



Planning Commission
Notice & Agenda
Wednesday, October 15, 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 June 18, 2025 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. AVONDALE TECH CENTER – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-25-0120

Planning Commission will hold a public hearing to consider a request by Michelle Santoro of Gammage and Burnham for a minor General Plan amendment for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue. If approved, the proposed minor General Plan amendment will change the subject property's General Plan 2030 Land Use Map designation from Mixed Use to Business Park to facilitate the development of a technology campus focused on employment uses. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Monika Smriti, Senior Planner

b. AVONDALE TECH CENTER – REZONING – APPLICATION PL-25-0121

Planning Commission will hold a public hearing to consider a request by Michelle Santoro of Gammage & Burnham for a rezone request for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue. If approved, the proposed request will rezone the subject property from City Center District (CCD) to Avondale Tech Center Planned Area Development (PAD) with underlying zoning of Commerce Park (CP) to facilitate the development of a technology campus primarily focused on employment uses. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Monika Smriti, Senior Planner

c. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION

AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS) - APPLICATION PL-25-0189

Planning Commission will hold a public hearing and consider a city-initiated request for text amendments to the Zoning Ordinance. The amendments will allow for continued refinement of the Zoning Ordinance to align with economic development initiatives and trends, reflect changes in policies and procedures, allow for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance. The Commission will take appropriate action and forward a recommendation to City Council.

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

d. GENERAL PLAN TEXT AMENDMENT – CENTRAL BUSINESS DISTRICT FOR MIDDLE HOUSING — APPLICATION PL-25-0190

Planning Commission will hold a public hearing and consider a city-initiated request for text amendments to the Avondale General Plan 2030. The amendments respond to recent changes in State law related to middle housing and central business districts. The proposed minor General Plan text amendment, if approved, will designate the Gateway, Village, and Park Avenue Districts within The BLVD land use category as the Central Business District for Middle Housing. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Monika Smriti, Senior Planner

e. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); NEW ARTICLE 14 (MIDDLE HOUSING) — APPLICATION PL-25-0188

Planning Commission will hold a public hearing and consider a city-initiated request for text amendments to the Zoning Ordinance. The amendments will allow for continued refinement of the Zoning Ordinance to reflect recent changes in State law related to middle housing, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Monika Smriti, Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

November 19, 2025

8. ADJOURNMENT

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

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1000 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 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

Wednesday, June 18, 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
Vice Chair Alex McBurney
Commissioner Ryan Benson
Commissioner Mary Guzman
Commissioner Julia Jewell
Commissioner Olivia Pineda

COMMISSIONERS EXCUSED ABSENT

Commissioner Shaun Grimm
Commissioner Julia Jewell

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Mary Grace McNear, Attorney II
Jodie Novak, Development Services Director
Josh Orton, Lead Senior Planner, AICP
Monika Smriti, Senior Planner
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 May 21, 2025, seconded by Commissioner Jewell.

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

Upon vote, the motion passed 5 to 0

4. PUBLIC HEARING ITEMS

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

Monika Smriti, Senior Planner, provided an overview of the Circle K – Conditional Use Permit, Application PL-24-0058 for a gas station and convenience store. The approximate 1.7 net-acre property was annexed into the City in 2007 in the Verde Trails Planned Area Development (PAD) zoning district and is located at the southwest corner of Broadway Road and 107th Avenue.

The property is vacant with a base C-2, Community Commercial zoning which allows a gas station and convenience store with a Conditional Use Permit. To the north is vacant farmland zoned Entrada PAD with a commercial base zone, to the east is vacant farmland in the vicinity of Phoenix zoned commercial, and to the south and west are vacant parcels zoned commercial. The General Plan designation is local commercial.

The proposed use includes a 5,641 square foot convenience store building and a 4,608 square foot canopy with six double stacked fuel pumps. The proposed hours of operation are 24 hours per day, 7 days per week. Right-in and right-out access driveways will be on both Broadway Road and 107th Avenue with a dedicated right-of-way along Broadway Road. The developer is required to construct a deceleration lane on both roads. Maricopa County has proposed a traffic signal at the intersection of Broadway Road and 107th Avenue which is currently in the scoping stage and expected to be installed within two to three years.

The elevations of the convenience store and canopy meet city commercial and industrial standard design guidelines and feature architectural elements as required by Verde Trail PAD including stone and pitched roof elements.

Staff analysis finds the subject site suitable to accommodate the use because the project is consistent with the General Plan 2030 and Local Commercial Land Use Designation. It is compatible with existing land uses, surrounded by commercial zoning districts, and the proposed use is suitable for the hard corner of two arterial roads. The Preliminary Site Plan and Landscape Plan meet all required development standards. Adequate access is provided to both public streets and has sufficient capacity to accommodate generated traffic. Staff recommend seven conditions of approval as listed in the staff report to mitigate any potential adverse effects the project may cause.

A neighborhood meeting was held on February 11, 2025, with 13 attendees who discussed concerns with traffic, construction at the intersection, safety concerns regarding lighting, and general concerns about timing and the site. On Avondale Connect five comments were received in support of the project, with three people indicating the need for a traffic light as soon as possible. Staff received two voicemails with concerns related to traffic and road work at the intersection.

Brennan Ray, Esq., of Ray Law Firm, on behalf of Circle K stated he agreed with the staff presentation and requested approval.

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

Commissioner Guzman moved to 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 Verde Trails Planned Area Development zoning district subject to seven (7) conditions of approval Second, by Commissioner Pineda.

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

Upon vote, the motion passed 5 to 0

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

Joshua Orton, Lead Senior Planner, AICP (American Institute of Certified Planners), provided an overview of the planned area development amendment for Hermosa Ranch Technology Campus – North PAD, Application PL-25-0054. The 239-acre property was annexed in 2006 and 2008 with a rezone to PAD in 2024. The former dairy farm is located at the southwest corner of Lower Buckey Road and Avondale Blvd.

To the north is Del Rio PAD, a single-family subdivision and commercial parcel, to the east along Lower Buckey Road is County Island containing the Raceway and Ranchero subdivision and to the south of that is the planned Shadow Ridge subdivision zoned Shadow Ridge PAD. To the south is Hermosa Ranch Technology Campus – South with the Prime Data Center and Sierra Estrella Battery Storage Site as well as the existing SRP Substation. To the west is Cantada Ranch subdivision zoned Cantada Ranch PAD. The General Plan Designations are local commercial for providing daily goods and services to residents and business park land use is for large scale campus development for employment purposes.

The applicant is requesting two substantive changes, to adjust the development standards for the data center parcel and modify the PAD stipulations to address development phases and to clarify on and off-site improvements for the overall development. The proposed changes are as follows:

- Increase maximum building height from 50 feet to 52 feet
- Increase parapet wall height from 5 feet to 9 feet above the maximum building height
- Increase mechanical equipment screening height from 75 feet to 77 feet
 - To be set back 10 feet from the edge of the building to reduce the perceived scale of the equipment.
- Increase elevator equipment height from 75 feet to 86 feet.
 - To be set back 10 feet from the edge of the building to reduce visibility from the street

Mr. Orton reviewed the renderings provided by the applicant, highlighting view #2 and view #4 that depict the approved data center building height, landscaping, and location of the buildings. Additionally, the requested modifications were reviewed, noting for Parcel A improvements are required immediately adjacent to the property frontage, installation of a traffic signal at the intersection of Miami Avenue and Avondale Blvd. Parcel B is zoned as a Data Center and required to install improvements adjacent to the site, improve the remainder of Lower Buckey Road and Avondale Blvd, installation of a traffic signal along 119th Avenue and Lower Buckey Road, and installation of a multi-use trail on the regional power corridor.

Staff analysis found the proposed PAD amendment conforms with the General Plan Land Use Designation of Business Park and Local Commercial, the PAD requirements of the Zoning Ordinance, the Subdivision Regulations, Design Manual, and other applicable regulations and requirements unless modified by the PAD narrative. Adequate public infrastructure is or will be

installed to support the development, required conditions of approval ensure conformance with the Zoning Ordinance and other applicable City codes, ordinances, and policies. Development standards are consistent with the City's Commerce Park and Community Commercial Zoning District requirements, noted deviations and this request for deviation serve to foster compatibility with the existing residential and continuity with approved employment projects in the area.

A neighborhood meeting was held at City Hall on May 6, 2025, with six attendees who discussed the scale of the Data Center, commercial development, potential commercial tenants, and project timelines. Staff received a total of 20 responses through email and Avondale Connect providing feedback on the development.

Commissioners were given an opportunity to ask questions of Staff.

- Vice Chair McBurney asked if there are limits on the number of major modifications a developer can apply for. Mr. Orton explained there are no limits, though major amendments require Public Hearings, such as this application.
- Commissioner Pineda inquired about the approved heights from the original application. Mr. Orton indicated the original project had a 50-foot building height, approved with PAD zoning, including the 75-foot screening in the request.

Carolyn Oberholtzer, Esq., from Bergin, Frakes, Smalley & Oberholtzer, spoke to the Commission on behalf of the applicant. The initial project, presented in April 2024, lacked known developers at that time. Zoning was finalized, and as design progressed, necessary changes led to the current Development Amendment. The height increase was due to required clear space around the roof cooling system and elevator access to those platforms. Additionally, the grocery store is moving faster than the Data Center, and the stipulation allows each project to proceed independently.

Commissioners were given an opportunity to ask questions of the Applicant.

- Vice Chair McBurney asked if this was the final design for the data center or if additional amendments were anticipated. Ms. Oberholtzer explained although the site plan has been submitted to staff, it is under review and regulatory changes are anticipated. With a 300-acre parcel it is not unusual for additional amendments to PADs over time. Generally, the City and applicants work together to get something better for everybody.
- Vice Chair McBurney while recognizing this is a major project, stated there were concerns in the community. Ms. Oberholtzer stated she has not been contacted directly nor did anyone with concerns attend the neighborhood meeting. After reviewing all the efforts made to speak with residents in the area, she stated anyone with concerns can contact her directly and they will be happy to speak with them.
- Commissioner Pineda asked when the construction will start and how long it will take for full build out. Ms. Oberholtzer explained upon approval of this amendment by the City Council that the grocery store will submit construction drawings and continue to move forward. Jack Hays, Engineer with QTS explained the data center construction will begin in 2028 and each building takes approximately 14 months to complete.
- Commissioner Pineda inquired if the data center will be active after each phase or at total completion. Mr. Hays noted each phase will come online separately and construction on the first six buildings will overlap.
- Chair White asked if the other commercial businesses are known. Ms. Oberholtzer stated they are actively working on those, and it should be announced soon.
- Vice Chair McBurney asked if the Fry's Food Store that is less than a mile away, would be closing and relocating to this new location. Ms. Oberholtzer stated no plans have been announced and it is possible the two stores will coexist.

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

Vice Chair McBurney moved to approve Application PL-25-0054 a request to amend 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. Second, by Commissioner Pineda.

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

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

Upon vote, the motion passed 5 to 0

5. COMMISSION ANNOUNCEMENTS

None presented.

6. PLANNING DIVISION REPORT

Ms. Lorbeer advised there are currently no items planned for the July meeting and an official cancellation notice will be sent out if determined necessary. During the month of May 2025, 16 new development applications were received.

7. CALENDAR

The next Planning Commission meeting is scheduled for July 16, 2025 (if not canceled).

8. ADJOURNMENT

With no further business before the Commission, Chair White called for a motion to adjourn.

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

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

Upon vote, the motion passed 5 to 0

The meeting adjourned at 6:38 p.m.

Chair, Larry White

Date

ITEM NUMBER: 4.a.

SUBJECT: Avondale Tech Center – Minor General Plan Amendment – Application PL-25-0120

MEETING DATE: 10/15/2025

TO: Planning Commission

FROM: Monika Smriti, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing to consider a request by Michelle Santoro of Gammage and Burnham for a minor General Plan amendment for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue. If approved, the proposed minor General Plan amendment will change the subject property's General Plan 2030 Land Use Map designation from Mixed Use to Business Park to facilitate the development of a technology campus focused on employment uses. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The approximately 38-acre site (Exhibits A and B) is located at the northwest corner of Corporate Drive and 117th Avenue. More specifically, the site is identified as Lot 6 within the Fuze 623 and Flatz 623 final plat, Assessor's Parcel Number (APN) 500-01-610. The property was annexed into the City on July 28, 1976, and has historically been used for agricultural purposes. The site is currently vacant.

The site is designated as Mixed Use on the General Plan 2030 Land Use Map (Exhibit C). This designation allows for a combination of residential and commercial development, with a target residential density of 20 dwelling units per acre. The site is currently zoned City Center District (CCD) and is the only remaining parcel in the City of Avondale with this zoning classification.

The existing uses and zoning of the surrounding properties are as follows:

North: Vacant county island. The City of Avondale General Plan designates this area as Mixed Use, and the Maricopa County zoning is C-2 (Intermediate Commercial).

South: Multi-family residential development currently under construction. The General Plan designation is High Density Residential, and the zoning is Fuze 623 Planned Area Development (PAD).

East: Existing multi-family residential. The General Plan designation is The BLVD (Village District), and the zoning is The BLVD District (The BLVDD).

West: Existing Business Park. The General Plan designation is Business Park, and the zoning is Avondale 10 Planned Area Development (PAD).

SUMMARY OF REQUEST:

The applicant is requesting approval of a minor General Plan amendment (GPA) to the General Plan 2030 Land Use Map to change the site's land use designation from Mixed Use to Business Park. This amendment is intended to facilitate the development of Avondale Tech Center, a planned advanced technology campus primarily focused on employment uses (Exhibit D).

The Business Park designation allows for large scale campus development that provides abundant

employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, offices, data centers, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses.

There is a separate request to rezone the site to Planned Area Development (PAD) with underlying zoning of Commerce Park (CP). Approval of this minor GPA request is required before the rezoning may be approved, which is scheduled for the same Planning Commission and City Council meetings.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on September 9, 2025. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E.

In addition to City staff and the applicant's team, one (1) resident attended the in-person neighborhood meeting. The attendee raised general questions about potential tenants, truck circulation, and the proposed amenity area, all of which were addressed by the applicant. The applicant's team also clarified that the planned pickleball court would be open to the broader community. Additional inquiries were made regarding the nature and anticipated timeline of the development.

All required notifications for the Planning Commission and City Council public hearings have been completed. To date, one (1) comment has been received on the City's Avondale Connect public forum. The comment conveyed that the site is already being advertised for lease and does not find the public hearings necessary if the project is already approved.

ANALYSIS:

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

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

There is a lack of available sites with a Business Park land use designation along the Interstate 10 (I-10) freeway in the current General Plan Land Use Map. As such, a land use amendment is warranted to accommodate employment-focused development in a location with strategic regional access. This site is uniquely positioned near the freeway, making it an ideal location for Business Park uses.

The current Mixed-Use designation emphasizes residential and commercial development, which is already planned for in the surrounding area.

The Business Park designation supports employment-generating uses such as office, advanced technology, and light manufacturing. It aligns with the City's economic development goals and complements the surrounding mix of residential, mixed-use, and business park land uses.

2. The amendment constitutes an overall improvement in the General Plan 2030 and is not solely for the good or benefit of a particular landowner or owners.

This minor General Plan amendment (GPA) enhances the City's General Plan by introducing land uses that support employment growth in areas targeted for economic development. Along with the rezoning, the amendment facilitates the development of an approximately 698,622 square foot advanced technology campus, with an estimated 90 percent of the building area dedicated to advanced light manufacturing and warehousing.

According to a study conducted by the Greater Phoenix Economic Council (GPEC) in August 2025, a prototypical 750,000 square foot advanced manufacturing project could generate an estimated 30 million dollars in direct tax revenue and create up to 1,000 jobs in the City of Avondale over 10 years. Based on this

general analysis, the proposed project, once fully occupied and operational, has strong potential to significantly contribute to the City's economic development and enhance the well-being of its residents.

The City's Economic Development Department is actively engaged in attracting advanced manufacturing employers by collaborating with developers and corporate decision makers. This project supports those efforts by offering a high-quality destination for advanced technology companies and contributing to an increase in daytime population and availability of higher wage employment opportunities.

Overall, this amendment reinforces Avondale's long-term economic resilience and sustainability.

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

The proposed amendment does not significantly alter acceptable land use patterns. Instead, it advances the General Plan's land use goals by promoting job creation near residential areas. The project supports the City's vision for transforming the I-10 freeway corridor into a premier business and employment center by attracting land uses that offer a high ratio of well-paying jobs relative to building square footage.

This minor General Plan amendment (GPA) will not necessitate larger or more costly public infrastructure improvements in comparison to the current Land Use designation of Mixed Use that is suitable for mix of residential and commercial developments. Replacing residential and commercial land uses with employment-based uses is anticipated to reduce demand on public safety services and reduces traffic trip generation, while simultaneously enhancing City revenues.

To support the project's access and transportation needs from the I-10 freeway, the developer will contribute an agreed-upon amount toward constructing a new traffic signal at the intersection of Corporate Drive and Fairway Drive. Additionally, all project-related semi-truck traffic will be routed to the Fairway Drive interchange from 119th and Corporate Drive to minimize impacts on nearby commercial development and residential neighborhoods.

The site is strategically located with access to the existing arterial road and transportation network. This includes the planned installation of a new traffic signal at Van Buren Street and 119th Avenue by another developer. Off-site improvements will include half-street upgrades along 117th Avenue and 119th Avenue adjacent to the site, as well as enhancements along Corporate Drive.

Finally, the amendment will not adversely impact existing land uses. Through a companion PAD and Site Plan and Design Review approval, the proposed project will incorporate appropriate building and landscape setbacks to ensure a compatible transition to surrounding existing and planned developments.

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

This minor GPA is consistent with the overall intent of the General Plan 2030. This amendment encourages new investment, job creation, and a land use change that advances economic sustainability and employment diversity.

The proposed amendment furthers several goals of the General Plan 2030, including but not limited to:

- Land Use Element Goal #3, Policy A: "Develop the I-10 corridor into the City's premier business employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage."
- 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."
- Economic Element Goal #3, Policy D: "Support new development that accommodates business attraction opportunities."

- Economic Element Goal #3, Policy E: “Increase the supply of developable Business Park land and promote flexibility of uses within.”

DISCUSSION:

Staff recommend approval of the request for the following reasons:

- The proposed minor General Plan amendment meets the required findings for a General Plan amendment per the Avondale General Plan 2030.
- The amendment supports orderly growth and development by promoting efficient land use patterns and infrastructure investment.
- The amendment furthers the City’s Economic Development goals by creating opportunities to expand the local tax base and attract or retain employment-generating uses.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0120, a request to amend the General Plan 2030 Land Use Map designation from Mixed Use to Business Park, for the reasons set forth in the staff report.

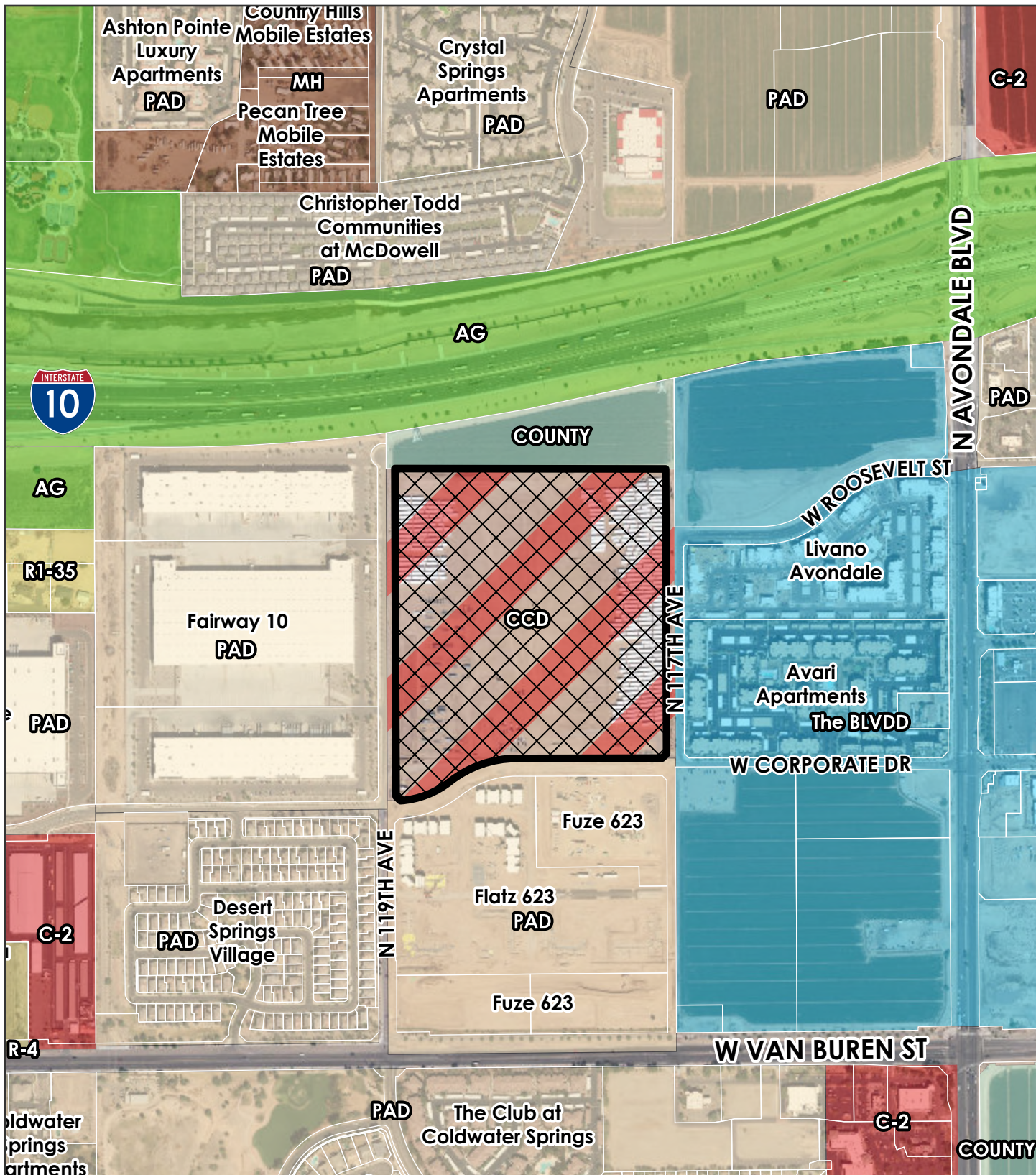


Aerial Map



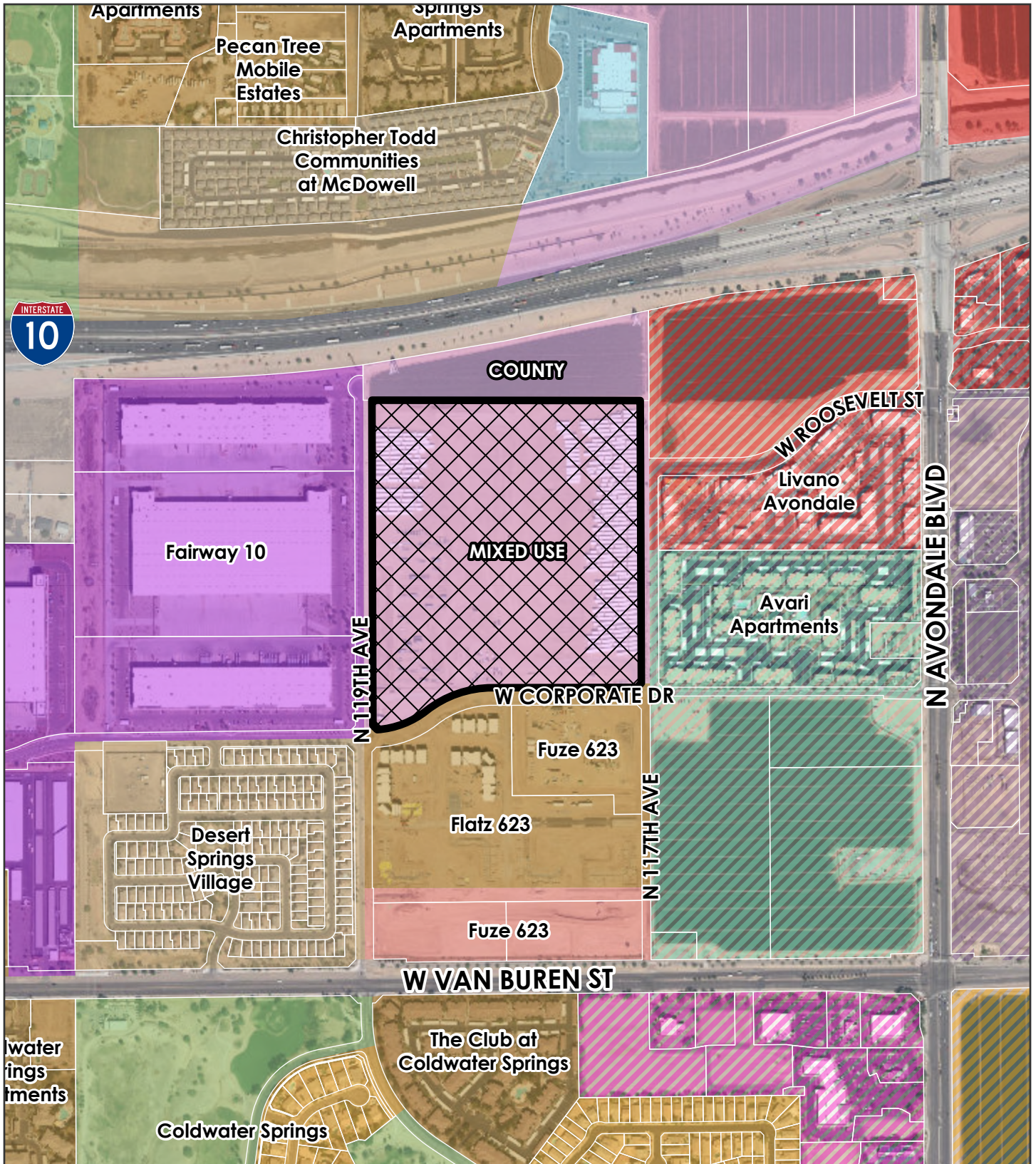
 Subject Property





Existing Zoning Map

<p>Avondale</p>	AG	CCD	PAD	Subject Property	
	The BLVDD	COUNTY	R-4		
	C-2	MH	R1-35		



Existing General Plan Land Use Map

Avondale

Medium Density Residential	Open Space and Parks
Medium/High Density Residential	Education
High Density Residential	Neighborhood District
Local Commercial	Gateway District
Freeway Commercial	Village District
High Intensity Office	Park Avenue District
Mixed Use	Promenade District
Business Park	

Subject Property



Avondale Tech Center NEC of 119th Avenue and Corporate Drive Minor General Plan Amendment

1st Submittal: June 2, 2025
2nd Submittal: July 31, 2025
3rd Submittal: September 10, 2025

DEVELOPMENT TEAM

Owner/Developer:
Creation Equity
1200 N 52nd St, Phoenix, AZ 85008
(602) 600-6363
Grant Kingdon; grantk@creationequity.com



Architect:
LGE Design Build
1200 N 52nd St, Phoenix, AZ 85008
(480) 966-4001



Attorney / Applicant:
Gammage and Burnham
Attorney: Stephen Anderson
Land Use Planner: Michelle Santoro
40 N Central Avenue, 20th Floor, Phoenix, AZ 85004
(602) 256-0566
sanderson@gblaw.com; msantoro@gblaw.com



TABLE OF CONTENTS

Introduction	3
Site Context	3
Project Description	6
Proposed Land Use Request	7
Minor General Plan Amendment Analysis	7
Conclusion	11

INTRODUCTION

Gammage and Burnham represents Creation Equity (the “Applicant”), a long-standing member of the development community with successful projects across the Phoenix metropolitan area. Creation Equity has developed some of the most well-known mixed-use, commercial, and state-of-the-art technology center projects across the Valley. On their behalf, we are pleased to submit this Minor General Plan Amendment, along with a concurrent Rezone application, to the City of Avondale for a technology center development on approximately 38 net acres of vacant property located at the northeast corner of Corporate Drive and 119th Avenue (the “Property” or the “Site”). The Property is also known as Maricopa County Assessor Parcel number 500-01-610. See **Figure A** provided below for an aerial photograph of the Site and surrounding area, highlighted in blue.

Figure A: 2024 Aerial Photograph



SITE CONTEXT

The Property is currently vacant farmland. The Property is surrounded on the north and south by vacant land. However, new multi-family apartments are under construction on the land to the south. New multi-family apartments border the eastern boundary and large Business Park buildings border the western boundary. See **Figure B** below for a table describing General Plan land use designation, zoning, and existing uses of the adjacent properties.

Figure B: Relationship to Surrounding Properties

	General Plan	Zoning	Existing Use
North	Mixed Use (City of Avondale)	C-2 Intermediate Commercial (Maricopa County)	Vacant Land
South	High Density Residential	PAD Planned Area Development	Multi-Family Residential Homes (under construction)
East	Village District	The BLVDD	Multi-Family Residential Homes
West	Business Park	PAD Planned Area Development	Business Park Buildings
Project Site	Mixed Use	CCD City Center District	Vacant Land

General Plan

As shown below, the Property, outlined in black, is currently designated as “Mixed Use” on the General Plan 2030 Proposed Land Use Map. The Property is not currently located within a Specific Area Plan. See **Figure C** below. The Applicant is proposing to change the land use designation from Mixed-Use to Business Park. See **Figure D** below.

Figure C: City of Avondale Existing General Plan Map

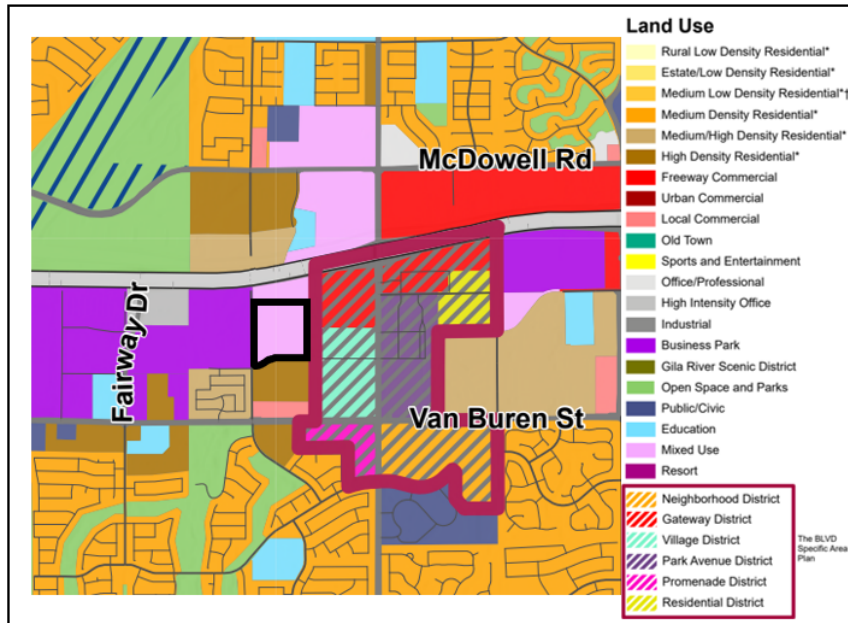
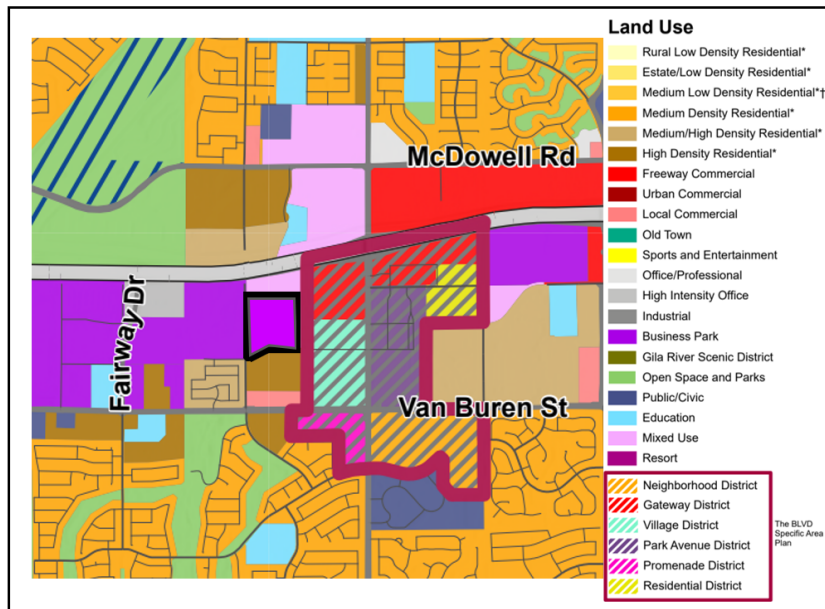


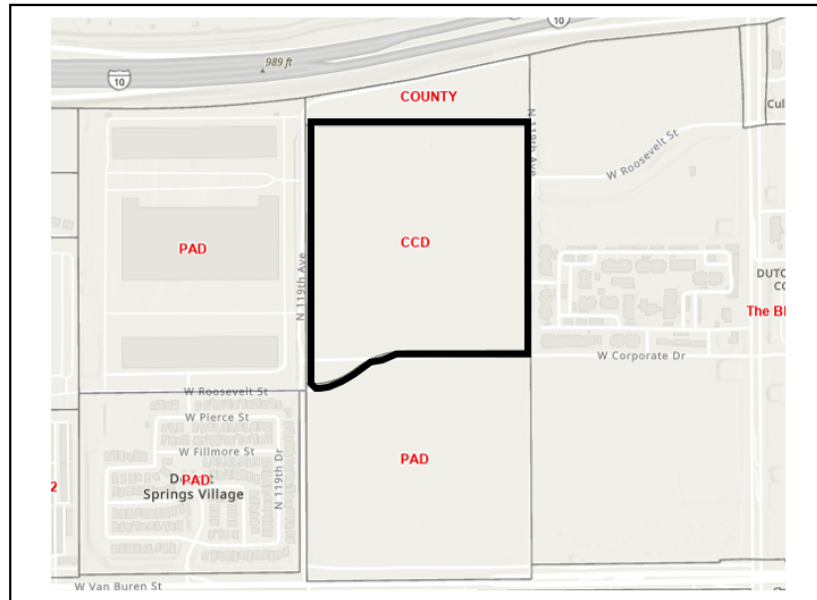
Figure D: City of Avondale Proposed General Plan Map



Zoning

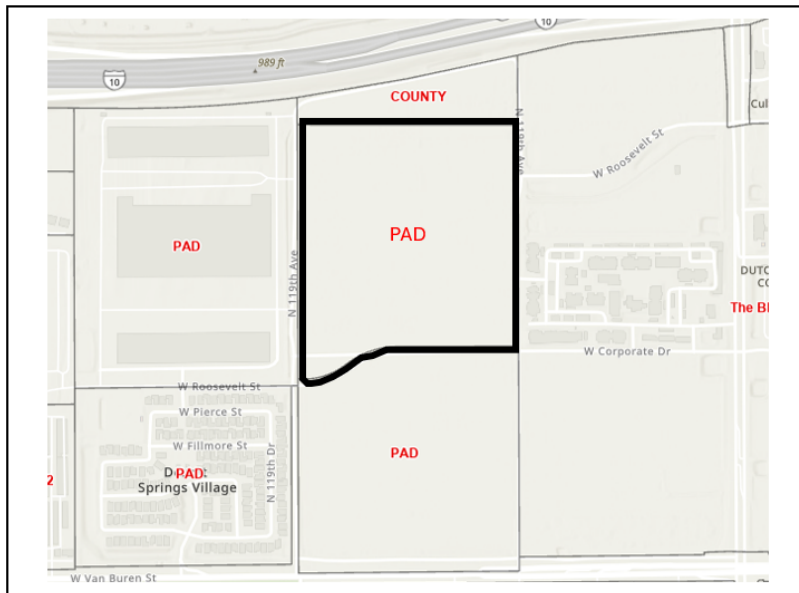
The Property is currently designated as City Center (CCD) as shown on the City of Avondale Zoning Map below. See **Figure E**.

Figure E: Existing City of Avondale Zoning Map



Concurrent with this application we are seeking a rezoning to Planned Area Development (PAD) zoning. See **Figure F** below for the proposed City of Avondale Zoning Map.

Figure F: Proposed City of Avondale Zoning Map



PROJECT DESCRIPTION

Consistent with the surrounding area's business park and employment uses, the Applicant is proposing to redevelop the Site with a high-quality technology campus development (collectively, the "Project"). The development, referred to as the Avondale Tech Center, is envisioned as a regional employment and innovation hub that supports a range of advanced technology users. The Project includes:

- Three (3) one-story shell buildings, each potentially up to 55' in height, totaling approximately 698,622 square feet of building area.
- A mix of office, light manufacturing, assembly, and storage uses anticipated.
- Multiple access points from 117th Avenue, 119th Avenue and Corporate Drive.
- 720 on-site vehicular parking spaces, with a deviation request from the required parking maximum.
- Enhanced landscaping along site perimeters and throughout parking areas.
- A project amenity area at the southwest corner of the site along with additional employee spaces throughout the campus.
- Exact project dimensions will be determined during the rezoning and site planning processes.

Creation Equity is seeking to improve a vacant property located within a unique area of Avondale into a technology center. The Site offers high visibility from Interstate 10 and excellent access to major regional transportation corridors, including Loop 101, Loop 202, and Loop 303. The Project is expected to attract key industries such as defense contracting, pharmaceutical developments, semiconductor manufacturing, and other advanced technology sectors. Its strategic location, near major freeways, a skilled labor force, and a variety of regional retail amenities, makes it especially well-suited for such companies within the TSMC, AMKOR, and Intel ecosystems. The development aligns with Avondale's long-term economic development goals and will support job creation, economic diversification, and high-value investment in the West Valley.

PROPOSED LAND USE REQUEST

To accommodate the development of the Project, the Applicant is submitting the following applications (collectively, the “Application”):

- A Minor General Plan Amendment (“GPA”) application from Mixed-Use to Business Park; and,
- A Rezoning of the Property from CCD to PAD (under separate application)

The intent of the Project and the goal of the Application is to diversify the mix of employment uses along the I-10 Freeway by adding a high-quality technology campus.

MINOR GENERAL PLAN AMENDMENT ANALYSIS

As mentioned above, the General Plan’s projected land use for the Site is Mixed-Use. However, the existing Mixed-Use category is not appropriate given the limited access and visibility of the Site for commercial activity. The Site is tucked away, behind multi-family developments and adjacent to the I-10, along two dead end roads, which is more appropriate for employment uses. In order to accommodate the redevelopment of the Site with an appropriately designed, high-quality, and modern technology campus development, the Applicant is proposing a Minor General Plan Amendment (“GPA”) to project the Site for Business Park use, which is appropriate for the Site considering adjoining and nearby uses and the context of the area. The proposal qualifies for a Minor GPA as the Site is under forty (40) acres and is not a substantial alteration to the land use mix.

The Minor GPA is consistent with the goals and policies of the General Plan and will not have any negative impacts on the surrounding land uses. It will also accommodate the needed development of the vacant Site, which will help to further activate the area. The following address the analysis criteria outlined in the application, as well as the findings specified in the General Plan 2030.

1. Availability of current and future water supplies;

The Project is not expected to adversely impact future water supply. The Business Park land use projection associated with this GPA request is consistent with the existing employment character of the surrounding area. The Project supports GP2030’s goal to manage a coordinated system of water and wastewater facilities, infrastructure, and utility services. The Site is surrounded by properties that accommodate or are planned for employment and commercial uses. Changing the land use designation from Mixed-Use to Business Park will not adversely impact water infrastructure. The current maximum allowable average daily water usage for the total Property is 180,000 gallons per day. Subsequently, the current maximum allowable average daily wastewater discharge is 108,000 gallons per day. As this project becomes more defined through the development process, the actual water usage and wastewater discharges assigned to this project will be finalized in a written agreement between the developer/owner and the City of Avondale.

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

The GPA will accommodate the needed redevelopment of a vacant infill site with a high-quality technology campus that will provide additional employment opportunities, as well as significant landscape and pedestrian infrastructure enhancement along three (3) street frontages. The development of the associated project, which includes bicycle parking, combined with the Site's proximity to public transportation will also encourage alternative modes of transit.

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

The Property has historically been used for agriculture, so the land is disturbed and relatively flat with an average 0.5% slope to the southwest. Additionally, the Property is located within the Flood Hazard X, which designated property with a moderate flood risk. There are no existing hillsides or riparian areas on-site. Neither are there any viewsheds that should be protected. The view to the north is the elevated I-10 and views east and west are of other developments. While the view to the south is of the distant Estrella Mountains, future development of the parcel to the south will block any view corridor. The proposed land use and development will have a minimal impact on an already disturbed and graded site, surrounded by development. This site is an infill site.

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

The Project will contribute to the GP2030's vision for economic vitality. A new, high-quality technology campus will provide an opportunity to expand upon and strengthen the job markets in Avondale. The proposed development will further diversify Avondale's mixture of employment opportunities and represent an opportunity to improve an underutilized and vacant infill property with a high quality, modern Business Park development along the I-10 Freeway corridor. The addition of a new Business Park (technology campus) provides an opportunity with close proximity to employment and commercial uses, public transportation, and multiple freeways will strongly appeal to employers.

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

The Project represents a substantial reinvestment in an underutilized infill property that is appropriate for and compatible with the area's existing infrastructure. The Project substantially aligns with the GP2030's goal to ensure that all land use decisions meet the long-term social and economic goals of the community. A new, technology campus is consistent with the adjacent uses and structures and will not adversely impact the City's existing services and facilities.

The proposal development will have no more impact on police and fire services than any other development. As for water and wastewater, the current maximum allowable average daily water usage for the total Property is 180,000 gallons per day. Subsequently, the current maximum allowable average daily wastewater discharge is 108,000 gallons per day. As this project becomes more defined through the development process, the actual water usage and wastewater discharges assigned to this project will be finalized in a written agreement between the developer/owner and the City of Avondale.

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

The approval of the GPA will accommodate the development of a Project consistent with goals and objectives of GP2030. The Project accomplishes this by providing a new, high-quality technology campus with substantial landscape and pedestrian infrastructure enhancements along three (3) street frontages. The Project will diversify the mix of employment uses along the I-10 Freeway corridor.

Land Use Element

Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster economically sustainable and socially dynamic community.

Policy D: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.

Response: *The Project represents an opportunity to improve an underutilized and vacant infill property with a high quality, modern technology campus development along the I-10 Freeway corridor.*

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

Policy A: Develop the I-10 corridor into the City's premier business employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.

Response: *The Project will contribute to and enhance the existing employment corridor located along the I-10 and will create well-paying jobs. The Project represents an opportunity to improve an underutilized and vacant infill property with a high quality, modern Business Park development along the I-10 Freeway corridor. Creation will provide a high-quality project that will encourage revitalization of a large vacant portion of land within the City of Avondale. Like other recently developed employment developments in the immediate vicinity, the development is positioned to provide a catalyst and standard for an area that will become the most desirous employment and commerce corridor in the City. The proposed development will help transform underutilized parcels of land into a new modern highend manufacturing and office park designed development that is compatible with the land use goals outlined above. The Project will not only be aesthetically pleasing but will also provide economic stability for this area and bring employment opportunities to allow Avondale citizens to live, work, and play in Avondale.*

Economic Element

Goal 1: Grow and diversify Avondale's economy and employment base through business retention, expansion, and development.

Response: As stated above, the Project will contribute to and enhance the existing employment corridor located along the I-10 and will create well-paying jobs.

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

Policy A: Location desired and targeted businesses in Avondale, specifically in targeted industry sectors including healthcare along the Healthcare Quarter, technology, manufacturing/logistics, and retail and entertainment in The BLVD.

Response: The Project is located in an area of existing manufacturing/logistics and will contribute to and enhance Avondale's diversity of employment.

Growth Area Element

Goal 1: Create a destination employment center in targeted areas of the City that will help to improve the balance between jobs and population.

Policy C: Discourage residential uses adjacent to I-10 unless they are part of a mixed-use development.

Response: The Project will provide an appropriate buffer between the I-10 and new multi-family residential developments in the immediate surroundings.

7. The development pattern contained on the Land Use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.

Although the existing Land Use Plan provides other employment sites, it overlooks the functionality of this particular site. The Site is an infill site, tucked away, behind multi-family developments and other business park type uses, and adjacent to the I-10. With its dead-end streets, the freeway adjacent land is more appropriate for employment uses.

8. The amendment constitutes an overall improvement to the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

Not only does the proposed amendment align more closely with the adjacent land uses, as described in detail above, it also benefits the community as a whole through quality employment and diverse job opportunities.

9. The amendment will not adversely impact the community as a whole or a portion of the community by:

-Significantly altering the acceptable land use patterns;

The amendment is a modest adjustment, consistent with nearby development trends, and enhances the utility of freeway-fronting property.

- Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water and wastewater, and public safety facilities than would otherwise be needed without the proposed change;

The proposed amendment will not necessitate more extensive or costly public infrastructure compared to the current land use.

- Adversely impacting the existing land uses

Again, this proposal will not adversely affect existing land uses but will align more closely with surrounding uses and land patterns.

10. That the amendment is consistent with the overall intent of the 2030 Plan and other adopted plans, codes and ordinances.

The amendment is consistent with the goals and overall intent of the General Plan specifically in regard to supporting the City's broader vision for sustainable economic growth along the freeway corridor. Additionally, the amendment is in alignment with Avondale's Strategic Plan 2025, as outlined below.

Avondale's Strategic Plan 2025

1. Economic Growth & Prosperity

The proposed amendment will contribute to the thriving local economy by fostering and supporting business growth, high-paying job creation and workforce development.

2. Community Well Being

By creating high-quality employment opportunities within the local community, residents will have the opportunity for employment within their community, promoting their well-being by reducing potential commute.

3. Connected & Engaged Community

The development team will engage the community through multiple notifications and a neighborhood meeting.

4. Resilient Infrastructure & Transportation

The Project will provide safe and sustainable water, roads, and utilities that are aligned with regional planning recommendations and surrounding developments.

5. Innovative & Effective Government

The development team is a strategic partner with the City to provide high-wage job creation.

CONCLUSION

Creation Equity is very excited about the opportunity to develop and enhance this unique area of Avondale. The Applicant is proposing to build a high-quality technology campus that will further diversify the mix of employment uses and support the City's broader vision for sustainable economic growth along the freeway corridor. Immediate benefits include high-paying job creation, increased economic development opportunities, and improved utilization of freeway-adjacent land. The project will enhance the area's urban environment and serve as a catalyst for future opportunities for quality employment. The design of the Project is an attractive, timeless, clean contemporary design that will ensure the establishment of a recognizable and usable place within close proximity of the freeway corridor, attracting high-quality, innovation-focused employment opportunities. We look forward to discussing the Project and Application with you and the community.

PL-25-0120 & 121 - Neighborhood Meeting Summary

**In-person Meeting held on September 9, 2025, at 6:00pm at
Hilton Homewood Suites, 11450 W Hilton Way, Avondale, AZ – Coldwater Room
Minor General Plan Amendment and Rezone Request
NEC 119th Ave and Corporate Dr, Avondale**

Attendees:

Stephen Anderson, Gammage & Burnham
Michelle Santoro, Gammage & Burnham
Jagger Everett, Creation Equity
Monika Smriti, City of Avondale
Patti Nielson, Public Participant (See Sign-In Sheet attached at ***Exhibit A.***)

Summary:

Stephen Anderson gave a presentation regarding the details of the proposed development and the process for a General Plan Amendment and Rezone. See presentation attached at ***Exhibit B.***

Mr. Anderson began by identifying Creation Equity and LGE Design Build and providing examples of existing work completed by the group. He then provided conceptual renderings of the proposed project as well as a detailed description of the conceptual site plan, including height, access and project amenities.

Mr. Anderson completed the presentation by outlining the City process and then opening to questions.

Public Participation:

- Mrs. Nielson inquired about the potential tenants of the site.
 - Mr. Anderson explained that the site and building sizes are not suitable for large scale warehouse users. There are no cross-dock facilities and buildings are generally under 250' in width. This design is more suitable for light assembly, research, and technology-related uses.
- Mrs. Nielson commented that the proposed building architecture was very nice.
- Mrs. Nielson loved the idea of public pickleball courts as a project amenity, especially for all the residential development under construction adjacent to the site.
- Ms. Smriti requested clarification on height
 - Although the anticipated height to the flat roof is 48'-0", the PAD requests a maximum height of 55'-0" to allow for flexibility for end users and potentially larger parapets to screen larger equipment.

The meeting ended at approximately 6:45pm.

EXHIBIT A

EXHIBIT B

Avondale Tech Center Community Meeting

Minor General Plan Amendment (PL-25-0120) & Rezone (PL-25-0121)
NEC 119th Avenue and Corporate Drive

Tuesday, September 9, 2025 at 6:00 PM



Introductions

Gammage & Burnham

Stephen Anderson, Land Use Attorney

Michelle Santoro, Senior Planner

Creation Equity

Grant Kingdon, Principal and Project Manager

Jagger Everett, VP of Development



EXISTING CREATION EQUITY PROJECTS



EXISTING CREATION EQUITY PROJECTS



PROPOSED PROJECT RENDERINGS



CONTEXT AERIAL



PROPOSED SITE PLAN



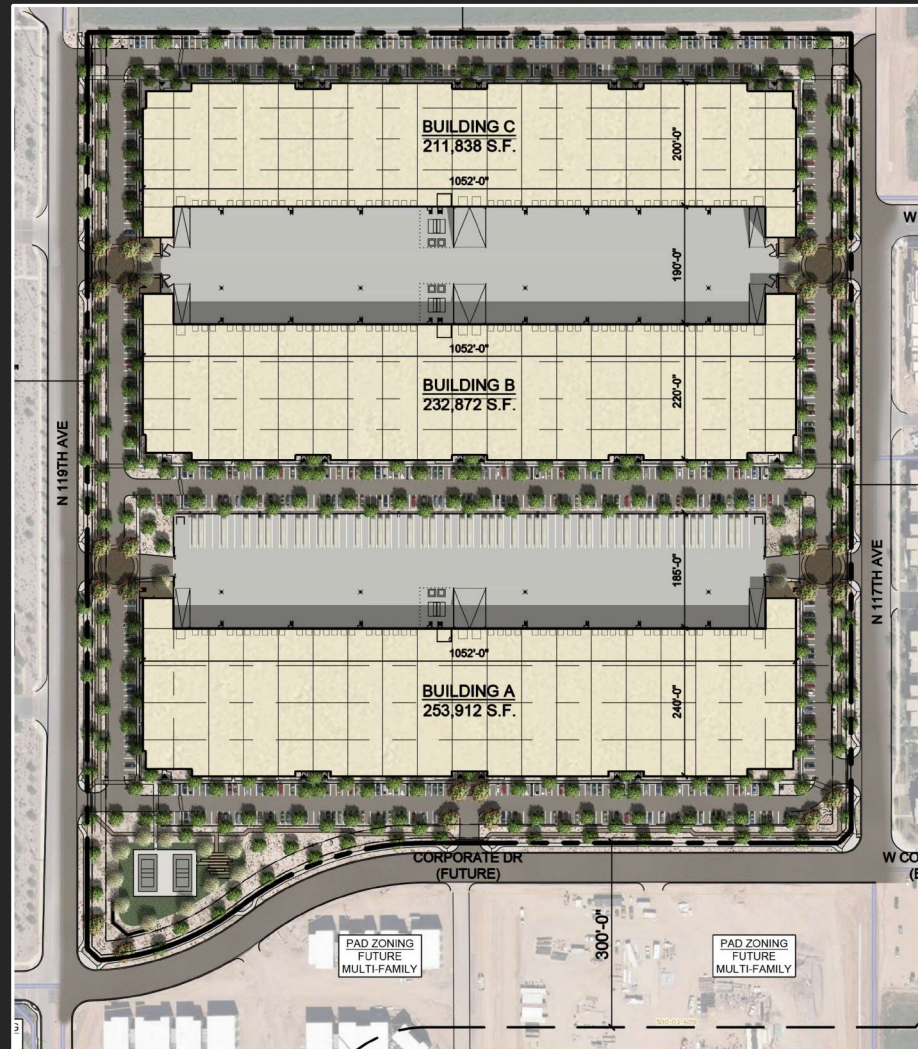
PROPOSED PROJECT RENDERINGS



PROPOSED PROJECT RENDERINGS



PROPOSED SITE PLAN

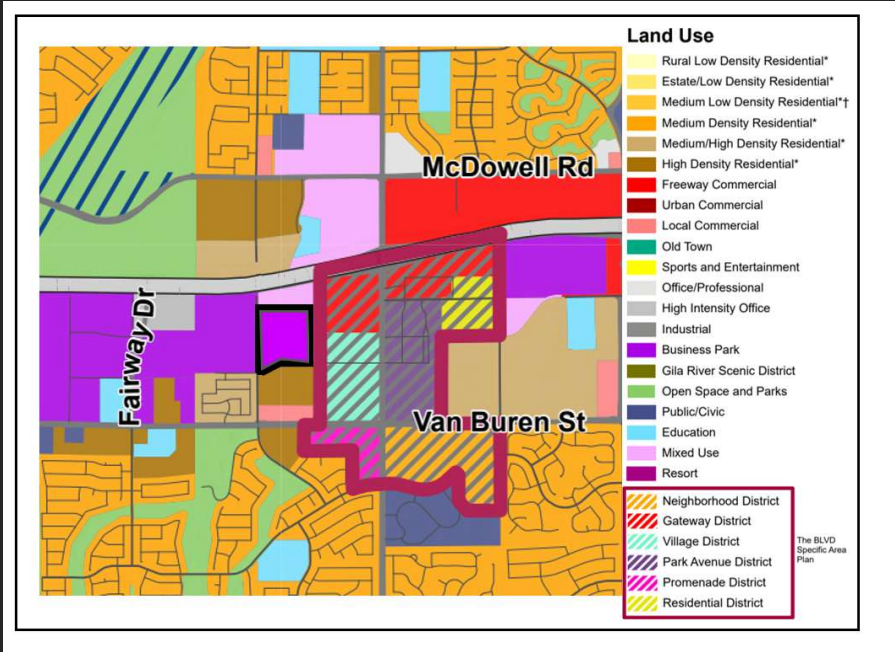
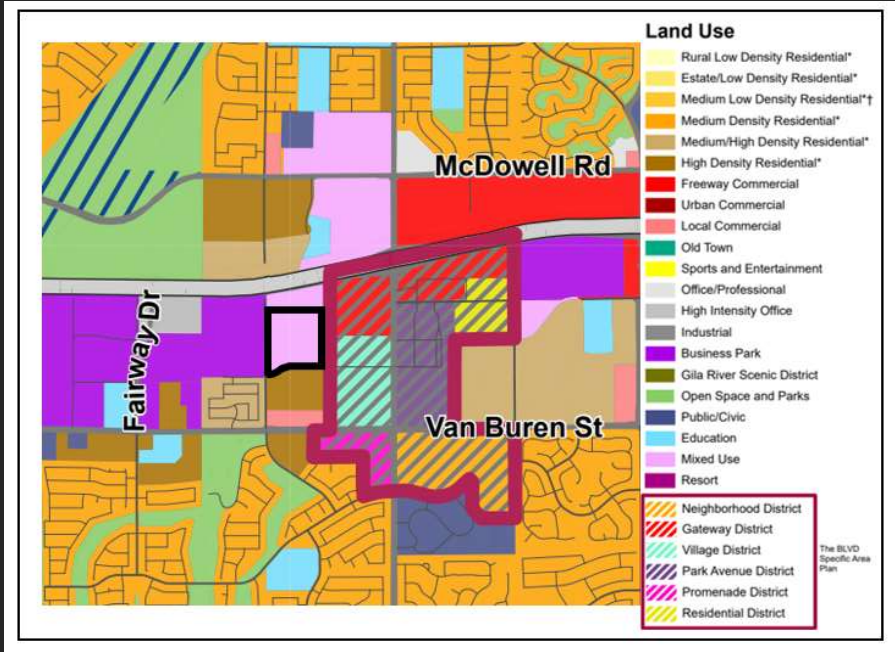


GENERAL PLAN

Amend General Plan designation of the parcel from Mixed Use to Business Park

Existing:

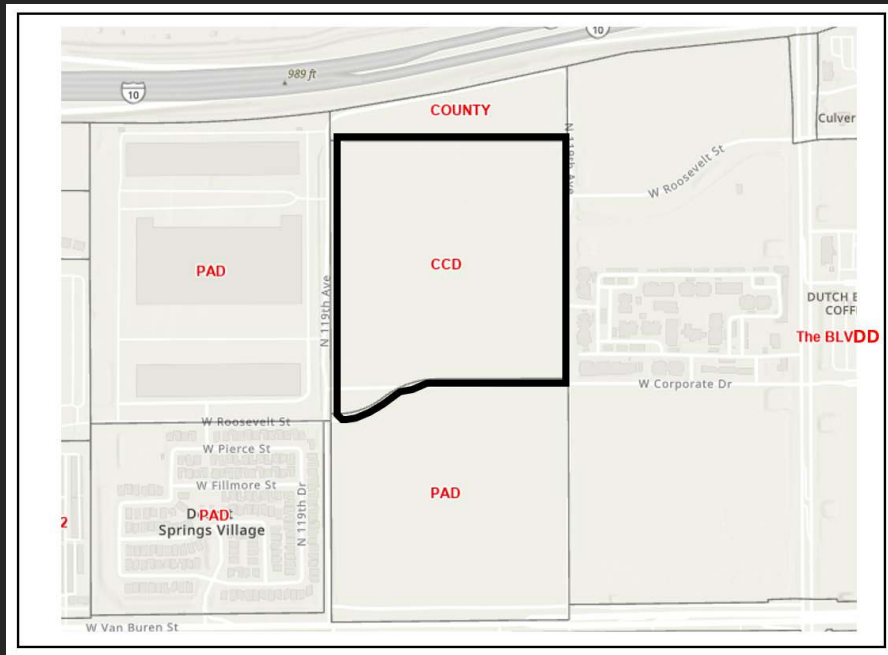
Proposed:



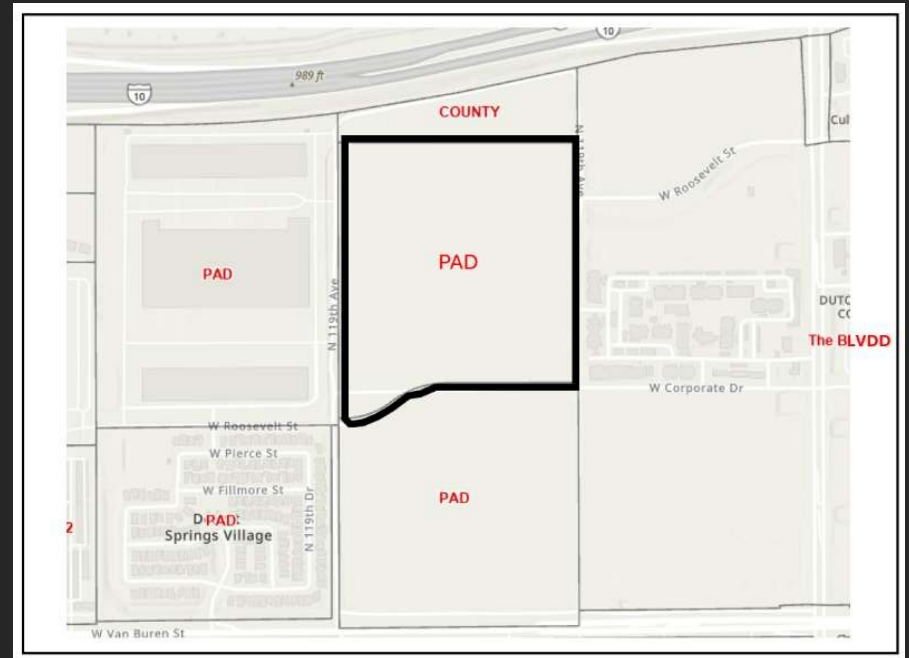
ZONING MAP

Rezone the parcel from City Center District (CCD) to Planned Area Development (PAD)

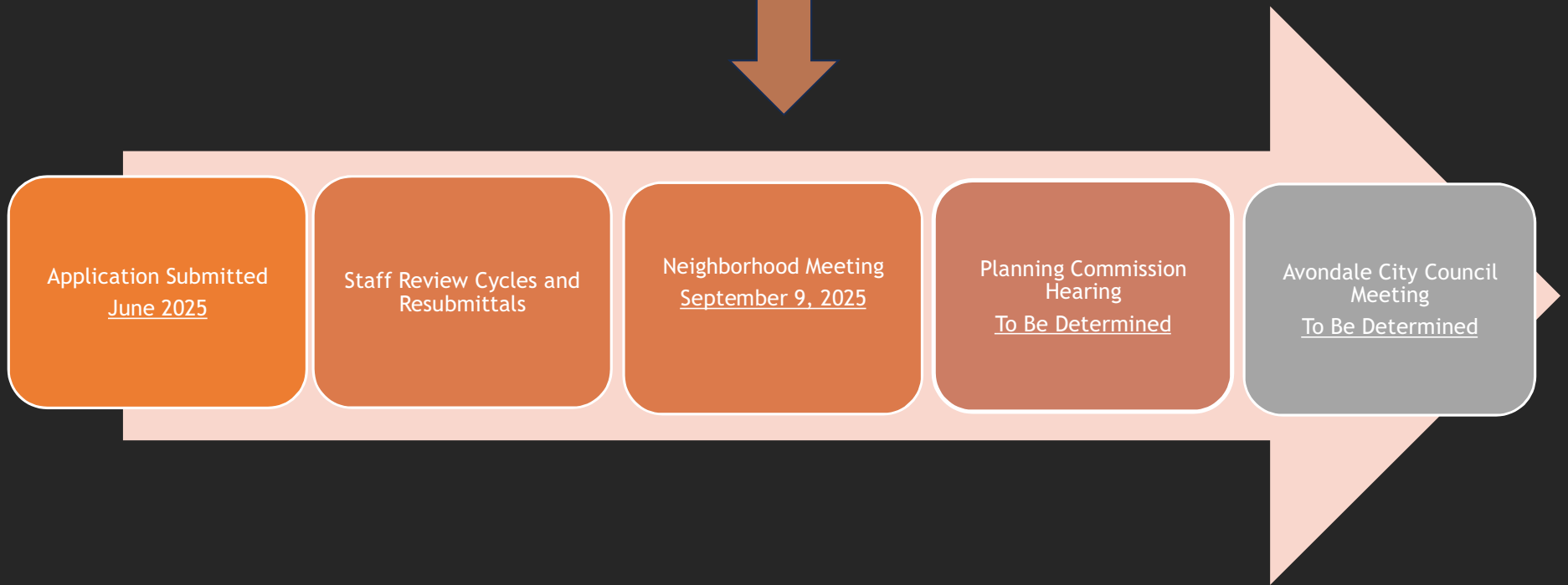
Existing:



Proposed:



PROCESS



Avondale Tech Center Community Meeting

Minor General Plan Amendment (PL-25-0120) & Rezone (PL-25-0121)
NEC 119th Avenue and Corporate Drive

Tuesday, September 9, 2025 at 6:00 PM



ITEM NUMBER: 4.b.

SUBJECT: Avondale Tech Center – Rezoning – Application PL-25-0121

MEETING DATE: 10/15/2025

TO: Planning Commission

FROM: Monika Smriti, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing to consider a request by Michelle Santoro of Gammage & Burnham for a rezone request for Avondale Tech Center, an approximately 38-acre site located at the northwest corner of Corporate Drive and 117th Avenue. If approved, the proposed request will rezone the subject property from City Center District (CCD) to Avondale Tech Center Planned Area Development (PAD) with underlying zoning of Commerce Park (CP) to facilitate the development of a technology campus primarily focused on employment uses. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The approximately 38-net-acre site (Exhibits A and B) is located at the northwest corner of Corporate Drive and 117th Avenue. More specifically, the site is identified as Lot 6 within the Fuze 623 and Flatz 623 final plat, Assessor's Parcel Number (APN) 500-01-610. The property was annexed into the City on July 28, 1976, and has historically been used for agricultural purposes. The site is currently vacant.

The site is designated as Mixed Use on the General Plan 2030 Land Use Map (Exhibit C). There is a separate application for a minor General Plan amendment (GPA) to redesignate the site's land use designation from Mixed Use to Business Park. Approval of the minor GPA request is required before the rezoning may be approved, which is scheduled for the same Planning Commission and City Council meetings.

The site is currently zoned City Center District (CCD) and is the only remaining parcel in the City of Avondale with this zoning classification. The City Center District (CCD) and the City Center Specific Plan (CCSP) served as the precursors to the BLVDD zoning district and The BLVD Specific Plan (BSP), respectively. If this rezoning request is approved, the CCD zoning district and its provisions will be removed from the Zoning Ordinance through a future Zoning Ordinance text amendment.

The existing uses and zoning of the surrounding properties are as follows:

North: Vacant county island. The City of Avondale General Plan designates this area as Mixed Use, and the Maricopa County zoning is C-2 (Intermediate Commercial).

South: Multi-family residential development currently under construction. The General Plan designation is High Density Residential, and the zoning is Fuze 623 Planned Area Development (PAD).

East: Existing multi-family residential. The General Plan designation is The BLVD (Village District), and the zoning is The BLVD District (BLVDD).

West: Existing Business Park. The General Plan designation is Business Park, and the zoning is Avondale 10 Planned Area Development (PAD).

SUMMARY OF REQUEST:

The applicant is requesting to rezone the property from Central Business District (CCD) to Avondale Tech

Center Planned Area Development (PAD) with underlying Commerce Park (CP) zoning district to allow a planned advanced technology campus primarily focused on employment uses (Exhibit F). The PAD Narrative (Exhibit D) outlines the permitted uses, development standards, and other requirements that will guide the future development of the site.

The proposed advanced technology campus will be developed on approximately 38 net acres and consists of three buildings totaling approximately 698,622 square feet. Each building is planned to have a width between 200 and 240 feet and an approximate height of 48 feet. However, the PAD requests a modification to increase the maximum building height from 35 feet to 55 feet to accommodate the proposed advanced technology center. All rooftop mechanical equipment will be either screened or seamlessly integrated into the building design.

The buildings must comply with the City of Avondale's Commercial and Industrial Design Manual and will feature high-quality architectural and aesthetic design. The site will be thoughtfully planned to establish a strong sense of arrival and placemaking, with a contemporary architectural character.

To accommodate the projected number of employees and visitors, the PAD also proposes a deviation to increase the maximum number of parking spaces from 672 to 720. This request is supported by a parking demand study submitted by the applicant, which concludes that the proposed parking is a practical way to serve the varied nature of the industrial park. A detailed review of site layout, architecture, open space, and landscaping will take place during the Site Plan and Design Review administrative process.

Per the former City Center Specific Plan (CCSP), most of the site was designated as the Gateway Employment Subdistrict, which allowed retail, office, and hotel uses. The remainder lay within the Employment Mixed-Use Subdistrict, which also emphasized employment-related uses, with residential units permitted on upper floors when integrated with employment uses. Since the subject property fronts 117th Avenue, residential units would have been allowed to be built at ground level.

The existing City Center District (CCD) zoning does not accommodate the advanced technology-related uses proposed for the site, such as office, light manufacturing, and related warehousing. Rezoning to a Planned Area Development (PAD) will provide a customized regulatory framework that better supports these employment-focused uses. The permitted uses outlined in the PAD are more closely aligned with those allowed in the underlying Commerce Park (CP) zoning district and reflect the intended function of the site as a technology-driven employment campus. These uses are designed to directly support the core operations of the proposed development.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The rezoning request proposes business park and commercial uses, so this provision related to residential uses does not apply.

PUBLIC PARTICIPATION:

A neighborhood meeting (Exhibit E) to discuss the proposal with neighboring property owners and other interested parties was held on September 9, 2025. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E. In addition to City staff and the applicant's team, one (1) resident attended the in-person neighborhood meeting. The attendee raised general questions about potential tenants, truck circulation, and the proposed amenity area, all of which were addressed by the applicant. The applicant's team also clarified that the planned pickleball court would be open to the broader community. Additional inquiries were made regarding the nature and anticipated timeline of the development.

All required notifications for the Planning Commission and City Council public hearings have been completed. To date, one (1) comment has been received on the City's Avondale Connect public forum. The comment conveyed that the site is already being advertised for lease and does not find the public hearings necessary if the project is already approved.

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:

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

The Avondale Tech Center PAD aligns with the Business Park land use designation proposed in the associated minor General Plan amendment (PL-25-0120). The subject site is not governed by any existing Specific Plan, with the exception of the former City Center Specific Plan (CCSP), as described earlier, which has since been removed from the current General Plan and all other applicable regulatory documents.

The PAD furthers several goals of the General Plan, most notably:

- Land Use Element Goal #3, Policy A: “Develop the I-10 corridor into the City’s premier business employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.”
- 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.”
- Economic Element Goal #3, Policy D: “Support new development that accommodates business attraction opportunities.”
- Economic Element Goal #3, Policy E: “Increase the supply of developable Business Park land and promote flexibility of uses within.”

The development of high-quality employment centers remains a long-standing priority for the City. This commitment is evident in the successful establishment of multiple commerce parks along the Van Buren Street corridor and the concentration of medical, health, and technology-related industries along the McDowell Road corridor. The creation of a new advanced technology campus along the I-10 freeway corridor continues this trajectory, reinforcing Avondale’s position as a regional leader in innovation-driven economic development.

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 underlying zoning designation for the PAD is the City’s Commerce Park (CP) zoning district. The development standards for the PAD are based on the CP zoning district, with minor modifications to accommodate the needs of the proposed advanced technology center project.

The land uses proposed for the technology campus are generally consistent with those permitted within the CP zoning district. However, the following modifications are requested to better align with the project’s operational needs:

- Motion picture productions (studio): From *Conditional Use Permit* to *Permitted Use*
- Retail Sales that primarily support the businesses and employees of the commerce park and not the general population: From *Conditional Use Permit* to *Permitted Use*
- Warehousing: From *Accessory Use* to *Permitted Use*
- Wholesaling: From *Not Permitted* to *Permitted Use*

These modifications support the project’s goal of attracting a diverse group of tenants by allowing certain uses outright, thereby reducing permitting timelines and expediting occupancy. The PAD’s design strategy intentionally discourages a single-use approach, such as dedicating all three buildings solely to warehousing or wholesaling. Per the submitted preliminary site plan and building elevations, the buildings range in width from 200 to 240 feet and do not include cross-dock facilities, which are typically associated with large-scale warehouse and distribution operations. Instead, the design reflects a more flexible, light industrial layout better suited for light assembly, research, and technology-related uses.

There are no requested deviations from the CP zoning district development standards, with the exception of a proposed increase in building height from 35 feet to 55 feet. The height request will accommodate specialized interior clear heights and rooftop equipment required by the campus operations. The proposed height increase

is not considered a significant departure when viewed in the context of nearby developments and the adjacent I-10 freeway corridor.

As previously noted, a detailed review of the proposed development will occur during the Site Plan and Design Review process. At that stage, the project will be subject to the applicable requirements of the Zoning Ordinance, Subdivision Regulations, and Design Manual, unless standards are specifically modified in the approved PAD Narrative.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.

Adequate public infrastructure and municipal services currently exist in the immediate area to support the proposed development. All necessary utility extensions and perimeter roadway improvements required for the development of the site will either be constructed or financially contributed to by the developer.

The site's proximity to the under-construction Fuze 623 project offers mutual benefits, particularly in terms of shared off-site improvements along Corporate Drive. Planned improvements associated with this development include half-street upgrades along 117th Avenue and 119th Avenue, as well as enhancements to Corporate Drive.

The site is strategically located with access to the existing arterial road and transportation network. This includes the planned installation of a new traffic signal at Van Buren Street and 119th Avenue by another developer. To support the project's access and transportation needs from the I-10 freeway, the developer will contribute an agreed-upon amount toward constructing a new traffic signal at the intersection of Corporate Drive and Fairway Drive. Additionally, all project-related semi-truck traffic will be routed to the Fairway Drive interchange from 119th and Corporate Drive to minimize impacts on nearby residential neighborhoods.

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

The proposed PAD will result in compatible land use relationships both within the development and with adjacent properties. The PAD represents an extension of Business Park land use from the west. To the north, the site is adjacent to Interstate 10, with an approximately 250-foot-wide county island zoned for commercial use located in between. Along the eastern boundary (in part) and the entire southern boundary, the site borders residentially-zoned properties. Appropriate buffering and transition measures will be incorporated to minimize impacts and maintain compatibility with the adjacent residential uses.

As previously noted, the proposed building height is not significantly different from nearby developments, ensuring a cohesive visual and physical scale. Additionally, semi-truck traffic will be routed to the Fairway Drive interchange, avoiding direct interaction with residential streets and minimizing traffic impacts on surrounding neighborhoods.

The overall site design, land use mix, and transportation strategy reflect an approach that integrates the PAD into its surrounding context. By addressing potential land use conflicts through strategic design elements and infrastructure planning, the development will support a smooth transition between employment and residential areas.

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 zoning district requirements. Noted deviations serve to foster compatibility with existing residential and provide continuity with approved employment projects nearby.

DISCUSSION:

Staff recommend approval of the request for the following reasons:

- The proposed Avondale Tech Center PAD meets the required five (5) findings for a Planned Area Development (PAD) Rezone per the Avondale Zoning Ordinance.
- The proposed Avondale Tech Center PAD is in conformance with the proposed General Plan Land Use designation of Business Park.
- The proposed Avondale Tech Center PAD is in conformance with the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manual, and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0121, a request to rezone approximately 38 acres from City Center District (CCD) to Avondale Tech Center Planned Area Development (PAD) to facilitate the development of a planned advanced technology campus, subject to the following ten (10) conditions of approval:

1. Except as modified by these conditions, development shall conform to the following items:
 - a. Avondale Tech Center PAD Narrative, electronically date-stamped 9/10/2025.
 - b. Site plan, electronically date-stamped 9/10/2025.
2. Administrative approval of the Site Plan and Design Review, including but not limited to parking, employee amenity areas, and building elevations, shall be required prior to the issuance of any building permits, in accordance with the City of Avondale Commercial and Industrial Design Manual.
3. The developer shall install signage, pavement markings, and other necessary improvements on all driveways to direct semi-trucks or equivalent (Class 8 and above vehicles) to follow the designated route to Interstate 10 via 119th Avenue, Corporate Drive, and Fairway Drive Interchange.
4. Prior to the first Certificate of Occupancy, the developer shall contribute \$500,000 for a future traffic signal at the intersection of Fairway Drive and Corporate Drive, as per the results of the traffic impact study, or as required by the City Engineer. This contribution shall be finalized in a written agreement between the developer/owner and the City of Avondale prior to the issuance of any building or civil permits. Vertical construction of the traffic signal shall begin within ten (10) years of the contribution date, and if said construction has not commenced by the deadline, the contribution shall be returned to the developer per the terms of the agreement.
5. All perimeter off-site improvements to 119th Avenue, 117th Avenue, and Corporate Drive shall be completed by the developer prior to the first Certificate of Occupancy.
6. 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 standard deviation has been approved.
7. Commencement of horizontal construction for the project shall begin within four (4) years from the date of city council approval, per Avondale Municipal Code Section 28-113(d) Expiration.

8. Powerlines less than 69 kV shall be converted underground in the first phase of development.
9. The total utility demands for the proposed 38-acre advanced technology center project shall not exceed the maximum allowable average daily water and sewer demands calculated in the current Avondale 2018 Integrated Utility Master Plan and General Plan 2030, as amended, unless otherwise approved by the City Engineer and Public Works Director. Final water usage and wastewater discharge allocations shall be determined through a written agreement between the developer/owner and the City of Avondale, to be executed prior to the issuance of any building or civil permits.
10. 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.

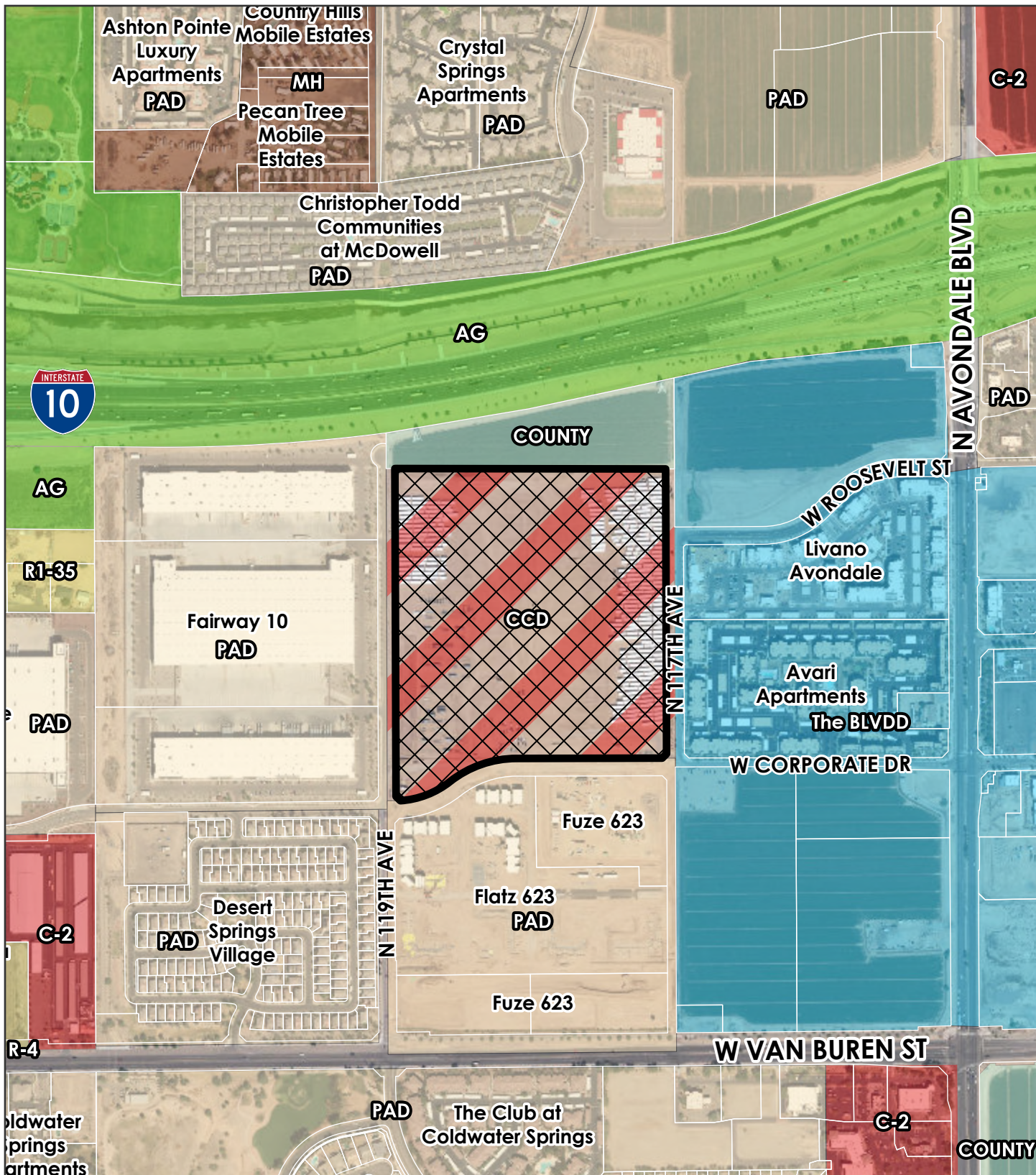


Aerial Map















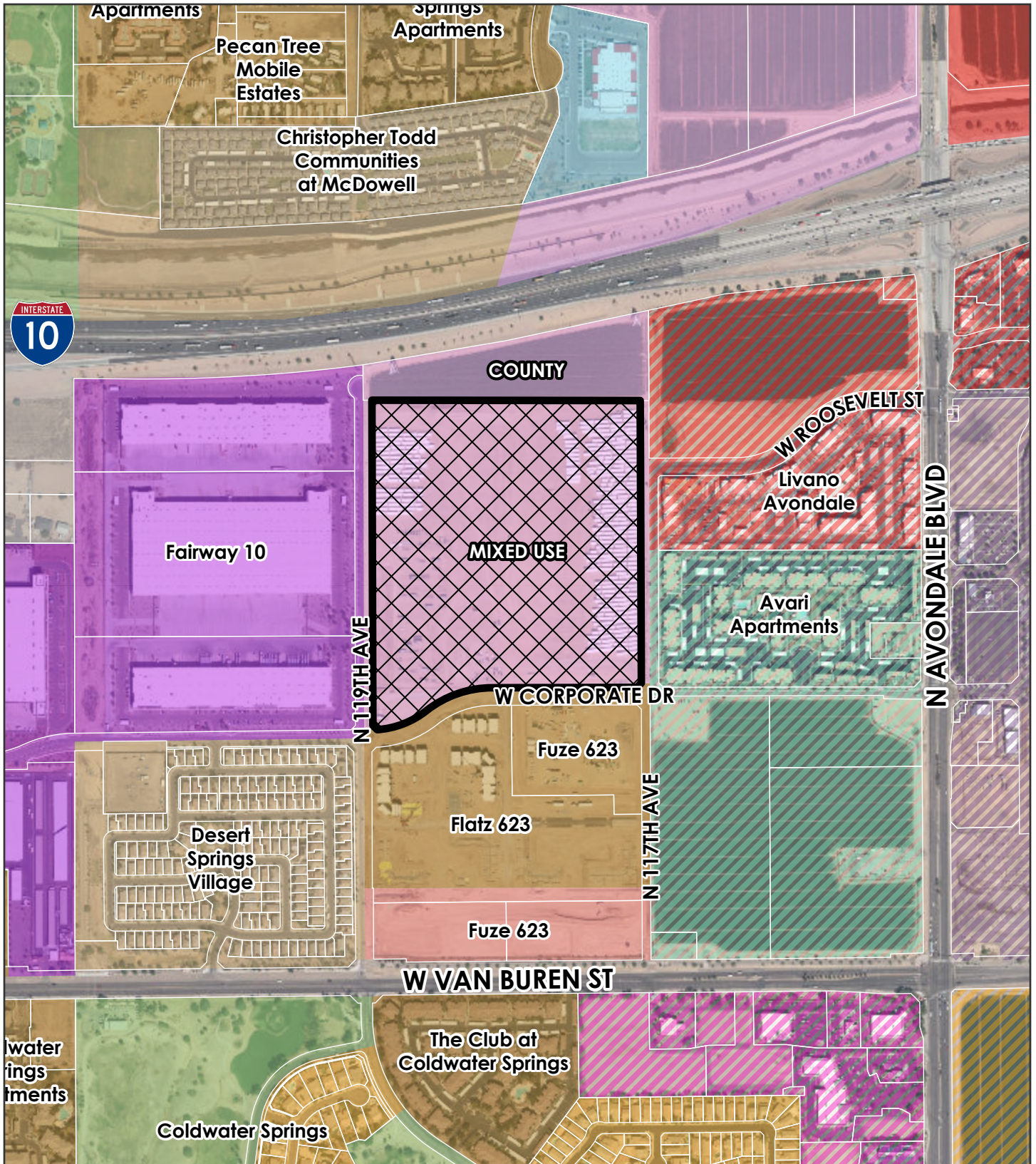
 Subject Property





Existing Zoning Map

	 AG	 CCD	 PAD	 Subject Property	
	 The BLVDD	 COUNTY	 R-4		
	 C-2	 MH	 R1-35		



Existing General Plan Land Use Map



- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- High Intensity Office
- Mixed Use
- Business Park
- Open Space and Parks
- Education
- Neighborhood District
- Gateway District
- Village District
- Park Avenue District
- Promenade District



Subject Property





Avondale Tech Center NEC of 119th Avenue and Corporate Drive Planned Area Development (PAD)

1st Submittal: June 2, 2025
2nd Submittal: July 31, 2025
3rd Submittal: September 10, 2025

DEVELOPMENT TEAM

Owner/Developer:
Creation Equity
1200 N 52nd St, Phoenix, AZ 85008
(602) 600-6363
Grant Kingdon; grantk@creationequity.com



Architect:
LGE Design Build
1200 N 52nd St, Phoenix, AZ 85008
(480) 966-4001



Attorney / Applicant:
Gammage and Burnham
Attorney: Stephen Anderson
Land Use Planner: Michelle Santoro
40 N Central Avenue, 20th Floor, Phoenix, AZ 85004
(602) 256-0566
sanderson@gblaw.com; msantoro@gblaw.com



TABLE OF CONTENTS

Property Overview	3
Project Description	7
Land Uses & Development Standards	10
Infrastructure	14
Ownership and Maintenance	15
Conformance with Plans	15
PAD Findings	16
Conclusion	17

PROPERTY OVERVIEW

Introduction

Gammage and Burnham represents Creation Equity (the “Applicant”), a long-standing member of the development community with successful projects across the Phoenix metropolitan area. Creation Equity has developed some of the most well-known mixed-use, commercial, and state-of-the-art industrial projects across the Valley. This request is to rezone approximately 38-net acres located at the northeast corner of Corporate Drive and 119th Avenue (the “Property” or the “Site”) from City Center District (CCD) to Planned Area Development (PAD). The Property is also known as Maricopa County Assessor Parcel number 500-01-610. See **Figure A** provided below for an aerial photograph of the Site and surrounding area, highlighted in blue.

Figure A: 2024 Aerial Photograph



Vision Statement

The Site offers high visibility from Interstate 10 and excellent access to major regional transportation corridors, including Loop 101, Loop 202, and Loop 303. The project is expected to attract key industries such as defense contracting, pharmaceutical development, semiconductor manufacturing, and other advanced technology sectors. Its strategic location, near major freeways, a skilled labor force, and a variety of regional retail amenities, makes it especially well-suited for such companies within the TSMC, AMKOR, and Intel ecosystems. The development aligns with Avondale’s long-term economic development goals and will support job creation, economic diversification, and high-value investment in the West Valley. Consistent with the surrounding area’s business park and employment uses, the Applicant is proposing to redevelop the Site with a high-quality technology campus development. The development, referred to as the Avondale Tech Center, is envisioned as a regional employment and innovation hub that supports a range of advanced technology users.

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

Subject Property & Surrounding Area Conditions

As stated above, the 38.08 net acres (41.91 gross acres) associated with this PAD request is located at the northeast corner of 119th Avenue and Corporate Drive, just south of the I-10 Freeway corridor. The Property is currently vacant farmland. The vacant farmland, which is a county island located to the north of the Site, lies within the C-2 (Intermediate Commercial) Zoning District of Maricopa County, but is included in the Avondale planning area with a land use designation of Mixed Use. To the south, there is a multi-family residential development under construction. The property to the east is an existing multi-family residential development within the BLVDD District. And finally, adjacent to the western property line, is an existing business park. See **Figure B** for the Site’s relationship to the surrounding properties.

Figure B: Relationship to Surrounding Properties

	General Plan	Zoning	Existing Use
North	Mixed Use (City of Avondale)	C-2 Intermediate Commercial (Maricopa County)	Vacant Land
South	High Density Residential	PAD Planned Area Development	Multi-Family Residential Homes (under construction)
East	Village District	The BLVDD	Multi-Family Residential Homes
West	Business Park	PAD Planned Area Development	Business Park Buildings
Project Site	Mixed Use	CCD City Center District	Vacant Land

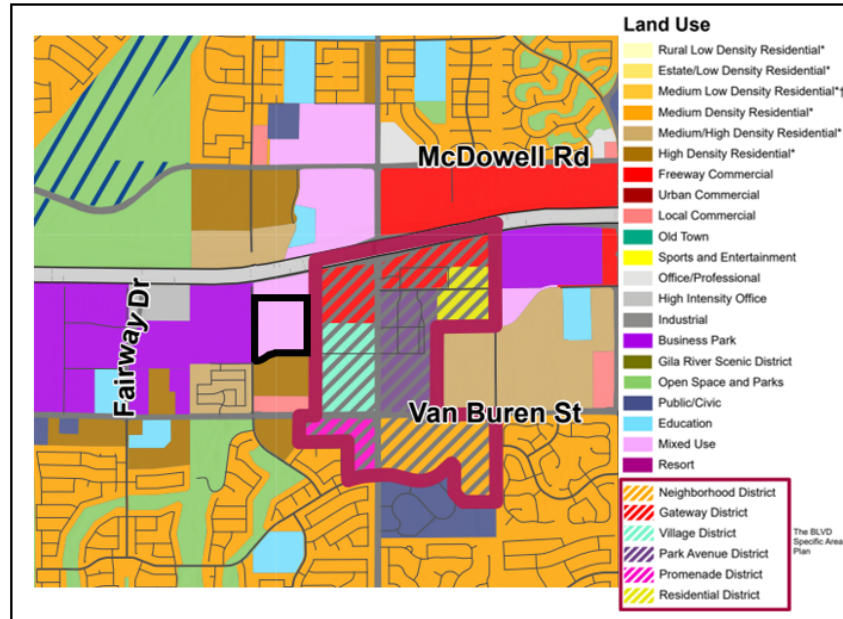
Topography

There are no significant topographical or natural features on the Property,

General Plan

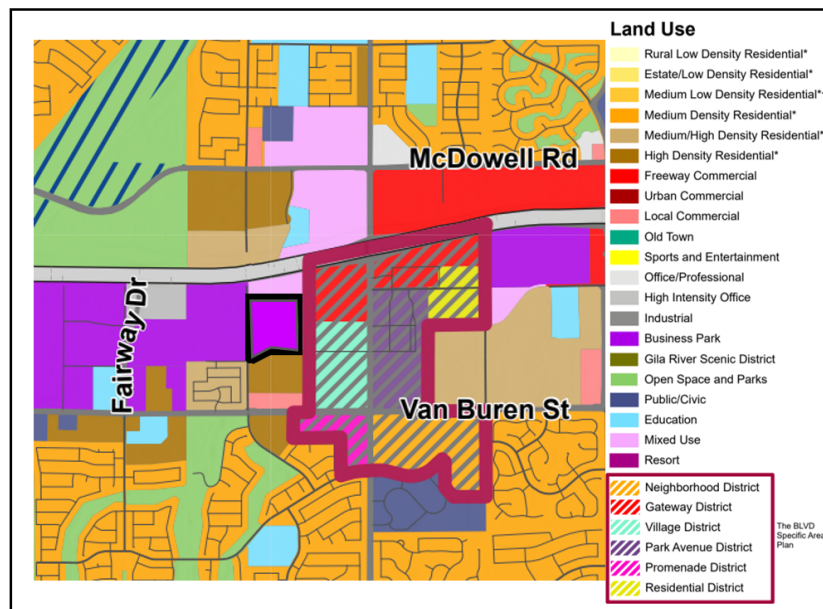
As shown below, the Property, outlined in black, is currently designated as “Mixed Use” on the General Plan 2030 Proposed Land Use Map. The Property is not currently located within a Specific Area Plan. See **Figure C** below.

Figure C: City of Avondale Existing General Plan Map



The Applicant has submitted a separate, concurrent application to modify the General Plan land use designation from Mixed-Use to Business Park in order to support the proposed rezoning request. See **Figure D** below.

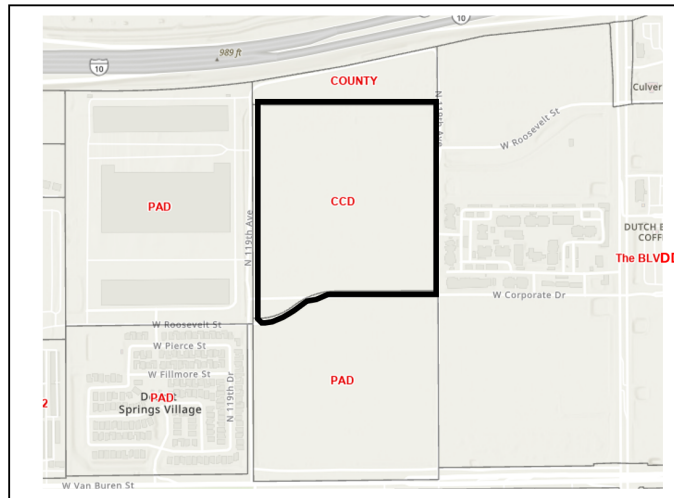
Figure D: City of Avondale Proposed General Plan Map



Zoning

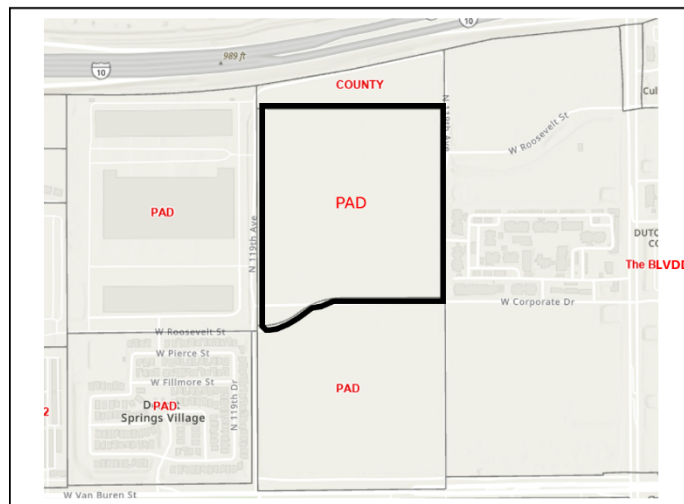
The Property is currently designated as CCD as shown on the City of Avondale Zoning Map below. The Property was historically used for farming, dating back into the 1940's. The surrounding area remained rural and agricultural in nature with adjacent development occurring in the last 5 years. The CCD zoning designation is associated with the 2009 adopted City Center Specific Plan, which envisioned a mixed-use type of development. The City Center Specific Plan was then replaced by the BLVDD in 2019, but the new BLVDD excluded the subject property. The CCD zoning designation is no longer relevant. See **Figure E** below for the existing City of Avondale Zoning Map.

Figure E: Existing City of Avondale Zoning Map



With this application, the Applicant is seeking PAD zoning that incorporates the modified uses and development standards of the CP (Commerce Park) Zoning District. As outlined in the City of Avondale Zoning Ordinance, the purpose of the PAD zoning district is to promote the “development of mixed-use developments and/or residential subdivisions that include residential, commercial or business park development according to an overall plan”. See **Figure F** below for the proposed City of Avondale Zoning Map.

Figure F: Proposed City of Avondale Zoning Map



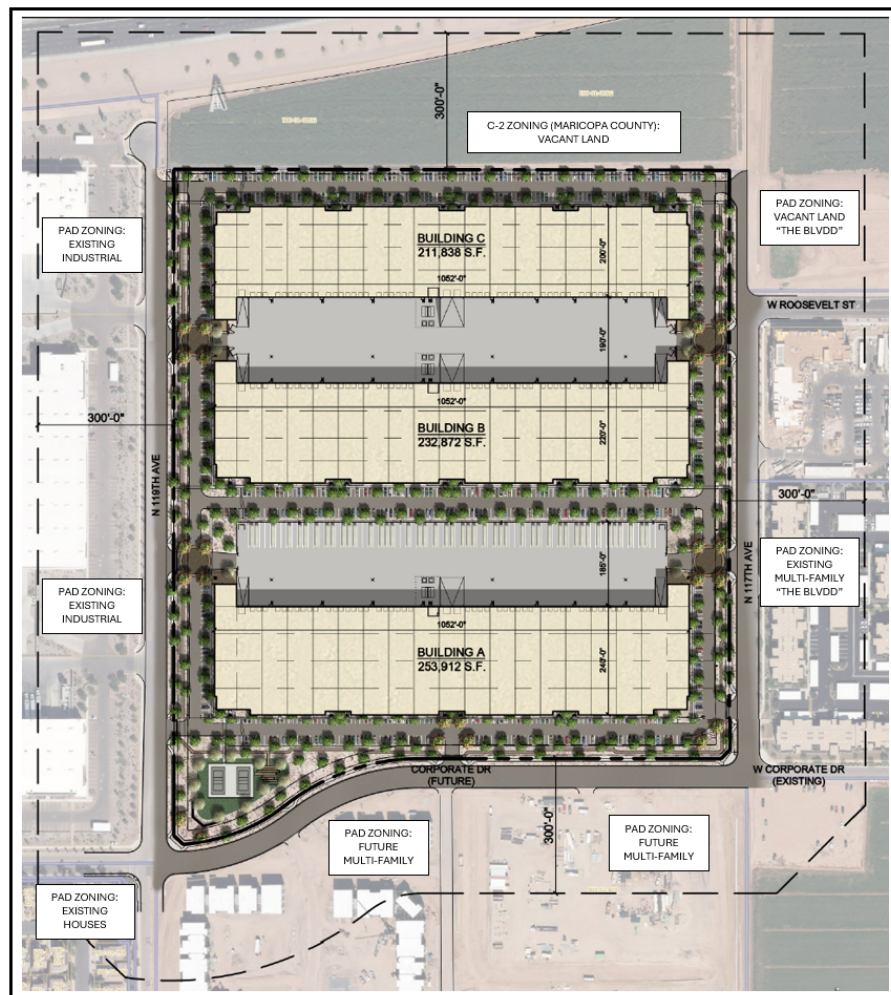
PROJECT DESCRIPTION

Development Plan

Consistent with the surrounding area's business park and employment uses, the Applicant is proposing to redevelop the Site with a high-quality technology campus development (collectively, the "Project"). The development, referred to as the Avondale Tech Center, is envisioned as a regional employment and innovation hub that supports a range of advanced technology users. The Project includes:

- Three (3) one-story shell buildings, each up to 55' in height, totaling approximately 698,622 square feet of building area.
- A mix of office, light manufacturing, assembly, and storage uses anticipated.
- Multiple access points from 117th Avenue, 119th Avenue and Corporate Drive.
- 720 on-site vehicular parking spaces, with a deviation request from the required parking maximum.
- Enhanced landscaping along site perimeters and throughout parking areas.
- A project amenity area at the southwest corner of the site along with additional employee spaces throughout the campus.

Figure G: Proposed Land Use Development Plan



Creation Equity is seeking to improve a vacant property located within a unique area of Avondale into a technology center. The Site offers high visibility from Interstate 10 and excellent access to major regional transportation corridors, including Loop 101, Loop 202, and Loop 303. The Project is expected to attract key industries such as defense contracting, pharmaceutical developments, semiconductor manufacturing, and other advanced technology sectors. Its strategic location, near major freeways, a skilled labor force, and a variety of regional retail amenities, makes it especially well-suited for such companies within the TSMC, AMKOR, and Intel ecosystems. The development aligns with Avondale's long-term economic development goals and will support job creation, economic diversification, and high-value investment in the West Valley.

The Project is anticipated to proceed in a single phase. Site Plan and Design Review are being processed under a separate application.

The buildings, totaling 698,622SF, range in width from 200 to 240 feet and do not include cross-dock facilities, which are typically associated with large-scale warehouse and distribution operations. Instead, the design reflects a more flexible, light industrial layout better suited for light assembly, research, and technology-related uses. The Project provides parking stalls that meet Zoning Ordinance's minimum parking ratios. However, a deviation from the required maximums is included in this PAD in order to accommodate and provide flexibility for the potential use of mixes proposed in this Project.

The current maximum allowable average daily water usage for the total Property is 180,000 gallons per day. Subsequently, the current maximum allowable average daily wastewater discharge is 108,000 gallons per day. As this project becomes more defined through the development process, the actual water usage and wastewater discharges assigned to this project will be finalized in a written agreement between the developer/owner and the City of Avondale.

Landscaping will be provided along the perimeter of the Project as well as within the parking areas. Additionally, several employee amenity areas are located throughout the Project, including a larger Project amenity area at the southwest corner of the Property providing employees with a place to relax, unwind and gather.

The intent of the Project and the goal of the Application is to diversify the mix of employment uses along the I-10 Freeway by adding a high-quality technology campus. The Avondale Tech Center is envisioned as an employment and commercial hub that will provide jobs, goods, and services to the community. The PAD request has been designed to integrate seamlessly with the existing surrounding uses and structures, while incorporating details specific to technology trends and use demands.

Project Character and Theme

As with Creation Equity's other valley projects, the proposed architecture will display contemporary sophisticated architecture, with open space designed to prioritize the employee experience, all while following the City's Commercial and Industrial Design Manual. The modern, aesthetically pleasing architecture will be enhanced with features that break up the massing of the building face with varied architectural elements and color options. An attractive blend of materials not only will add visual interest but will also elevate the structure's appeal, creating a

dynamic and visually captivating experience, especially for the I-10 and Corporate Drive frontages. See **Figure H**, Conceptual Rendering below.

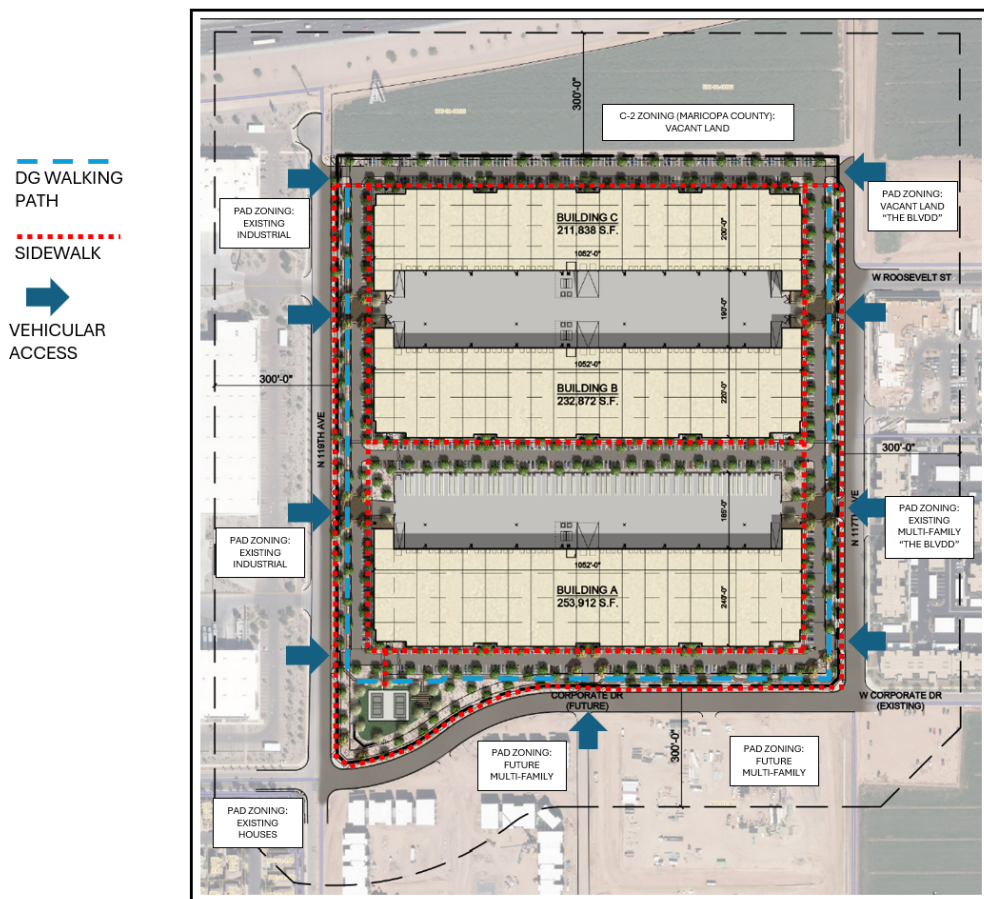
Figure H: Conceptual Rendering



Circulation

There are multiple transportation access points for the Project located along 117th Avenue, 119th Avenue and Corporate Drive. Additionally, there are sidewalks and pedestrian connections within the Project and connecting to surrounding properties. See **Figure I**, Access and Connectivity.

Figure I: Access and Connectivity



LAND USES & DEVELOPMENT STANDARDS

Land Uses

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

The proposed PAD zoning district will allow more creativity and flexibility with the proposed technology campus design. The Project provides an opportunity to accommodate a new business park use that is cohesive with the existing area and that will significantly improve three (3) street frontages with significant landscape and pedestrian infrastructure enhancements. The PAD zoning district will allow for innovative design opportunities when considering the new, high-quality, technology campus use.

The uses associated with Avondale Tech Center shall generally conform to the City's CP District as described in Section 28-72 of the City of Avondale Zoning Ordinance, with PAD deviations noted in **bold**.

Land Use	Avondale CP District	Proposed PAD
Ambulance dispatch facility	P	P
Banks and chartered financial institutions	P	P
Business support services – photocopy centers, office supply stores, and package delivery services	P	P
Catering	P	P
Child care center	C	C
Clinic for dental and medical	P	P
Data and call centers	P	P
Design centers	P	P
Distribution of products manufactured or assembled onsite	A	A
Dry cleaning drop-off establishment	P	P
Employment agency	P	P
Government offices and facilities – federal, state, county and city	P	P
Health and exercise centers, intended to serve the surrounding employment uses (maximum 10,000 square feet gross building area)	P	P
Hospital	P	P
Hotel and conference center	P	P
Laboratories for product development, testing, experimenting and investigating – bio-science, medical, dental, pharmaceutical, electronic and similar uses	P	P

Manufacturing and assembly, light	P	P
Manufacturing and assembly, heavy	-	-
Medical, dental, or health offices, excluding plasma centers and medical marijuana uses	P	P
Mini-storage warehouse, excluding outdoor storage of vehicles or trailers	C	C
Mobile Food Vendor	P	P
Motion picture productions (studio)	C	P
Outdoor storage associated with an on-site primary use, excluding vehicles	C	C
Pharmacy, when integral to a multi-tenant building (no drive-through)	P	P
Professional office	P	P
Public utility facilities	P	P
Restaurant, Full Service (no drive-through)	P	P
Retail sales that primarily support the business and employees of the commerce park and not the general population	C	P
Sale of products manufactured or assembled on-site	A	A
Schools, vocational, business, trade, college, university	P	P
Signs and monuments, including sales, manufacturing and assembly of signs or sign components	P	P
Transmitting and receiving towers	C	C
Urgent-care facility	P	P
Veterinary hospital, clinic	P	P
Warehousing	A	P
Wholesaling	-	P

- (P) Permitted outright
(C) Permitted subject to a Conditional Use Permit
(PC) Permitted with conditions
(A) Accessory use to otherwise permitted use

Development Standards

Design Standard	Avondale CP District	Proposed PAD
Maximum Height	35'	55'
Maximum Building Coverage	50%	50%
Minimum Building Setbacks		
Front Yard	25'	25'
Side Yard	15'	15'
Rear Yard (North)	15'	15'
Street Side (East, West)	25'	25'
Adjacent to a residential district or use (South)	50'	50'

Additional height is requested in order to provide flexibility to potential tenants. Due to the type of tenants Creation is seeking for this site, some require taller interior heights and/or specialty rooftop equipment specific to their use. These increased heights will not be significant in the surrounding environment, which is dominated by the raised Interstate to the north.

Parking Standards

All parking count minimums and parking stall dimensions shall meet Article 8 of the Avondale Zoning Ordinance. In order to provide flexibility to potential end users, a modification to the maximum parking count is requested in this PAD. For this Project, per the conceptual site plan, a minimum of 331 stalls are required and provided for future users. To provide flexibility and facilitate the mix of uses intended for the Project, this PAD requests a deviation from the maximum parking requirements set forth in Section 28-164 of the Zoning Ordinance to set the maximum parking ratio for the Project at 1.04 spaces per 1,000sf of floor area. A parking analysis has been provided with this submittal.

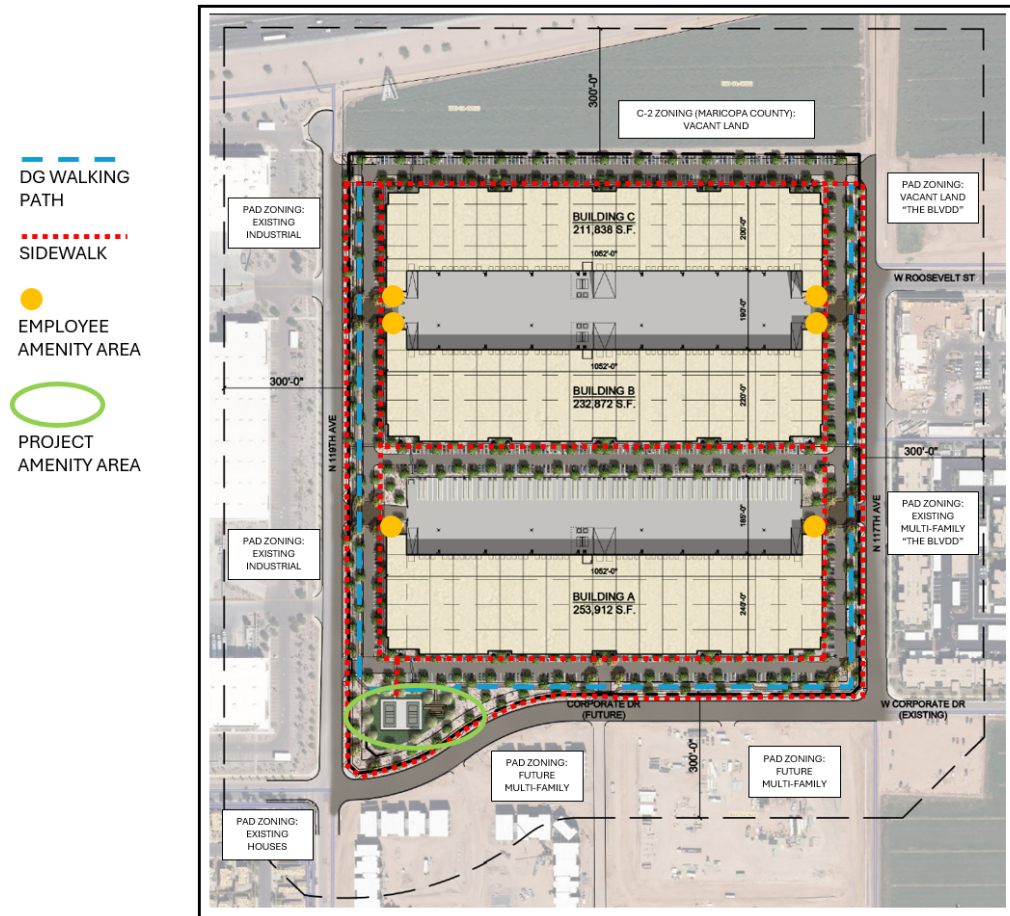
Landscaping and Amenities

The landscaping within the Project shall meet the requirements of the Avondale Zoning Ordinance, Section 28.114.e. low water use drought tolerant landscaping is proposed throughout the project site with plant selections providing visual interest with color form and texture as well as seasonal color interest. Emphasis was placed on a patterned theme of tree and plant placement to provide a cohesive landscape character for the campus. In addition to the landscaping proposed, several campus amenities have also been provided including a 6'-0" stabilized DG walking path surrounding the site, sport court with seating area at the southwest corner and 6 employee amenity spaces at the east and west ends of each building. Each building entrance also includes patterned succulent plantings with decorative rock banding to provide a sense of arrival at each entry point. Approximately 14% of the net site area will be landscaped with an additional 2% in usable open space. See **Exhibit J**, Open Space & Amenities.

Open Space & Amenities

The project consists of three buildings, each of which includes two dedicated outdoor employee amenity areas—resulting in a total of six such spaces across the site. These amenity areas feature enhanced paving, landscaped surroundings, and comfortable seating zones, offering inviting outdoor environments for employees. In addition to these six amenity spaces, a larger communal amenity area is located in the southwest corner of the site. This area includes two pickleball courts and a spacious outdoor patio with enhanced pavement, seating area, and a series of low site walls that help define the space. A walking path meanders through the landscaped perimeter of the site, encouraging connectivity, wellness, and engagement with the outdoor environment. Additional site enhancements include upgraded paving treatments at four of the site's main entrances and decorative paving materials at all pedestrian crossing zones, reinforcing pedestrian safety and continuity.

Figure J: Open Space & Amenities



Walls, Gates & Entry Features

All walls and fences shall meet Section 28-297 of the Avondale Zoning Ordinance. The truck courts between the buildings are secured with 8'-0" tall perimeter walls. 3'-4" high parking lot screen walls are placed at the south side of the parking field south of Building A. The walls will screen headlights shining toward Corporate Drive. Screen walls are located south of the employee seating area located at the southwest corner of the site. Each building has two (2) amenity areas – one at the east end, one at the west end. These amenity areas are screened from the adjacent drive aisles leading to the truck courts.

Architectural Design

The Avondale Tech Center offers a high-quality development that will provide buildings that allow for a variety of Business Park uses and maintain an overall business/commerce park type character and feel. Conceptual architectural elevations, details, and renderings have been provided to showcase the colors, design, and character of the buildings. Avondale Tech Center's ultimate building designs will be determined through the City's Site Plan/Design Review application process.

The development of the Avondale Technology Center shall comply with those standards and guidelines found in the City of Avondale's Commercial and Industrial Design Manual, as amended.

Comprehensive Sign Plan

Creation is providing a Comprehensive Sign Plan with this submittal.

INFRASTRUCTURE

Existing and Proposed Road Improvements, ROW, Easements

The Avondale Tech Center will construct the adjacent half-street improvements, or as otherwise required for Corporate Drive along the southern Property boundary of the Property, adjacent half-street improvements for 119th Avenue along the western Property boundary to the north boundary of the Property and adjacent half-street improvements for 117th Avenue along the eastern Property boundary as shown on the Concept Site Plan.

Utilities - Water, Sewer, and Grading & Drainage

The City is the water service provider for the Property. Currently, there is no existing onsite water system infrastructure within the Avondale Tech Center property. There is an existing 12-inch water line in 119th Avenue along the property frontage and 117th Avenue from Corporate to Roosevelt Street. The 12" waterline in 117th was recently extended north of Corporate to Interstate 10 by The Summit at Avondale project to the east. There is also an existing 12-inch water line in Corporate Drive that was recently installed by the Z-Modular FLATZ project to the south.

The project will construct a looped private fire line throughout the site from 119th Avenue to 117th Avenue. Backflow devices will be located at the connections to the public water lines. Building fire services will be taken from the private fire loop. Domestic and landscape services will be taken off 119th Avenue. No public main extensions are required.

The City is the wastewater service provider for the Property. There is an existing 36-inch TLoc sewer line that runs north/south along the west of 119th Avenue in a public sewer easement. This public sewer easement is also located west of the existing PUE and those two existing easements do not connect. Therefore, a small "spite" strip remains between the PUE and the sewer easement preventing that 36" sewer main from being utilized along the Project's property frontage. There is also an existing 10" sewer main in Roosevelt that ends near 117th Avenue.

The existing 10" sewer main in Roosevelt does not have adequate depth to gravity service the proposed buildings. Since the existing 36" sewer is not immediately available for service due to the existing strip of private property between the PUE and the sewer easement a new public 8" sewer main is proposed from the existing 36" sewer main at Corporate Drive, to 119th Avenue and then north along 119th Avenue to the sites northernmost building. Building services will be taken from the 119th main. The proposed 8" main and buildings services will be ran at the minimum design slopes of 0.50% and 1.2% respectively for this preliminary design as no building service depth inverts are available at this time. The final design slopes and service locations may vary upon building plumbing design.

Precise locations for connections and networks shall be determined at the required Site Plan phase.

Grading and Drainage

A Preliminary Master Drainage Report is provided with this PAD submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year 2-hour storm event for both on-site and adjacent off-site flows and dissipate the runoff through retention basins and underground tanks. This is more thoroughly outlined in the reports submitted with this Project.

Flood Zone Determination

The Property is classified as Zone X as shown on the FEMA Flood Insurance Rate Map (FIRM) provided with this Project. (FEMA Map Number 04013C2155M Effective Date Sept 18, 2020)

Proposed Off-Site Improvements

The half street improvements, including retention, are being provided for both 117th and 119th Avenues. Offsite flows from the farmland to the north and northeast have been analyzed as requested. This analysis and exhibit have been provided in the preliminary drainage report. This resulted in a nuisance sheet flow of a third of an inch across the property which can easily be accommodated by the site design and therefore not conveyance design is necessary.

OWNERSHIP AND MAINTENANCE

The construction of Avondale Tech Center is anticipated to be completed in one phase after the approval of Property entitlements. The Property developer will construct common areas and facilities, which will include circulation and access roadways, utilities for the purposes of transmission and distribution, signage, common area and perimeter landscaping.

Site common areas will ultimately be operated, owned and maintained by an Association. The construction of facilities by the Property developer and the ownership, operation, and maintenance of common areas by an Association will better insure consistency and conformance with the intended character of the proposed development.

CONFORMANCE WITH AVONDALE PLANS

Under separate application, concurrent with this Pad request, the Applicant is requesting to amend the map to the Business Park land use category of the General Plan, which is intended to accommodate a large-scale campus development that will allow for a new, high-quality, modern technology center. The requested Business Park use projection for the Site is appropriate when considering adjoining and nearby uses and the context of the area. The Minor GPA is consistent with the goals and policies of the General Plan and Avondale's Strategic Plan and will not have any negative impacts on the surrounding land uses. To generalize, the proposed amendment will not negatively impact water, infrastructure, roadways or the natural environment. It will achieve the goals and policies of the General Plan and Specific Plan by enhancing the attractiveness of a

vacant infill parcel, diversity the economy base, help balance high-quality income with residential and recreation and provide an appropriate buffer between the I-10 and existing residential uses.

Avondale Tech Center has been designed with these goals in mind and has provided the framework for an attractive development that focuses on providing open space and circulation trails for the employees.

PAD FINDINGS

The city council, following a recommendation from the planning commission, may approve an amendment of the Zoning Map of the City of Avondale to reflect establishment of the PAD on the subject property upon determining that all of the following findings have been met:

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

The General Plan land use designation for the Property is Mixed-Use. The Applicant is requesting a General Plan Amendment to modify the City land use designation from Mixed-Use to Business Park. Given the variety of uses that are allowed through the Avondale Tech Center PAD, the Project creates opportunities to bring a variety of businesses, market, industries, and employment opportunities to the area. The employment and economic benefits that Avondale Tech Center will provide will play an important role in implementing Avondale's economic goals and policies.

(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.*

When standards are not provided within the Avondale Tech Center PAD Standards, development shall comply with those standards in the CP District of the Avondale Zoning Ordinance.

(3) *That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.*

As demonstrated in the Avondale Tech Center PAD and accompanying engineering plans and reports, the development has adequate public infrastructure and services to serve the proposed development. All future development will comply with all development and engineering standards and regulations as required. Road circulation, water, drainage and other utility access infrastructures will be improved, as required. Additionally, any trucks accessing the Property will be advised to access the site via Corporate Drive, which will reduce traffic impacts on 119th Avenue to further limit any negative impacts on the community to the south.

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

The surrounding area has been envisioned by the City of Avondale as providing uses that are compatible with being located adjacent to the Interstate 10 Freeway. This includes high intensity uses, employment uses, office park configurations, and other related uses. Recent City discussions have also included looking at technology campus uses in this area that are compatible with the area and promote enhanced design, site plan, and architectural guidelines. With the addition of the Fairway Drive Freeway Interchange, the Property and surrounding area have been opened up to possibilities that can increase the employment and intensity opportunities for this important area of the City. The uses to the east of the Property have also been envisioned to be high intensity uses that would bring retail, employment, and additional residents (i.e. employees for the development).

The Applicant has carefully determined the appropriate site plan configuration, architectural design, and the proposed uses for the Property, which will capitalize on the unique location of the Property. The Avondale Tech Center PAD provides the perfect opportunity for the proposed development to bring a high-quality development with complementary uses that will be designed in a way that is harmonious with the surrounding neighborhoods and is supported by current market conditions.

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

As stated in the Avondale Tech Center PAD, the development standards and regulations have been crafted to provide a unique development that will accommodate a strong character and sophisticated aesthetics for the Interstate 10 Freeway, while also providing appropriate open space, connectivity, and buffering that will add to the aesthetics of the development to look more like an office park type setting.

CONCLUSION

Creation Equity is very excited about the opportunity to develop and enhance this unique area of Avondale. The Applicant is proposing to build a 38-acre, high-quality technology campus that will further diversify the mix of employment uses along the I-10 Freeway corridor. The project will enhance the area's urban environment and serve as a catalyst for future opportunities for employment. Target tenants include a mix of office, light manufacturing, and storage for advanced industries and tech companies. This PAD fulfills the City's desire for economic development, innovation, and job creation.

PL-25-0120 & 121 - Neighborhood Meeting Summary

**In-person Meeting held on September 9, 2025, at 6:00pm at
Hilton Homewood Suites, 11450 W Hilton Way, Avondale, AZ – Coldwater Room
Minor General Plan Amendment and Rezone Request
NEC 119th Ave and Corporate Dr, Avondale**

Attendees:

Stephen Anderson, Gammage & Burnham
Michelle Santoro, Gammage & Burnham
Jagger Everett, Creation Equity
Monika Smriti, City of Avondale
Patti Nielson, Public Participant (See Sign-In Sheet attached at ***Exhibit A.***)

Summary:

Stephen Anderson gave a presentation regarding the details of the proposed development and the process for a General Plan Amendment and Rezone. See presentation attached at ***Exhibit B.***

Mr. Anderson began by identifying Creation Equity and LGE Design Build and providing examples of existing work completed by the group. He then provided conceptual renderings of the proposed project as well as a detailed description of the conceptual site plan, including height, access and project amenities.

Mr. Anderson completed the presentation by outlining the City process and then opening to questions.

Public Participation:

- Mrs. Nielson inquired about the potential tenants of the site.
 - Mr. Anderson explained that the site and building sizes are not suitable for large scale warehouse users. There are no cross-dock facilities and buildings are generally under 250' in width. This design is more suitable for light assembly, research, and technology-related uses.
- Mrs. Nielson commented that the proposed building architecture was very nice.
- Mrs. Nielson loved the idea of public pickleball courts as a project amenity, especially for all the residential development under construction adjacent to the site.
- Ms. Smriti requested clarification on height
 - Although the anticipated height to the flat roof is 48'-0", the PAD requests a maximum height of 55'-0" to allow for flexibility for end users and potentially larger parapets to screen larger equipment.

The meeting ended at approximately 6:45pm.

EXHIBIT A

EXHIBIT B

Avondale Tech Center Community Meeting

Minor General Plan Amendment (PL-25-0120) & Rezone (PL-25-0121)
NEC 119th Avenue and Corporate Drive

Tuesday, September 9, 2025 at 6:00 PM



Introductions

Gammage & Burnham

Stephen Anderson, Land Use Attorney

Michelle Santoro, Senior Planner

Creation Equity

Grant Kingdon, Principal and Project Manager

Jagger Everett, VP of Development



EXISTING CREATION EQUITY PROJECTS



EXISTING CREATION EQUITY PROJECTS



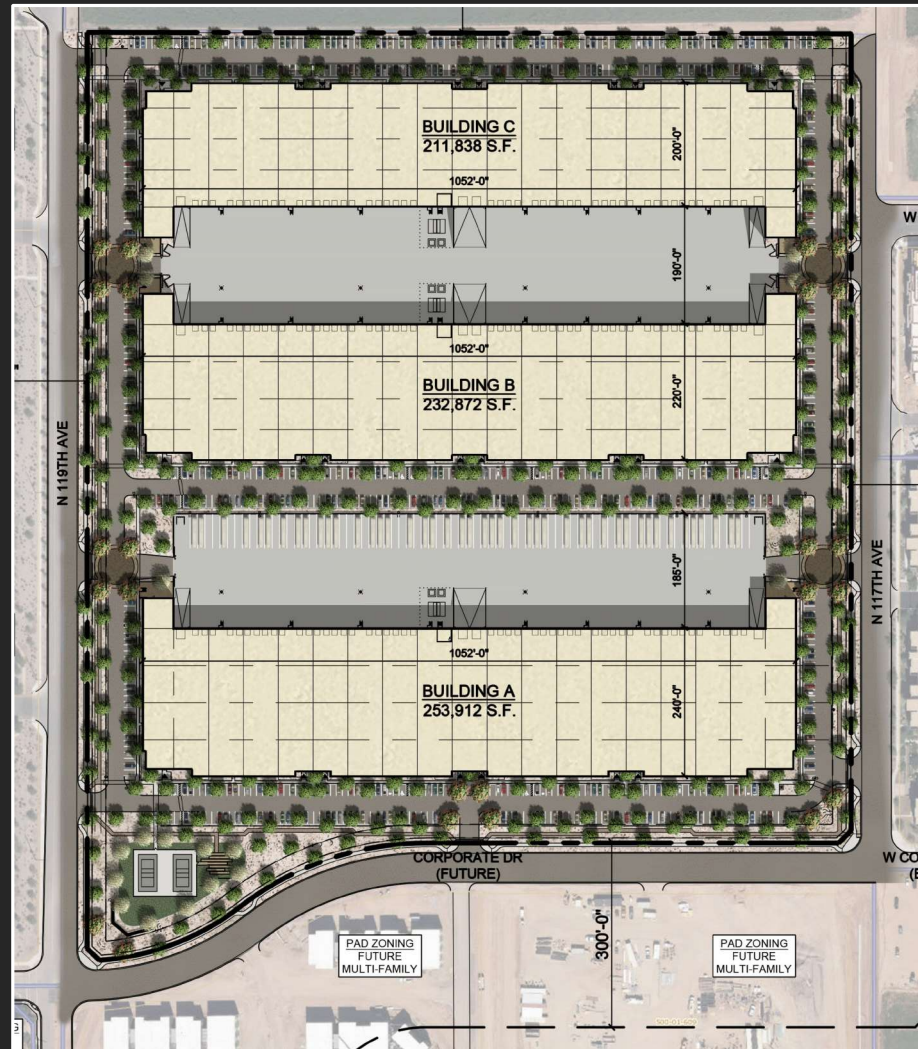
PROPOSED PROJECT RENDERINGS



CONTEXT AERIAL



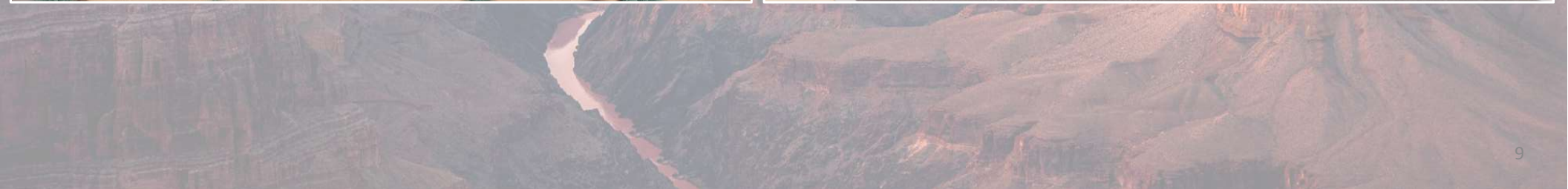
PROPOSED SITE PLAN



PROPOSED PROJECT RENDERINGS



PROPOSED PROJECT RENDERINGS



PROPOSED SITE PLAN

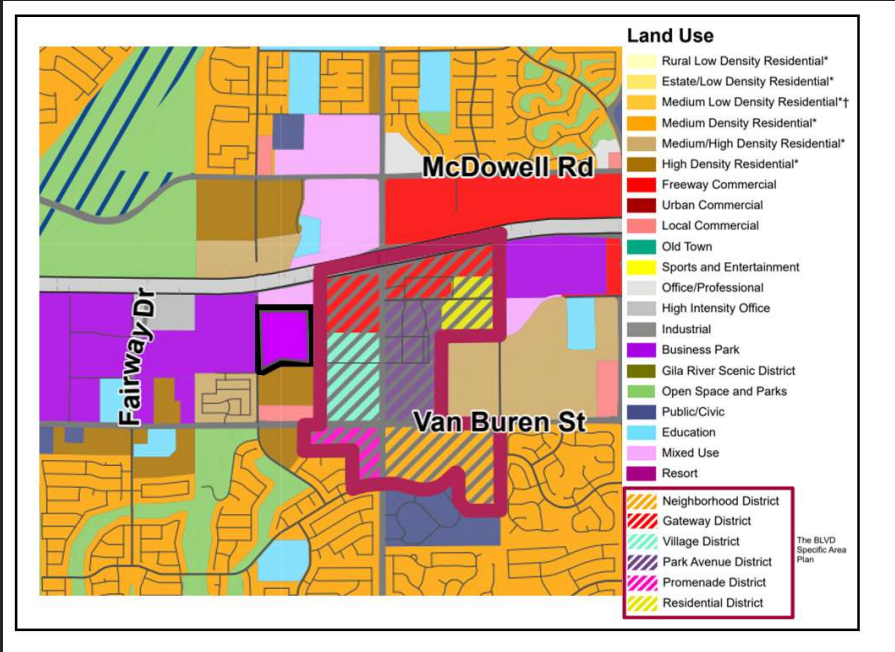
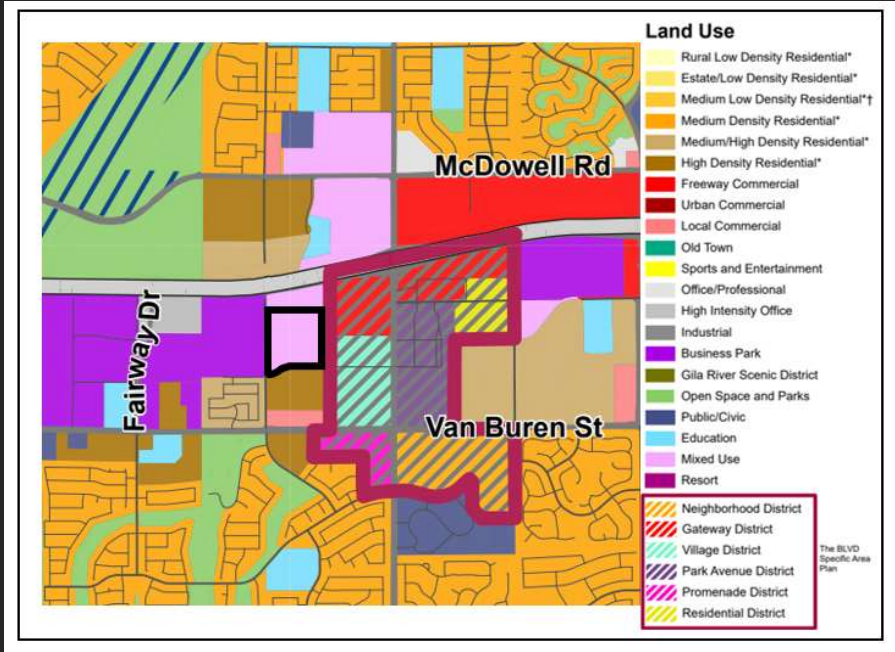


GENERAL PLAN

Amend General Plan designation of the parcel from Mixed Use to Business Park

Existing:

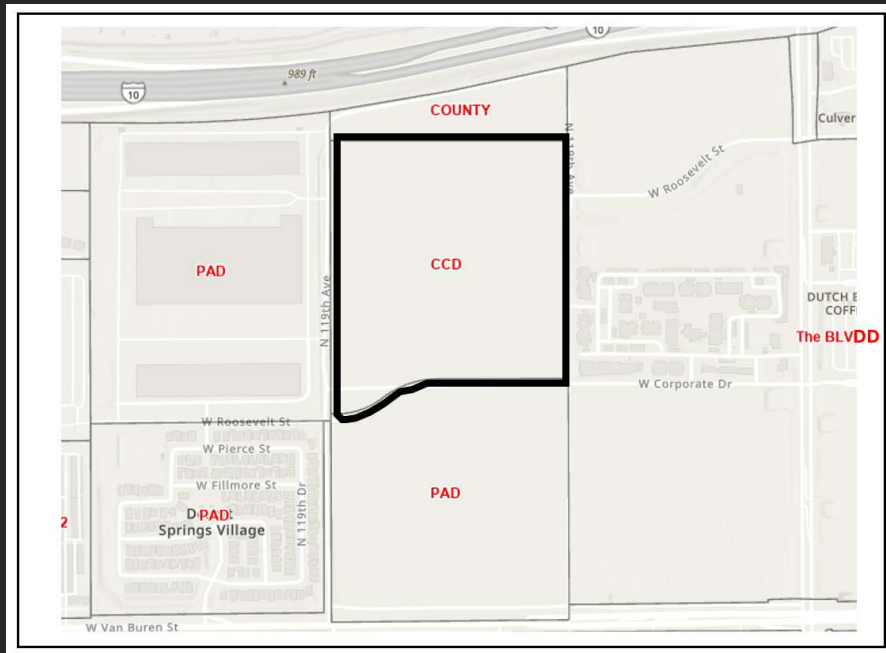
Proposed:



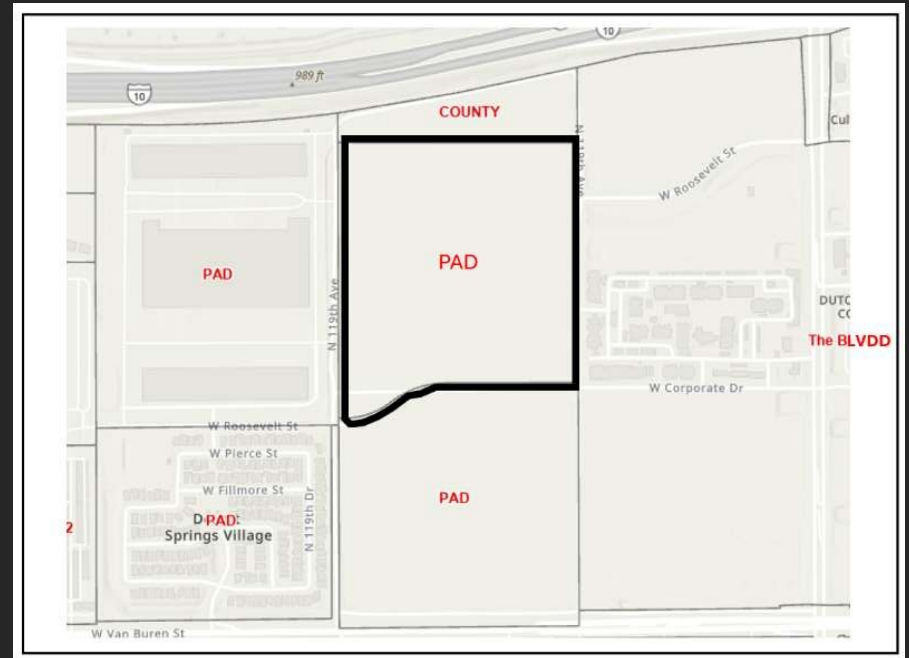
ZONING MAP

Rezone the parcel from City Center District (CCD) to Planned Area Development (PAD)

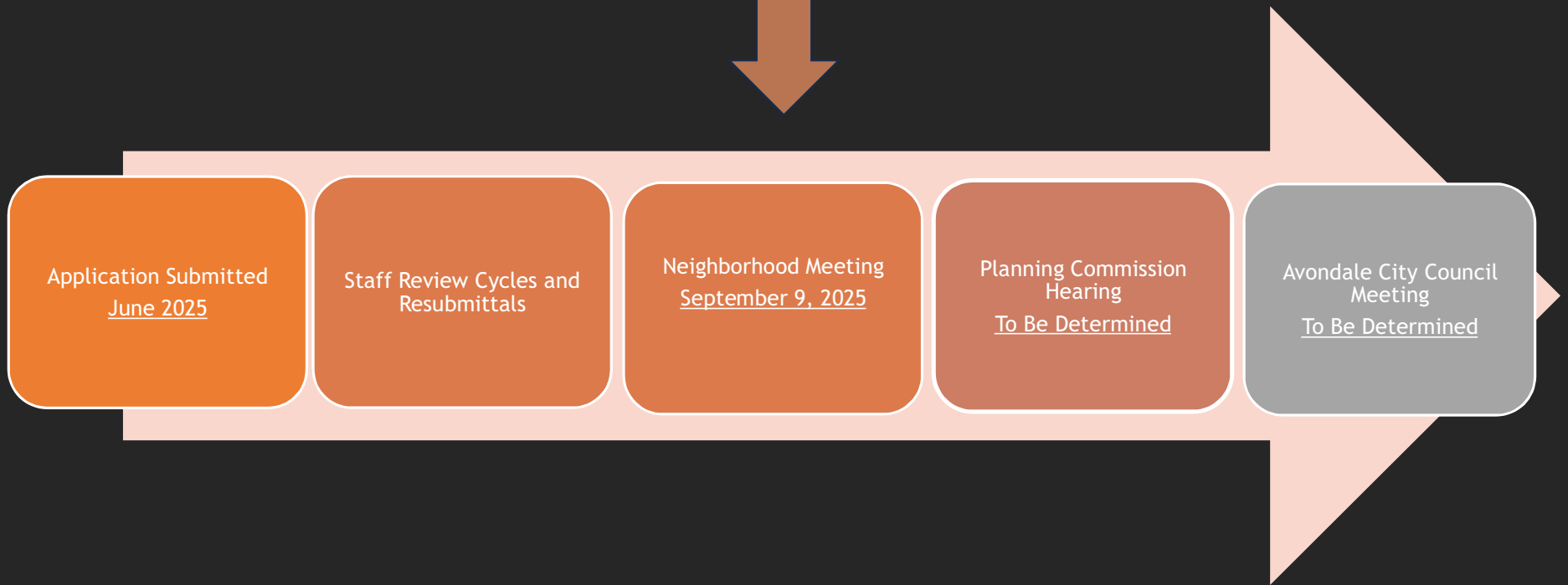
Existing:



Proposed:



PROCESS



Avondale Tech Center Community Meeting

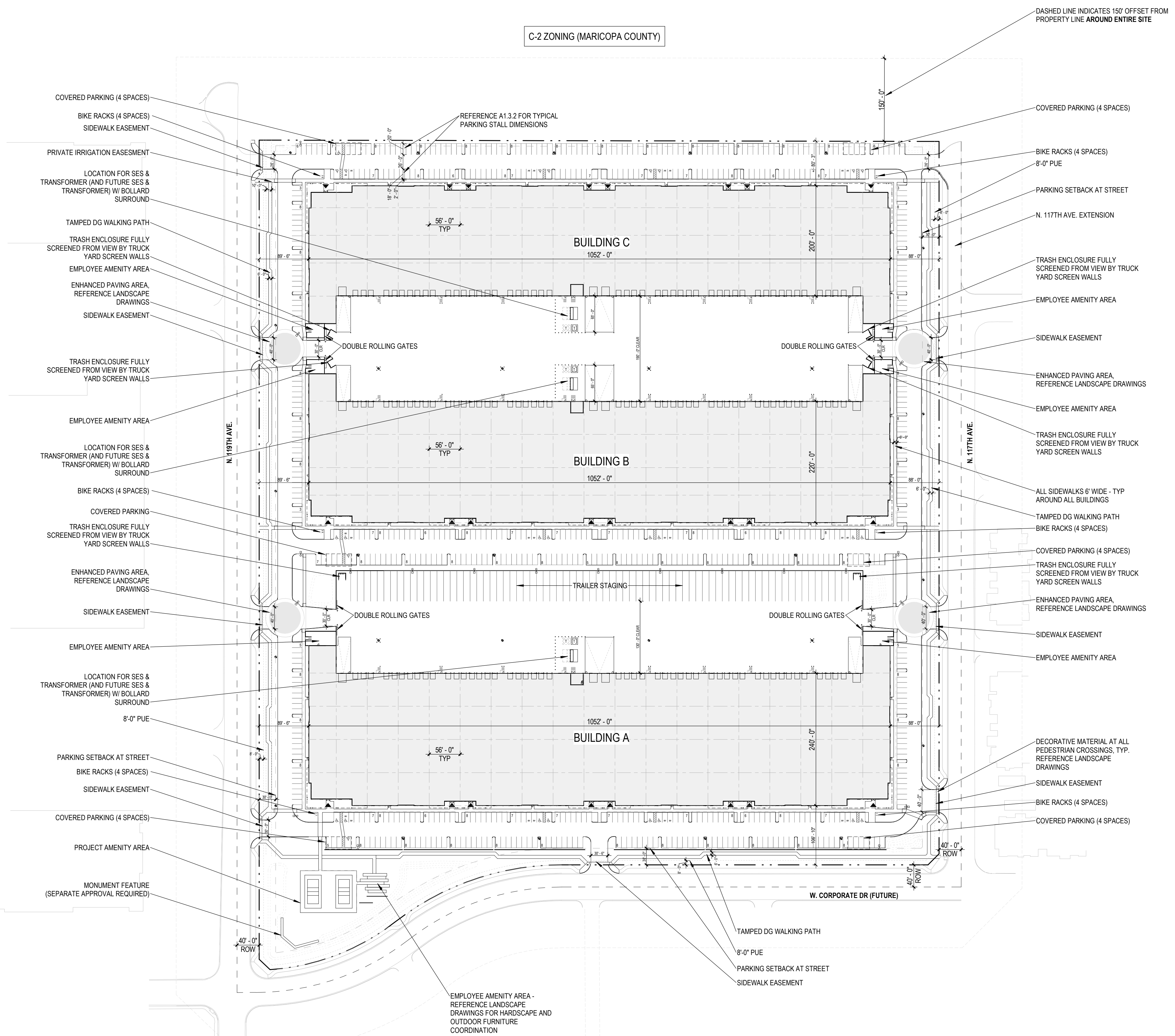
Minor General Plan Amendment (PL-25-0120) & Rezone (PL-25-0121)
NEC 119th Avenue and Corporate Drive

Tuesday, September 9, 2025 at 6:00 PM



Electronically received on
September 10, 2025

C-2 ZONING (MARICOPA COUNTY)



GRAPHIC LEGEND

SYMBOL:	DESCRIPTION:
▶	MAIN ENTRY / EXIT
⊙	FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS
⊕	EXISTING FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS
---	FIRE LANE (FIRE ACCESSIBILITY SITE PLAN). COORDINATE FINAL LOCATIONS W/ CIVIL DRAWINGS
---	INDICATES NEW SITEWORK
---	INDICATES ADJACENT EXISTING SITE CONDITIONS
---	INDICATES SITE EASEMENT
---	INDICATES ACCESSIBLE ROUTE
---	INDICATES PROPERTY LINE
---	INDICATES IMAGINARY PROPERTY LINE
⊙	LIGHT POLE. COORDINATE W/ ELECTRICAL DRAWINGS

PROJECT DATA

PROJECT NAME:	AVONDALE TECH CENTER
PROJECT ADDRESS:	N.E.C. 119TH AVE & CORPORATE DR, AVONDALE, AZ
PROJECT SCOPE:	TECHNOLOGY CAMPUS BUILDINGS
ASSESSOR PARCEL NO.:	500-01-610
CURRENT ZONING:	CCD (CITY CENTER DISTRICT)
SITE AREA:	NET +/- 1,658,863 S.F. (38.08 AC) GROSS: +/- 1,825,803 S.F. (41.91 AC)
LANDSCAPE AREA:	REFERENCE LANDSCAPE DRAWINGS
STORIES:	ONE STORY (ALL BUILDINGS)
MAX BUILDING HEIGHT ALLOWED:	55'-0" (ALL BUILDINGS)
PROPOSED HEIGHT:	48'-0" (ALL BUILDINGS)
BUILDING AREA:	BUILDING A: 253,912 S.F. BUILDING B: 232,872 S.F. BUILDING C: 211,838 S.F. TOTAL S.F.: 698,622 S.F.
LOT COVERAGE:	+/- 42.1%
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	VB W.E.S.F.R.
SPRINKLERS:	YES / FULLY SPRINKLED

PROJECT DESCRIPTION:
PROJECT CONSISTING OF THREE (3) NEW OFFICE / WAREHOUSE BUILDINGS ON A VACANT +/-38.08 ACRE PARCEL. THIS PROJECT INCLUDES SITE WORK AND LANDSCAPE ELEMENTS.

NOTE:
VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE APPARATUS ACCESS ROADS AND FIRE HYDRANTS". 2018 IFC SECTION 501.4

NOTE:
STRUCTURE CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF IFC CHAPTER 33 AND NFPA 241. 2018 IFC SECTION 3301.1

PARKING INFORMATION

SITE PARKING CALCULATIONS:

USE:	SIZE (NET AC)	FACTOR:	TOTAL:
GENERAL PROFESSIONAL OFFICES 8,000 SF OR GREATER	60,000SF	1 SPACE/200 SF FOR THE FIRST 10,000 SF PLUS 11 SPACES/5,000 SF FOR REMAINING FLOOR AREA	240 MIN SPACES
		MAXIMUM SPACES ALLOWED 1 SPACE/200 SF FOR THE FIRST 10,000 SF PLUS 11 SPACES/3,000 SF FOR REMAINING FLOOR AREA	429 MAX SPACES
MANUFACTURING/INDUSTRIAL USES AND WAREHOUSE AND STORAGE	638,622SF	1 SPACE/250 SF. MINIMUM 10 PERCENT OF REQUIRED SPACES SHALL BE COVERED	146 SPACES
		MAXIMUM SPACES ALLOWED 1 SPACE/140 SF	243 SPACES
TOTAL PARKING PROVIDED ON SITE: 720			386 TO 672 SPACES

AREA CALCULATIONS

BUILDING AREA - GROSS

NAME	GROSS AREA
BUILDING A	253912 SF
BUILDING B	232872 SF
BUILDING C	211838 SF
TOTAL GSF (ALL BUILDINGS)	698622 SF

[*AREA UP TO OUTSIDE FACE OF BLDG PERIMETER]

PARKING PROVIDED FOR ENTIRE SITE

PARKING TYPE	PARKING COUNT
TYPICAL ACCESSIBLE PARKING SPACE	24
TYPICAL EV ACCESSIBLE PARKING SPACE	3
TYPICAL EV PARKING SPACE	21
TYPICAL PARKING SPACE	672
TOTAL PARKING ON SITE: 720	

*SEE PARKING BREAKDOWN BELOW

GENERAL DRAWING NOTES

- REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO G.X SERIES LOCATED PER THE PROJECT SHEET INDEX.
- REFER TO A2.X.X SERIES FOR ARCHITECTURAL FLOOR PLANS, ROOF PLANS, & TILT WALL COORDINATION INFORMATION.
- REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.
- SITE SCREEN WALLS A MAXIMUM 8'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
- REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS.
- REFERENCE LANDSCAPE DRAWINGS FOR DECORATIVE HARDSCAPE INFORMATION.

CITY OF AVONDALE SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- 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).
- 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.
- 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.
- 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.

1 CONCEPTUAL SITE PLAN - OVERALL
1" = 100'-0"

LGE DESIGNGROUP
 1200 N. 52nd Street-Phoenix, AZ-85008
 P: 480.966.4001

119 & VAN BUREN
 AVONDALE, AZ

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:	ARCHITECTURAL SITE PLAN - OVERALL
ISSUE DATE:	09.09.2025
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	--
PROJECT NO.:	--

A1.1.1

ITEM NUMBER: 4.c.

SUBJECT: Zoning Ordinance Text Amendments – Chapter 28, Article 1 (Administration and Procedures); Article 5 (Special Districts; Overlays) - Application PL-25-0189

MEETING DATE: 10/15/2025

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 city-initiated request for text amendments to the Zoning Ordinance. The amendments will allow for continued refinement of the Zoning Ordinance to align with economic development initiatives and trends, reflect changes in policies and procedures, allow for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The Avondale Zoning Ordinance was first adopted in 1951 and has been updated numerous times. The last update occurred in November 2024.

The BLVD Specific Plan was created to implement the City Council's vision of creating a vibrant, urban, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment, and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate 10. The BLVD Specific Plan is divided into six (6) subdistricts, specifically, the Gateway, Village, Park Avenue, Residential, Neighborhood, and Promenade Districts. Properties within each subdistrict comply with the land uses and development standards set forth in the zoning ordinance.

The BLVD zoning district is intended to complete the vision expressed in The BLVD Specific Plan by prescribing land uses, building form, site design, and architectural standards for The BLVD area.

DISCUSSION:

The purpose of the text amendment is to update sections of the Zoning Ordinance with revised definitions and allowed uses within The BLVD zoning district to align with economic development initiatives and trends. The proposed changes will benefit the community by modernizing land uses and improving the overall consistency and usability of the Zoning Ordinance.

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

Section 28-15 Definitions.

Add definitions of the following terms: “E-sports arena or gaming lounge”, “Food hall, or culinary marketplace”, “Night club, rooftop”, “Outdoor commercial recreation/entertainment use”.

Revise the definition of “Video arcade or game room”.

Section 28-91 The BLVD

Section 28-91(e) Land uses.

Revise the land use matrix. Add newly defined uses. Streamline development review by changing the requirement for a conditional use permit to permitted with conditions for “Concert facilities, outdoor”, “Gas station (allowed only as an accessory use to a grocery store)”, and “Grocery stores exceeding 36,000 square feet in floor area”. Change “Commercial sporting complexes” and “Conventions centers and exhibition halls” from a conditional use permit to a permitted use.

Section 28-91(f) Use-specific conditions.

Remove the conditional use permit requirement for “Gas station (allowed only as an accessory use to a grocery store)”, and “Grocery stores exceeding 36,000 square feet in floor area”. Modify the requirement for grocery stores to contain certain components from four to at least two. Add standards related to lighting and sound amplification systems for “Concert facilities, outdoor” and “Outdoor commercial recreations/entertainment uses”.

Section 28-91(i) Parking.

Revise the minimum distance that on-street parking, off-street surface parking, and parking structures must be located to be counted towards the required parking, from four hundred (400) feet to one thousand three hundred twenty (1,320) feet, which is equal to one quarter mile.

PUBLIC PARTICIPATION:

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements. Staff have not received any feedback on the proposed text amendment. At the time of writing this report, no comments related to the proposal were posted on the City’s Avondale Connect digital forum.

ANALYSIS:

The Zoning Ordinance Text Amendments are not anticipated to result in any adverse impacts on the community. The amendments will allow for continued refinement of the Zoning Ordinance to align with economic development initiatives and trends, reflect changes in policies and procedures, allow for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance.

Staff recommends approval of the request for the following reasons:

- The proposed text amendment will improve usability of the code and enhance customer service.
- The proposed text amendment facilitates the development of a vibrant, urban, mixed use environment in The BLVD.
- The proposed text amendment is deemed necessary to best serve the public health, safety, and general welfare of the city.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0189, Zoning Ordinance Text Amendment, a request for text amendments to the City of Avondale Zoning Ordinance, for the reasons set forth in the staff report.

28-15 Definitions.

* * *

"Employment agency:" A business that charges a fee for providing information and placement services to candidates seeking employment and/or clients looking for qualified candidates through which candidates register with the agency, but do not wait on-site or at a central location for full time, part time, or temporary assignments and at which vocational guidance, employment counseling, resume writing, executive recruitment, payroll processing and similar personnel services may also be offered.

"E-sports arena or gaming lounge:" An establishment designed for competitive and recreational video gaming, with or without seating for spectators, for the amusement of its patrons, including hosting tournaments, competitions, and events.

"Entertainment:" An engaging or diverting presentation of, or participation in, activities including, but not limited to, live singing, dancing, musical instrumentation, dramatic or prosaic presentations or poetic activities, but excluding adult live entertainment.

* * *

"Floor area ratio:" The ratio of gross floor area to the net site area of the building site.

"Food hall, or culinary marketplace:" An establishment with a variety of artisan restaurants, food vendors, communal dining area, and specialty food-oriented retail items, including but not limited to fresh produce, butcher shops, baked goods, and prepared meals.

"Fowl:" Chickens, turkeys, ducks, geese, guinea fowl and peafowl.

* * *

"Night club:" A place of entertainment, open at night, usually serving food, beer, wine, and liquor, and providing music and space for dancing.

"Night club, rooftop:" A place of entertainment located on the rooftop of a building, open at night, usually serving food, beer, wine, and liquor, and providing music and space for dancing.

"Non-chartered financial institution:" A business, other than a state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers check cashing services, vehicle title loans and loans for payment of a percentage fee. Specifically included are, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument and loan businesses that make loans upon assignments of wages to be received or collateral, such as a vehicle title.

* * *

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

"Outdoor commercial recreation/entertainment use:" An outdoor facility, with or without seating for spectators, lighted or unlighted, and providing accommodations for a variety of individual, organized, or franchised sports. Such a facility may also provide other regular organized or franchised events, health and fitness club facilities, sports courts, playground, amphitheater, snack bar, restaurant, retail sales of related sports, health, or fitness items, and other support facilities. This classification includes miniature golf courses, golf driving ranges, agility courses, dog parks, or similar uses, unless separately defined herein.

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

* * *

"Variance:" A license, granted by the board of adjustment to deviate from certain limited provision of the city zoning ordinance.

"Video arcade or game room:" An establishment having video games, including virtual reality simulators, or six (6) or more coin-operated devices for the amusement of its patrons, but specifically excluding an adult arcade and gambling.

"View fence:" Decorative wrought iron fence panels with vertical pickets that present an opening of four (4) inches or less and are designed as an integral part of the wall.

* * *

28-91 The BLVD District.

* * *

- (e) Land uses. Land uses for each subdistrict shall comply with the land use matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this section and such use is not otherwise prohibited by law, the zoning administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to section 28-5 of this ordinance.

G = Gateway District

PA = Park Avenue District

N = Neighborhood District

V = Village District

R = Residential District

P = Promenade District

P = Permitted

C = Conditional use

PC = Permitted with conditions

A = Accessory

FF = First floor w/residential above

- = Not allowed

Exhibit A – Proposed Text Amendments

LAND USE	THE BLVD SUBDISTRICTS					
	G	V	PA	R	N	P
<u>***</u>						
College or university	P	P	P	-	-	P
Commercial sporting complexes	<u>PC</u>	-	<u>PC</u>	-	-	-
Concert facilities, outdoor	<u>PC</u>	-	<u>PC</u>	-	-	-
Consignment shops	P	P	P	FF	-	P
Convention centers and exhibition halls	<u>PC</u>	-	<u>PC</u>	-	-	-
<u>***</u>						
Dry cleaning and laundry establishment, pick-up and drop-off only	P	P	P	FF	-	-
<u>E-sports arena or gaming lounge</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>P</u>
Employment agencies excluding day labor	P	P	P	-	-	P
<u>***</u>						
Farming	PC	PC	PC	PC	PC	PC
<u>Food hall, or culinary marketplace</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>P</u>
Gas station (allowed only as an accessory use to a grocery store)	-	<u>PC</u>	-	-	-	<u>PC</u>
Grocery stores up to 36,000 square feet in floor area	P	P	P	FF	-	P
Grocery stores exceeding 36,000 square feet in floor area	-	<u>PC</u>	-	-	-	<u>PC</u>
<u>***</u>						
Nail salon	P	P	P	FF	-	P
Night club	PC	PC	PC	-	-	-
<u>Night club, rooftop</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>-</u>	<u>-</u>	<u>-</u>
Outdoor dining, ancillary to a restaurant	A	A	A	A	-	A
<u>Outdoor commercial recreation/entertainment uses not otherwise listed</u>	<u>PC</u>	<u>-</u>	<u>PC</u>	<u>-</u>	<u>-</u>	<u>-</u>
Parking lot, surface	A	A	A	A	A	A
Parking structure	A	A	A	A	-	A
<u>***</u>						

- (f) Use-specific conditions. Land uses listed in the land use matrix above as permitted with conditions are permitted by right only if the conditions listed below for the individual uses are met. Land uses listed as conditional uses require planning commission approval of a conditional use permit in accordance with section 28-8 of this ordinance. Based on development plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.

- (6) Gas stations are allowed in the Village and Promenade Subdistricts ~~subject to approval of a conditional use permit if and~~ only if the gas station is an accessory to a grocery use. A maximum of one (1) such gas

station shall be permitted ~~subject to CUP approval~~ in each subdistrict. Any such gas station must front onto Van Buren Street and may not front on Avondale Boulevard or Corporate Drive.

- (7) Grocery stores exceeding thirty-six thousand (36,000) square feet in floor area are allowed in the Village and Promenade subdistricts ~~subject to approval of a conditional use permit~~, provided they include at least two of the following components:

- (A) Indoor eateries.
- (B) Specialty beverage staff (such as a sommelier or cicerone) and/or a wine and/or craft beer bar.
- (C) Juice bar and/or coffee shop.
- (D) Specialty food counters, such as imported cheeses, a sushi bar, a salad bar, or similar products.

* * *

- (10) Night clubs and rooftop night clubs are allowed in Gateway, Village, and Park Avenue Subdistricts; provided, however, that (1) the exterior building wall of a night club shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, or church, (2) closing time for dance floors or other accessory uses to a night club shall coincide with the closing time for the night club and (3) with respect to the Gateway and Village Subdistricts only, exits and entrances to a night club shall not be located within three hundred (300) feet of a residence, excluding residences on upper floors above ground floor commercial.

* * *

- (17) Concert facilities, outdoor, and outdoor commercial recreation/entertainment uses, not otherwise listed, are allowed in the Gateway and Park Avenue Subdistricts, subject to the following:

- (A) Lighting shall comply with the outdoor recreational and other outdoor lighting standards in section 28-137 of this ordinance.
- (B) Music, live or recorded, may be played; however, no music or sound amplification systems shall be operated between the hours of 11:00 p.m. and 8:00 a.m.

* * *

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

* * *

- (2) On-street parking and/or city-owned and operated off-street surface parking lots and/or parking structures counted towards the required parking must be located within one thousand three hundred twenty (1,320) feet of the use, measured from the exterior wall of the use to the closest perimeter of the on-street parking, surface parking, or parking structure.

* * *

ITEM NUMBER: 4.d.

SUBJECT: General Plan Text Amendment – Central Business District for Middle Housing — Application PL-25-0190

MEETING DATE: 10/15/2025

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 city-initiated request for text amendments to the Avondale General Plan 2030. The amendments respond to recent changes in State law related to middle housing and central business districts. The proposed minor General Plan text amendment, if approved, will designate the Gateway, Village, and Park Avenue Districts within The BLVD land use category as the Central Business District for Middle Housing. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The Avondale General Plan 2030 was adopted by the City Council on April 2, 2012, and ratified by the qualified electors of the City of Avondale at a regular election on August 28, 2012. The General Plan was readopted by the City Council on May 2, 2022, and ratified by the qualified electors of the City of Avondale at a regular election on August 2, 2022. The City Council adopted the last major update on December 4, 2023.

SUMMARY OF REQUEST:

The purpose of the text amendment is to update The BLVD land use category to reflect recent changes in State law related to middle housing and provide the necessary references to a Central Business District. The proposed changes will benefit the community by improving the overall consistency and conformity of the General Plan 2030.

The proposed general plan text amendments respond to House Bill 2721, passed by the Arizona Legislature, which allows a duplex, triplex, fourplex, or townhome (aka, middle housing) as a permitted use on:

1. a lot zoned for single-family residential use within one mile of the *city's central business district*; and
2. at least twenty percent (20%) of a new development of more than ten (10) contiguous acres zoned for single-family residential use.

Due to this obligation created by the State, the proposed General Plan text amendment would add the following text to The BLVD land use category: "The Gateway, Village, and Park Avenue Districts have been designated as Central Business District for Middle Housing, to comply with ARS § 9-462.13, as amended." Once the companion zoning ordinance text amendment (PL-25-0188) is adopted by the Council, any single-family residential property within a one-mile radius of Central Business District will be eligible for middle housing under State law. It is the staff's understanding that any private agreements, such as Covenants, Conditions, and Restrictions (CC&Rs), governing the use of single-family zoned property, would remain a private matter.

Designation of a Central Business District and related development regulations specified in House Bill 2721 must be adopted on or before January 1, 2026. If the City does not adopt a Central Business District by resolution and adopt the associated development regulations by ordinance, a severe penalty clause in ARS § 9-462.13 will allow middle housing on all lots in the city zoned for single-family residential use without any limitations.

The proposed text for the Central Business District for Middle Housing is found in Exhibit A, along with a graphic depicting the boundaries in Exhibit B. Exhibit C presents the current General Plan Land Use Map, outlining the boundaries of The BLVD Specific Plan (The BSP) and the proposed Central Business District, derived from The BSP districts and designated specifically for Middle Housing purposes.

PUBLIC PARTICIPATION:

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements. Staff have not received any feedback on the proposed text amendment. At the time of writing this report, no comments related to the proposal were posted on the City's Avondale Connect digital forum.

ANALYSIS:

To approve a General Plan text amendment, four (4) findings must be made for all changes to the 2030 General Plan.

1. The development pattern contained on the Land Use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.

While no Land Use Plan changes are proposed with the text amendment, the Avondale General Plan 2030 does lack any reference to or designation of a central business district, which is defined in ARS § 9-462.13 (middle housing) as an area or series of areas designated by resolution of the City Council that are primarily nonindustrial and that attract community activity.

The BLVD land use category best fits the concept, as it is a unique, iconic, and pedestrian-friendly destination within the core of Avondale and is considered the "heart" of the Avondale community. The BLVD location provides an opportunity to incorporate varied housing options in an area with existing single-family residential home subdivisions. The required one-mile radius from the Central Business District described in ARS § 9-462.13 (middle housing) includes an employment/industrial area, a regional commercial corridor, a freeway, a live/work/play mixed-use development area, the City's Civic Center, and existing single-family residential subdivisions. There are properties zoned for single-family residential use yet to be developed, providing opportunities for new housing options to meet the middle housing requirements.

To comply with ARS § 9-462.13 (middle housing), three predominantly non-residential areas of The BLVD are proposed as the Central Business District for middle housing, specifically the Gateway, Village, and Park Avenue Districts within The BLVD land use category, as shown on Exhibit B.

2. The amendment constitutes an overall improvement to the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

Adding a Central Business District designation to The BLVD land use category supports implementation of The BLVD Specific Area Plan and furthers the establishment of The BLVD as an employment center and vibrant commercial destination.

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

The proposed General Plan text amendments are not anticipated to result in adverse impacts on the community. Future middle housing would be established under generally the same development standards as single-family dwellings within the same zoning district with some exceptions to parking and floor area ratio. The proposed text amendments address the overall conformity of the General Plan with State law.

On or before January 1, 2026, the City is obligated to create a central business district in accordance with State law. If the City does not adopt a central business district by resolution and adopt the associated development regulations by ordinance, middle housing shall be allowed on all lots in the city zoned for single-family residential use without any limitations.

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

Creation of a Central Business District for middle housing, as proposed, is consistent with the following goals and policies of the General Plan 2030:

Housing Element

Goal 2: "Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels."

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

Policy F: "Encourage new housing construction to include a portion intended for workforce housing."

Urban Design Element

Goal 2: "Establish a positive and distinctive city image and identity by developing and improving focal points, gateways, specific areas, and major corridors."

Goal 3: "Foster the idea of distinguishable urban neighborhoods and districts within Avondale."

Policy D: "Create activity centers that encourage people to gather and interact."

Policy E: "Support the advancement of development at The BLVD."

Goal 5: "Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically."

Policy D: "Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community."

DISCUSSION:

Staff recommend approval of the request for the following reasons:

- The proposed text amendment meets the required findings for a General Plan text amendment per the Avondale General Plan 2030.
- The proposed text amendment will ensure consistency with State law.
- The proposed text amendment furthers the establishment of The BLVD as an activity center and a vibrant commercial destination.
- The proposed text amendment facilitates the development of middle housing close to jobs and commercial areas.
- The proposed text amendment is deemed necessary to best serve the public health, safety, and general welfare of the city.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0190, Central Business District for Middle Housing (CBD), a request for text amendments to the Avondale General Plan 2030, for the reasons set forth in the staff report.

Commercial (Economic Vitality)

The commercial land-use categories accommodate the full range of the service industry including retail, entertainment, and medical uses allowing for varying and intensity of uses. The commercial uses are generally characterized by master planned centers, infill parcel development, and regional level destination development along the freeway, intersections of major roadways and the City's major corridors.

► Sports and Entertainment

The Sports and Entertainment district provides for regional level sports and entertainment. Land uses include large-scale developments, such as the Phoenix Raceway and its associated uses, public gardens and plazas, resort, office, and retail establishments, recreational vehicle parking and showrooms, museums, parking garages, indoor and outdoor venues including opportunities for motorsports events, and residential living as urban style housing, casitas, and timeshares, or estate housing that accommodates garages and storage for racing vehicles.

► The BLVD

Land use category to accommodate the more intense use of the I-10 Freeway and Avondale Boulevard. This category is planned as a pedestrian-oriented district with tree-lined streets, shops on the ground floor, and small plazas and parks. Land uses include the Neighborhood District, Gateway District, Village District, Park Avenue District, Promenade District, and Residential District further defined in the BLVD Specific Plan.

The Gateway, Village and Park Avenue Districts have been designated as the Central

► Freeway Commercial

Business District for Middle Housing, to comply with ARS § 9-462.13, as amended.

Land use category to accommodate the more intense uses of the I-10 Freeway, Loop 101, SR 30, and other future parkway corridors. Freeway commercial development patterns will provide concentrated retail, hospitality, and related activity along these corridors. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation.

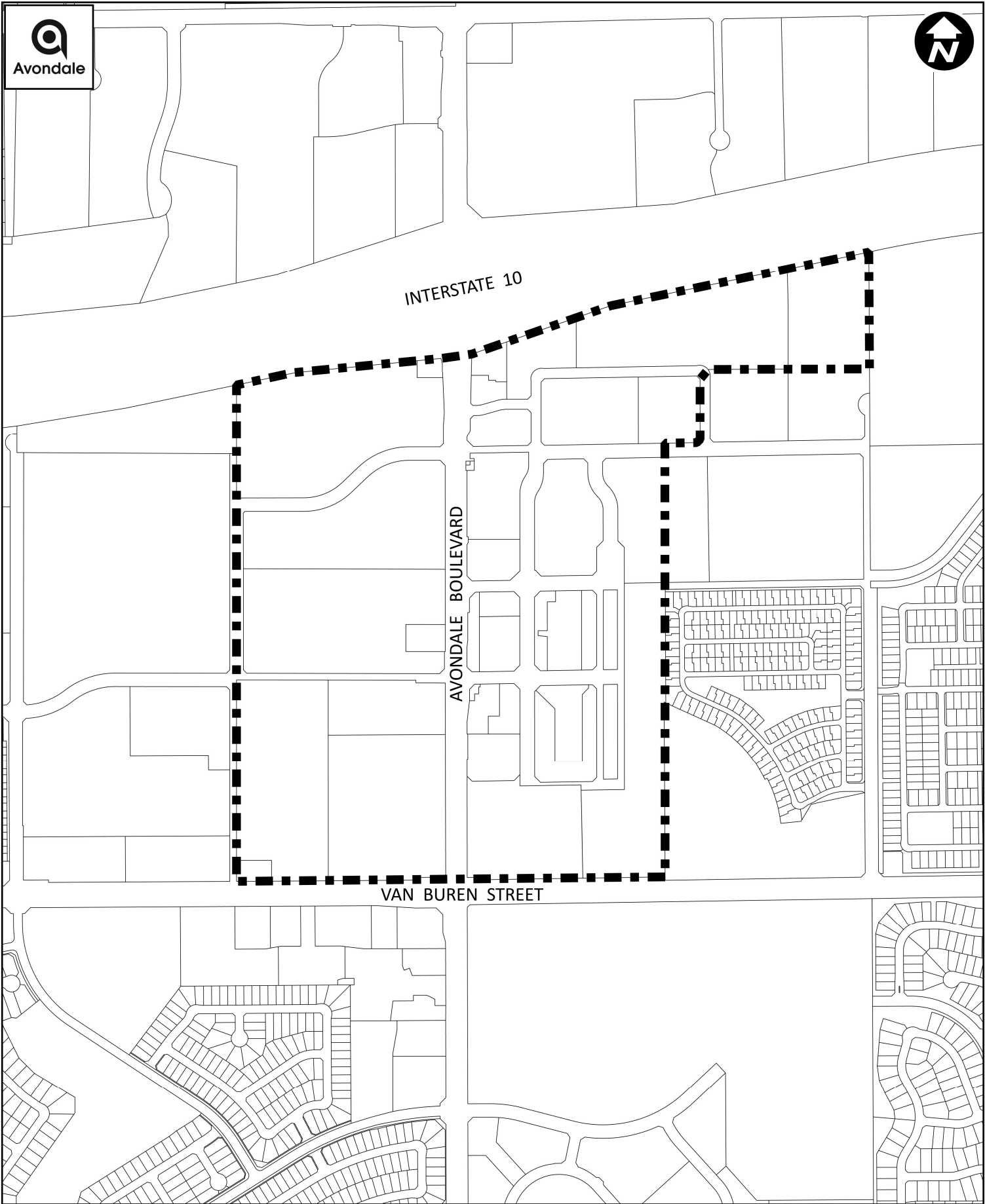
► Urban Commercial

Land-use category to accommodate compact commercial centers consisting of retail, restaurant, office, hotel, farmers market, community garden, and personal services. Residential units may be built on upper floors within this designation if commercial uses are built on the ground floor as part of the same development project. The desired form of development is 4+ story buildings served by structured parking.

► Local Commercial

Land use category that is used primarily for providing daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. Preferred locations are major arterial intersections, although other locations may be deemed acceptable based on the merits of the project.

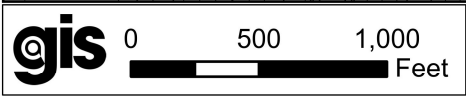
In addition, services that provide shopping and basic services for the immediate area (i.e. "neighborhood commercial") may be allowed in any land-use classification based upon the merits of the development proposal. Generally neighborhood commercial development would not be greater than five acres, and would require adequate buffering to protect surrounding land uses.



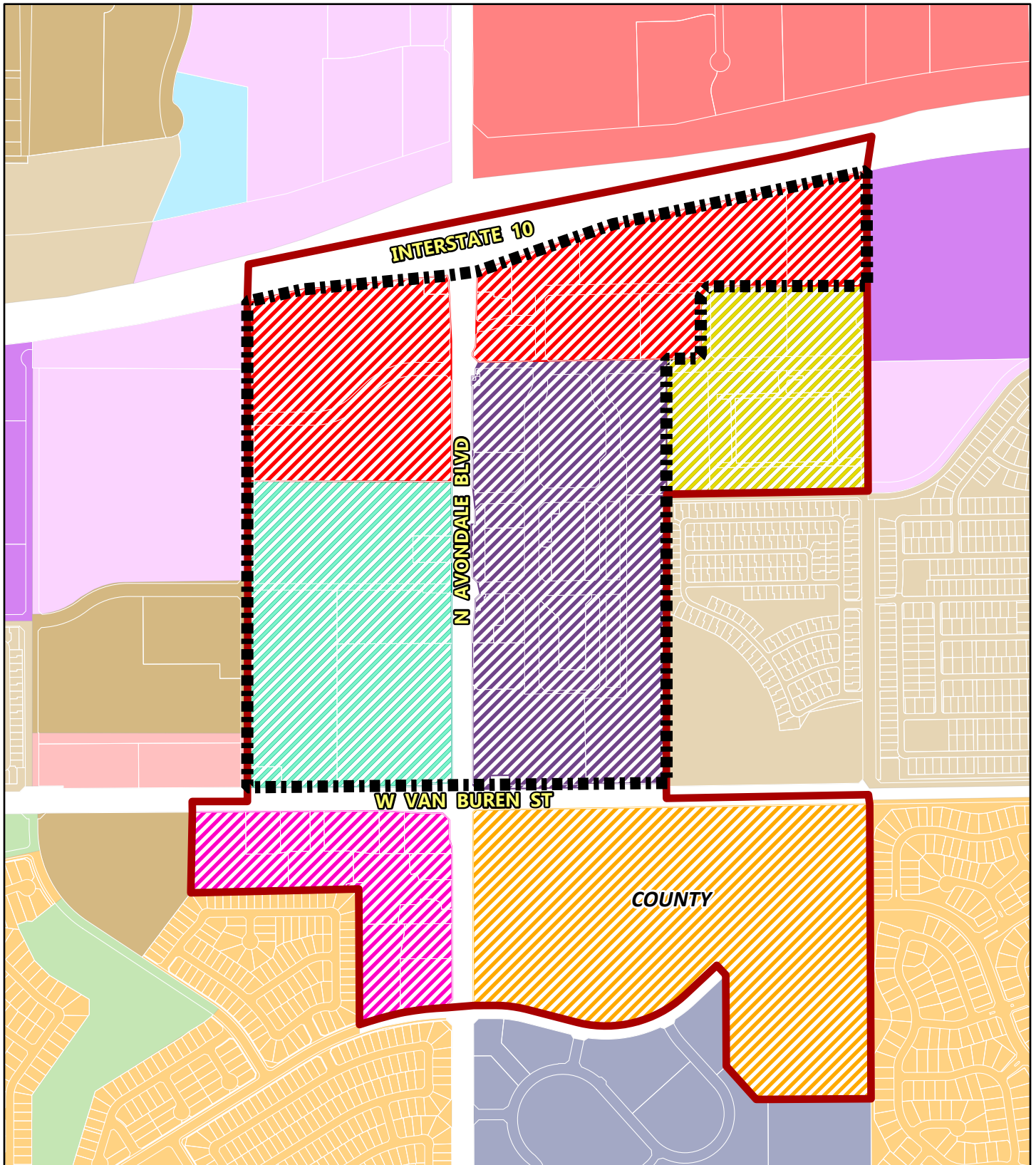
INTERSTATE 10

AVONDALE BOULEVARD

VAN BUREN STREET



CENTRAL BUSINESS DISTRICT FOR MIDDLE HOUSING



General Plan Land Use



- | | | |
|-----------------------|---------------------------------|----------------------|
| Gateway District | Local Commercial | Business Park |
| Neighborhood District | Freeway Commercial | Education |
| Park Avenue District | Medium Density Residential | Open Space and Parks |
| Promenade District | Medium/High Density Residential | Mixed Use |
| Residential District | High Density Residential | Public/Civic |
| Village District | | |



CBD



The BLVD Specific Plan



ITEM NUMBER: 4.e.

SUBJECT: Zoning Ordinance Text Amendments – Chapter 28, Article 1 (Administration and Procedures); NEW Article 14 (Middle Housing) — Application PL-25-0188

MEETING DATE: 10/15/2025

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 city-initiated request for text amendments to the Zoning Ordinance. The amendments will allow for continued refinement of the Zoning Ordinance to reflect recent changes in State law related to middle housing, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The Avondale Zoning Ordinance was first adopted in 1951 and has been updated numerous times. The last update occurred in November 2024.

SUMMARY OF REQUEST:

The purpose of the text amendment is to update sections of the Zoning Ordinance to reflect recent changes in State law related to middle housing and provide cross-references. The proposed changes will benefit the community by improving the overall consistency and usability of the Zoning Ordinance.

The proposed zoning code amendments respond to House Bill 2721, passed by the Arizona Legislature, which allows a duplex, triplex, fourplex, or townhome as a permitted use on:

1. a lot zoned for single-family residential use within one mile of the city’s central business district; and
2. at least twenty percent (20%) of a new development of more than ten (10) contiguous acres zoned for single-family residential use.

On or before January 1, 2026, the City is obligated to create development regulations in accordance with State law. If the City does not adopt these development regulations by ordinance, a severe penalty clause in ARS § 9-462.13 will allow middle housing on all lots in the city zoned for single-family residential use without any limitations. It is the staff’s understanding that any private agreements, such as Covenants, Conditions, and Restrictions (CC&Rs), governing the use of single-family zoned property, would remain a private matter.

The following is a summary of the proposed amendments to the Zoning Ordinance referenced by section number. The proposed text for each of these sections is found in Exhibit A. Please refer to Exhibit B for the Central Business District (CBD) boundary and Exhibit C shows the one-mile radius from the CBD for Middle Housing.

Section 28-15 Definitions.

Add definitions of the following terms: “central business district for middle housing”, “building code”, “dwelling, fourplex”, “middle housing”, “utility provider”, and “urban services”.

Revise the definition of “dwelling, duplex”, “dwelling, triplex”, and “townhouse/townhome”.

NEW Article 14 Middle Housing to Chapter 28 Zoning Ordinance.

Add a new Article to the zoning ordinance specific to middle housing to comply with the state requirements.

NEW Section 28-321 Purpose.

Add a new Section to explain conformance with A.R.S. § 9-462.13 for municipalities with populations of 75,000 or more persons.

NEW Section 28-322 Eligibility for middle housing as a permitted use.

Add a new Section to detail which lots (zoned for single-family residential use) are eligible or non-eligible for a duplex, triplex, fourplex, or townhome (aka, middle housing). Clarify that a planned area development (PAD) zoned parcel, where a single-family residential use is permitted, and meets the requirements of subsections (1) or (2) shall be deemed a single-family residential use for purposes of this Article.

NEW Section 28-323 Development Standards.

Add a new Section to explain the development standards that apply to middle housing projects. Except for parking and floor area ratio, middle housing shall be subject to the same requirements that apply to a single-family dwelling within the same zoning district.

NEW Section 28-324 Design Standards.

Add a new Section to specify the design standards that apply to middle housing projects. The Single-Family Residential Design Manual adopted by the city council and maintained by the zoning administrator or designee shall serve as a framework for site and architectural design of middle housing in all districts.

PUBLIC PARTICIPATION:

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements. Staff have not received any feedback on the proposed text amendment. At the time of writing this report, no comments related to the proposal were posted on the City’s Avondale Connect digital forum.

ANALYSIS:

The proposed zoning ordinance text amendments are not anticipated to result in any adverse impacts on the community. Future middle housing would be established under generally the same development standards as single-family dwellings within the same zoning district, with some exceptions to parking and floor area ratio. The proposed text amendments address the overall conformity of the General Plan 2030 with State law.

The amendments will allow for continued refinement of the Zoning Ordinance to be consistent with State law, reflect changes in policies and procedures, and address the overall accuracy and usability of the Zoning Ordinance.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

- The proposed text amendment will ensure consistency with State law.
- The proposed text amendment will improve usability of the code and enhance customer service.
- The proposed text amendment facilitates the development of middle housing close to jobs and commercial areas.
- The proposed text amendment is deemed necessary to best serve the public health, safety, and general welfare of the city.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0188, Zoning Ordinance Text Amendment, a request for text amendments to the City of Avondale Zoning Ordinance, for the reasons set forth in the staff report.

28-15 Definitions.

* * *

"Building, closed:" A structure completely enclosed by a roof and walls of approved construction.

"Building code:" A construction code adopted by the City; and includes a model building code, commercial code, plumbing and mechanical code, electrical code, energy conservation code, fire code, property maintenance code, neighborhood preservation code, anti-blight code or other similar code

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

* * *

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

"Central business district for middle housing:" An area or series of areas designated by resolution of the City Council that are primarily nonindustrial and that attract community activity.

"Child care:" The care, supervision and guidance of children, unaccompanied by the parent, guardian or custodian, on a regular basis for less than twenty-four (24) hours per day, in a place other than the child's own home.

* * *

"Dwelling or dwelling unit:" A residential living unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and a separate entrance. It does not include convalescent homes, hospices, assisted living facilities, hospitals, hotels, and other accommodations for the transient public.

"Dwelling, attached:" Single-family dwellings attached in groups of two (2) or more by common vertical walls.

"Dwelling, detached:" A single-family dwelling that is not attached to any other dwelling by any means.

"Dwelling, duplex:" ~~A building containing two (2) single-family dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements totally separated from each other by an unpierced wall extending from the ground to the roof.~~ Duplexes are designed for residential occupancy by not more than two (2) households living independently from each other.

"Dwelling, fourplex:" Four (4) dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than four (4) households living independently from each other.

"Dwelling, multi-family:" A building containing four (4) or more dwelling units.

"Dwelling, restricted-affordable:" A dwelling unit that, either through a deed restriction or a development agreement with the City of Avondale, shall be rented to households earning up to eighty (80) percent of area median income.

"Dwelling, single-family:" A building containing one (1) single-family dwelling unit.

"Dwelling, triplex:" ~~A building containing~~ Three (3) dwelling units ~~on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than three (3) households living independently from each other.~~

"Dwelling unit, accessory:" A self-contained residential living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the accessory dwelling unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and a separate entrance.

* * *

"Medical marijuana dispensary:" A nonprofit medical marijuana dispensary (as defined in Ariz. Rev. Stat. § 36-2801, as amended) duly registered and certified pursuant to Ariz. Rev. Stat. § 36-2804, as amended.

"Middle housing:" For the purposes of Article 14, buildings that are compatible in scale, form, and character with single-family houses and that contain two or more attached, detached, stacked, or clustered homes, and include duplexes, triplexes, fourplexes, and townhomes.

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

* * *

"Thrift store:" A retail store that specializes in the sale of previously owned and/or used goods and merchandise that has been donated. Thrift stores are distinct from consignment shops, pawn shops and non-consignment secondhand retail stores.

"Townhouse/townhome:" A single-family dwelling unit, with a ~~separate outdoor~~private ground floor entrance and private yard of at least one hundred (100) square feet, that is part of a structure whose dwelling units are constructed in a row of two or more units, sharing at least one common wall with an adjacent unit attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilation.

"Trailer:" Any towed vehicle that does not fall under the definitions of mobile home or recreational vehicle.

"Transmitting tower:" An unmanned structure that transmits or receives communications by electromagnetic or optical means, such as a radio antenna, television antenna, radar station, or microwave tower, but excluding Wireless Facilities.

* * *

"Turf:" Continuous plant coverage consisting of grass species that is mowed to maintain an established height.

"University:" An institution of higher learning providing facilities for teaching and research and authorized to grant academic degrees.

"Utility provider:" A public service corporation as defined under Arizona Revised Statutes (A.R.S.), an Agricultural and Power Improvement District, a telecommunications provider, and a cable communications provider.

"Use:" The conduct of an activity or the performance of a function or operation, on a site or in a building or facility.

"Urban agriculture:" The growing, washing, packaging, and storage of fruits, vegetables, and other plant products for wholesale or retail sales within close proximity to where a community of people lives.

"Urban development:" A form of development generally characterized by higher residential densities and integrated commercial and industrial land uses connected by multiple transportation modes, with a particular emphasis on pedestrians and transit users.

"Urban services:" The public infrastructure and municipal services required to support urban-level development, including but not limited to water, sanitary sewer, stormwater management, paved streets, solid waste collection, electricity, telecommunications, and access to police, fire, and emergency medical service.

"Urgent care center:" A facility dedicated to the delivery of immediate care or emergency medical services, usually on an unscheduled, walk-in basis, with no provision for continuing care on an inpatient basis.

* * *

28-318—28-320 Reserved.

Article 14 MIDDLE HOUSING

28-321 Purpose.

The purpose of this Article is to conform with A.R.S. § 9-462.13, which requires municipalities with populations of 75,000 or more persons to authorize the development of duplexes, triplexes, fourplexes, and townhomes as a permitted use no later than January 1, 2026, on both of the following: (a) lots zoned for single-family residential use within one mile of the municipality's central business district; and (b) at least twenty percent of any new development of more than ten contiguous acres.

The regulations in this Article are in addition to other codes and requirements of the City of Avondale. Unless specifically provided in this Article, all other provisions of Chapter 28 Zoning Ordinance shall govern development under this Article. Development permitted under this Article shall be considered consistent with the General Plan and any amendments thereto.

28-322 Eligibility for middle housing as a permitted use.

- (a) Eligibility. Subject to the requirements of this Article, a duplex, triplex, fourplex, or townhome is allowed as a permitted use on:
 - (1) a lot zoned for single-family residential use within one mile of Central Business District for Middle Housing (CBD); or
 - (2) at least twenty percent (20%) of a new development of more than ten (10) contiguous acres zoned for single-family residential use; or
 - (3) a planned area development (PAD) zoned parcel, where a single-family residential use is permitted, and meets the requirements of subsections (1) or (2) shall be deemed a single-family residential use for purposes of this Article.
- (b) Non-eligibility. The following areas are not eligible to construct a duplex, triplex, fourplex, or townhome as a permitted use as provided in this Article.
 - (1) areas that are not incorporated.
 - (2) areas that lack sufficient urban services at the discretion of the City Manager or their designee.
 - (3) areas that are not served by water and sewer services.
 - (4) areas that are not zoned for residential use.
 - (5) areas that are not incorporated and are zoned under an interim zoning designation that maintains the area's potential for planned urban development.
 - (6) areas covered under A.R.S. title 48, chapter 6, article 4 related to county improvement districts.
 - (7) any land within the territory in the vicinity of a public airport as defined in A.R.S. § 28-8486, or to the extent this section would interfere with the public airport's ability to comply with the laws, regulations, and requirements of the United States related to applying for, receiving, or spending federal monies.
 - (8) any land within the territory in the vicinity of a military airport as defined in A.R.S. § 28-8461.

28-323 Development standards and procedures.

The following development standards and procedures shall apply to all middle housing projects:

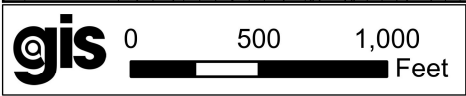
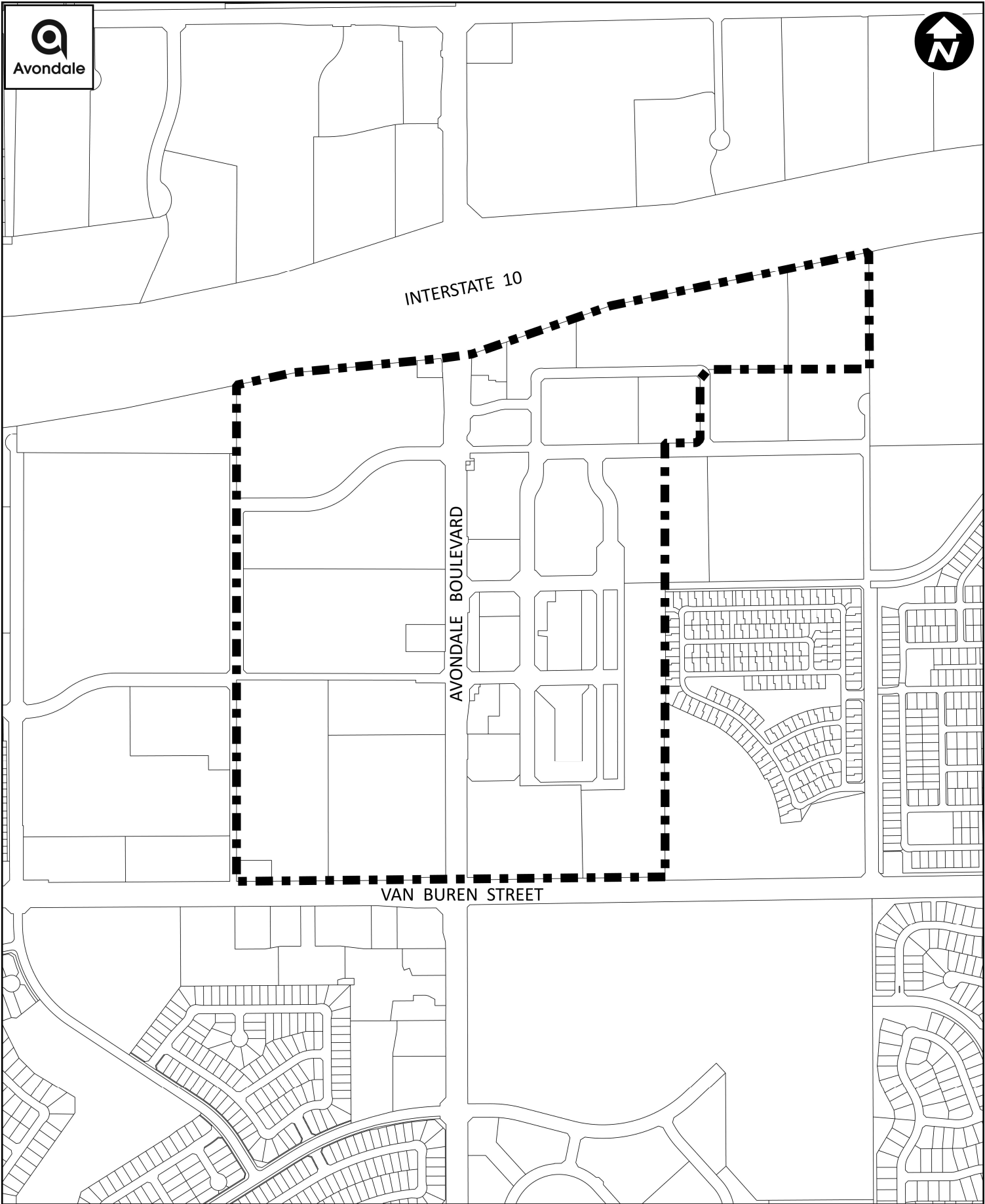
- (a) All new buildings and uses of land or substantial additions to or remodeling of existing buildings/uses shall be initiated by applying for a building permit, which shall include a site plan in accordance with Article 1 of Chapter 28 Zoning Ordinance, and subject to the following:
 - (1) Evidence satisfactory to the Director of Development Services that the proposed duplex, triplex, fourplex, or townhome is eligible as a permitted use in accordance with this Article;
 - (2) Evidence of sufficient urban services for the entire proposed development;
 - (3) Remodeling of an existing building is allowed, provided the building can be converted to meet the applicable middle housing standards;
 - (4) If the new development involves a land division into eligible lots, approval of a preliminary plat and design review for the housing product shall be required, prior to building permit application;
 - (5) Written approval from the City Engineer that there is adequate public sewer and water service for the entire proposed development; and
 - (6) Notwithstanding the provisions of this Article, the applicant will provide a utility provider, as defined by this Article and impacted by a development being developed pursuant to this Article, with the opportunity to review and approve the site plan for the development.
- (b) Location. Middle housing types shall only be constructed on a lot or parcel where a single-family dwelling is a permitted use or permitted with conditions use, and as specified under section 28-322 above.
- (c) Lot size. Middle housing shall be subject to the same minimum lot size requirements that apply to a single-family dwelling within the same zoning district.
- (d) Density. In no instance shall the number of dwelling units exceed four (4) per lot or parcel that complies with the minimum lot size.
- (e) Setbacks, lot width, and lot depth. Middle housing shall be subject to the same minimum setback, lot width, and lot depth requirements that apply to a single-family dwelling within the same zoning district.
- (e) Height. Middle housing shall be subject to the same maximum building height requirements that apply to a single-family dwelling within the same zoning district.
- (f) Building coverage and floor area ratio. Middle housing shall be subject to the same maximum building coverage requirements that apply to a single-family dwelling within the same zoning district. However, the floor area ratio may not be restricted to less than 50 percent (50%) because of building coverage requirements.
 - (1) For purposes of this section, floor area ratio means the ratio of allowed square footage in a middle housing project to the square footage of the parcel on which it is built.
- (g) Utility service. Middle housing shall require adequate provisions for electricity, water supply, and sewage disposal. The property owner shall be responsible for demonstrating adequate services and upgrading services if determined inadequate. Middle housing units are subject to all policies, procedures, permitting and fees, including impact fees for providing or upgrading utility services.
- (h) Solid waste service. Refer to Chapter 11, Solid Waste Code for information on residential garbage collection. Commercial service from an authorized solid waste collector and a trash enclosure may be required.
- (i) Parking. One (1) off-street parking space shall be required for each middle housing dwelling unit, with a minimum of two (2) of the spaces covered.

-
- (j) Landscaping. Middle housing shall provide landscaping in compliance with Article 12, Section 28-294(b)(2). The zoning administrator may authorize reduced landscaping quantities if easements or other special site conditions reduce the available planting area.
 - (k) Middle housing is subject to Article 2, Section 28-33(j) regarding home-based occupations.
 - (l) This Article does not supersede applicable building codes, fire codes, or public health and safety regulations, except that the city may not require middle housing to comply with a commercial building code or contain fire sprinklers.

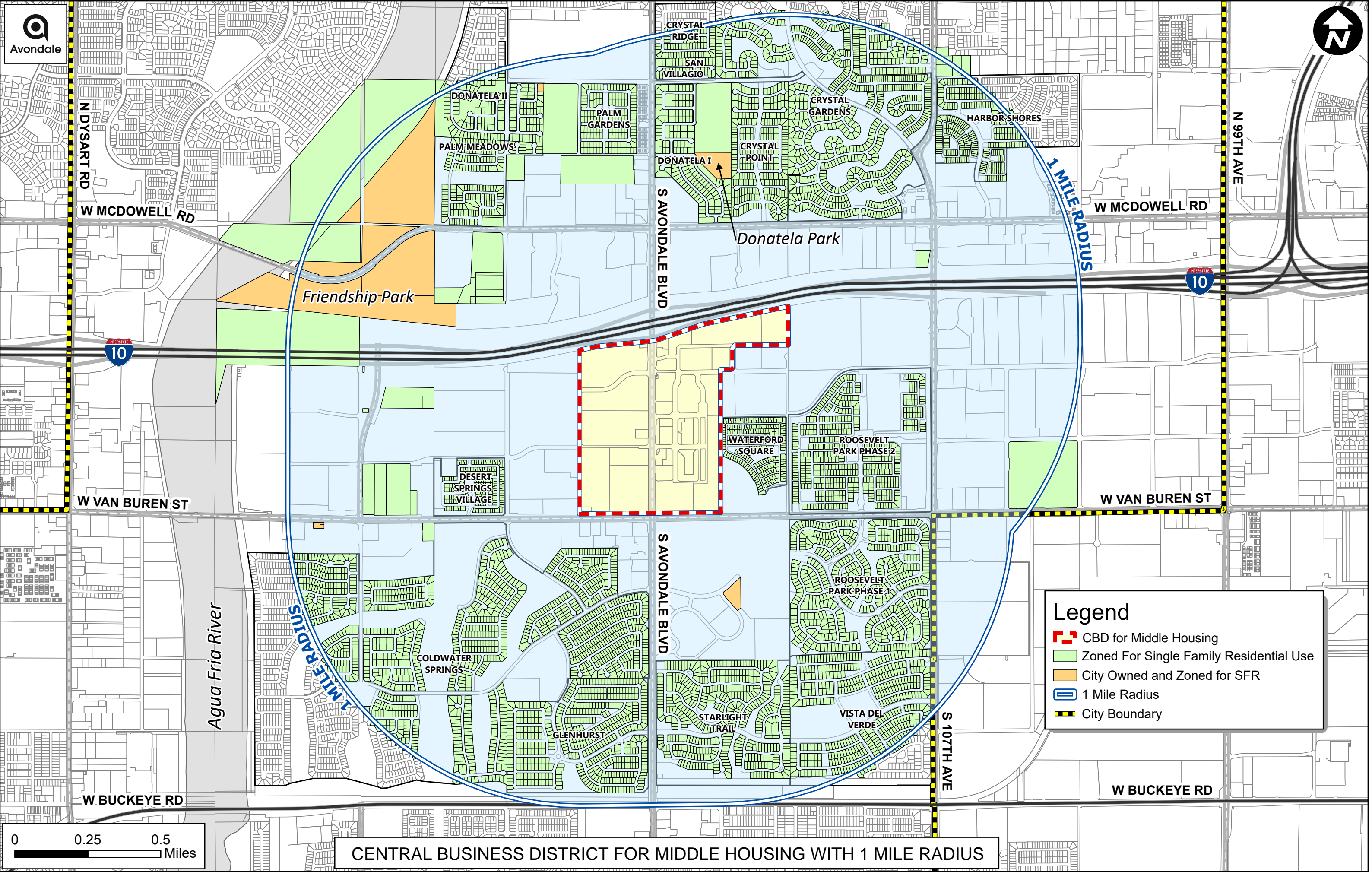
28-324 Design standards.

- (a) The Single-Family Residential design manual adopted by the city council and maintained by the zoning administrator or designee shall serve as a framework for site and architectural design of middle housing in all districts.






28-325—28-330 Reserved.



CENTRAL BUSINESS DISTRICT FOR MIDDLE HOUSING



Legend

-  CBD for Middle Housing
-  Zoned For Single Family Residential Use
-  City Owned and Zoned for SFR
-  1 Mile Radius
-  City Boundary

CENTRAL BUSINESS DISTRICT FOR MIDDLE HOUSING WITH 1 MILE RADIUS