDENTIAL ZONING DISTRICT OR USE (WEST)	35'	35'
ADJACENT AND EAST OF POWER LINE CORRIDOR (COMPONENT OF WEST) ⁶	35' ⁷	35' ⁷
ADJACENT TO COMMERCIAL ZONING DISTRICT OR USE (NORTH AND EAST)	10'	10'
ADJACENT TO EMPLOYMENT ZONING DISTRICT OR USE (SOUTH)	15'	15'
ADJACENT TO EXISTING SUBSTATION (SOUTH)	0'	0'

Notes:

1. Building height is the vertical distance measured from the adjacent grade level to top of roof.
2. Chimneys, bulkheads, penthouses not for human occupancy, ventilators, skylights, water tanks, and other similar mechanical equipment shall be limited to fifteen (15) feet above the building height limit and shall be fully screened or integrated into the building architecture. Parapet walls or cornices may extend to a maximum of five (5) feet above the building height limit. The height of the parapet wall or cornice shall be measured from the highest side of a sloped roof. (Section 28-134, Avondale Zoning Ordinance)
3. Chimneys, bulkheads, penthouses not for human occupancy, ventilators, skylights, water tanks, cooling equipment, and other **similar** mechanical equipment shall be limited to twenty-five (25) feet above the building height limit, **set back ten (10) feet from the edge of the building**, and shall be fully screened or integrated into the building architecture. Parapet walls or cornices may extend to a maximum of **nine (9) feet** above the building height limit. The height of the parapet wall or cornice shall be measured from the highest side of a sloped roof. **Elevator penthouse may extend to a maximum of 86' measured from the adjacent grade level to top of elevator penthouse.**
4. Interior building or landscape setbacks are not required for Employment Park parcels created within this PAD area.
5. Parking and maneuvering areas shall not be permitted in Landscape Setback or Landscaped Land Use Buffer.
6. See Exhibits 6 and 7 for location references.
7. This buffer is additional to the standard western buffer and will only include trees, no shrubs are required, as detailed in Section VIII.



1 ELEVATION
1" = 18'-0"



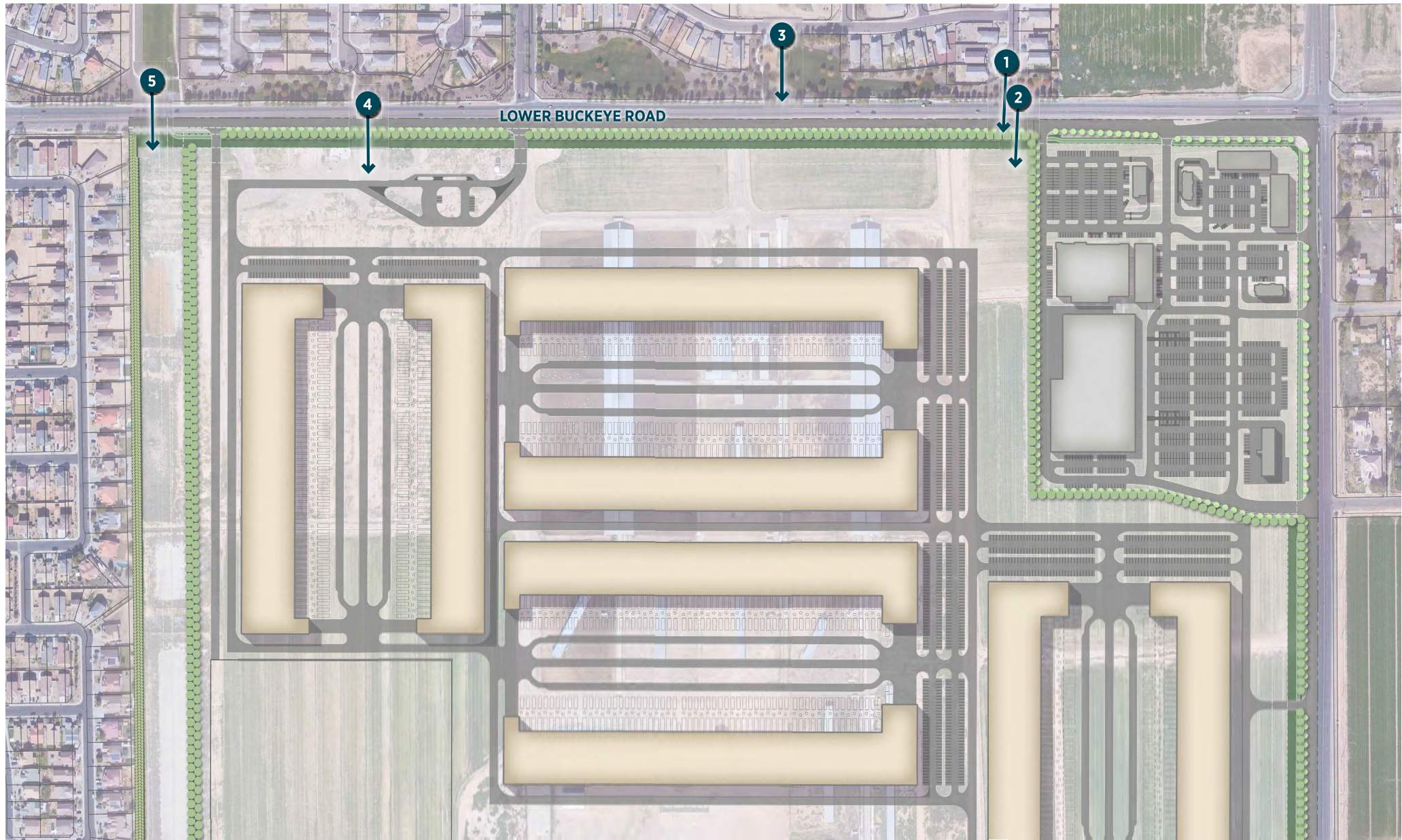
2 ELEVATION
1" = 30'-0"



3 ELEVATION
1" = 30'-0"



4 ELEVATION
1" = 30'-0"



HERMOSA RANCH TECH CAMPUS | VIEW LOCATIONS

APRIL 2025





HERMOSA RANCH TECH CAMPUS | VIEW 01 | EXISTING CONDITIONS

APRIL 2025

NORRIS
DESIGN

HERMOSA RANCH TECH CAMPUS | VIEW 01

APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 01 - AMENDED BUILDING HEIGHTS

APRIL 2025

NORRIS
DESIGN

HERMOSA RANCH TECH CAMPUS | VIEW 01 - AMENDED BUILDING HEIGHTS & TREE SCREENING

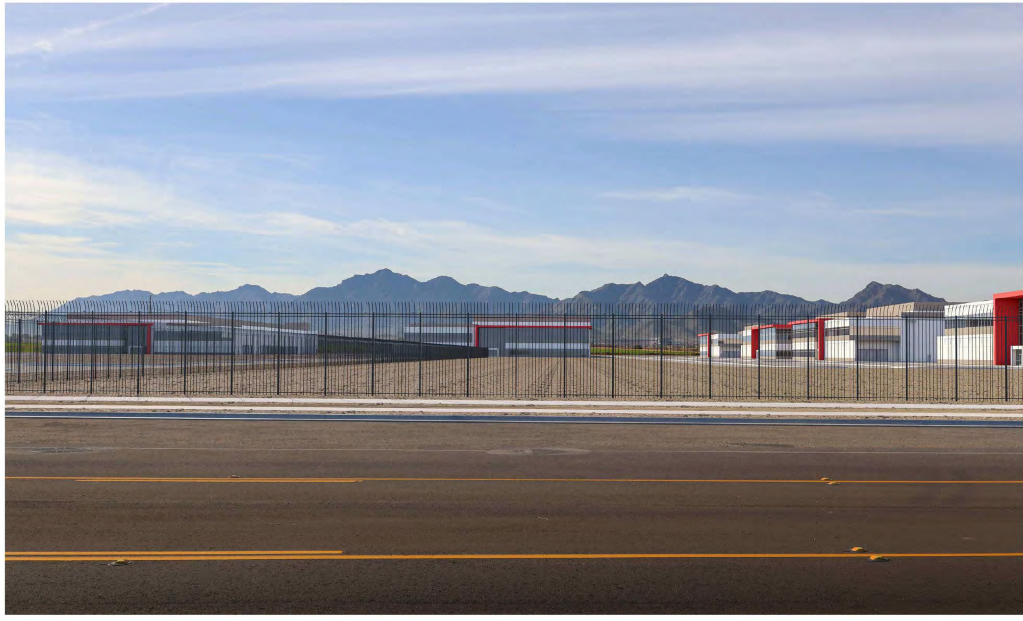
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 02 | EXISTING CONDITIONS
APRIL 2025

NORRIS
DESIGN
LANDSCAPE ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 02
APRIL 2025

NORRIS
DESIGN
LANDSCAPE ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 02 - AMENDED BUILDING HEIGHTS
APRIL 2025

NORRIS
DESIGN
LANDSCAPE ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 02 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

NORRIS
DESIGN
LANDSCAPE ARCHITECTURE



HERMOSA RANCH TECH CAMPUS | VIEW 03 | EXISTING CONDITIONS
APRIL 2025

**NORRIS
DESIGN**
PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 03
APRIL 2025

**NORRIS
DESIGN**
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HERMOSA RANCH TECH CAMPUS | VIEW 03 - AMENDED BUILDING HEIGHTS
APRIL 2025

**NORRIS
DESIGN**
PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 03 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

**NORRIS
DESIGN**
PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 04 | EXISTING CONDITIONS
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 04
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 04 - AMENDED BUILDING HEIGHTS
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 04 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

NORRIS
DESIGN
PEOPLE + PLACES



HERMOSA RANCH TECH CAMPUS | VIEW 05 | EXISTING CONDITIONS
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 05
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 05 - AMENDED BUILDING HEIGHTS
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 05 - AMENDED BUILDING HEIGHTS & TREE SCREENING
APRIL 2025

NORRIS
DESIGN



HERMOSA RANCH TECH CAMPUS | VIEW 01 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 02 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 03 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS



HERMOSA RANCH TECH CAMPUS | VIEW 04 - HOUSES

APRIL 2025

NORRIS
DESIGN

PEOPLE • PLACES • PROGRESS



Exhibit F
Public Comment

From: [Jeremy Vigil](#)
To: [Joshua Orton](#)
Subject: Avondale data center
Date: Thursday, April 24, 2025 8:22:09 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good day Joshua. It was brought to my attention that their had been a request for a height change in the proposed data center to be built on Avondale and lower buckeye. I would like to express my feelings of why this should not be allowed. This is a beautiful residential area with an amazing view of the estrella Mountains from many of the bedroom windows throughout the existing communities. Yes we do are the other homes but there is no need for large industrial buildings to throw off the majestic view that we all came here for and enjoy. I do know we need some commercial activity in the neighborhood as far as stores, fuel, and dining. There are still more communities being built in this surrounding area and we will be needing these services at this prime location. I do not know much about the purchase and plans all together but I don't think we need to let the main provider of this center take advantage and build such a large obstruction to what we all love. Thank you for your time and consideration.

From: [Chris Phillips](#)
To: [Joshua Orton](#)
Subject: building height for data center
Date: Tuesday, April 29, 2025 6:48:11 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I'm writing regarding the requested height change for the planned data center on the SW corner of Lower Buckeye and Avondale Blvd. My husband and I live along Avondale Blvd and hope that the height change is NOT allowed. Please represent our voice at the upcoming request to make this change. We vote NO. Thank you!

--

Chris Phillips

11558 W Levi Drive
Avondale, AZ 85323
406/442-1529
ckphillips0512@gmail.com

From: [lynn gile](#)
To: [Joshua Orton](#)
Subject: Building requested height increase
Date: Saturday, April 26, 2025 7:53:02 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please do not allow the height of the storage building being built on Avondale Blvd and MC85 be increased to 86 feet from the original requested building height of 50 feet.

There are too many multi story unsightly buildings going up all over Avondale.

Lynn Gile
Roylynn91@hotmail.com

Get [Outlook for Android](#)

From: [jaime pulido](#)
To: [Joshua Orton](#)
Cc: [Isabel Sanchez](#)
Subject: Concern Regarding Height Increase for Planned Data Center – SW Corner of Lower Buckeye & Avondale Blvd
Date: Thursday, April 24, 2025 8:37:36 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Joshua,

I hope this message finds you well.

I was recently made aware of the proposed height increase for the data center planned for the southwest corner of Lower Buckeye Road and Avondale Boulevard. As a resident of Avondale, I would like to express my concern and opposition to this change.

One of the defining features of our community is the unobstructed view of the Sierra Estrella Mountains. This scenic backdrop adds significant value to the character and quality of life in our neighborhoods. Increasing the height of the planned facility would unfortunately obstruct this view, which many residents deeply appreciate and wish to preserve.

Additionally, there is a strong need and desire among residents for more local shops, restaurants, and community spaces in this area. Many of us believe this corner has the potential to become a vibrant commercial hub that better serves the day-to-day needs of our community.

I kindly ask that you share these concerns with the planning board and take into consideration the priorities and feedback of local residents as this development moves forward.

Thank you for your time and commitment to serving the community.

Sincerely

Jaime Pulido

[Sent from the all new AOL app for iOS](#)

From: [Gwen Reddersdorf](#)
To: [Joshua Orton](#)
Subject: Data center
Date: Thursday, April 24, 2025 1:56:38 PM

I oppose the height change to the planned data center on lower buckeye. These data centers do not bring many jobs to the city. We need more shopping & restaurants.

Gwen Reddersdorf
Sent from my iPhone

From: blackandwhitepaint@gmail.com
To: [Joshua Orton](#)
Subject: Data Center @ Lower Buckeye and Avondale Blvd
Date: Thursday, April 24, 2025 8:39:49 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Mr. Orton,

I am writing to you to request that building height restrictions at 50ft be maintained. I live a mile away and this is a residential community not an industrial area. This data center will bring more traffic to this quiet area which we don't need but apparently the data center has already gotten the green light. Please fight for it to remain less than 50ft tall. We don't need a taller eyesore in our residential community. The land that the data center is going on had a beautiful dairy and that has now been demolished. I grew up in Laveen and have lived in my current home at 107th and Lower Buckeye for almost 10 years.

Thank you
Jennifer Blankenship
Avondale Resident.

From: valdez.stephanie93@gmail.com
To: [Joshua Orton](#)
Subject: Data Center Heights Proposal
Date: Monday, April 28, 2025 2:43:55 PM

Good afternoon Joshua Orton,

I am a local resident of Avondale, AZ and I am writing to oppose the proposed increase in the height of the data center to be built on the corner of Lower Buckeye & Avondale Blvd. This will create an eyesore and make our beautiful Avondale community look too industrialized when the surrounding communities are all residential. Our Avondale community deserves better than this.

Warm Regards,
Stephanie V.

Sent from my iPhone

From: [Michael Gaffney](#)
To: [Joshua Orton](#)
Subject: Data center Lower Buckeye and Avondale Road
Date: Friday, April 25, 2025 2:53:29 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Orton,

I am writing to you to express my deepest concerns at having a data center at this location. I am against it completely. Data centers provide little to the local economy and very few jobs. I am requesting that this proposal be turned down and the property used to enhance the quality of life for the residents of Avondale.

Thank you
Michael Gaffney
2203 S 123rd Drive
Avondale Arizona 85323
707-653-8985

[Sent from Yahoo Mail for iPhone](#)

From: [Celya Davidson](#)
To: [Joshua Orton](#)
Subject: Data Center on Avondale Blvd and Lower Buckeye
Date: Wednesday, April 30, 2025 7:41:11 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To the esteemed committee,

As the HOA president and homeowner in Cantada Ranch, I wish to express my concerns regarding the proposed project's height. While I recognize the economic benefits of creating high-paying jobs, the building's scale presents significant drawbacks for our community. The increased height will obstruct the scenic views of the mountains and NASCAR track from Avondale Blvd, diminishing the aesthetic appeal of our neighborhood. Furthermore, many residents chose this location specifically to avoid such structures, and this building will negatively impact their property values and enjoyment of their homes. While acknowledging the city's growth and the strategic advantages of the nearby electric station, I urge you to consider the significant negative impact on the quality of life for existing homeowners. The proposed height will severely detract from the tranquility and enjoyment of our homes, including my own significant investment in landscaping and backyard improvements. Therefore, I strongly request that the building height be reconsidered.

Thank you

Celia Davidson
2809 121st drive
Tolleson, AZ 85353
602-315-0633

From: [BrendaYoly](#)
To: [Joshua Orton](#)
Subject: height change at sw corner of Lower Buckeye and Avondale Boulevard
Date: Saturday, April 26, 2025 12:35:24 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning, Mr Orton!

I am an Avondale resident who lives within one mile of the sw corner located at Lower Buckeye and Avondale Boulevard, and I oppose to the height change of the new construction for this location. We need infrastructure that supports our daily living such as shops and restaurants not more warehouses.

Sincerely,

Yolanda Burnstad

From: [eduardo aguayo](#)
To: [Joshua Orton](#)
Subject: Height change for data center
Date: Thursday, April 24, 2025 2:33:37 PM

I oppose Height change for data center it is unnecessary in Avondale

From: [Brian Bankrollins](#)
To: [Joshua Orton](#)
Subject: I Oppose the ammendment request
Date: Friday, April 25, 2025 4:44:09 PM

This Message Is From an External Sender

This message came from outside your organization.

I Brian Bank Rollins, a resident of Avondale, AZ. Who lives at the same intersection of the new proposed technology campus, i oppose the height ammendment request. I oppose the entire data center, but i believe its passed that point.

Thank you for your time reading this email and I hope you take the voices of the peoples request, into any considerations.

From: [genevieve quinonez](#)
To: [Joshua Orton](#)
Date: Sunday, April 27, 2025 2:50:20 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I do not want the height to be changed! It's ridiculous that our voice is not being heard! I say no! Enough!!

From: [Orva Aukes](#)
To: [Joshua Orton](#)
Date: Friday, April 25, 2025 10:56:59 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Oppose height change of planned data center on SW corner of Lower Buckeye and 'Avondale

From: [marsha williams](#)
To: [Joshua Orton](#)
Subject: Oppose
Date: Saturday, April 26, 2025 10:20:12 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello. My name is Marsha Williams. I live at 2509 S. 115th Dr. Avondale az 85323. I oppose the additional height added to the building. We need more shopping centers and restaurants in Avondale now. Thanks.

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: [Billie Scott](#)
To: [Joshua Orton](#)
Subject: Opposing City of Avondale Request to Amend Data Center Height
Date: Thursday, May 1, 2025 7:52:49 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good Morning,

My name is Billie Scott and I am a long time resident of Avondale, moved here when I was 16 now I am going on 44 years old. I have seen so many changes in the 10 mile radius I live in now that it no longer feels like it used to be. We moved here away from Phoenix where it is extremely hot because of the many high buildings and lack of wind/air flow because of those buildings. The Data Center was approved with a height of 50 feet and that is where it should stay. We residents need more for our community as what was promised already (dining, shopping, activities center). How much of the community resources will go to this facility? A Community Garden, Dog Park, Family Park or a Water Park would be more beneficial to our community. Those things would create jobs as well as improve our community for a better way of life, to be able to enjoy being outside and with the community.

And don't get me started on Avondales 'Control Burn' methods. All that smoke from burning materials fills the air, the air we humans and animals breath. The particulates land on our houses, cars, ground and on us. When it rains all that crap goes into the ground, and will end up in our groundwater and the plants from which we grow food. With these practices the 'Control Burn' is not a healthy or responsible action for our community or our planet, because honestly doesn't air travel? So that smoke pollutes everything and travels distances far from the burn location. Just Stop The Madness!!

Thank you for listening and anything you can do to help our community.

Just another Concerned Citizen

Billie

From: [Montoya Johnson!](#)
To: [Joshua Orton](#)
Subject: Opposition of increased height of data center.
Date: Saturday, April 26, 2025 4:28:56 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

As a tax payer not only did I oppose the rezoning from residential to commercial but now you're wanting to increase the height beyond what was already approved for this data center. It's bad enough we got all these electrical wires releasing who knows what and now you want to add this eye sore and extra issue. Let this be the residential community that was being marketed and advertised to us when Avondale started passing out permits to build in the Alamar communities and sale homes.

Montoya Tolliver

From: [Fatuma Shiwoko](#)
To: [Joshua Orton](#)
Subject: Opposition to Height Amendment for Planned Data Center at Lower Buckeye and Avondale Blvd
Date: Saturday, April 26, 2025 12:39:36 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Mr. Orton,

I hope this email finds you well. My name is Fatuma, and I am a resident of Avondale. I am writing to express my strong opposition to the proposed height amendment for the planned data center at the southwest corner of Lower Buckeye and Avondale Blvd.

I understand that the original approval for the data center allowed a height of 50 feet, but I am deeply concerned about the request to increase the height to 86 feet. This change would significantly alter the character of our community, which is primarily residential. Avondale is a beautiful, family-oriented area, and increasing the height of this data center would make it more industrial in appearance, which is not in line with the vision we have for our neighborhoods.

Additionally, while the data center may bring a few jobs, evidence suggests that these types of facilities often do not deliver the significant job creation that is promised. The number of permanent jobs created by a data center is typically low, and many of the positions require specialized skills, which may not benefit the local workforce. We were also promised more infrastructure improvements in the area, such as dining and shopping options south of I-10, but these have not materialized.

As a tax-paying resident, I strongly believe that the needs and concerns of the community should be prioritized. I urge you to consider the impact of this height change on our neighborhood and to represent our voices at the upcoming planning meeting.

Thank you for your time and attention to this matter. I trust that you will take the concerns of Avondale residents into account when making your decision.

Sincerely,
Fatuma Shiwoko
Avondale, AZ

From: [Rudy Tresvalles III](#)
To: [Joshua Orton](#)
Subject: Proposition to Ammend height of data center
Date: Tuesday, April 29, 2025 9:16:43 PM

This Message Is From an External Sender

This message came from outside your organization.

Subject: Feedback on Proposed Data Center near Avondale Blvd and Lower Buckeye

I am writing to share my thoughts on the proposed data center near Avondale Boulevard and Lower Buckeye. I live in Avondale and am concerned about the potential impact of this project on our community especially with the proposed ammendment to height of the structure. I would also appreciate the opportunity to learn more about the plans for traffic mitigation. I am also interested in understanding the potential noise levels associated with the data center's operation. Increased traffic and noise pollution are major concerns for me and other residents. I look forward to discussing these issues further. I hope that you consider the community's concerns.

Rudy Tresvalles
12039 W Davis ln., Avondale

[Yahoo Mail: Search, Organize, Conquer](#)