



City of Avondale

Planning Commission Meeting

Wednesday, April 15, 2026

Commissioners

Alex McBurney, Chair

Shaun Grimm, Vice Chair

Mary Guzman, Commissioner | Julia Jewell, Commissioner

Crystal Lopez-Davey, Commissioner | Kristopher Ortega, Commissioner

Olivia Pineda, Commissioner | Vacant, Commissioner

Administration

Catherine Lorbeer, Deputy Director of Planning

Mary Grace McNear, Attorney II

Arrianna Ramirez, Administrative Specialist

City Council Chamber

11465 West Civic Center Drive

Avondale, AZ 85323

Watch a Planning Commission Meeting Online

Join the meeting and view presentations:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 253 670 194 765 97 | Passcode: Uy9Yy6iP

Using a Mobile Device? Download the Microsoft Teams Meeting application.

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address the Planning Commission shall appear in person to speak.



Planning Commission
Notice & Agenda
Wednesday, April 15, 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 March 18, 2026 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. HABITAT FOR HUMANITY – HISTORIC AVONDALE INFILL OVERLAY REZONE – APPLICATION PL-25-0236

Planning Commission will hold a public hearing and consider a request by Tana Nichols of Habitat for Humanity of Central Arizona, to apply the Historic Avondale Infill Overlay (HAIO) to 0.16 acres located approximately 150 feet west of the northwest corner of East Hill Drive and North 5th Street. The site is currently zoned Multi-Family Residential (R-4). Approval of the request will modify development standards and adopt a HAIO development plan on the subject site, allowing two duplex buildings for a total of four dwelling units. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua Orton, AICP, Lead Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

May 20, 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.



**PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Wednesday, March 18, 2026
6:00 pm**

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive, Avondale, AZ 85323 in open and public session at 6:00 p.m.

1. WELCOME AND CALL TO ORDER

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

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON

Chair Alex McBurney
Vice Chair Shaun Grimm
Commissioner Mary Guzman
Commissioner Crystal Lopez-Davey
Commissioner Kristopher Ortega

COMMISSIONERS EXCUSED / ABSENT

Commissioner Julia Jewell - excused
Commissioner Olivia Pineda - unexcused

CITY STAFF PRESENT

Jodie Novak, Development Services Director
Catherine Lorbeer, Deputy Director of Planning
Josh Orton, Lead Senior Planner
Cole Hunger, Senior Planner
Arrianna Ramirez, Administrative Specialist
Mary Grace McNear, Attorney II

3. APPROVAL OF MINUTES

Chair McBurney called for a motion to approve the minutes.

Vice Chair Grimm made a motion to approve the Planning Commission Meeting Minutes for December 17, 2025, seconded by Commissioner Lopez-Davey.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Abstain (a vote in the affirmative)

Upon vote, the motion passed 5 to 0

4. PUBLIC HEARING ITEMS

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

Senior Planner Cole Hunger presented a request submitted by Michelle Santoro of Gammage & Burnham for a major Planned Area Development (PAD) amendment for the Rosilian Villas project. The 24.89± net-acre site, located at the southwest corner of Dysart Road and Van Buren Street and annexed in 1960, is proposed to be amended from the Avondale Townhomes on Dysart PAD to the Rosilian Villas PAD with underlying R-3 Multi-Family Residential zoning. The amendment would facilitate development of a 291-unit duplex community.

Mr. Hunger reviewed surrounding land uses, which include multi-tenant auto sales, the Avondale Shopping Center, Madison Heights multi-family development, commercial uses, the Agua Fria Storage Center, Estrella Villa Mobile Home Park, and the Estrella Health and Rehabilitation Center. Surrounding zoning consists of C-2 Community Commercial, R-3 Multi-Family Residential, R1-6 Single-Family Residential, and C-1 Neighborhood Commercial. The underlying C-1 zoning in the PAD will remain unchanged.

The proposed General Plan Land Use designation is Medium-High Density Residential, allowing 4–12 dwelling units per acre. Requested deviations include replacing the single-family townhome land use with multi-family residential duplex use; attached residential units, and substituting the required 25 percent minimum garages with a combination of covered and uncovered parking spaces.

Mr. Hunger described the proposed 3- and 4-bedroom units and site amenities, including a community hub, community common area, and walking paths. The primary access is from Dysart Road, with secondary access from 4th Street leading to shared covered and uncovered parking areas.

Staff finds the request consistent with the Avondale Zoning Ordinance, the General Plan 2030 land use and housing goals, and the City's objectives for providing a variety of housing types, including workforce housing. The proposal meets PAD and subdivision requirements, applicable design standards, and infrastructure needs, with all necessary public improvements either existing or to be constructed by the developer.

A neighborhood meeting was held on January 20, 2026, with two attendees. Discussion included income restrictions, estimated rents, amenities, open space, and accessibility. One comment submitted through Avondale Connect expressed concern about the lack of homeownership opportunities and the desire for a new grocery store in Avondale.

Commissioners were given an opportunity to ask questions of Staff. Vice Chair Grimm asked about the timeline for the applicant's required contribution toward the traffic signal at 4th Street and Van Buren Street. Mr. Hunger stated the applicant is coordinating with Traffic Engineering. Ms. Lorbeer added that the condition requires the contribution prior to issuance of the first Certificate of Occupancy.

Commissioner Ortega asked whether the project targets a specific renter group. Mr. Hunger stated the units are intended for workforce housing and are income-restricted, with a cap on total household income; however, tenants whose income later exceeds the cap may remain. When asked about the targeted Area Median Income (AMI), Ms. Lorbeer stated the project is set at 60 percent AMI, though AMI is not regulated through PAD zoning. Mr. Hunger also confirmed the parking ratio of one covered and one uncovered space per unit, in lieu of the 25 percent garage requirement.

Stephen Anderson of Gammage & Burnham, representing Dominion, appeared with Jacob Berger, Development Associate. Mr. Anderson explained that the project will utilize Low-Income Housing Tax Credits (LIHTC), which require tenants to income-qualify at 60 percent AMI. Once qualified and leased, tenants may remain even if their income increases. Dominion is contractually obligated through the Arizona Department of Housing to provide and maintain affordable housing for 30 years, and builds long-term, durable communities.

Mr. Berger confirmed that the land use restriction agreement begins at property closing and the start of construction. The property will be deed-restricted for 30 years at 60 percent AMI for as long as Dominion owns the site.

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

Vice Chair Grimm made a motion to recommend approval of application PL-25-0250, a request for a major PAD amendment for Rosilian villas to facilitate development of a 291-unit duplex project, subject to the seven (7) conditions of approval as set forth in the staff report, seconded by Commissioner Lopez-Davey.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

- b. CERRO VISTA GENERAL PLAN AMENDMENT APPLICATION – PL-25-0217**
- c. CERRO VISTA PLANNED AREA DEVELOPMENT REZONE – APPLICATION PL-25-0218**

Senior Planner Cole Hunger presented a request for a minor General Plan amendment and rezone for Cerro Vista, an approximately 10.1-acre site located at 12104 West Van Buren Street, annexed in May 1978. The request includes a minor General Plan amendment to change the General Plan 2030 Land Use Map designation from High Density Residential to Medium/High Density Residential. A rezone is proposed from R-4 Multi-Family Residential to Cerro Vista Planned Area Development (PAD) with underlying R-3 Multi-Family Residential zoning to allow development of a 99-unit, single-story, condo-platted residential community with detached single-family homes.

Mr. Hunger reviewed surrounding properties, which include Fairway Commerce Center, Coldwater Springs Apartments, Highland Preparatory Academy, River Crossing Self-Storage, and existing single-family neighborhoods. Surrounding land use designations include business park, education, high density residential, and medium/high density residential.

He noted the minor General Plan amendment would reduce allowable density from 12–30 dwelling units per acre to 4–12 dwelling units per acre. The property was previously rezoned in 2021 for a 249-unit apartment project that was never developed.

Proposed deviations from R-3 standards include reduced front and rear yard setbacks, reduced maximum units to lower overall density, reduced landscape setback along Corporate Drive, reduced minimum common usable open space, substitution of the required clubhouse and pool with a central community hub, and substitution of the 25% garage requirement with a combination of covered and uncovered parking.

Mr. Hunger reviewed the site plan for the 99 single-story units, noting four floor plans and three elevation schemes to avoid repetitive home designs. Amenities include a central community hub and internal open space. Primary access is from Van Buren Street, with secondary access from Corporate Drive.

Staff found the minor General Plan amendment met all required findings, supporting a variety of housing types, infill development opportunities, compatibility with surrounding uses, adequate infrastructure capacity, reduced traffic volumes due to lower density. Staff also found the rezone met all five PAD findings, aligning with General Plan 2030 housing goals and providing unique ownership opportunities that support housing diversity and workforce housing. The project will meet R-3 standards except where deviations are approved.

A neighborhood meeting was held on February 11, 2026, with one attendee. Discussion focused on ownership, pricing, unit size, landscape maintenance, and the potential for a condo owners association. No public comments have been received.

Commissioners were given an opportunity to ask questions of Staff. Vice Chair Grimm asked for clarification on whether the project is single-family or multi-family. Mr. Hunger explained the unit type is single-family, but the site layout functions like a multi-family development with shared drives and amenities.

Vice Chair Grimm also asked about the Central Community Hub. Mr. Hunger stated it functions like a clubhouse but without a physical building.

Commissioner Ortega asked whether the condos would be for sale or rent. Mr. Hunger stated the applicant intends to sell the units, though the City cannot regulate tenure.

Commissioner Ortega asked whether an HOA would be created. Mr. Hunger confirmed the applicant intends to establish an HOA or Condo Owners Association

Chair McBurney expressed concern about the secondary access on Corporate Drive due to congestion and asked about a future traffic signal at Corporate Drive and Fairway Drive. Mr. Hunger stated a signal is planned, though no installation date has been set. Traffic Engineering did not identify concerns with this project, particularly given the reduced density.

Carolyn Oberholtzer, representing Lennar Homes Dream Series, stated the project will provide an affordable ownership product anticipated to reach the market in approximately 18 months. A PAD stipulation requires a Condo Plat prior to building permits. Units will include a front yard and a 300-square-foot backyard, with the association maintaining all areas beyond the front porch.

Commissioner Ortega asked about traffic impacts near the high school. Ms. Oberholtzer explained that a full traffic impact analysis was completed as part of the rezoning. While no improvements were required, the applicant will add a left-turn lane and deceleration lane on Corporate Drive. Additional traffic improvements are expected once Corporate Drive connects to Avondale Boulevard.

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

Commissioner Guzman made a motion to recommend approval of application PL-25-0217, a request for minor General Plan amendment to change the land use designation from high density residential to medium high density residential, for the reasons set forth in the staff report, seconded by commissioner Lopez-Davey.

Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

Commissioner Lopez-Davey made a motion to recommend approval of application PL-25-0218, a request for rezone from R-4 multi-family residential to Cerro Vista Planned Area Development 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 seven (7) conditions of approval as set forth in the staff report, seconded by commissioner Guzman.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

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

Joshua Orton, AICP, Lead Senior Planner, presented the City-initiated request for text amendments to the Zoning Ordinance, originally adopted in 1951 and most recently amended in January 2026. The proposed amendments are intended to refine the Ordinance to reflect recent changes in State law related to administrative approvals, improve cross-references, allow clerical corrections, and enhance overall accuracy and usability.

Mr. Orton explained that the update aligns the Avondale Zoning Ordinance with HB 2447, which requires administrative approvals for all site plan and design review applications, including those located within special districts. Under current procedures, these applications require a Planning Commission recommendation and City Council action. The amendments would revise the Ordinance to comply with State law by replacing references to the Planning Commission and City Council with the Zoning Administrator for applicable approvals.

Specific changes include updates to Section 28-6 (site plan and design review applications) and Section 28-91 (development plans within the BLVD District).

All required public notifications were completed, and a notice was posted on Avondale Connect. No comments or questions have been received to date.

Commissioners were given an opportunity to ask questions.

Vice Chair Grimm asked what types of applications the Commission will no longer review. Mr. Orton stated that site plan and design review applications will now be handled administratively. Ms. Lorbeer added that development plans within the BLVD District, which previously came before the Commission, will also transition to administrative review.

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

Vice Chair Grimm made a motion to recommend approval of application PL-26-0048, a request for text amendments to the zoning ordinance for the reasons set forth in the staff report, seconded by commissioner Lopez-Davey.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

5. COMMISSION ANNOUNCEMENTS

No announcements made.

6. PLANNING DIVISION REPORT

Ms. Lorbeer advised for the month of February 2026, 26 new planning cases were received for a total of 130 active development applications.

Ms. Lorbeer expressed appreciation to the Commissioners for all they do.

7. CALENDAR

The next Planning Commission meeting is scheduled for April 15, 2026.

8. ADJOURNMENT

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

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

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

The meeting adjourned at 6:44 p.m.

Chair, Alex McBurney

Date

ITEM NUMBER: 4.a.

SUBJECT: Habitat for Humanity – Historic Avondale Infill Overlay Rezone – Application PL-25-0236

MEETING DATE: 4/15/2026

TO: Planning Commission

FROM: Joshua Orton, AICP, Lead Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Tana Nichols of Habitat for Humanity of Central Arizona, to apply the Historic Avondale Infill Overlay (HAIO) to 0.16 acres located approximately 150 feet west of the northwest corner of East Hill Drive and North 5th Street. The site is currently zoned Multi-Family Residential (R-4). Approval of the request will modify development standards and adopt a HAIO development plan on the subject site, allowing two duplex buildings for a total of four dwelling units. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 0.16 acre subject property (Exhibits A and B) is located at 320 E. Hill Drive and is identified as Assessor Parcel Number 500-17-100. The site was a part of the original incorporation of the City of Avondale on December 15, 1946. The current zoning is Multi-Family Residential (R-4) district. At one time, the site contained a single-family structure but has been vacant land since at least 2010.

The subject property is designated as Old Town on the General Plan 2030 Land Use Map (Exhibit C). This designation is the “heart” of the Avondale community. Land uses within this business core permit and promote a vibrant mix of residential and nonresidential uses, but require retail, service, or office uses on all street level floors to promote a pedestrian-oriented environment. Unlike modern shopping centers in Arizona, this area has a human richness derived from its history, families, friends, and neighbors who live nearby, and many within walking distance.

Surrounding uses and zoning include:

NORTH: Zoned Single-Family Residential (R1-6); General Plan Designation is Medium Density Residential. Land use is single-family residential detached.

EAST: Zoned Multi-Family Residential (R-4); General Plan Designation is Old Town. Land use is single-family residential detached.

SOUTH: Zoned Multi-Family Residential Historic Avondale Infill Overlay (R-4 HAIO); General Plan Designation is Old Town. Land use is single-family residential attached.

WEST: Zoned Multi-Family Residential (R-4); General Plan Designation is Old Town. Land use is single-family residential detached.

The Historic Avondale Infill Overlay was created in 2013 as an overlay zone intended to be applied on top of a parcel’s underlying base zoning, with the objective of promoting and facilitating development or redevelopment of vacant, underutilized, or abandoned properties within the revitalization area. To this objective, the HAIO overlay can be applied to any property within the designated boundaries, providing a means for property owners and developers to reduce development standards such as setbacks, landscaping requirements, and similar requirements. Site specific development standards and performance requirements are established at

the time of the overlay zoning. It is the intent of this district to:

- Accommodate growth by encouraging and facilitating new development on vacant and underutilized land in areas that already have infrastructure, utilities, and public facilities.
- Encourage the use of innovative approaches to development that utilize sustainable development practices and incorporate environmental performance standards.
- Provide flexibility in development standards to facilitate infill development and redevelopment.
- Encourage pedestrian-oriented design and development consistent with the historic character.
- Promote a positive artistic environment within the district.

SUMMARY OF REQUEST:

The applicant is requesting the Historic Avondale Infill Overlay (HAIO) on subject property to facilitate construction of two duplex structures for a total of four single-family attached dwelling units as shown in the proposed development plan (Exhibit D). Development standards subject to modification through this request include, but are not limited to, reduced building setbacks, reduced landscape setbacks (front and side), and reduced minimum lot dimensions.

According to the applicant, Habitat for Humanity of Central Arizona, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no-interest loan. The two proposed duplex buildings will be of high aesthetic quality, providing direct pedestrian access to East Hill Drive via a paved drive aisle and sidewalk. Each of the four units will be approximately two thousand (2,000) square feet in size, three (3) stories tall, and will incorporate an enclosed two-car garage and private yard. The site will require a re-plat to place property lines at the common wall of each duplex unit and in the middle of the parcel as well.

The subject property's underlying R-4 zoning will still govern the use of the property as well as any development standards not specifically modified by this HAIO request and development plan. Landscaping will be provided at a rate one (1) tree and five (5) shrubs per unit. Open space areas will be a combination of gated private side yards of approximately one hundred thirty square feet (130) per unit and front yards of four to five hundred (400-500) square feet per unit. Total open space will account for approximately twenty-eight (28) percent of the total gross site area.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on March 3, 2026. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit F. There were four attendees in addition to City staff. Questions and discussion were focused on the programs the applicant provides and the means to apply for homeownership.

All required notifications for Planning Commission and City Council public hearings were completed in accordance with notification requirements. To date, no public comment has been received by City staff or on the City's Avondale Connect digital platform.

ANALYSIS:

Section 28-94(f) of the City's Zoning Ordinance states that any application requesting a rezone to the HAIO District must meet three (3) specific findings, as follows:

1. The project will further the objectives of the General Plan and not adversely affect the historic character of the community.

The redevelopment of the subject property will create an infill housing project that matches the development pattern of the adjacent neighborhood and will "enhance the vitality of the existing neighborhoods in and around the Old Town area" in line with the Avondale General Plan, Land Use Theme Goal 2. The housing product design will compliment the surrounding architecture of Old Town and will respect the historic character of the area. Areas adjacent to existing single-family residential uses will utilize appropriate building massing, screening, and architectural features so as to minimize potential privacy concerns. No modifications are being requested to the existing maximum building height for the zoning district and privacy for the existing single-

family homes is addressed, because building walls located within three (3) feet of a property line are not permitted to contain openings (windows, doors, etc.) in accordance with the 2024 International Residential Code (IRC).

2. Sufficient proof has been provided that other tools available in the Zoning Ordinance, such as Administrative Relief, will not work to address the site-specific need of the project.

Strict application of R-4 development standards would not allow for development of this project. Reductions in various development standards detailed below are needed to allow the revitalization project to move forward. Application of the overlay to the site will facilitate infill development as proposed while protecting the unique character of the Old Town district. The overall site area of this property allows for the construction of four dwelling units. However, the applicant's intent to provide individually platted lots for the purposes of homeownership, necessitates a slight reduction in the minimum lot size. Additionally, the desire to provide a single-family attached housing product with two car garages rather than a shared parking lot requires the developer to dedicate portions of the property for shared use, reducing the overall buildable area.

The following modifications are requested from the R-4 development standards:

- Decrease the front setback from the primary access drive from twenty-five (25) feet to fourteen (14) feet.
- Decrease the side yard setbacks from fifteen (15) feet to seven (7) feet.
- Decrease the rear yard setback from fifteen (15) feet to zero (0) feet.
- Decrease the street side yard setback from twenty-five (25) feet to thirteen (13) feet.
- Increase the maximum allowable building coverage from fifty (50) percent to approximately fifty-five (55.1) percent.
- Decrease the minimum lot dimension from fifty feet (50) wide by one hundred (100) feet long to thirty-one (31) feet wide by forty-five feet (45) long.

The project narrative explains that the small and narrow shape of the subject site and minimal street frontage limit development options and necessitate modification of the R-4 standards to create the affordable single-family attached units and the pedestrian-oriented design.

3. The project provides a historic design that creates a pedestrian-oriented environment.

As recommended by the Specific Area Plan for Old Town, Cashion, Las Ligas/Rio Vista, the project contains conceptual building designs that seek to provide a quality housing development that promotes the principles of four-sided architecture. Pedestrian connectivity will be provided to the site and stipulations are proposed that will address the project's compatibility with the adjacent single-family neighborhood and protect the historic character of Old Town. The development will be required to comply with the standards outlined in the Single Family Residential Design Manual, the Specific Area Plan for Old Town, Cashion, Las Ligas/Rio Vista, Avondale Zoning Ordinance, and applicable building codes.

DISCUSSION:

Staff recommends approval of the Overlay Rezone request for the following reasons:

- The proposed adoption of the Historic Avondale Infill Overlay (HAIO) furthers the objectives of the General Plan and will not adversely affect the historic character of the community.
- The proposed Overlay Rezone and HAIO development plan are in conformance with the Single Family Residential Design Manual.
- The proposed Overlay Rezone and HAIO development plan will result in compatible land use relationships. The proposed development serves the intent of the Avondale Zoning Ordinance to create a high-quality housing product that seeks to revitalize an underdeveloped area in the City.
- 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:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of application PL-25-0236 Habitat for Humanity Rezone, a request to adopt a Historic Avondale Infill Overlay (HAIO) to 0.16 acres of property located approximately 150 feet west of the northwest corner of East Hill Drive and North 5th Street, and to approve the proposed HAIO development plan, subject to the following five (5) conditions of approval:

CONDITIONS OF APPROVAL:

1. Except as modified by these conditions, development shall be in conformance with the following items:
 - a. HAIO Development Plan, date stamped April 15, 2026
 - b. HAIO Narrative with Landscape Plan, date stamped April 15, 2026
2. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standard deviation has been approved.
3. Final elevations for the housing product will substantially conform to those submitted as part of the HAIO narrative and will meet the requirements of the Single-Family Residential Design Manual and 2024 International Residential Code.
4. Prior approval shall be required from the Roosevelt Irrigation District for uses and improvements shown within the depicted easement.
5. All maintenance responsibilities shall be defined for the private sewer main in the preliminary and final plat documents. The City shall not be responsible for maintenance of these facilities.

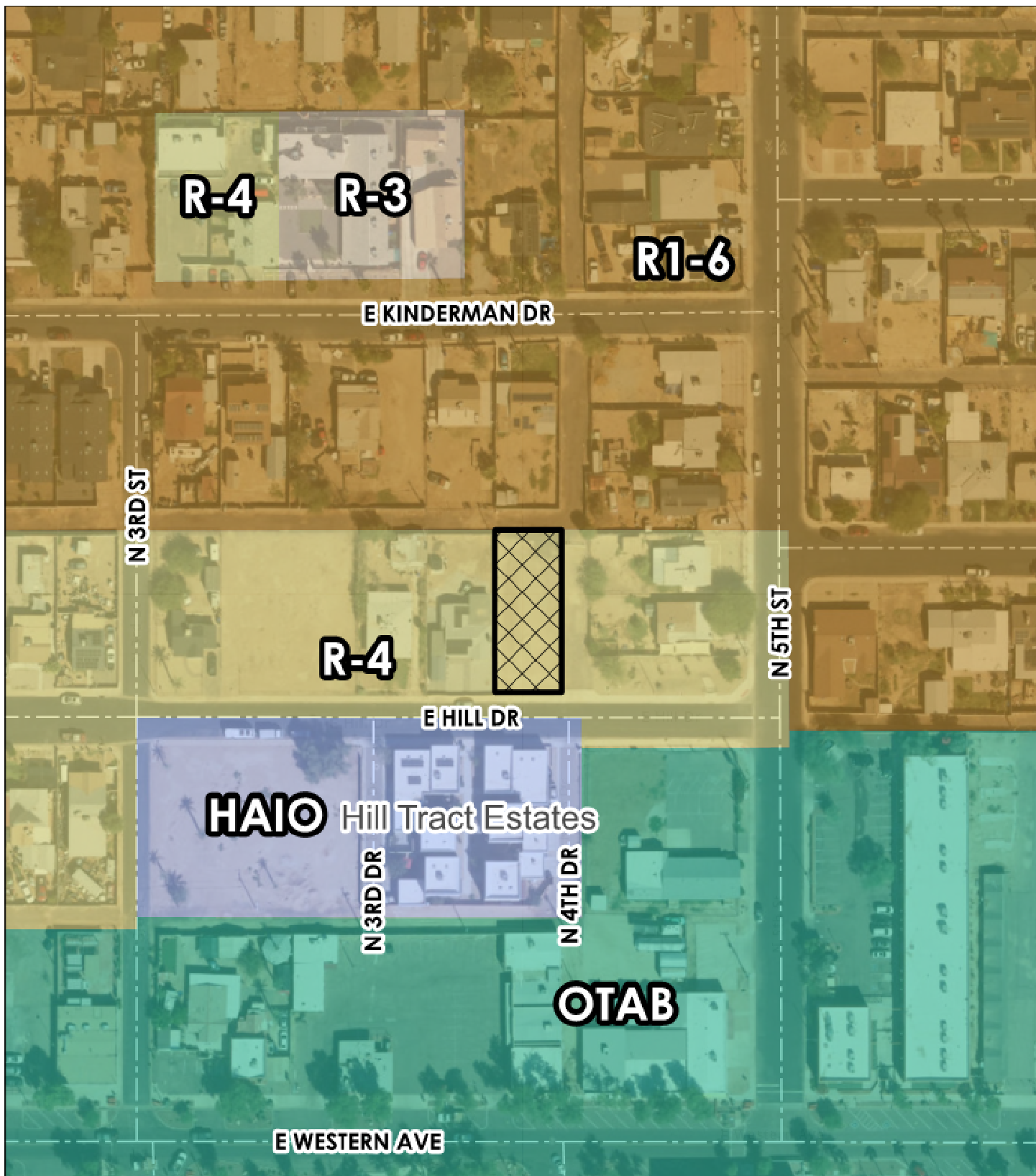


Aerial Map



Subject Property



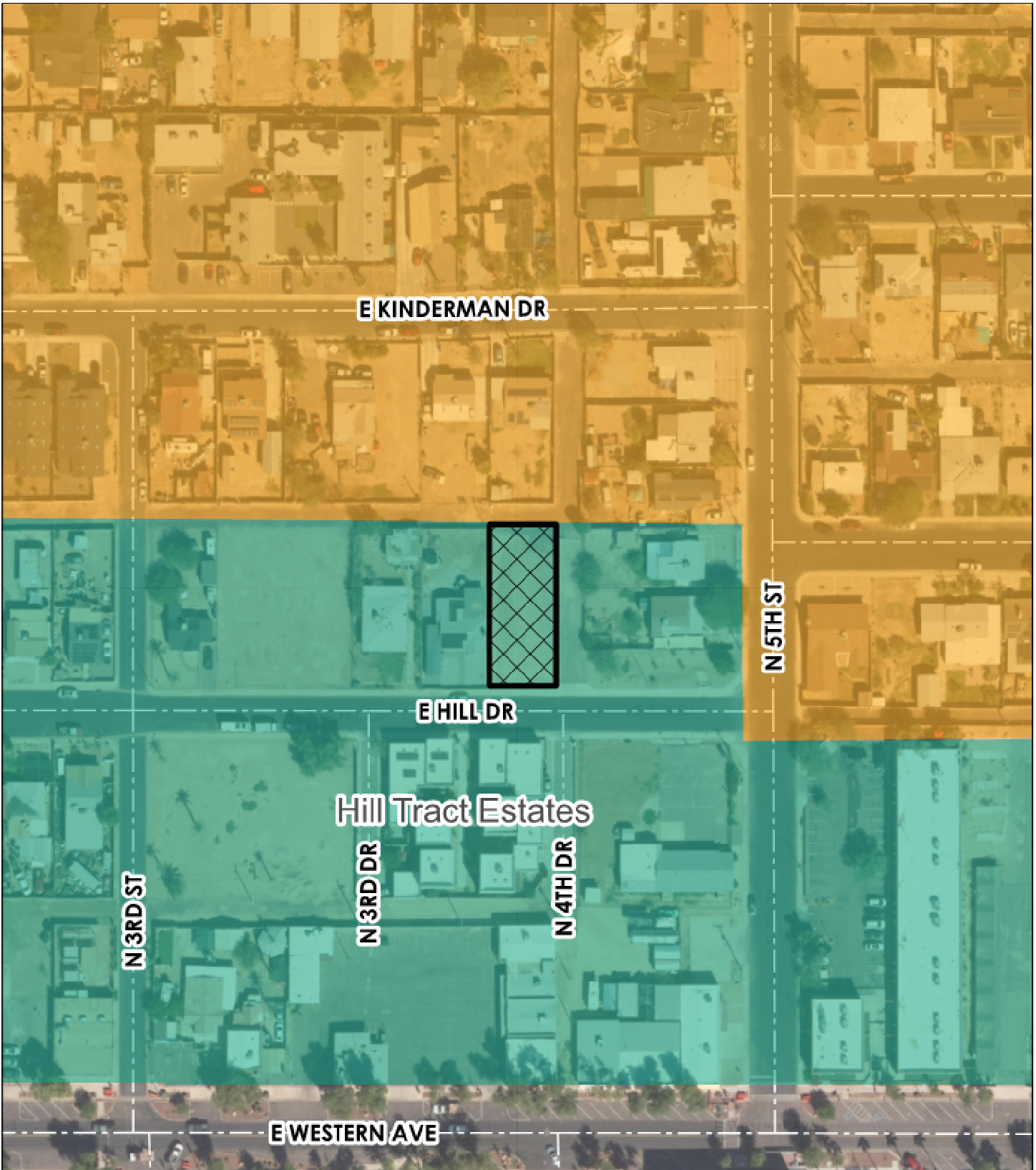


Zoning Vicinity



Subject Property





General Plan Land Use



 Medium Density Residential
 Old Town



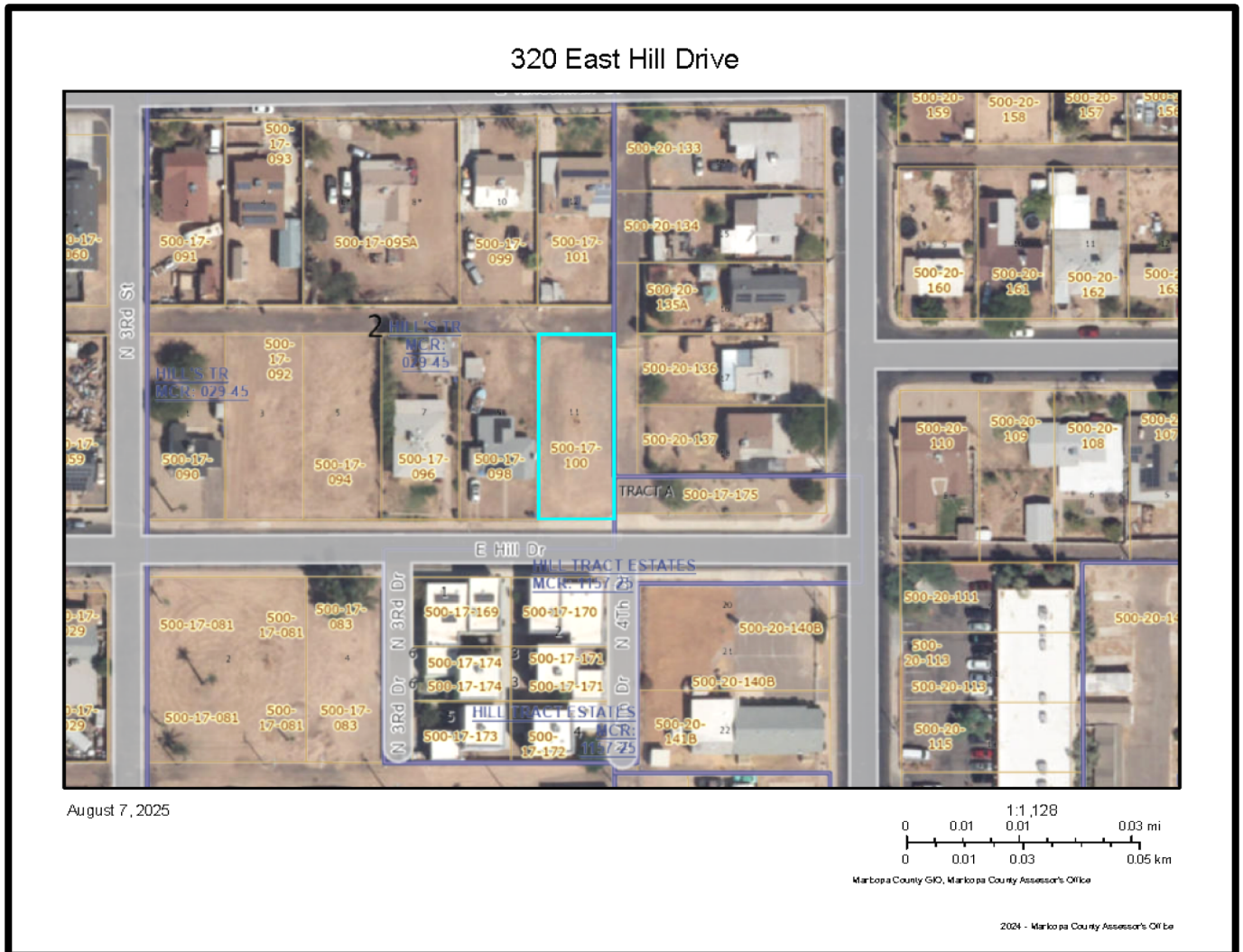
Subject Property



Historic Avondale Infill Overlay Project Narrative

320 EAST HILL DRIVE
AVONDALE, ARIZONA 85323
APN: 500-17-100

SEPTEMBER 11, 2025
REVISED JANUARY 16, 2026
REVISED FEBRUARY 18, 2026
REVISED MARCH 10, 2026



PROPERTY OVERVIEW

1. *Introduction*

Habitat for Humanity Central Arizona recently responded to a Request for Proposal for the Development and Disposition of Lots for Construction of Residential Homes, Project Solicitation Number: NFS 24-050. The proposal was for two parcels of land. Habitat for Humanity was awarded the parcel of land situated at 320 East Hill Drive, Avondale, Arizona 85323. The original proposal was for a two (2) unit duplex project. We completed a Preliminary Site Plan for the project and requested a pre-application meeting with the City of Avondale (PL-25-0104) on June 18, 2025 to discuss our plans. Currently we are proposing to construct two (2) duplex homes for a total of four (4) single-family attached dwelling units.

The original rezoning package was submitted to the City of Avondale for review on September 11, 2025. The City of Avondale Development Review Committee reviewed the package and made comments and revision requests. Habitat for Humanity and Clouse Engineering responded to all questions and incorporated all required revisions and resubmitted the rezoning package and required exhibits on January 16, 2026.

2. *Subject Property and Surrounding Area Conditions*

a. *General Location*

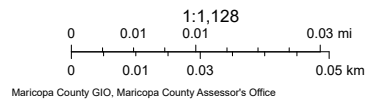
The Subject Site is located in the west valley in Avondale, Arizona. Avondale is situated just south of Interstate 10 and west of Loop 101. According to the United States Census Bureau, Avondale has a total area of 47.9 square miles of which 0.3 square miles, or 0.54% are water. The Gila River crosses the southern part of the city, joined from the north by the Agua Fria River. As of 2025, Avondale has a total population of 96,196. Avondale is currently growing at a rate of 1.4% annually and its population has increased by 7.4% since the most recent census, which recorded a population of 89,568 in 2020. The average household income in Avondale is \$95,767 with a poverty rate of 10.9%.

Maricopa County Assessor's Plat Map

320 East Hill Drive



August 7, 2025



2024 - Maricopa County Assessor's Office

c. Zoning Ordinance and General Plan Use Designations of Subject and Surround Area

Zoning: The parcel is zoned R-4, Multi-Family Residential District. See Avondale, Arizona – Code of Ordinances, Chapter 28, Article 2, Residential Districts.

(https://library.municode.com/az/avondale/codes/code_of_ordinances?nodeId=CD_ORD_CH28ZOOB_ART2RE)

The residential districts are designed to promote high quality neighborhoods that have a distinct character, superior aesthetics, desirable amenities, open space and landscaping to meet the needs and expectations of the city's residents. The intention of the R-4 Multi-Family Residential District is to be located near high activity commercial areas of the city and providing for high intensity townhome, condominium, apartment and loft apartments.

Development Standards in the R-4 Zoning District are as follow:

Maximum Units Allowed – 1 Units per every 1,452 SF of Net Site Area

Minimum Lot Width – 50 Feet

Minimum Lot Depth – 100 Feet

Maximum Height – 45 Feet

Maximum Building Coverage – 50%

Minimum Setback:

Front Yard – 25 Feet

Side Yard – 15 Feet

Rear Yard – 15 Feet

Exterior/Street Side Yard – 25 Feet

Lots with Common Walls – 0 Feet

Zoning Map

The screenshot displays the Avondale Zoning Atlas web application. At the top, the header includes the logo "Avondale Zoning Atlas" and navigation links for "Avondale Zoning Ordinance" and "Development Services". A search bar at the top left contains the text "320 East Hill Drive" and a search icon. Below the search bar, a dropdown menu shows "Show search results for 320 E...". The main map area shows a street grid with various zoning parcels highlighted in light gray. A blue rectangular box highlights a specific parcel. A pop-up window titled "Zoning: R-4" is open over this parcel, displaying the following information:

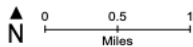
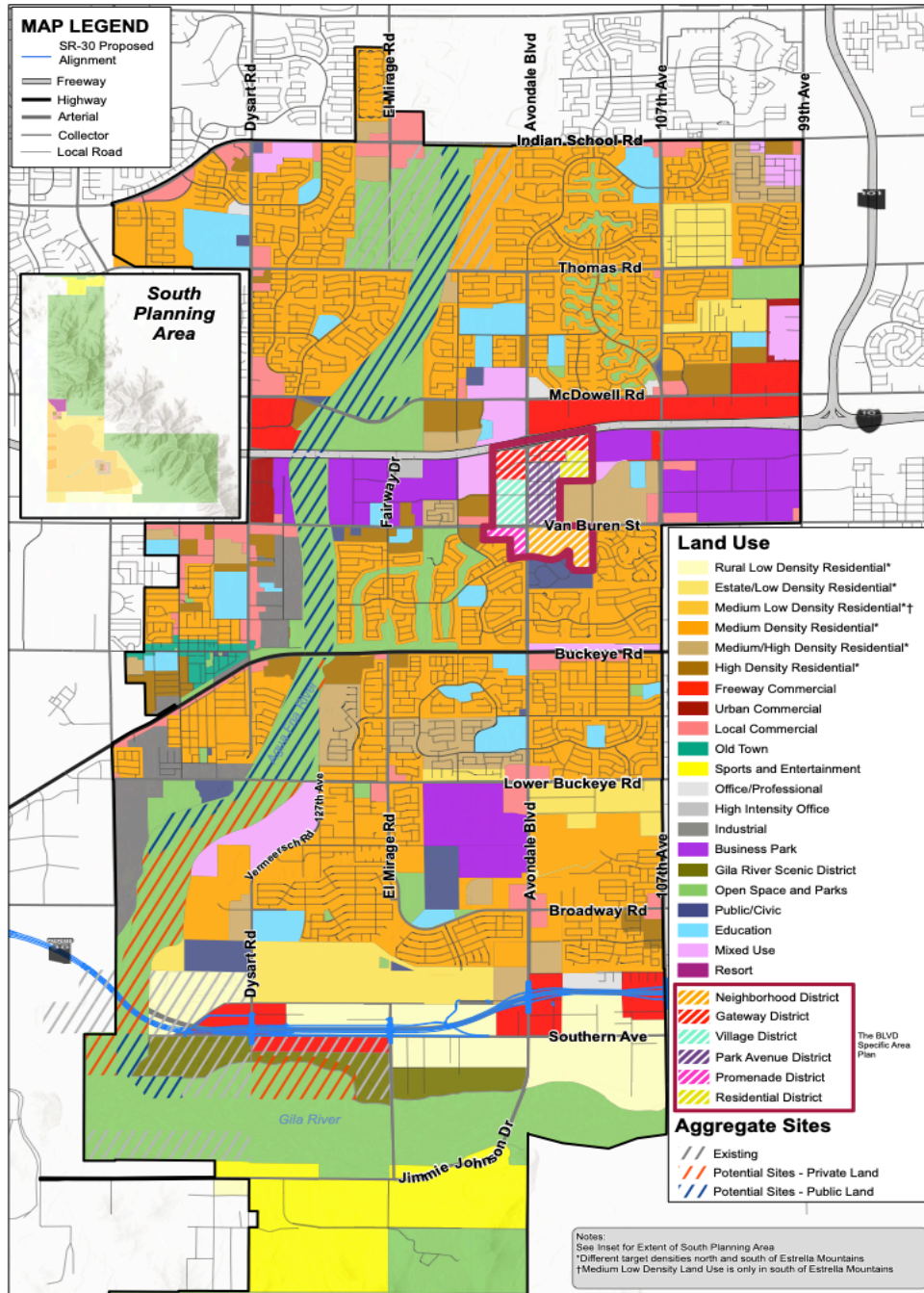
Zoning: R-4	
CASENO	
COMMONNAME	
SUBTYPE	
ZONETYPE	R-4
ZONEDIST	Residential
OrdinanceDocLink	
Zoom to ...	

At the bottom left, there is a scale bar labeled "100ft" and a coordinate display showing "-112.346 33.437 Degrees". At the bottom right, there is a copyright notice: "Community Maps Contributors, Avondale GIS, City of Goodyear, PHX GIS, © OpenStreetMa..." and the Esri logo.

General Plan: The City of Avondale General Plan Land Use Theme incorporates balanced living with residentially and commercially designated areas to accommodate a mix of attractive and functional live-work enclaves. Development patterns have been framed around the infrastructure, the breathtaking views and amazing natural beauty. As the population has continued to grow, Avondale has strived to continue to offer the benefits of a larger, modern city with the conveniences that go along with that type of development while also placing the utmost importance on retaining the small-town character through the conservation and rehabilitation of the Old Town business core designed for those that are seeking an escape from the urban environment.

The General Plan Designation for the Subject Property is Old Town. The Old Town land use category covers a total area of 83 acres which is 0.14% of the entire Avondale area. The target density in this land use category is 8 dwelling units per acre with projected dwelling units at build out to total 664 and a projected population at build out of 1,753. The City of Avondale's Old Town revitalization involves specific plans such as the Old Town Avondale Business District (OTAB) for pedestrian-friendly development, leveraging grants for infrastructure and incorporating public art/parks focusing on creating a vibrant historic "urban village" with mixed-use housing (retail/residential) through master plans and zoning, guided by broader goals from the Avondale Strategic Plan.

Avondale General Plan



City of Avondale
General Plan 2030 Land Use

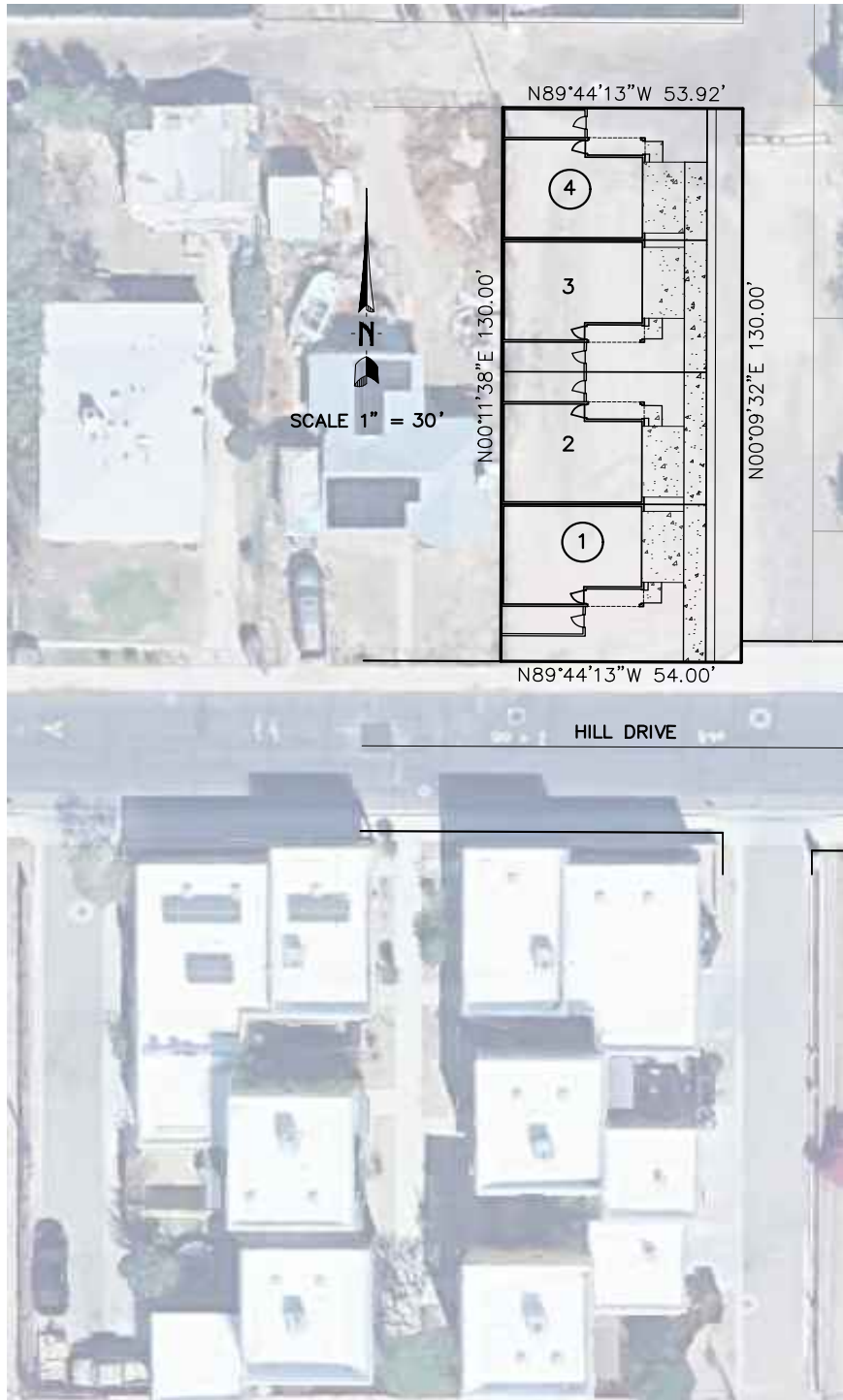
Avondale Geospatial Services Division, June 2025

d. Existing Uses and Site Improvement/Surrounding Area Uses

The site at 320 East Hill Drive is currently vacant and unimproved, there are no existing structures or permanent improvements on the lot. The property will have access via an existing 16-foot alley on the east side. Utility connections, including water, sewer, and electric, are available in the vicinity but will require extension or new connections based on the development plan. The lot is in proximity to other residential development, including the recently constructed six (6) unit duplex project situated across Hill Drive on the south. See aerial of adjacent development on the south side of Hill Drive on the following page.

There is significant single-family residential development situated to the north, east, south and west. The Agua Fria Union High School is situated to the northwest. There are several large warehouse/industrial uses situated to the west. To the south, there is a substantial amount of farm and/or agricultural land.

Duplex Development on the South Side of Hill Drive



e. Topography

The site is flat and basically rectangular in shape. It consists primarily of bare soil with minimal vegetation.

PROJECT DESCRIPTION AND DEVELOPMENT STANDARDS

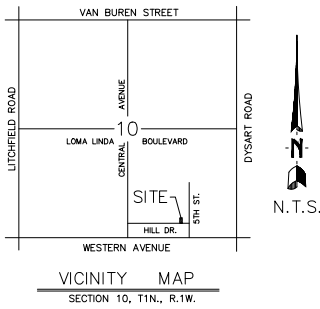
1. Overall Description of Project

Habitat for Humanity is proposing the development of two (2) duplex homes for a total of four (4) single-family attached dwelling units. In order to gain the approvals required in order to accomplish this, we will require a Rezone to a HAIO Zoning and a Replat of the site. Each of the two (2) duplex units will have a common wall and the property line will occur at this line and there will be a split in the middle of the parcel as well. The aforementioned splits are intended so as to yield four (4) sole and separate residential lots that we may sell the fee simple property to approved families that qualify for our program. The proposed development incorporates a three-story unit on each lot. There will be ample open space in the front and side yards of each of the single-family attached homes promoting resident interaction and easy access to goods and services. The three-story, single-family attached homes will be situated facing south toward Hill Drive.

Preliminary Site Plan

PRELIMINARY SITE PLAN 320 E. HILL DRIVE

LOT 11 OF HILL TRACT
BOOK 29, PAGE 45, M.C.R.



LEGEND

- +— INDICATES A CORNER OF THIS SUBDIVISION
- +— INDICATES PUBLIC UTILITY EASEMENT, AT ALL LOT FRONTAGE UNLESS NOTED OTHERWISE
- +— 6" P.U.E. NO TREES IN THE P.U.E.
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- B.S.L. INDICATES MINIMUM BUILDING SETBACK LINES
- D.E. INDICATES DRAINAGE EASEMENT LINES
- ⊙ INDICATES FIRE HYDRANT
- ⊙ INDICATES EXISTING FIRE HYDRANT
- P.A.E. INDICATES PEDESTRIAN ACCESS EASEMENT
- S.V.T. INDICATES SIGHT VISIBILITY TRIANGLE
- * INDICATES SINGLE STORY

SITE SUMMARY

EXISTING ZONING: R-4
 PROPOSED ZONING: R-4 M/ HAO
 NET AREA: 0.1371 ACRES OR 5,972 S.F.
 GROSS AREA: 0.1859 ACRES OR 8,096 S.F.
 TOTAL NUMBER OF LOTS: 4
 DENSITY: 21.52 D.U. PER ACRE TYPICAL
 LOT : 31' WIDTH BY 45' DEPTH
 REAR SETBACK: 0'
 FRONT SETBACK: 14'
 SIDEWARD SETBACK: 0'
 STREET SETBACK: 0'

LOT TABLE

LOT #	AREA (SQ.FT.)	LOT COVERAGE
1	1,700 SQ.FT.	45.1%
2	1,425 SQ.FT.	33.9%
3	426 SQ.FT.	10.3%
4	425 SQ.FT.	10.3%
TOTAL	5,972 SQ.FT.	

FEMA FLOOD MAP

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2165-P DATED FEBRUARY 8, 2024, THE SUBJECT PROPERTY IS LOCATED IN ZONE X1. ZONE X1 IS DESCRIBED AS: AREAS OF 100-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

BENCH MARK

FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF THOMAS ROAD, AND AVONDALE BLVD. (CITY OF AVONDALE DESIGNATION 117)
 ELEV=1010.35 (NAVD88)

NOTES

- A. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT
- B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- C. 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).
- D. 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.
- E. 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.
- F. THIS PROJECT IS SUBJECT TO CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

ENGINEER

CLOUSE ENGINEERING INC.
 5010 E. SHEA BLVD SUITE 110
 SCOTTSDALE, AZ 85254
 PHONE: (602) 395-8300
 CONTACT: TOM WEBER

DEVELOPER/OWNER

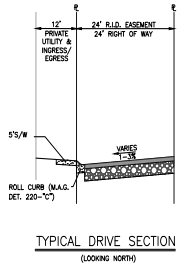
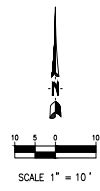
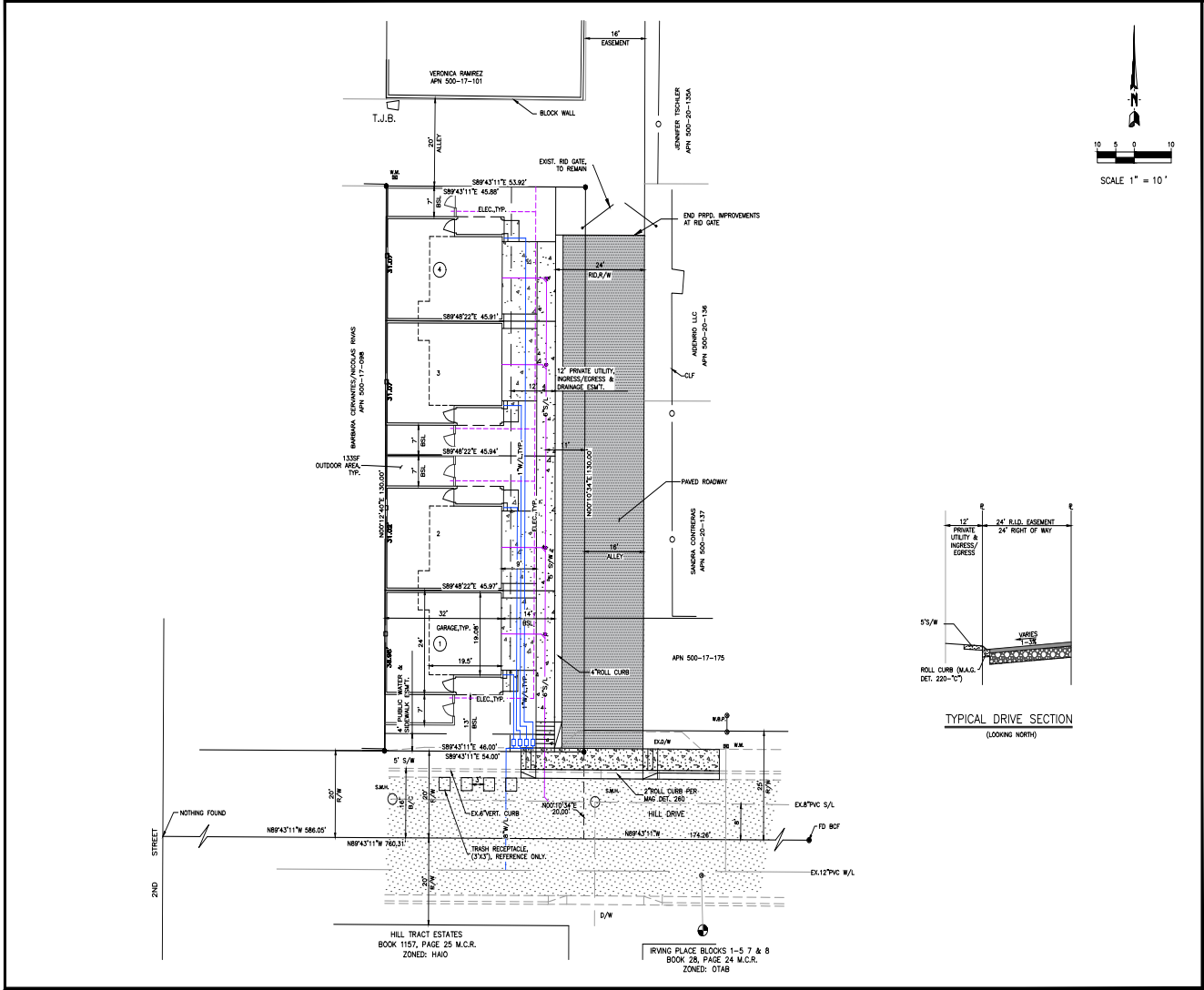
HABITAT FOR HUMANITY CENTRAL ARIZONA
 2830 W. GLENDALE AVENUE
 PHOENIX, ARIZONA 85051
 PHONE: (602) 617-9694
 CONTACT: TANA NICHOLS



PRELIMINARY SITE PLAN
 320 E. HILL DRIVE
 5TH STREET AND HILL DRIVE

Revised:
 8-20-25
 9-12-25
 1-15-26
 2-18-26

Title:
 04-09-25
 As-Built
 Job No.
 250401



PRELIMINARY SITE PLAN
320 E. HILL DRIVE
5TH STREET AND HILL DRIVE

CHANGES ENGINEERING, INC.
 ENGINEERS & SURVEYORS
 8011 S. MacArthur Blvd., Suite 100, Scottsdale, AZ 85258
 (480) 344-1111
 www.changeseng.com

Revised:
 8-20-25
 9-12-25
 1-15-26
 2-18-26

Date:
 04-09-25
 As-Built:
 .
 Job No.
 250401

2 OF 2

The two (2) Single-Family Residential Duplex homes will yield four (4) separate single-family attached residential units that will be 24 feet by 32 feet, three (3) story in height.

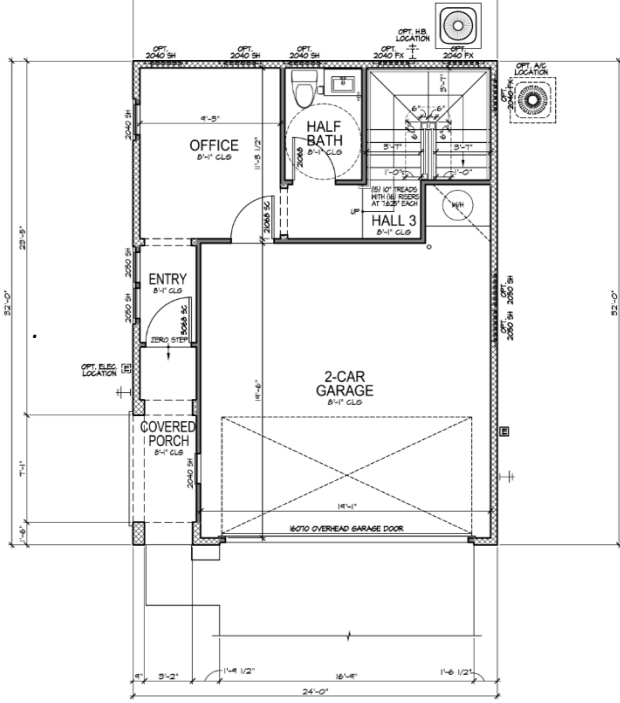
Livable Unit Area

Ground Floor	303 SF
Second Floor	646 SF
Third Floor	<u>629 SF</u>
<i>Total Livable Unit Area</i>	<i>1,578 SF</i>

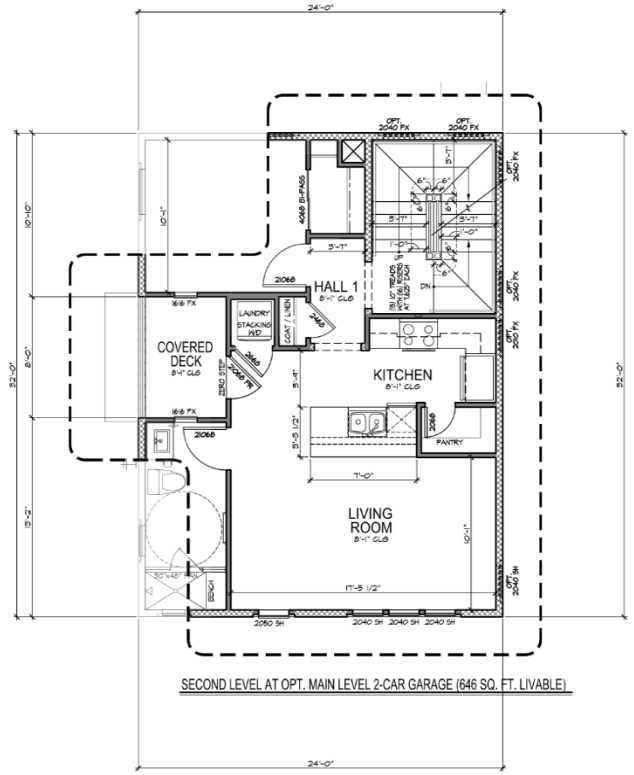
Total Unit Area Under Roof

Ground Floor	303 SF
2 Car Garage	410 SF
Second Floor	646 SF
Third Floor	<u>629 SF</u>
<i>Total Unit Area Under Roof</i>	<i>1,988 SF</i>

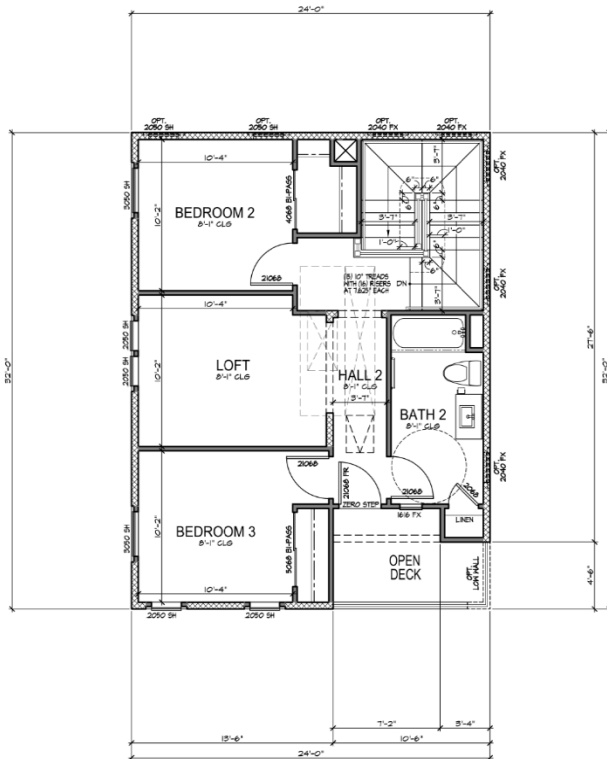
Floor Plans – 1st Floor with 2 Car Garage and Side Entrance, 2nd Floor, 3rd Floor with 4th Bedroom Option
***4th Bedroom Option in Lieu of 3rd Level Loft**



OPT. MAIN LEVEL 2-CAR GARAGE W/ OFFICE AND HALF BATH (303 SQ. FT. LIVABLE)

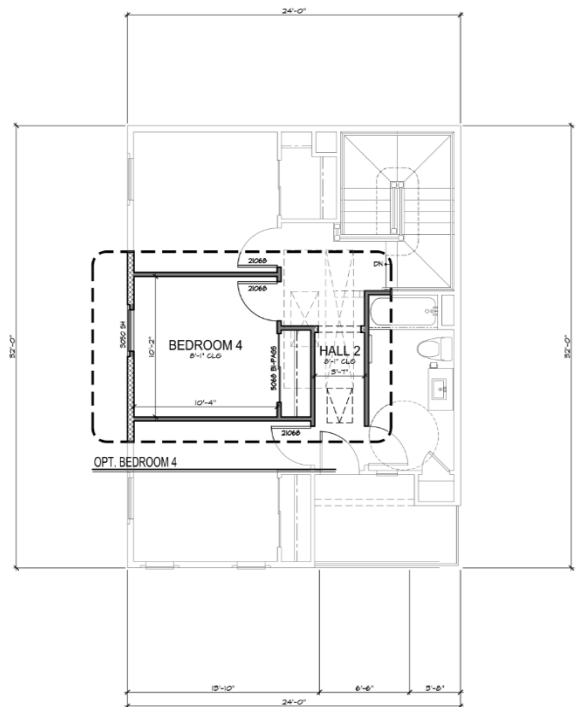


SECOND LEVEL AT OPT. MAIN LEVEL 2-CAR GARAGE (646 SQ. FT. LIVABLE)



SECOND LEVEL NOTED FLOOR PLAN (629 SQ. FT. LIVABLE) / (THIRD LEVEL AT OPT. MAIN LEVEL 2-CAR GARAGE)

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



OPT. BEDROOM 4

The units will be thirty-four (34) feet in height. There will be three (3) or four (4) bedrooms depending on homeowner's family size. The garage will hold two (2) vehicles and there will be concrete driveway. Per the floor plans attached, the two (2) car garages are situated at the front of the home on either left or right side depending on the elevation selected. Please see Elevations-Options A, B and C. Please note that site plan and floor plan currently show front entrance at the appropriate location on the side of the units to work with the layout of the subject property. Our current plans show that two (2) car garages and three (3) story units will be constructed. The elevations including the garage also depict the entrance on the side. No other changes will be made to the plans so attachments accurately reflect what will be constructed.

We are proposing to dedicate eight (8) feet of the Subject lot along the eastern border to combine with the sixteen (16) foot alley to yield a twenty-four (24) foot Right of Way that may be dedicated to match the dedicated Right of Way that was provided during the development of the six (6) unit duplex project constructed immediately adjacent on the south side of Hill Drive. The typical lot would be approximately 31 feet wide by 45 feet deep.

The single-family duplex homes will provide the product that is desired under the R-4 Multi-Family Residential District in place for the majority of the area. The majority of development in the area of the Subject Property is comprised of Single-Family Residential development. There is a six (6) unit duplex project that was recently constructed immediately across Hill Drive from the Subject Site. There is minimal industrial development to the south with the Agua Fria Union High School to the southeast.

The front yards to the homes will be open with a small side yard enclosed with a concrete block wall. The placement of the windows in the home maximize surveillance and visibility of pedestrian areas and access to the homes is easily provided via the proposed twenty-four (24) foot Right of Way immediately adjacent on the east.

Upon successful completion approval of the required Rezone under the Historic Avondale Infill Overlay and subsequent approval of a Replat, the following lots would be available:

- Lot 1 - 320 East Hill Drive, Avondale, Arizona 85323
- Lot 2 - 320 East Hill Drive, Avondale, Arizona 85323
- Lot 3 - 320 East Hill Drive, Avondale, Arizona 85323
- Lot 4 - 320 East Hill Drive, Avondale, Arizona 85323

Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired in excess of 3,158 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Arizona City and Casa Grande. These new and renovated homes and the associated 3,158 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient frame and stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a giveaway program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

2. Description of Existing Conditions, i.e., Landscaping, Parking, Structures, Uses

The site at 320 East Hill Drive is currently vacant and unimproved, there are no existing structures or permanent improvements on the lot.

3. Justification for Requirement of the HAIO District

The proposed development requires alternative development standards that cannot be met under the R-4 Multi-Family Residential Zoning District due to the lot's small size, shape, and existing urban constraints. The Historic Avondale Infill Overlay (HAIO) provides a mechanism for flexibility in zoning and development standards while preserving the neighborhood's character. This overlay allows Habitat for Humanity to pursue much-needed affordable housing while aligning with city revitalization goals and leveraging existing infrastructure.

The purpose of the Historic Avondale Infill Overlay (HAIO) is to promote and facilitate the development and redevelopment of vacant, underutilized or abandoned properties within the city's revitalization area. See

Avondale, Arizona – Code of Ordinances, Chapter 28, Article 5. Special Districts; Overlays, 28-94 Historic Avondale Infill Overlay.


(https://library.municode.com/az/avondale/codes/code_of_ordinances?nodetid=CD_ORD_CH28ZOO_ART5SPDIOV_28-94HIAVINOV)

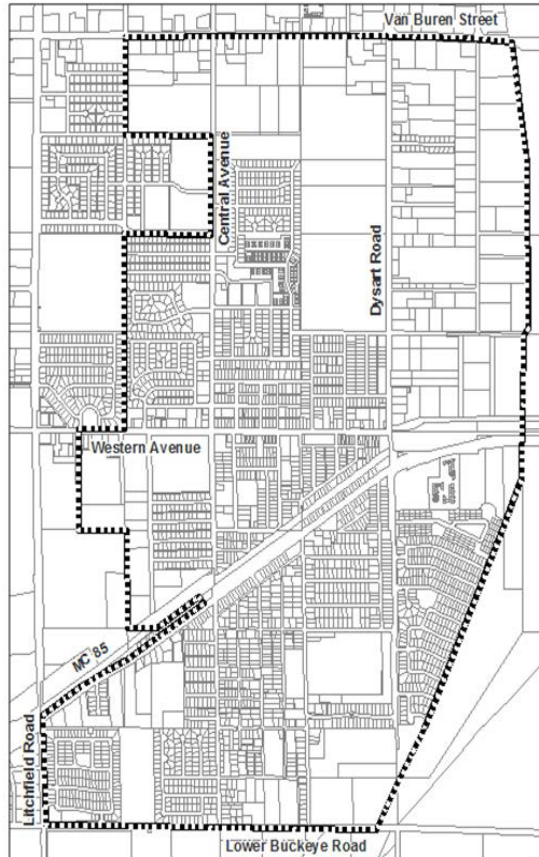
It has been established as a method to address potentially incompatible development standards while maintaining the character of the surrounding area. The HAIO is intended to allow for alternative standards to be used when other tools available in the Zoning Ordinance will not work to address the development needs of the property. In order to utilize the alternative standards, a development plan must be approved and show that the intent is to:

- (A) Accommodate growth by encouraging and facilitating new development on vacant and underutilized land in areas that already have infrastructure, utilities, and public facilities.
- (B) Encourage the use of innovative approaches to development that utilize sustainable development practices and incorporate environmental performance standards.
- (C) Provide flexibility in development standards to facilitate infill development and redevelopment.
- (D) Encourage pedestrian-oriented design and development consistent with the historic character.
- (E) Promote a positive artistic environment within the district.

The boundaries of the HAIO District shall be limited to the area outlined on the following map:

Historic Avondale Infill Overlay

 Historic Avondale
& Adjacent Areas



4. Project Development Standard Modifications

Habitat for Humanity Central Arizona is proposing to request Alternative Development Standards as allowed in the Historic Avondale Infill Overlay (HAIO). There are several minimum development standards that we are currently unable to meet per the R-4 Development Standards as per 28-35 Development Standards (See Chapter 28, Article 2, Residential Districts of the City of Avondale, Zoning Ordinance.

The following request is the minimum necessary to construct the proposed four (4) units on the Subject Site:

a. Lot Descriptions

LOT 1

Maximum Units Allowed – 1 Unit per every 1,452 SF of Net Site Area Allowed (4.83 Units); **No Amendment to Development Standards Required**

Minimum Lot Width – 50 Feet Required; **36.98 Requested**

Minimum Lot Depth – 100 Feet Required; **45.94 Requested**

Maximum Height – 45 Feet; **No Amendment to Development Standards Required**

Maximum Building Coverage – 50%; **No Amendment to Development Standards Required**

Minimum Setback:

Front Yard Adjacent to Access Drive – 25 Feet Required; **14 Feet Requested**

Side Yard for all Lots – 15 Feet Required; **7 Feet Requested**

Side Yard with Common Walls for all Lots – 15 Feet Required; **0 Feet Requested**

Rear Yard – 15 Feet Required; **0 Foot Requested**

Street Side Yard – 25 Feet Required; **13 Feet Requested**

*Each unit will include an enclosed side yard. The wall enclosure for the yard may encroach into the street side building setback not more than 7.5 feet

LOT 2

Maximum Units Allowed – 1 Unit per every 1,452 SF of Net Site Area Allowed (4.83 Units); **1 Unit/1,425 SF Requested**

Minimum Lot Width – 50 Feet Required; **31.02 Requested**

Minimum Lot Depth – 100 Feet Required; **45.94 Requested**

Maximum Height – 45 Feet; **No Amendment to Development Standards Required**

Maximum Building Coverage – 50%; **53.9% Requested**

Minimum Setback:

Front Yard Adjacent to Access Drive – 25 Feet Required; **14 Feet Requested**
Side Yard for all Lots – 15 Feet Required; **7 Feet Requested**
Side Yard with Common Walls for all Lots – 15 Feet Required; **0 Feet Requested**
Rear Yard – 15 Feet Required; **0 Foot Requested**
Street Side Yard – 25 Feet Required; **N/A**

LOT 3

Maximum Units Allowed – 1 Unit per every 1,452 SF of Net Site Area Allowed (4.83 Units); **1 Unit/1,424 SF Requested**

Minimum Lot Width – 50 Feet Required; **31.01 Requested**
Minimum Lot Depth – 100 Feet Required; **45.94 Requested**
Maximum Height – 45 Feet; **No Amendment to Development Standards Required**
Maximum Building Coverage – 50%; **53.9% Requested**

Minimum Setback:

Front Yard Adjacent to Access Drive – 25 Feet Required; **14 Feet Requested**
Side Yard for all Lots – 15 Feet Required; **7 Feet Requested**
Side Yard with Common Walls for all Lots – 15 Feet Required; **0 Feet Requested**
Rear Yard – 15 Feet Required; **0 Foot Requested**
Street Side Yard – 25 Feet Required; **N/A**

LOT 4

Maximum Units Allowed – 1 Unit per every 1,452 SF of Net Site Area Allowed (4.83 Units); **1 Unit/1,421 SF Requested**

Minimum Lot Width – 50 Feet Required; **31.00 Requested**
Minimum Lot Depth – 100 Feet Required; **45.94 Requested**
Maximum Height – 45 Feet; **No Amendment to Development Standards Required**
Maximum Building Coverage – 50%; **54.0% Requested**

Minimum Setback:

Front Yard Adjacent to Access Drive – 25 Feet Required; **14 Feet Requested**
Side Yard for all Lots – 15 Feet Required; **7 Feet Requested**
Side Yard with Common Walls for all Lots – 15 Feet Required; **0 Feet Requested**
Rear Yard – 15 Feet Required; **0 Foot Requested**
Street Side Yard – 25 Feet Required; **N/A**

Development Standards Table					
320 East Hill Drive					
	Required Development Standard	Requested Development Standard Deviation			
		Lot 1	Lot 2	Lot 3	Lot 4
Lot Square Footage		1,395	1,395	1,395	1,395
Maximum Units Allowed	1 Unit/1,452 SF	1 Unit/1,395 SF	1 Unit/1,395 SF	1 Unit/1,395 SF	1 Unit/1,395 SF
Maximum Density Allowed	4.83 Units Allowed				
Minimum Lot Width	50 Feet	31.00 Feet	31.00 Feet	31.00 Feet	31.00 Feet
Minimum Lot Depth	100 Feet	45.00 Feet	45.00 Feet	45.00 Feet	45.00 Feet
Maximum Building Height	45 Feet	N/A	N/A	N/A	N/A
Maximum Building Coverage	50%	55.1%	55.1%	55.1%	55.1%
Minimum Yard Setbacks					
Front Yard - Adjacent to Access Drive	25 Feet	14 Feet	14 Feet	14 Feet	14 Feet
Side Yard - All Lots	15 Feet	7 Feet	7 Feet	7 Feet	7 Feet
Side Yard With Common Wall - All Lots	15 Feet	0 Feet	0 Feet	0 Feet	0 Feet
Rear Yard	15 Feet	0 Foot	0 Foot	0 Foot	0 Foot
Street Side Yard	25 Feet	13 Feet	N/A	N/A	N/A
*Each unit will include an enclosed side yard. The wall enclosure for the yard may encroach into the street side building setback not more than 7.5 feet.					

We have also submitted an Application for Engineering Standards Deviation for the following items:

- Right of Way and PUE Dedication (3.7.3 & 3.8.1)
- Modified Driveway Entrance (3.19)
- Stormwater Storage (2.4.3)
- Reduced Length Driveway

Please see attached Engineering Standards Deviation, Standard Deviation Narrative and corresponding Exhibits.

b. Development Standard Justification

Pursuant to the requirements of the Alternative Development Standards as outlined in the Historic Avondale Infill Overlay District, there are three (3) required findings that must be met.

- (A) The project will further the objective of the general plan and not adversely affect the historic character of the community.

THE GENERAL PLAN DESIGNATION FOR THE AREA IN WHICH THE SUBJECT PROPERTY IS SITUATED IS MEDIUM DENSITY RESIDENTIAL. THE PROPOSED DEVELOPMENT OF FOUR (4) SINGLE-FAMILY ATTACHED UNITS NOT ONLY MEETS THIS REQUIREMENT BUT ALLOWS THE PROSPECTIVE HOMEOWNERS TO ENJOY COMPARABLE RESIDENTIAL DEVELOPMENT CURRENTLY ENJOYED BY THE MAJORITY OF PROPERTY OWNERS IN THE NEIGHBORHOOD.

- (B) Sufficient proof has been provided that other tools available in the zoning ordinance, such as administrative relief, will not work to address the site specific needs of the project.

THE STRICT APPLICATION OF THE DEVELOPMENT REQUIREMENTS PER THE R-4, MULTI-FAMILY RESIDENTIAL DISTRICT MAKE IT VIRTUALLY IMPOSSIBLE TO PROVIDE ANY TYPE OF MEDIUM DENSITY RESIDENTIAL DEVELOPMENT DUE TO SMALL SIZE OF THE SUBJECT SITE AND THE LONG, LINEAL SHAPE OF THE LOT. THE AFOREMENTIONED SITE ISSUES ALONG WITH THE MINIMAL FRONTAGE ALONG A PUBLIC ROADWAY PREVENTS THE PROPERTY OWNER FROM PARTICIPATING IN A VARIETY OF DEVELOPMENT OPTIONS. TAKING ADVANTAGE OF THE ALTERNATIVE DEVELOPMENT STANDARDS AS PROVIDED IN THE HISTORIC AVONDALE INFILL OVERLAY DISTRICT ALLOW THE ONLY OPTION TO DEVELOP MEDIUM DENSITY RESIDENTIAL.

- (C) The project provides a historic design that creates a pedestrian oriented environment.

THE REQUESTED REDUCTIONS, MINIMUM LOT AREA AND SETBACKS ARE CONSISTENT WITH OTHER PROPERTIES SITUATED IN THE SURROUND AREA AND WILL NOT DETRIMENTALLY AFFECT ANY NEIGHBORING PROPERTIES.

Development Standards Requested

Requested Development Standards Under HAIO Overlay				
320 East Hill Drive				
	Requested Development Standard Deviation			
	Lot 1	Lot 2	Lot 3	Lot 4
Lot Square Footage	1,395	1,395	1,395	1,395
Maximum Units Allowed	1 Unit/1,395 SF	1 Unit/1,395 SF	1 Unit/1,395 SF	1 Unit/1,395 SF
Minimum Lot Width	31.00 Feet	31.00 Feet	31.00 Feet	31.00 Feet
Minimum Lot Depth	45.00 Feet	45.00 Feet	45.00 Feet	45.00 Feet
Maximum Building Height	N/A	N/A	N/A	N/A
Maximum Building Coverage	55.1%	55.1%	55.1%	55.1%
Minimum Yard Setbacks				
Front Yard - Adjacent to Access Drive	14 Feet	14 Feet	14 Feet	14 Feet
Side Yard - All Lots	7 Feet	7 Feet	7 Feet	7 Feet
Side Yard With Common Wall - All Lots	0 Feet	0 Feet	0 Feet	0 Feet
Rear Yard	0 Foot	0 Foot	0 Foot	0 Foot
Street Side Yard	13 Feet	N/A	N/A	N/A

*Each unit will include an enclosed side yard. The wall enclosure for the yard may encroach into the street side building setback not more than 7.5 feet.

5. Parking Standards

a. Parking Standards per the Zoning Ordinance and any Deviations from these Standards

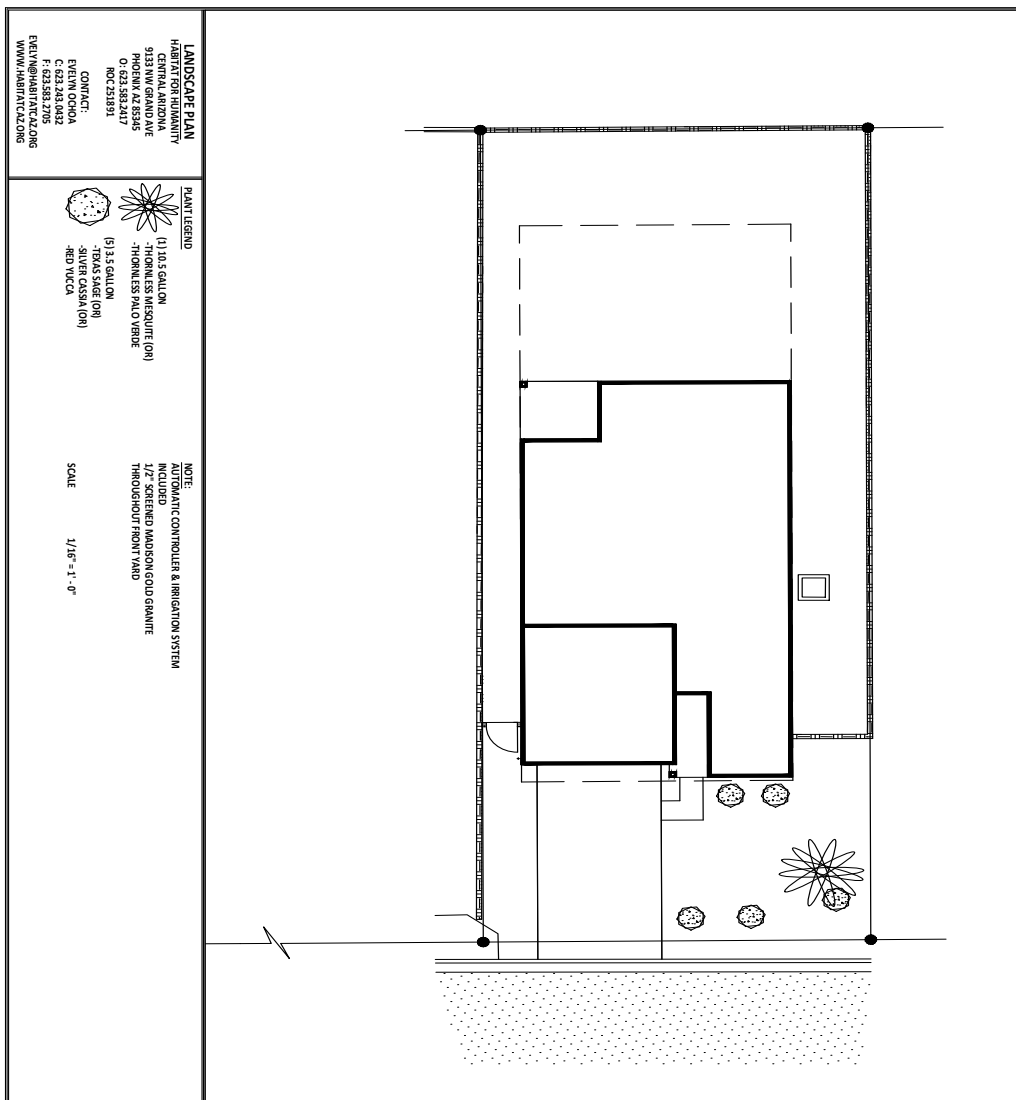
Each unit will feature a two-car garage to accommodate covered homeowner parking. Additionally, street parking is available immediately adjacent to the project (2 spaces) or east of the site adjacent where three additional cars could park. All of these spaces would be within 200-feet of the entrance to the farthest lot.

The entire width of the street is 48-feet of right of way, 32-feet from back of curb to back of curb. It is very acceptable to consider two-way traffic may be accommodated in this width of roadway with no issue. The average passenger vehicle is approximately 6 to 6.5 feet wide. Many local residential streets commonly have 9-10 foot lane widths. The traffic volumes in older, residential neighborhoods are well under 1,000 vehicles per day with minimal heavy truck traffic. Speeds are typically 20-25 mph or less. Multiple streets in the area of the development have a similar street section and do include on street parking.

Landscape and Amenities

a. Landscape Theme Detail

Landscaping will complement the Historic Avondale character with a mix of native and drought-tolerant species. Front yards will feature low-water-use trees, groundcovers, and shrubs selected to provide shade, visual interest, and water efficiency. Small side yards will be designed and maintained by the homeowner. See attached example following:



b. Landscape Tract Tables

Each lot will include front-yard landscaping of approximately 400–500 square feet, with a minimum of one shade tree and five shrubs. All landscape will be on the individual lots and there are no landscape tracts dedicated with this project. The front yard maintenance will be the responsibility of the individual homeowners.

c. Open Space and Amenities

Given the limited lot size, open space is primarily provided in the form of private front and side yards. These areas will serve as outdoor living and play areas for residents.

d. Walls, Gates and Entry Features

Each rear yard will be enclosed with a six-foot CMU block wall for privacy and security. Front yards will remain open, promoting neighborhood interaction and visibility. No perimeter walls or gated entries are planned, in alignment with the pedestrian-oriented goals of the HAIO district.

e. Active Open Space and Amenities

As part of the development's community-building mission, Habitat will encourage shared use of open front yards and support connections with the nearby public park and schools. While no formal community open space is included within the lot, the neighborhood context supports active living and walkability.

6. *Architectural Design*

The architectural character of the duplex units is inspired by Historic Avondale's modest, craftsman-influenced styles. We offer three (3) elevation selections. Each unit will have varied rooflines, stucco finishes with accent trim, and front porches or stoops. Window placement ensures natural light while enhancing safety and connectivity to the street. Materials include stucco exteriors, dimensional asphalt shingles, and low-E windows. The color palette will incorporate warm desert tones to complement the neighborhood.

Habitat for Humanity is currently in the process of having this new single-family duplex plan completed. The floorplans and elevations included in the report were designed to provide many options so that when we have approved as standard plans at several different cities, we may select the options depending on the lot and family size.

We will adhere to all requirements per the single-family residential design manual. The building walls situated immediately adjacent to the property line on the west for each home will be fire-rated as required by code. Additionally, all openings in the rear will be eliminated as required by code as well.

There will be no balconies in the rear of the site, front or where there is a common wall. The only wall that a balcony would be included is the side wall with the seven (7) foot setback.

We will include substantial architectural elements to the wall location to include color and materials changes, façade and roofline articulation and material treatments such as faux window shutters and other such treatments.

There will be a 13.5 inch wall mounted coach light on the far side of each garage door mounted at 6 feet center along with one recessed light under the porch by the door to the side of the garage. The garage door fixture is square and black and takes a 100-watt bulb that is visible inside the clear panes. It allows for ample light distribution in exterior areas.

The recessed light under the porch is a standard exterior waterproof fixture also taking a 100-watt bulb and it also provide ample light distribution for residential development.

Trash and recycle receptacles will be stored behind the block wall gate on the side of each home. On pick up day, the homeowners will transfer the receptacles to the locations shown along Hill Drive.

Duplex Elevation A



FRONT ELEVATION

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

ELEVATION 'A' (MID-CENTURY MODERN)

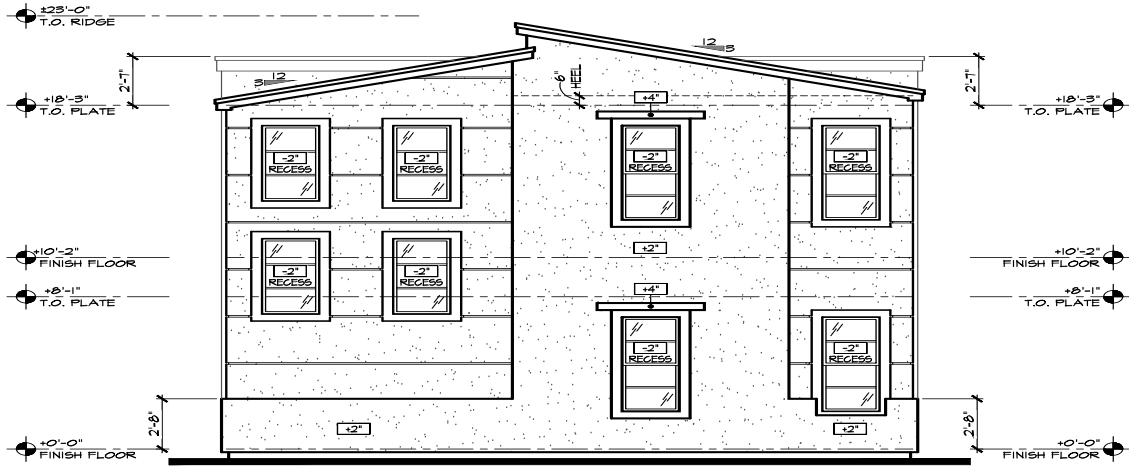


LEFT ELEVATION

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

ELEVATION 'A' (MID-CENTURY MODERN)

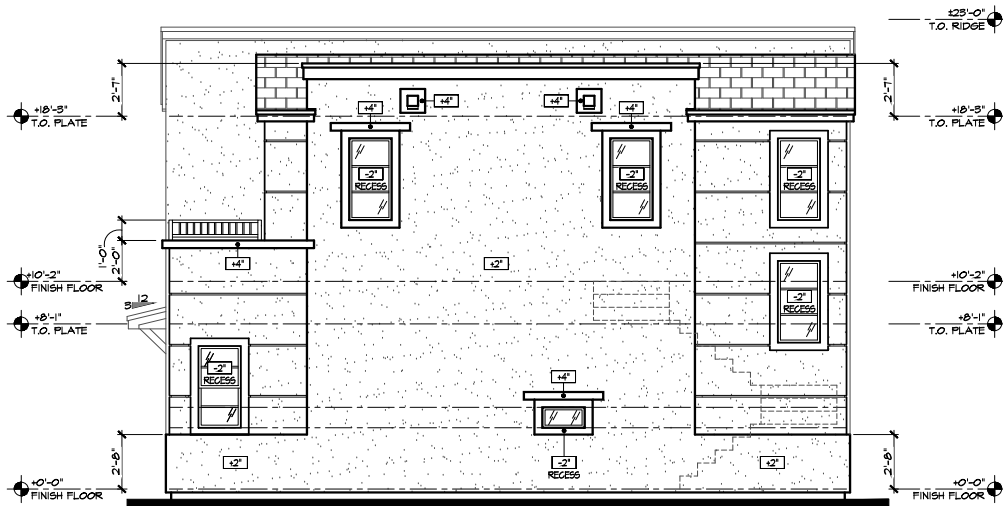
Duplex Elevation A



REAR ELEVATION

ELEVATION 'A' (MID-CENTURY MODERN)

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



RIGHT ELEVATION

ELEVATION 'A' (MID-CENTURY MODERN)

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

Duplex Elevation B



FRONT ELEVATION

ELEVATION 'B' (RANCH)

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

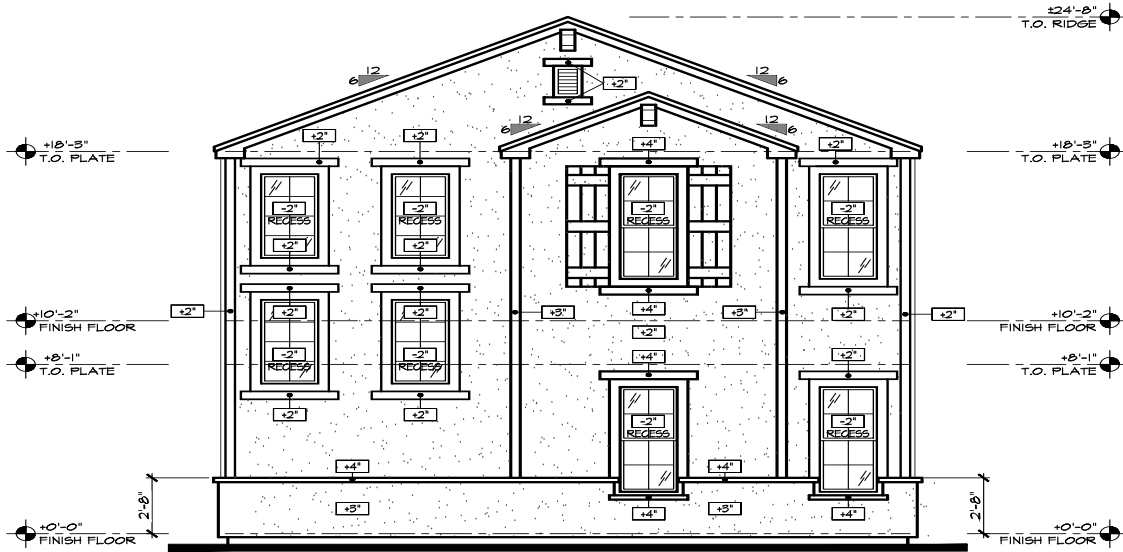


LEFT ELEVATION

ELEVATION 'B' (RANCH)

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

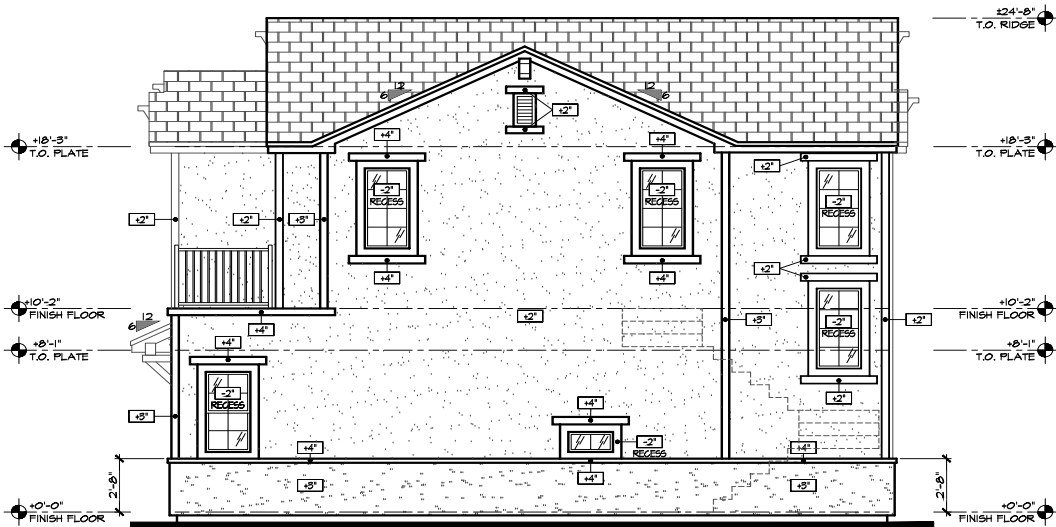
Duplex Elevation B



REAR ELEVATION

ELEVATION 'B' (RANCH)

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



RIGHT ELEVATION

ELEVATION 'B' (RANCH)

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

Duplex Elevation C



FRONT ELEVATION

ELEVATION 'C' (MODERN PRAIRIE)

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

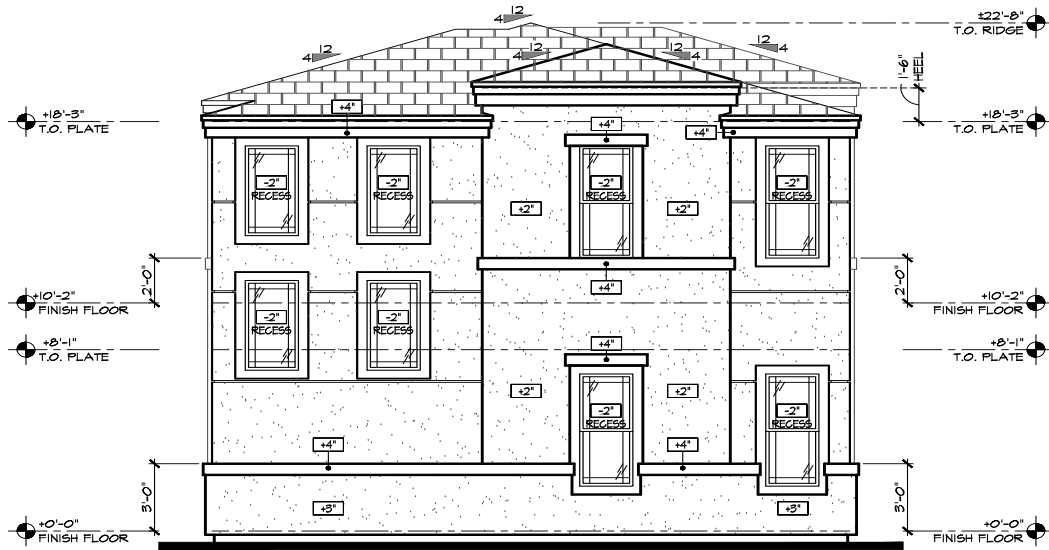


LEFT ELEVATION

ELEVATION 'C' (MODERN PRAIRIE)

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

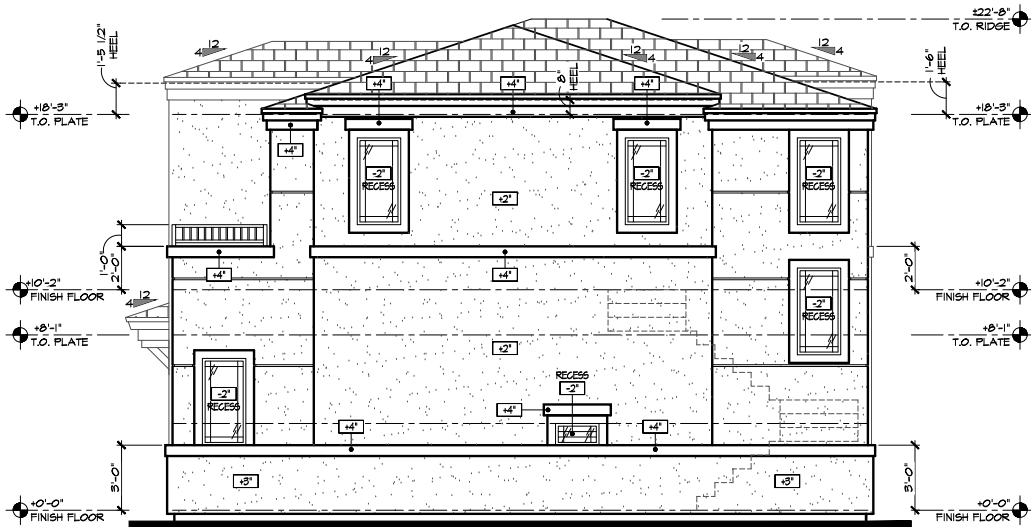
Duplex Elevation C



REAR ELEVATION

ELEVATION 'C' (MODERN PRAIRIE)

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



RIGHT ELEVATION

ELEVATION 'C' (MODERN PRAIRIE)

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

EXTERIOR PAINT OPTIONS

DUNN EDWARDS



HOME PLATE
DE6183

COMBO #1

MISSION GOLD
DET685

TRIM

BODY

FROZEN LAKE
DE5815

COMBO #2

WHITE PICKET FENCE
DET648

TRIM

BODY

COUNTRY SUMMER
DE5420

COMBO #3

OLIVE HINT
DE5500

TRIM

BODY

TERRACOTTA SAND
DE6136

COMBO #4

CEDAR CHEST
DE6112

TRIM

BODY

LINDEN SPEAR
DE6285

COMBO #5

FROST BITE
DE6274

TRIM

BODY

IRON-IC
DET611

COMBO #6

WALRUS
DE6368

TRIM

BODY



BLACK WALNUT
DE6063

COMBO #7

RUSTIC TAUPE
DE6129

TRIM

BODY

STILL MORNING
DE5280

COMBO #8

SPANISH PEANUT
DE5180

TRIM

BODY

CRYSTAL BELL
DEW392

COMBO #9

WHALE WATCHING
DET512

TRIM

BODY

WAX WING
DEW329

COMBO #10

REGENCY CREAM
DE5325

TRIM

BODY

RAINY SEASON
DE6310

COMBO #11

GRAY FLANNEL
DE6319

TRIM

BODY

7. *Site Design Criteria*

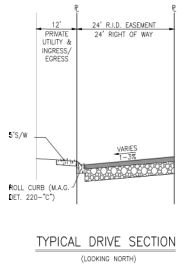
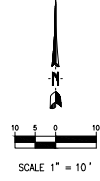
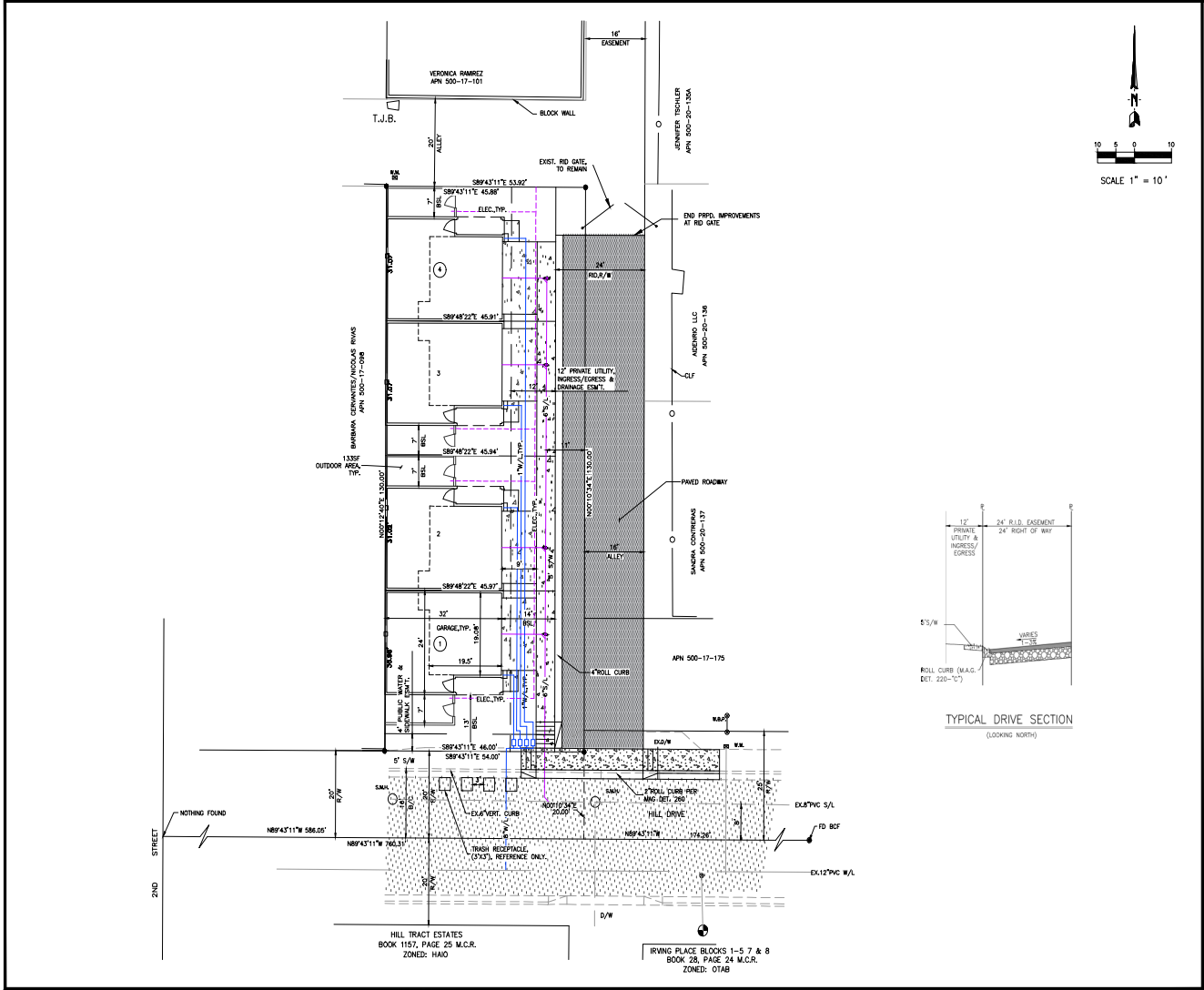
Buildings are oriented toward the south and east to maximize natural light and maintain consistent setbacks with adjacent developments. Privacy walls, open yards, and zero-lot-line construction support both privacy and community interaction. Screening is achieved via landscaping and walls as needed.

CONCEPTUAL DEVELOPMENT PLAN

See Attached

Exhibit E - Development Plan

April 15, 2026



Cleaves Engineering, Inc.
 ENGINEERS & ARCHITECTS
 8015 E. BROADWAY SUITE 110, MESA, AZ 85204
 (480) 944-8888 FAX (480) 944-8882

PRELIMINARY SITE PLAN
320 E. HILL DRIVE
5TH STREET AND HILL DRIVE

AVAP/SCALE ARIZONA

Rev#	Date
8-20-25	8-20-25
9-12-25	9-12-25
1-15-26	1-15-26
2-18-26	2-18-26

Date	04-09-25
As-Built	
Tab No.	250401
2	OF 2

MEMORANDUM

To: Joshua Orton, Lead Senior Planner
City of Avondale

FROM: Tana Nichols, Director of Land Acquisition and Development *TN*

DATE: March 5, 2026

RE: 320 East Hill Drive – Neighborhood Meeting

A neighborhood meeting was held at the Aqua Fria Room at 995 East Riley Road, Avondale, Arizona 85323 on Tuesday, March 3, 2026 at 6:00 p.m. The purpose of the meeting was to discuss any questions, comments or concerns that surrounding area property owners may have with the proposed development of the Subject Site situated at 320 East Hill Drive.

Letters describing the project and advertising the meeting were forwarded to all property owners situated within 1,000 feet of the Subject Property on February 13, 2026. A total of 414 letters were mailed out. Also, an advertisement was placed in the Arizona Business Gazette Republic Edition on February 11, 2026. Lastly a sign was placed on the property on February 16, 2026 advertising the neighborhood meeting time and location. There is space available on the signage to add the time, date and location of both the Planning Commission and City Council meetings once those have been scheduled.

I received 2 phone calls from the signage posting on the lot. Peter (623.606.9994) and Christina (623.666.3603) left me messages on February 16. They both wanted to find out how to apply and qualify to purchase the homes. I directed them to our Homeowner Services Department so that they could forward them an application as well as assisting in helping to guide them through the process. On February 20, Juan (602.400.8470) called after receiving the notification letter in the mail. Again, he was interested in knowing how to apply to qualify to purchase one of the homes.

At the neighborhood meeting on the 3rd, 4 individuals from the neighborhood were in attendance. I have attached the sign in sheet however only 3 individuals in attendance signed the sheet. Thank you so much for attending the meeting Joshua, I appreciate it. Also in attendance were City of Avondale staff Regina Murette, the Housing and Community Development Manager and Alexia Grady, Housing and Community Development Management Analyst.

I began the meeting promptly at 6:00 p.m. I described the project and explained who Habitat for Humanity is and what our mission is as well. The individuals in attendance had some questions regarding size, square footage, etc. of the project. I used larger copies of the site plan and floor

plan which were also included in the letter to more clearly display the units and the floorplan depictions. The majority of the questions were oriented toward home ownership and qualifying for the Habitat home ownership program. I distributed several homeowner packages provided by our Homeowner Services Department. After all of the questions regarding home ownership were sufficiently answered, I advised the attendees that the next step would be to contact our Homeowner Services Department so that they could set up a formal meeting to determine whether they would qualify for a home and if so, how they would move forward in meeting all of the requirements of the program. I also advised that they would be receiving a second notification letter regarding the dates and times of the Planning Commission and City Council meetings. I handed out my business cards to the neighbors in attendance and the meeting ended approximately 6:50 p.m.

Please let me know if you have questions or require additional information. I hope you have a fantastic weekend!

Please Sign IN

NEIGHBORHOOD MEETING 320 HILL DR

ORGANIZATION	TIME	EVENT DATE	LOCATION
City of Avondale / Habitat for Humanity AZ	6PM	3/3/2026	Avondale Resource Center 995 E Riley Dr

NO	NAME	PHONE	EMAIL	RESIDENT OF AVONDALE (Y/N)
1	PETER KHFAV	623.606.9999	KPETERCAM@gmail.com	Y
2	Betty Ledesma	623 810 1346		Y
3	Antonio Ledesma	623 810 1346		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				