



Planning Commission
Notice & Agenda
Wednesday, March 18, 2026

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 December 17, 2025 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. ROSILIAN VILLAS MAJOR PLANNED AREA DEVELOPMENT AMENDMENT - APPLICATION PL-25-0250

Planning Commission will hold a public hearing to consider a request by Michelle Santoro of Gammage & Burnham for a major Planned Area Development (PAD) amendment for Rosilian Villas, an approximately 24.89-net-acre site located south of the southwest corner of Dysart Road and Van Buren Street. If approved, the request will amend the PAD, formerly known as Avondale Townhomes on Dysart, to Rosilian Villas PAD with underlying zoning of R-3 Multi-Family Residential to facilitate the development of a 291-unit duplex project. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Cole Hunger, Senior Planner

b. CERRO VISTA GENERAL PLAN AMENDMENT - PL-25-0217

Planning Commission will hold a public hearing to consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley and Oberholtzer for a minor General Plan amendment request for Cerro Vista, an approximately 10.1 net-acre site located at 12104 West Van Buren Street. If approved, the proposed minor General Plan amendment will change the subject property's General Plan 2030 Land Use Map Designation from High Density Residential to Medium/High Density Residential. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Cole Hunger

c. CERRO VISTA PLANNED AREA DEVELOPMENT REZONE - APPLICATION PL-25-0218

Planning Commission will hold a public hearing to consider a request by Carolyn Oberholtzer of

Bergin, Frakes, Smalley and Oberholtzer to rezone an approximately 10.1 net-acre site located at 12104 West Van Buren Street. If approved, the proposal would change the zoning from R-4 Multi-Family Residential to Cerro Vista Planned Area Development (PAD) with underlying R-3 Multi-Family Residential to facilitate the development of a 99-unit single-story, condo-platted residential project with detached single-family homes. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Cole Hunger, Senior Planner

d. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS) - APPLICATION PL-26-0048

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 changes in State law related to administrative approvals, provide for cross-references, allow for clerical corrections, 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

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

April 15, 2026

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, December 17, 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 an open and public session at 6:00 p.m.

1. WELCOME AND CALL TO ORDER

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

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Larry White

Vice Chair Alex McBurney

Commissioner Shaun Grimm

Commissioner Mary Guzman

Commissioner Olivia Pineda

Alternate Crystal Lopez-Davey

COMMISSIONERS EXCUSED ABSENT

Commissioner Julie Jewell

Commissioner Ryan Benson

CITY STAFF PRESENT

Jodie Novak, Development Services Director

Catherine Lorbeer, Deputy Director of Planning

Monika Smriti, Senior Planner

Arrianna Ramirez, Administrative Specialist

Mary Grace McNear, Attorney II

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Commissioner Grimm made a motion to approve the Planning Commission Meeting Minutes for November 19, 2025, seconded by Commissioner Pineda.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

4. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS); ARTICLE 8 (PARKING); ARTICLE 9 (SIGNS); ARTICLE 12 (LANDSCAPE, WALLS, AND FENCES) — APPLICATION PL 25-0291

Monika Smriti, Senior Planner, provided an overview of Application PL-25-0291 City initiated Zoning Code Text Amendment for City Center District (CCD). The CCD Zoning Code was added in 2009 with more than 250 acres rezoned to this designation. In 2019, The BLVD Zoning District was adopted to create a vibrant urban core, ultimately replacing all but 79 acres of CCD. In 2022, a portion of the remaining 79 CCD acres was rezoned to PAD Fuze 623, and in 2025, the remaining parcel was rezoned PAD Avondale Tech Center.

With no properties remaining within CCD zoning and per Section 28-91(k), the zoning district is to be deleted, including any subsections that contain CCD land uses and development standards. Any references to CCD throughout the Zoning Code would be replaced with references to The BLVD Zoning District where applicable.

Staff find the proposed text amendment necessary to ensure compliance with the Zoning Code, which will improve usability and enhance our customer service. All required public notifications have been completed, and to date, no public comments have been received.

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

Commissioner Pineda moved to recommend approval of Application PL-25-0291, a request for text amendments to the City of Avondale zoning Ordinance, for the reasons set forth in the staff report. Second, by Commissioner Guzman.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0.

5. COMMISSION ANNOUNCEMENTS

Chair White announced, on Monday, December 15, 2025, the City Council approved the appointment of Chair, Vice Chair McBurney and Vice Chair, Commissioner Grimm for the year 2026, as this is my last night on the Commission.

Vice Chair McBurney thanked Chair White for his service to this board, noting it has been an honor to work with him, and he looks forward to taking on his role in the future.

Commissioner Pineda thanked Chair White for everything he has done, stating she appreciates him.

Chair White stated it has been his honor to serve.

6. PLANNING DIVISION REPORT

Ms. Lorbeer advised, as of November 30, 2025, there are 130 active development applications with 18 of them being received during the month of November.

On behalf of the Development Services Department, she expressed heartfelt appreciation to Chair White for his leadership on the Planning Commission over the past six years. He has been a part of many great projects for Avondale and will be missed.

7. CALENDAR

The next Planning Commission meeting is scheduled for January 21, 2026.

8. ADJOURNMENT

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

Commissioner Grimm made a motion to adjourn, seconded by Commissioner Lopez-Davey.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

The meeting adjourned at 6:10 p.m.

Chair, Alex McBurney

Date

ITEM NUMBER: 4.a.

SUBJECT: Rosilian Villas Major Planned Area Development Amendment - Application PL-25-0250**MEETING DATE:** 3/18/2026

TO: Planning Commission**FROM:** Cole Hunger, 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 major Planned Area Development (PAD) amendment for Rosilian Villas, an approximately 24.89-net-acre site located south of the southwest corner of Dysart Road and Van Buren Street. If approved, the request will amend the PAD, formerly known as Avondale Townhomes on Dysart, to Rosilian Villas PAD with underlying zoning of R-3 Multi-Family Residential to facilitate the development of a 291-unit duplex project. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The approximately 24.89-net-acre subject property (Exhibits A and B) is located south of the southwest corner of Dysart Road and Van Buren Street, Assessor Parcel Number (APN) 500-12-350. The proposed major PAD amendment does not make any changes to the remaining 2.49 gross acres of property directly adjacent to Dysart Road, APNs 500-10-894 and 500-10-895, which is intended for future commercial development.

The property was annexed into the City on March 20, 1960, and has historically been used for agricultural purposes. The subject property is currently zoned Avondale Townhomes on Dysart Planned Area Development (PAD), allowing for a 296-unit single-family attached townhome community along with two C-1 (Neighborhood Commercial) parcels located at the northeast corner of the PAD. The site has remained vacant since agricultural operations ceased.

The subject property is designated Medium/High Density Residential (MHDR) on the General Plan 2030 Land Use Map (Exhibit C). The MHDR designation allows for a range of residential uses, including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes, and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The proposed duplex style apartment units (two-attached units) are allowed in this land use category.

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

North: Commercial uses including the Avondale Shopping Center and a multi-tenant auto-related facility; zoned C-2 (Community Commercial).

South: Multi-Family Residential development, Madison Heights, a 143-unit apartment community; zoned R-3 Multi-Family Residential.

East: Existing Commercial uses; zoned C-2 Community Commercial.

West: Estrella Health and Rehabilitation Center and a vacant portion of the First Southern Baptist Church; zoned C-2 (Community Commercial).

SUMMARY OF REQUEST

The applicant is requesting a major Planned Area Development (PAD) amendment from Avondale Townhomes

on Dysart PAD to Rosilian Villas PAD with underlying zoning of R-3 Multi-Family Residential to allow the development of a 291-unit duplex style apartment project, featuring a clubhouse, pool, and central lawn space with a splash pad. The PAD Narrative (Exhibit D) outlines the permitted uses, development standards, and other requirements that will guide the future development of the site.

According to the applicant, the proposed project developed by Dominion will be an income-restricted rental housing community, utilizing the federal Low-Income Housing Tax Credit (LIHTC) program. Units are restricted to households earning 60 percent or less of the Area Median Income (AMI), with long-term affordability secured through a recorded Land Use Restriction Agreement (LURA) with the State of Arizona. Ownership structure and rental status are not elements regulated through the PAD zoning; however, the applicant has indicated that the project would be maintained as long-term workforce housing. The project would be fully owned, operated, and maintained by Dominion.

The proposed 297-unit multi-family residential duplex project will be developed on approximately 24.89 net acres. Approximately 279 of the units are situated within duplex buildings, containing two dwelling units per building and each with a private backyard that averages 400 square feet. The remaining twelve (12) units are located above the single-story accessible units and have private patios of at least 100 square feet. The proposed plan includes 145 3-bedroom units and 146 4-bedroom units. The 3-bedroom units are approximately 1,316 square feet, and the 4-bedroom units are approximately 1,477 square feet in size.

A key component of the major PAD amendment is a revised site layout (Exhibit E) that replaces the prior approved townhome development having larger multi-unit buildings with duplex structures. The PAD amendment will allow multi-family residential dwelling units, duplex residential dwelling units, and attached residential dwelling units as permitted uses replacing the current single-family attached residential townhouses use.

The duplex buildings must comply with the City of Avondale's Multi-Family Residential Design Manual and feature high-quality architectural and aesthetic design. To support the residential neighborhood concept, the project's architectural style utilizes a Contemporary Southwest style that contains six (6) different building types with up to four (4) different elevation palettes split into four distinct villages. In lieu of garages, carport parking is provided.

Primary site access is provided from Dysart Road, with secondary access from 4th Street on the west side of the property. Off-site improvements include right-of-way dedication and frontage improvements along Dysart Road and 4th Street, including a southbound deceleration lane at the primary entrance.

The project will provide 544,953 square feet of total open space, equating to 50 percent of the net site area, which exceeds both the City's 30 percent open space requirement and the 47 percent open space provided in the previously approved PAD. The primary open space amenity is the Community Commons, a large central lawn space across from the 4th Street entrance that contains a splash pad, tot lot, and shade structures. Accompanying this are two pedestrian spines, one running north to south and the other east to west, along with six (6) smaller open space areas scattered throughout the development. Alongside the provided community open space, 279 of the 291 total units are equipped with an average 400 square foot private backyard, as compared with the minimum requirement of eighty (80) square feet per unit of private outdoor space. The remaining 12 units, situated above the single-story accessible units, will have private patios of at least 100 square feet. The primary Dysart Road entrance features the Community Hub, consisting of a clubhouse, fitness center, a pool with cabanas, and two playgrounds.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD). Students in kindergarten through eighth grade will attend Lattie Coor School located at the northeast corner of Central Avenue and La Canada Boulevard, approximately one-quarter (1/4) mile west of the subject site. High school students will attend Agua Fria High School located at the northwest corner of Dysart Road and Riley Drive, approximately one-half (1/2) mile south of the subject site. Both AESD and AFUHSD have provided signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Rosilian

Villas development (Exhibit G).

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on January 20, 2026. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit F. In addition to City staff and the applicant's team, two (2) attendees were at the neighborhood meeting, a City Council member and a member of the public. The attendees raised general questions about income restriction, estimated rent prices, provided amenities and open space, and unit accessibility, all of which were addressed by the applicant.

All required notifications for the Planning Commission and City Council public hearings have been completed. To date, one comment has been received on the City's Avondale Connect digital platform, expressing concern about not offering enough opportunities to own a home and no new grocery opportunities in Avondale.

ANALYSIS:

Article 6, Section 28-113 of the Zoning Ordinance establishes five (5) findings that must be met to grant a major PAD amendment. 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 Rosilian Villas PAD aligns with the Medium High Density Residential (4-12 dwelling units per acre) land use designation. The proposed density of 11.74 dwelling units per acre falls within this range and is slightly less dense than the previously approved Avondale Townhomes on Dysart PAD. The project advances the General Plan's goals to expand housing diversity and provide housing that is affordable to residents working and living in the City.

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

- 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."
- Housing Element Goal #3, "Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs."

Rosilian Villas introduces a duplex-style apartment project providing workforce housing not currently prevalent in Avondale, combining attached units with private backyards and significant community amenities. This housing prototype supports Housing Goal 3 of the General Plan by increasing attainable housing options and expanding the City's mix of residential products. The site layout emphasizes pedestrian connectivity, abundant open space (50 percent of the site), and recreational amenities, aligning with City design policies encouraging healthy, connected neighborhoods. Accordingly, the proposed PAD is consistent with and advances the goals and objectives of the General Plan.

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

The City's R-3 Multi-Family Residential zoning district is the underlying zoning district used as the basis for the Rosilian Villas PAD's development standards, with modifications to the land uses and development standards to accommodate the duplex-style project.

The proposed land uses for Rosilian Villas allow for the changes in housing product type from strictly townhomes to:

- Multi-Family Residential dwelling units
- Duplex residential dwelling units
- Attached residential dwelling units

The currently approved PAD includes an enclosed, attached two-car garage for each townhome unit. As part of the amendment, the applicant requests deviations from the design standard for multi-family residential districts that requires garages for a minimum of 25 percent of parking. In place of the garages, Rosilian Villas will

provide two spaces per unit with a minimum of one of those spaces being covered, for a total of 582 resident parking spaces and 59 visitor parking spaces.

Lighting, screening, wall design, landscaping, signage, drainage, and infrastructure improvements will comply with applicable sections of the Zoning Ordinance and City design manuals, as further detailed in future site plan and design review submittals. Therefore, the proposed PAD meets applicable regulatory requirements, as modified and justified within the PAD narrative.

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

Adequate public infrastructure and municipal services currently exist in the immediate area to support the proposed development. Existing infrastructure includes a 12-inch water line within Dysart Road, an 8-inch water line within 4th Street, and an 8-inch sewer main within Dysart Road. Final connection points and system details will be determined at platting and site plan and design review. The applicant will complete all required on-site and off-site infrastructure improvements in accordance with City standards.

Required off-site improvements include right-of-way dedications, curb, gutter, sidewalk construction, a southbound deceleration lane on Dysart Road at the primary entrance, and striping improvements on 4th Street to accommodate turning movements. On-site retention will meet the City's 100-year, 2-hour storm event standard, with runoff dissipated through drywells. Lighting will comply with City standards and minimize impacts to adjacent properties.

Based on the availability of existing infrastructure and the applicant's commitment to complete required improvements concurrent with development, adequate public infrastructure and services will exist to serve the amended PAD.

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

The amended PAD establishes compatible land use relationships both internally and with surrounding properties. The duplex building configuration reduces overall massing compared to the previously approved four (4)- and six (6)-unit townhome building types. Building heights remain consistent with two-story residential development typical of medium-high density neighborhoods.

Perimeter treatments, including decorative CMU block walls, view fencing, and enhanced landscaping, provide appropriate buffering and visual screening along Dysart Road and 4th Street. The primary entrance along Dysart Road incorporates a 50-foot setback for the clubhouse and approximately 100-foot setbacks for residential buildings, creating a landscaped transition from adjacent roadways.

Within the site, the organization into four distinct residential "villages," integrated open spaces, pedestrian spines, and dispersed parking areas promotes walkability and minimizes vehicular dominance. The combination of private backyards and shared community amenities fosters compatibility between attached residential living and a traditional neighborhood character.

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

The development standards proposed for Rosilian Villas are consistent with the desired character of development along Dysart Road and surrounding residential areas. The contemporary southwest architectural style, including gable roof profiles, concrete tile roofing, varied color palettes, stone veneer accents, and articulated building elevations, provides visual interest and residential scale.

The project significantly exceeds minimum open space requirements, providing expansive active and passive recreation areas, a clubhouse with fitness center, pool and cabanas, splash pad, tot lots, shade structures, pedestrian pathways, and landscaped common areas.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

- The proposed Rosilian Villas Major PAD Amendment meets the required five (5) findings for a Planned Area Development (PAD) Rezone per the Avondale Zoning Ordinance.
- The proposed Rosilian Villas Major PAD Amendment is in conformance with the proposed General Plan Land Use designation of Medium High Density Residential.
- The proposed Rosilian Villas Major PAD Amendment is in conformance with the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals, 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.

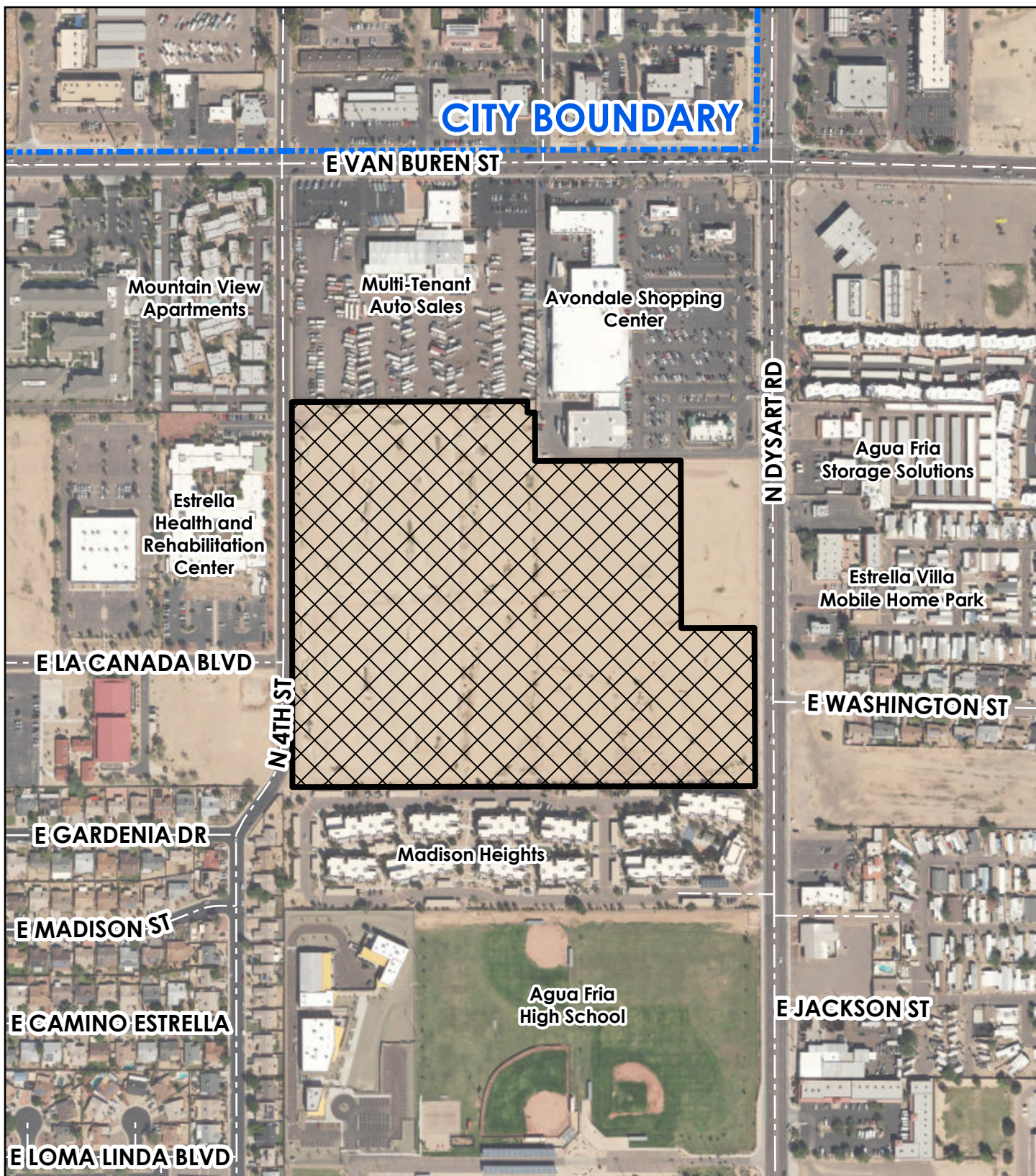
BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0250, a Major PAD Amendment request for Rosilian Villas to facilitate development of a 291-unit duplex project, subject to the following seven (7) conditions of approval:

1. Except as modified by these conditions, development shall generally conform to the following items:
 - a. Amended Rosilian Villas PAD narrative, date stamped on March 18, 2026
 - b. Site Plan, date stamped on March 18, 2026
2. Administrative approval of the Site Plan and Design Review shall be required prior to the issuance of any building permits, in accordance with the applicable City of Avondale Multi-Family Residential Design Manual.
3. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standard deviation has been approved.
4. 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, and subject to permitted extension.
5. Prior to the issuance of any construction permits for Rosilian Villas, a re-plat shall be approved and recorded to combine the individually platted lots.
6. Should the Arizona Department of Water Resources (ADWR) establish another program in the future to provide for the extinguishment of Irrigation Grandfather Rights (IFGR) and conveyance of credits to municipal water providers, Avondale reserves the right to require the extinguishment of such IFGR.
7. Prior to the issuance of the first Certificate of Occupancy, the developer shall contribute \$250,000 for a future traffic signal at the intersection of 4th Street and Van Buren Street, 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.



Aerial Map

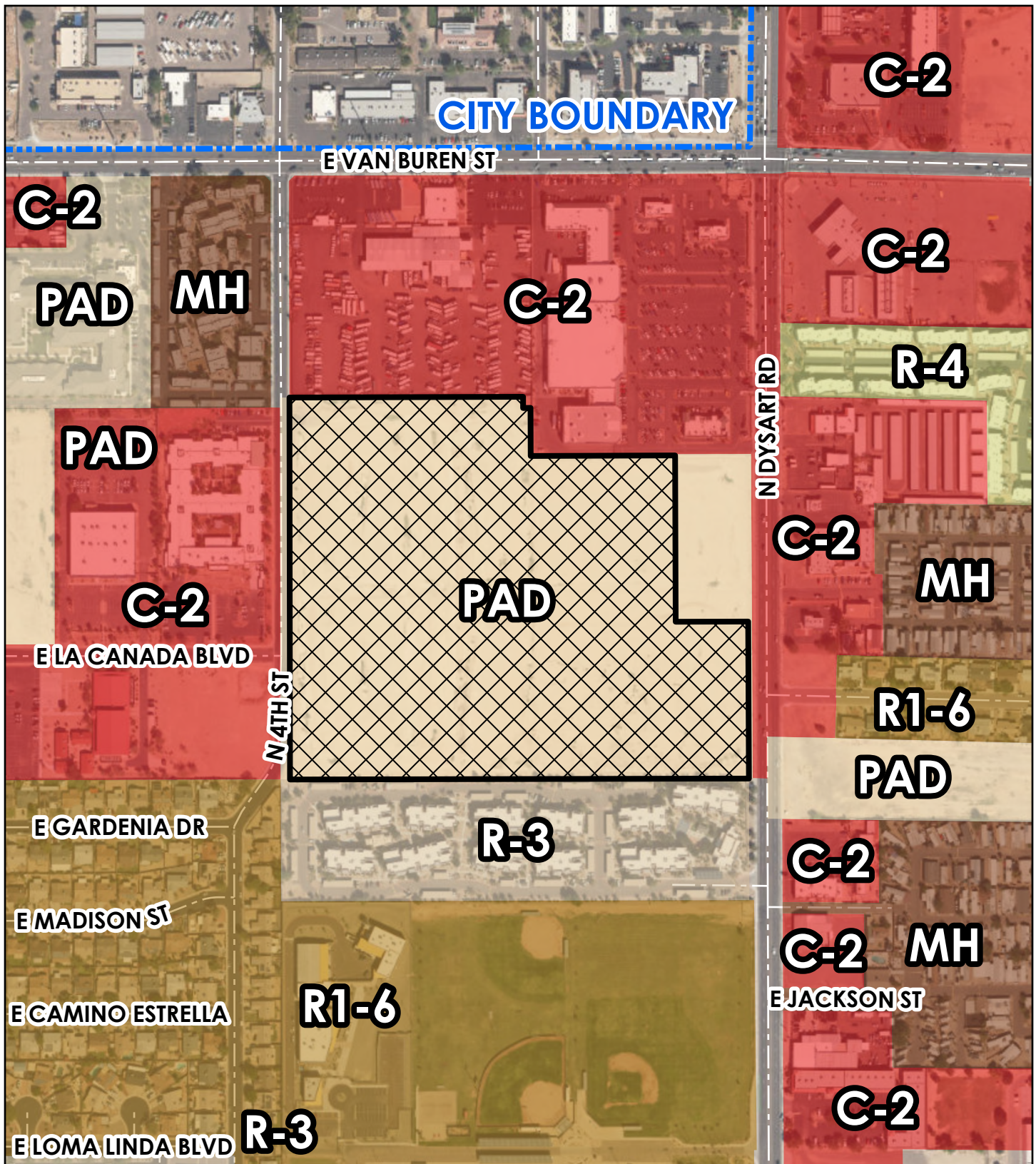


Avondale



Subject Property





Zoning Vicinity

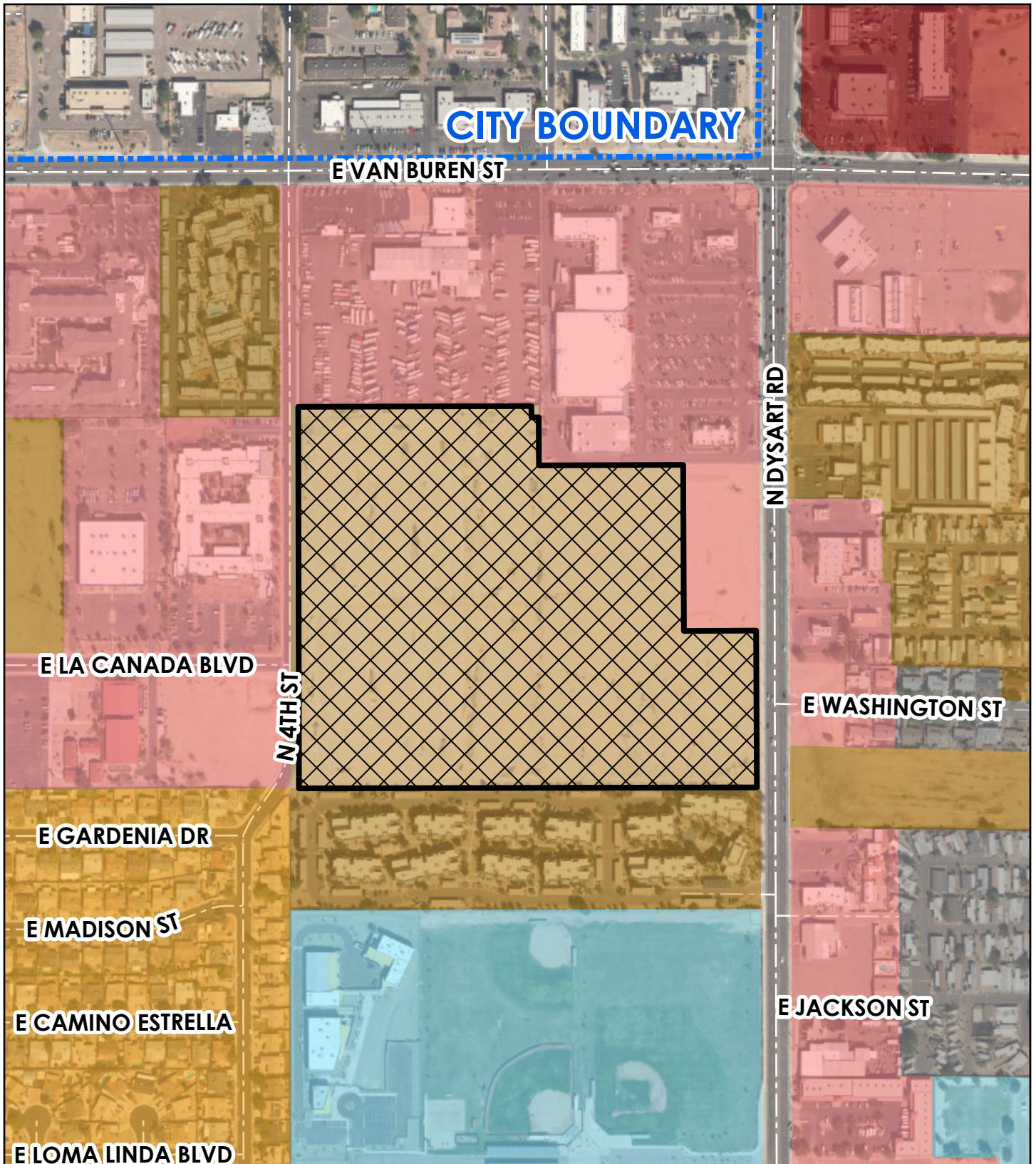


Avondale



Subject Property





General Plan Land Use



Medium Density Residential
Medium/High Density Residential
High Density Residential
Local Commercial

Industrial
Education
Urban Commercial



Subject Property





ROSILIAN VILLAS
MAJOR PAD AMENDMENT NARRATIVE

February 17, 2026

Prepared by:
Gammage & Burnham, P.L.C.
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- IX. Signs
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List of Exhibits

- A. Aerial Context Exhibit
- B. Avondale Zoning Map
- C. Current Avondale General Plan Map
- D. Conceptual Site Plan
- E. Land Use Development Plan
- F. Conceptual Elevations
- G. Open Space Plan and Amenity Area Blowups
- H. Wall Elevations

I. Property Description

Project Name and Address: Rosilian Villas
1020 N 4th Street
Avondale, Arizona 85323

Property Owner: Avondale Townhomes on Dysart

Assessors Parcel #: 500-12-350 (Parent Parcel)
500-10-894
500-10-895

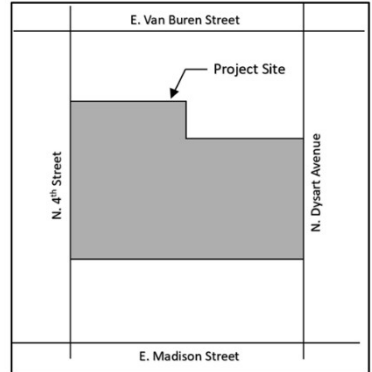
Project Location: Project is located South of West Van Buren Street and North of West Western Avenue, between North 4th Street (on the West) and North Dysart Road (on the East).

Project Area: **Entire Site**
Gross: 28.35 Acres
Net: 26.77

Area Devoted to Street ROW:

Along Dysart = 43,250 SF / .99 Acres

Along 4th Street = 25,546 / .59 Acres



VICINITY MAP

Parcel 1
Gross: 1.21 Acres
Net: 0.96 Acres

Parcel 2
Gross: 1.28 Acres
Net: 1.02 Acres

Parcel 3
Gross: 25.86 Acres
Net: 24.79 Acres

Existing and Proposed Zoning

	Existing	Proposed
Parcel 1	PAD (Planned Area Development)	PAD (Planned Area Development)
Parcel 2	PAD (Planned Area Development)	PAD (Planned Area Development)
Parcel 3	PAD (Planned Area Development)	PAD (Planned Area Development)

Project Team:	Applicant	Architect	Civil Engineering
	Dominium	Todd + Associates	Atwell, LLC
	9000 E. Pima Center Pkwy	4019 North 44 th Street	645 E Missouri Ave
	Ste. 350		Suite 240
	Scottsdale, AZ 85258	Phoenix, AZ 85018	Phoenix, AZ 85012

Topography: The Site is relatively flat with the north-east corner $\pm 2'-0"$ above the rest of the site.

I. Property Description (cont.)

Land Use & Zoning on Adjacent and Nearby Properties

North: C-2 Commercial. There are several commercial stores including: a strip mall with a Food City and Harbor Freight, fast food restaurants including Filiberto's, KFC, Whataburger and mi Hut, and small retail shops.

East: There are small commercial shops including Jiffy Lube, Auto Action Car dealership, and a Liquor Store.

South: R-3 Residential. Directly to the South is Madison Height Apartment Homes and the Agua Fria High School.

West: C-2 Commercial and MH (Manufactured Homes). Located to the West, across 4th Street and North of E. La Canada Blvd. is the Estrella Center, a skilled nursing facility. North of that is Mountain View Apartments, a MH (Manufactured homes) community.

For more information please see attached Exhibit A – Aerial Context Exhibit, Exhibit B – Avondale Zoning Map, and Exhibit C – Current Avondale General Plan Map.

II. Project Description

1. Overall description of the project, including the project theme and intended character of the development:

Dominium ("Dominium" or the "Applicant") is one of the nation's largest and most innovative development companies focused on workforce housing communities. Dominium's proven approach is to focus on meeting the needs of any given community by fulfilling a need for housing while also providing an excellent living experience for its residents. Dominium takes pride in designing architecturally beautiful communities with high-quality finishes and amenities and providing excellent customer service that creates long-term value for its residents, cities, and its financial stakeholders. Dominium's superior reputation is built on track record in developing and managing residential rental communities, and expects to be the Country's pre-eminent private developer, owner, and property manager of workforce housing. They have been focused on real results and long-term value for over 50 years, with over 220 properties in their national portfolio. Dominium is excited for this opportunity to transform a vacant, speculatively entitled site into a thriving community of workforce housing that will fill the gap in the housing market for the City of Avondale.

Rosilian Villas is designed to be a high-quality, affordable duplex neighborhood with a future retail component (please see Exhibit D - Conceptual Site Plan). The community will provide abundant open space, both common and private, and amenities. One main area, at the Project entry, will be the Community Hub, with a clubhouse and fitness center, a pool and cabanas. The other main area, at the center of the Project, will be known as the Community Commons, with a splash pad, a tot lot with a shade structure, and a central lawn. There will be two pedestrian spines, one running north-south through the Community Commons and the other running east-west and starting at the Community Hub. There are six (6) smaller open space areas scattered throughout the Project and linked by a series of pedestrian walkways.

The overall physical design is intended to foster community among neighbors while allowing a sense of privacy. The majority of units (279 duplexes) have a private backyard that averages 400 square feet. The remaining units (12 second story flats) each have large private patios that are at least 100 square feet. These 12 second story flat units are located above single-story accessible units.

The proposed plan includes 145 3-bedroom units and 146 4-bedroom units, for a total of 291 units. Each 3-bedroom unit is 1,316 sq ft plus an average 400 sq ft backyard (except for the 12 units noted above). The 4-bedroom units are 1,477 sq ft with an average 400 square foot backyard.

There are 2 entrances to the residential portion of the development; one on North 4th Street and the other on North Dysart Road. Internal residential streets will be 26' wide. Fifty-nine (59) guest parking spaces are interspersed throughout the development for easy access to any unit.

The architectural style for this development utilizes a Contemporary Southwest style with clean lines, simple massing forms, gable roof profiles and complementing accents such as windowsill pop-outs. The gable roof structure furthers the suburban residential theme and uses complimentary color concrete tile material. The roof overhangs and contemporary light fixtures complement the fenestration creating a very clean and rich look for the buildings.

The Rosilian Villas includes 50% open space and high-quality amenities for an active community lifestyle. Amenities include a pool in the Community Hub and a splash pad in the Community Commons, each with shade structures. The Community Hub will have tot lots for two age ranges and the Community Commons will have a tot lot adjacent to the splash pad. The Community Hub also features a clubhouse with fitness area. All open spaces and amenities will be well-connected and easily accessible via internal pathways.

Both the originally approved PAD and this proposed PAD amendment utilize two-story physical homes with vertical party walls dividing units. The proposed configuration is 2-story duplexes with a single shared wall where the previous approvals had up to 4 and 6 units per building with several shared walls.

2. Justification for any increase in density and/or land use intensity from the General Plan Land Use Plan expectations. Please clearly define how this project exceeds City required standards to justify these changes:

The Property is identified within the City of Avondale General Plan with a land use designation of "Medium-High Density 4 to 12 DU/AC". The proposed Project fits perfectly within this category with a density of 11.74 DU/AC. This density and number of units is less than was previously approved.

3. Total number of dwelling units and density:

The Applicant's proposal is slightly less dense than the approved PAD density.

291 Units / 24.79 Acres = 11.74 DU/AC

III. Land Use Development

1. Land Use Development Plan:

Please find the proposed Land Use Development Plan including major access points, circulation patterns and general land uses, attached as Exhibit E.

2. Traffic Analysis:

Please find the Traffic Impact Statement to support the major access points and circulation patterns attached as Exhibit K.

3. Phasing Plans:

There are no plans to phase this Project. There are no proposed amendments being made to commercial portion of the PAD.

4. Circulation System:

Please find the proposed Circulation System for the site and its relationship to existing or planned streets in the adjacent areas attached as Exhibit E, Land Use Development Plan.

IV. Land Uses

The following uses shall be permitted in this PAD:

- Multi-family residential dwelling units;
- Duplex residential dwelling units;
- Attached residential dwelling units
- Accessory uses and buildings incidental to the principal use such as clubhouse, swimming pool, community building and garages
- Private and public parks and private or public recreation facilities
- Community recreational facilities of a non-profit nature when associated with a residential project
- Home occupations in accordance with the Avondale Zoning Ordinance
- Commercial Parcels at the Northeast corner to follow C-2 Development Standards and Uses

Prohibited uses:

- Any other use not expressly permitted herein

Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development:

The entire Property will be owned, operated and maintained by the Applicant to ensure consistency and conformance with the intended character of the proposed development.

V. Development Standards

Proposed Rosilian Villas Development Standards		
Development Standard	Avondale R-3 Zoning District	Rosilian Villas Standard
Maximum Units Allowed	1 unit per 3,630 sf/ net site area	291
Minimum Lot Width	50'0"	± 420'3½"
Minimum Lot Depth	100'0"	± 652'7½"
Maximum Height	30'0"	28'0"
Maximum Building Coverage	45%	28%
Minimum Front Setback	25'0"	20'0"
Minimum Total Side Setbacks	15'0"	15'0"
Minimum Side Setback	15'0"	15'0"
Minimum Rear Setback	15'0"	15'0"
Minimum Street Side Setback	20'0"	20'0"

Additional Development Standards

Lighting: Minimization of light pollution is an important consideration, therefore all exterior lighting for the common open space areas, development entries and adjacent to the internal streets will comply with Section 28-137: Outdoor Lighting. A photometric plan will be provided in a later submittal. All lighting will be placed to direct light away from the adjacent residential district and will not exceed one-foot candle at the property line. No noise, odor or vibration will be emitted at any level exceeding the general level of noise, odor or vibration emitted by uses in the area outside of the site.

Screening: All equipment to be ground-mounted. Equipment placed within private backyards, screened by backyard walls.

Walls and Fences: All walls and fences will meet Section 28-297 of the Avondale Zoning Ordinance and the “Multi-Family Residential Development” section of the City of

V. Development Standards (cont.)

Avondale’s Design Manual for Commercial, Industrial, and Multi-Family Residential Development.

Parking Deviation and Justification: All parking counts and parking stall dimensions will meet Article 8 of the Avondale Zoning Ordinance. Section 28-164 requires duplexes to provide “2 spaces/unit (Minimum 1 covered space.)”. Rosilian Villas meets this requirement.

Separately, Section 28-36(b)(5)(C) of the Zoning Ordinance requires that “Garage parking shall be provided for a minimum of twenty-five (25) percent of parking, excluding visitor parking, in apartment developments with one hundred (100) or more dwelling units.” Dominion will provide no garages here. To reiterate, Dominion has chosen private backyards and bedrooms over garages because its residents do not need garages. Resident parking at our affordable communities averages roughly 1.4 cars per unit, projecting to about 407 cars for this project. To meet the City’s requirements, our site plan currently shows 582 parking spaces (a combination of covered canopy parking and open uncovered parking) and 59 guest spaces, which are dispersed across the site to allow accessibility throughout the Project. We fully expect this community to have a significant surplus of parking. Cars are not just an affordability issue for our residents, they also add cost to an affordable housing project. Garages for these homes would cost roughly \$3.5 million, adding unnecessary costs to a project that already is facing the need to develop a private sewer lift station to address the Property’s relationship to the City’s shallow sewer infrastructure in the neighborhood. Dominion would rather focus on providing a splash pad, playground structures, shade ramadas, and community space that all residents will benefit from. These amenities are more broadly utilized and preferred by residents over garages and come at no additional cost to them. Nearby communities that offer garages typically charge residents \$100–\$150 per month to rent them. For families earning 60% of the area median income (\$67,320 for a four-person household), this additional expense reduces resources available for essential needs such as groceries, gas, childcare, etc. Requiring developers to construct amenities that are not strongly demanded by the market increases housing costs and limits a developer’s ability to invest in features that directly benefit residents. Dominion’s approach prioritizes accessible, cost-effective amenities that enhance quality of life without imposing additional financial burdens to residents.

In place of clogging up the community with garage buildings, Rosilian Villas is providing a private backyard for nearly every family and home. In designing an affordable workforce housing neighborhood, prioritizing community livability is paramount. The elimination of the garage requirement is offset by the allocation of extensive open space through the development. This approach not only aligns with the goal of maintaining affordability but

also enhances the overall quality of life for the residents. The extensive open space fosters social interaction, promotes physical activity and provides safe areas for children to play elements that are often lacking in workforce housing. In a multi-family setting, where homes are already compact, this emphasis on open space creates a sense of expansiveness and freedom, enhancing the perceived value and resident satisfaction.

Proposed screening, buffers, and transitions to uses on adjacent property and overall compatibility with existing and future land uses in the area: The residential development will include perimeter walls that will be composed of a variety of materials including decorative CMU block wall, CMU block wall, and steel view fencing to create a pleasing perimeter view.

An inviting view will be created on the Dysart street frontage by setting the Leasing/Clubhouse back 50' and the residential buildings back roughly 100' from the dedicated ROW and creating a lush, inviting landscaped entry into the site. Upon arrival, visitors will have a view of the amenities near the entrance such as the clubhouse, and pool area with covered patio and cabanas, etc. The 4th street frontage will be screened using visually-inviting view fencing and lush landscaping that will screen the units facing 4th Street.

How Rosilian Villas development standards exceed City standards: Development standards require 20% of open space, while the developmental plan provides more than double that, with 50% of open space. Additionally, the City requires a minimum of 80 SF of private open space per unit. Rosilian Villas actually provides a private backyard that averages 394SF to all but 12 units, well above the 80SF requirement. Those 12 units without the individual backyards are located on the 2nd floor, above the ADA units, and have private patios that are 100SF, again above the minimum requirements.

VI. Architectural Design Criteria

1. Architectural Character

The architectural character of the development plan is based on the concept of having intimate duplex homes that are spacious in design, with an open concept for the family room/kitchen to allow for quality time spent together.

The buildings have been designed with multiple areas of projections and recesses to reduce the perceived bulk and to provide contrast and shade. first floor elements are designed to create a residential feel, as opposed to a typical multi-unit complex.

To reinforce the walkable neighborhood concept, the project includes four distinct villages, each featuring a unique color scheme and style. Every village, along with the community center, incorporates open spaces, amenities, and parking, with continuous open areas prioritized over vehicular traffic throughout the Site.

2. Style

The architectural style for this development utilizes a Contemporary Southwest style with clean lines, simple massing forms, gable roof profiles and complementing accents such

as windowsill pop-outs. The gable roof structure furthers the suburban residential theme and uses complimentary color concrete tile material. The roof overhangs and contemporary light fixtures complement the fenestration creating a very clean and rich look for the buildings.

3. Required features and common design elements

The proposed site development is in Avondale's Dysart Road Commercial District, which is comprised of properties adjacent to Van Buren Street and Dysart Road. Both of these streets are characterized by auto-oriented commercial uses, the majority of which were developed after 1960.

As detailed above, the Applicant provides a wide variety of common area open spaces throughout the Project and is using a Village approach to ensure architectural patterns and variety simultaneously throughout the Project.

4. Building Mass

This PAD proposes duplexes, which completely opens up the Project, allowing light and space into the community. These improvements create site lines and pedestrian accessways for the enjoyment of residents. The previously approved PAD had larger 4 and 6-unit buildings with significantly larger massing.

5. Building Materials

The building material for the duplexes will be comprised mostly of a smooth sand finish stucco, with stone veneer accents and decorative foam accent trim pieces to accentuate the architectural style of the project.

6. Color Palette

Four different color schemes are proposed for the residential buildings, with a fifth for the clubhouse, both using a cream base color but each with contrasting gray, rust or brown color for the trim and wainscoting. Architectural materials proposed for the homes follow the theme set by the clubhouse and include a skip trowel finish stucco body. All windows include stucco pop-outs or shutters and all units feature concrete tile roofing.

Sample Conceptual Elevations

Please find the sample conceptual elevations attached as Exhibit F.

VII. Site Design Criteria

1. Building Orientation

The overall physical design is intended to foster community among neighbors while allowing a sense of privacy that comes with the traditional single-family residential neighborhood. Each home has an inviting front entry and spacious private rear yard.

2. Parking

Per the City's parking code for duplexes each home includes 2 parking spaces, with covered spaces available for rent. A total of 59 guest parking spaces, including accessible spaces, are interspersed throughout the development for easy access to any unit.

3. Screening

Each unit will have a painted CMU block wall screening their yard to allow privacy. Landscaping will be utilized in front of all visitor parking spaces to screen the headlights of those who come to visit family and friends.

4. Walls

All walls shall meet Section 28-297 of the Avondale Zoning Ordinance and the guidelines in the City of Avondale's "Multi-Family Residential Development" section in the City of Avondale's Design Manual for Commercial, Industrial, and Multi-Family Residential Development.

VIII. Landscaping, Open Space & Amenities

1. Landscape Theme and Details

The premise behind the landscape design is to create a vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone walking through the development. Utilizing drought-tolerant plants and succulents, the goal is to provide a year-round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. The open space areas will have a mixture of desert-themed landscaping, shade trees, and grass turf areas for retention and recreation.

2. General description of open space and how it contributes to the desired character of the development and requirements for pedestrian and open space amenities.

The development's open spaces allow for a safe and active lifestyle for the residents and their guests. The open space areas will have a mixture of desert-themed landscaping, shade trees, grass turf areas for retention and recreation, a walking path and a playground (tot lot).

The pedestrian paths throughout the development will feature enhanced landscaping, differentiated paving and lighting to make the pathways shaded, pleasing and safe. The aim is to encourage residents to walk to and enjoy the abundant on-site amenities.

3. Design concept for entry features.

The main entry off Dysart road will provide the end user a sense of arrival by experiencing lush landscaping, colored stamped concrete auto-courts, vibrant community signage directing the user to their destination, and arriving to the community pool where they will experience families enjoying the Project's amenities. The entry off 4th Street will be utilized as a secondary entrance with full access to the project, providing lush landscaping, colored stamped concrete auto-court, vibrant community signage directing the user to their destination, and a vehicular turn-around. Address directories will be provided at each entry to the project.

4. Design concept for perimeter walls and signs.

The residential development will consist of perimeter walls that will be composed of decorative CMU blocks / iron work to create a pleasant view fence. Building address signage/identification will meet the requirements of Article 9 of the Zoning Ordinance. Address directories will be provided in the landscape islands at each entryway at Dysart and 4th Street to allow visitor access to the community.

5. Table identifying the following information for each landscape tract:

This information will be available in Site Plan and Design Review submittal.

6. Exhibit showing amenities of active open space tracts.

Please find the amenities for the open space tracts attached as Exhibit G.

IX. Signs

Signs

All signage shall comply with the standards included in the Avondale Zoning Ordinance, Section 9 for multi-family zoning districts. Signage shall be submitted for approval under a separate permit.

X. Infrastructure

1. Road improvements, right-of-way, easements

As required, the project will dedicate / construct 50' half-street right-of-way improvements or modifications along Dysart Road (if not already dedicated) and a 25' half-street right-of-way improvements or modifications along 4th Street.

2. Utilities

Water – The City of Avondale is the water service provider for the project. Existing water system infrastructure relevant to the project includes an existing 12" DIP (Ductile Iron Pipe)

water line in Dysart Road and an existing 8" ACP (Asbestos-Cement Pipe) water line in 4th Street. It is anticipated that the water system will be located within roadways. This is more thoroughly outlined in the preliminary master water report.

Sewer - The City of Avondale is the wastewater service provider for the project. There is an existing 8" VCP sewer main located in Dysart Road. Precise locations for connections and networks shall be determined at the platting and/or site plan phase. All infrastructure related to sewer services will be completed as approved during the platting and/or site plan phase. This is more thoroughly outlined in the preliminary master sewer report.

3. Grading and Drainage

The on-site retention requirements shall be per City of Avondale standards and will meet the 100 year 2-hour storm event and dissipate the runoff through drywells. Please see Preliminary Master Drainage Report.

4. Required Off-Site Improvements

Off-site improvements will include curb, gutter and sidewalk along Dysart Road and 4th Avenue. Additionally, a southbound decel lane will be provided on Dysart Road at the main entrance to the project and striping within 4th Avenue to provide for left turns into the secondary entry.

5. Proposed Phasing Plan

We are not planning to propose phasing plans.

XI. Ownership & Maintenance

1. Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development.

The entire Property will be owned, operated and maintained by the Applicant to ensure consistency and conformance with the intended character of the proposed development.

2. General description of proposed conditions, covenants, and restrictions that will be enforced by the property owners' association.

Not Applicable

XII. Conformance with Plans

1. How the proposal meets the goals and objectives of the General Plan and any applicable Specific Area Plan.

The proposed development plan incorporates several of the City's Design Manual's policies to create a layout with ample open space and recreation areas that contain amenities and trails throughout the project. Homes are oriented to face each other, face the amenities and provide internal streets, with abundant open space for families to enjoy the community.

The proposed development also provides a housing type that is prominent within the Valley but not yet developed in the City of Avondale; the duplex setting provides an attached home with private yards, while also promoting the use of the neighborhood common and amenity areas. This creates more of a "sense of place" within the neighborhood and encourages community interaction. This aligns with the General Plan's desire to "develop diverse housing options, to include both housing that is affordable to working and living in the City..." and to create a greater mix of housing. It also aligns with Housing Goal 3 to create more affordable housing, including by developing new prototypes of residential housing.

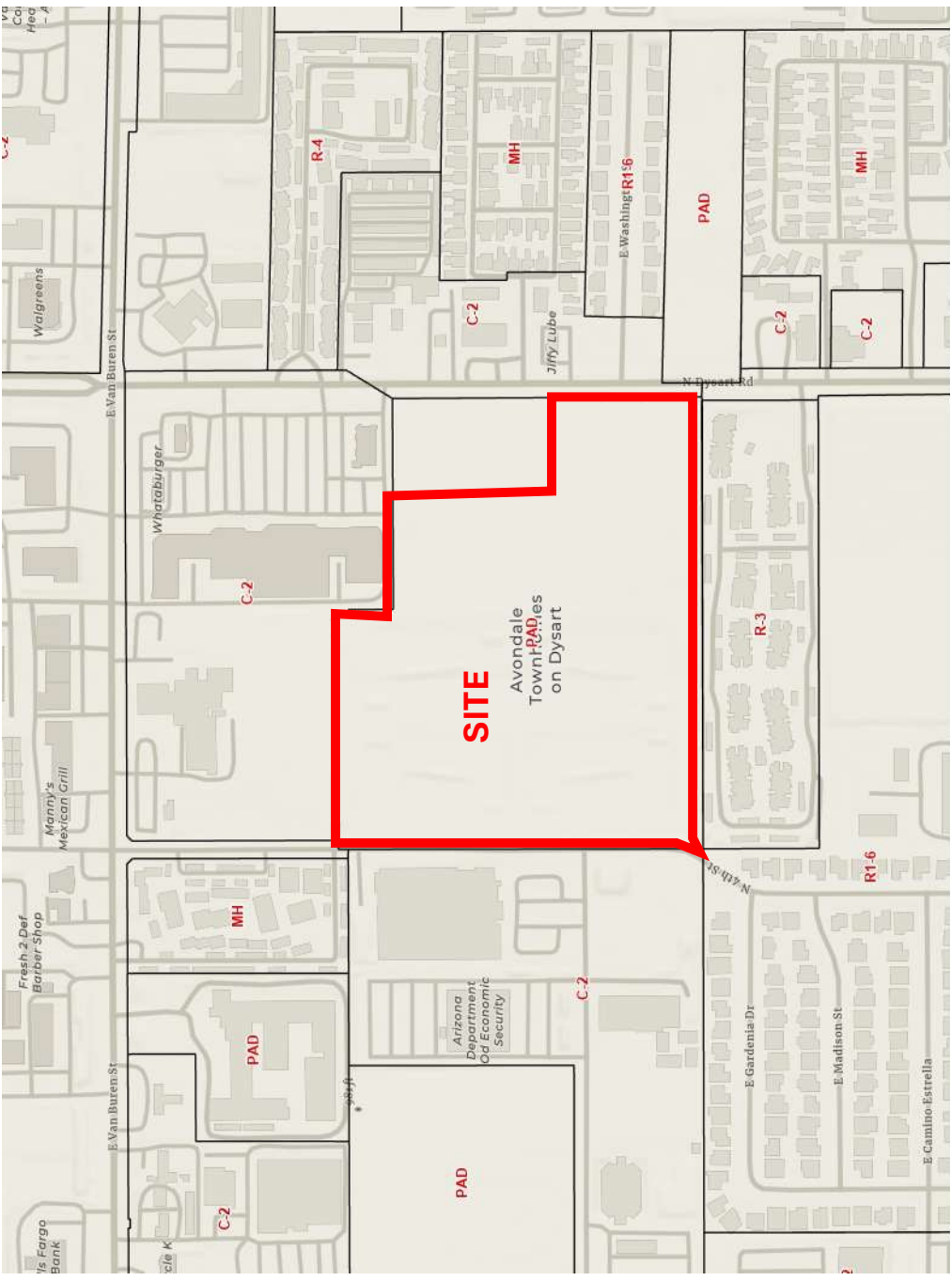
The development provides 50% total open space area which includes active, private backyards and passive open space areas for residents, with common areas that incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection and the adjacent commercial area to support a healthy lifestyle and promote connectivity. Additionally, the high-quality amenities including the clubhouse leasing office and fitness center, pool, splash pad, tot lots, two spine trails and numerous open spaces, provide residents with a multitude of active spaces to maintain a healthy lifestyle.

EXHIBIT A



Aerial Context Exhibit

EXHIBIT B



Avondale Zoning Map

EXHIBIT C



Land Use

- Rural Low Density Residential*
- Estate/Low Density Residential*
- Medium Low Density Residential*†
- Medium Density Residential*
- Medium/High Density Residential*
- High Density Residential*
- Freeway Commercial
- Urban Commercial
- Local Commercial
- Old Town
- Sports and Entertainment
- Office/Professional
- High Intensity Office
- Industrial
- Business Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education
- Mixed Use
- Resort

EXHIBIT D

EXHIBIT E

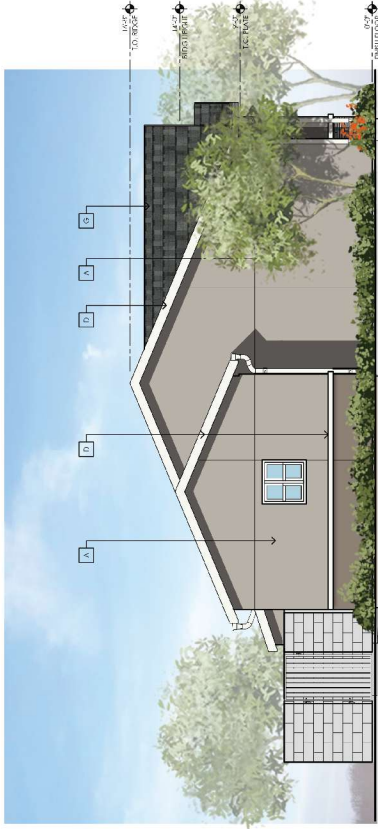


EXHIBIT F



3 REAR ELEVATION

SCALE: 1/4"=1'-0"



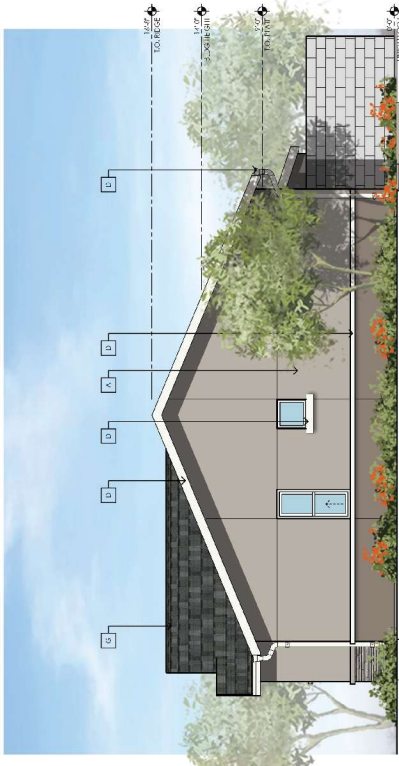
4 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

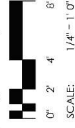


2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

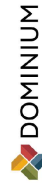
PALETTE C - MATERIAL LEGEND	
A	PRIMARY STUCCO COLOR REGALITE GRAY SW7023
B	ACCENT STUCCO COLOR Serenity White SW6014
C	BASE STUCCO COLOR SPALDING GRAY SW 6074
D	FASCIA STUCCO COLOR Serenity White SW 6014
E	DOOR - MISC. COLOR FAVORITE BANS SW 9147
F	STONE VENEER Balsam Stone SW 9147
G	CONCRETE ROOF TILE Edge Boardwalk SW 7757

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gables, gambrels or hip roofs.



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Rosilian Villas

Avondale, Arizona

MAJOR PAD AMENDMENT SUBMITTAL #3

December 11, 2025



BUILDING 1 TYPE ELEVATIONS
PALETTE 'C'

Preliminary Not For Construction

A3.1.C



3 REAR ELEVATION

SCALE: 1/4"=1'-0"



4 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

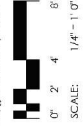


2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

PALETTE A - MATERIAL LEGEND	
A	PRIMARY STUCCO COLOR PURE WHITE SW 7035
B	ACCENT STUCCO COLOR SHOWN W/STAIN
C	BASE STUCCO COLOR DRAGONW/WHITE SW 7038
D	FASCIA STUCCO COLOR SHOWN W/STAIN
E	DOOR - MISC. COLOR CHERRYSPICE SW 7074
F	STONE VENEER Babcock Stone COLOR: BOWENWALKS
G	CONCRETE ROOF TILE Brite Roofing Product - Flat profile COLOR: CONCORD BLEND

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the finished ground level to the highest point of the roof structure, including any chimneys, cupolas, or other projections.
To the mean height between mansard roofs, or to the mean height between mansard roofs and hipped roofs.



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Rosilian Villas
Avondale, Arizona
MAJOR PAD AMENDMENT SUBMITTAL #3
December 11, 2025



BUILDING 2 TYPE ELEVATIONS
PALETTE 'A'
Preliminary Not For Construction

A3.2.A



3 REAR ELEVATION

SCALE: 1/4"=1'-0"



4 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

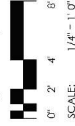


2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

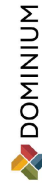
PALETTE B - MATERIAL LEGEND	
A	PRIMARY STUCCO COLOR RISING RIVER SW7746
B	ACCENT STUCCO COLOR Sherwin Williams
C	BASE STUCCO COLOR Sherwin Williams
D	FASCIA STUCCO COLOR HEATSEAL GRAY SW 2849
E	DOOR - MISC. COLOR SHADE GROWN SW 6188
F	STONE VENER Excess Stone
G	CONCRETE ROOF TILE Edge Boardwalk

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gables, gambrels or hip roofs.



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Avondale, Arizona

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BUILDING TYPE 2 ELEVATIONS
PALETTE 'B'

Preliminary Not For Construction

A3.2.B



3 REAR ELEVATION

SCALE: 1/4"=1'-0"



4 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

PALETTE A - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR Shawn Wilton SW 7035
B	ACCENT STUCCO COLOR Shawn Wilton DRAGON WHITE SW 638
C	BASE STUCCO COLOR Shawn Wilton WHITE WILTON SW 7035
D	FASCIA STUCCO COLOR WITCHAMBER GRAY SW 2849
E	DOOR - HASC. COLOR Shawn Wilton CYBERSPACE SW 7079
F	STONE VENEER PATTERN: CLIFFSTONE COLOR: BORDWALL
G	CONCRETE ROOF TILE Eagle roofing product - Retiprille COLOR: CONCRETE BLUE

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the top of the finished ground to the top of the roof surface for flat roofs, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gable, gambrel or hip roofs.



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Rosilian Villas
Avondale, Arizona
MAJOR PAD AMENDMENT SUBMITTAL #3
December 11, 2025



BUILDING TYPE 3 ELEVATIONS
PALETTE 'A'

Preliminary Not For Construction

A3.3.A



3 REAR ELEVATION

SCALE: 1/4"=1'-0"



4 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

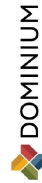
PALETTE B - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR RISING RIVER SW7746
B	ACCENT STUCCO COLOR Sherwin Williams
C	BASE STUCCO COLOR Sherwin Williams NETCUTTER GRAY SW 2849
D	FASCIA STUCCO COLOR Sherwin Williams NETCUTTER GRAY SW 2849
E	DOOR - MISC. COLOR SHADE GROWN SW 6188
F	STONE VENEER Excess Stone COLOR: BOARDWALK
G	CONCRETE ROOF TILE Edge Roofing Product - Terrapile COLOR: CONCORD BLND

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gables, gambrels or hip roofs.



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Rosilian Villas
Avondale, Arizona
MAJOR PAD AMENDMENT SUBMITTAL #3
December 11, 2025



BUILDING TYPE 3 ELEVATIONS
PALETTE 'B'

Preliminary Not For Construction

A3.3.B



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25-2015-00



Rosilian Villas

Avondale, Arizona

MAJOR PAD AMENDMENT SUBMITTAL #3

December 11, 2025



BUILDING TYPE 3 ELEVATIONS
PALETTE 'C'

Preliminary Not For Construction

A3.3.C



3 REAR ELEVATION



4 LEFT ELEVATION



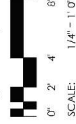
1 FRONT ELEVATION



2 RIGHT ELEVATION

PALETTE C - MATERIAL LEGEND	
A	PRIMARY STUCCO COLOR Requisite Gray SW 0023
B	ACCENT STUCCO COLOR Shiva Willets SW 6074
C	BASE STUCCO COLOR Shiva Willets SW 6074
D	FASCIA STUCCO COLOR Requisite Gray SW 0023
E	DOOR / W.C. COLOR Shiva Willets SW 6074
F	STONE VENEER Pattern: Opus Stone Color: Boardwalk
G	CONCRETE ROOF TILE Color: Slate / Dark Gray

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gable, gambrel or hip roofs.





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BUILDING TYPE 3 ELEVATIONS
PALETTE 'D'

Preliminary Not For Construction

A3.3.D



3 REAR ELEVATION



4 LEFT ELEVATION



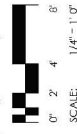
1 FRONT ELEVATION



2 RIGHT ELEVATION

PALETTE D - MATERIAL LEGEND	
A	PRIMARY STUCCO COLOR ORGANIC WHITE SW7536
B	ACCENT STUCCO COLOR SHAWN WILLIAMS SW7744
C	BASE STUCCO COLOR SHAWN WILLIAMS SW7744
D	FASCIA STUCCO COLOR HICKORY GRAY SW2849
E	DOOR, MISC. COLOR WEBSTER GRAY SW7537
F	STONE VENER BARNES STONE COLOR BOARDWALK
G	CONCRETE ROOF TILE Edge-Roofing Product - Tri-Profile COLOR: CONCORD BLVD

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gables, gambles or hip roofs.





3 REAR ELEVATION



4 LEFT ELEVATION



1 FRONT ELEVATION



2 RIGHT ELEVATION

PALETTE A - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR Benjamin Moore SW 7025
B	ACCENT STUCCO COLOR Benjamin Moore SW 7025
C	BASE STUCCO COLOR Benjamin Moore SW 7025
D	FASCIA STUCCO COLOR Benjamin Moore SW 7025
E	DOOR - MISC. COLOR Benjamin Moore SW 7025
F	STONE VENER Benjamin Moore SW 7025
G	CONCRETE ROOF TILE Eagle Roofing Product - for profile COLOR: CONCORD BEND

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the finished ground level to the top of the roof structure, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gable, gambrel or hip roofs.

0' 2' 4' 6'
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION



4 LEFT ELEVATION



1 FRONT ELEVATION



2 RIGHT ELEVATION

PALETTE B - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR RISING RIVER SW7746
B	ACCENT STUCCO COLOR Sherwin Williams ORIGAMI WHITE SW7638
C	BASE STUCCO COLOR Sherwin Williams NEUTRAL GREY SW 2849
D	FASCIA STUCCO COLOR Sherwin Williams HONEYCREEK WHITE SW 7757
E	DOOR - MISC. COLOR SHADE GROWN SW 6188
F	STONE VENEER Excess Stone COLOR: BOARDWALK
G	CONCRETE ROOF TILE Edge Roofing Product - Terrapile COLOR: CONCORD B&B

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the finished ground level to the top of the roof surface for flat roofs, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gables, gambrels or hip roofs.

0' 2' 4' 6'
SCALE: 1/4" = 1'-0"



PALETTE C - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR REGISSE GRAY SW723
B	ACCENT STUCCO COLOR SHIVA WILSON SW 6574
C	BASE STUCCO COLOR WICKETTS GRAY SW 286
D	FASCIA STUCCO COLOR SHIVA WILSON SW 6574
E	DOOR - MISC. COLOR FAVORITE JEANS SW 9147
F	STONE VENER Balsano Stone SW 9147
G	CONCRETE ROOF TILE Eagle Roofing Product 1 - for profile COLOR DARK CHARCOAL

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
monard roofs, or to the mean height between
eaves and ridge for gables, gambrels or hip roofs.

0' 2' 4' 6'
SCALE: 1/4" = 1'-0"



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BUILDING TYPE 4 ELEVATIONS
PALETTE 'C'

Preliminary Not For Construction

A3.4.C



3 REAR ELEVATION



4 LEFT ELEVATION



1 FRONT ELEVATION



2 RIGHT ELEVATION

PALETTE D - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR ORGANIC WHITE SW7536
B	ACCENT STUCCO COLOR SHAWN WILLIAMS SW7744
C	BASE STUCCO COLOR HISTORIC GRAY SW2849
D	FASCIA STUCCO COLOR HISTORIC GRAY SW7537
E	DOOR, W.C. COLOR WESTCHESTER GRAY SW7549
F	STONE VENER BARNES STONE COLOR: BARNES STONE COLOR: BARNES STONE
G	CONCRETE ROOF TILE Eagle Roofing Product - Red profile COLOR: CONCRETE ROOF TILE

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gables, gambrels or hip roofs.



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December 11, 2025



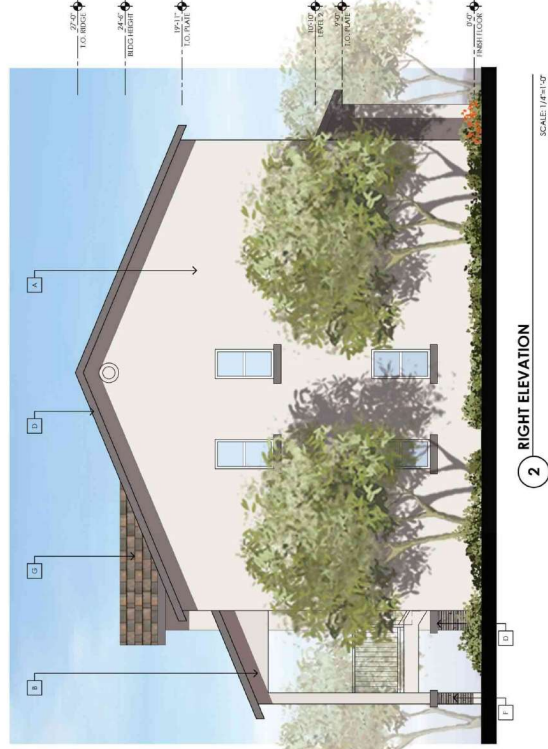
BUILDING TYPE 4 ELEVATIONS
PALETTE 'D'

Preliminary Not For Construction

A3.4.D



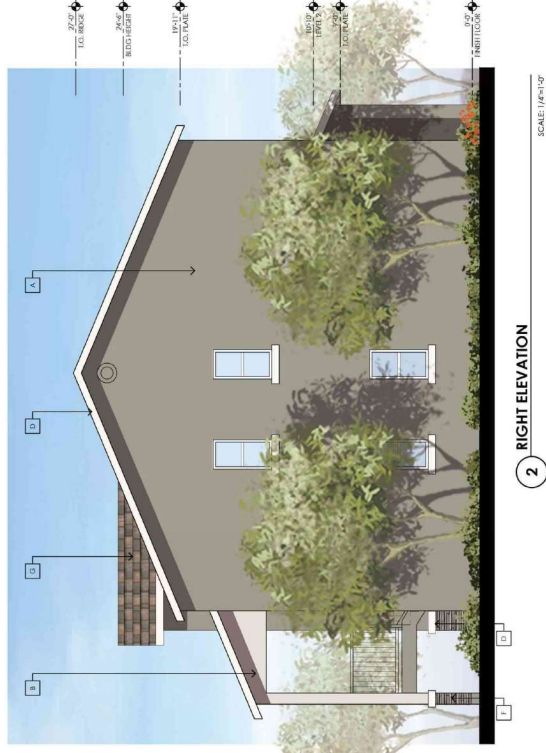
LEFT ELEVATION



RIGHT ELEVATION

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the adjacent grade level to the highest level of the roof surface for flat roofs, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gable, gambrel or hip roofs.

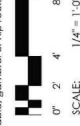
NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the adjacent grade level to the highest level of the roof surface for flat roofs, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gable, gambrel or hip roofs.



PALETTE B - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR RISING RIVER SW7746
B	ACCENT STUCCO COLOR SHEWAN WHITE SW7638
C	BASE STUCCO COLOR SHEWAN WHITE SW7638
D	FASCIA STUCCO COLOR SHEWAN WHITE SW7638
E	DOOR - MISC. COLOR SHADE GROWN SW 6188
F	STONE VENEER ELEGANT STONE COLOR: BOARDWALK
G	CONCRETE ROOF TILE Edge Boarding Product - Terrapine COLOR: CONCORD & BOND

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the peak of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gable, gambrel or hip roofs.



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BUILDING TYPE 5 ELEVATIONS
PALETTE 'B'
Preliminary Not For Construction

A3.5.B

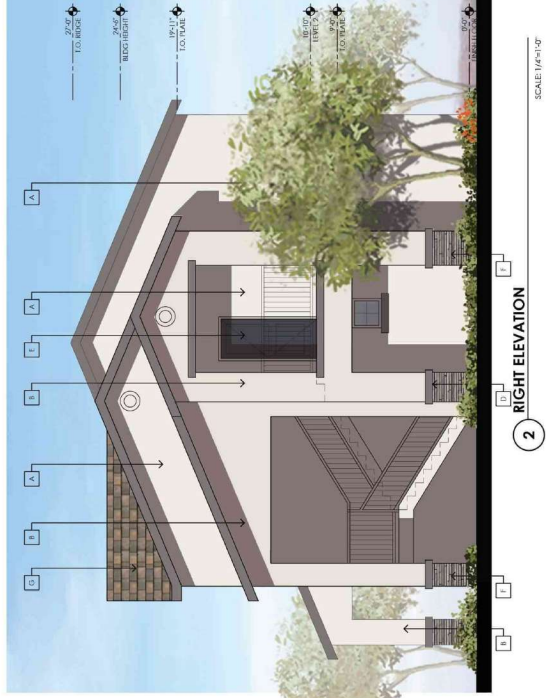


PALETTE D - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR ORGANIC WHITE SW7536
B	ACCENT STUCCO COLOR SHOWN WILLOWS SW7744
C	BASE STUCCO COLOR RUSTIC GREY SW 2849
D	FASCIA STUCCO COLOR RUSTIC GREY SW 2849
E	DOOR, MISC. COLOR WESTCHESTER GRAY SW 7577
F	STONE VENER Barnes Stone COLOR: BARNES STONE COLOR: BARNES STONE
G	CONCRETE ROOF TILE Edge-Setting Product - Not Possible COLOR: CONCRETE ROOF TILE

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gable, gambrel or hip roofs.

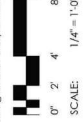
0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



PALETTE A - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR PURE WHITE SW 7035
B	ACCENT STUCCO COLOR SHIMMY WHITE SW 7034
C	BASE STUCCO COLOR SHIMMY WHITE SW 7034
D	FASCIA STUCCO COLOR SHIMMY WHITE SW 7034
E	DOOR, WMC. COLOR CYBERSPACE SW 7076
F	STONE VENEER BARBERS STONE COLOR BOARDWALK
G	CONCRETE ROOF TILE Eagle Roofing Product 1, for profile COLOR: CARACAS BOND

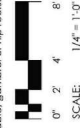
NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the top of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gable, gambrel or hip roofs.



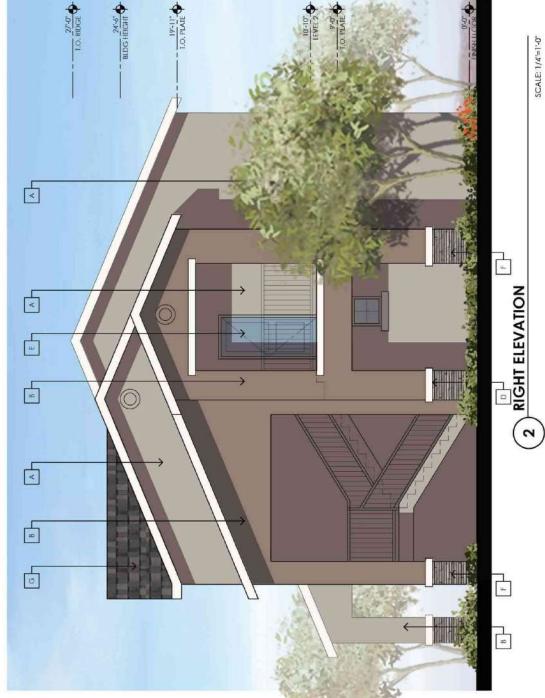


PALETTE B - MATERIAL LEGEND	
A	PRIMARY STUCCO COLOR BUSHING GRAY SW7746
B	ACCENT STUCCO COLOR SHOWERS WHITE SW7636
C	BASE STUCCO COLOR SHOWERS WHITE SW7636 PASTEL PISTOL GRAY SW 2849
D	FASCIA STUCCO COLOR HIGH REFLECTIVE WHITE SW 7757
E	DOOR - MISC. COLOR SHOWERS WHITE SW7636 STONE VENEER SW 6186
F	STONE VENEER PATTERN: CUFFSTONE COLOR: BUSHING GRAY
G	CONCRETE ROOF TILE CONCRETE ROOF TILE COLOR: CONCRETE ROOF TILE

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the adjacent grade level to the highest level of the roof surface for flat roofs, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gable, gambrel or hip roofs.



SCALE: 1/4" = 1'-0"

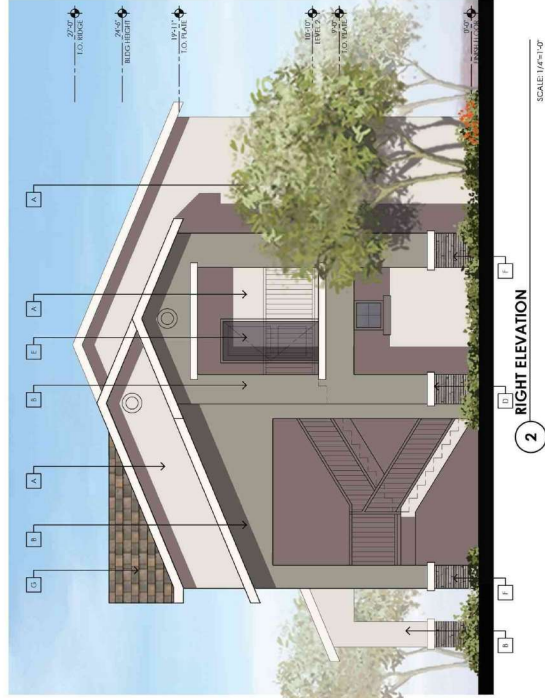


PALETTE C - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR REGALITE GRAY SW7023
B	ACCENT STUCCO COLOR Serenity White SW 6074
C	BASE STUCCO COLOR Serenity White SW 6074
D	FASCIA STUCCO COLOR Serenity White SW 6074
E	DOOR - MISC. COLOR Serenity White SW 6074
F	STONE VENEER Serenity White SW 6074
G	CONCRETE ROOF TILE Edge Beading Head - for profile COLOR: DARK CHARCOAL

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
mean height of the finished ground to the
mean height of the roof, to the deck line for
manorad roofs, or to the mean height between
eaves and ridge for gable, gambrel or hip roofs.

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



PALETTE D - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR ORANGI WHITE SW7538
B	ACCENT STUCCO COLOR Shirazi Wilms SW7746
C	BASE STUCCO COLOR Shirazi Wilms SW7746
D	FASCIA STUCCO COLOR HISTORIC WHITE SW7757
E	DOOR - MISC. COLOR WESTCHESTER GRAY SW 2849
F	STONE VENEER Barnes Stone COLOR: BARNESWALK
G	CONCRETE ROOF TILE Eagle Roofing product - 80/20 shale COLOR: CONCRETE BLEND

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gable, gambrel or hip roofs.

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



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BUILDING TYPE 6 ELEVATIONS
PALETTE 'D'
Preliminary Not For Construction

A3.6.D



3 REAR ELEVATION

SCALE: 1/4\"/>



1 FRONT ELEVATION

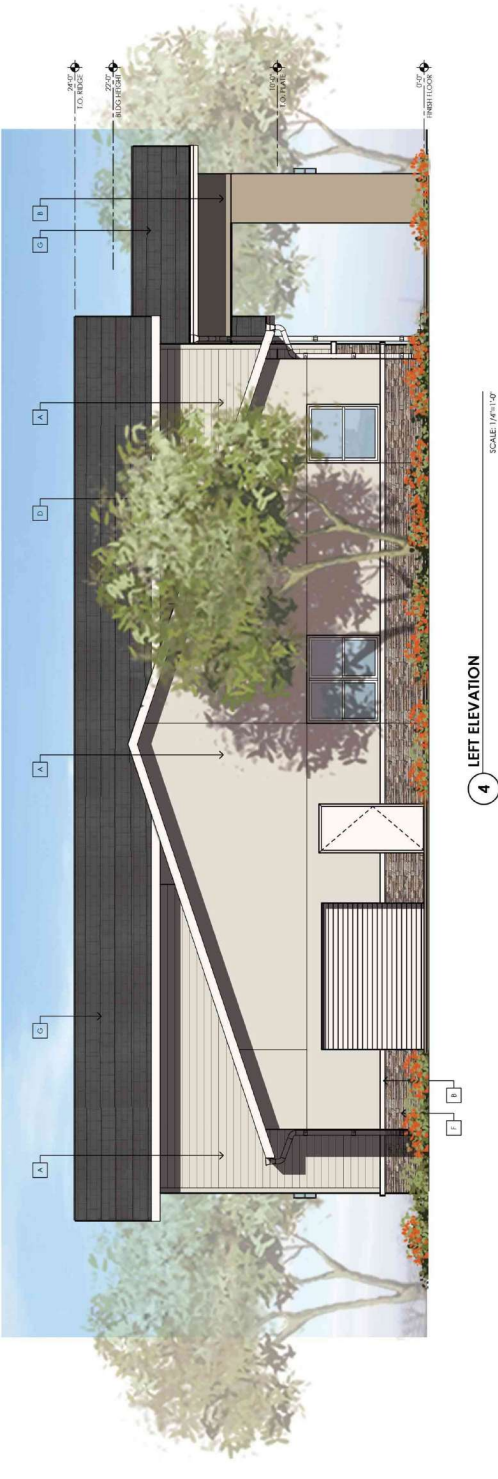
SCALE: 1/4\"/>

PALETTE E - MATERIAL LEGEND	
A	PRIMARY STUCCO COLOR SW 7013
B	ACCENT STUCCO COLOR SW 7013
C	BASE STUCCO COLOR SW 7013
D	FASCIA STUCCO COLOR SW 7013
E	DOOR - MIC. COLOR SW 2849
F	STONE VENEER SW 2849
G	CONCRETE ROOF TILE SW 2849

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance measured from the finished ground level to the peak of the roof surface for flat roofs, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gable, gambrel or hip roofs.

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"





PALETTE E - MATERIAL LEGEND

A	PRIMARY STUCCO COLOR Sherwin Williams IVORY LACE SW 7013
B	ACCENT STUCCO COLOR Sherwin Williams UNIVERSAL LIME SW 120
C	BASE STUCCO COLOR Sherwin Williams WETTER GREY SW 2849
D	PASCHIA STUCCO COLOR Sherwin Williams HIGH REFLECTIVE WHITE SW 7737
E	DOOR - MISC. COLOR Sherwin Williams WETTER GREY SW 2849
F	STONE VENEER PATTERN: CLIFFSTONE COLOR: BOARDWALK
G	CONCRETE ROOF TILE Color: Reddish Brown Profile: 12\"/>

NOTE:
BUILDING HEIGHT PER CITY OF AVONDALE:
The vertical distance is measured from the
finished ground level to the highest point of the
roof surface for flat roofs, to the deck line for
mansard roofs, or to the mean height between
eaves and ridge for gable, gambrel or hip roofs.

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"





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LEASING/ CLUBHOUSE
BUILDING TYPE 7 ELEVATIONS
Preliminary Not For Construction

A3.7.2

EXHIBIT G



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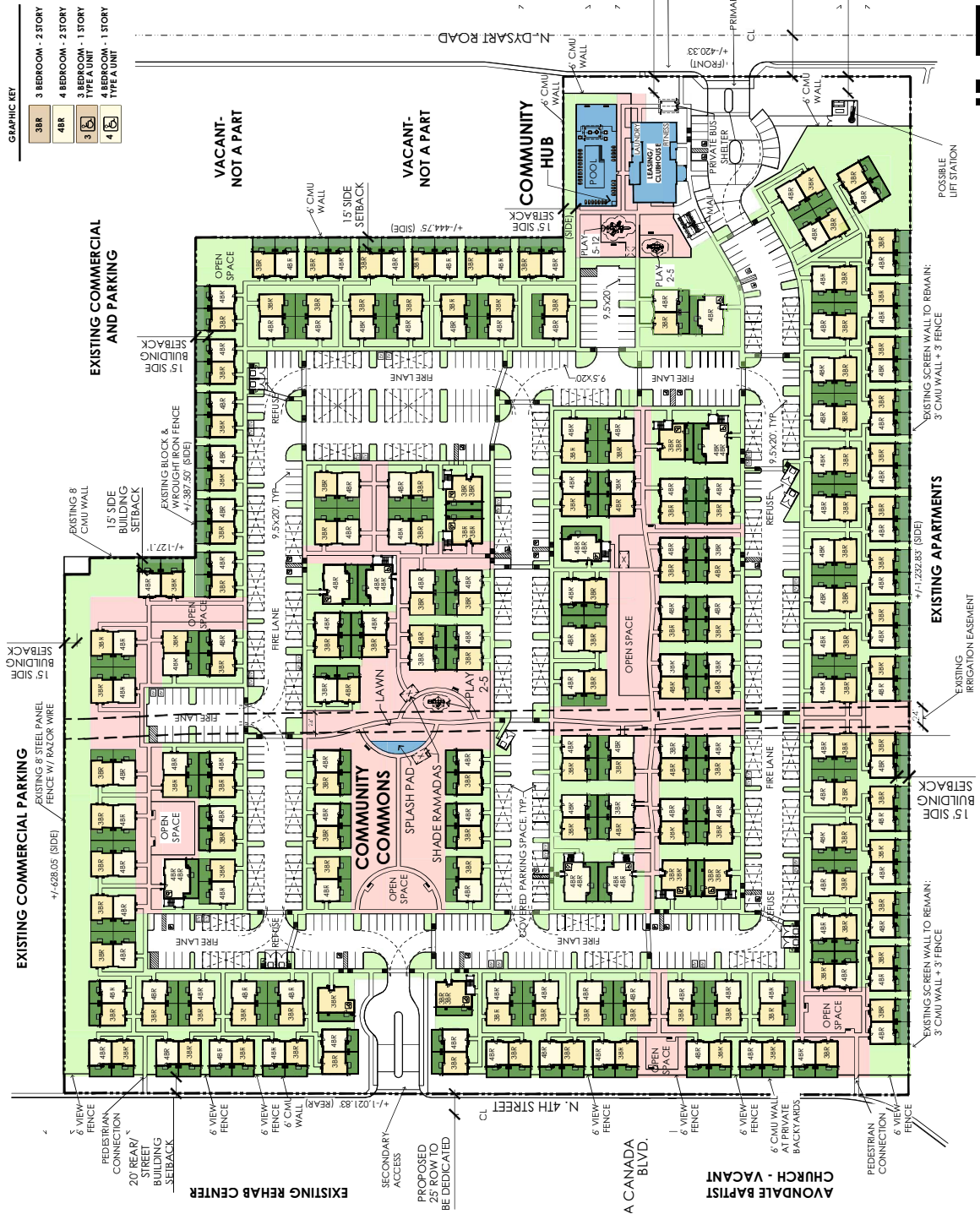


OPEN SPACE PLAN

A1.3

GRAPHIC KEY

3BR	3 BEDROOM - 2 STORY
4BR	4 BEDROOM - 2 STORY
3BR	3 BEDROOM - 1 STORY
4BR	4 BEDROOM - 1 STORY
3	TYPE A UNIT
4	TYPE A UNIT



OPEN SPACE NARRATIVE

AS PART OF THE OPEN SPACE PLAN, THERE ARE 8 OPEN LAWN AREAS OF VARIOUS SIZES THAT ALLOW FOR DIFFERENT ACTIVITY LEVELS. ONE OPEN LAWN IS LOCATED AS THE ENTRY POINT TO THE COMMUNITY COMMONS AND PROVIDES A WELCOME POINT OF ARRIVAL AS RESIDENTS MOVE TO THEIR RESPECTIVE HOMES AND HINIS TO THE OTHER ROCKET PANS THROUGH THE DEVELOPMENT.

IN ADDITION TO THE MAIN ENTRY LAWN, THERE ARE 4 OPEN LAWN POCKET PARKS WITH SEATING AND SHADE TREES AND 4 OPEN LAWN POCKET PARKS WITH SEATING AND SHADE TREES LOCATED ARE 2 LARGER OPEN LAWNS THAT INCLUDE A SHADE STRUCTURE AT EACH. THESE SPACES CAN ACCOMMODATE LARGER AND MORE ACTIVE GROUP ACTIVITIES. THE OPEN LAWN ARE LOCATED ADJACENT TO THE COMMUNITY COMMONS AND COMMUNITY HUB. THE LOT LOS INCLUDE A SHADE STRUCTURE AND LOCATION IS CONVENIENT TO THE ON-SITE LAUNDRY FACILITY AND POOL. AMENITY ALLOWING FOR ADULT SUPERVISION OF DIFFERENT AGE CHILDREN.

ANOTHER IMPORTANT ASPECT OF THE OPEN SPACE IS THE NORTH-SOUTH ORIENTED 25' WIDE R.I.D. EASEMENT WITH A 10' WIDE SIDEWALK AND 15' WIDE OPEN SPACE SETTING. WHILE SHADE STRUCTURES AND TREES ARE NOT ALLOWED WITHIN THE EASEMENT, THERE ARE SEATING NODES AT PATH JUNCTIONS THAT WILL BE ENHANCED WITH UNDERSTORY PLANTING.

OPEN SPACE

OPEN SPACE REQUIRED: 10.0 x 11.079.939 SF = 215.988 SF 20%	
ACTIVE OPEN SPACE:	
ACTIVE OPEN SPACE	144,068 SF
CLUBHOUSE & AMENITY	5,454 SF
POOL AREA	5,989 SF
SPLASH PAD	712 SF
TOTAL ACTIVE OPEN SPACE	156,223 SF
PRIVATE BACK YARD OPEN SPACE	394 SF
TOTAL BACKYARD OPEN SPACE	114,437 SF
PASSIVE OPEN SPACE	274,093 SF
TOTAL PROVIDED OPEN SPACE	544,953 SF
544,953 / 1,079,939 (NE 51% = 50%)	

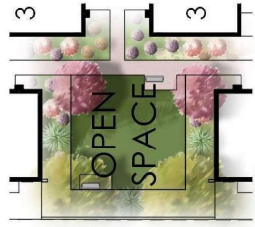
AVONDALE BAPTIST CHURCH - VACANT



2 POCKET PARK



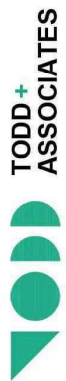
1 POCKET PARK



4 POCKET PARK



3 POCKET PARK



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CONCEPTUAL AMENITY ENLARGEMENTS

Preliminary Not For Construction



KEYMAP



L1.1



6 CENTRAL AMENITY LAWN



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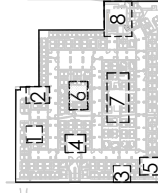


CONCEPTUAL AMENITY
ENLARGEMENTS

Preliminary Not For Construction



KEYMAP



L1.2



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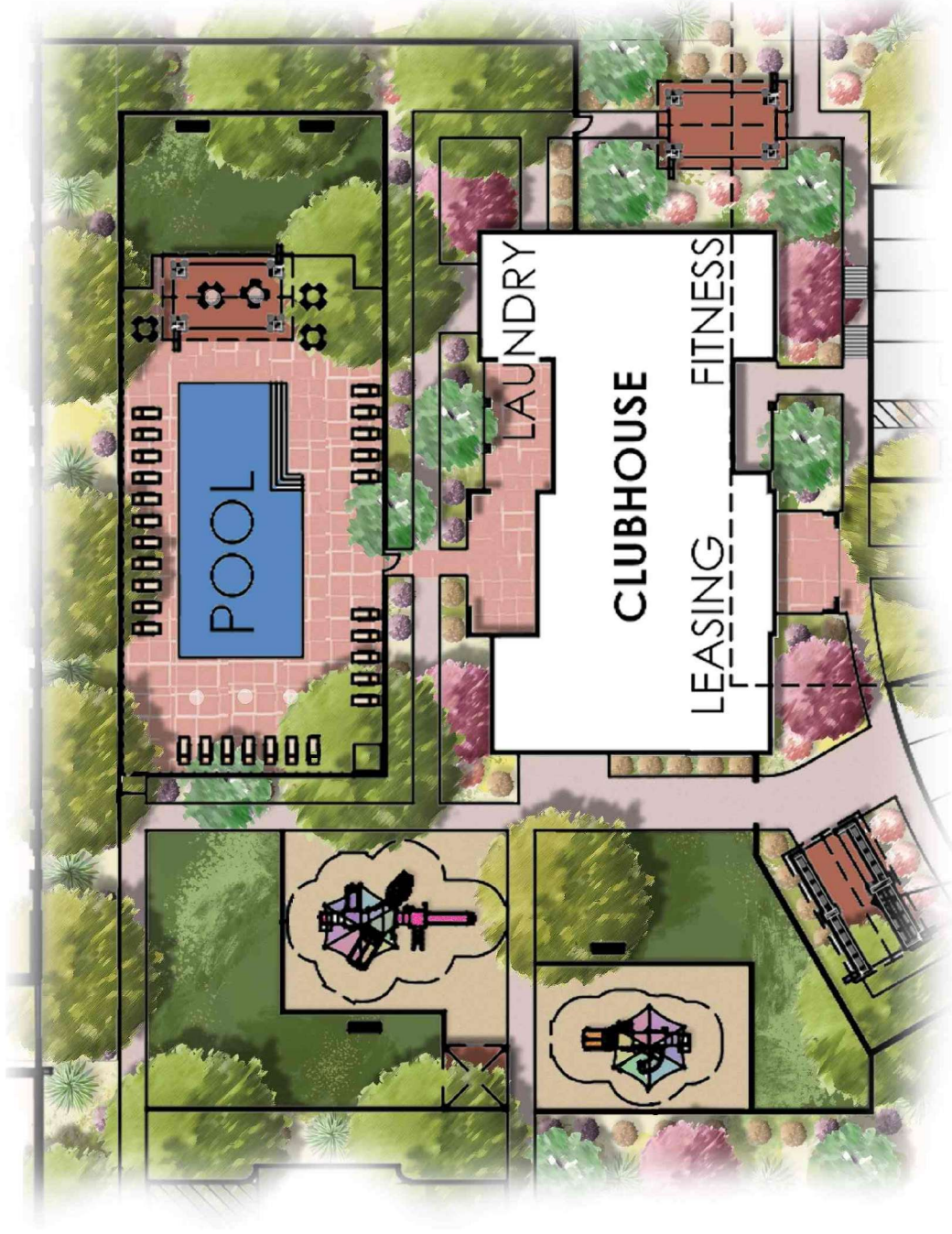
December 11, 2025



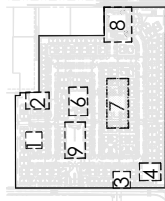
CONCEPTUAL AMENITY
ENLARGEMENTS

Preliminary Not For Construction

7 PRIMARY AMENITY



KEYMAP



L1.3



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December 11, 2025

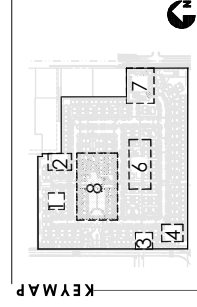
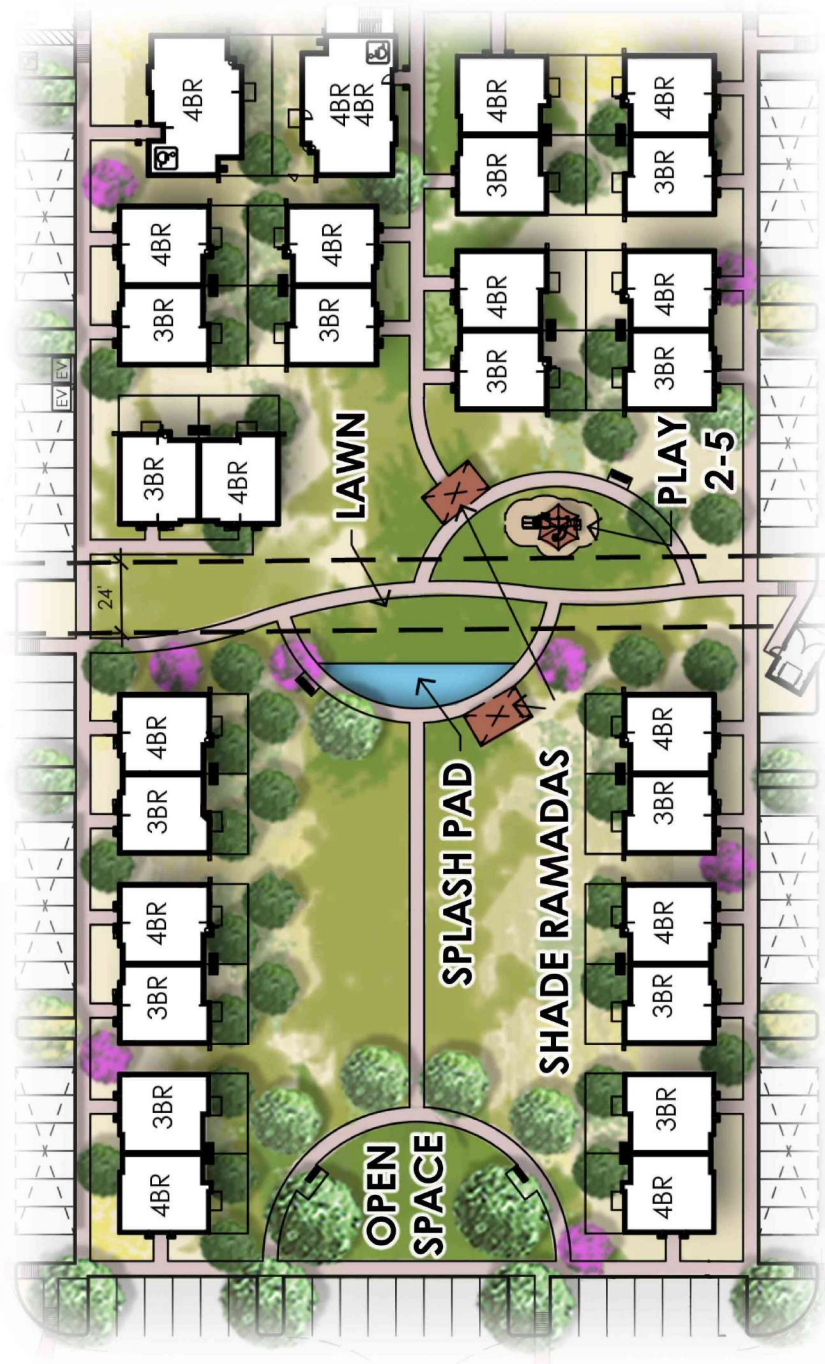


CONCEPTUAL AMENITY
ENLARGEMENTS

Preliminary Not For Construction

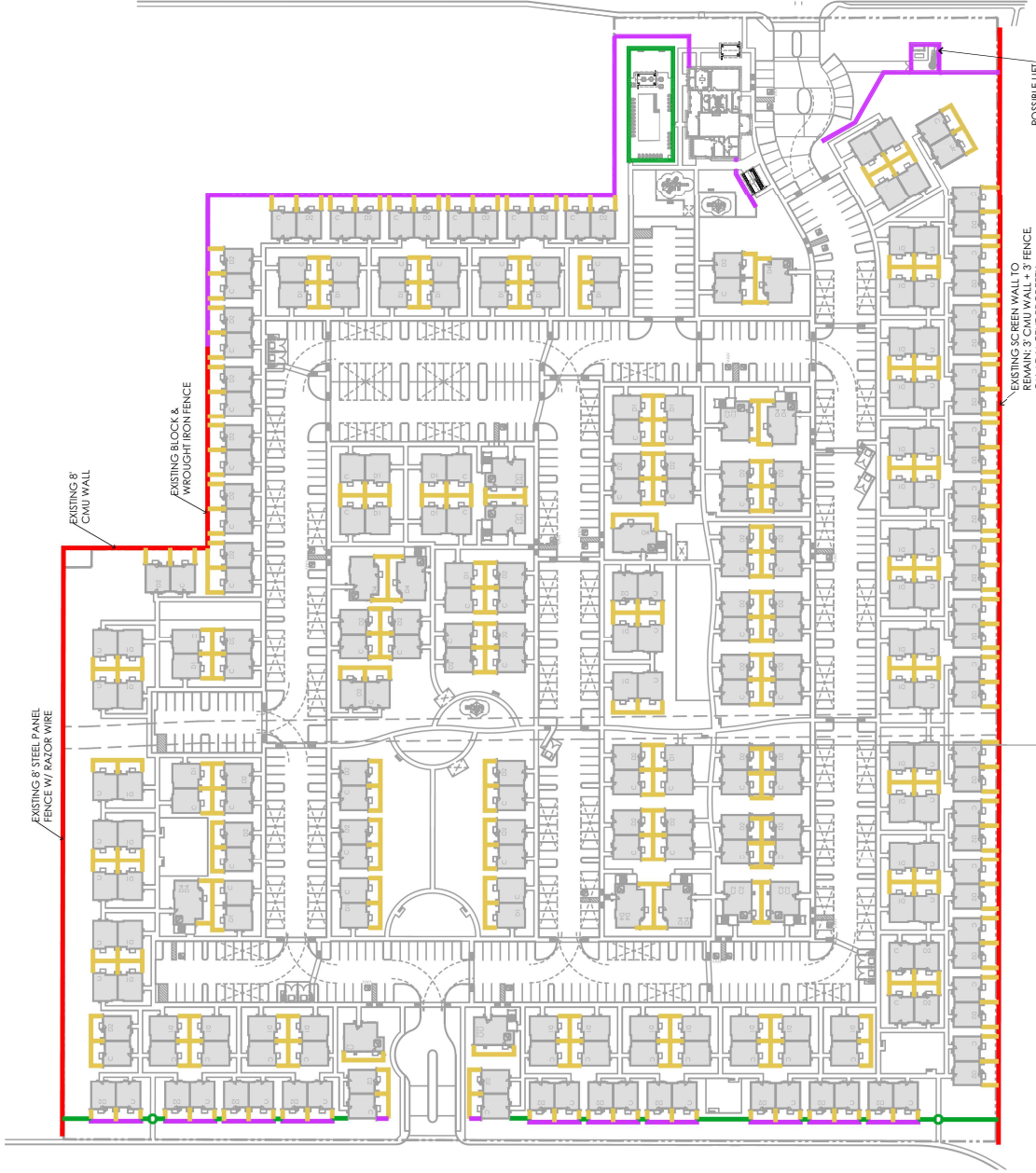


8 SECONDARY AMENITY



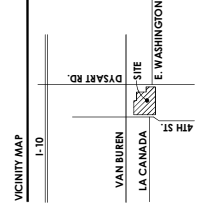
L1.4

EXHIBIT H



CONCEPTUAL WALL LEGEND

COLOR	DESCRIPTION	DETAIL
EXISTING WALL	EXISTING WALL	EXISTING
SOLID BLOCK WALL	SOLID BLOCK WALL	1 & 2
BUILDER WALL	BUILDER WALL	3 & 4
POOL FENCE & GATE	POOL FENCE & GATE	5 & 6
VIEW FENCE	VIEW FENCE	7 & 8
VIEW GATE	VIEW GATE	9 & 10



CONCEPTUAL WALL PLAN

SCALE: 1" = 40' 0"

Preliminary Not For Construction

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December 11, 2025



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25-2016-00

Exhibit E
March 18, 2026



PARKING:

PARKING REQUIRED (9.5x20')				
	UNIT TYPE	P.S. RATIO	# OF UNITS	PS. REQUIRED
	ALL 3BR, 4BR	2.0 PS/DU	X 291	= 582 P.S.
	GUEST PARKING	0.2 PS/DU	X 291	= 59 P.S.
	TOTAL PARKING REQUIRED			641 P.S.

PARKING PROVIDED		(2.20 PS/DU)
SURFACE RESIDENTS		298
SURFACE GUESTS		59
COVERED PARKING (1 PER DU)		291
TOTAL PARKING PROVIDED*		648
*INCLUDES 18 ACCESSIBLE PS (2.8%) AND 30 EV-CAPABLE PS		

SYMBOL LEGEND:

35' INSIDE / 55' OUTSIDE
FIRETRUCK TURNING RADIUS
FIRE NOTE: ASSUMES ACCESS FROM FIRE LANE
WILL BE EXTENDED FROM 150' TO 200' PER
CITY OF AVONDALE FIRE PLANS EXAMINER.
(PROVIDE 13D SPRINKLER SYSTEM)

ACCESSIBLE PARKING
TYP.: MIN. 8'-0" x 20'-0" w/ 5' AISLE
VAN: MIN. 11'-0" x 20'-0" w/ 5' AISLE

ACCESSIBLE DWELLING UNIT

EV CAPABLE PARKING SPACE

- CITY OF AVONDALE SITE PLAN NOTES**
- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDER-GROUNDED 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), MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.
 - QUANTITY OF ADA DWELLING UNITS BASED ON 2024-2025 ARIZONA QUALIFIED ALLOCATION PLAN (QAP).

SITE DATA

PROJECT NAME & ADDRESS:	
AVONDALE TOWNHOMES ON DYSART DYSART RD. TO 4TH ST. S. OF VAN BUREN AVONDALE, ARIZONA	
ASSESSOR'S PARCEL NUMBER	500-12-350
DESCRIPTION:	
NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF DUPLEX 2-STORY 3 & 4 BEDROOM UNITS. AND SINGLE STORY 3 AND 4 BEDROOM UNITS. DEVELOPMENT INCLUDES A LEASING/ CLUBHOUSE WITH FITNESS, LAUNDRY, AND COMMUNITY SPACE. SITE AMENITIES INCLUDE POOL, SPLASH PAD, PLAYGROUNDS, AND OPEN SPACES.	
SITE AREA:	
GROSS SITE AREA	(±1,126,501 SF) ±25.86 AC
NET SITE AREA	(±1,079,939 SF) ±24.79 AC

ZONING:	
EXISTING ZONING:	PAD/ R-3
PROPOSED ZONING:	PAD/ R-3 AMENDED
DENSITY (NET AC.):	
DENSITY ALLOWED (PAD):	302 DU (12.18 DU/AC)
DENSITY PROVIDED:	291 DU (11.74 DU/AC)
BUILDING HEIGHT:	
BUILDING HEIGHT ALLOWED:	28'
BUILDING HEIGHT PROVIDED:	28'
CONSTRUCTION TYPE:	
RESIDENTIAL BUILDINGS: IRC VB, W/ NFPA-13D FIRE SPRINKLER	
CLUBHOUSE:	IBC VA, W/ NFPA-13 FIRE SPRINKLER

BUILDING SETBACKS:	
MIN. FRONT BUILDING SETBACK - DYSART:	20'
MIN. STREET/ REAR BUILDING SETBACK - 4TH STREET:	20'
SIDE BUILDING SETBACK - NORTH & SOUTH PROP. LINES:	15'
BUILDING COVERAGE:	
MAX BUILDING COVERAGE (PER PAD):	26%
BUILDING COVERAGE PROVIDED:	(±281,250' SF) ±26.0%
*PER CITY OF AVONDALE DEFINITION, CALCULATION DOES NOT INCLUDE OPEN CARPORTS	

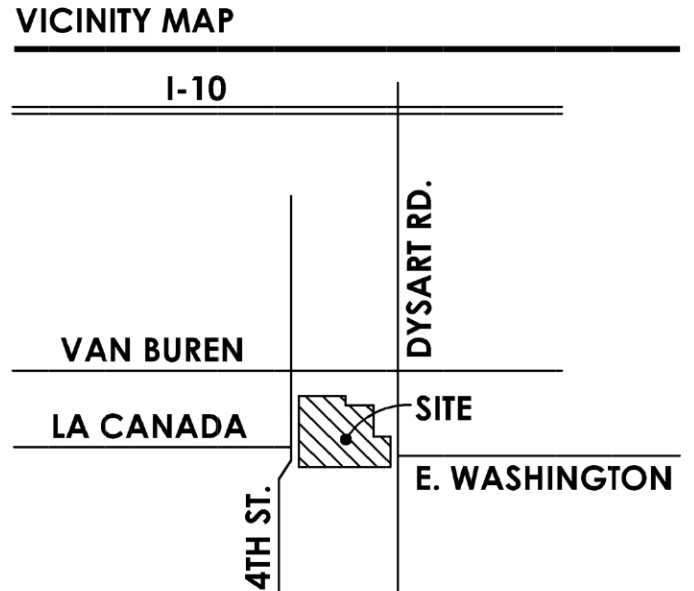
LANDSCAPE AREA:	
LANDSCAPE AREA REQUIRED:	25% OF NET AREA
	0.25 x 1,079,939 SF = 269,985 SF
LANDSCAPE AREA PROVIDED:	(±355,351 SF) 32.9%

OPEN SPACE:	
OPEN SPACE REQUIRED: 0.20 x (1,079,939 SF = 215,988 SF) 20%	
OPEN SPACE PROVIDED:	
ACTIVE OPEN SPACE:	
CLUBHOUSE & AMENITY:	144,068 SF
CLUBHOUSE:	5,454 SF
POOL AREA:	5,989 SF
SPLASHPAD:	712 SF
TOTAL ACTIVE OPEN SPACE:	156,223 SF
PRIVATE BACK YARD OPEN SPACE:	
AVERAGE BACK YARD:	394 SF
TOTAL BACKYARD OPEN SPACE:	114,637 SF
PASSIVE OPEN SPACE:	274,093 SF
TOTAL PROVIDED OPEN SPACE:	544,953 SF
544953 / 1,079,939 (NET SF) = 50%	

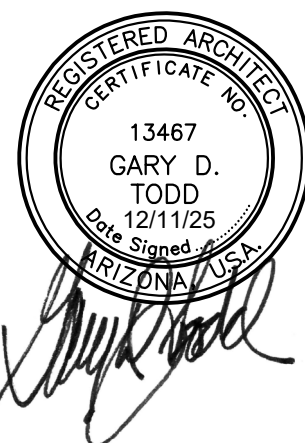
BUILDING AREAS				
BUILDING TYPE	UNITS	BUILDING GROSS SF*	# BUILDINGS	TOTAL SF BY TYPE
1	C2-ADA	1316	x 1	= 1,316 SF
2	D4-ADA	1477	x 2	= 2,954 SF
3	C1-D1	3098	x 56	= 173,488 SF
4	CTD2	3098	x 76	= 235,448 SF
5	C-FS1, C-FS2	2584	x 6	= 15,504 SF
6	D-FS2, D-FS2	3072	x 6	= 18,432 SF
TOTAL BUILDING GROSS SF				447,142 SF

*BUILDING GROSS SF INCLUDES EXTERIOR WALLS AND AREAS UNDER ROOF COVER, INCLUDING COVERED PATIOS AND ENTRIES.

UNIT MIX				
	UNIT TYPE	RATIO	# OF UNITS	# OF BEDS
C1	2-STORY 3BR	45.4%	132	396
C2	ADA 3BR	0.3%	1	3
C-FS1	ADA 3BR	2.1%	6	18
C-FS2	2ND FLOOR 3BR	2.1%	6	18
D1	2-STORY 4BR	19.2%	56	224
D2	2-STORY 4BR	26.1%	76	304
D4	ADA 4BR	0.7%	2	8
D-FS1	ADA 4BR	2.1%	6	24
D-FS2	2ND FLOOR 4BR	2.1%	6	24
TOTAL			291	1019 BEDS



ILLUSTRATIVE SITE PLAN



PL-25-0250 - Neighborhood Meeting Summary

**In-person Meeting held on January 20, 2026, at 6:00pm at
Mountainview Community Center, Conference Room
1007 South 3rd Street**

**Major PAD Amendment Request
South of the SWC Dysart Road and Van Buren Street**

Development Team Attendees:

Stephen Anderson, Gammage & Burnham
Michelle Santoro, Gammage & Burnham
Owen Metz, Dominionium
Jacob Berger, Dominionium
Austin Van DerHeyden, Dominionium
Yannie Wang, Dominionium
Ramzi Georges, ATWELL
Russell Kinder, Todd & Associates

City of Avondale Attendees:

Cole Hunger, City of Avondale Senior Planner
Martin Moreno, City of Avondale Planner

Public Attendees:

Curtis Nielson, Councilman / Vice Mayor
Patti Nielson

Summary:

Stephen Anderson gave a presentation regarding the details of the proposed development and the process for a Major PAD Amendment. See presentation attached at ***Exhibit A***.

Mr. Anderson began by identifying the property and existing plans and PAD approval. He then provided conceptual site plan and elevation renderings of the proposed project as well as a detailed description of the project amenities. He additionally provided a comparison chart between the existing approval and the proposed PAD.

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

Public Participation:

Mr. and Mrs. Nielsen asked several questions regarding the nuances of LIHTC, salary increases for tenants, the finishes within the units, and how ADA units are designed and function. Each question was answered by the appropriate member of the development team.

The meeting ended at approximately 7:00pm.



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Dominium has been submitted to the City of Avondale, Development Services Department, for review.

Project: Avondale - New Construction (1020 N 4th St) Project Manager: Owen Metz
 Request: Multi-Family Housing Acreage/Parcel Size: 25.37
 Current Density Allowed: 302 DU Density Proposed: 291 DU
 Total number of residential units proposed: 291

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

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

Yes ☒ No ☐

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

Is a school site within the proposed development needed?

Yes ☐ No ☐

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

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

If answered yes, please explain below:

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

Date Reviewed: 8/26/25
 School District: Avondale Elementary
 District Superintendent: Dr. Eric Dueppen
 Phone #: 623-824-5297
 E-mail: skavana@choosaeasd.org
 Signature: (Shannon Kavanash)

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

Development Services Department

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Dominium has been submitted to the City of Avondale, Development Services Department, for review.

Project: Avondale - New Construction (1020 N 4th St) Project Manager: Owen Metz
Request: Multi-Family Housing Acreage/Parcel Size: 25.37
Current Density Allowed: 12 DU/AC Density Proposed: +/- 11.25 DU/AC (Gross) +/- 11.69 DU/AC (Net)
Total number of residential units proposed: 294

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

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

Yes ☒ No ☐

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

Is a school site within the proposed development needed? Yes ☐ No ☒
If answered yes, how many acres is needed for the school site? _____

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

* If answered yes, please explain below:

* THE DISTRICT DOES REQUEST THAT A DEVELOPMENT AGREEMENT FOR ROOFTOP POPS BE PUT IN PLACE FOR ALL UNITS THAT ARE MORE THAN 1 BEDROOM.

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

Date Reviewed: 9/5/25
School District: AGUA FRIA HIGH SCHOOL DISTRICT
District Superintendent: TOM HUFFMAN (DEPUTY)
Phone #: 623 932 7000
E-mail: THUFFMAN@AGUAFRIA.ORG

Signature: _____

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

Development Services Department

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

ITEM NUMBER: 4.b.

SUBJECT: Cerro Vista General Plan Amendment - PL-25-0217**MEETING DATE:** 3/18/2026

TO: Planning Commission**FROM:** Cole Hunger**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold a public hearing to consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley and Oberholtzer for a minor General Plan amendment request for Cerro Vista, an approximately 10.1 net-acre site located at 12104 West Van Buren Street. If approved, the proposed minor General Plan amendment will change the subject property's General Plan 2030 Land Use Map Designation from High Density Residential to Medium/High Density Residential. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The approximately 10.1-net-acre subject property (Exhibits A and B) is located at 12104 West Van Buren Street, Assessor's Parcel Number (APN) 500-01-001W and 500-01-001X. The property was annexed into the City on May 5, 1978. The subject property is currently zoned R-4 Multi-Family Residential and is vacant land. A concurrent application (PL-25-0218) is being processed to rezone the property to Cerro Vista Planned Area Development (PAD) with underlying R-3 Multi-Family Residential to facilitate the development of a 99-unit single-story, condo-platted residential project.

The site is designated as High Density Residential (12 to 30 dwelling units per acre) on the General Plan 2030 Land Use Map (Exhibit C). The proposed minor General Plan amendment would change the designation to Medium/High Density Residential (4 to 12 dwelling units per acre). The Medium/High Density Residential category should include a combination of single-family attached, detached, and townhomes, or condominiums, patio homes, and casita housing choices. The variety of housing choices in a specific development should be in a planned and clustered setting unique to Avondale with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities. This category can also include workforce housing options. This level of intensity should promote a village environment with easy access to services and recreation. Churches, parks and open spaces, and public facilities are permitted in this land use category. The proposed detached single-family style units are allowed in this land use category.

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

North: Fairway Commerce Center light industrial use; designated in the General Plan as Business Park, and zoned Fairway Commerce Park Planned Area Development (PAD) with the underlying Commerce Park (CP).

South: Coldwater Springs Apartments and Highland Preparatory Academy; designated in the General Plan as High Density Residential and Education, and zoned Coldwater Springs Planned Area Development (PAD).

East: River Crossing Self Storage; designated in the General Plan as Business Park, and zoned Community Commercial (C-2).

West: Existing single-family residential dwellings; designated in the General Plan as Business Park, and zoned Agricultural (AG).

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 subject property's land use designation from High Density Residential to Medium/High Density Residential. This amendment is intended to facilitate the development of Cerro Vista, a 99-unit single-story condo platted residential development with detached single-family style homes (Exhibit D).

The proposed housing product is described as an ownership-oriented development intended to provide attainable, entry-level homes; detached single-family residential. Units will consist of two (2)- and three (3)-bedroom floor plans, each including a minimum 300-square-foot fenced private rear yard. The development will include a minimum of four distinct floor plans, each offering three architectural elevations. No adjacent or directly opposing homes will be identical. Architectural detailing will include enhanced front elevations, four-sided treatment with window detailing, and covered front porches. Building height is limited to 30 feet, consistent with R-3 zoning development standards. The homes must comply with the City of Avondale's Single-Family Residential Design Manual and feature high-quality architectural and aesthetic design. In lieu of garages, carport parking is provided.

Primary vehicular access to the site is proposed from both Van Buren Street and Corporate Drive. The main project entrance will be provided from Corporate Drive, functioning as the primary point of ingress and egress for residents and visitors, while a secondary access point will connect to Van Buren Street to provide additional circulation and emergency access. Internal circulation is organized through a series of private drives and shared parking courts that distribute parking throughout the development while minimizing large surface parking fields.

Open space and amenity areas are distributed throughout the development to provide both centralized and neighborhood-scale gathering spaces. The project includes a primary amenity area described by the applicant as a "Central Community Hub," which is intended to serve as the focal point of the community and will include features such as shade structures, seating areas, built-in grills, a pizza oven, picnic tables, turf areas, and fire pit gathering spaces. Additional smaller amenity nodes are planned throughout the site and may include elements such as shaded seating areas, dog-friendly spaces, community library features, landscaped green areas, and bicycle-related amenities.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on February 11, 2026. 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, there was one (1) City Council member at the in-person neighborhood meeting. The attendee raised general questions about unit ownership, unit pricing, the size of each unit floor plan, responsibility of landscape maintenance, and if there will be a Condo-Owners Association, all of which were addressed by the applicant.

All required notifications for the Planning Commission and City Council public hearings have been completed. To date, no comments have been received on the City's Avondale Connect public forum.

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.

The General Plan notes that only two (2) percent of the property within the City is designated for Medium/High Density Residential land uses. Given the limited availability of land designated for this category, the Land Use Plan does not provide sufficient opportunity within the City to accommodate the proposed single-story condominium detached single-family residential housing product. The request seeks to modify the designation from High Density Residential (12–30 DU/AC) to Medium/High Density Residential (4–12 DU/AC) to allow for a 99-unit residential development at approximately 8.6 DU/AC. According to the applicant, this revised designation better aligns with current market conditions and provides an appropriate alternative housing product.

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

The proposed amendment reduces density from the previously approved 249-unit multi-family residential apartment project (approximately 21.63 DU/AC) to a 99-unit development (approximately 8.6 DU/AC), while maintaining an urban character appropriate along Van Buren Street.

The proposal development is intended to provide attainable housing and increase housing diversity. This development will align with General Plan goals, including promoting a variety of housing types, encouraging condominium development for ownership opportunities, supporting infill development, and ensuring appropriate transitions between varying land use intensities.

The General Plan amendment furthers, most notably:

- Land Use Element Goal #1, Policy D, “Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.”
- Housing Element Goal #2, 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.”

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 Medium/High Density Residential designation will continue to be compatible with surrounding development and envisioned future land uses. The reduced height and density compared to the previously approved two (2)- to three (3)-story multi-family residential apartment project will provide an appropriate transition between the existing self-storage facility and future business park land uses.

The amendment reduces density from approximately 23.94 DU/AC under the prior entitlement to approximately 8.6 DU/AC. The proposed project is expected to significantly decrease traffic volumes and reduce demand on public infrastructure systems. The site will connect to existing municipal water and wastewater lines located adjacent to the property, and any required improvements will be addressed during the condo platting and site plan and design review.

The project site is not located within hillside, riparian, or floodway areas. The development is intended to integrate with the surrounding mix of business park, education, high density residential, and agricultural uses by providing a compatible residential transition and enhanced roadway improvements along Van Buren Street and Corporate Drive.

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

This minor General Plan amendment is consistent with the overall intent of the General Plan 2030, including Land Use, Economic, and Housing policies. The proposed amendment furthers several goals of the General Plan 2030, including but not limited to:

- Land Use Element Goal #1, Policy D: “Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.”
- Housing Element Goal #2, 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.”
- Housing Element Goal #3, Policy D: “Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.”

The property is also located within the Freeway Corridor Specific Plan area, which focuses on compatible residential districts that support employment, commercial, and mixed-use areas. The proposed development maintains an urban character appropriate along Van Buren Street and surrounding employment areas while

introducing a lower density than previously approved.

DISCUSSION:

Staff recommends 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 2030 General Plan.
- The amendment supports orderly growth and development by promoting efficient land use patterns and infrastructure investment.
- The amendment furthers the City's Housing Development goals by creating a workforce housing product.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- No significant objections were raised during the public participation process.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0217, a request to amend the General Plan 2030 Land Use Map designation from High Density Residential to Medium/High Density Residential, for the reasons set forth in the staff report.



Aerial Map



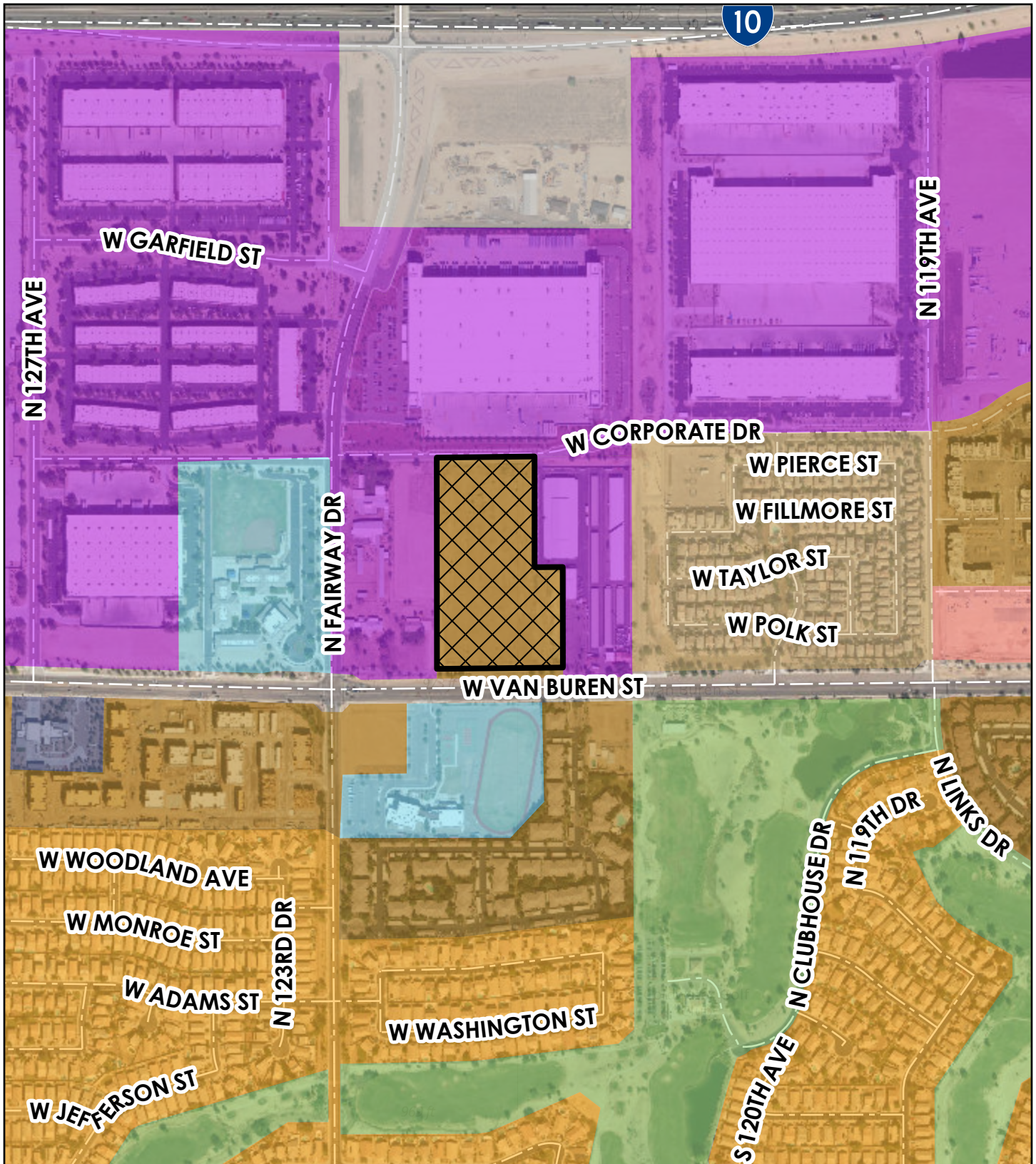
Subject Property





Subject Property





General Plan Land Use



- | | |
|---------------------------------|-----------------------|
| Medium Density Residential | Open Space and Parks |
| Medium/High Density Residential | Public/Civic |
| High Density Residential | Education |
| Local Commercial | High Intensity Office |
| Business Park | |



Subject Property



CERRO VISTA CONDOS

MINOR GENERAL PLAN AMENDMENT

CASE #: PL-25-0217
1ST SUBMITTAL: AUGUST, 2025
2ND SUBMITTAL: NOVEMBER, 2025



PRESENTED BY:



LENNAR®

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

Kimley»Horn

APPLICANT TEAM

APPLICANT

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LIST OF FIGURES

- Figure 1: Vicinity Map
- Figure 2: Regional Context Map
- Figure 3: Existing & Proposed Zoning Map
- Figure 4: Existing & Proposed General Plan Land Use Map

1. INTRODUCTION

RVi Planning & Landscape Architecture, in conjunction with BFSO Law, is pleased to submit this minor general plan amendment application on behalf of Lennar Corporation for the development of a unique condominium project, in lieu of a previously entitled multi-family residential project, known as Cerro Vista Condos. The subject site is approximately 11.5 gross and 10.1 net acres, located 500 feet east of the northeast corner of Van Buren Street and Fairway Drive. The APN's associated with this request are 500-01-001W and X (the "Property"). See *Figure 1: Vicinity Map*.

This application requests the City's support to modify the 2030 General Plan land use designation from High Density Residential (12-30 DU/AC) to Medium/High Density Residential (4-12 DU/AC), to allow for the development of a 99-unit condo-platted, for-sale detached single-story neighborhood. Cerro Vista Condos was designed to provide a higher density, alternative housing product, that created a transition between the medley of uses present within the vicinity. This proposed decrease in the current entitled density reduces impacts upon lower intensity uses, such as single-family communities, while contributing towards housing diversity.

The applicant has submitted a concurrent PAD Rezoning Application to modify the site's zoning from R-4 to PAD with a comparative district of R-3.

2. SITE BACKGROUND

Historically, the Cerro Vista property has been used for agricultural purposes. In August 2021, Avondale City Council approved a 249-unit (21.63 DU/ac) multifamily residential project for the Property to be known as "Cerro Vista" (Ordinance 2041-0821). At that time, the Property was rezoned from the previous AG and C-2 zoning to the R-4 zoning district (PL-18-0800). A companion minor General Plan Amendment changing the Property's land use designation from Urban Residential (30+ DU/ac) to a High Density Residential (12-30 DU/ac) was also approved (PL-18-0079). Conceptual site plans proposed a four-building complex of two to three stories in height massing along the Property's street frontages. In August 2024, Avondale Development Services granted a one-year extension of Site Plan and Design Review to the Cerro Vista owner.

Due to shifts in market demand, the intended development did not occur, leaving the site in its current vacant condition. The surrounding area presents a diverse mix of commercial and residential activity. See *Figure 2: Regional Context Aerial*. Directly east of the Property is River Crossing Self Storage (C-2), and just beyond that, the single-family development Desert Springs Village (PAD). Due north of the Property, across Corporate Drive, is the Fairway Commerce Center (PAD), a flex industrial warehouse development currently in use as an employment and distribution center. South of the Property, across Van Buren Street, is the Highland Prep West campus and single-family PAD Coldwater Springs. The area immediately west of the Property is zoned AG accommodating a mix of vacant land, large-lot rural residences, and outdoor storage operations. See *Figure 3: Existing and Proposed Zoning Map*.

TABLE 1: SURROUNDING ZONING			
	GENERAL PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
North	Business Park	Planned Area Development (PAD)	Fairway Commerce Center
East	Business Park	Community Commercial (C-2)	River Crossing Self Storage
South	Education / High Density Residential	Planned Area Development (PAD)	Highland Prep West & Coldwater Springs Apartments
West	Business Park	Agriculture (AG)	Large Lot Residential

The properties to the north, east, and west of the site are designated Business Park on the City of Avondale's General Plan 2030 Land Use map. South of Van Buren, the site borders Education and High Density Residential land uses. See *Figure 4: Existing and Proposed General Plan Land Use Map*.

3. DEVELOPMENT PROPOSAL

Amid the diverse intensity of surrounding land uses, Cerro Vista Condos is designed to serve as a bridging element to soften the transition between the lower-intensity land uses like schools and single-family homes, and higher-intensity commercial and industrial uses. Cerro Vista Condos' intent is to provide an intimate gated-community that still respects the privacy many seek in a detached housing product. The community will be enclosed with a decorative perimeter wall and secured with resident-only gated entryways. The main entry will be landscaped and feature a monument sign that captures the character of the overall development. Residences will be oriented towards the internal streets or with residences facing each other, threaded together through interconnected pathways.

The applicant is proposing a 99-unit development of for-sale detached single-story homes. The Project will feature the 'Lennar Dream Series', a first-in-market housing product bringing attainable housing to the West Valley while maintaining a high-quality community design standard and a diverse selection of product types and sizes. The Cerro Vista Condos will provide an opportunity to create higher density housing that will provide further residents and synergy needed to bring the future retail and mixed-use to The BLVD area.

4. CONFORMANCE WITH AVONDALE PLANS

The Property is designated as High Density Residential on the City's General Plan Map. The property is also within the Freeway Corridor Specific Plan.

Minor General Plan Amendment Review and Analysis

1. Availability of current and future water supplies

The Cerro Vista site is not currently served by any existing water or wastewater services. The site is located within the limits of City of Avondale, and the site will utilize municipal City of Avondale potable water and wastewater service. Adequate water and wastewater lines are available immediately adjacent to the site for connection. Impact fees will be required to serve the property.

Water demand calculations have prepared below based on factors provided in the 2018 Integrated Utility Master Plan and the following site-specific assumptions:

- 11.5 gross acre site
- 99 dwelling units
- 8.6 DU/Acre
- 4.6 ac of open space
- One central clubhouse area

The target density for Medium/High Density residential was revised upward from four (4) to eight (8) DU/acre as part of the City's 2022 General Plan Amendment cycle. The latest IUMP was published in 2018, prior to this change in target density. Therefore, the Medium/High Density residential water demand factors are substantially lower than they need to be to reflect the new density target. The project is proposing a density near the revised Medium/High Density target of eight (8) DU/Acre, therefore the proposed water demand is larger than the calculated demand using the standard IUMP factor. The project also proposes shared common area and landscaping that is more in line with a multi-family project. This heightened level of amenitization also contributes to increased water usage.

While the proposed water usage is slightly higher as compared to the standard Medium/High Residential designation, it is a substantial actual decrease (approximate 44% decrease) as compared to the current High Density Residential entitlement under the IUMP.

Refer to Table 1 for the current Allowable Water Use demand based on the current General Plan designation. Refer to Table 2 for the standard Allowable Water Use demand based on 2018 IUMP factors for the proposed General Plan designation. Refer to Table 3 for the proposed Allowable Water Use demand based on the proposed site plan and actual unit count/density.

TABLE 2: CURRENT ALLOWABLE WATER USE DEMAND (AWU)			
LAND USE	AVERAGE DAILY DEMAND (GPAD)	AVERAGE DAILY FLOW (GPD)	PEAK FIRE FLOW DEMAND (GPM)
High Density Residential (11.5 acres)	7,220	83,030	1,000

TABLE 3: NEW GPA ALLOWABLE WATER USE DEMAND (AWU)*			
LAND USE	AVERAGE DAILY DEMAND (GPAD)	AVERAGE DAILY FLOW (GPD)	PEAK FIRE FLOW DEMAND (GPM)
Medium/High Density Residential (11.5 acres) [assumes out of date density target of 4 DU/Ac]	1,444	16,606 [standard water usage for 4 DU/Acre]	1,000

TABLE 4: PROPOSED ALLOWABLE WATER USE DEMAND (AWU)**				
LAND USE	AVERAGE DAILY DEMAND (GPAD)	CLUBHOUSE/ OPEN SPACE DEMAND (GPAD)	AVERAGE DAILY FLOW (GPD)	PEAK FIRE FLOW DEMAND (GPM)
Medium/High Density Residential (99 Units) + Clubhouse and Open Space [based on proposed site plan and density of 8.6 Du/Acre]	361	2,300	46,319	1,000

The proposed water system will connect to existing public mains with sufficient capacity located in W. Van Buren St. and W Corporate Dr.

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

Primary access to the site will be from Van Buren Street. This request reduces the previously approved density from 23.94 DU/acre to approximately 9.8 DU/acre. This density reduction will result in a significant reduction of traffic volume by changing the Land Use designation from High Density to Medium High Density Residential. Additionally, the applicant will meet the intent of current City engineering policies and standards, and work to provide solutions that will mitigate impact on the City's transportation networks.

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

The Project is not located within any hillside, riparian or floodway areas, and will not significantly impact the surrounding natural environment.

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 proposed General Plan Amendment will not have an overall negative impact on the current job-to-population ratio of 0.28 since it is reducing the residential density and is not taking away any employment related uses. This proposal will provide employees to the surrounding area and housing to the area employees. The type of residential use being proposed on this property aligns with the City's goals and strategies. The proposed medium/high density residential land use is aimed at increasing the variety of housing types available within the City. This Amendment is not anticipated to have negative impacts upon the residential base.

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

The proposed project will be developed at a less intense density than what it is currently entitled for, putting less pressure on city services. Any necessary infrastructure improvements will be identified during the platting and site plan and design review application phase and will be improved by the developer, as required.

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

The proposed development furthers several goals and policies of the General Plan 2030, as further detailed below.

Land Use Element

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

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

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

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

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

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

The Cerro Vista Condos provides an alternative housing choice to the typical single-family residential that is predominant in Avondale. This proposal provides a medium to high density, single-story, detached, for-sale housing option that would fit the context of the surrounding area more acutely than the previously approved high density two to three story multi-family development. The decreased height and density reduce the impacts upon the surrounding single-family residential while still providing a residential land-use type that assists with curating a blended transition in the intensity of the surrounding land uses. The Cerro Vista Condos are appropriately located in an area transitioning from single-family residential to employment uses, with multiple schools in the direct vicinity. Additionally, the development of this project will contribute to substantial roadway improvements for both Van Buren Street and Corporate Drive.

Economic Element

Goal 8: Invest in neighborhood infrastructure, public spaces, and amenities.

Policy B: Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods.

The Cerro Vista Condos are providing over 3-acres of common open space in addition to the private amenity, which may include features such as a tot lot, active turf area, ramada and BBQs.

Housing Element

Goal 1: Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.

Policy A: Ensure developers and/or HOAs properly maintain perimeter areas, open spaces, and other common areas within subdivisions.

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.

Goal 4: Require excellence and innovation in residential design and construction.

Policy C. Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles.

Policy D. Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.

Policy E. Endorse the use of Crime Prevention through Environmental design (CPTED) principles when designing residential communities.

Cerro Vista Condos aims to provide attainable housing in the West Valley while upholding a high standard of community design. The development adheres to the City's Design Manuals, resulting in a neighborhood with abundant pedestrian connections, active open spaces, and accessible amenities for all residents. Residential units are oriented in one of two ways: facing each other to create internal courtyard-style open spaces, or facing the internal streets. This layout was chosen to ensure visibility and engagement within the community, enhancing overall safety through natural surveillance.

The applicant is proposing the development of a unique, attainable, for-sale product type within a private community. All outdoor amenities and landscaping will be maintained by a professional management company.

Recreational Amenities Element

Goal 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

Policy A: Continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.

Cerro Vista Condos will meet this goal by providing high quality open space areas throughout the community with a centrally located pedestrian access connecting many of these spaces. The concentration and location of these amenities ensures full access to all residents.

The Avondale Freeway Corridor Specific Plan

The Avondale Freeway Corridor Specific Plan covers the majority of land within a ½ mile each way of the freeway located within the Avondale city limits. The major focus of the visibility of the freeway with the City and steering uses that enhance that visibility and encouraging employment, commercial, and mixed uses. The Plan also focus on compatible residential districts that will support these uses.

Minor General Plan Amendment Findings Analysis

This request for a Minor General Plan Amendment meets or exceeds the required findings established by the City of Avondale, as detailed below.

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

RESPONSE: The General Plan notes that only 2.01% of the property within the City is designated for the Medium High Density Residential land uses. This does not provide for sufficient opportunity within the City to find an appropriate alternative site for the Cerro Vista Condos development.

2. The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners

RESPONSE: Market conditions and evolving visions for the Freeway Corridor areas have shown that the Urban Residential use is not conducive for current development on the Property. The proposed minor general plan amendment will lower the density to something more marketable and the Cerro Vista standards will still promote a development that maintains an urban character that is appropriate for the Van Buren corridor and the nearby The BLVD area.

3. The amendment will not adversely impact the community as a whole and/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, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or
 - c. Adversely impacting the existing land uses.

RESPONSE: The requested housing density, medium-high density, on this site will continue to be compatible with the surrounding existing developments and continue to integrate with the envisioned future uses. Additionally, the proposal puts less of a burden on the existing public infrastructure systems than the existing entitlement.

4. That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, code and ordinances

RESPONSE: As demonstrated in the “Minor General Plan Amendment Review and Analysis”, this proposed General Plan Amendment is consistent with the overall into of all Avondale plans, codes, and ordinances.

- Greater connectivity with the centrally located amenity areas and all housing units being easily accessible to all residents throughout the development with connective pathways.
- Focusing all housing units on communal open spaces or internal streets that are focused on providing an enhanced pedestrian and community experience.
- Enhanced vegetation at entries ways and strategically placed open space areas to provide a sense of arrival to the development.
- A unique housing product that focuses more on providing a holistic urban experience.

5. CONCLUSION

Cerro Vista Condos' location adjacent to existing employment areas, the active Van Buren Street corridor, and Avondale's The BLVD area to the east, provides an opportunity to provide for a unique, attainable, for-sale product type that still will be in harmony with the surrounding area.

The concurrent rezoning and General Plan Amendment requests are consistent with many of the policies of the City of Avondale's General Plan 2030 and the Freeway Corridor Specific Plan. Cerro Vista Condos intends to develop a vacant site that will provide a high-quality attainable housing option in the West Valley that is compatible with the urban character of the Avondale urban core.

FIGURE 1: VICINITY MAP

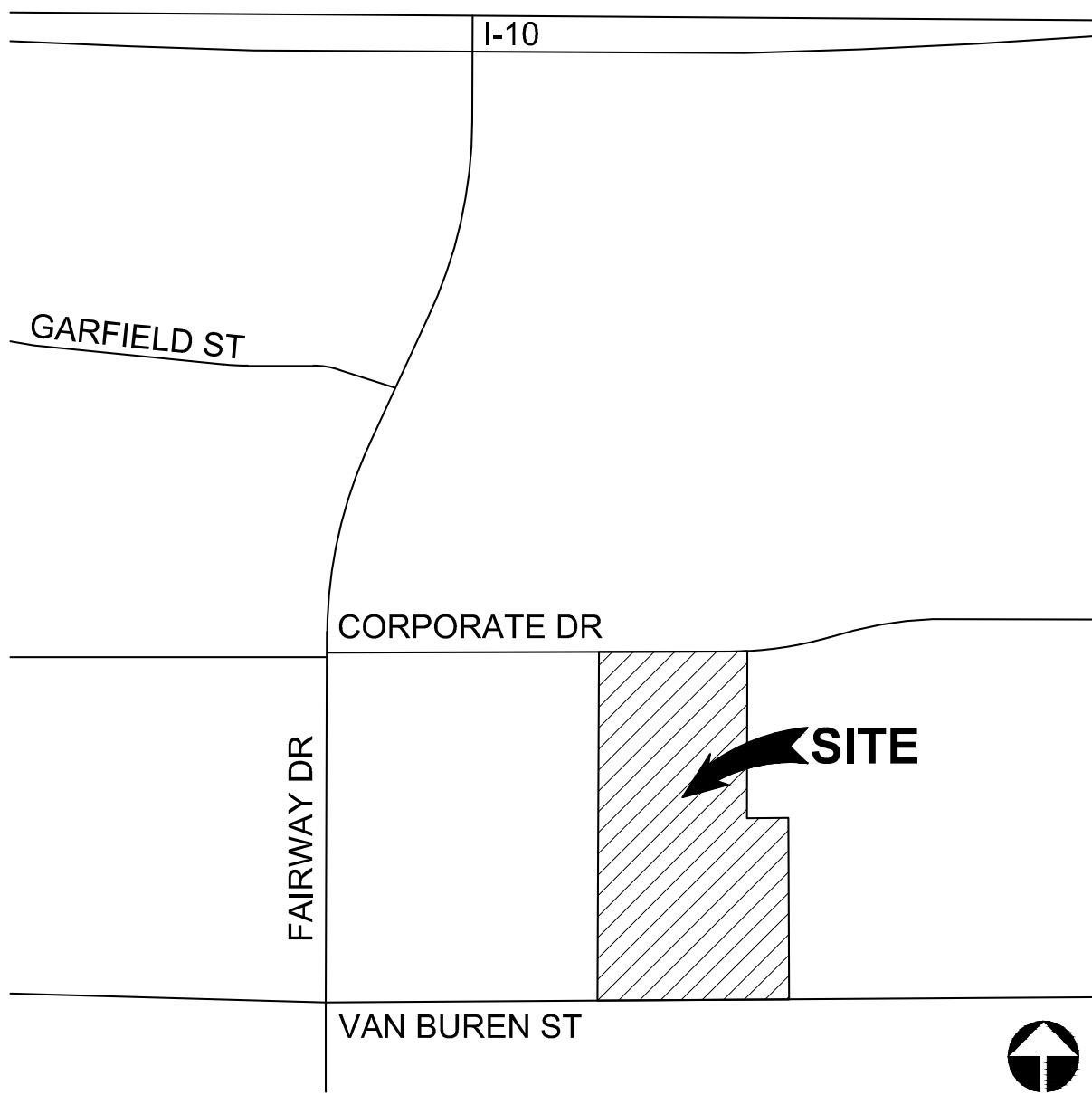
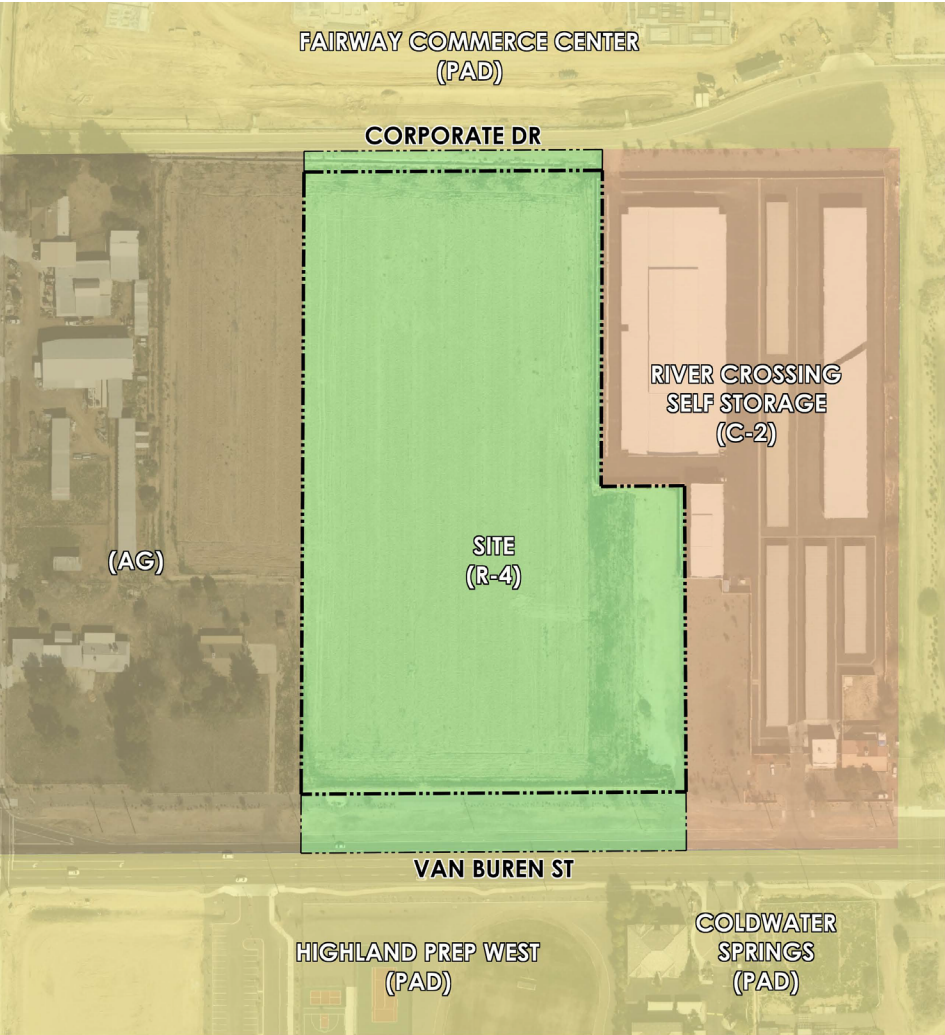


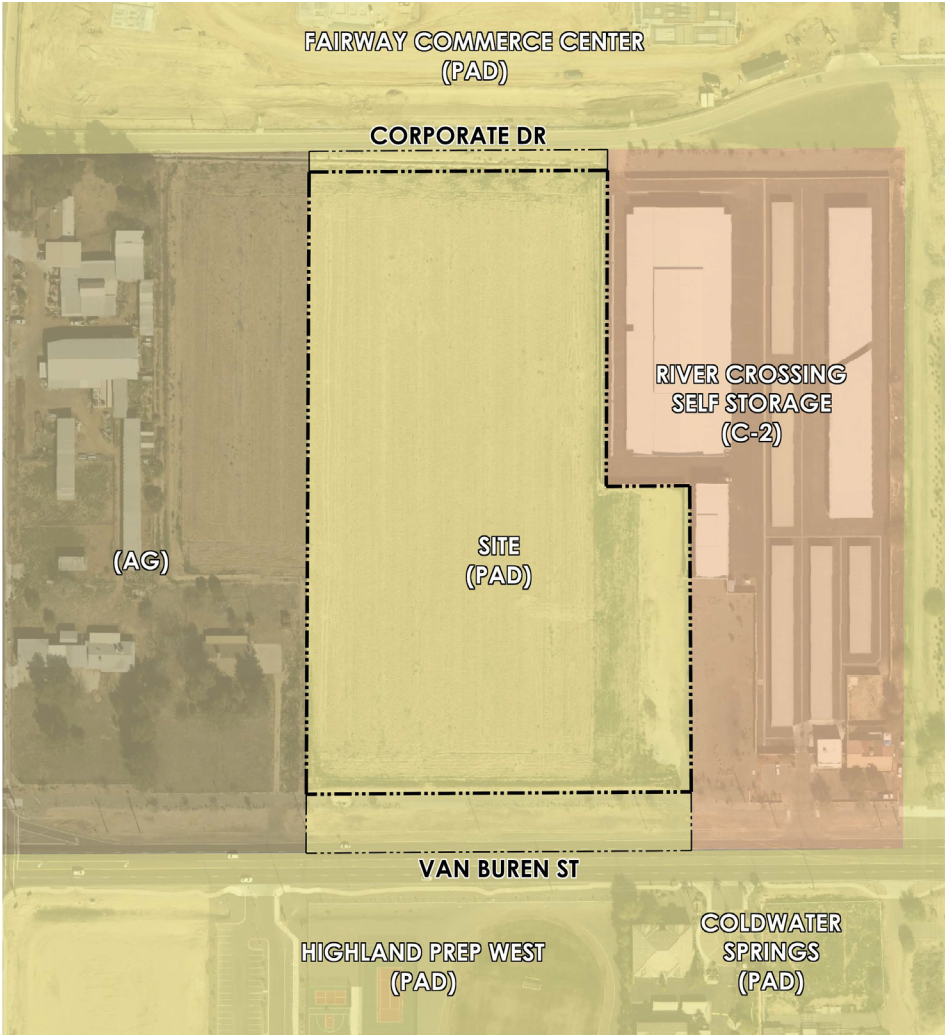
FIGURE 2: REGIONAL CONTEXT MAP



FIGURE 3: EXISTING & PROPOSED ZONING MAP



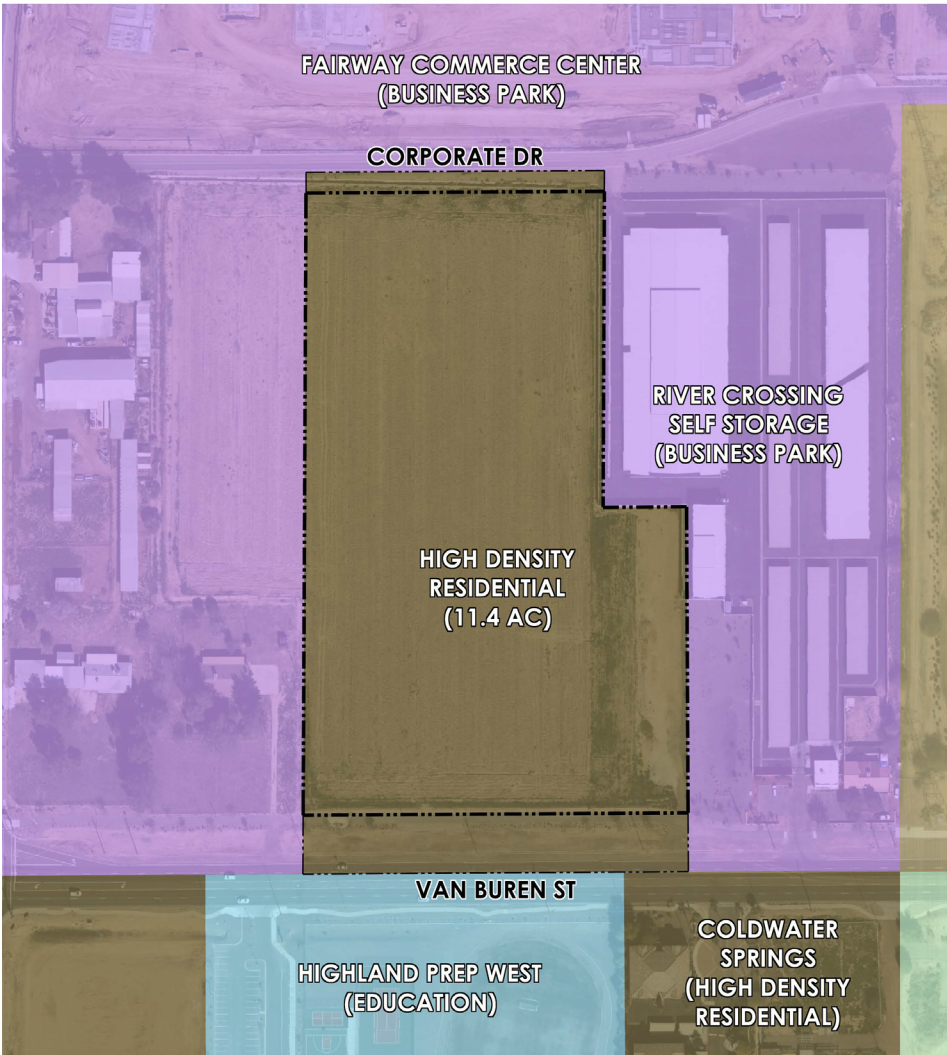
EXISTING ZONING



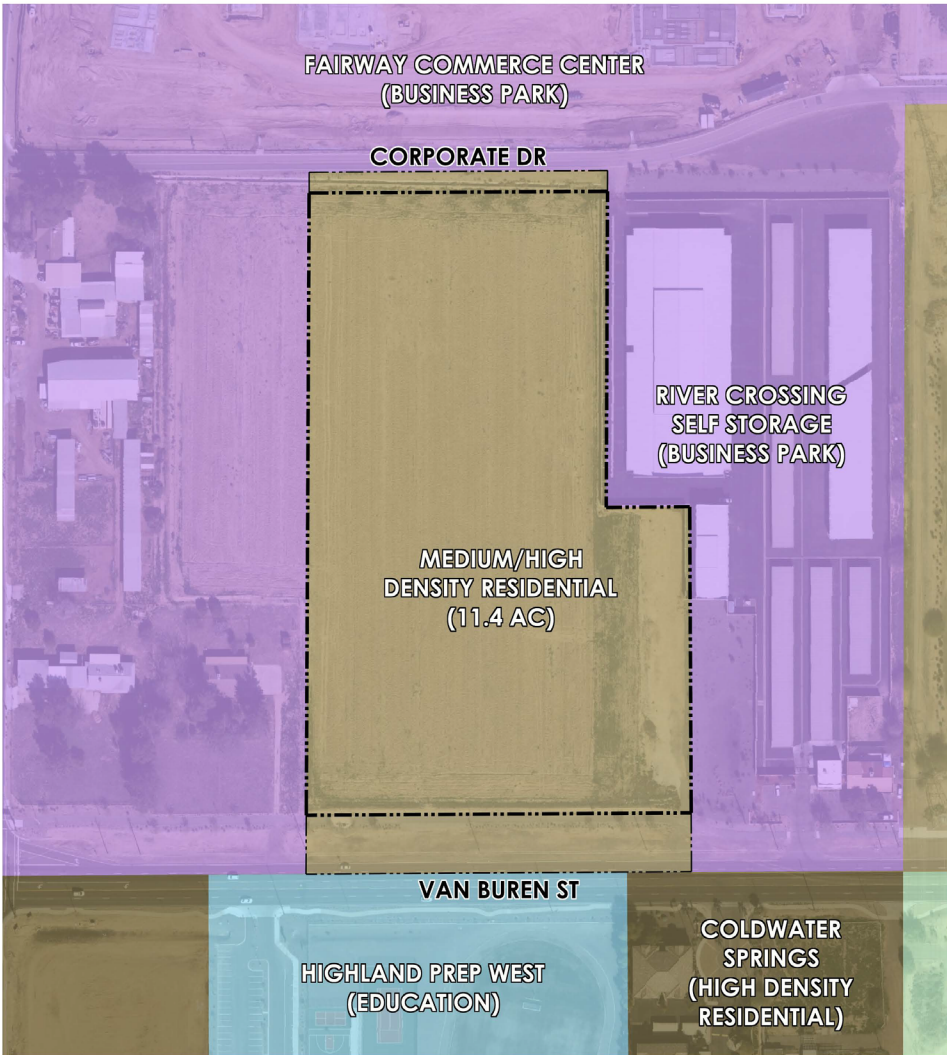
PROPOSED ZONING



FIGURE 4: EXISTING & PROPOSED GENERAL PLAN LAND USE MAP



EXISTING GENERAL PLAN LAND-USE



PROPOSED GENERAL PLAN LAND-USE



Summary of Neighborhood Meeting for Cerro Vista Condos

Case Numbers: PL-25-0217 & PL-25-0218

February 11, 2026 at 6:00 PM

A neighborhood meeting for a general plan amendment application and a rezone application for approximately 10.1 net acres of land located at 12104 West Van Buren Street, Avondale, AZ 85323, was held on Wednesday, February 11 at 6:00 PM. The applications propose a general plan amendment of the site to Medium/High Density Residential and a rezone to PAD with the comparable zoning district of Multi-Family Residential R-3 to allow for the development of 99 detached, single-family units. The site was posted with the meeting information, a legal advertisement was published in the Southwest Valley Arizona Republic newspaper, and notifications were mailed to property owners and HOAs within 1,000 feet of the project.

The meeting was held at Avondale City Hall located at 11465 W. Civic Center Dr., Avondale, Arizona 85323 in the Sonoran Conference Room. No members of the public were in attendance. Two City staff/elected officials were in attendance. A redacted copy of the sign-in sheet is included as **Exhibit A** in this report.

Members of the development team present:

- Carolyn Oberholtzer – BFSO Law
- Connor Peagler – BFSO Law
- Lauren Trobaugh – BFSO Law
- Riley Baehr – LENNAR
- Jessica Miller – RVi Planning

City officials and staff present:

- Cole Hunger – Senior Planner
- Curtis Nielson – Avondale Vice-Mayor

Ms. Oberholtzer opened the meeting at 6:00 PM. Vice Mayor Nielson arrived at approximately 6:03. Vice-Mayor Nielson asked Ms. Oberholtzer a few questions on the new zoning for the site, as well as the ownership structure. Ms. Oberholtzer explained that the PAD would permit condo ownership, not a rental system. They further discussed unit sizes, the development's amenities, the condo owner's association structure, and other related

topics. Mr. Baehr joined the conversation to explain the proposed development's floor plan. Vice-Mayor Nielson asked about insulation, and Mr. Baehr explained that all Avondale building code requirements would be met. Ms. Oberholtzer closed the meeting at 7:00 PM.

Neighborhood Meeting Sign-In Sheet

Cerro Vista

Case No. PL-25-0217, PAD Rezone PL-25-0218

Neighborhood Meeting – February 11, 2026

City of Avondale

Avondale City Hall – Sonoran Conference Room

11465 W. Civic Center Drive

Avondale, AZ 85323

[illegible]

ITEM NUMBER: 4.c.

SUBJECT: Cerro Vista Planned Area Development Rezone - Application PL-25-0218

MEETING DATE: 3/18/2026

TO: Planning Commission

FROM: Cole Hunger, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing to consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley and Oberholtzer to rezone an approximately 10.1 net-acre site located at 12104 West Van Buren Street. If approved, the proposal would change the zoning from R-4 Multi-Family Residential to Cerro Vista Planned Area Development (PAD) with underlying R-3 Multi-Family Residential to facilitate the development of a 99-unit single-story, condo-platted residential project with detached single-family homes. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The approximately 10.1-net-acre subject property (Exhibits A and B) is located at 12104 West Van Buren Street, Assessor's Parcel Number (APN) 500-01-001W and 500-01-001X. The property was annexed into the City on May 5, 1978. The subject property is currently zoned R-4 Multi-Family Residential and is vacant land.

The site is designated as High Density Residential at 12 to 30 dwelling units per acre (DU/AC) on the General Plan 2030 Land Use Map (Exhibit C). A minor General Plan amendment (PL-25-0217) has been filed concurrently with this rezoning request, to lower the designation to Medium/High Residential at 4 to 12 dwelling units per acre (DU/AC). The Medium/High Density Residential category should include a combination of single-family attached, detached, and townhomes, or condominiums, patio homes, and casita housing choices. The variety of housing choices in a specific development should be in a planned and clustered setting unique to Avondale, with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities. This category can also include workforce housing options. This level of intensity should promote a village environment with easy access to services and recreation. Churches, parks, open spaces, and public facilities are permitted in this land use category. The proposed detached single-family style units, platted as condominiums, are permitted in this land use category.

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

North: Fairway Commerce Center light industrial use; zoned Fairway Commerce Park Planned Area Development (PAD) with the underlying Commerce Park (CP).

South: Coldwater Springs Apartments and Highland Preparatory Academy; zoned Coldwater Springs Planned Area Development (PAD).

East: River Crossing Self Storage; zoned Community Commercial (C-2).

West: Existing single-family residential dwellings; zoned Agricultural (AG).

SUMMARY OF REQUEST:

The applicant, on behalf of Lennar Corporation, is requesting approval of a rezoning for approximately 10.1 net acres located approximately 500 feet east of the northeast corner of Van Buren Street and Fairway Drive (APNs 500-01-001W and 500-01-001X). The proposal would change the zoning from Multi-Family Residential (R-4) to a Cerro Vista Planned Area Development (PAD) with underlying R-3 (Multi-Family Residential) with

modified development standards.

The subject property was rezoned in 2021 to R-4 to allow development of a 249-unit apartment community (Cerro Vista), which was not constructed, and the site remains vacant. The proposed PAD zoning (Exhibit D) would instead permit development of a 99-unit condominium-platted single-family style residential product, consisting of detached, single-story homes. At a density of approximately 8.6 DU/AC, the proposal represents a substantial reduction in intensity from the previously approved multi-family residential apartment entitlement.

The proposed housing product is described as an ownership-oriented development intended to provide attainable, entry-level homes. Units will consist of two (2)- and three (3)-bedroom floor plans, each including a minimum 300-square-foot fenced private rear yard as compared with the minimum requirement of eighty (80) square feet of private outdoor space. The development will include a minimum of four distinct floor plans, each offering three architectural elevations. No adjacent or directly opposing homes will be identical. Architectural detailing will include enhanced front elevations, four-sided treatment with window detailing, and covered front porches. Building height is limited to 30 feet, consistent with R-3 zoning development standards.

Primary vehicular access to the site is proposed from both Van Buren Street and Corporate Drive, shown in the site plan (Exhibit E). The main project entrance will be provided from Corporate Drive, functioning as the primary point of ingress and egress for residents and visitors, while a secondary access point will connect to Van Buren Street to provide additional circulation and emergency access. Internal circulation is organized through a series of private drives and shared parking courts that distribute parking throughout the development while minimizing large surface parking fields. In lieu of garages, covered parking is provided.

Open space and amenity areas are distributed throughout the development to provide both centralized and neighborhood-scale gathering spaces. The project includes a primary amenity area described by the applicant as a “Central Community Hub,” which is intended to serve as the focal point of the community and will include features such as shade structures, seating areas, built-in grills, a pizza oven, picnic tables, turf areas, and fire pit gathering spaces. Additional smaller amenity nodes are planned throughout the site and may include elements such as shaded seating areas, dog-friendly spaces, community library features, landscaped green areas, and bicycle-related amenities.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Littleton Elementary School District #65 (Collier Elementary School) and the Tolleson Union High School District (La Joya Community High School). Tolleson Union High School District (La Joya Community High School) has provided the City with signed certificates stating that this district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Cerro Vista development (Exhibit H). Littleton Elementary School District #65 (Collier Elementary School) has provided signed certificates stating that this school district does not have adequate facilities to accommodate the estimated enrollment of new students to be generated by the development (Exhibit G). Both the applicant and the school district have indicated they will maintain ongoing coordination during the development process.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on February 11, 2026. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit F. In addition to City staff and the applicant's team, there was one (1) City Council member at the in-person neighborhood meeting. The attendee raised general questions about unit ownership, unit pricing, the size of each unit floor plan, responsibility of landscape maintenance, and if there will be a Condo-Owners Association, all of which were addressed by the applicant.

All required notifications for the Planning Commission and City Council public hearings have been completed. To date, no comments have been received on the City's Avondale Connect digital platform.

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 applicant has submitted a concurrent Minor General Plan Amendment to change the land use designation of the property from High Density Residential (12–30 DU/AC) to Medium/High Density Residential (4-12 DU/AC). The proposed development includes 99 dwelling units on approximately 10.1 net acres, which is consistent with the Medium/High Density Residential target density of 8 DU/AC.

The project advances policies of the City's General Plan 2030 that encourage a diversity of housing types, including attainable and workforce housing, and support development of housing options not currently available in large quantities within the City. The proposed detached, single-story condominium product provides an ownership-oriented housing type that differs from traditional apartment or conventional single-family subdivisions.

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

- 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."
- Housing Element Goal #3, "Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs."

The property is also located within the boundaries of the Avondale Freeway Corridor Specific Plan and in proximity to The BLVD Specific Plan area. The proposal supports the Freeway Corridor vision by placing residential ownership housing near established employment uses and utilizing existing arterial and collector infrastructure. The project further complements The BLVD area by providing for-sale housing within walking and biking distance of civic, recreational, and commercial amenities, and by incorporating connectivity to the Van Buren multi-use path.

Subject to approval of the minor General Plan amendment, the proposed PAD is consistent with and advances the goals and objectives of the General Plan.

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 PAD establishes development standards generally aligned with the R-3 (Multi-Family Residential) zoning district, while tailoring certain dimensional and design requirements to accommodate the detached condominium format. The PAD maintains compliance with maximum building height (30 feet), building coverage (45 percent), building separation standards, and density limitations. Notably, the PAD restricts the maximum units allowed by increasing net site area per dwelling unit from one unit per 3,630 square feet to one unit per 4,450 square feet.

The applicant requests specific deviations from the Zoning Ordinance and Multi-Family Residential Design Manual (specific to site design standards), including modifications to front and rear setbacks, lot width and lot depth standards (not applicable under a condominium plat), open space percentage, landscaping tree quantity, Corporate Drive landscape setback, clubhouse and pool requirements, garage requirements, EV-capable parking standards, and certain architectural provisions of the Single-Family Residential Design Manual (specific to the housing product design), as listed below:

- Decrease front yard setback from twenty-five (25) feet to fifteen (15) feet.
- Decrease rear yard setback from fifteen (15) feet to eight (8) feet.
- Reduce the maximum units allowed from 1 dwelling unit per 3,630 square feet to 1 dwelling unit per 4,450 square feet of net site area.
- Reduce the minimum common usable open space from twenty (20) percent to fifteen (15) percent.
- Substitute the required clubhouse and community pool with a central community hub.
- Reduce tree quantities from a minimum of 1.5 trees per dwelling unit to 0.75 trees per dwelling unit.
- Reduce the landscape setback on Corporate Drive from a minimum of fifteen (15) feet to eight (8) feet.
- Substitute the garage required for a minimum of twenty-five (25) percent of parking with three parking

spaces per unit with at least one covered assigned space.

- Install nine (9) EV-capable parking spaces in a concentrated location rather than distributed.

The PAD narrative provides written justifications for each requested deviation, citing product feasibility, provision of private rear yards, enhanced usable open space, pedestrian-oriented design, affordability considerations, and site-specific infrastructure improvements, and will be further detailed in future site plan and design review submittal. Therefore, the proposed PAD satisfies applicable ordinance and design requirements as modified through the PAD document.

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.

The site fronts Van Buren Street (major arterial) and Corporate Drive (minor collector), both of which have existing right-of-way and infrastructure. The project will construct required half-street improvements along Van Buren Street and provide a deceleration lane and associated improvements along Corporate Drive.

Water and wastewater infrastructure is available adjacent to the site, and the development will connect to existing public mains. On-site drainage will be designed to retain the 100-year, 2-hour storm event in accordance with City of Avondale General Engineering Requirements. Solid waste will be privately serviced through central dumpster facilities.

Based on the applicant's submittal and subject to standard engineering review and conditions of approval, adequate infrastructure and services exist or will be provided concurrent with development.

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

The property is surrounded by a mix of business park, commercial, educational, and residential uses. To the north is the Fairway Commerce Center (PAD), to the east is commercial self-storage and residential PAD development, to the south are educational and multi-family residential apartment uses, and to the west are agricultural and large-lot residential properties.

The proposed 99-unit detached, single-story residential development, via a condominium plat, represents a reduction in overall density and traffic generation compared to the previously entitled 249-unit apartment project. Building heights are limited to 30 feet, and the product consists of single-story detached homes, which provide a compatible transition between higher-intensity uses and adjacent properties. Landscaping, internal open space, and perimeter setbacks provide buffering. The development incorporates pedestrian connectivity and orientation toward common open spaces.

Given the reduction in density and traffic, the detached residential format, and the proposed buffering and design elements, the PAD results in compatible land use relationships both internally and with surrounding properties.

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

The development introduces a detached, single-story, single-family housing style with enhanced architectural variation, including a minimum of four floor plans with three elevations each, multiple roof styles and materials, at least eight color schemes per plan, and four roof colors. No adjacent or directly opposing homes will be identical, promoting visual diversity. Covered front porches, four-sided architectural treatment, and orientation toward shared open spaces reinforce neighborhood character.

Although deviations are requested from certain dimensional, landscaping, garage, and amenity standards, the PAD provides enhanced private rear yards (minimum 300 square feet per unit), approximately 29 percent combined common and private usable open space, a Central Community Hub amenity area with multiple programmed elements, dispersed neighborhood amenity nodes, bicycle infrastructure, and direct access to the Van Buren multi-use path.

The overall density is lower than the previously approved entitlement, and building height and coverage remain consistent with R-3 zoning development standards.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

- The proposed Cerro Vista PAD meets the required five (5) findings for a Planned Area Development (PAD) Rezone per the Avondale Zoning Ordinance.
- The proposed Cerro Vista PAD is in conformance with the proposed General Plan Land Use designation of Medium/High Density Residential.
- The proposed Cerro Vista PAD is in conformance with the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals, 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-25-0218, a request to rezone the subject property from R-4 Multi-Family Residential to Cerro Vista Planned Area Development (PAD) with underlying zoning of R-3 Multi-Family Residential to facilitate the development of a 99-unit single-story, condo-platted residential project with detached single-family homes, subject to the following seven (7) conditions of approval:

1. Except as modified by these conditions, development shall generally conform to the following items:
 - a. Cerro Vista PAD Narrative, date stamped on March 18, 2026
 - b. Site Plan, stamped on March 18, 2026
2. Administrative approval of the Site Plan and Design Review shall be required prior to the issuance of any building permits, in accordance with the applicable City of Avondale Multi-Family Residential Design Manual.
3. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standard deviation has been approved.
4. 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, and subject to permitted extension.
5. Prior to the issuance of any construction permits for Cerro Vista, a re-plat shall be approved and recorded to combine the individually platted lots.
6. Should the Arizona Department of Water Resources (ADWR) establish another program in the future to provide for the extinguishment of irrigation Grandfather Rights (IFGR) and conveyance of credits to municipal water providers, Avondale reserves the right to require the extinguishment of such IFGR.
7. Prior to issuance of any building permit for the project, the property owner shall submit and obtain approval and recordation of a condominium plat with public water and sewer systems provided to the private property.



Aerial Map



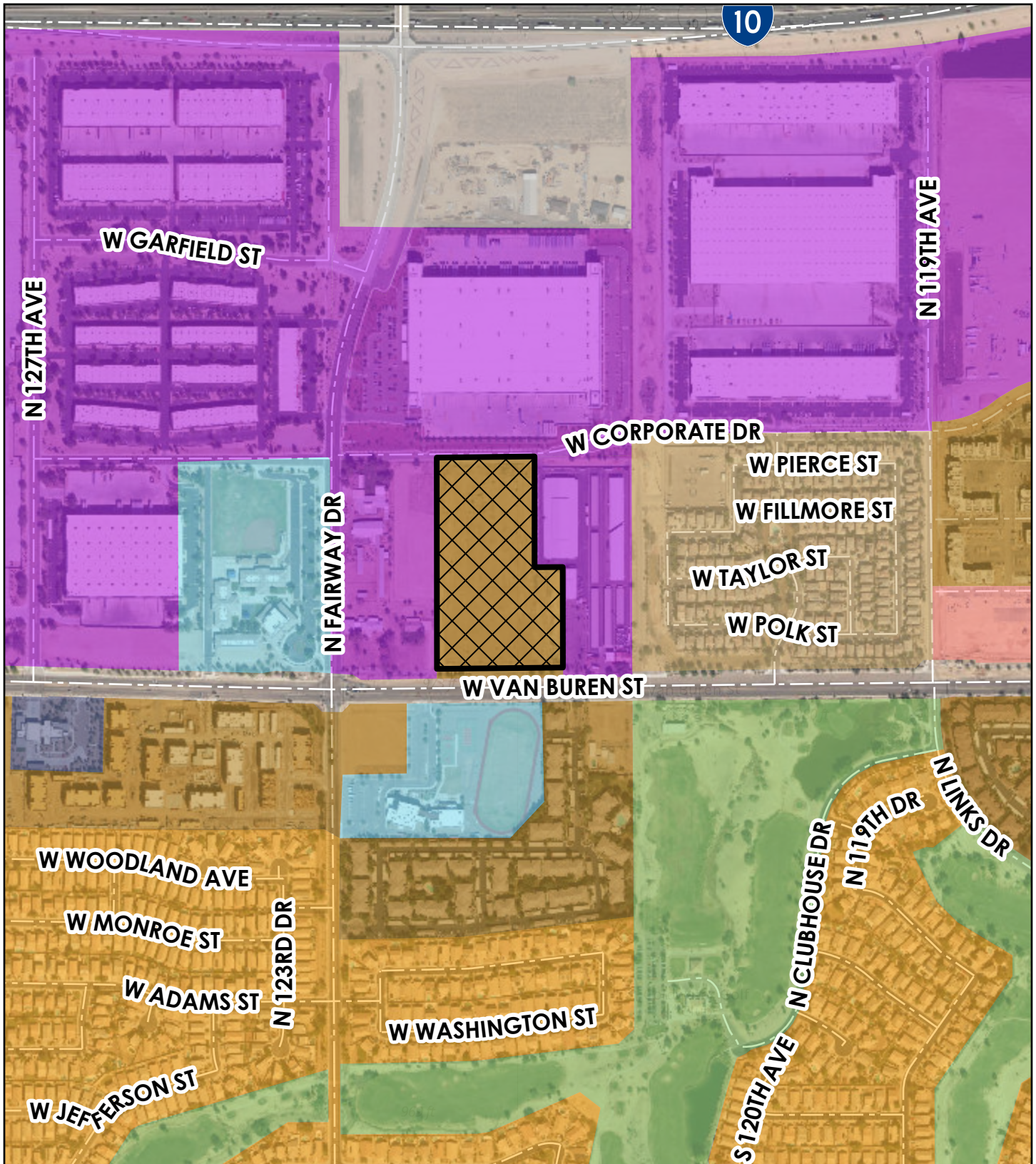
Avondale



Subject Property







General Plan Land Use



- | | |
|---------------------------------|-----------------------|
| Medium Density Residential | Open Space and Parks |
| Medium/High Density Residential | Public/Civic |
| High Density Residential | Education |
| Local Commercial | High Intensity Office |
| Business Park | |



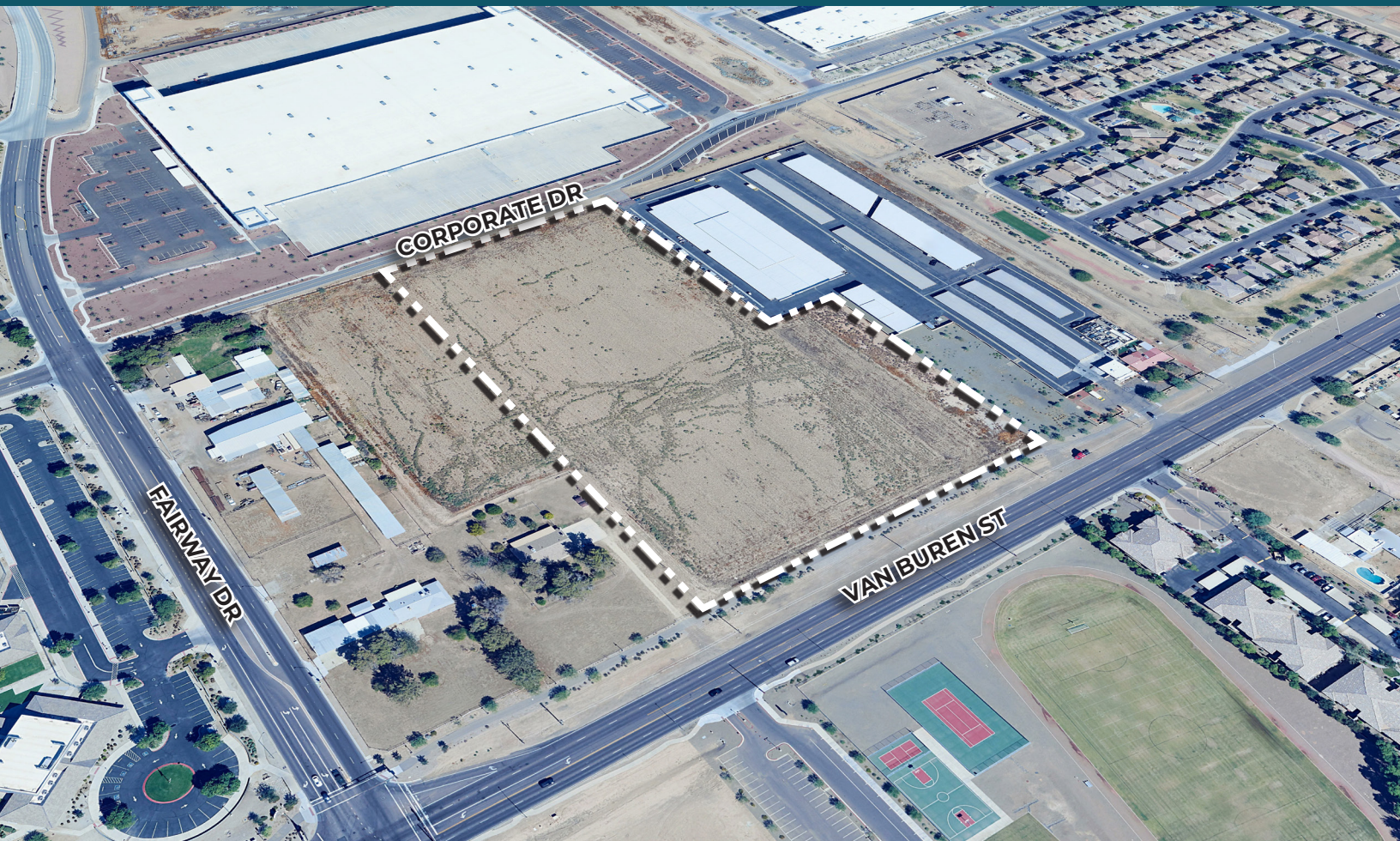
Subject Property



CERRO VISTA CONDOS

PAD REZONING NARRATIVE

CASE #: PL-25-0218
1ST SUBMITTAL: AUGUST, 2025
2ND SUBMITTAL: NOVEMBER, 2025
3RD SUBMITTAL: FEBRUARY, 2026



PRESENTED BY:



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1. INTRODUCTION

RVi Planning & Landscape Architecture, in conjunction with BFSO Law, is pleased to submit this rezoning application on behalf of Lennar Corporation for the development of a unique, 99-unit condominium project (the “Project”), in lieu of a previously entitled multi-family residential project known as Cerro Vista Condos. The subject site is approximately 11.5 gross and 10.1 net acres, located 500 feet east of the northeast corner of Van Buren Street and Fairway Drive. The APNs associated with this request are 500-01-001W and X (the “Property”). See *Figure 1: Vicinity Map* and *Appendix A: Legal Description*.

This application requests the City’s support to rezone the subject property from Multi-Family Residential (R-4) to Planned Area Development (PAD), with the comparable zoning district of Multi-Family Residential (R-3), to allow for the development of a 99-unit condo-platted community that will be developed as detached, single-story units. The product will be a first-to-market edition of Lennar’s “Dream Series”, which provides for independently owned units with private backyards that share common area amenities beyond the walls, including parking. By structuring the community this way, the project will deliver an attainable housing option targeted to entry-level homebuyers who may otherwise be priced out of the market.

The applicant has submitted a concurrent Minor General Plan Amendment to modify the site’s land use designation from High Density Residential to Medium/High Density Residential.

2. SITE BACKGROUND

Historically, the Property has been used for agricultural purposes. In August 2021, Avondale

City Council approved a 249-unit (21.63 DU/ac) multifamily residential project for the Property to be known as “Cerro Vista” (Ordinance 2041-0821). At that time, the Property was rezoned from the previous AG and C-2 zoning to the R-4 zoning district (PL-18-0800). A companion minor General Plan Amendment changing the Property’s land use designation from Urban Residential (30+ DU/ac) to a High Density Residential (12-30 DU/ac) was also approved (PL-18-0079). Conceptual site plans proposed a four-building complex of two- to-three stories in height massing along the Property’s street frontages. In August 2024, Avondale Development Services granted a one-year extension of Site Plan and Design Review to the Property owner.

As a result of shifts in market demand, the originally approved apartment community was not developed, leaving the site in its current vacant condition. The surrounding area presents a diverse mix of commercial and residential activity. See *Figure 2: Regional Context Aerial*. Directly east of the Property is River Crossing Self Storage (C-2), and just beyond that, the single-family development Desert Springs Village (PAD). Due north of the Property, across Corporate Drive, is the Fairway Commerce Center (PAD), a flex industrial warehouse development currently in use as an employment and distribution center. South of the Property, across Van Buren Street, is the Highland Prep West campus and the Coldwater Springs Apartments. The area immediately west of the Property is zoned AG accommodating a mix of vacant land, large-lot rural residences and outdoor storage operations. See *Figure 3: Existing and Proposed Zoning Map*.

The properties to the north, east, and west of the site are designated Business Park on the City of Avondale’s General Plan 2030 Land Use Map. South of Van Buren, the site borders Education and High-Density Residential land uses. See *Figure 4: Existing and Proposed General Plan Land Use Map*.

TABLE 1: SURROUNDING ZONING			
	GENERAL PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
North	Business Park	Planned Area Development (PAD)	Fairway Commerce Center
East	Business Park	Community Commercial (C-2)	River Crossing Self Storage
South	Education / High Density Residential	Planned Area Development (PAD)	Highland Prep West & Coldwater Springs Apartments
West	Business Park	Agriculture (AG)	Large Lot Residential

3. PROJECT DESCRIPTION

Development Plan

The Project is intentionally designed as a small-scale, ownership-oriented “missing middle” neighborhood that fills an important gap in Avondale’s available housing supply by providing attainable, for-sale homes in an infill location near jobs, schools, services, The BLVD, and the City’s growing trail systems.

The Project will offer several different elevation styles and floor plans ranging from two- to three-bedroom units. All homes will be for-sale product and will include a minimum 300 square feet of fenced-in rear yard private outdoor space for each resident. These private rear yards give residents functional outdoor space typically associated with traditional single-family neighborhoods, while retaining the convenience of a lock-and-leave condo community. This distinction separates the Project from conventional multi-family developments, which typically only offer balconies or small patios. See *Figure 5: Conceptual Site Plan* and *Appendix B: Conceptual Product Renderings*.

To avoid a garage-dominant streetscape and promote unit affordability, resident parking will be provided in shared parking strips. Parking will be proximately located to all homes and dispersed along the Project’s internal access loop. A minimum of one parking space will be provided per bedroom, with a designated covered space for each unit. This shared-parking configuration, rather than front-loaded garages, supports a calmer, more pedestrian and bicycle-friendly internal environment. Front entries and walkways, rather than garage doors, define the streetscape.

Beyond the individual units, the community is organized around a connected system of common open spaces that complement the private rear yards. A central green and a series of smaller neighborhood courts provide places where residents can gather, play, and relax just steps from their front doors. Units are oriented toward these shared spaces wherever possible, creating a strong sense of community amongst neighbors.

The Property’s frontage on the Van Buren multi-use path is a key feature of the community. The City’s Transportation Plan Bike and Pedestrian Maps each identify this path as a multi-use path that will connect this development and The BLVD, and the

2023 Active Transportation Plan shows this same path tying into future trails along the Agua Fria, creating access to a broader north-south multi-use network. The Project’s internal sidewalks and open spaces are therefore planned to connect directly to this path so that residents can comfortably walk or bike between their homes, The BLVD, nearby schools, and other destinations, without having to rely exclusively on the arterial street network. The Project will therefore engage and activate the City’s investment into the Van Buren multi-use path by providing residents with direct access and making the path a viable daily mobility and recreation option. To support this, the Central Community Hub includes an enclosed bicycle parking structure and bicycle repair stations are dispersed throughout the Project, giving residents a practical place to securely store and repair bikes. Together with the Van Buren path connection, these features help implement the Transportation Plan’s direction to “work with developers to provide bicycle-friendly amenities and connections and/or integrate similar aspects into City projects, as appropriate,” and position the Project as a community for residents who value trail access and active lifestyles.

Circulation

Ingress and egress into the Project will be provided as a three-quarter access driveway off of Van Buren Street, and a gated, resident access via remote and exit on Corporate Drive. The primary access of Van Buren Street will allow for right-in, right-out, and left-in movement. All perimeter open spaces will be maintained by the condominium association, inclusive of private driveways and front yards within the Project.

From a traffic perspective, this circulation system is designed to carry significantly less traffic than what the City has already approved for the site. Under the prior Cerro Vista entitlement, a 249-unit multi-family development was projected to generate approximately 1,680 daily trips, including about 100 AM-peak hour trips and 127 PM-peak hour trips. By contrast, the Project is expected to generate only about 668 daily trips, with roughly 40 AM-peak hour and 50 PM-peak hour trips. This represents a reduction of more than 1,000 daily trips, and approximately 60% fewer peak-hour trips on the same access system. As a result, each access point and the surrounding street network will experience substantially lower traffic volumes than under the previous entitlements, while still benefiting from a balanced, two-frontage access configuration.

4. LAND USES AND DEVELOPMENT STANDARDS

The requirements of the Zoning Ordinance, as amended, and Avondale Multi-family Design Manual, as amended, shall apply to the Project except where explicitly stated otherwise in this PAD. The housing product shall meet the intent of the design quality specified in the Single-Family Residential Design Manual, as amended. The Project proposes a minimum open space of fifteen percent (15%) as provided for in Section 28-114(e)(1) (A) of the Avondale Zoning Ordinance.

Land Uses

The following uses for Cerro Vista Condos are permitted as set forth in the R-3 Section of the Zoning Ordinance:

1. Single-Family Detached Dwelling Units

All uses not specifically provided for herein are prohibited, unless subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

Development Standards

The Project most closely aligns with the City's R-3 Residential Zoning District. Due to the unique nature of the proposed product type, the applicant requests to deviate from Section 28-35(B) of the City's code that requires single-family development within a multi-family district to comply with R1-6 development standards. Development standards for the R-3 zoning district are shown alongside the proposed standards in **Table 2: Residential Development Standards**.

Deviations and Justifications

The proposed residential product requires deviations from the R-3 development standards as established Section 28-35(B) of the City of Avondale Zoning Ordinance for setbacks and lot dimensions that generally emulate standards traditionally applied to townhome and condominium housing types. Because the proposed product will be site planned as a condominium plat, requested deviations require standards typically applied to multi-family projects.

TABLE 2: RESIDENTIAL DEVELOPMENT STANDARDS

	R-3 (PER CODE)	CERRO VISTA CONDOS PAD (PROPOSED)
Maximum units allowed	1 unit for every 3,630 square feet net site area	1 unit for every 4,450 square feet net site area
Minimum lot width	50'	n/a
Minimum lot depth	100'	n/a
Maximum height	30'	30'
Maximum building coverage	45%	45%
Minimum Perimeter Setbacks:		
Front yard	25'	15'
Minimum total both side yards	-	n/a
Minimum side yard	15' ¹	15'
Rear yard	15'	8'³
Street side yard	20'	n/a
Minimum Building Separation ²	-	10'²

Footnotes:

1. Zero (0) feet for lots with common walls; fifteen (15) feet for lots with no common walls.

2. Section 206.B.3.b requirements for minimum building separation shall be measured from building faces and not corners.

3. All rear yards are required to be at minimum three hundred (300) square feet.

The proposed PAD standards maintain appropriate building height, separation, and coverage while tailoring setbacks and dimensional requirements to the condominium-platted, detached format. This approach allows the site to function like a well-designed multi-family community from an intensity and circulation standpoint, while providing a product that looks and feels like a single-family residential home.

Reduced front and rear setbacks are requested to make development feasible and to allocate more of the site to usable private backyards and common open space rather than deep, underutilized setback areas. Traditional condominium projects are not required to provide fenced private rear yards for each unit, but here every home will include 300 square feet of private rear yards, distinguishing the Project from conventional multi-family developments and promotes the General Plan's emphasis on livable, family-friendly housing. The slight reduction in setbacks allows the Project to deliver this private open space without increasing building height or intensity, and without adversely impacting adjacent properties which are buffered by permitter landscaping.

The proposed PAD standards also impose a more restrictive maximum density standard than the underlying R-3 standard. Under Section 28-35(B), of the City of Avondale Zoning Ordinance, a maximum of one (1) unit per 3,640 square feet of net site area is permitted. As shown in **Table 2**, the proposed PAD reduces this to one (1) unit per 4,450 square feet of net site area. This increase in site area per dwelling unit permits additional room for open space, private rear yards, and building separations while reinforcing the unique character of the Project.

Additional deviations from the R-3 development standards, including lot width and lot depth, reflect the nature of the proposed housing product as the otherwise applicable standards were not conceived with a detached single-family style development in mind.

Parking

The required number of parking spaces for the project will be calculated utilizing Article 8, Section 28-164 of the City of Avondale Zoning Ordinance multi-family dwelling requirements, and Article 2, Section 28-36(b)(5) multi-family design standards

as provided below:

TABLE 3: MULTI-FAMILY PARKING REQUIREMENTS	
2 Bedroom:	1.75 spaces/unit
3 Bedroom:	2 spaces/unit
Plus: One (1) visitor space per five (units) must be provided; and at least one (1) space per multi-family unit must be covered and assigned to a unit.	

The parking supply as shown on **Figure 5: Conceptual Site Plan** exceeds the multi-family parking ratios required by Section 28-164, and is provided as a mix of covered and uncovered spaces in shared parking courts and on-street guest spaces along internal drives. As required by Article 8, Section 28-164 of the City of Avondale Zoning Ordinance, a minimum of one (1) covered parking space is being provided to residents, and a total of three (3) spaces are provided to each unit, irrespective of the number of bedrooms in each unit. This shared-parking approach supports the attainable nature of the product, while still comfortably accommodating both resident and guest parking demand.

Deviations and Justifications

The proposed residential product requires a deviation from the multi-family design standards, established in Article 2, Section 28-36(b)(5)(C) of the City of Avondale Zoning Ordinance, which requires single-family attached, townhome, and condominium developments to provide a garage at a ratio of one (1) per dwelling unit, the same as a single-family detached dwelling unit. The proposed housing product was specifically designed without a garage to maintain mortgage attainability and to deliver true “missing middle” entry homes for first-time buyers. From the outset, the Project was conceived to deliver target prices attainable for Avondale’s first-time homebuyer households. The inclusion of garages would substantially undermine that objective.

Constructing garages for each home would substantially increase per-unit construction costs and, in turn, final sale prices, preventing the Project from delivering attainable “starter homes” for the City’s growing workforce. Further, land required to accommodate individual garages and driveways, while maintaining setbacks, internal circulation

and open space, would result in a reduction of approximately thirty (30%) percent of total units. The increased land requirement and construction costs associated with garages is estimated to increase the total purchase price by forty (40%) percent, putting the units beyond the purchasing capability of the workforce population the Project was intended to serve. The community design also leverages access to major trail networks and cycling connections, and to reduce reliance on vehicles, provides amenities encouraging the use of rideshare services (e.g., Uber, Lyft) and bicycle ownership/use. By allowing the Project to deviate from the garage requirement of Article 2, Section 28-36(b)(5)(C) of the City of Avondale Zoning Ordinance, the City enables a small-scale, ownership-oriented community that still meets residents' parking needs while advancing the General Plan goals for high-quality, attainable "missing middle" housing.

Per the "Minimum Requirements for EV Charging Stations and EV-Capable Parking Spaces" Table established in Section 28-164 of the City of Avondale Zoning Ordinance, four percent (4%) of resident parking spaces and one percent (1%) of visitor parking spaces are required to have a "Level 2 EV Charging Station Installed", and sixteen percent (16%) of resident parking spaces and three percent (3%) of visitor parking spaces are required to be "EV-Capable For Level 2 EV Charging Station". The developer intends on installing nine (9) up-to-date EV charging stations at construction based on the required multi-family parking ratios in Section 28-164. There are concerns that the fluidity of the EV market and infrastructure will deem EV-capable spaces out-of-date by the time the homebuyers may choose to have one installed. Additionally, even when spread throughout the development, there is no guarantee that they will be located near the homes or assigned parking for the residents that desire such a service. For these reasons, the applicant requests to deviate from the EV-Capable requirement.

The Project's parking and EV strategy is also aligned with Avondale's Transportation and Active Transportation Plans, which encourage bicycle-friendly amenities and multi-modal connections. By emphasizing walkable internal streets, secure bicycle parking, and direct access to the Van Buren multi-use path, the Project is designed so that daily trips can occur on foot or by bicycle, rather than by car alone. EV infrastructure will be concentrated in locations where it can be efficiently expanded in

the future as demand grows, allowing the COA to respond to evolving technology while maintaining affordability.

5. LANDSCAPING

The Project will comply with the City's Multi-Family Residential Design Manual and Chapter 28 Article 12 Section 28-294 Landscape Design Standards of the City's Zoning Ordinance as modified below. See **Figure 7: Colored Landscape Plan**. The landscape concept prioritizes drought-tolerant, desert-appropriate plants and trees that provide shade and support the City's water conservation goals, as well as a cohesive streetscape along Van Buren Street and Corporate Drive.

Deviations and Justifications

Section 28-294(b)(3) of the Avondale Zoning Ordinance requires a minimum of one-and-a-half trees per dwelling or guest unit. The applicant is requesting a deviation to reduce the overall planting requirement to 0.75 trees per dwelling unit in exchange for providing larger average private open spaces for each unit. Trees planted in the public right-of-way/street frontage may be counted toward the overall tree minimums required by this ordinance. The number of trees shall not include the trees required in a landscape buffer, parking lot, or landscape setback planting.

Rather than distributing trees by a formulaic application of perimeter tree rows, the Project concentrates shade where people walk, bike, and gather – along sidewalks, open spaces, and the multi-use path. The requested reduction in trees per unit is offset by the generous amount of open space and by the purposeful placement of trees to create a comfortable environment for pedestrians and cyclists.

Section 28-294(c)(3)(C)(i) of the Avondale Zoning Ordinance requires a fifteen (15) foot landscape setback from collector streets. Corporate Drive is defined by the City of Avondale as a Minor Collector street. The Project proposes an eight (8) foot minimum landscape setback, with an average thirteen (13) foot landscape setback from Corporate Drive. This deviation is justified by the fact that the Project will add a right turn deceleration lane from Corporate Drive, which requires additional right-of-way dedication. The right-turn lane is to be designed per City of Avondale Standard Detail A1258 with a storage length of seventy-five (75) feet and an 8:1

taper. By utilizing the eight (8) foot minimum and thirteen (13) foot average landscape setback along Corporate Drive, the Project is better able to allocate more depth to the oversized private rear yards and internal open spaces.

Section 28-294(c)(5)(A)(i) requires that a minimum land use buffer of fifteen (15) feet be provided where any Multi-Family Residential Zoning District or use abuts a Single-Family Residential Zoning District or use. Section 28-294(c)(5)(A)(i) is inapplicable to PAD developments and for the purposes of this development Cerro Vista shall be treated as Single-Family Residential with respect to land use buffer requirements.

6. MULTI-FAMILY RESIDENTIAL DESIGN MANUAL

The Project will comply with the City's Multi-Family Residential Design Manual's Site Design and Open Space & Amenities sections as modified below in a manner appropriate to its unique detached-home condominium product and infill context.

Site Design

No deviations are requested for the Site Design portion of the Multi-Family Residential Design Manual.

Open Space and Amenities

The Project will include fifteen percent (15%) of open space.

Deviations and Justifications

Open Space: The Project proposes a deviation from the Multi-Family Residential Design Manual requirement of twenty percent (20%) usable open space to instead provide fifteen percent (15%) usable open space on the site. The fifteen percent (15%) usable open space amount meets the fifteen percent (15%) usable open space requirement for single-family PAD developments established in Section 28-114(e)(1)(A) of the Avondale Zoning Code, but is slightly less than the twenty percent (20%) requirement set by the Multi-Family Residential Design Manual.

To justify this deviation from the Multi-Family Residential Design Manual, in addition to the fifteen percent (15%) of net site area provided as common usable open space, the Project also provides approximately fourteen percent (14%) of the net

site area as private rear yard open space attached to each unit. As previously stated, the Project blends the character of traditional single-family and multi-family development and the private yard open space is in lieu of traditional balcony and courtyard open space. The Multi-Family Residential Design Manual requirement of eighty (80) square feet of balconies, porches, and patios would only amount to 1.7% of overall net acreage. The oversized private rear yards provided with this product type are a huge selling point for residents seeking a low maintenance single-family lifestyle. The fifteen percent (15%) usable open space, when combined with the fourteen percent (14%) of private backyard open space, goes above and beyond the twenty percent (20%) usable open space minimum required by the Multi-Family Residential Design Manual by providing a total of twenty-nine percent (29%) of usable open space for each resident. This figure in combination with the site's common passive open space, totals approximately 40% of the net site area devoted to open space. Additionally, the residents will have access to the Van Buren Trail running along the southern property edge, which will provide ample opportunity for additional outdoor recreation with connections to the broader Agua Fria and regional trail network. See **Figure 6: Conceptual Open Space Plan**.

This combination of private and common open space meets Section 28-114(e)(1)(a)'s fifteen percent (15%) usable open space requirement for single-family PAD developments, as well as the Multi-Family Residential Design Manual's minimum of twenty percent (20%) usable open space requirement (when including the private yard open space), and creates a livable environment, particularly for families and pet owners who value both personal outdoor space and shared greenspace. When paired with direct access to the Van Buren Trail.

Amenities: Per the City of Avondale's Multi-Family Residential Design Manual, a clubhouse and community pool are required for developments over fifty (50) units, whereas if this product was built on traditional single-family lots it would be governed by the Single-Family Residential Design Manual, which requires a pool and clubhouse for developments with over five hundred (500) lots.

The Project seeks to deviate from Multi-Family Residential Design Manual community pool and clubhouse requirement for developments

over fifty (50) units by providing the alternative equivalent programming for an outdoor clubhouse environment and an amenity package that is better matched to a small, for-sale detached community, and serves as the functional equivalent of the traditional pool and clubhouse amenities. See *Figure 7: Colored Landscape Plan*.

In lieu of a pool and indoor clubhouse, the Central Community Hub will feature an outdoor kitchen and gathering space with at least seven (7) of the following eleven (11) elements that include amenities:

- Shade Structure
- Multiple Built-In Grills
- Pizza Oven
- Active Turf Area
- Fire Pit with Adirondak Chairs
- Picnic Tables
- Built-In Coolers
- Bench Swing
- Multiple Preparation Tables/Counters
- Built-In Sinks
- Like Amenity (as approved by the Planning Director)

The Central Community Hub will serve as the functional equivalent of a clubhouse and acts as an extension of the homes. Due to the size of the proposed units, the Central Community Hub provides residents with additional space to comfortably host friends and family while simultaneously allowing for the opportunity for residents to meet, play, interact, and dine together.

Rather than concentrating all activity in one indoor building and pool, the Project's amenity program includes a series of smaller activity nodes dispersed throughout the site. Complementing the Central Community Hub, each node will be amenitized with at least one (1) of the following seven (7) elements:

- Additional Usable Green Spaces
- Dog Run
- Community Library
- Mural Wall
- Succulent Garden
- Shaded Seating
- Like Amenity (As approved by the Planning Director)

See *Figure 5: Conceptual Site Plan*. The community also incorporates features to support a multi-modal lifestyle such as bicycle-oriented amenities like bike fix-it stations and secure bike storage that seek to take advantage of the adjacent Van Buren multi-use trail, reinforcing an active, outdoor lifestyle and encouraging residents to walk and bike for short trips.

Taken together, the proposed amenity package fosters frequent, casual interaction among neighbors and helps residents build the kind of relationships and sense of community typically found in a traditional single-family neighborhood. In doing so, the PAD meets the functional intent of the Multi-Family Residential Design Manual's vision for communities like the Project.

Building Design

Due to the nature of the proposed product type, the Building Design section of the Multi-Family Residential Design Manual does not apply to the Project. Rather, the Building Design section of the Single-Family Residential Design Manual will apply to the Project.

7. SINGLE-FAMILY RESIDENTIAL DESIGN MANUAL

The Project provides attainable single-family homes within a multi-family style layout. As such, the architecture of the homes shall be reviewed under Section 2 – Home Design of the City's Single-Family Residential Design Manual. As is acknowledged under both residential Design Manuals, the Zoning Administrator has latitude to interpret the qualitative and quantitative standards to provide flexibility so long as projects meet the intent of the Manual(s), which includes emphasizing visual character, environmentally conscious design, and pedestrian-friendly opportunities to establish a healthy sustainable community.

Home Design

Architectural Design/Materials and Colors:

B. Incorporate architectural elements and details that add visual interest, scale, and character to all sides of the home to include four-sided pop outs.

Deviation: Window detailing shall be provided on all four sides of the homes. Architectural pop outs

will be provided on the front elevation of all homes, and on the side when homes are siding the internal streets.

These treatments ensure that homes present a finished, high-quality appearance to both internal streets and open spaces, reinforcing the neighborhood’s character even despite the compact unit footprints and emphasis on attainability.

Section 2.2 Roof Articulation and Design:

A. Developers should provide a purchase option for homes that can be built with a section reserved for the future installation of a solar photovoltaic or solar thermal system. [Per IECC 2018].

Deviation: To help manage mortgage attainability, this option will not be provided to homebuyers. However, the COA will not prohibit homeowners from installing solar independently.

B. No adjacent home or home directly across the street shall have the same elevation or roofline.

Deviation: No adjacent home or home directly across the street shall be identical, but the main ridge line orientation, pitch, and height are allowed to be the same throughout the community. The applicant has also exceeded City requirements by providing a minimum of four floor plans, each with three elevations per floorplan. This will ensure greater product and elevation diversity throughout the community.

The increase in floorplan and elevation variety, as well as the maintenance of a cohesive roofline, achieve the Manual’s goals for architectural diversity while keeping construction efficient enough to support attainable price points.

Section 2.3 Architectural Elements and Details:

C. Patio covers shall be provided as a standard feature and shall be compatible with the architectural style.

Deviation: Due to the small size of the proposed product type, in lieu of rear patios, roof overhangs will be provided over rear or side exterior doors. Additionally, residents will be permitted by the COA to install freestanding pergolas and other shade structures of limited height subject to COA Design Review approval. All units will have covered front porches, which will be more heavily used by

residents due to most homes fronting onto shared open space.

Covered front porches will serve as the primary transitional space between home and neighborhood, stimulating internal streets and open spaces. Allowing optional rear-yard shade structures gives buyers flexibility to customize their outdoor space over time while maintaining the affordability of the homes.

Section 2.5 Required Home Diversity:

Cerros Vista Condos shall include a diversity of architectural types as modified in **Table 4** below.

TABLE 4: REQUIRED HOME DIVERSITY		
	SINGLE FAMILY UNITS (0-99)	CERRO VISTA PAD PROPOSED
Number of Floor Plans Required	Minimum of 3 floor plans, 4 elevations per plan	Minimum of 4 floor plans, 3 elevations per plan
Number of Roof Styles Required	Minimum of 3 different roof styles	Minimum of 3 different roof architectural styles and 2 different roof materials
Number of Color Schemes Required	Minimum of 8 different color schemes per plan	Minimum of 8 different color schemes per plan, which may be shared amongst the different plans
Number of Roof Colors Required;	Minimum of 3 different roof colors	Minimum of 4 different roof colors

See **Appendix B: Conceptual Product Renderings** and **Appendix C: Floorplans**.

The mix of plans, elevations, and color palettes shown in the appendices will create a varied, interesting streetscape appropriate to a prominent infill site along Van Buren and within the City’s urban core.

8. INFRASTRUCTURE

Surrounding Street Improvements

The City of Avondale classifies Van Buren Street as a Major Arterial with an 85' northern half street right-of-way to accommodate the Van Buren Trail corridor. This right-of-way has already been dedicated, and half street improvements will be built as part of this project. Corporate Drive is designated as a Minor Collector with a 40' half-street right-of-way. The Project will be pursuing a deviation from this half-street right-of-way width to 30' as provided below.

Deviations and Justifications

A 30' half-street right-of-way reduction is being requested to match the dedication improvements adjacent to the site, and this request will facilitate a continuous design. Recently completed projects to the west and east along the Corporate Drive corridor have dedicated only 30' half street rights-of-way from N 127th Avenue to N 119th Avenue.

Water

The Cerro Vista site is not currently served by any existing water or wastewater services. The site is located within the limits of City of Avondale, and the site will utilize municipal City of Avondale potable water and wastewater service. Adequate water and wastewater lines are available immediately adjacent to the site for connection. Impact fees will be required to serve the Property.

The demand calculations below for the development are based on 99 residential dwelling units and a clubhouse with the following associate demands using criteria in the City of Avondale 2018 Integrated Utility Master Plan and the City of Avondale General Engineering Criteria.

Water demand calculations provided below are based on factors provided in the 2018 Integrated Utility Master Plan and the following site-specific assumptions:

- 11.5 gross acre site
- 99 dwelling units
- 8.6 DU/Acre
- 4.6 acres of open space
- One Central Community Hub

The target density for Medium/High Density residential was revised upward from four (4) to eight (8) DU/acre as part of the City's 2022 General Plan Amendment cycle. The latest IUMP was published in 2018, prior to this change in target density. Therefore, the Medium/High Density residential water demand factors are substantially lower than they need to be to reflect the new density target. The Project is proposing a density near the revised Medium/High Density target of eight (8) DU/Acre, therefore the proposed water demand is larger than the calculated demand using the standard IUMP factor. The Project also proposes shared common area and landscaping that is more in line with a multi-family project. This heightened level of amenitization also contributes to increased water usage.

While the proposed water usage is slightly higher as compared to the standard Medium/High Residential designation, it is a substantial actual decrease (approximately 44% decrease) as compared to the current High Density Residential entitlement.

Refer to **Table 5** for the current Water Allowance, defined in section 24-151 of the Avondale Municipal Code, demand based on the current General Plan designation as per the 2018 IUMP. Refer to **Table 6** for the standard Water Allowance demand based on 2018 IUMP factors for the proposed General Plan designation. Refer to **Table 7** for the proposed Water Allowance demand based on the proposed site plan and actual unit count/density. This water use will be greater than the Medium/High Density residential GPAD level, but significantly lower than the High Density Residential GPAD level that is currently in place. A Water Allowance greater than the allocation in the IUMP is permitted subject to a written agreement between the applicant and the city, per 24-155 (d)(1) of the Avondale Municipal Code.

The Proposed water system will connect to existing public mains with sufficient capacity located in W. Van Buren St. and W. Corporate Drive.

TABLE 5: CURRENT ALLOWABLE WATER USE DEMAND (AWU)

LAND USE	AVERAGE DAILY DEMAND (GPAD)	AVERAGE DAILY FLOW (GPD)	PEAK FIRE FLOW DEMAND (GPM)
High Density Residential (11.5 acres)	7,220	83,030	1,000

TABLE 6: NEW GPA ALLOWABLE WATER USE DEMAND (AWU)*

LAND USE	AVERAGE DAILY DEMAND (GPAD)	AVERAGE DAILY FLOW (GPD)	PEAK FIRE FLOW DEMAND (GPM)
Medium/High Density Residential (11.5 acres) [assumes out of date density target of 4 DU/Ac]	1,444	16,606 [standard water usage for 4 DU/Acre]	1,000

TABLE 7: PROPOSED ALLOWABLE WATER USE DEMAND (AWU)**

LAND USE	AVERAGE DAILY DEMAND (GPAD)	CLUBHOUSE/ OPEN SPACE DEMAND (GPAD)	AVERAGE DAILY FLOW (GPD)	PEAK FIRE FLOW DEMAND (GPM)
Medium/High Density Residential (99 Units) + Clubhouse and Open Space [based on proposed site plan and density of 8.6 Du/Acre]	361	2,300	46,319	1,000

Sanitary Sewer

There are currently no existing wastewater services on the Cerro Vista Condos site. Sewer demands are estimated by referring to the City of Avondale 2018 Integrated Utility Master Plan as follows:

The proposed system will tie into the existing 30' RCP public sewer main with sufficient capacity located on W. Van Buren St.

Grading and Drainage

Cerro Vista Condos shall conform to the standards set in the City of Avondale General Engineering Criteria. The onsite stormwater system will retain the 100 YR - 2 HR storm through a combination of underground retention tanks and surface retention basins.

TABLE 8: SEWER DEMAND

LAND USE	AVERAGE DAILY DEMAND (GPD/DU)	AVERAGE DAILY FLOW (GPD)
Medium/High Density Residential	217 (gpd/du)	21,443
Clubhouse*	100 (gpd/population)	5,000
Total		26,443
*Country Club value of 100 gpd/population from ADEQ 18-09 Table 1, assuming an equivalent population of 50 people.		

There are currently no offsite flows that affect the Cerro Vista Condos site. The adjacent half-streets of W. Corporate Dr. and W. Van Buren St. will be captured and retained onsite.

A preliminary Drainage Plan is provided separately.

Solid Waste

The Cerro Vista Condos development will have central common dumpsters for resident use. The Condo Owners Association will contract with a private solid waste collection service for disposal.

Schools

The Project is located within Littleton Elementary School District #65 (Collier Elementary School) and the Tolleson Union High School District (La Joya Community High School). The applicant will maintain ongoing coordination with the districts throughout the development process.

9. OWNERSHIP AND MAINTENANCE

Common areas will be privately owned by the community COA and operated and maintained by a professional management company. The construction, ownership, operation, and maintenance of common areas and perimeter rights-of-way ensure consistency and conformance with the intended character of the Property. The condominium plat will be established such that homes, shared walls, and private yards shall be maintained by the individual unit owner.

10. CONFORMANCE WITH AVONDALE PLANS

Avondale General Plan 2030

A concurrent Minor General Plan Amendment has been submitted to change the Project's land use designation from High Density Residential to Medium/High Density Residential on the City's General Plan Map. The maximum density for this Project is 99 Units, and the Target Density in the Medium/High Density Residential category is 8 DU/AC. Consequently, the Project is "on target" with the requested Designation.

The Avondale General Plan 2030 emphasizes the development of "diverse housing options," including

housing that is affordable to workers so they can live near their jobs and housing that gives residents opportunities to "upgrade living arrangements locally." It notes that rising home prices have led to "a shortage in the region and state for all levels of housing, in particular, the entry-level housing market," and stresses that the City must remain committed to ensuring that safe housing is available and relatively attainable in clean neighborhoods for residents of all races, ages, incomes, and cultures. The Plan highlights workforce housing as an important priority and cautions that providing more of the same housing product the City already has in large quantities would restrict Avondale's ability to diversify and is discouraged. It expressly adopts Goal 2: "Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels."

This Project directly implements those policies on a long-vacant infill site. It introduces a new, for-sale housing type—detached, single-story condominium homes with private yards—at a scale and price point targeted to entry-level buyers and local workers. It places those homes in an employment and education corridor, allows residents to live near jobs and schools, and wraps them in both private and common open space connected to the Van Buren multi-use path. By providing smaller homes, shared parking courts instead of individual garages, and strong bicycle and pedestrian connections, the Project responds to the General Plan's call for diverse, attainable housing choices in walkable, livable neighborhoods rather than "more of the same" conventional product.

The Avondale Freeway Corridor Specific Plan

The Avondale Freeway Corridor Specific Plan covers the majority of land within a ½ mile each way of the freeway located within the Avondale city limits. The Plan's primary focus is to capitalize on the freeway's visibility by directing employment, commercial, and mixed-use development to this corridor in a way that enhances Avondale's image and creates a more urban, walkable environment. The Plan also focuses on compatible residential districts that will support these uses.

The Project is consistent with and supportive of this plan. It places attainable, for-sale homes immediately adjacent to significant employment in the Fairway Commerce Center and other nearby

business park areas, reinforcing a jobs–housing balance along the freeway corridor. It provides high-quality architecture and landscaping along both Van Buren Street and Corporate Drive, contributing positively to the City’s image in these important gateways. And it leverages existing transportation and utility infrastructure on two fronting streets, maximizing the efficient use of urban services in the corridor.

The BLVD Specific Plan

The Property lies just west of The BLVD, Avondale’s mixed-use entertainment and civic core. The BLVD Specific Plan describes this area as the “heart” of the Avondale community, with small plazas, parks, recreation, and sports facilities serving as primary gathering spaces for residents and visitors.

The Project supports and reinforces this vision by adding a modest-scale ownership neighborhood within a short walk or bike ride of The BLVD. Residents will be well-positioned to frequent The BLVD’s restaurants, shops, plazas, sports facilities, and Aquatic Center, strengthening the customer and workforce base for existing and future businesses. By deliberately relying on The BLVD’s public plazas, parks, and recreation amenities for major recreational experiences—and focusing on daily-use amenities on-site—the Project encourages residents to treat The BLVD as their “big backyard” and helps ensure that the City’s public investments in that district are fully utilized.

11. CONCLUSION

The Project’s location adjacent to existing employment areas, the active Van Buren Street corridor, and Avondale’s The BLVD area to the east, provides an opportunity to create a unique, attainable, for-sale product type that will still be in harmony with the surrounding area.

The concurrent rezoning and General Plan Amendment requests are consistent with many of the policies of the City of Avondale’s General Plan 2030 and the Freeway Corridor Specific Plan. The Project intends to develop a vacant site that will provide a high-quality attainable housing option in the West Valley that is compatible with the urban character of the Avondale urban core.

FIGURE 1: VICINITY MAP

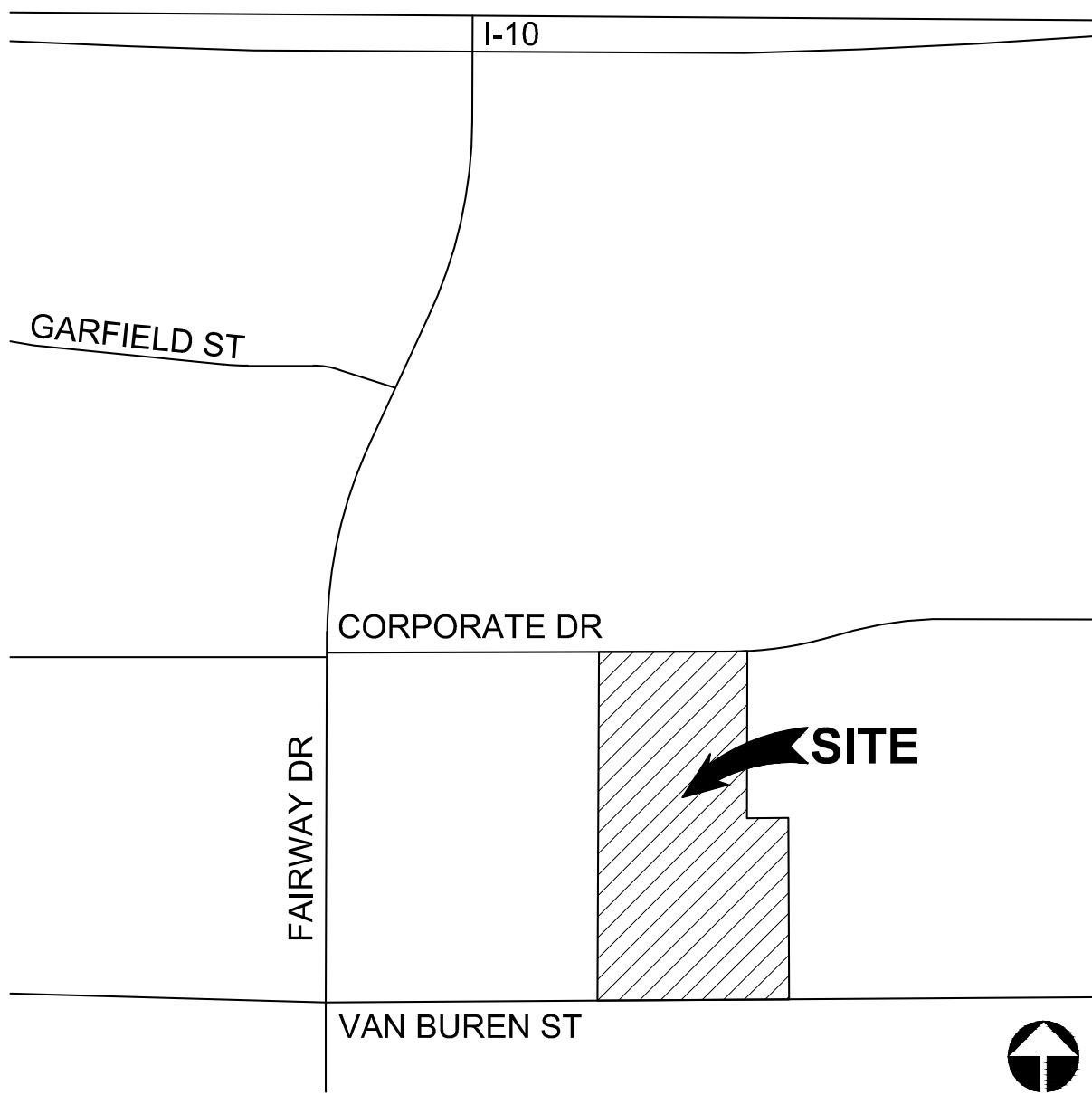
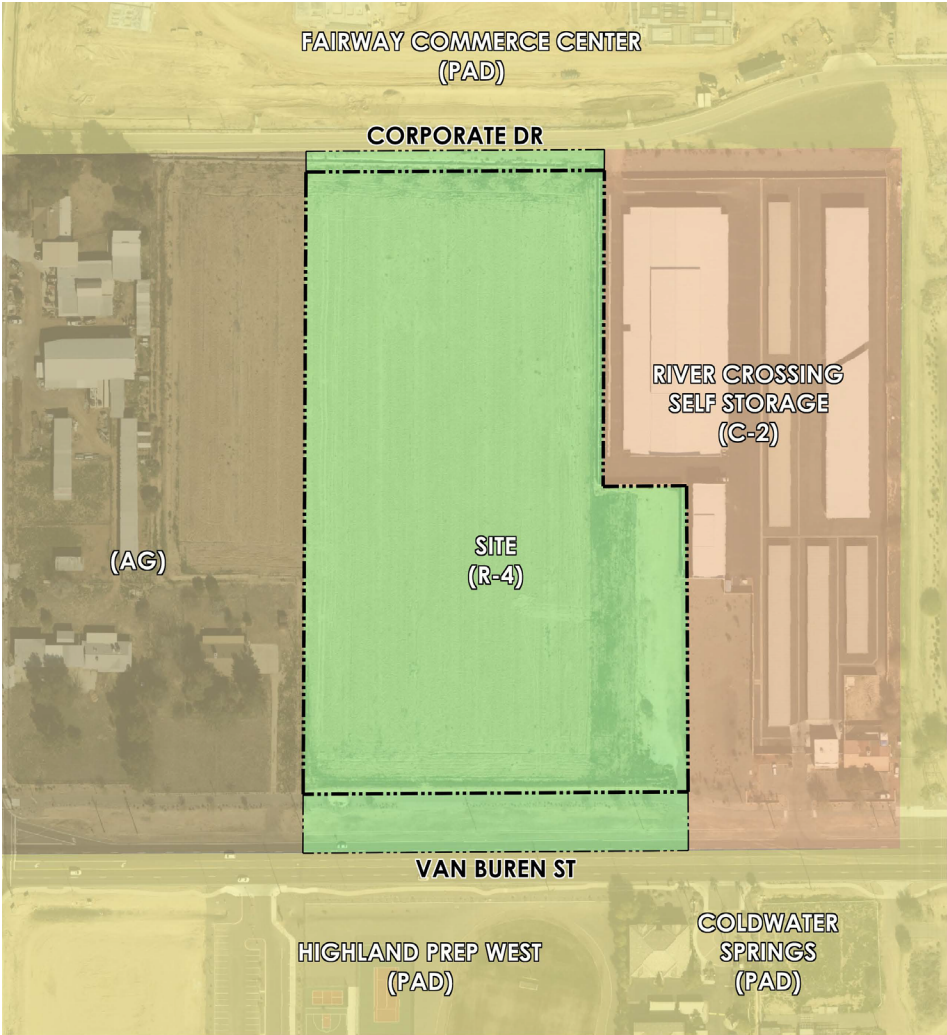


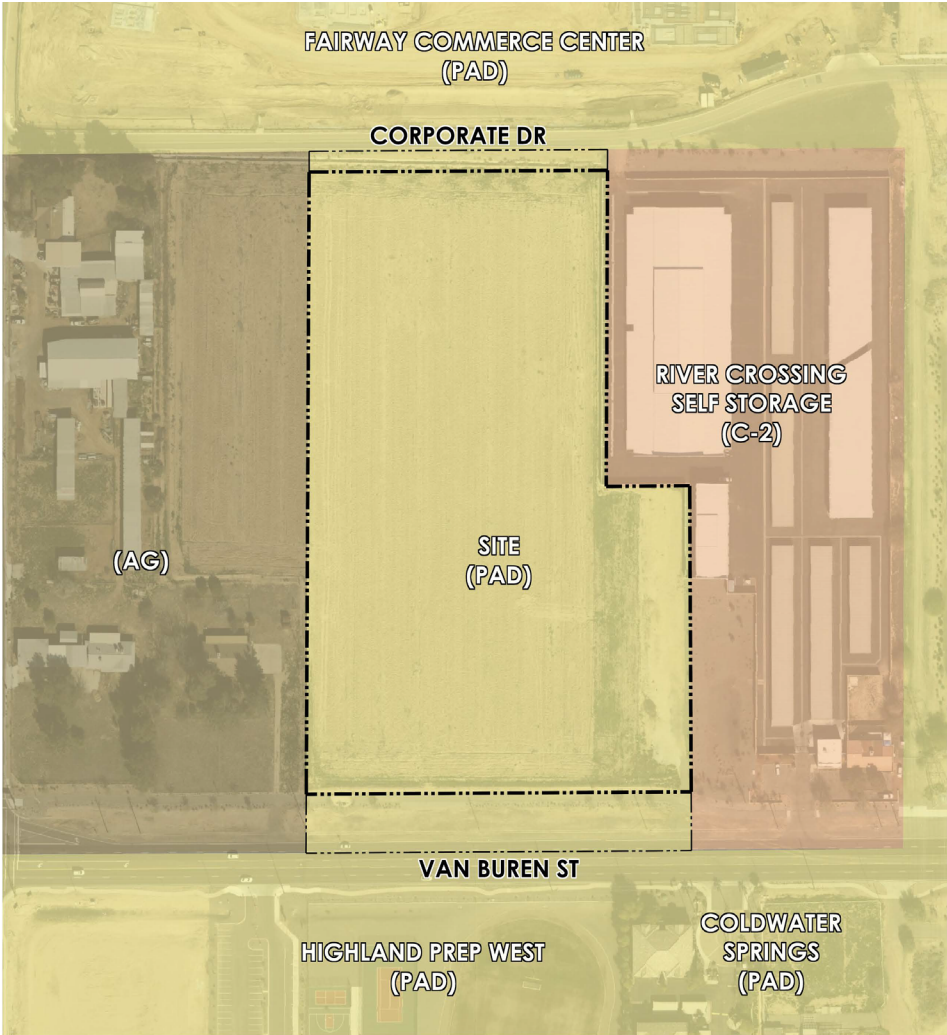
FIGURE 2: REGIONAL CONTEXT MAP



FIGURE 3: EXISTING & PROPOSED ZONING MAP



EXISTING ZONING



PROPOSED ZONING



FIGURE 4: EXISTING & PROPOSED GENERAL PLAN LAND USE MAP



CERRO VISTA CONDOS | 19



FIGURE 6: CONCEPTUAL OPEN SPACE PLAN

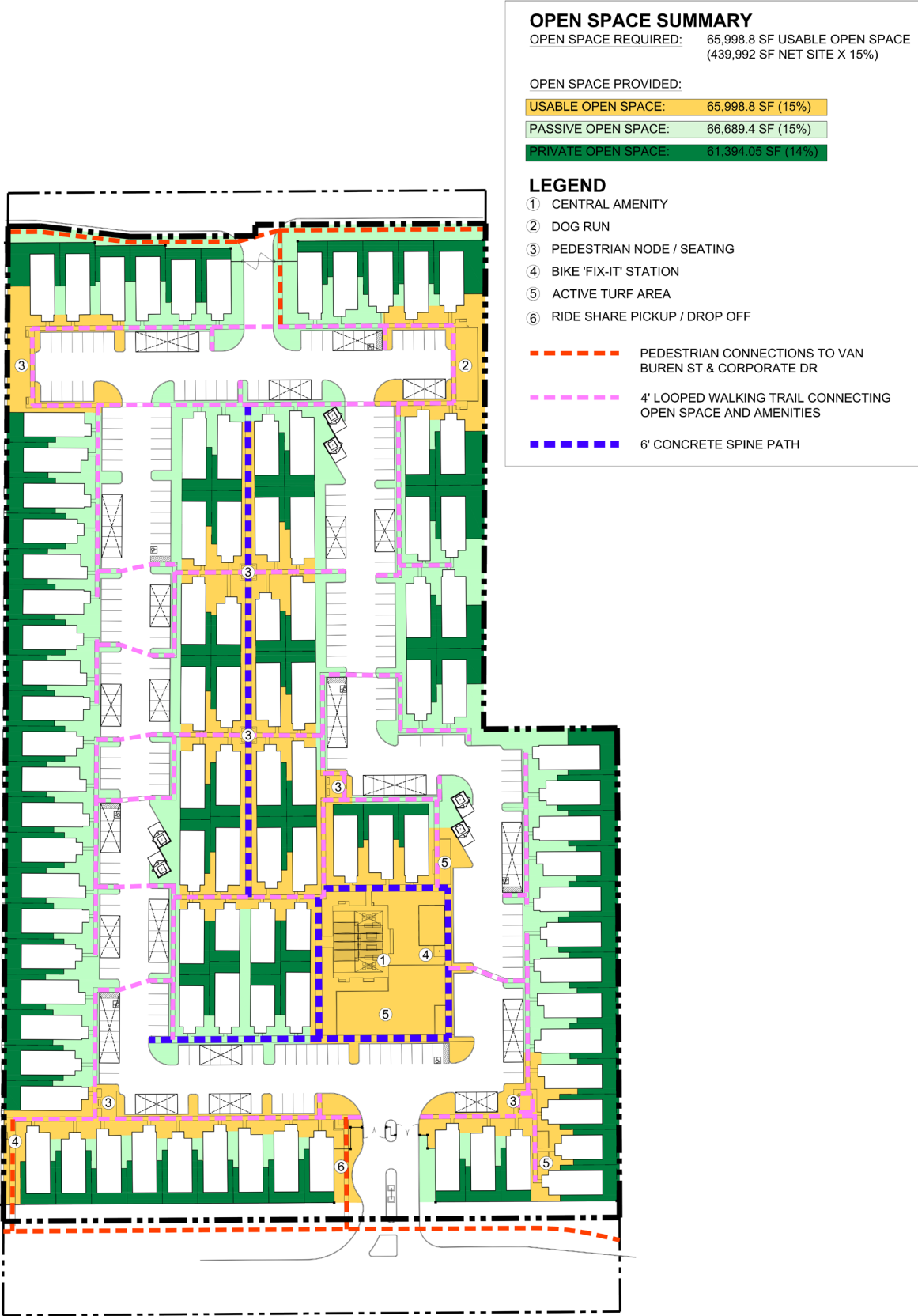


FIGURE 7: COLORED LANDSCAPE PLAN



FIGURE 8: WALL PLAN

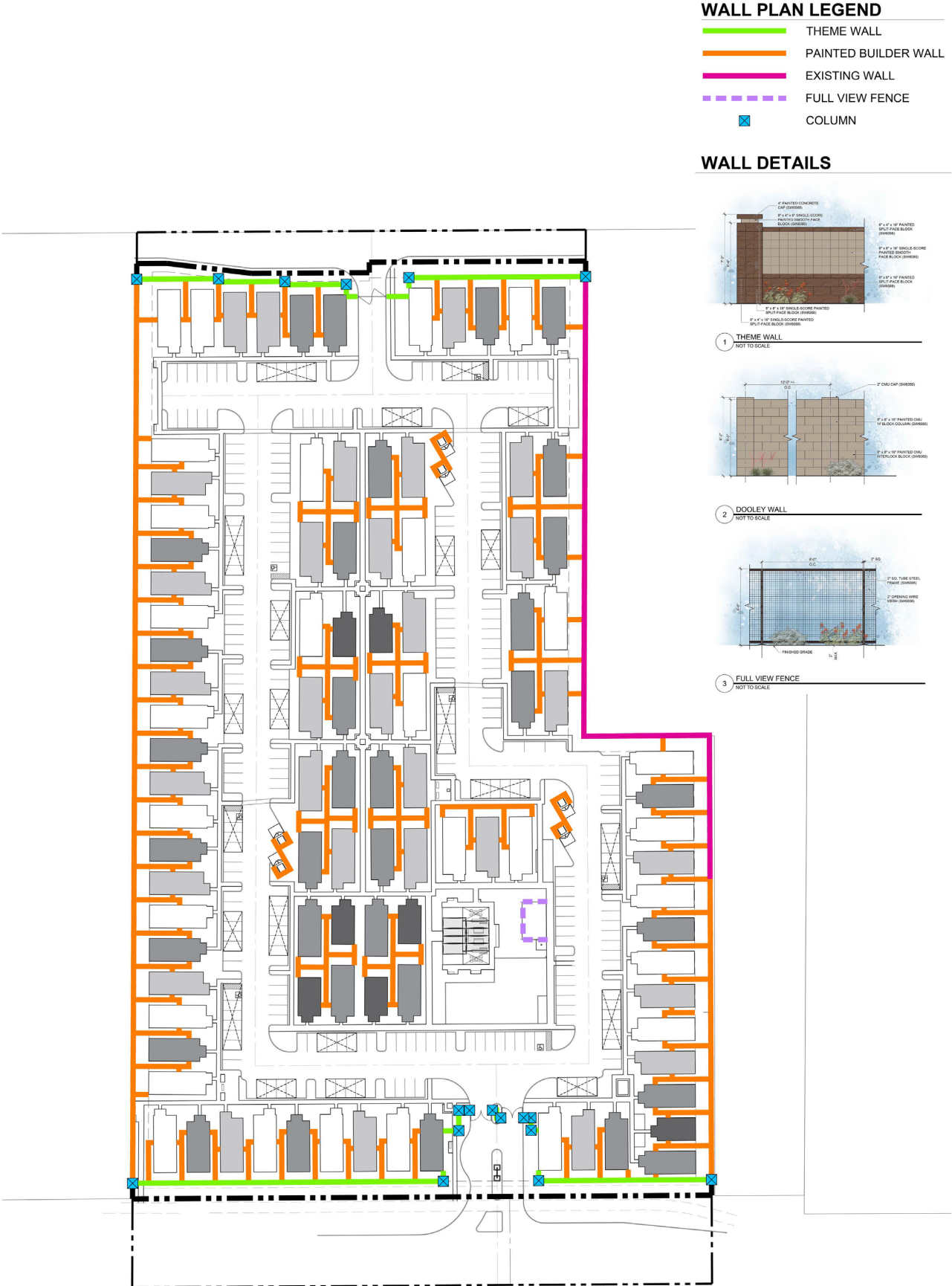


FIGURE 9: TYPICAL UNIT CLUSTER



APPENDIX A: LEGAL DESCRIPTION

EXHIBIT "B"
ZONING BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST QUARTER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS SOUTH 89 DEGREES 38 MINUTES 06 SECONDS WEST, 2653.77 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1632.40 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 38 MINUTES 06 SECONDS WEST, 556.96 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 15 MINUTES 41 SECONDS EAST, 1013.26 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 42 SECONDS EAST, 431.09 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 49 SECONDS WEST, 486.40 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 120.59 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 05 SECONDS EAST, 526.72 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 501,770 SQUARE FEET, OR 11.5190 ACRES MORE OR LESS.





HUBBARD
ENGINEERING

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

FAIRWAY DRIVE INDUSTRIAL PARTNERS LLLP

BK. 1692, PG. 5, M.C.R.

APN: 500-01-605

CORPORATE DRIVE

N89°39'42"E 431.09'



DIXON JO ANN
APN: 500-01-001V

N0°15'41"E 1013.26'

ZONING
BOUNDARY

N89°35'20"E
120.59'

S0°13'49"W 486.40'

ES RIVER CROSSING
STORAGE ARIZONA LLC
BK. 1579, PG. 27, M.C.R.
APN: 500-01-601

S0°17'05"E 526.72'



464.41'
SW CORNER,
SEC. 1, T1N, R1W
FND. BCHH

556.96'
S89°38'06"W 2653.77'
S. LINE, SW 1/4, SEC. 1, T1N, R1W

VAN BUREN STREET

1632.40'
P.O.B. P.O.C.
S. 1/4 CORNER,
SEC. 1, T1N, R1W
FND. BCHH

CERRO VISTA
ZONING BOUNDARY

EXHIBIT "A"

City of Avondale, Maricopa County, Arizona

Project No.
25134

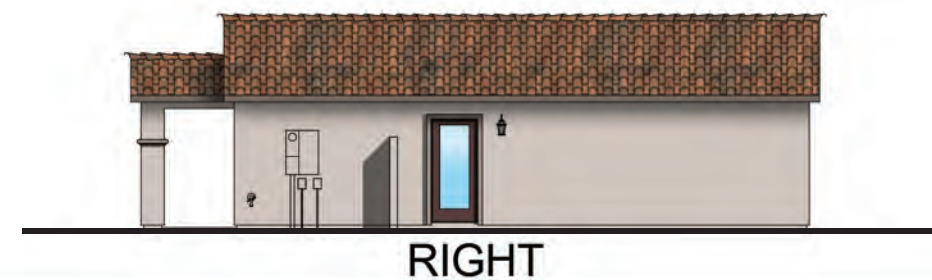
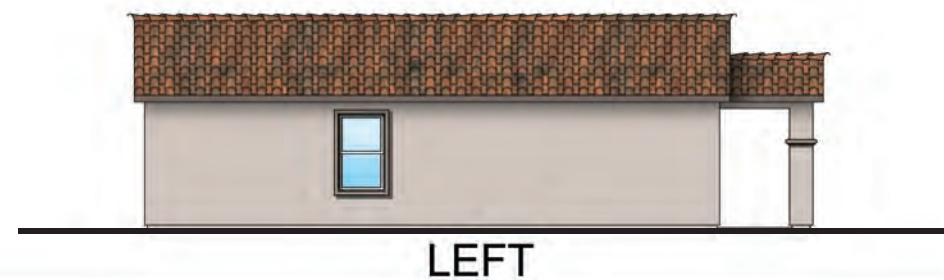
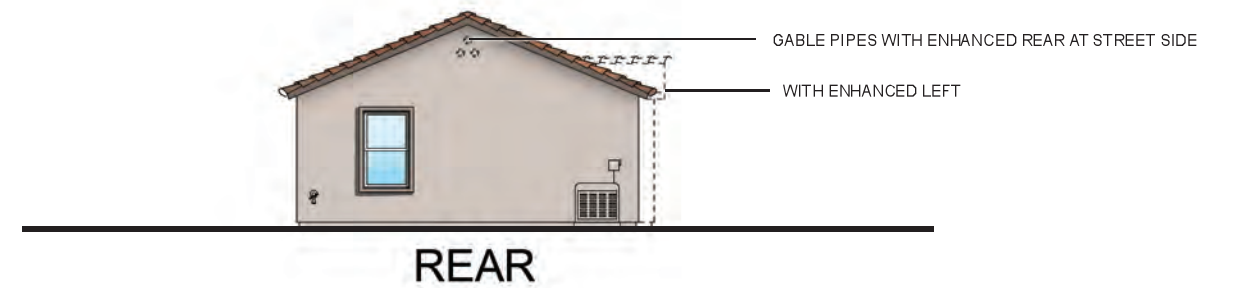
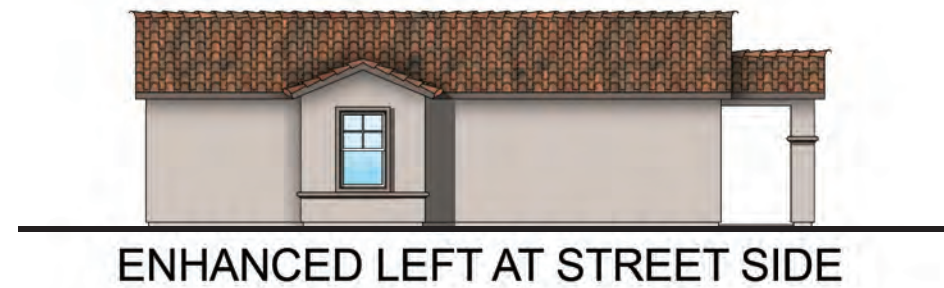
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08/25/25

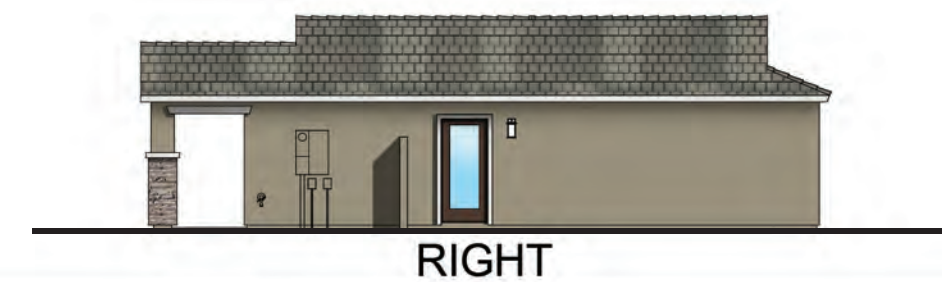
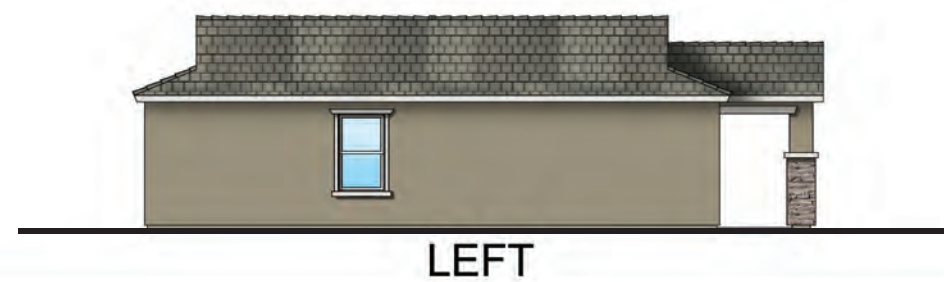
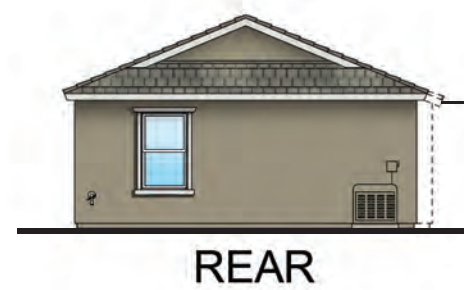
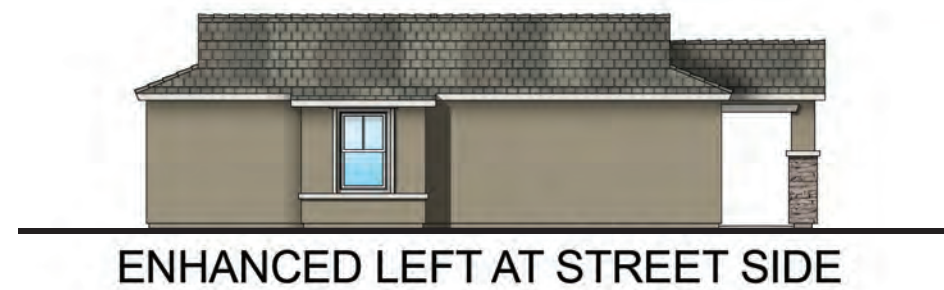
Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 1 of 1

APPENDIX B: CONCEPTUAL PRODUCT RENDERINGS







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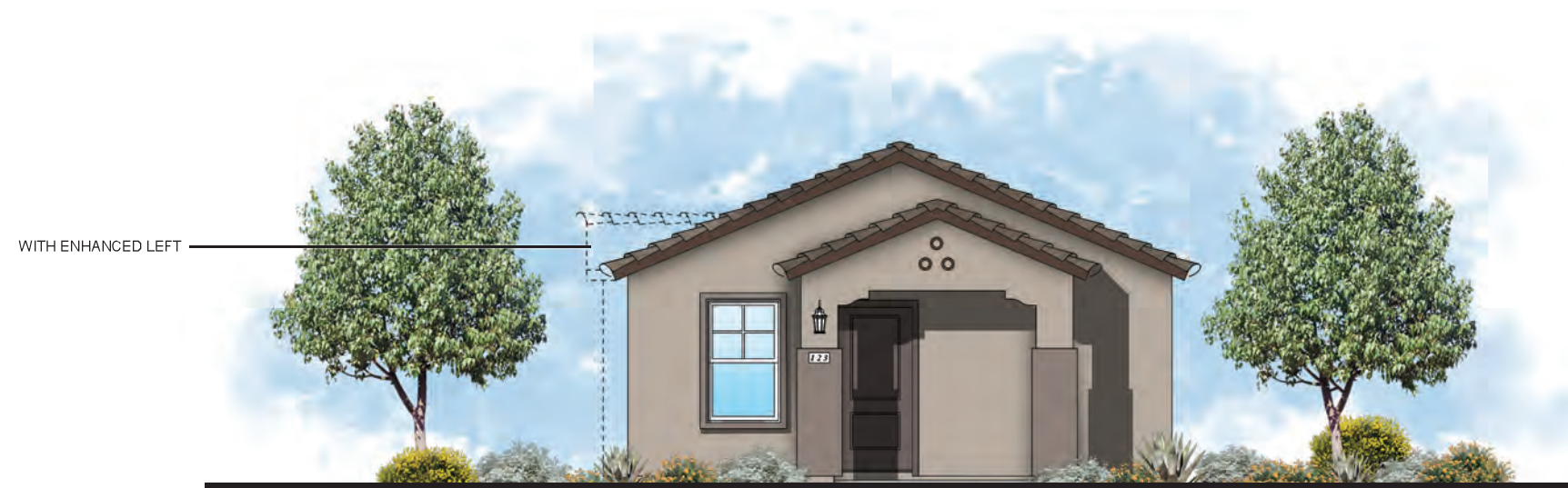
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LEFT



RIGHT



ENHANCED LEFT AT STREET SIDE



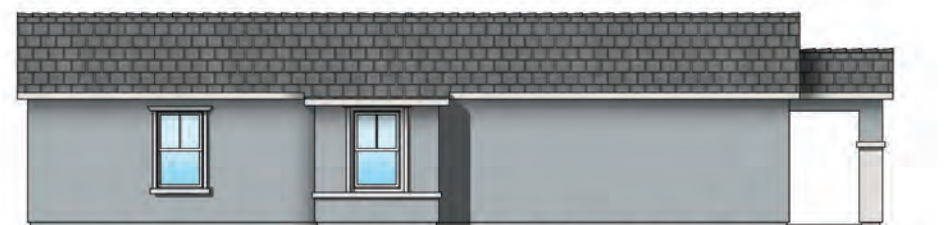
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REAR



RIGHT



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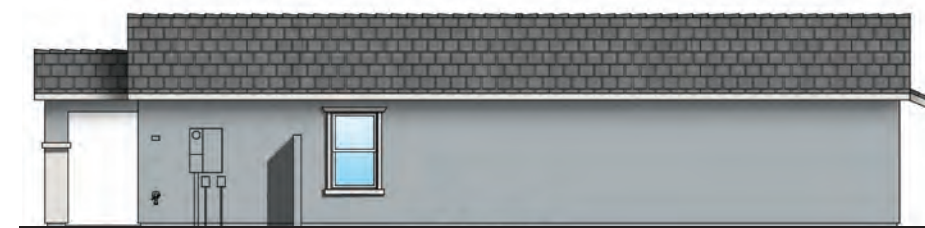
REAR



ENHANCED REAR AT STREET SIDE



LEFT



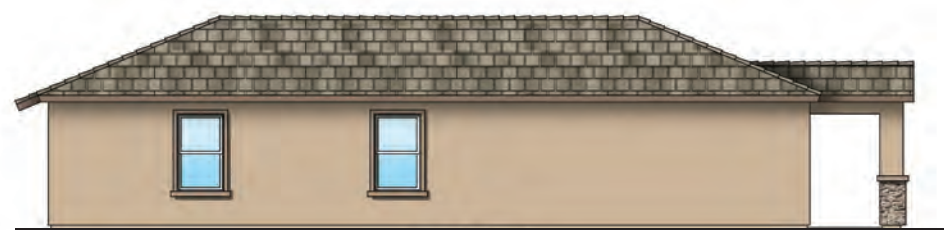
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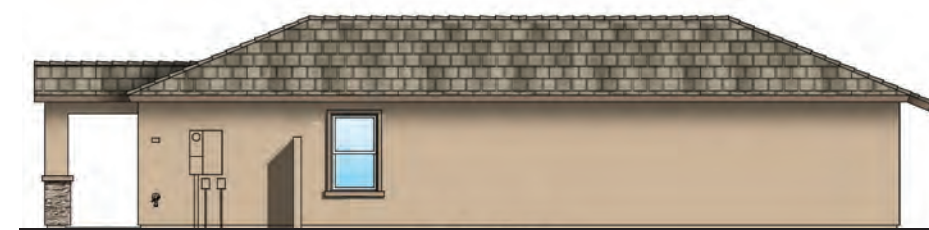
ENHANCED LEFT AT STREET SIDE



REAR



LEFT



RIGHT

WITH ENHANCED LEFT



ENHANCED LEFT STREET SIDE



GABLE PIPE WITH ENHANCED REAR AT STREET SIDE
WITH ENHANCED LEFT

REAR



LEFT



RIGHT

WITH ENHANCED LEFT



ENHANCED LEFT STREET SIDE



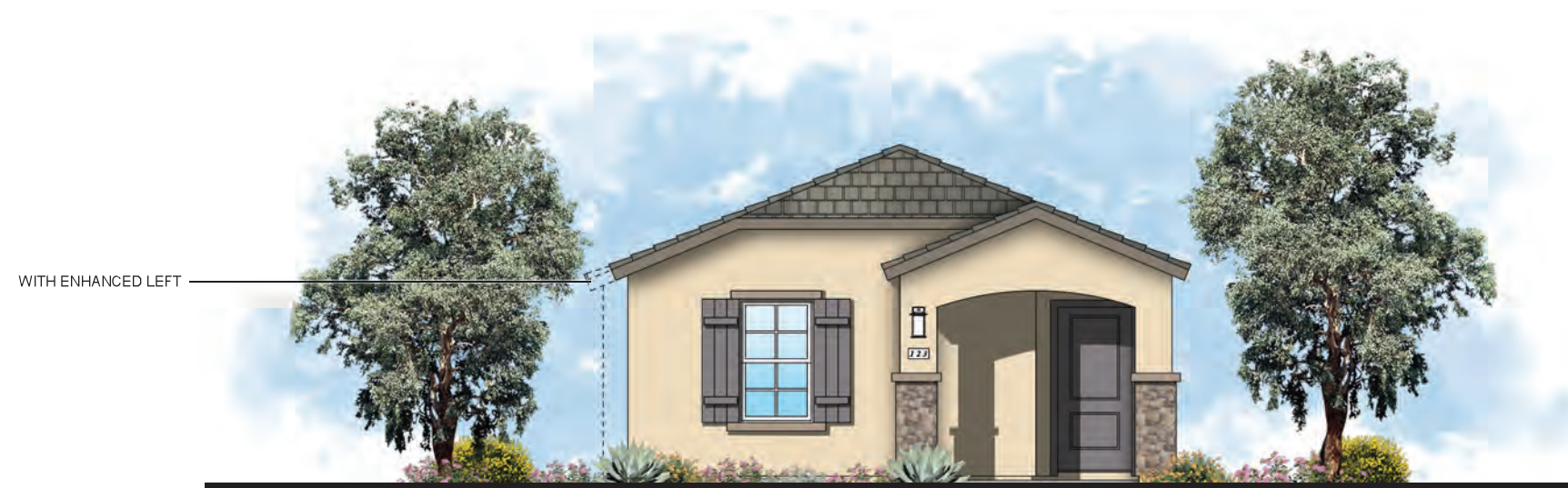
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LEFT



RIGHT



WITH ENHANCED LEFT



ENHANCED LEFT STREET SIDE



WITH ENHANCED LEFT

REAR



LEFT

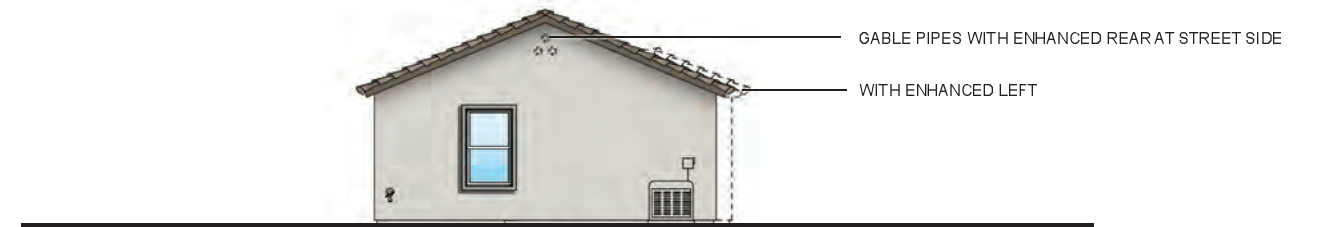


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ENHANCED LEFT AT STREET SIDE



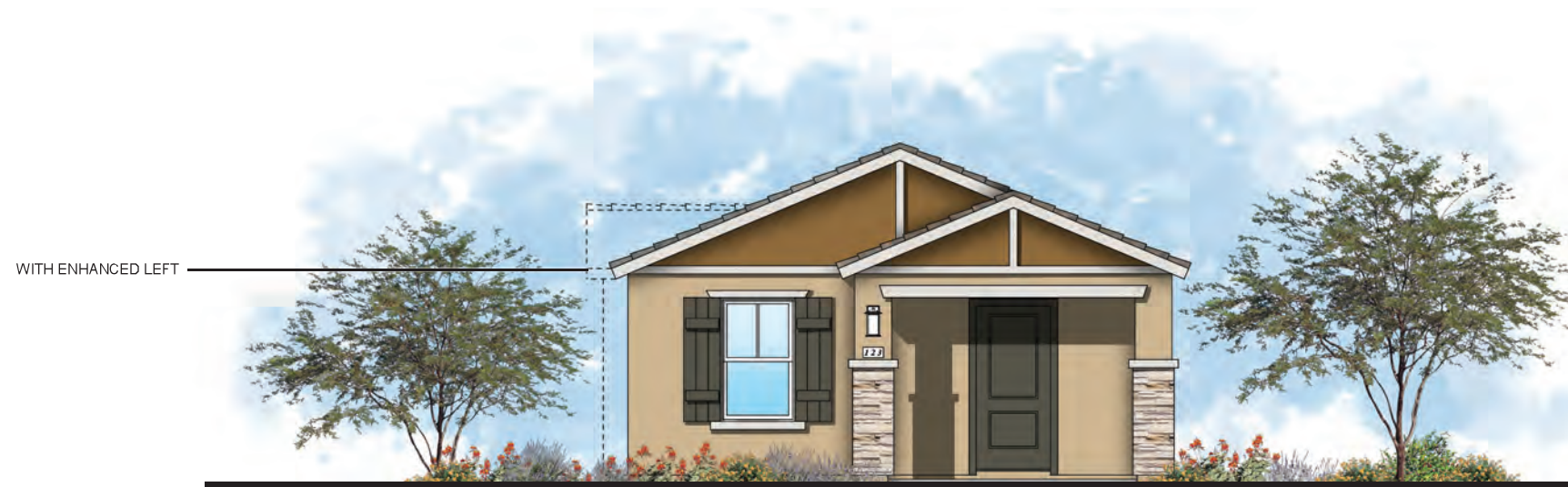
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LEFT



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ENHANCED LEFT STREET SIDE



REAR



ENHANCED REAR AT STREET SIDE



LEFT

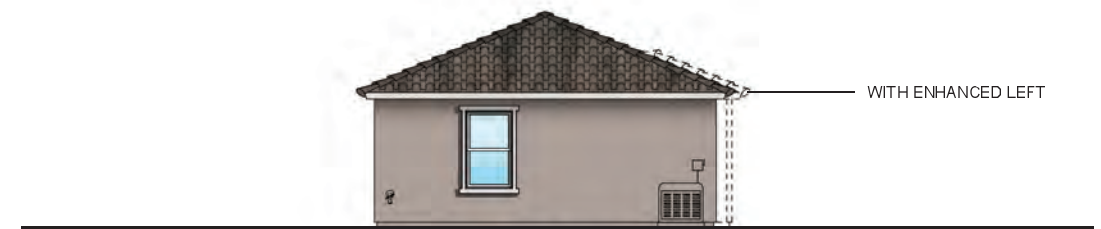


RIGHT

WITH ENHANCED LEFT



ENHANCED LEFT STREET SIDE



REAR

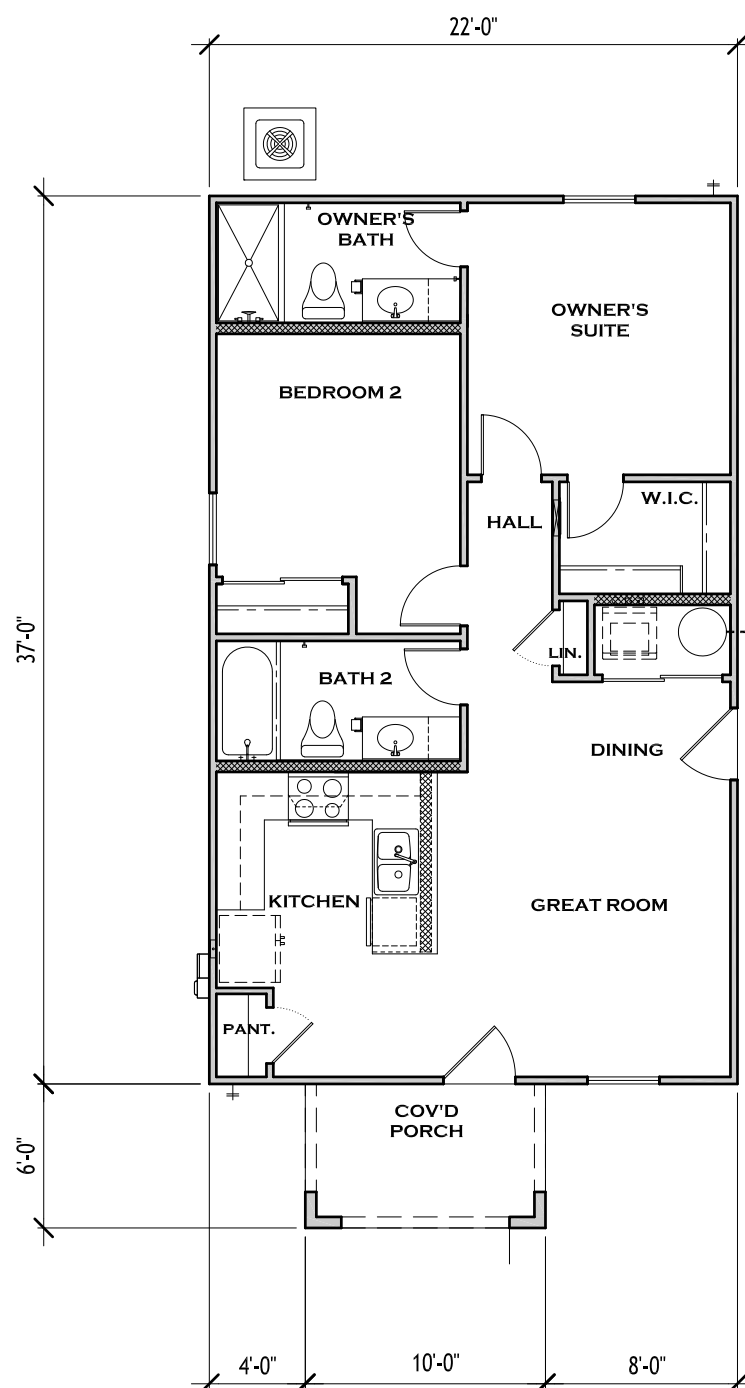


LEFT



RIGHT

APPENDIX C: FLOORPLANS

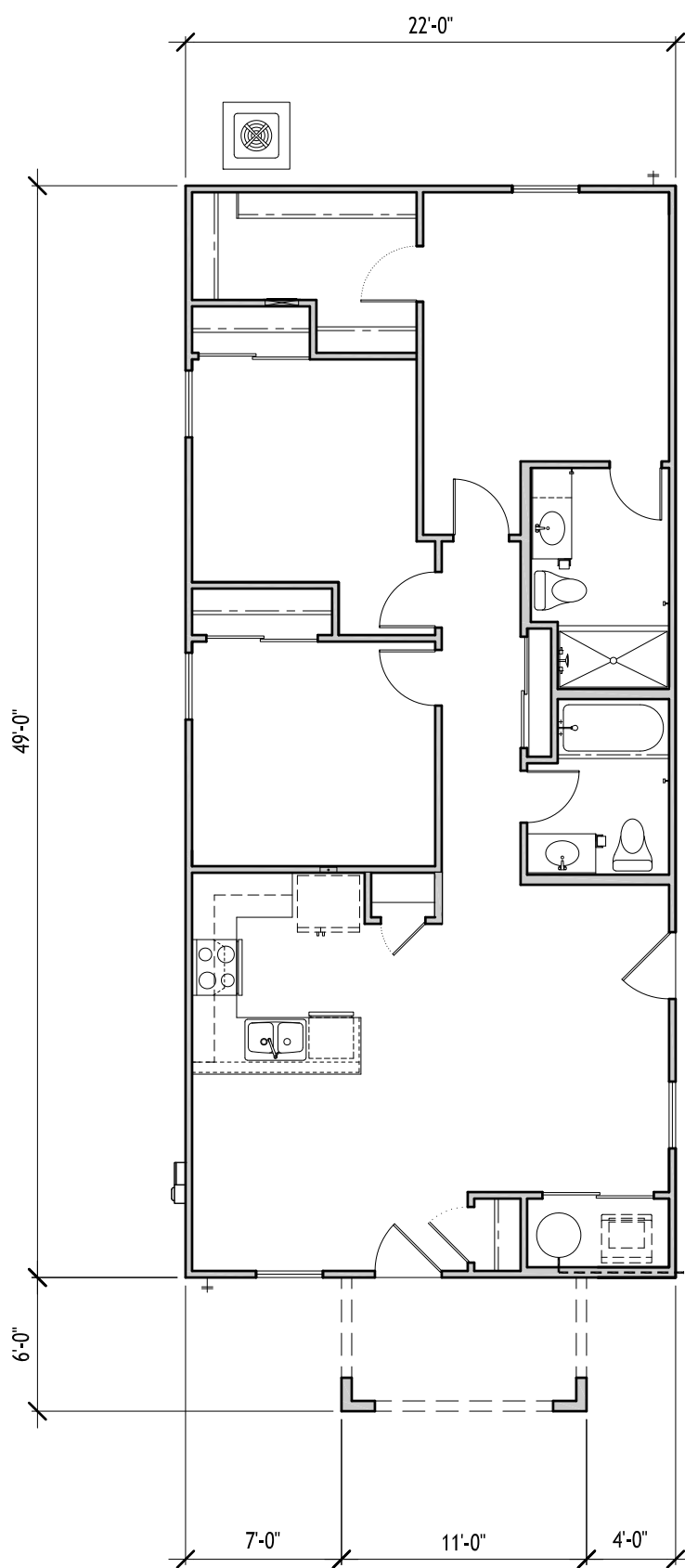


814 S.F. LIVABLE

1/8" = 1'-0"

PLAN 2241

FLOOR PLAN A - SPANISH COLONIAL

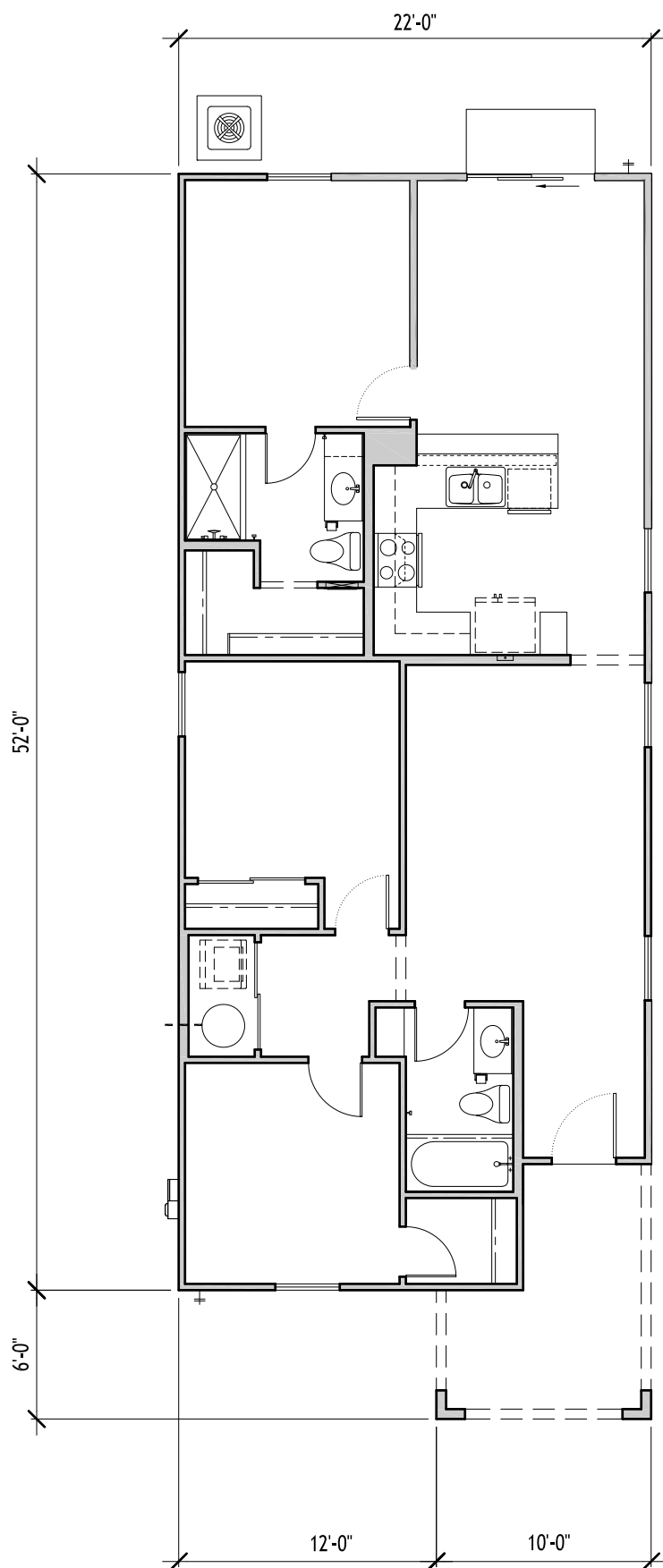


1,078 S.F. LIVABLE

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PLAN 2253

FLOOR PLAN A - SPANISH COLONIAL

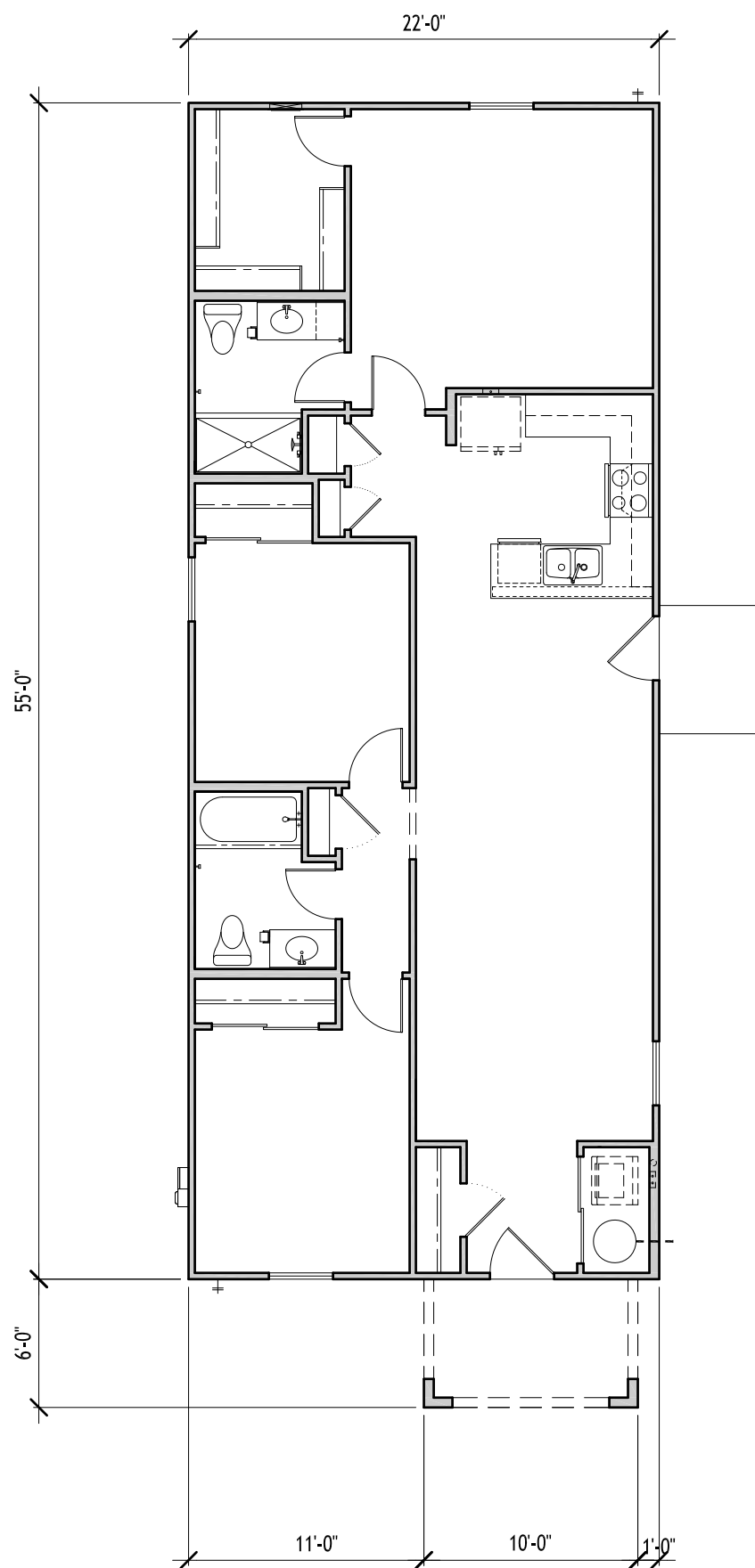


1,109 S.F. LIVABLE

1/8" = 1'-0"

PLAN 2256

FLOOR PLAN A - SPANISH COLONIAL



1,210 S.F. LIVABLE

1/8" = 1'-0"

PLAN 2259

FLOOR PLAN A - SPANISH COLONIAL

PROJECT DESCRIPTION

THIS REQUEST IS FOR AN APPROXIMATELY 11.5 GROSS, 10.1 NET-ACRE PARCEL EAST OF THE NORTHEAST CORNER OF VAN BUREN STREET AND FAIRWAY DRIVE. THE DEVELOPMENT PLAN INCLUDES 99 SINGLE-FAMILY DETACHED RESIDENCES TO BE PLATTED VIA CONDO PLAT. THESE RESIDENCES ARE DESIGNED AS TWO AND THREE BEDROOM SINGLE-FAMILY DETACHED HOMES, BUILT AT A DENSITY OF +/- 9.8 DWELLING UNITS PER NET ACRE. EACH RESIDENCE WILL HAVE MINIMUM 300 SQ.FT. PRIVATE REAR YARDS, AND MULTIPLE LOOP PATHS WILL BE PROVIDED THROUGHOUT THE COMMUNITY, CONNECTING RESIDENTS TO THE PRIMARY AMENITY.

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
APPLICANT	LENNAR ARIZONA, LLC RILEY BAEHR 1665 W. ALAMEDA DR., SUITE 130 TEMPE, ARIZONA 85283 480.476.8400
LANDSCAPE	RVI PLANNING + LANDSCAPE ARCHITECTURE JESSICA MILLER 4900 N. SCOTTSDALE ROAD, SUITE 1200 SCOTTSDALE, ARIZONA 85251 480.994.0994
CIVIL ENGINEER	KIMLEY-HORN ANDREW JUPP, PE 14848 N. SCOTTSDALE ROAD, SUITE 200 SCOTTSDALE, ARIZONA 85254 602.944.5500
ATTORNEY	BERGIN, FRAKE, SMALLEY & OBERHOLTZER, LLC CAROLYN OBERHOLTZER 4343 E CAMELBACK ROAD, SUITE 210 PHOENIX, ARIZONA 85018 602.888.7860

PRELIMINARY SITE PLAN

FOR

CERRO VISTA

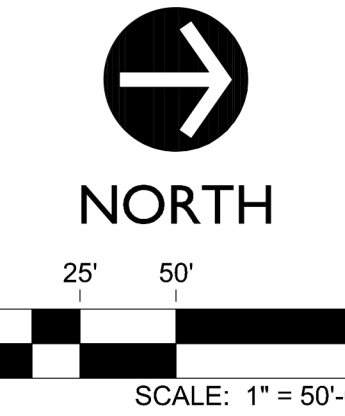
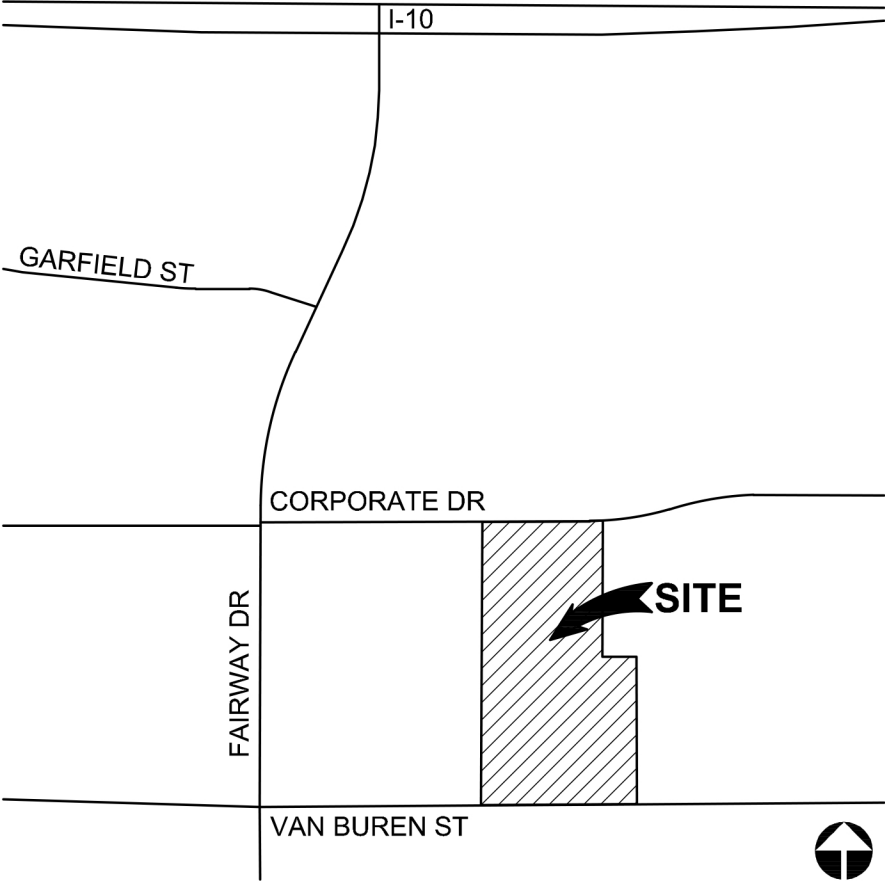
AVONDALE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Exhibit E

March 18, 2026

VICINITY MAP

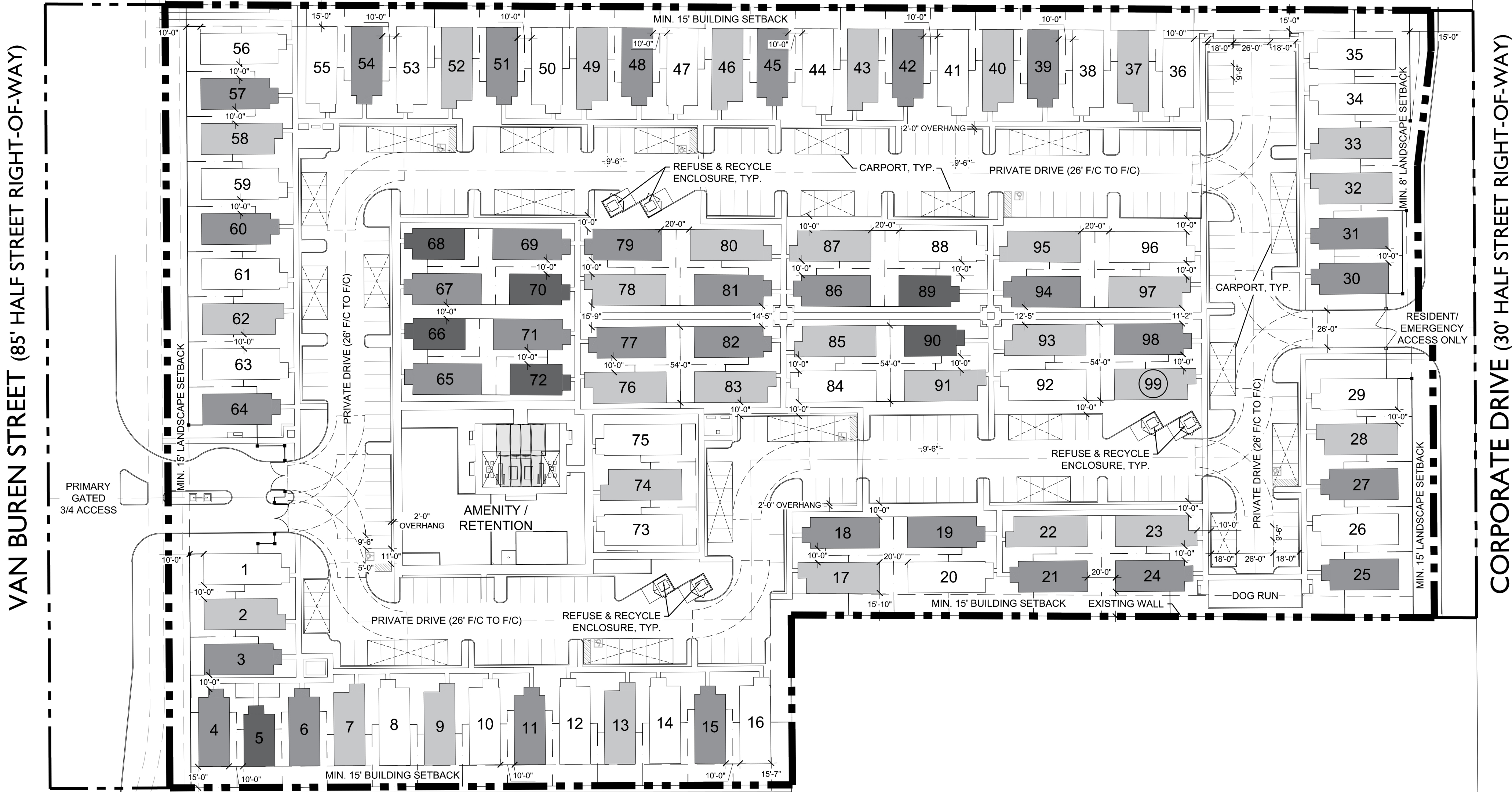


SITE DATA

SITE	DESCRIPTION
APN PARCEL #	500-01-001W & 500-01-001X
EXISTING ZONING: PROPOSED ZONING:	R-4 R-3 PAD
EXISTING GPLU: PROPOSED GPLU:	HIGH DENSITY RESIDENTIAL MEDIUM/HIGH DENSITY RESIDENTIAL
GROSS PARCEL AREA: NET PARCEL AREA:	+/- 11.5 AC. +/- 10.1 AC.
# OF UNITS:	UNIT A: 7 UNITS (2 BEDROOMS EA.) UNIT B: 33 UNITS (3 BEDROOMS EA.) UNIT C: 30 UNITS (3 BEDROOMS EA.) UNIT D: 29 UNITS (3 BEDROOMS EA.) TOTAL: 99 UNITS (290 BEDROOMS)
GROSS DENSITY: NET DENSITY:	8.6 DU/AC 9.8 DU/AC
PARKING PROVIDED:	297 SPACES TOTAL INCL. 104 COVERED SPACES (5 ADA) INCL. 193 UNCOVERED SPACES (2 ADA) INCL. 9 EV SPACES INCL. 37 EV READY SPACES (1.0 SPACES PER BEDROOM) (3.0 SPACES PER UNIT)
OPEN SPACE REQ.: OPEN SPACE PROV.:	65,998.8 SF (15% OF NET) 194,082.3 SF (44% OF NET) ACTIVE: 65,998.8 SF (15% OF NET) PASSIVE: 66,609.4 SF (15% OF NET) PRIVATE: 61,394.1 SF (14% OF NET)

LEGEND

GROSS BOUNDARY	---
NET BOUNDARY	---
UNIT A (2 BEDROOMS)	9 UNITS 880 S.F. PER UNIT
UNIT B (3 BEDROOMS)	32 UNITS 1,144 S.F. PER UNIT
UNIT C (3 BEDROOMS)	30 UNITS 1,210 S.F. PER UNIT
UNIT D (3 BEDROOMS)	28 UNITS 1,276 S.F. PER UNIT
FIRE TURN RADIUS	R=5'-0" R=3'-0"



CERRO VISTA CONDOS
PRELIMINARY SITE PLAN
AVONDALE, ARIZONA

PROJECT NO : 25002867
DATE: 2025-11-26
DRAWN: JD
REVIEWED: JM

REVISIONS
1
2
3
4
5
6

PRELIMINARY
SITE PLAN

SP.1

SHEET 1 OF 4

PL-25-0094

Summary of Neighborhood Meeting for

Cerro Vista Condos

Case Numbers: PL-25-0217 & PL-25-0218

February 11, 2026 at 6:00 PM

A neighborhood meeting for a general plan amendment application and a rezone application for approximately 10.1 net acres of land located at 12104 West Van Buren Street, Avondale, AZ 85323, was held on Wednesday, February 11 at 6:00 PM. The applications propose a general plan amendment of the site to Medium/High Density Residential and a rezone to PAD with the comparable zoning district of Multi-Family Residential R-3 to allow for the development of 99 detached, single-family units. The site was posted with the meeting information, a legal advertisement was published in the Southwest Valley Arizona Republic newspaper, and notifications were mailed to property owners and HOAs within 1,000 feet of the project.

The meeting was held at Avondale City Hall located at 11465 W. Civic Center Dr., Avondale, Arizona 85323 in the Sonoran Conference Room. No members of the public were in attendance. Two City staff/elected officials were in attendance. A redacted copy of the sign-in sheet is included as **Exhibit A** in this report.

Members of the development team present:

- Carolyn Oberholtzer – BFSO Law
- Connor Peagler – BFSO Law
- Lauren Trobaugh – BFSO Law
- Riley Baehr – LENNAR
- Jessica Miller – RVi Planning

City officials and staff present:

- Cole Hunger – Senior Planner
- Curtis Nielson – Avondale Vice-Mayor

Ms. Oberholtzer opened the meeting at 6:00 PM. Vice Mayor Nielson arrived at approximately 6:03. Vice-Mayor Nielson asked Ms. Oberholtzer a few questions on the new zoning for the site, as well as the ownership structure. Ms. Oberholtzer explained that the PAD would permit condo ownership, not a rental system. They further discussed unit sizes, the development's amenities, the condo owner's association structure, and other related

topics. Mr. Baehr joined the conversation to explain the proposed development's floor plan. Vice-Mayor Nielson asked about insulation, and Mr. Baehr explained that all Avondale building code requirements would be met. Ms. Oberholtzer closed the meeting at 7:00 PM.

Neighborhood Meeting Sign-In Sheet

Cerro Vista

Case No. PL-25-0217, PAD Rezone PL-25-0218

Neighborhood Meeting – February 11, 2026

City of Avondale

Avondale City Hall – Sonoran Conference Room

11465 W. Civic Center Drive

Avondale, AZ 85323

[illegible]



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Cerro Vista Condos has been submitted to the City of Avondale, Development Services Department, for review.

Project: Cerro Vista Condos Project Manager: Riley Baehr
 Request: 99 Single Story Condos Acreage/Parcel Size: 10.1 Acres
 Current Density Allowed: 22.71 units/acre Density Proposed: 9.8 units per acre
 Total number of residential units proposed: 99

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

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

Yes

☐

No

☒

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

\$380 per 850-999 sqft unit and \$690 - 1,000-1,199sf.
Additional students represent expenses related to space, resources and teachers; therefore, the Governing Board has established an impact agreement

Is a school site within the proposed development needed?

Yes

☐

No

☒

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

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

If answered yes, please explain below:

The developer has been in contact with our office and I have informed them about our Bbar developer impact agreement

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

Date Reviewed: 7-17-2025

School District: Littleton Elementary School District

District Superintendent: Dr. Louis Laffitte Jr.

Phone #: 623-478-56

E-mail: _____

Signature: [Signature]

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

Closest schools: Collier Business Academy

Development Services Department

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

www.AvondateAZ.gov/DevelopmentServices



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☐

No

☒

If answered yes, please explain below:

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

Date Reviewed: _____

School District: Tolleson Union HSD No. 214

District Superintendent: Jeremy Calles

Phone #: 623.478.4010

E-mail: jeremy.calles@tuhsd.org

Signature: _____

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

Development Services Department

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ITEM NUMBER: 4.d.

SUBJECT: Zoning Ordinance Text Amendments – Chapter 28, Article 1 (Administration and Procedures); Article 5 (Special Districts; Overlays) - Application PL-26-0048**MEETING DATE:** 3/18/2026

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 reflect changes in State law related to administrative approvals, provide for cross-references, allow for clerical corrections, 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 January 2026.

SUMMARY OF REQUEST:

The purpose of the text amendment is to update sections of the Zoning Ordinance to reflect changes in State law related to administrative approvals. The proposed changes will benefit the community by improving the overall consistency and usability of the Zoning Ordinance.

The proposed Zoning Ordinance text amendments respond to House Bill 2447, passed by the Arizona Legislature and effective from and after December 31, 2025, which authorizes administrative personnel to review and approve site plans and development plans without a public hearing. Under the Zoning Ordinance, procedures have long been established to administratively review and approve site plan and design review applications, except for development plans in The BLVD zoning district that require Council approval. House Bill 2447 did not contain an exception that allows special districts or areas to continue to approve development plans through non-administrative means. The proposed changes will bring The BLVD zoning district into compliance with State law and streamline procedures by removing the additional steps that require Planning Commission recommendation and City Council approval of The BLVD development plans.

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 28-6 Site plan and design review.

Streamline development review by removing references to Planning Commission recommendation and City Council approval for properties zoned The BLVD.

Section 28-91 The BLVDSection 28-91(a) Purpose.

Remove references to City Council approval.

Section 28-91(c) Subdistricts.

Remove references to City Council approval under the Gateway District.

Section 28-91(d) Administration.

Remove references to City Council approval. Eliminate language distinguishing between major and minor amendments that are no longer necessary.

Section 28-91(g) Development standards.

Remove references to City Council approval.

Section 28-91(h) Design.

Revise references to the City Council by replacing them with the zoning administrator.

PUBLIC PARTICIPATION:

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements. Staff has not received any feedback on the proposed text amendment. At the time of writing this report, no comments in support related to the proposal have been 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 reflect changes in State law related to administrative approvals, provide for cross-references, allow for clerical corrections, 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 the usability of the code and enhance customer service.
- The proposed text amendment facilitates the streamlined review and approval of development plans 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-26-0048, 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.

Article 1 ADMINISTRATION AND PROCEDURES

28-6 Site plan and design review.

* * *

(g) Approval.

(1) When the development review committee has completed its review:

- (A) Any site plan and design review development plan application for properties zoned ~~CCD (City Center District)~~ of The BLVD shall be ~~forwarded to the planning commission for its review and recommendation, and then to the city council for its review and decision. The development review committee shall include a recommendation of approval, approval subject to stipulations, or denial for the site plan and design review. either approved, approved with conditions, or denied by the development review committee.~~
- (B) Any site plan and design review application not ~~requiring planning commission and city council consideration~~ specified in subsection 28-6(g)(1)(A) above shall be either approved, approved with conditions stipulations, or denied by the development review committee.

* * *

* * *

(h) Extension.

- (1) Prior to the expiration of the two-year time period, the property owner or authorized representative may submit an application for a site plan and design review extension to the planning division. Extension requests ~~for a site plan and design review originally approved by the city council shall be placed on the next available city council agenda; a site plan and design review originally approved by the development review committee shall be sent to the zoning administrator or designee for review.~~
- (2) A site plan and design review extension shall only be granted if it is determined that all of the following requirements have been met:
- (A) The site plan and design review meets the requirements of this ordinance and any other applicable codes, plans and standards in place at the time the site plan and design review extension is requested, unless exempted by the city council.
- (B) The applicant has shown good cause for the delay.
- (C) The applicant has proposed a timeline to bring about the commencement of construction on the site.
- (3) If the required criteria have been met, the ~~city council or~~ zoning administrator or designee, as applicable, may grant a maximum of two (2) extensions, each extension not to exceed a period of one (1) year. If, at the end of the extension period, a building permit has not been issued or is no longer valid, the site plan and design review shall be considered expired.

* * *

28-91 The BLVD District.

- (a) Purpose. The BLVD Specific Plan ("The BSP") was created to implement the city council's vision of creating a vibrant, urban, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between

the Avondale Civic Center and Interstate Highway 10. The BLVD Zoning District (The BLVD District, or "The BLVDD") is intended to complete the vision expressed in The BSP by prescribing building form, site design and architectural standards for The BLVD area.

The BLVDD consists of two (2) components ~~approved by the city council~~: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 2-1 of The BSP, containing the basic performance standards and regulations for the respective Subdistricts shown on Figure 2-1 of The BSP and (B) an administratively approved ~~(by the city council)~~, individualized Development Plan that selects the land uses from those allowed in the applicable Subdistrict and organizes such uses into a form-based development plan specific to a site. Accordingly, the Subdistrict categories set forth in section 28-91(c) below are intended to directly relate to and implement the provisions set forth in Section 2.0 of The BSP for the corresponding subdistrict category. The BLVDD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the development plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the development plan.

~~* * *~~

- (c) Subdistricts. The BSP is divided into six (6) subdistricts. properties within each subdistrict shall comply with the land uses and development standards set forth in this section in accordance with the standards in The BSP for each such subdistrict. The six (6) subdistricts are described below:
- (1) Gateway District. The Gateway District, which features direct frontage on I-10 and offers significant visibility, is designed to accommodate development of commercial uses that will act as catalysts and spur demand for development in the remainder of The BLVD area. Commercial uses that would typically be classified as development catalysts include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospital(s), resort hotels, and/or four-story or greater class-A corporate headquarters. In addition to catalyst type uses, dense urban form residential developments (minimum twenty-two (22) dwelling units per acre), 2-3-story mid-rise office, and urban form retail/restaurant uses are appropriate. Industrial uses, such as manufacturing and warehousing, are inappropriate in this district. All uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories ~~with city council approval~~ as part of the development plan process.

~~* * *~~

- (d) Administration.
- (1) Establishment. The BLVDD zoning may be established on property within The BLVD area, as defined by The BSP Figure 2-1, according to the procedures outlined in section 28-10 of this zoning ordinance.
- (2) Required development plan. In addition to the approved The BLVD base zoning, ~~an city council~~ approved development plan is required prior to the application for a development permit within The BLVD.
- (A) Development plans may be filed for all or part of the property zoned or to be zoned The BLVDD. Development plans shall be submitted in accordance with section 28-6, site plan and design review; ~~provided, however that the planning commission shall review, and city council shall review and approve, all development plans for properties zoned The BLVDD.~~
- (B) The ordinance approving the rezoning of a property to The BLVDD shall indicate, both by narrative text and a map, the location and boundaries of the Subdistricts that are included in the area to be rezoned.
- (3) ~~Reserved. Amendment. The zoning administrator or designee shall determine whether a proposed amendment to an approved development plan is a major or minor amendment. Major amendments shall require city council approval with a recommendation of the planning commission. Minor amendments shall require administrative approval by the zoning administrator or designee only.~~

~~(A) Major amendment: Any one (1) of the following shall be considered a major amendment of a development plan:~~

- ~~i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the development plan are permitted without a major amendment so long as (i) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the development plan, (ii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the development plan and (iii) in the reasonable opinion of the zoning administrator, the overall character of the development plan, if modified, will remain in substantial conformance with the BSP and the development plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the development plan. Such boundary line changes may also require an amendment to the BSP prior to any city council consideration of the change to the development plan.~~
- ~~ii. Any change that could have significant negative impact on uses adjoining the development.~~
- ~~iii. Any change that could have a significant impact on roadways adjacent or external to the development.~~
- ~~iv. Any change that could have a significant negative impact on the amount of parking required or provided by the development.~~
- ~~v. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.~~

~~(B) Minor amendment: All amendments to a development plan not determined by the zoning administrator to be major amendments according to the criteria set forth in subsection (a) above shall be minor amendments.~~

~~***~~

(g) Development standards. The following development standards shall apply to all development within The BLVDD.

~~***~~

- (4) The following table outlines the minimum development standards within each Subdistrict. Standards in excess of these minimums may be required in accordance with the conditions required of Conditional Use Permits or uses permitted with conditions.

	Gateway	Village	Park Avenue	Residential	Neighborhood	Promenade

Maximum building height	10 stories/110 feet (a)			6 stories/70 feet (b)	2 stories/30 feet	

(a) 11 to 16 stories (maximum 170 feet) may be permitted by the City Council through the Development Plan approval process						

(h) Design.

* * *

- (3) Exceptions and departures to the design form guidelines (The BSP Section 2.1) or street sections (The BSP Figures 2-1 through 2-8, inclusive) within a Development Plan may be forwarded to the ~~planning commission for review and recommendation, and approved by the city council~~ zoning administrator, which approval may be granted only if the ~~city council~~ zoning administrator finds ~~in its sole and absolute discretion~~ that the project still achieves the overall intent, objectives, and guidelines of The BSP and the project design meets the basic requirements for traffic circulation, pedestrian orientation, shade, and design continuity.

* * *