



Planning Commission
Agenda
Thursday, September 19, 2019

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

5. PUBLIC HEARING ITEMS

a. SOUTHWEST LENDING CLOSET – REQUEST FOR HISTORIC AVONDALE INFILL OVERLAY (HAIO) – APPLICATION PL-19-0094

Planning Commission will hold a public hearing and consider a request by Ms. Ann DeVlaeminck, Southwest Lending Closet, to apply the Historic Avondale Infill Overlay (HAIO) zone to approximately 0.94 gross acres of property located at the southwest corner of Central Avenue and Madden Drive, 218 North Central Avenue. The subject property is zoned C-2 (Community Commercial). Approval of the request will modify development standards on the subject site, allowing for an expansion of the existing specialty service use occurring on the property. Development standards subject to modification through this request include, but are not limited to, reduced building setbacks adjacent to Madden Drive, reduced landscape improvements including elimination of required landscape setbacks along adjacent streets, and reduced parking space dimensions. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. PRELIMINARY PLAT, RIVER RUN - APPLICATION PL-19-0066

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., to approve a Preliminary Plat for River Run, a 103-lot single-family residential subdivision on approximately 14.52 acres located west of the southwest corner of 119th Avenue and Thomas Road. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

b. MULTI-FAMILY RESIDENTIAL DESIGN MANUAL (APPLICATION PL-19-0074)

Planning Commission will consider a request to approve the Multi-Family Residential Design Manual, Application PL-19-0074. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Assistant Director

7. DISCUSSION ITEMS

8. COMMISSION ANNOUNCEMENTS

9. PLANNING DIVISION REPORT

10. CALENDAR

11. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



AGENDA ITEM REPORT

SUBJECT: Southwest Lending Closet – Request for Historic Avondale Infill Overlay (HAIO) – Application PL-19-0094

MEETING DATE: 9/19/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Jodie Novak, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Ms. Ann DeVlaeminck, Southwest Lending Closet, to apply the Historic Avondale Infill Overlay (HAIO) zone to approximately 0.94 gross acres of property located at the southwest corner of Central Avenue and Madden Drive, 218 North Central Avenue. The subject property is zoned C-2 (Community Commercial). Approval of the request will modify development standards on the subject site, allowing for an expansion of the existing specialty service use occurring on the property. Development standards subject to modification through this request include, but are not limited to, reduced building setbacks adjacent to Madden Drive, reduced landscape improvements including elimination of required landscape setbacks along adjacent streets, and reduced parking space dimensions. The Commission will take appropriate action.

BACKGROUND:

The 0.94-acre subject property (Exhibits A and B) is bounded by public streets on three sides: Central Avenue to the east, Madden Drive to the north, and 1st Avenue to the west. Records indicate that the property has been zoned C-2 (Community Commercial) since its annexation in February 1955.

In the early 1970s, the property was developed with an 1,836 square foot “Tastee Freez” drive-through fast-food restaurant which operated on the site until the mid-1990s. Upon closure of the restaurant, the building was converted to a funeral home, which operated on the site until approximately 2010. The Southwest Lending Closet, a not-for-profit entity that loans medical equipment to injured and/or handicapped persons on a temporary basis, has occupied the space since purchasing the property in 2011. The Southwest Lending Closet, a “specialty service” use, utilizes the building for the organization’s administrative offices and medical equipment storage.

The subject property is located within the boundary of Historic Avondale and is designated as Local Commercial on the General Plan 2030 Land Use Map (Exhibit C). The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices.

The use of the property by the Southwest Lending Closet, a specialty service provider, is in conformance with

the property's Local Commercial General Plan land use designation and a permitted use in C-2 zoning.

Surrounding uses and zoning include:

- **North of Madden Drive:** A 0.99-acre site, zoned a combination of C-2 (Community Commercial) and R1-6 (Urban Residential), developed with a small commercial center. Current tenants of the commercial center include a day care center, a restaurant, a coffee shop, a nail salon, a clothing store, an insurance office, and an herbalist.
- **East of Central Avenue:** Single-family homes built on un-subdivided lots zoned R1-6 (Urban Residential).
- **South:** A 0.55-acre site, zoned C-2 (Community Commercial), developed in the early 1970s with a multi-tenant retail building. Current tenants of the building include a convenience store, a tattoo parlor, and a hair salon.
- **West of 1st Avenue:** Single-family homes built in the early 1960s on lots within the Del Monte Homes subdivision. The lots are zoned R1-6 (Urban Residential).

SUMMARY OF REQUEST:

The applicant, Ms. Ann DeVlaeminick, has requested the application of the Historic Avondale Infill Overlay (HAIO) to the subject site to allow for an expansion of the existing Southwest Lending Closet facility (Exhibit E). HAIO was created in 2013 as an overlay zone intended to be applied to a property on top of a parcel's underlying base zoning, with the objective of promoting and facilitating the development and redevelopment of vacant, underutilized, or abandoned properties within the Historic Avondale revitalization area. To this end, the HAIO overlay can be applied to any property within the designated boundaries of Historic Avondale, providing a means for property owners/developers to reduce development standards such as setbacks, landscaping requirements, and the like, from the underlying zone requirements.

In order to meet the demand for office and equipment storage space, the applicant is proposing to expand the existing 1,836 square foot Southwest Lending Closet building by constructing a 1,975 to 2,220 square foot addition north of the existing facility (Exhibit F). As part of the proposed plan, a significant portion of the existing site, including most parking areas, driveways, and the like, will be mostly unaffected. Only the parking field north of the existing building will be eliminated, parking elsewhere slightly shifted, and vehicle circulation partially re-routed in order to accommodate the expanded building. Conceptual elevations, which show one potential design for the expanded facility and illustrate how the existing building and new addition will seamlessly blend, have also been provided (Exhibit G). The final design for the building will be determined as the project moves through the Site Plan/Design Review administrative process.

Due to the property's relatively small size, the site having public street frontages along three sides, and the design constraints of adding on to an existing building, expansion of the facility in conformance with all development standards of the underlying C-2 district is very difficult. As such, in order to accommodate an expansion of the Southwest Lending Closet up to a total of 4,020 square feet, the applicant is seeking to modify the following C-2 district standards as part of the HAIO request:

- **Building Setback from Madden Drive:** A minimum 20' building setback, measured from property line, is required by C-2 zoning for all sides of a property adjacent to public streets. Because the existing building is located directly in the center of the site, any significant addition would encroach into the required setback along at least one of the adjoining streets. The HAIO request will reduce the required building setback from Madden Drive to 0', allowing for a portion of the expanded facility to be built

directly at the property line.

- **Landscape Setbacks Adjacent to Public Streets:** The C-2 district requires a minimum 30' landscape setback, measured from property lines, adjacent to all public streets. Though the existing site is built with parking up to and in some cases over property lines (encroaching into the City's right-of-way), under the terms of the current Zoning Ordinance, parking spaces may not be located in the required landscape setback. The HAIO request will eliminate the required minimum landscape setbacks from all three street frontages, allowing the existing parking to remain along all three sides at property line. Any portions of the parking lot that do currently encroach into the right-of-way will be re-stripped and the curb stops relocated so that they are entirely located on private property.
- **Street Frontage Landscaping:** Within required landscape setbacks, planting of one tree and ten shrubs for every 20 linear feet of street frontage is required for standard development requests. Given that the required landscape setbacks adjacent to Central Avenue, Madden Drive, and 1st Avenue are proposed for elimination with this request, there will be no planting area provided to accommodate the typically required plants and shrubs. As such, the proposed HAIO request will eliminate any planting requirements for the site.
- **Parking Lot Landscape Islands:** The C-2 district requires landscape parking islands, a minimum of 5' wide by 20' deep, be provided a minimum of every eight parking spaces. The existing site was developed when parking lot landscape islands were not required. The proposed HAIO request will eliminate the requirement for parking lot landscape islands, allowing for the existing parking lot layout to be mostly unchanged.
- **Required Covered Parking:** The current Zoning Ordinance requires ten percent of required parking for office-type uses be covered. The existing site developed when covered parking was not required. The proposed HAIO request will eliminate the requirement for covered parking, allowing the existing parking lot layout to be mostly unchanged.
- **Parking Space Dimensions:** The current Zoning Ordinance requires parking spaces be a minimum of 9.5' wide by 20' deep. The existing site developed when smaller 9' wide by 18' deep parking spaces were permitted. The proposed HAIO request will allow for 9'x18' parking spaces, overriding the current requirement and allowing the existing parking lot layout to be mostly unchanged.
The subject property's underlying C-2 zoning will still govern the use of the property as well as any development standards not specifically modified in this HAIO request and discussed above.

PUBLIC PARTICIPATION:

The project applicant conducted the required neighborhood meeting to discuss the proposed HAIO overlay at 6:00 P.M. on Tuesday, July 30, 2019 (Exhibit G). The meeting was held in the second-floor conference room at Sam Garcia Western Avenue Library, about 1/2 mile southeast of the Southwest Lending Closet. The meeting was advertised in the July 10, 2019 edition of the Arizona Republic. A notification sign, which includes information on the request along with details of the neighborhood meeting date, time, and location, were erected on the Southwest Lending Closet site on July 15, 2019. Additionally, all property owners within 1,000 feet of the subject property were notified of the neighborhood meeting via postcards sent on July 10, 2019. Four residents who live in neighborhoods near the property attended the meeting. The residents had general questions about the proposed expansion, and all indicated support of the Southwest Lending Closet and the additional investment in the area.

No comments related to the proposal have been posted on the City's aVOICE digital forum. Six persons have viewed the information about the request on that site.

All required notifications for the Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meeting via postcards sent on August 14, 2019. Both meetings were advertised in the Wednesday, September 4, 2019 edition of the Arizona Republic. The meeting notification sign installed on the property on July 15, 2019, includes the time, date, and location of these meetings.

ANALYSIS:

The Historic Avondale Infill Overlay (HAIO) was established in 2013 as a method to address potentially incompatible underlying zone development requirements in order to promote and facilitate development in the Historic Avondale area.

The Southwest Lending Closet site is especially challenging for development under the standards of the property's underlying C-2 zoning. The site has frontage on three public streets, Central Avenue, Madden Drive, and 1st Avenue. Compliance with the C-2 district's significant landscape and building setbacks along all three frontages would reduce the buildable area of the site to a small area near the southern property line and eliminate most, if not all, of the property's on-site parking and circulation. Additionally, compliance with parking lot landscape, parking space dimension, and covered parking requirements on this property would require significant modification to the existing parking design, resulting in a decrease in total parking provided on the site and negatively impacting the operation of the Southwest Lending Closet. Without rebuilding this site from the ground up, expansion of the building in accordance with C-2 standards will be essentially unworkable.

For the reasons noted in the previous paragraph, application of the HAIO overlay is necessary to allow the expansion of the Southwest Lending Closet facility. Even though development standards will be reduced as part of this request, it should be noted that the proposed expansion will still represent a significant improvement to the property. The aesthetics of the site and surrounding area will be enhanced by the construction of the proposed building addition and remodeling of the existing building using a more timeless architectural style to be finalized during the Design Review for the development. The existing façade, which has changed only minimally from the original 1970s fast-food restaurant design, will be completely altered so that, in conjunction with the building addition, the entire facility shares a high quality, unified design befitting of an important service provider. Additionally, existing parking on the property currently encroaches into the public right-of-way along the north and west property lines, requiring pedestrians in the adjacent neighborhood to walk in Madden Drive and/or 1st Avenue to access Central Avenue. With the proposed addition, the parking along the north property line will be eliminated to make room for the expanded building and existing parking along the west property line will be shifted east outside of the right-of-way. Existing parking curbs in these rights-of-way will be removed and any damage repaired, allowing the asphalt surface in the right-of-way to be used as a public sidewalk along both 1st Avenue and Madden Drive. Pedestrian connectivity will be improved as a result.

Section 504.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.

Land Use Element, Goal 3, Policy C – *“Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.”*

Parking on the existing site currently encroaches into required C-2 landscape setbacks. Approval of the proposed HAIO will not result in a new condition that negatively impacts surrounding properties or Historic Avondale in general. Additionally, the proposed building addition is located north of the existing building, adjacent to a public street and not abutting any private property, minimizing any

impact of building within the required building setback.

Quality of Life Element, Goal 4, Policy A – *“Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.”*

The current site, originally built for a fast-food drive-through restaurant, is designed in a suburban fashion. Approval of the HAIO allowing the building addition in the Madden Drive building setback will allow for an urban-style interaction between the new building and street, enhance sidewalk connectivity, and improve the aesthetics of the site and area.

Public Buildings, Services and Facilities Element, Goal 2, Policy B – *“Provide for and strategically locate social services determined to meet the needs of the community.”*

The Southwest Lending Closet is an important community partner that serves residents of Avondale as well as residents of surrounding west valley cities. Approval of the proposed HAIO will allow the non-profit entity to expand their facility, further increasing their ability to provide services to the community.

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.

As previously discussed, development standards of the C-2 district make the proposed expansion of the current building unworkable. Reductions in building and landscape setbacks, landscape quantities, and parking standards are needed to allow the proposed expansion to move forward. While the City can offer Administrative Relief, allowing Staff to approve a reduction of any development standard by up to 30 percent, this process is not an option since all of the proposed reductions exceed the standards by more than 30 percent. Application of the HAIO overlay to the site is the only way to allow for the proposed expansion of the site that is needed to meet the expanding needs of the Southwest Lending Closet organization.

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

The applicant has provided a conceptual building design that illustrates the intent of the Southwest Lending Closet to provide an attractive building that reflects the history of Avondale and the greater southwest. While this design is conceptual and subject to modification prior to construction, it can be said with certainty that the future facility will represent a significant enhancement from what is existing today.

Regarding the desire for a pedestrian-oriented environment, sidewalks are not currently provided along the development's north and west property lines. Presently, all pedestrians must walk in the adjacent streets or cross to a location where a sidewalk is provided in order to travel in this area. With the proposed expansion, unobstructed asphalt sidewalks will be provided along these two street frontages where parking currently encroaches into the City's right-of-way, greatly enhancing pedestrian connectivity in the area. It is anticipated, though not currently programmed, that a future City project to enhance pedestrian connections area-wide will remove the asphalt sidewalks and replace them with more typical concrete sidewalks.

Conclusion:

Staff recommends approval of the requested HAIO overlay for the Southwest Lending Closet site.

DISCUSSION:

- The proposed application of the HAIO overlay, with Staff recommended conditions of approval, is in conformance with the General Plan 2030.
- The proposal meets the HAIO requirements contained within Section 504 of the Zoning Ordinance.
- The proposed development standards are consistent with the desired character of development for this area.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage development of businesses in healthcare, technology, and advanced manufacturing.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

There are no budget impacts.

RECOMMENDATION:

Planning Commission should conduct a public hearing and recommend **APPROVAL** of Application PL-19-0094 Southwest Lending Closet, a request to apply the Historic Avondale Infill Overlay (HAIO) to approximately 0.94 gross acres of property located at the southwest corner of Central Avenue and Madden Drive, subject to the following two (2) conditions of approval:

1. New development on the site shall conform to the C-2 (Community Commercial) district standards except as modified by the "Southwest Lending Closet Expansion" HAIO Narrative date stamped September 3, 2019.
2. The developer shall remove the existing curb stops located in the Madden Drive and 1st Avenue rights-of-way, repurposing the existing asphalt as a public sidewalk. If removal of the curb stops reveals damage to the asphalt, the developer will be responsible to repair any damage to ensure the public sidewalk is safe for pedestrian use.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-19-0094 Southwest Lending Closet, a request to apply the Historic Avondale Infill Overlay (HAIO) to approximately 0.94 gross acres of property located at the southwest corner of Central Avenue and Madden Drive, subject to two (2) conditions of approval as listed in the Staff report.

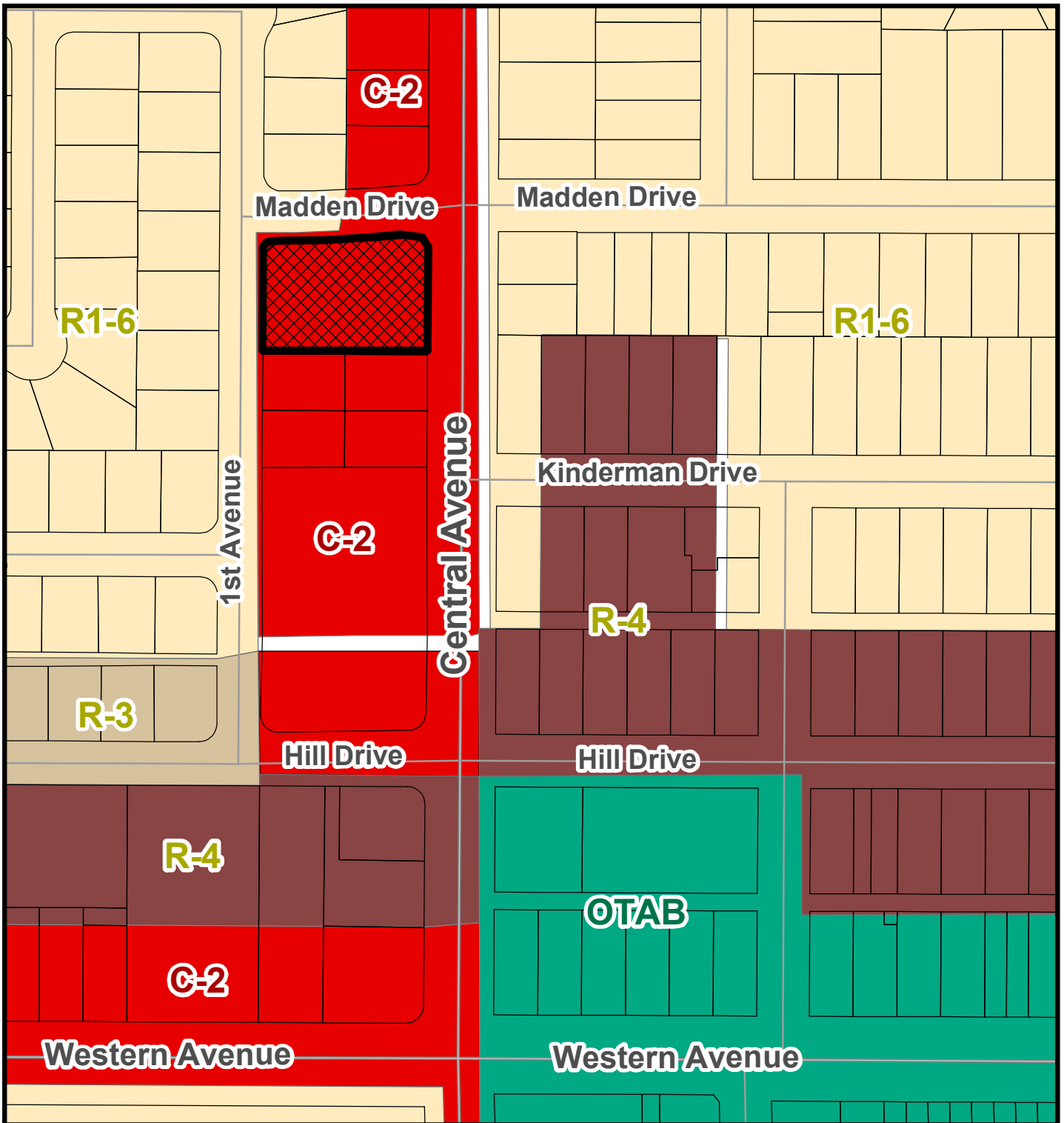


Aerial Photograph



 Subject Property



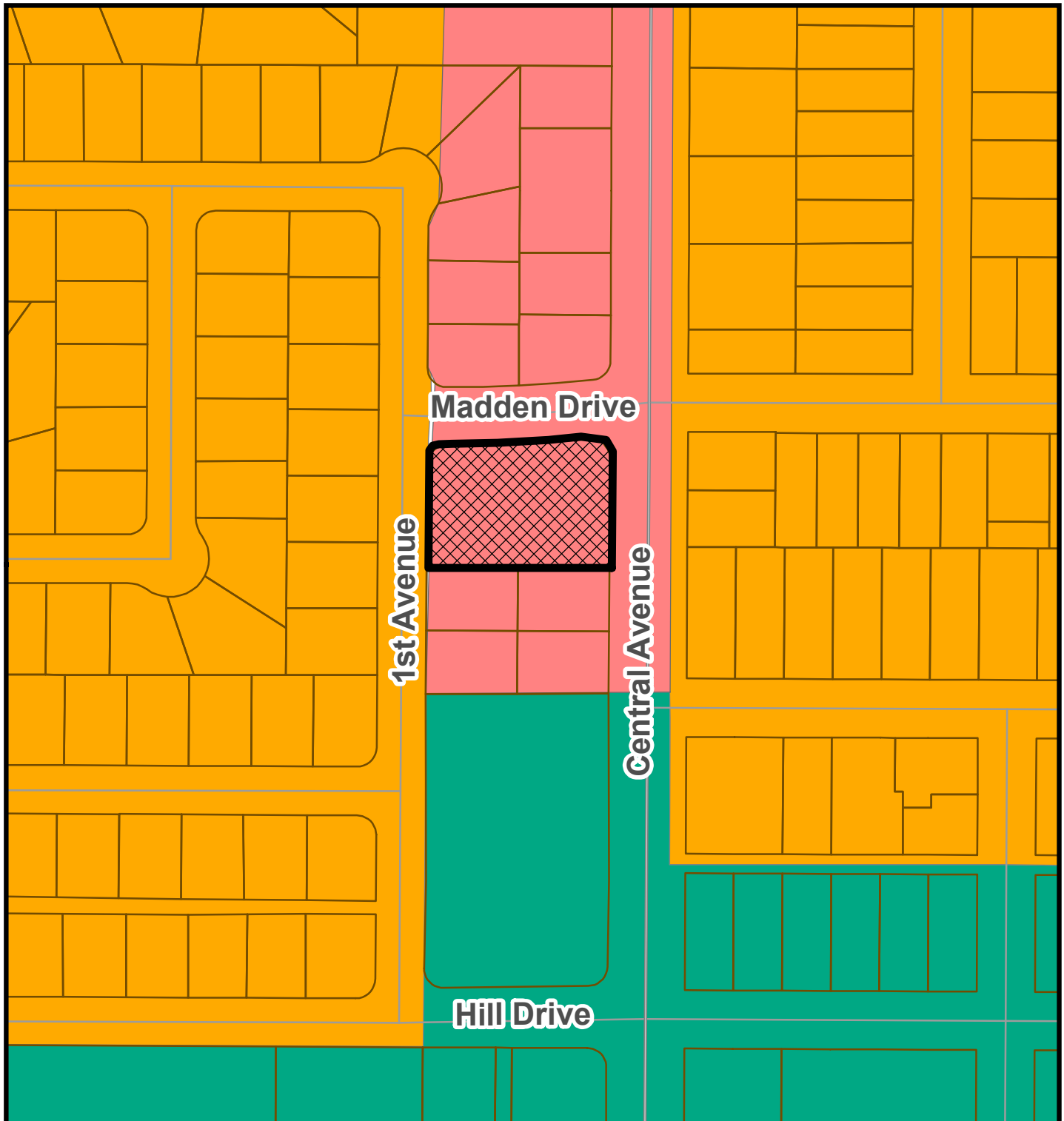


Zoning Vicinity Map



Subject Property





General Plan Land Use Map

- Local Commercial
- Historic Avondale District
- Medium Density Residential



**Subject
Property**



SUMMARY OF RELATED FACTS

APPLICATION PL-19-0094

<i>THE PROPERTY</i>	
PARCEL SIZE	0.94 gross acres/0.58 net acres
LOCATION	Southwest Corner of Central Avenue and Madden Drive
GENERAL PLAN LAND USE	Local Commercial
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	The site was annexed into the City of Avondale on February 24, 1955. Records indicate the site has been zoned C-2 since annexation.
DEVELOPMENT HISTORY	The site was developed with an 1,836 square foot “Tastee Freez” drive-through fast food restaurant between 1969 and 1976. Upon closure of the “Tastee Freez” in the mid-1990s, the building was converted to a funeral home, which operated on the site until approximately 2010. The Southwest Lending Closet, a not-for-profit entity that loans medical equipment to injured or handicapped people on a temporary basis, has occupied the space since approximately 2011.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF MADDEN DRIVE	A 0.99-acre site, zoned a combination of C-2 (Community Commercial) and R1-6 (Urban Residential), developed in the early 1970s with a small commercial center. Current tenants of the commercial center include a day care center, a restaurant, a coffee shop, a nail salon, a clothing store, an insurance office, and an herbalist.
EAST OF CENTRAL AVENUE	Single-family homes built in the mid-1950s on un-subdivided lots zoned R1-6 (Urban Residential).
SOUTH	A 0.55-acre site, zoned C-2 (Community Commercial), developed in the early 1970s with a multi-tenant retail building. Current tenants of the building include a convenience store, a tattoo parlor, and a hair salon.
WEST OF 1 ST AVENUE	Single-family homes built in the early 1960s on lots within the Del Monte Homes subdivision. The lots are zoned R1-6 (Urban Residential).

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Avondale Elementary School District Agua Fria Union High School District
ELEMENTARY SCHOOL	Eliseo C. Felix Elementary School (K-8)
HIGH SCHOOL	Agua Fria High School

<i>ADJACENT STREETS</i>	
Central Avenue	
Classification	Collector
Existing half street ROW	40'

Standard half street ROW	40'
Existing half street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights
Standard half street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights
Madden Drive	
Classification	Local
Existing half street ROW	30'
Standard half street ROW	25'
Existing half street improvements	One through lane, curb and gutter
Standard half street improvements	One through lane, curb and gutter, landscaping, attached sidewalk, street lights
1st Avenue	
Classification	Local
Existing half street ROW	25'
Standard half street ROW	25'
Existing half street improvements	One through lane, curb and gutter
Standard half street improvements	One through lane, curb and gutter, landscaping, attached sidewalk, street lights

UTILITIES	
Service to the expanded building will be from the same sources as the existing building. Domestic water service is provided via the existing 4" line in 1st Avenue; a new fire line will be installed connecting to the existing 4" line in Madden Drive. Sewer service is provided via the existing 12" line in Central Avenue. APS provides electrical service to this portion of the City.	

Exhibit E

Applicant's HAIO Narrative

Southwest Lending Closet

HAIO Narrative

Southwest Lending Closet Expansion

Project Description:

The subject property is located with the Avondale Historic Central Business District and more specifically at the southwest corner of N Central Avenue and W Madden Drive intersection. The lot contains one building. The lot is approximately 188 feet deep with an irregular width ranging between 120 and 135 feet, and the building is approximately 30' wide and 60' deep. It is bordered to the east and west by medium density residential, and to the north and south by commercial properties. The gross parcel area subject to the proposed rezoning, which includes adjacent half-street rights-of-way, is approximately 0.94 acres.

Project Scope:

The overall project consists of rezoning the current lot to HAIO and then expanding the existing building.

Project Goals:

To further the objectives of the General Plan, to enhance the character along N Central Avenue, and to improve the operations that are offered by the Southwest Lending Closet to the City of Avondale and others. The existing building has provided volunteer opportunities and services to Avondale residents for over six years. The Closet operated at a rented site on Western avenue for 11 years before purchasing a long-vacant and blighted property and moving to the current location on Central Avenue. Current operations include two off-site storage places for equipment and consumables in low-demand months; expansion of the building would allow all operations to be performed at one location.

Architecture:

The existing buildings on N Central Avenue consist of a mix of architectural styles. Those in proximity of the Closet are simple block buildings and/or stucco. The Closet is block and brick with a mansard. Proposal is to remove the existing mansard and add on to the building so that the finished product looks cohesive.

The existing entrance/exit drives along N Central and Madden will remain the same. The landscape design will remain the same.

General Plan Designation:

The General Plan designation for the property is Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices.

Purpose and intent of HAIO:

The subject property lies within the boundaries of the Historic Avondale Infill Overlay District (HAIO). The purpose of this district is to promote and facilitate the development and redevelopment of vacant, underutilized, or abandoned properties within the City's revitalization area. It has been established as a method to address potentially incompatible development standards while maintaining the character of the surrounding area. The HAIO district may be used when other tools available in the zoning ordinance will not work to address the development needs of the property. Site specific development standards and performance requirements are established at the time of overlay zoning. It is the intent of the district to:

- Accommodate growth by encouraging and facilitating new development on vacant or 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.

HAIO Justification:

Current development standards make it impractical and financially infeasible to expand the existing building. Reductions in building and landscape setbacks, water retention basins, and landscape quantities are needed to complete the proposed project. Administrative relief is not an option since some of the reductions exceed the standards by more than 30 percent. Expanding the building to improve the operations of the Southwest Lending Closet is an ideal use for this property that also aligns with the City of Avondale's goals for the historic district.

The proposed project consists of expanding the building from the current 1,800 square feet by up to 2,220 square feet so that the finished building will cover up to 4,020 square feet. The current zoning of C-2 (Community Commercial District) of commercial complexes providing goods and services to community-wide trade areas is compatible with current and envisioned future services.

Requested Development Standards:

Development Standard	C-2	HAIO
Minimum Landscaping Setback Adjacent to N Central Avenue	30'	0'
Minimum Landscaping Setback Adjacent to N 1 st Avenue	30'	0'
Minimum Landscaping Setback Adjacent to W Madden Drive	30'	0'
Frontage Landscaping	Trees and shrubs along all frontages	Retain existing/no new landscaping
Minimum building setback adjacent to Madden Drive	20'	0' (at smallest point; lot width varies)
Parking Lot Landscape Islands	Minimum of 1 island every 8 spaces	None
Required covered Parking	10 percent of required parking must be covered	No covered parking
Parking Space Dimensions	9.5' x 20'	9' x 18'

Public Utilities:

Potable Water – Existing water supply is sufficient.

Sanitary Sewer – Existing sewer is sufficient.

Parking and Circulation:

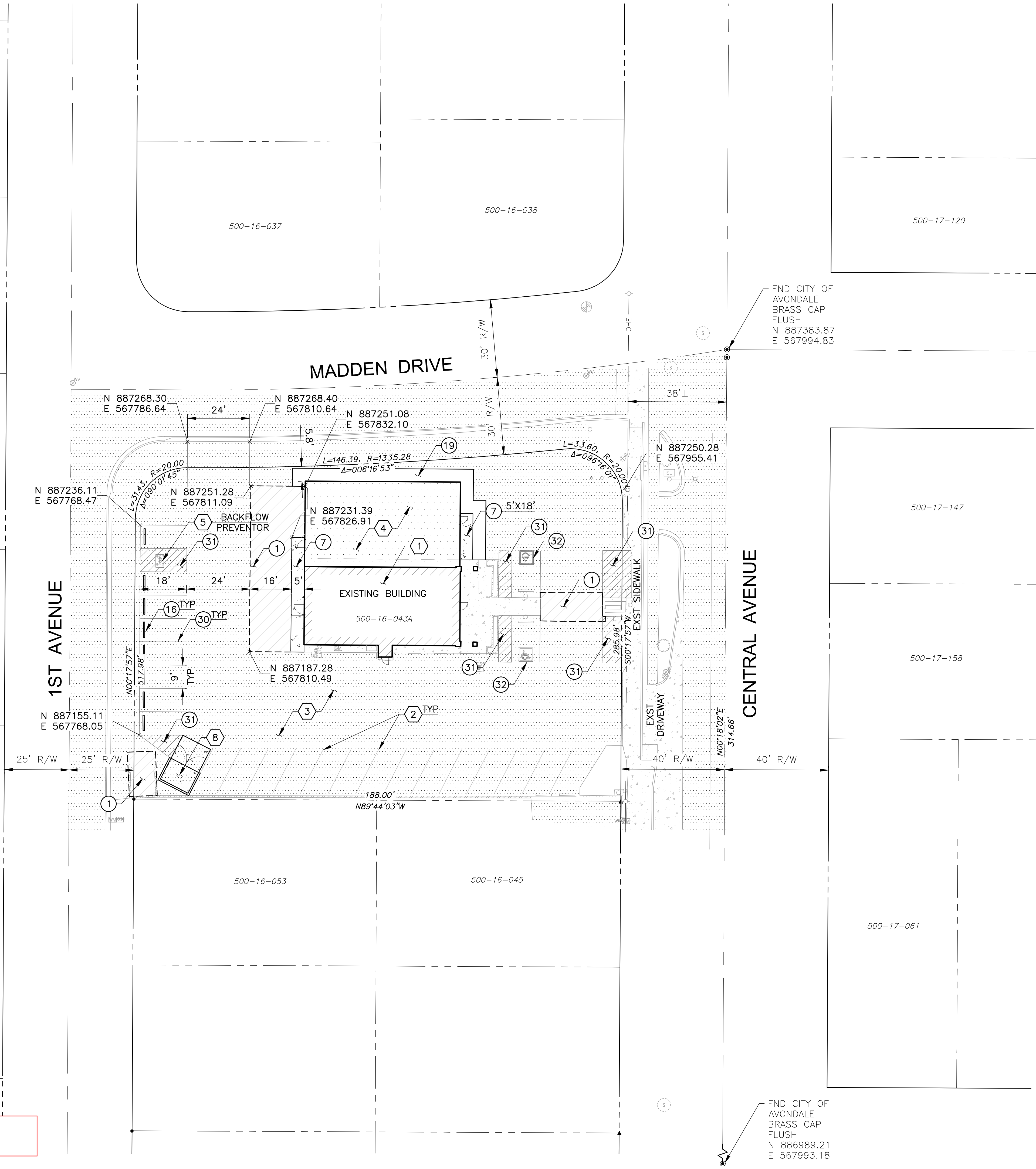
Per City of Avondale zoning 15 spaces are required for the site. Though some parking is removed for this expansion, the site will have 24 spaces in its final condition. Circulation patterns will be maintained by removing 4 parking stalls from the front of the building allowing access from both driveways, and adequate fire access is provided to the site from the surrounding streets. Existing parking that encroaches into the right away will be either be eliminated (along Madden Drive) or shifted east so that it no longer encroaches (along 1st Avenue.)

Exhibit F

Proposed Site Plan Southwest Lending Closet

FILE:G:\2019\1119018_SW_Lending_Closet\CAD\1119018_C3.1-SITE.dwg DATE:7/2/2019 TIME:10:55 AM (by:chris.dolan)

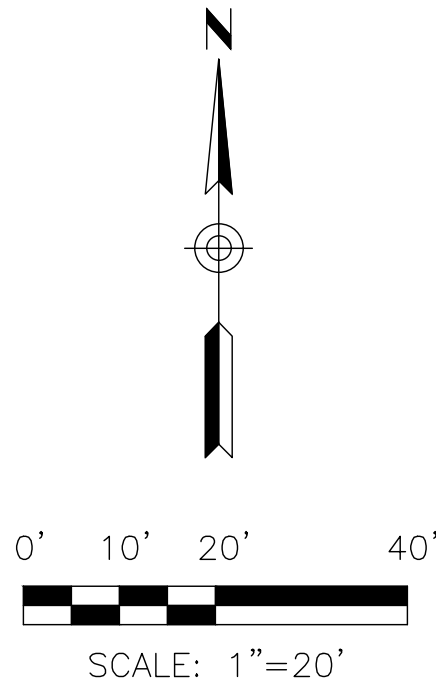
Submitted July 2, 2019



- CONSTRUCTION NOTES
- 1 ASPHALT PAVEMENT MATCH EXISTING
 - 7 CONCRETE SIDEWALK, WIDTH PER PLAN MAG STD DET 230
 - 16 PARKING BLOCK MAG STD DET 150, TYPE B-3
 - 19 DECOMPOSED GRAVEL SURFACE MIN 3/4" SCREENED DG, EXPRESS BROWN (TYP)
 - 30 PAVEMENT MARKING 4" WHITE STRIPE
 - 31 PARKING MARKING 4" YELLOW STRIPING 2' OC @ 45° PER PLAN
 - 32 PAVEMENT MARKING ADA ACCESSIBLE SYMBOL DET 1, SHEET C6.1
 - 33 ADA PARKING SIGN & POST DET 2, SHEET C6.1

- REFERENCE NOTES
- 1 EXST BUILDING TO REMAIN
 - 2 EXST STRIPING TO REMAIN
 - 3 EXST ASPHALT TO REMAIN
 - 4 BUILDING EXPANSION REFER TO ARCHITECTURAL PLANS
 - 5 PROTECT IN PLACE
 - 8 TRASH ENCLOSURE REFER TO ARCHITECTURAL PLANS

- NOTES:
- 1. ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
 - 2. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.



Owner
Southwest Lending Closet, Inc.
113 E. Western Avenue
Avondale, AZ 85323

Dibble Engineering

Dibble Engineering
Civil Engineer
1628 North Litchfield Road, Suite 150
Goodyear, AZ 85395
Phone: 623.935.2258
Contact: Shannon Mauck, P.E.

**SOUTHWEST LENDING CLOSET
BUILDING EXPANSION**
218 N CENTRAL AVE, AVONDALE, AZ 85323

Issued for _____ Rev _____ Date _____

Project No. 1119018

Designed: XXX Drawn: XXX Checked: XXX

Drawing Title
SITE PLAN

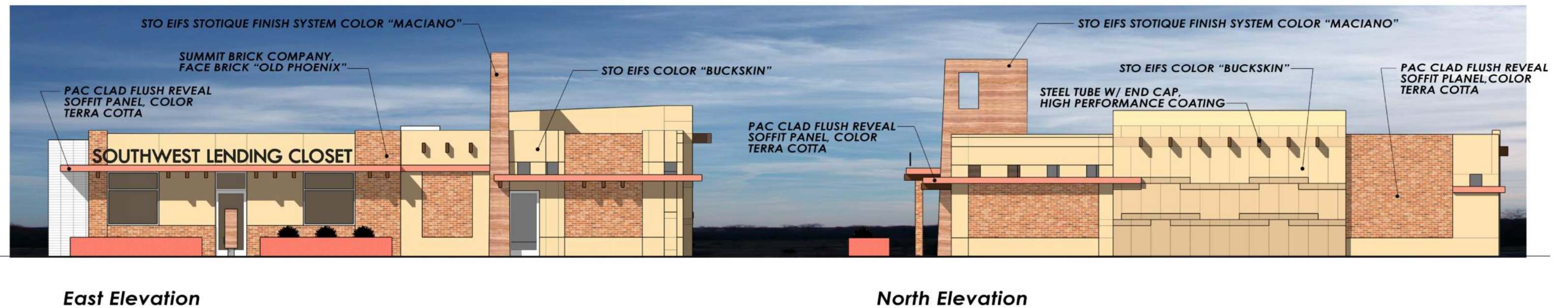
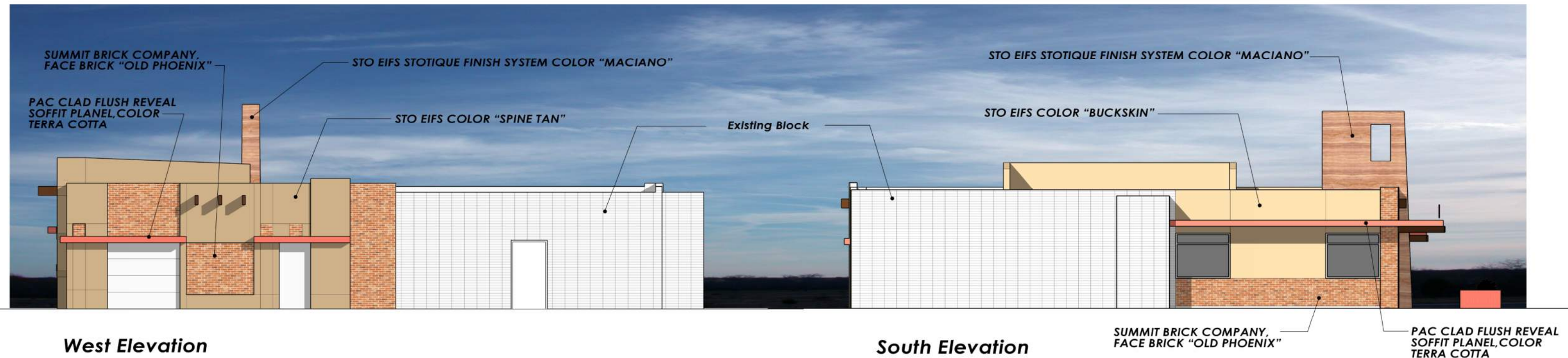
Dwg. No.

C3.1

Exhibit G

Conceptual Building Elevations

Southwest Lending Closet



Submitted July 2, 2019

Building Elevations



Southwest Lending Closet Renovation and Expansion

Avondale, Arizona

SOUTHWEST LENDING CLOSET

Dewberry

Exhibit H

Neighborhood Meeting Summary & Sign-In Sheet

July 30, 2019

6:00 P.M.

Sam Garcia Western Avenue Library

SOUTHWEST LENDING CLOSET - HAIO

SUMMARY OF JULY 30, 2019 NEIGHBORHOOD MEETING

The required Neighborhood Meeting for this request was held at 6:00 P.M. in the Sam Garcia Western Avenue Library Conference Room on Tuesday, July 30th. Two representatives of the Lending Closet were present along with City Staff.

Four residents who live in the vicinity of the Southwest Lending Closet and received postcard notification of the meeting attended. Residents had general questions about the proposed expansion but were all fully in support of the investment in the area. Residents also shared concerns with City Staff over loitering and traffic issues occurring in their neighborhoods. City Staff indicated those concerns would be passed along to the applicable City Department for follow-up.

The meeting concluded at approximately 6:35 P.M.

NEIGHBORHOOD MEETING SIGN-IN SHEET

Project: PL-19-0094 Southwest Lending Closet HAIO

Meeting Date: July 30, 2019, 6:00 PM

Planner: Ken Galica, Division Lead Planner

Place/Room:	Sam Garcia Western Avenue Library 2 nd Floor Conference Room
--------------------	--

[illegible]



AGENDA ITEM REPORT

SUBJECT: Preliminary Plat, River Run - Application PL-19-0066

MEETING DATE: 9/19/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Jodie Novak, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., to approve a Preliminary Plat for River Run, a 103-lot single-family residential subdivision on approximately 14.52 acres located west of the southwest corner of 119th Avenue and Thomas Road. The Commission will take appropriate action.

BACKGROUND:

The River Run subject property is located west of the southwest corner of 119th Avenue and Thomas Road. In June of 2018, Council approved Ordinance No. 1654-618 annexing the 14.52-acre site into the City of Avondale's municipal boundary. At the same meeting, Council approved Resolution No. 3457-618 for a Minor General Plan Land Use Map Amendment and Ordinance No. 1653-618 rezoning the subject site to River Run Planned Area Development (PAD). The Minor General Plan Land Use Map Amendment changed the land use designation from Medium Density Residential to Medium/High Density Residential and the rezoned to PAD provided for 103 single-family residential homes that are alley-loaded in a private gated community.

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

- NORTH: The Stewart Company Rock and Quarry Mine, zoned Industrial (A-1) and Agricultural (AG)
- WEST: The Aqua Fria River under the jurisdiction of Maricopa County, RU-43.
- SOUTH: The Donatela II subdivision, zoned R1-6, with a density of 3.2 du/ac.
- EAST: The Garden Park subdivision, zoned PAD, with a density of 4.1 du/ac

SUMMARY OF REQUEST:

The applicant is requesting approval of a Preliminary Plat (Exhibit E) for the River Run residential subdivision. The Preliminary Plat proposes 103 single-family lots on 14.52 gross acres of land and four (4) separate tracts for private streets and open space amenities. The River Run development proposes an alley loaded housing product with a minimum lot size of 30' x 80' (2,400sf) and maximum lot size of 50' x 81' (4,050sf). The useable open space within the development totals 5.33 acres (37.5%) and provides for a community pool area and

multi-use trails adjacent to 119th Avenue, the southern boundary of the development adjacent to Donatella II, and the Levee Trail adjacent to the Aqua Fria River. Additionally, the Preliminary Plat includes landscaping and details of the open space, recreational amenities, multi-use trails, perimeter walls, and entry signage.

PUBLIC PARTICIPATION:

Preliminary Plats are not public hearing items, thus no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review.

ANALYSIS:

The proposed Preliminary Plat is in conformance with the River Run Planned Area Development as well as the City's Subdivision Ordinance and Single-Family Residential Design Manual. The Preliminary Plat contains 103 single-family residential lots on 14.52 acres that is alley-loaded and a gated community.

Landscape, wall, and open space plans are also included as part of the Preliminary Plat application. Overall, the River Run development plan represents 5.33 acres (37.5%) to be maintained as open space which exceeds the City's minimum requirement of 15%. The proposed open space takes on a variety of forms, including but not limited to:

- Tract C – A one (1) acre open space tract that features a community pool, covered tot-lot, ramada with picnic seating, and a half basketball court.
- 119th Avenue Trail – A 12' multi-use trail adjacent to the proposed development's 119th Avenue frontage.
- River Run/Donatella II Pedestrian Connection – A 12' pedestrian connection between River Run and Donatella II that connects the 119th Avenue multi-use trail and the future Levee Trail adjacent to Aqua Fria River.
- Levee Trail – A 12' multi-use trail adjacent to the proposed development's Aqua Fria River frontage with multiple access gates to the trail from the River Run development.

River Run will be developed as a private, single-family residential subdivision with two access points located off of 119th Avenue and an emergency access from Thomas Road. All streets within the River Run subdivision are private and will be maintained by the HOA. The developer will be constructing the 119th Avenue half-street improvements, which include curb, gutter, sidewalk and streetlights along the eastern property line of the development, the main entrance to the development from 119th Avenue, and the secondary emergency access from Thomas Road.

Enhanced entry/gateway monumentation and overall project theming will be provided within the community and at each of the entrances. A perimeter wall will be designed to provide for community security and safety and will be enhanced by a comprehensive landscape theme, including attractive features signifying a sense of arrival to the community.

The residential community reflects the character of the surrounding communities yet brings a uniqueness to the City. All residential homes within River Run will comply with the Single-Family Residential Design Manual. Materials and colors will blend with the character of the surrounding environment through paint colors and roofing materials. All elevations for single-family house products in the development will require City Administrative approval.

Conclusion:

Staff recommends approval of the requested River Run Preliminary Plat.

DISCUSSION:

1. The proposed Preliminary Plat is in direct conformance with the underlying General Plan Land Use category of Medium/High Density Residential.
2. The proposed Preliminary Plat is in conformance with the overall River Run PAD Development Plan.
3. The conditions of approval are reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

INITIATIVE: Encourage and support creative innovation in development and service delivery

STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

There are no budget impacts.

RECOMMENDATION:

Planning Commission should conduct a public hearing and recommend **APPROVAL** of Application PL-19-0066, a Preliminary Plat for the River Run residential subdivision, subdividing approximately 14.52 acres into 103 residential lots, four (4) open space tracts, and one private street tract.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0066, a Preliminary Plat for the River Run residential subdivision, subdividing approximately 14.52 acres into 103 residential lots, four (4) open space tracts, and one private street tract, subject to four (4) conditions of approval.

1. The River Run development shall conform to the River Run Preliminary Plat dated July 6, 2019, and Landscape Plan dated July 22, 2019.

2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire 2 years from the date of approval unless a Final Plat has been approved and recorded.

3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.

4. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.

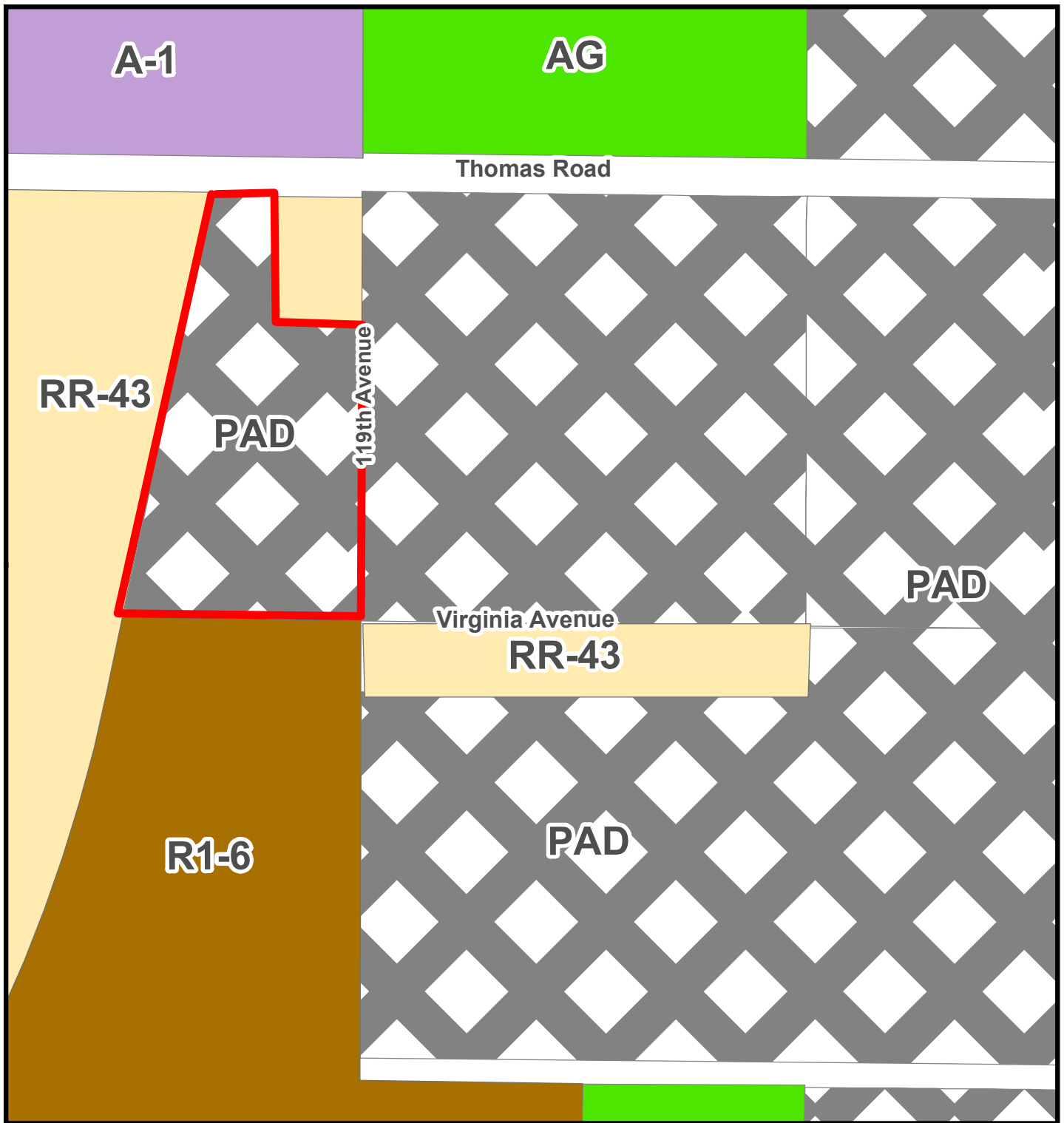


Aerial Vicinity Map



Subject Property



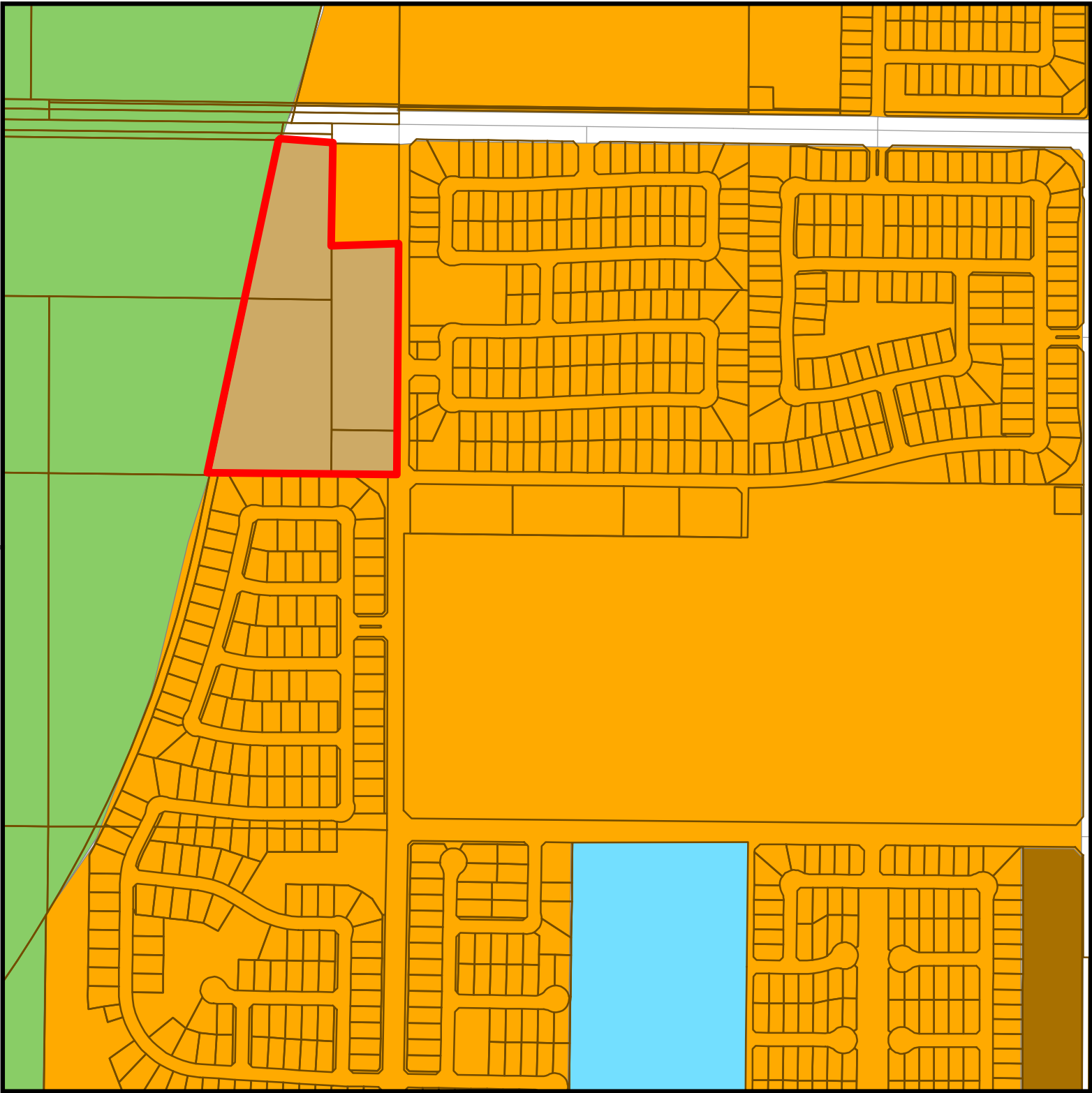


Zoning Vicinity Map



Subject Property

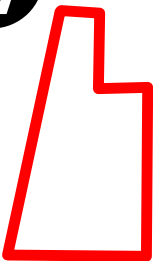




General Plan Land Use Map



- | | |
|---|---|
|  Medium Density Residential |  High Density Residential |
|  Education |  Medium/High Density Residential |
|  Open Space | |



Subject Property

*SUMMARY OF RELATED FACTS RIVER RUN
APPLICATION PL-19-0066 RIVER RUN PRELIMINARY PLAT*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 14.52 acres gross
LOCATION	Approximately 270 feet west of the southwest corner of 119 th Avenue and Thomas Road
PHYSICAL CHARACTERISTICS	Flat irregular shaped parcel of land
EXISTING LAND USE	Vacant undeveloped
EXISTING ZONING	River Run Planned Area Development
ZONING HISTORY	June 2018, Council approved the annexation, Minor General Plan Amendment, and Rezone to Planned Area Development for River Run
DEVELOPMENT HISTORY	None

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	A-1 & AG Johnson Stewart Quarry
WEST	RU-43 – Maricopa County (Agua Fria River)
SOUTH	R1-6 – Single-Family Residential (Donatella II)
EAST	PAD – Single-Family Residential (Garden Park)
<i>GENERAL PLAN</i>	
The property is Medium/High Density Residential (4.0 – 12.0 dwelling units per acre, target of 8.0 du/ac) on the General Plan Land Use Map.	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Pendergast Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	Canyon Breeze Elementary School
HIGH SCHOOL	Westview High School

119th Avenue	
Classification	Minor Collector
Existing half-street ROW	40 feet
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	1 travel lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

Thomas Road	
Classification	Minor Arterial
Existing half-street ROW	None
Standard half-street ROW	65 feet
Existing half-street improvements	None
Standard half-street improvements	2 travel lanes, turn lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

Virginia Avenue	
Classification	Local
Existing half-street ROW	25 feet
Standard half-street ROW	25 feet
Existing half-street improvements	Complete
Standard half-street improvements	Right-of-way dedication required. Improvements previously completed - 1 travel lane, curb and gutter, sidewalk, and street lights.

UTILITIES	
There is an existing 12” water line and a 21” sewer main in 119 th Avenue.	

PRELIMINARY PLAT
RIVER RUN
AVONDALE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST
OF THE GILA RIVER AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT AREA

LOT #	WIDTH	S.F.	AC.
1	42	3,402	0.08
2	32	2,208	0.05
3	50	4,050	0.09
4	42	3,402	0.08
5	32	2,208	0.05
6	32	2,208	0.05
7	32	2,208	0.05
8	42	3,402	0.08
9	42	3,402	0.08
10	32	2,208	0.05
11	32	2,208	0.05
12	32	2,208	0.05
13	42	3,402	0.08
14	60	4,310	0.10
15	32	2,208	0.05
16	42	3,402	0.08
17	42	3,402	0.08
18	32	2,208	0.05
19	32	2,208	0.05
20	50	4,050	0.09
21	50	4,050	0.09
22	32	2,208	0.05
23	32	2,208	0.05
24	32	2,208	0.05
25	42	3,402	0.08
26	42	3,402	0.08
27	32	2,208	0.05
28	32	2,208	0.05
29	32	2,208	0.05
30	50	4,050	0.09
31	50	4,050	0.09
32	32	2,208	0.05
33	32	2,208	0.05
34	42	3,402	0.08
35	42	3,402	0.08
36	32	2,208	0.05
37	32	2,208	0.05
38	50	4,050	0.09
39	50	4,050	0.09
40	32	2,208	0.05
41	32	2,208	0.05
42	32	2,208	0.05
43	42	3,402	0.08
44	42	3,402	0.08
45	32	2,208	0.05
46	32	2,208	0.05
47	32	2,208	0.05
48	50	4,050	0.09
49	50	4,050	0.09
50	32	2,208	0.05
51	32	2,208	0.05
52	42	3,402	0.08
53	50	4,050	0.09
54	32	2,208	0.05
55	32	2,208	0.05
56	42	3,402	0.08
57	42	3,402	0.08
58	32	2,208	0.05
59	32	2,208	0.05
60	50	4,050	0.09
61	50	4,050	0.09
62	32	2,208	0.05
63	32	2,208	0.05
64	42	3,402	0.08
65	42	3,402	0.08
66	32	2,208	0.05
67	32	2,208	0.05
68	50	4,050	0.09
69	50	4,050	0.09
70	32	2,208	0.05

LOT AREA (CONT)

LOT #	WIDTH	S.F.	AC.
71	32	2,208	0.05
72	42	3,402	0.08
73	42	3,402	0.08
74	32	2,208	0.05
75	32	2,208	0.05
76	50	4,050	0.09
77	50	4,050	0.09
78	32	2,208	0.05
79	32	2,208	0.05
80	42	3,402	0.08
81	42	3,402	0.08
82	32	2,208	0.05
83	32	2,208	0.05
84	50	4,050	0.09
85	50	4,050	0.09
86	32	2,208	0.05
87	32	2,208	0.05
88	42	3,402	0.08
89	42	3,402	0.08
90	32	2,208	0.05
91	32	2,208	0.05
92	50	4,050	0.09
93	50	4,050	0.09
94	32	2,208	0.05
95	32	2,208	0.05
96	42	3,402	0.08
97	42	3,402	0.08
98	32	2,208	0.05
99	50	4,050	0.09
100	50	4,889	0.11
101	42	3,670	0.08
102	42	3,402	0.08
103	50	4,050	0.09

LEGEND PROPOSED

	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	DRAINAGE FLOW DIRECTION
	INTERIOR LIGHTING
	INTERIOR LIGHTING
	TRAFFIC MOVEMENT
	FINISHED FLOOR
	WATER METER CLUSTER (NUMBER VARIES)

LEGEND EXISTING

	FOUND MONUMENT (TYPE SHOWN)
	PROPERTY LINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	TELEPHONE JUNCTION BOX
	GAS VALVE
	CONTOURS
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELEPHONE LINE
	CONCRETE SURFACE
	MEASURED & RECORDED
	FENCE
	PUBLIC UTILITY EASEMENT
	ELECTRIC JUNCTION BOX
	SIGN
	POWER POLE
	CURB & GUTTER
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	TELEPHONE JUNCTION BOX
	PAVED SURFACE
	EX. STREET LIGHT
	BRASS CAP DOWN

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 36 BEARS SOUTH 89 DEGREES 15 MINUTES 23 SECONDS EAST A DISTANCE OF 2610.11 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2179.59 FEET TO A POINT ON THE EASTERLY LINE OF THE AGUA FRIA CHANNEL, SAID POINT ALSO BEING THE POINT OF BEGINNING,

THENCE CONTINUING SOUTH 89 DEGREES 15 MINUTES 23 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 178.51 FEET ,

THENCE SOUTH 00 DEGREES 07 MINUTES 22 SECONDS WEST PARALLEL WITH AND 252. 00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 452.57 FEET;

THENCE SOUTH 89 DEGREES 17 MINUTES 19 SECONDS EAST A DISTANCE OF 252. 01 FEET TO A POINT ON SAID EAST LINE;

THENCE SOUTH 00 DEGREES 07 MINUTES 22 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 864. 20 FEET TO A POINT ON THE NORTH LINE OF DONATELA AS RECORDED IN BOOK 797 OF MAPS, PAGE 41, M.C.R.,

THENCE NORTH 89 DEGREES 17 MINUTES 19 SECONDS WEST ALONG LAST SAID NORTH LINE A DISTANCE OF 703.49 FEET TO A POINT ON SAID EASTERLY LINE OF AGUA FRIA RIVER CHANNEL;

THENCE NORTH 11 DEGREES 51 MINUTES 27 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1342.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 14.52 ACRES (632546 SQ. FT.)

SITE OPEN SPACE DATA

HIGH AND DRY (% OF TOTAL OS)	75.5 % OF NET
ACTIVE (% OF TOTAL OS)	48.5 % OF NET
PASSIVE (% OF TOTAL OS)	51.5 % OF NET

SITE DATA

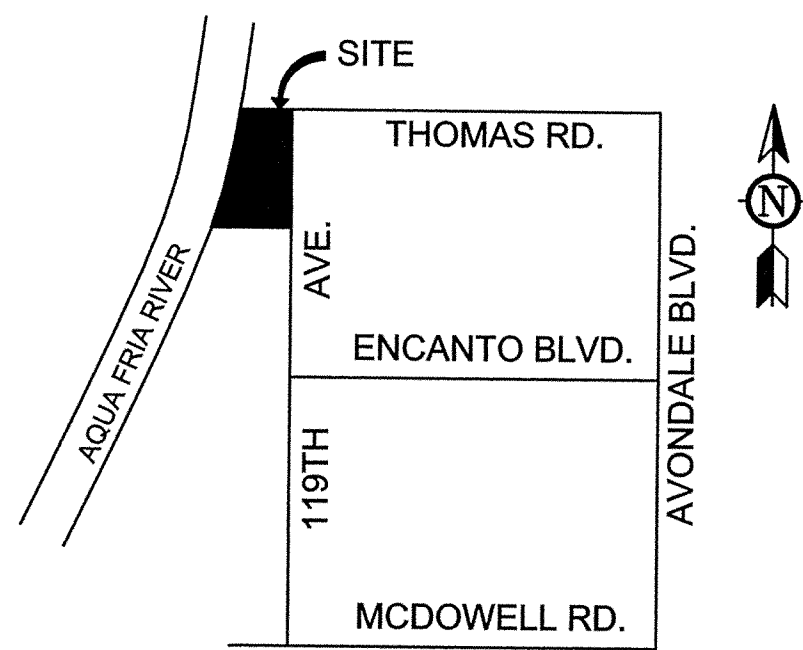
ZONING	RIVER RUN PAD
ACREAGE (GROSS)	14.52 AC.
ACREAGE (NET)	14.24 AC.
LOTS PROVIDED	103
DENSITY	7.09 UNITS/AC.
OPEN SPACE	5.33 AC.
OPEN SPACE PERCENT OF NET	37.5%
LOT AREA (MINIMUM)	2,208 SF
LOT AREA (AVERAGE)	2,725 SF
	0.06 AC.

TRACT USAGE TABLE

TRACT ID	TRACT AREA (AC.)	USAGE *	OWNER AND MAINTENANCE RESPONSIBILITY
TRACT A	2.03	2, 3, 4	H.O.A.
TRACT B	2.88	1, 2, 3	H.O.A.
TRACT C	0.99	1, 2, 3	H.O.A.
TRACT D	0.86	1, 2, 3	H.O.A.
TRACT E	0.05	1, 2	H.O.A.
USAGE *		1. OPEN SPACE 2. LANDSCAPE 3. DRAINAGE 4. ROADWAY	

UTILITY TABLE

UTILITY	COMPANY
WATER	CITY OF AVONDALE
SEWER	CITY OF AVONDALE
ELECTRIC	SRP
TELEPHONE	CENTURYLINK
CABLE T.V.	COX COMMUNICATIONS



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

OWNER: VIRTUA RIVER RUN, LLC
DEVELOPER: QUYP DEVELOPMENT SERVICES LLC
17470 N. PACESETTER WAY
SCOTTSDALE, AZ 85255
CONTACT: ANTHONY HINRICH
PHONE: (480) 999-0350
EMAIL: ANTHONY@QUYPDEVELOPMENT.COM

ENGINEER

PROJECT DESIGN CONSULTANTS
7330 N. 16TH ST. SUITE A-314
PHOENIX, AZ 85020
CONTACT: ROBERT B. MURPHY, P.E.
PHONE: (602) 508-0700
FAX: (602) 508-0745

BENCHMARK

MARICOPA HIGHWAY DEPARTMENT BRASS DISK
LOCATED IN WATER VALVE HANDHOLE AT THE
INTERSECTION OF AVONDALE BLVD. AND THOMAS
ROAD (GDACS CORNER 213 10-1).

ELEVATION = 1010.35 (NAVD88)

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 36, T2N, R1W, WHICH
BEARS N89°15'23"W PER BOOK 688 OF MAPS, PAGE 40,
M.C.R.

FLOOD ZONE

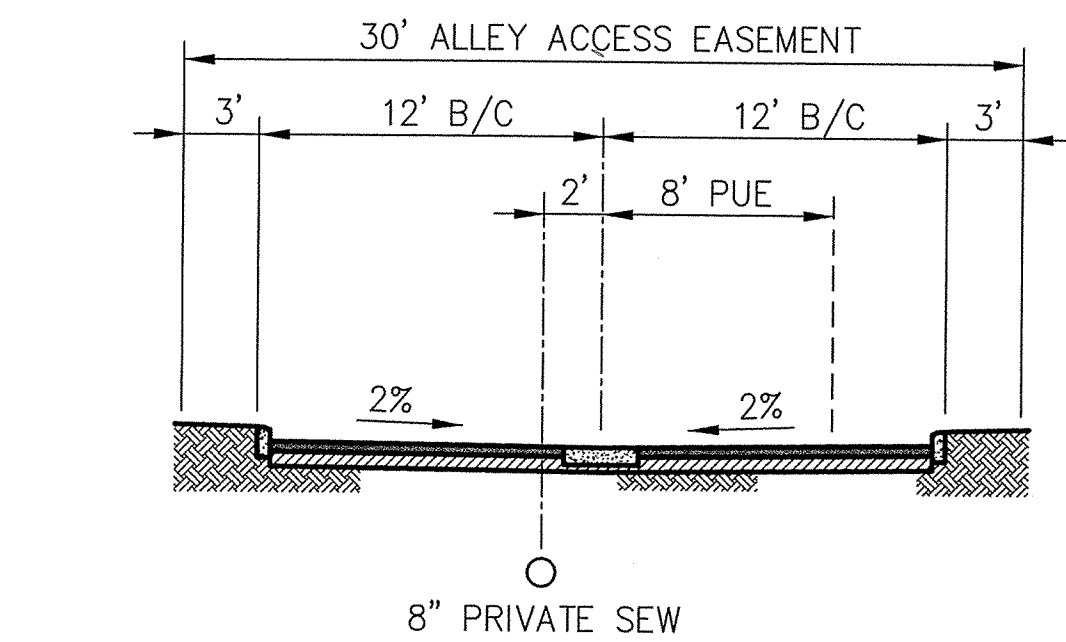
ACCORDING TO THE FLOOD INSURANCE RATE MAP #040037, PANEL #2155, DATED OCTOBER 16, 2013 THIS
PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX

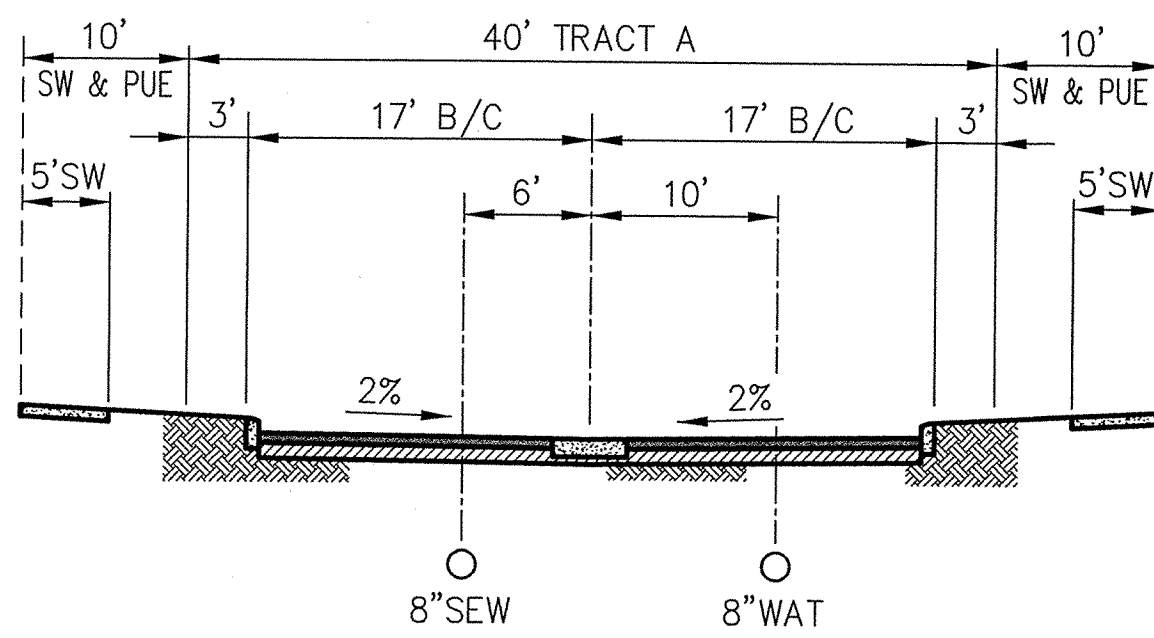
- 1 COVER SHEET
2 PRELIMINARY PLAT

GENERAL NOTES

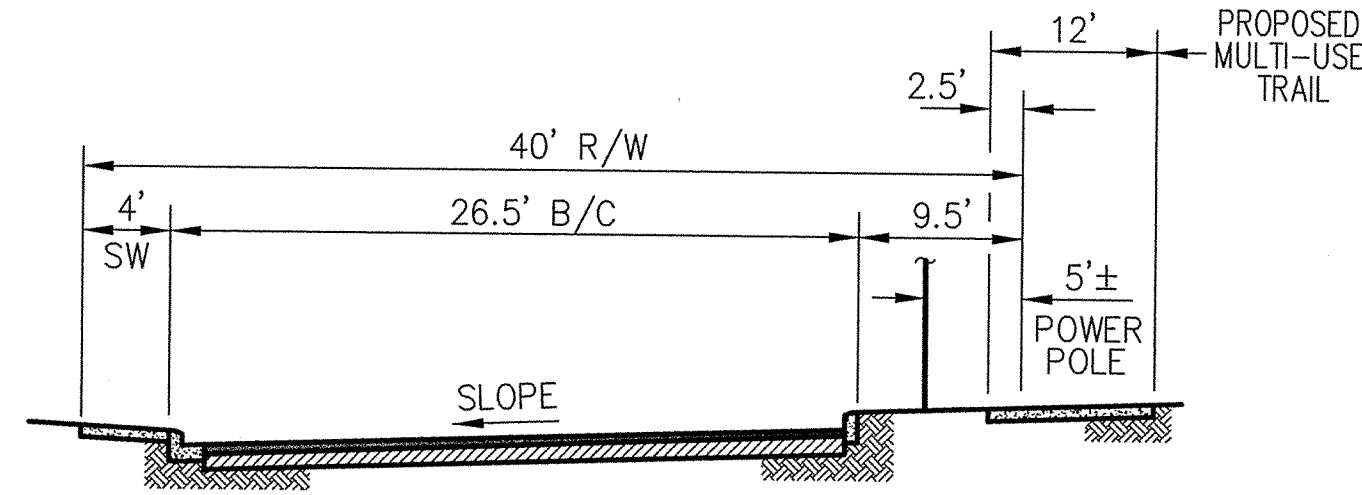
- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT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



24' PRIVATE DRIVE
LOOKING NORTH AND WEST
(N.T.S.)



34' PRIVATE DRIVE
LOOKING NORTH AND WEST
(N.T.S.)



EXISTING 119TH AVE.
LOOKING SOUTH
(N.T.S.)

RIVER RUN

SOUTHWEST CORNER
119TH AVE. AND THOMAS ROAD
AVONDALE, ARIZONA

REVISIONS:

REVISED: 05-06-19

REVISED: 07-16-19

PRELIMINARY
PLATCOVER SHEET
AND DETAILS

SHEET # : 1 OF 2

SCALE: NOTED

DATE: 07/03/18

PROJECT # : 4296.20

1. All single-trunk trees required on site shall be two (2) inch caliper average size. Tree calipers for single-trunk trees shall be measured at twelve (12) inches above the ground. All multi-trunk trees shall be one and one-half (1-1/2) inch caliper minimum. Tree caliper for multi-trunk trees shall be measured twelve (12) inches above the first fork or twelve (12) inches above ground if all trunks originate from the soil. Caliper of multi-trunk trees shall be determined by taking the average caliper of all its trunks. Multi-trunk trees shall have no more than three (3) trunks.

3. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way. All landscaping shall be maintained as approved on the Landscape Maintenance Schedule (See attached).

5. Plantings within any sight visibility easement shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility easement shall be no taller than two (2) feet at full growth.

7. The city approves these plans for concept only and accepts no liability for errors or omissions.

THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS LIMITED TO SUCH USE. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART FOR CONSTRUCTION WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE PLANNING CENTER. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART FOR CONSTRUCTION WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE PLANNING CENTER. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART FOR CONSTRUCTION WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE PLANNING CENTER. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART FOR CONSTRUCTION WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE PLANNING CENTER.

matchline - see sheet LA-303



planting plan

scale: 1"=20'

Planting Materials Legend

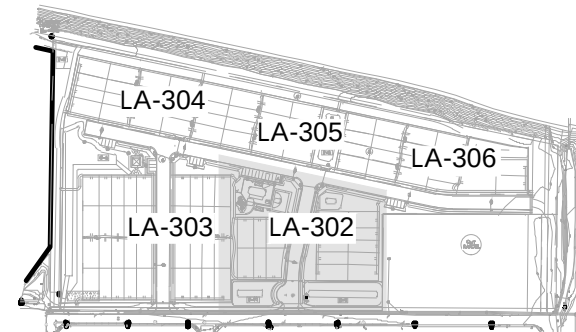
symbol	trees genus/species	size
	Acacia anuera	-
	Mulga Acacia	24" box
	Caesalpinia cacalaco Smoothie	-
	Thornless Cascadote	24" box
	Chitalpa tashkentensis	-
	Chitalpa	24" box
	Fraxinus 'velutina'	-
	Fan Tex Ash	24" box
	Parkinsonia x Desert Museum	-
	Desert Museum	24" box
	Pistachia x Red Push	-
	Red Push Pistache	24" box
	Prosopis x Hybrid "Thornless"	-
	Thornless Mesquite	24" box

symbol	shrubs genus/species	size
	Convolvulus cneorum	-
	Bush Morning Glory	5 gal
	Caesalpinia pulcherrima	-
	Mexican Bird of Paradise	5 gal
	Callistemon viminalis 'Little John'	-
	Dwarf Bottlebrush 'little john'	5 gal
	Eremophila maculata valentine	-
	Valentine Emu Bush	5 gal
	Myrtus communis compacta	-
	Dwarf Myrtle	5 gal
	Leucophyllum candidum 'Thunder Cloud'	-
	Thunder Cloud Sage	5 gal
	Podranea ricasoliana	-
	Pink Trumpet Vine	15 gal
	Russelia equisetiformis	-
	Coral Fountain	5 gal
	Tecoma alata	-
	Orange Bells	5 gal
	Tecoma stans v. angustata	-
	Arizona Yellow Bells	5 gal

symbol	accents genus/species	size
	Agave desmettiana 'Vanegata'	-
	Vanegated Dwarf Agave	5 gal
	Euphorbia rigida	-
	Gopher plant	5 gal
	Hesperaloe parviflora	-
	Red Yucca	5 gal
	Muhlenbergia capillaris	-
	Regal Mist	5 gal
	Pedilanthus macrocarpus	-
	Lady Slipper	5 gal
	Penstemon parryi	-
	Perry's Penstemon	5 gal

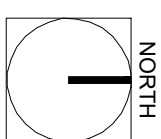
symbol	ground covers genus/species	size
	Lantana montevidensis	-
	Trailing Purple Lantana	5 gal
	Lantana 'New gold'	-
	New Gold Lantana	5 gal

symbol	inerts	size
	Decomposed Granite	1"
	Saddle back brown	
	Denotes limit of work for landscape improvements	



key map

not to scale



PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jpj

River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
Avondale, Arizona 85329

#	REVISIONS/SUBMITTALS	DATE
01	Pre-Plat to City of Avondale	03.11.2019
02	Pre-Plat - Revisions	06.25.2019
03	Pre-Plat - 2 nd Revisions	07.22.2019

Case Number:
PL-19-0066
Sheet Title:

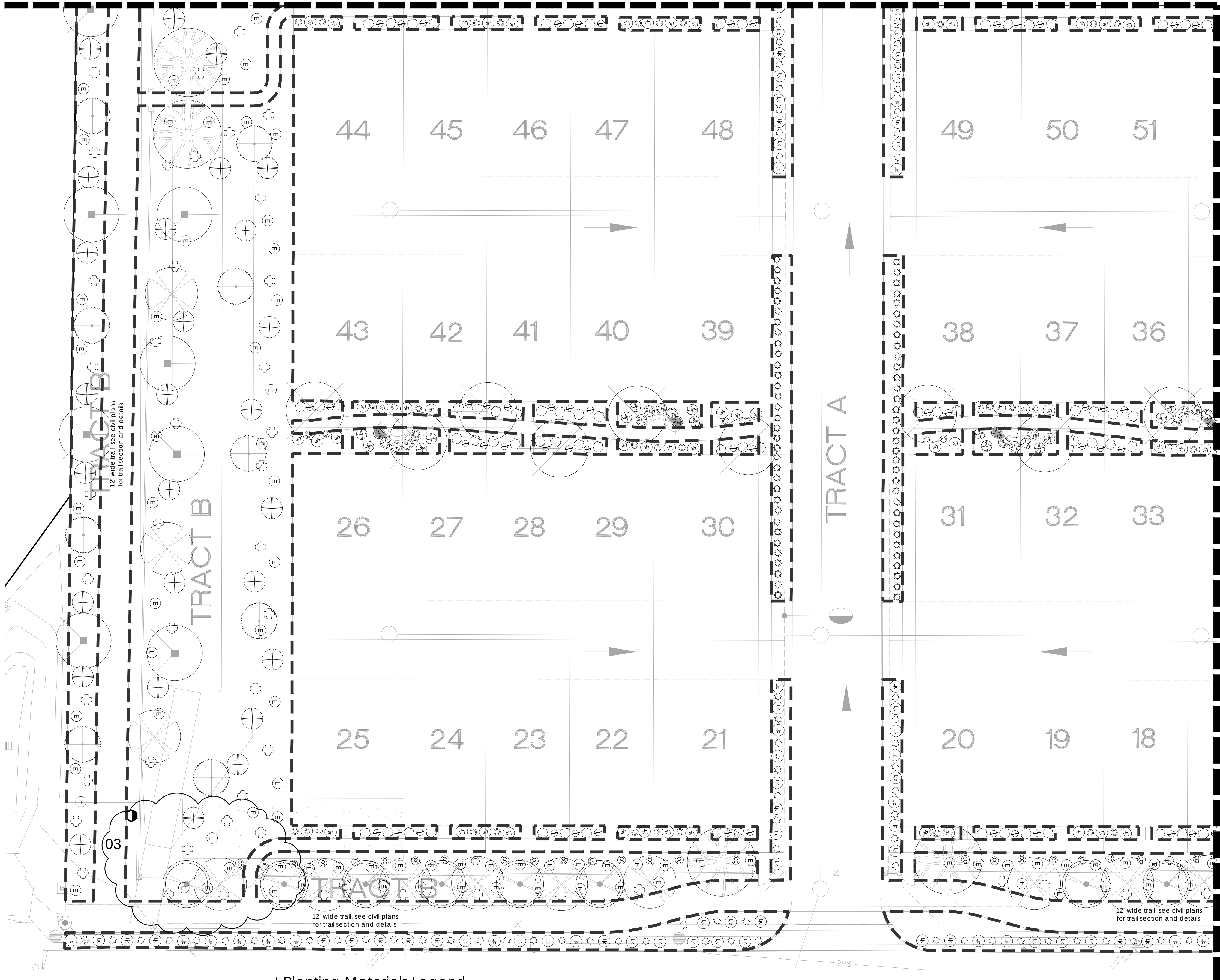
Planting Plan

Sheet Number:

LA-302
11 of 23

THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REVISIONS OR ALTERATIONS SHALL BE MADE OR MADE WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT. IT IS PROHIBITED TO THESE CONCEPTS AND PLANS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT JUST COMPENSATION AND PERMISSION FROM THE PLANNING CENTER.

matchline - see sheet LA-304



planting plan

scale: 1"=20'

Planting Materials Legend

symbol	trees genus/species	size
	Acacia anuera	-
	Mulga Acacia	24" box
	Caesalpinia cacalaco Smoothie	-
	Thornless Cascalote	24" box
	Chitalpa tashkentensis	-
	Chitalpa	24" box

symbol	trees genus/species	size
	Fraxinus 'velutina'	-
	Fan Tex Ash	24" box
	Parkinsonia x Desert Museum	-
	Desert Museum	24" box

symbol	trees genus/species	size
	Pistachia x Red Push	-
	Red Push Pistache	24" box
	Prosopis x Hybrid "Thornless"	-
	Thornless Mesquite	24" box

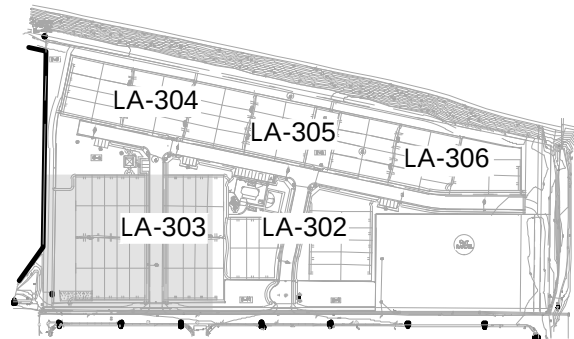
Planting Materials Legend

symbol	shrubs genus/species	size
	Convolvulus cneorum	-
	Bush Morning Glory	5 gal
	Caesalpinia pulcherrima	-
	Mexican Bird of Paradise	5 gal
	Callistemon viminalis 'Little John'	-
	Dwarf Bottlebrush 'little john'	5 gal
	Eremophila maculata valentine	-
	Valentine Emu Bush	5 gal
	Myrtus communis compacta	-
	Dwarf Myrtle	5 gal
	Leucophyllum candidum 'Thunder Cloud'	-
	Thunder Cloud Sage	5 gal
	Podranea ricasoliana	-
	Pink Trumpet Vine	15 gal
	Russelia equisetiformis	-
	Coral Fountain	5 gal
	Tecoma alata	-
	Orange Bells	5 gal
	Tecoma stans v. angustata	-
	Arizona Yellow Bells	5 gal

symbol	accents genus/species	size
	Agave desmetiana 'Variegata'	-
	Variegated Dwarf Agave	5 gal
	Euphorbia rigida	-
	Gopher plant	5 gal
	Hesperaloe parviflora	-
	Red Yucca	5 gal
	Muhlenbergia capillaris	-
	Regal Mist	5 gal
	Pedilanthus macrocarpus	-
	Lady Slipper	5 gal
	Penstemon parryi	-
	Perry's Penstemon	5 gal

symbol	groundcovers genus/species	size
	Lantana montevidensis	-
	Trailing Purple Lantana	5 gal
	Lantana 'New gold'	-
	New Gold Lantana	5 gal

symbol	inerts	size
	Decomposed Granite	1"
	Saddle back brown	
	Denotes limit of work for landscape improvements	



key map

not to scale



PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jbj

River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
Avondale, Arizona 85329

REVISIONS/SUBMITTALS	DATE
01 Pre-Plat to City of Avondale	03.11.2019
02 Pre-Plat - Revisions	06.25.2019
03 Pre-Plat - 2nd Revisions	07.22.2019

Case Number:
PL-19-0066
Sheet Title:

Planting Plan

Sheet Number:
LA-303
12 of 23

THESE PLANS, PREPARED BY THE PLANNING CENTER, ARE SUBMITTED TO THE AVONDALE CITY ENGINEER FOR REVIEW AND APPROVAL. THE PLANNING CENTER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE PLANNING CENTER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE PLANNING CENTER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



planting plan
scale: 1"=20'

matchline - see sheet LA-303

Planting Materials Legend

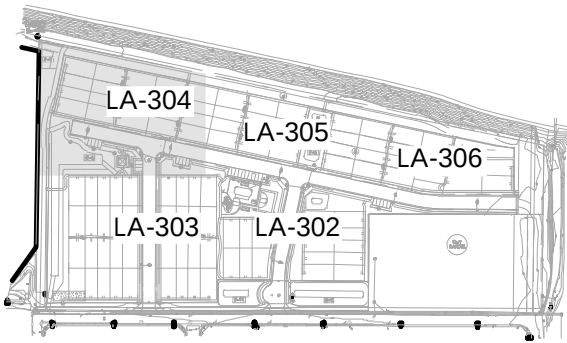
symbol	inerts	size
	Decomposed Granite Saddle back brown	1"
	Denotes limit of work for landscape improvements	

symbol	accents genus/species	size
	Agave desmettiana 'Variegata' Variegated Dwarf Agave	- 5 gal
	Euphorbia rigida Gopher plant	- 5 gal
	Hesperaloe parviflora Red Yucca	- 5 gal
	Muhlenbergia capillaris Regal Mist	- 5 gal
	Pedilanthus macrocarpus Lady Slipper	- 5 gal
	Penstemon parryi Perry's Penstemon	- 5 gal

symbol	groundcovers genus/species	size
	Lantana montevidensis Trailing Purple Lantana	- 5 gal
	Lantana 'New gold' New Gold Lantana	- 5 gal

symbol	trees genus/species	size
	Acacia anuera Mulga Acacia	- 24" box
	Caesalpinia cacalaco Smoothie Thornless Cascalote	- 24" box
	Chitalpa tashkentensis Chitalpa	- 24" box
	Fraxinus 'velutina' Fan Tex Ash	- 24" box
	Parkinsonia x Desert Museum Desert Museum	- 24" box
	Pistachia x Red Push Red Push Pistache	- 24" box
	Prosopis x Hybrid "Thornless" Thornless Mesquite	- 24" box

symbol	shrubs genus/species	size
	Convolvulus cneorum Bush Morning Glory	- 5 gal
	Caesalpinia pulcherrima Mexican Bird of Paradise	- 5 gal
	Callistemon viminalis 'Little John' Dwarf Bottlebrush 'little john'	- 5 gal
	Eremophila maculata valentine Valentine Emu Bush	- 5 gal
	Myrtus communis compacta Dwarf Myrtle	- 5 gal
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	- 5 gal
	Podranea ricasoliana Pink Trumpet Vine	- 15 gal
	Russelia equisetiformis Coral Fountain	- 5 gal
	Tecoma alata Orange Bells	- 5 gal
	Tecoma stans v. angustata Arizona Yellow Bells	- 5 gal



key map
not to scale



PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jbj

River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
Avondale, Arizona 85329

#	REVISIONS/SUBMITTALS	DATE
01	Pre-Plat to City of Avondale	03.11.2019
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03	Pre-Plat - 2nd Revisions	07.22.2019

Case Number:
PL-19-0066
Sheet Title:
Planting Plan
Sheet Number:
LA-304
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THESE PLANS, PREPARED BY THE PLANNING CENTER, SHALL BE REPORTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR USE IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE CONCEPTS AND PLANS SHALL REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE PERMISSION FROM THE PLANNING CENTER.

matchline - see sheet LA-304



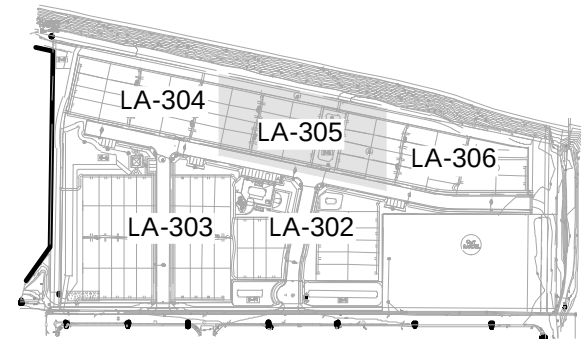
planting plan
scale: 1"=20'

Planting Materials Legend

symbol	accents genus/species	size
✱	Agave desmettiana 'Variegata' Variegated Dwarf Agave	- 5 gal
⊙	Euphorbia rigida Gopher plant	- 5 gal
⊗	Hesperaloe parviflora Red Yucca	- 5 gal
⊛	Muhlenbergia capillaris Regal Mist	- 5 gal
⊕	Pedilanthus macrocarpus Lady Slipper	- 5 gal
⊖	Penstemon parryi Perry's Penstemon	- 5 gal
symbol	groundcovers genus/species	size
○	Lantana montevidensis Trailing Purple Lantana	- 5 gal
✱	Lantana 'New gold' New Gold Lantana	- 5 gal
symbol	inerts	size
■	Decomposed Granite Saddle back brown	1"
---	Denotes limit of work for landscape improvements	

symbol	trees genus/species	size
⊙	Acacia anuera Mulga Acacia	- 24" box
⊕	Caesalpinia cocalaco Smoothie Thornless Cascalote	- 24" box
⊗	Chitalpa tashkentensis Chitalpa	- 24" box
⊛	Fraxinus 'velutina' Fan Tex Ash	- 24" box
⊖	Parkinsonia x Desert Museum Desert Museum	- 24" box
⊕	Pistachio x Red Push Red Push Pistache	- 24" box
⊗	Prosopis x Hybrid 'Thornless' Thornless Mesquite	- 24" box

symbol	shrubs genus/species	size
⊙	Convolvulus cneorum Bush Morning Glory	- 5 gal
⊕	Caesalpinia pulcherrima Mexican Bird of Paradise	- 5 gal
⊗	Callistemon viminalis 'Little John' Dwarf Bottlebrush 'little john'	- 5 gal
⊛	Eremophila maculata valentine Valentine Emu Bush	- 5 gal
⊖	Myrtus cummunis compacta Dwarf Myrtle	- 5 gal
⊕	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	- 5 gal
⊗	Podranea ricasoliana Pink Trumpet Vine	- 15 gal
⊛	Russelia equisetiformis Coral Fountain	- 5 gal
⊖	Tecoma alata Orange Bells	- 5 gal
⊕	Tecoma stans v. angustata Arizona Yellow Bells	- 5 gal



key map
not to scale



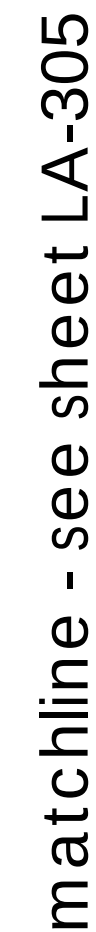
PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jpj

River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
Avondale, Arizona 85329

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Case Number:
PL-19-0066
Sheet Title:
Planting Plan
Sheet Number:
LA-305
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THESE PLANS, PREPARED BY THE PLANNING CENTER, SHALL BE REPORTED TO THE AVONDALE CITY ENGINEER FOR REVIEW AND APPROVAL. THE AVONDALE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE PLANS. THE PLANS SHALL BE THE PROPERTY OF THE PLANNING CENTER AND SHALL REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT JUST COMPENSATION AND PERMISSION FROM THE PLANNING CENTER.



scale: 1"=20'

1 tree planting detail

not to scale

2 tree planting on slope detail

not to scale

3 multi trunk tree detail

not to scale

4	<u>R.O.W swale detail</u>
---	---------------------------

not to scale

5 shrub detail

not to scale

6 | shrub detail on slope

not to scale

7	<u>decomposed granite detail</u>
---	----------------------------------

not to scale

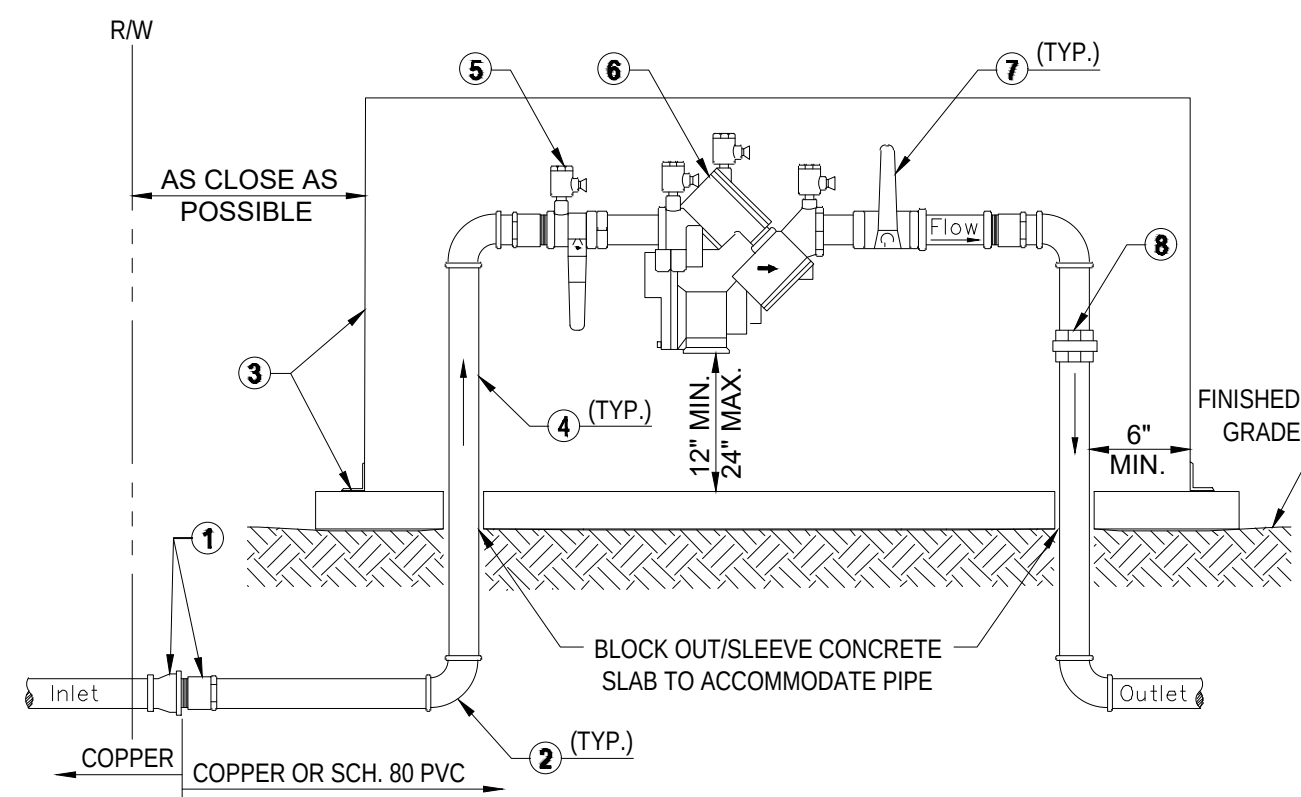
8 | plant spacing detail

not to scale

PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jpj

River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
Avondale, Arizona 85329

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03	Pre-Plat - 2 nd Revisions	07.22.2019



NOTES:

1. APPROVED BACKFLOW ASSEMBLIES MUST HAVE SEAL OF APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH. BACKFLOW ASSEMBLIES INSTALLED ON FIRE SUPPRESSION SYSTEMS MUST ALSO HAVE APPROVAL FROM UNDERWRITERS LABORATORIES AND/OR FACTORY MUTUAL RESEARCH CORPORATION.
2. ALL MATERIALS TO BE COPPER, BRASS, OR SCHEDULE 80 PVC. ALL SCHEDULE 80 PIPE AND APPURTENANCES MUST UTILIZE A CITY APPROVED UV PROTECTION WHEN INSTALLED ABOVE GROUND.
3. COPPER FITTINGS SHALL BE CONNECTED WITH LEAD FREE SOLDER JOINTS.

4. PVC FITTINGS SHALL BE SOLVENT WELDED.
5. THE BACKFLOW MECHANISM AND ALL VALVES SHALL BE THREADED.
6. FINISHED GRADE UNDERNEATH THE BACKFLOW PREVENTION ASSEMBLY SHALL BE AT 95% COMPACTION.
7. ALL PIPE NIPPLES TO BE COPPER, BRASS, OR SCHEDULE 80 PVC.
8. PIPING IN THE CITY RIGHT OF WAY MUST BE TYPE "K" COPPER.
9. CALL FOR UNDERGROUND INSPECTION BEFORE BACKFILLING TRENCH.
10. BACKFLOW ASSEMBLIES MUST BE TESTED BY A CERTIFIED TESTER THAT IS RECOGNIZED BY THE CITY OF AVONDALE.

LIST OF MATERIALS

1. THREADED FEMALE COPPER TRANSITION COUPLING TO THREADED MALE SCHEDULE 40 PVC COUPLING / ADAPTER (ONLY IF USING SCHEDULE 40 PVC ON THE ASSEMBLY, OTHERWISE OMIT).
2. 90 DEGREE ELBOW
3. INSTALL 4" CONCRETE PAD, ENCLOSURE, AND HARDWARE. ENCLOSURE SHALL BE PER COA APPROVED PRODUCTS LIST. (AS REQUIRED)
4. PIPE RISER
5. TEST COCKS WITH BRASS PLUGS OR ADAPTORS WITH CAPS INSTALLED. (4 REQUIRED)
6. APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (SEE NOTE 1 BELOW).
7. THREADED BRASS BALL VALVES
8. PIPE UNION

IRRIGATION CONTROLLER:
RAIN BIRD ESP-LXMEF
CONTROLLER WITH FLOW
SMART MODULE IN PLASTIC
CABINET WITH WALL
MOUNT. INSTALL
CONTROLLER AND CABINET
ON WALL PER
MANUFACTURER'S
RECOMMENDATIONS

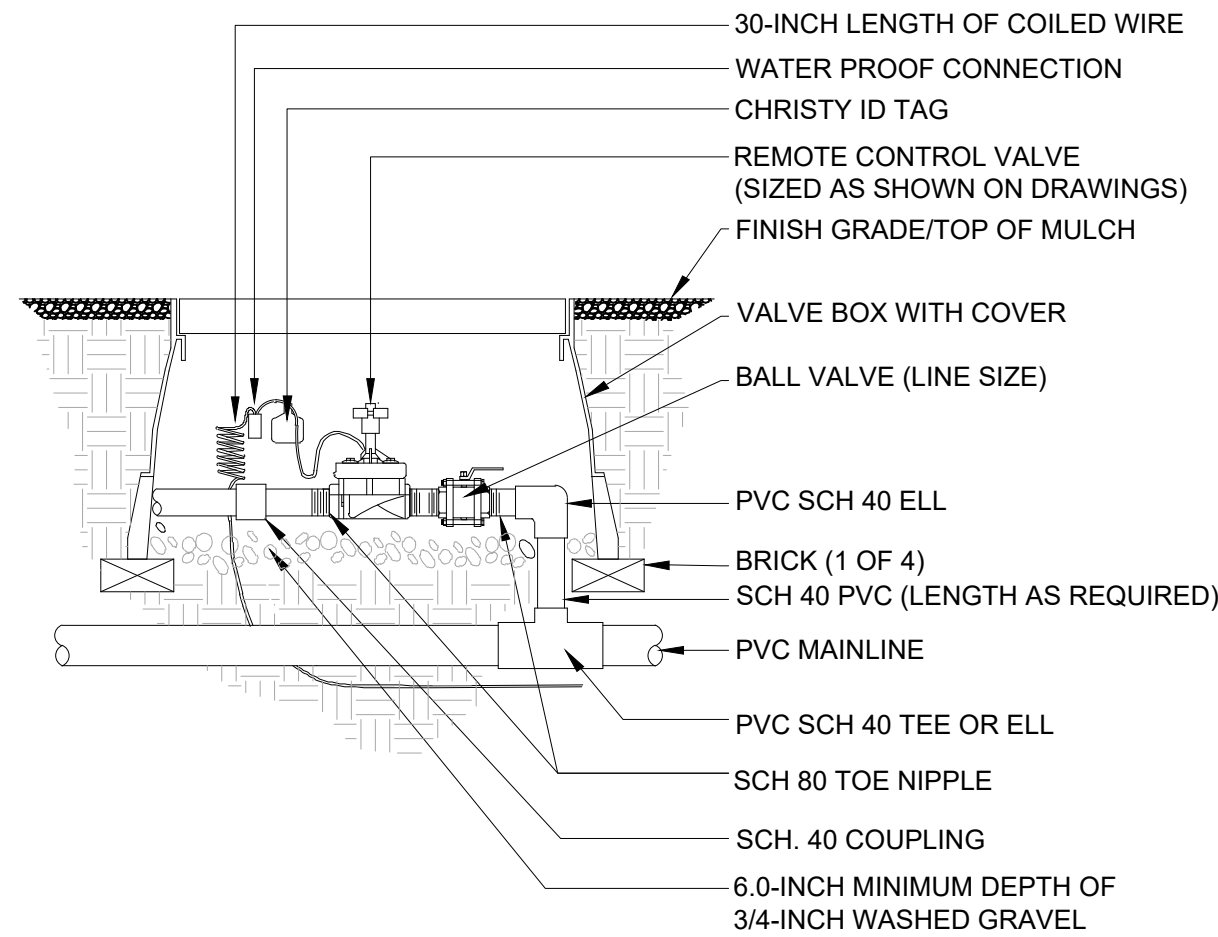
CONCRETE PAD
POWER SUPPLY
CONDUIT AND
CONDUCTORS

GROUNDING PLATE DETAIL SHALL SUPPLEMENT MANUFACTURER'S GROUNDING
RECOMMENDATIONS. INSTALLATION OF EMITTERS OVER PLATE APPLIES TO ALL
GROUNDING WHICH DOES NOT ALLOW INSTALLATION OF PLATE IN IRRIGATED TURF AREAS.

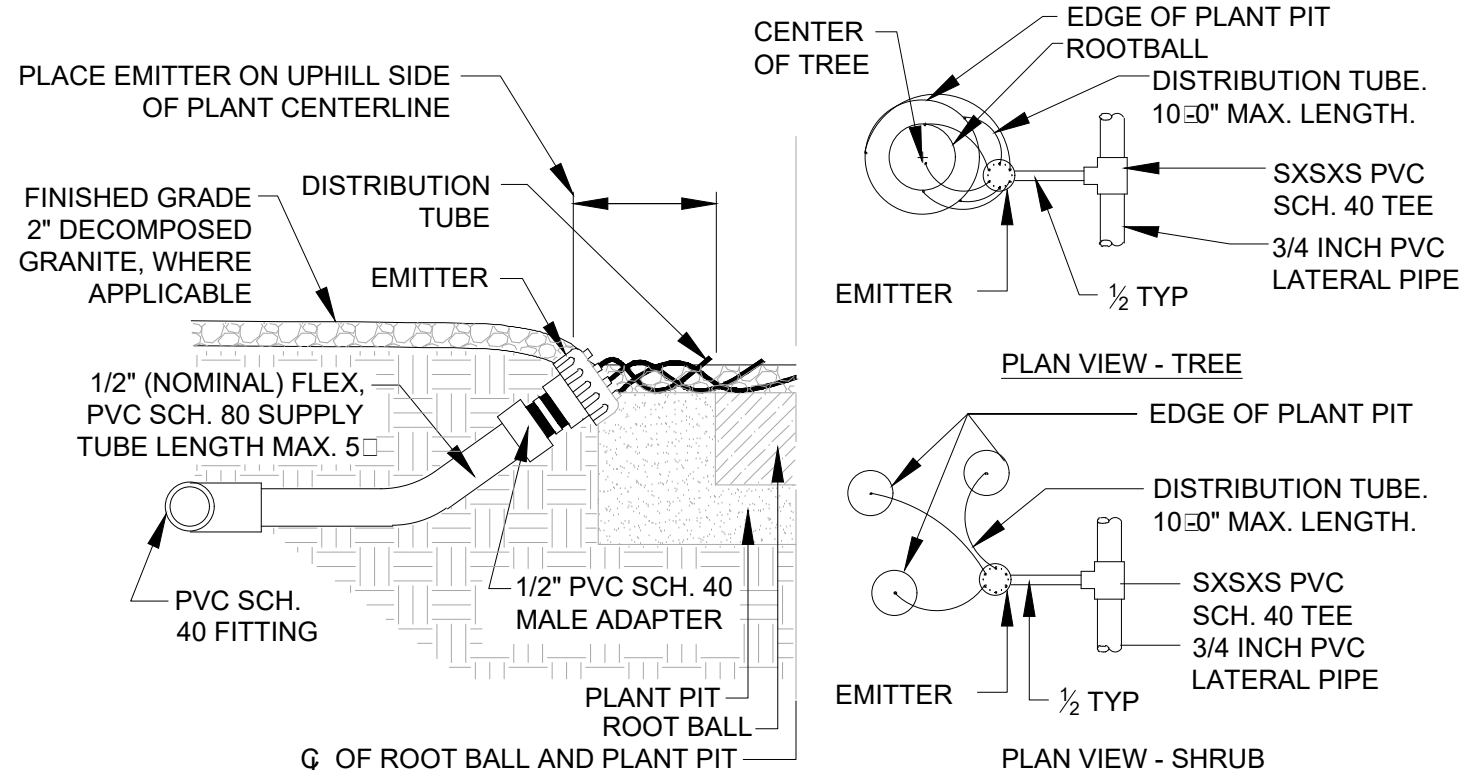
NOTES:

1. ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

FINISH GRADE
COMPACTED SUBGRADE
STATION WIRES
AND CONDUIT



remote control valve assembly detail

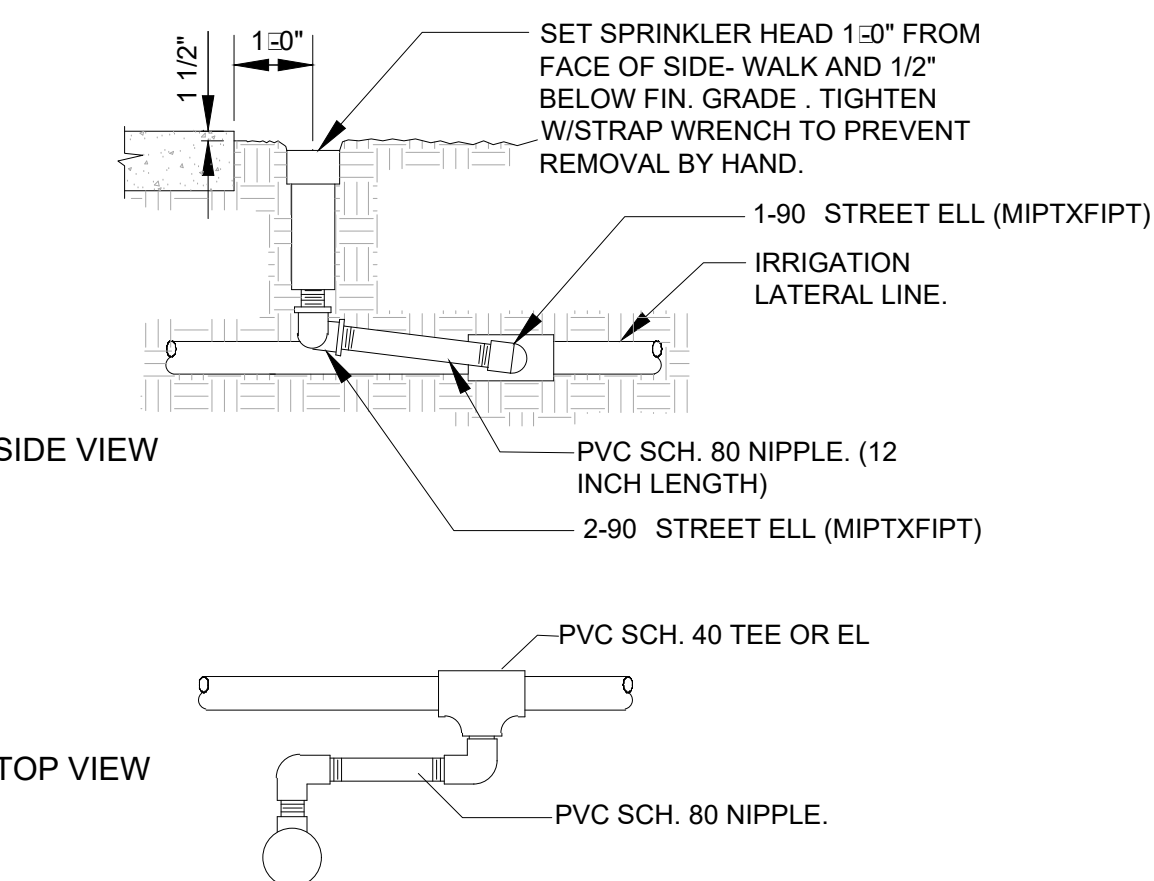
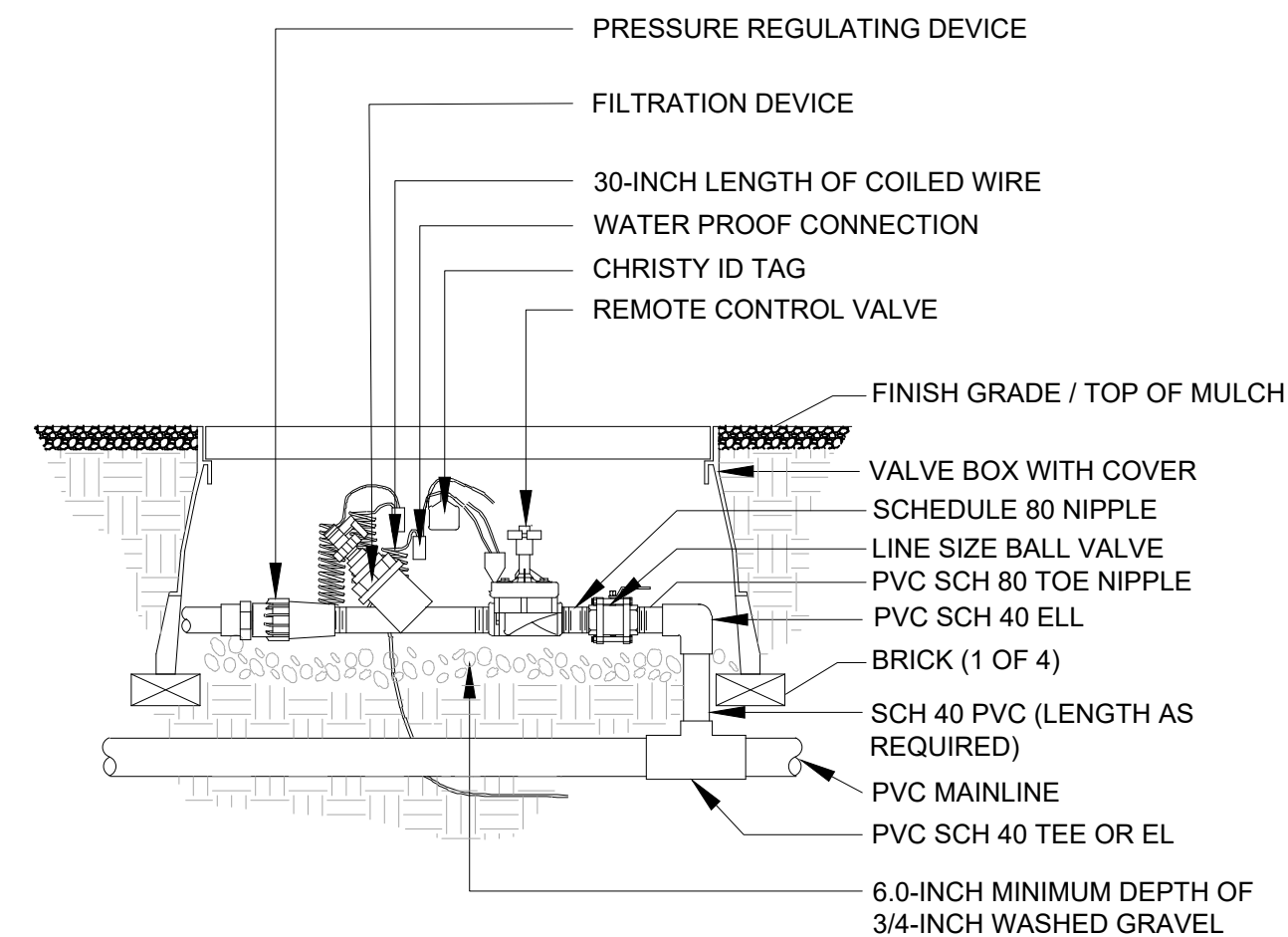


NOTES:

1. EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT CENTERLINE AND SHALL DELIVER WATER DIRECTLY TO ROOT BALL (TYP.)
2. AT LEAST ONE EMITTER TUBE OUTLET SHALL BE LOCATED DIRECTLY OVER ROOT BALL. EMITTER TUBE OUTLET FOR CACTI ACCENTS SHALL NOT BE PLACED DIRECTLY ON ROOT BALL BUT 4" TO 6" AWAY.
4. PLACE EMITTER SO THAT TOP EDGE OF EMITTER IS VISIBLE ABOVE FINISHED GRADE
5. NUMBER OF OPENINGS AND EMITTER TUBES REQUIRED PER PLANT IS BASED ON PLANT SIZE. SEE EMITTER SCHEDULE.
6. DISTRIBUTION TUBING FOR TREES SHALL BE OF SUFFICIENT LENGTH TO PERMIT FUTURE RELOCATION TO A 15' RADIUS AROUND TREE

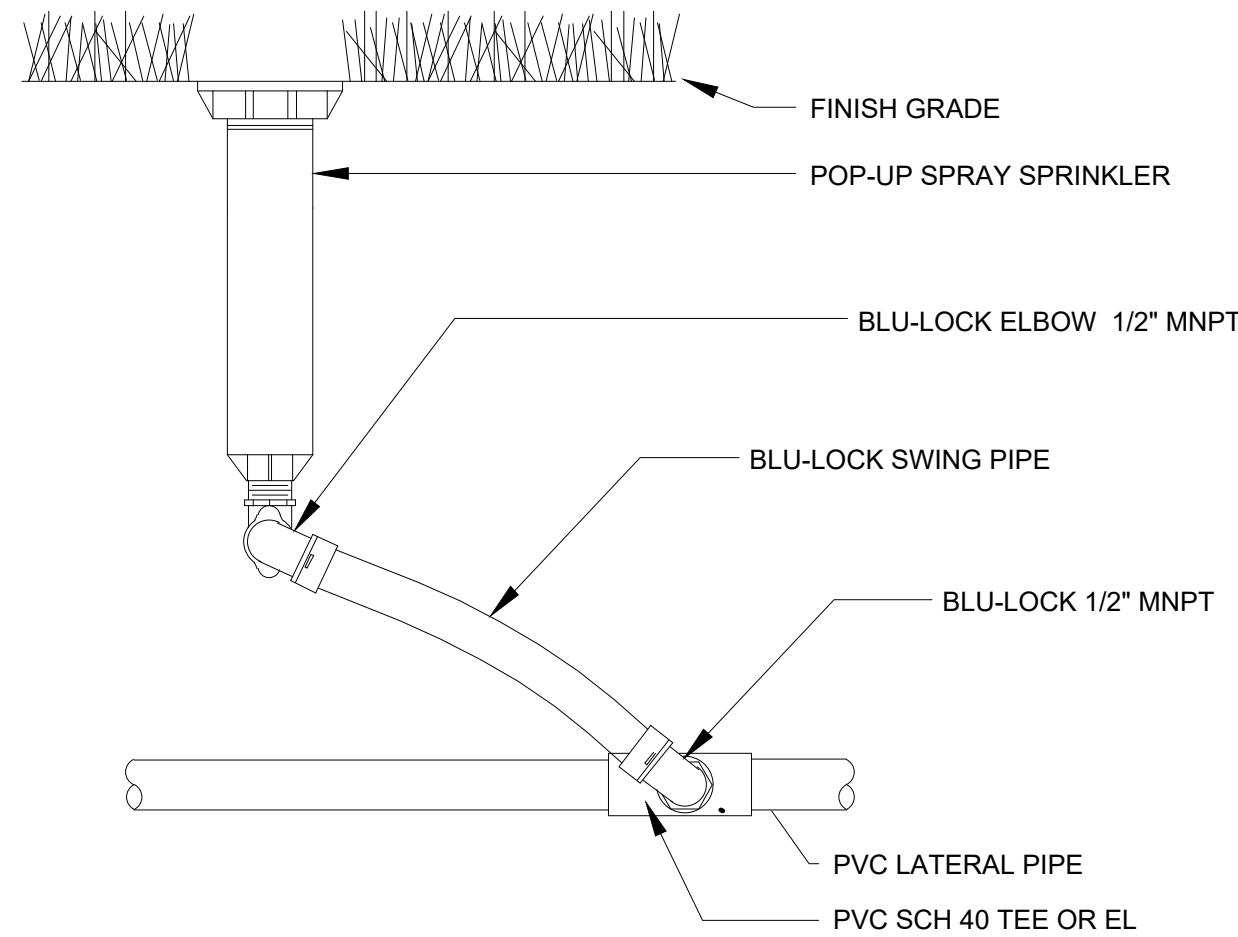
reduced pressure backflow prevention assembly detail

not to scale



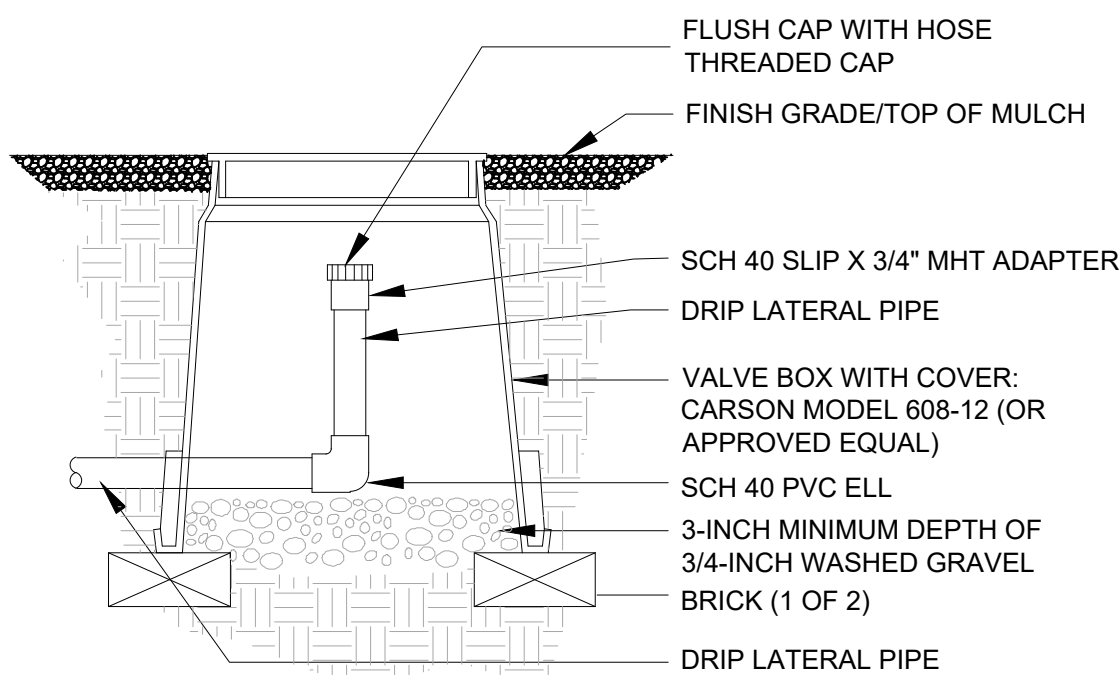
irrigation controller detail

not to scale



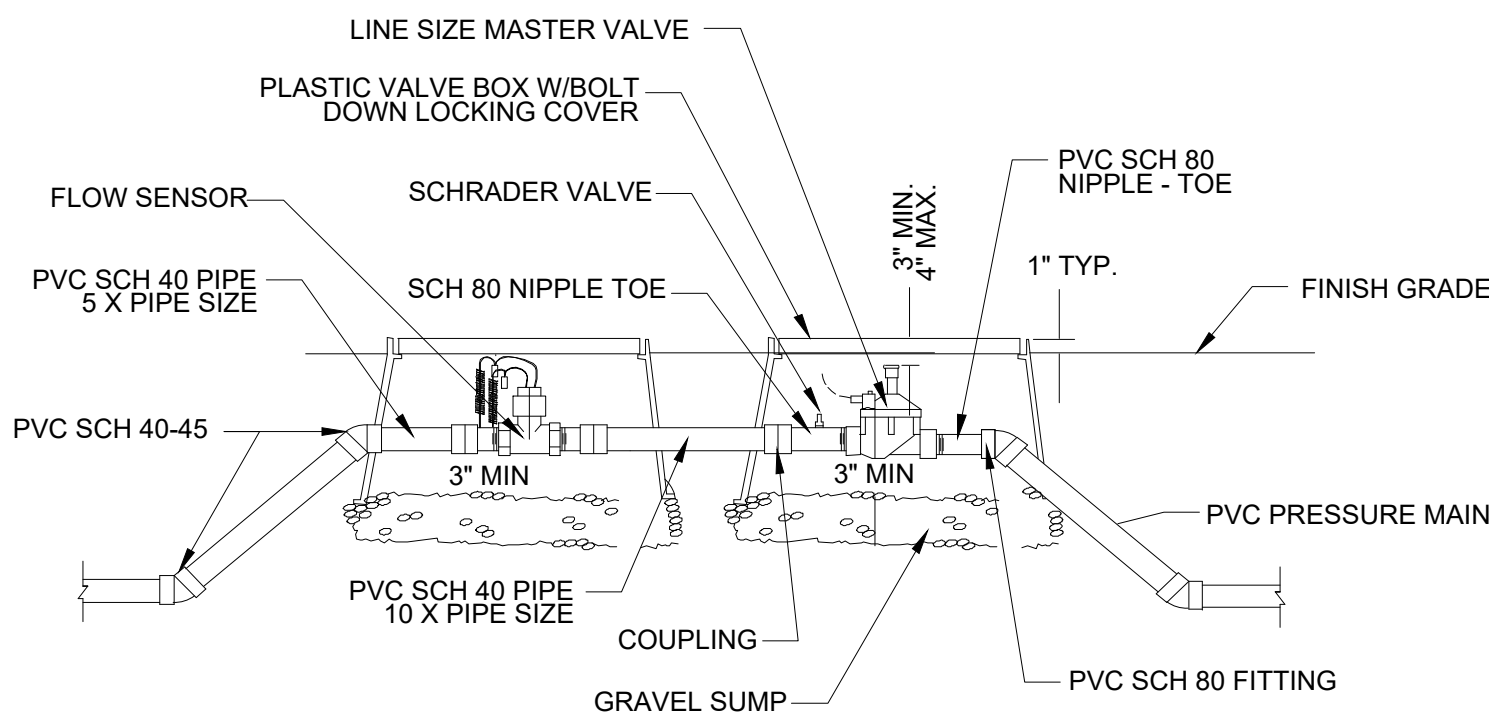
drip remote control valve assembly detail

not to scale



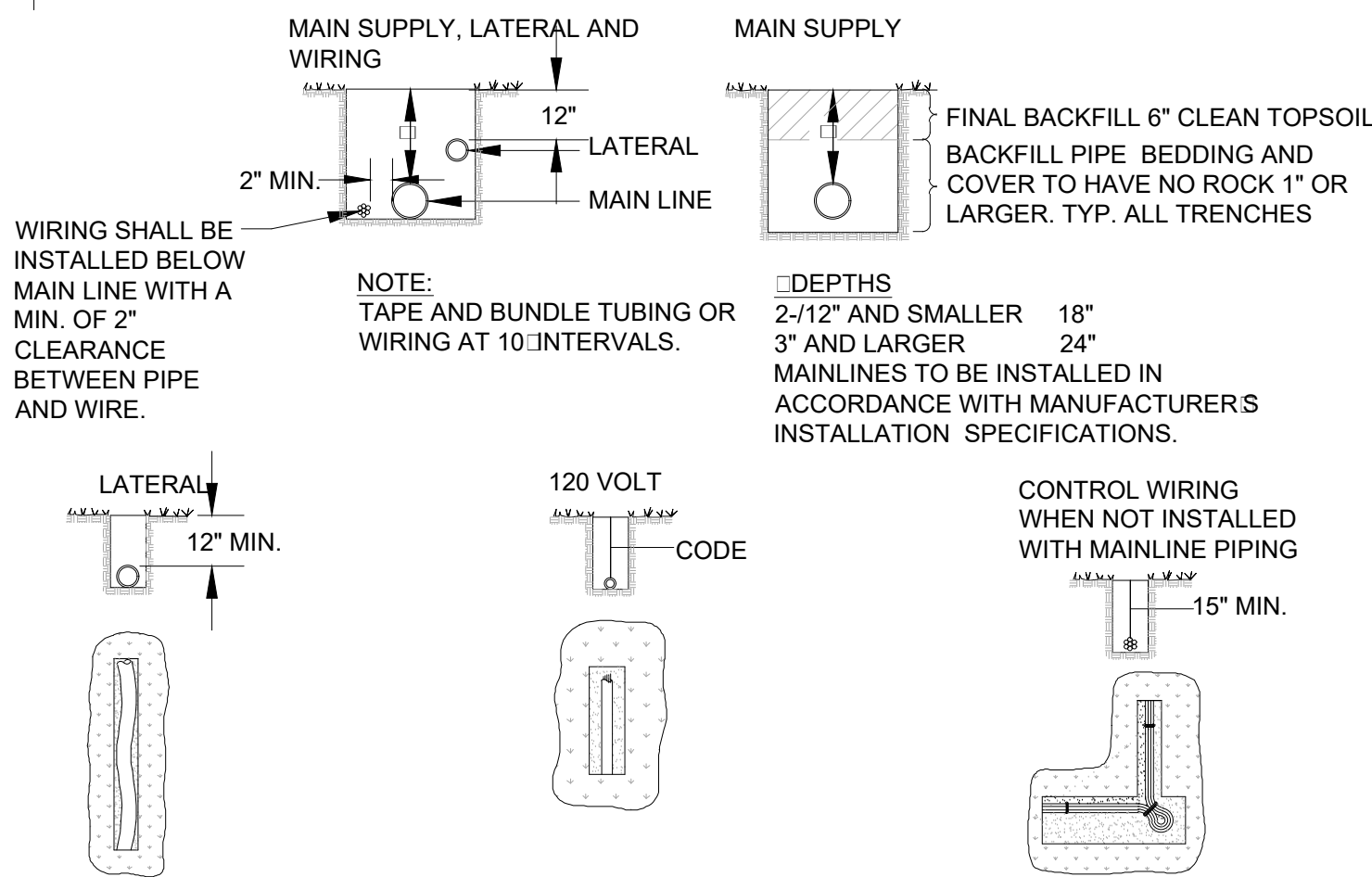
gear rotor and swing joint assembly detail

not to scale



pop-up spray head detail

not to scale



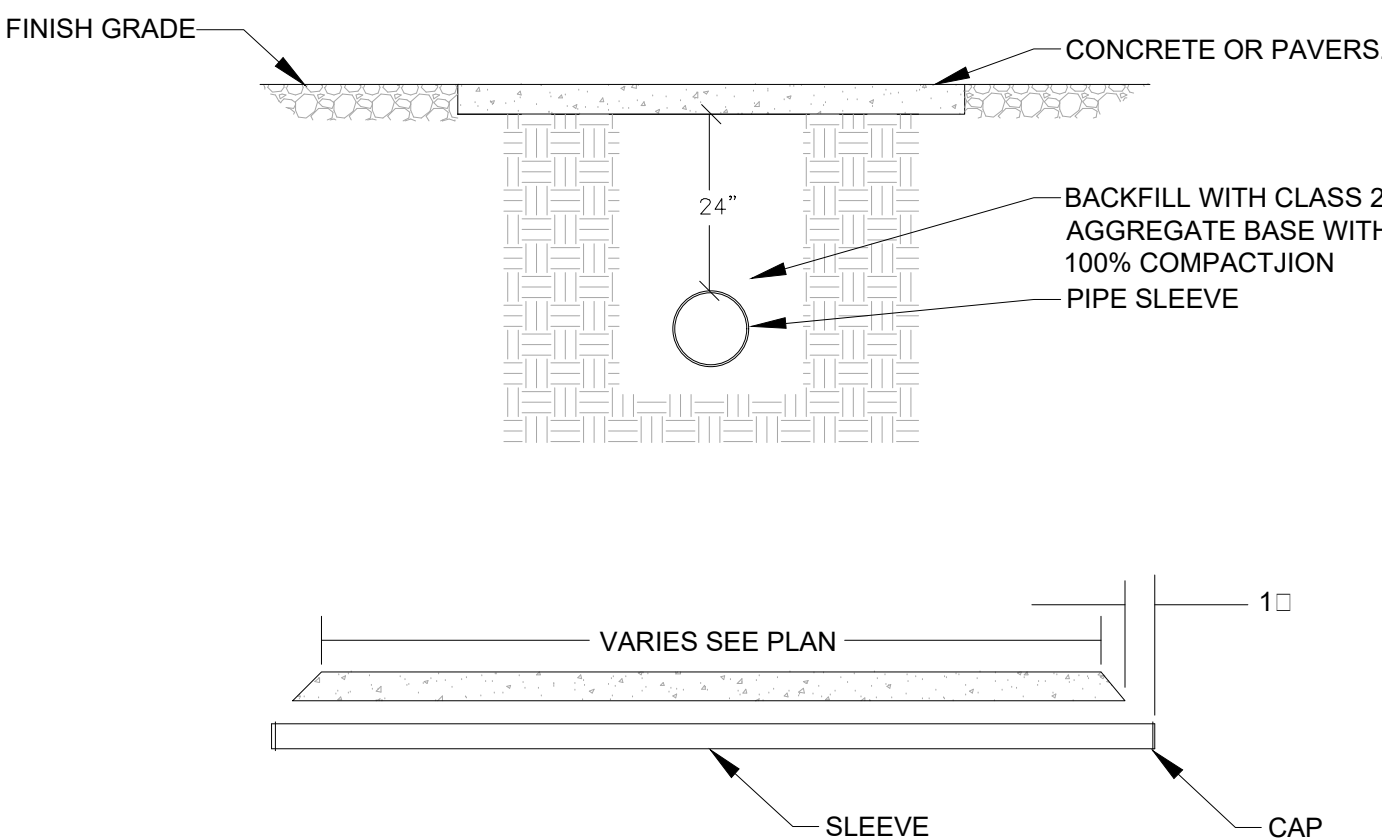
NOTE:
ALL PLASTIC PIPING TO BE
SNAKED IN TRENCHES WITH A
2" MIN. CLEARANCE BETWEEN
PIPES AND PIPES AND SIDE
OF TRENCH.

NOTE:
ALL 120 VOLT WIRING IN CONDUIT TO BE
INSTALLED IN ACCORDANCE WITH
LOCAL CODE. APPROVED "ELECTRICAL
POWER WIRES BELOW" WARNING TAPE
SHALL BE INSTALLED 12" ABOVE ALL
POWER WIRING IN TRENCHES.

NOTE:
TIE A LOOSE 20" LOOP IN ALL
WIRING AT CHANGES OF
DIRECTION GREATER THAN
30 DEGREE. UNTIE ALL
LOOPS AFTER ALL
CONNECTIONS HAVE BEEN
MADE.

drip emitters detail

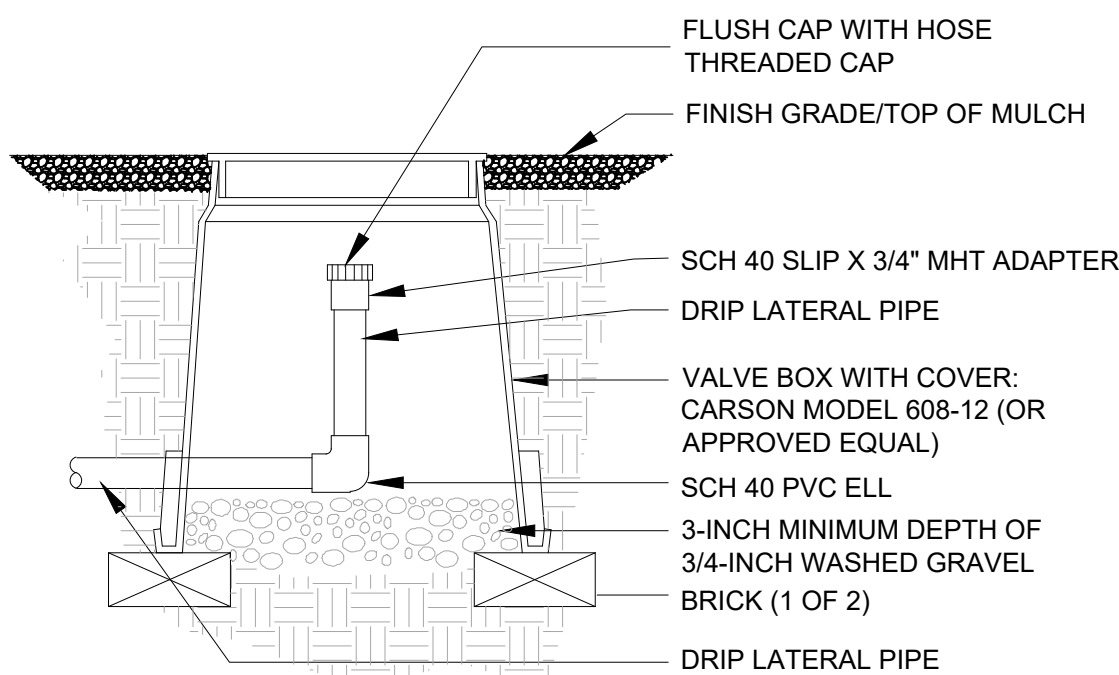
not to scale



NOTE:
1. BEDDING AND BACKFILL MATERIAL SHALL BE CLASS 2 AGGREGATE BASE.
2. MATERIALS USED FOR CAPS OR PLUGS SHALL BE AS RECOMMENDED BY THE
PIPE SUPPLIER AND APPROVED BY THE ENGINEER.
3. SLEEVE LOCATION SHALL BE MARKED IN THE DRIVEWAY
4. SLEEVES SHALL BE INSTALLED PARALLEL TO THE DRIVEWAY SUBGRADE.

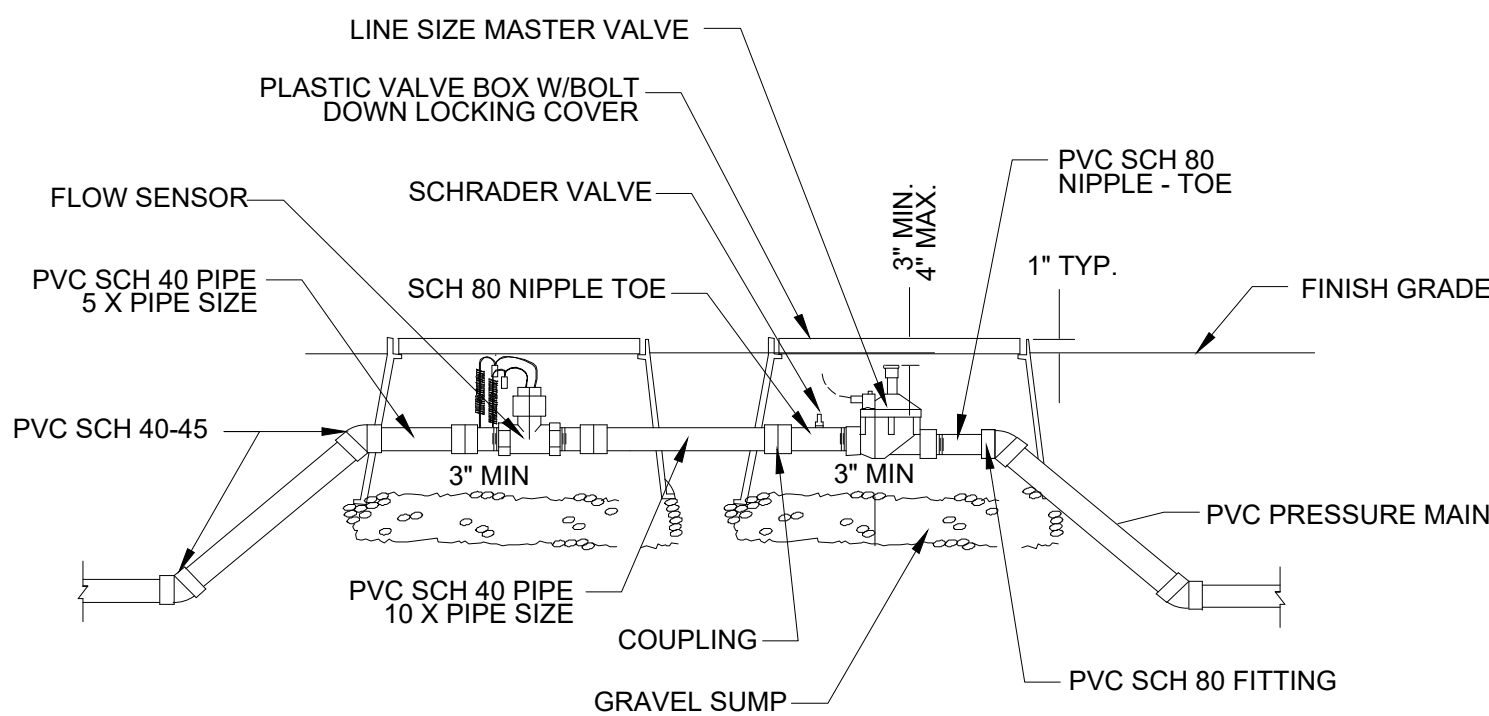
flush cap assembly detail

not to scale



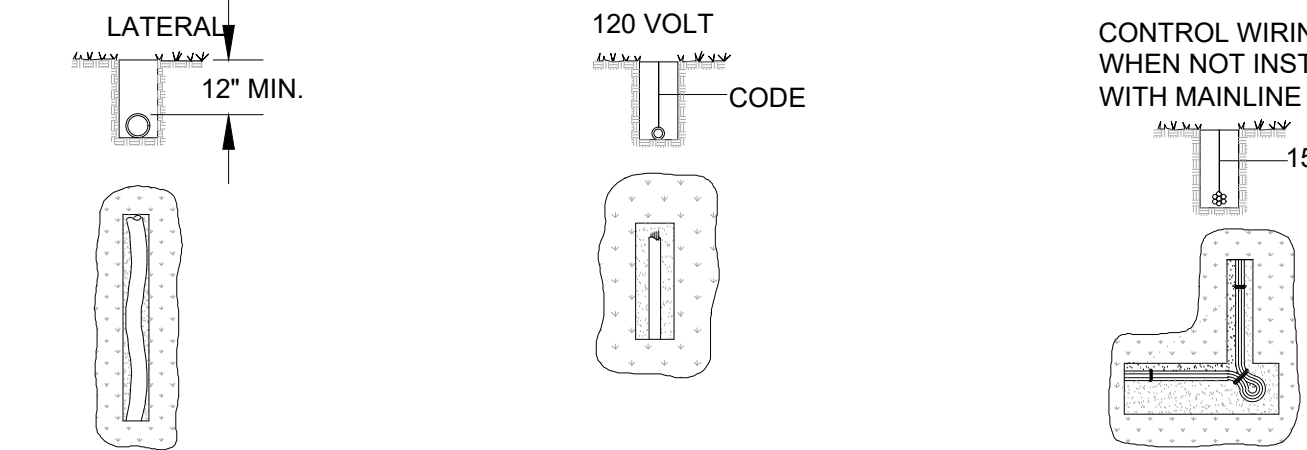
master valve and flow sensor detail

not to scale



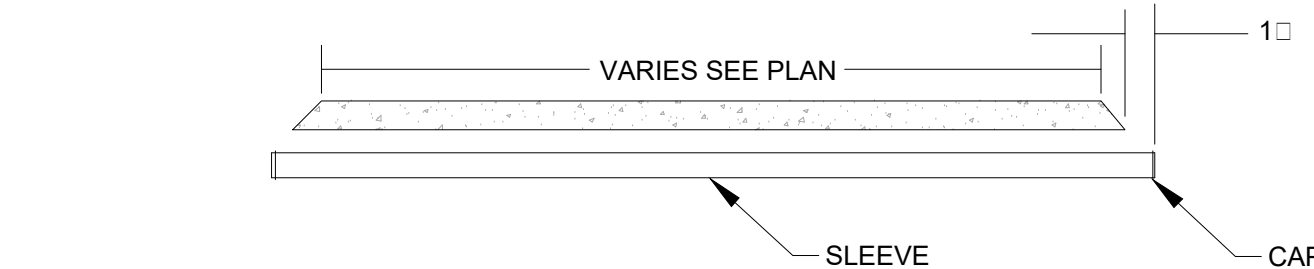
typical trenching detail

not to scale



irrigation sleeve detail

not to scale



River Run Landscape Improvement Plans

119 Avenue & Virginia Avenue
Avondale, Arizona 85329

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Case Number:

PL-19-0066

Sheet Title:

Irrigation
Details

Sheet Number:

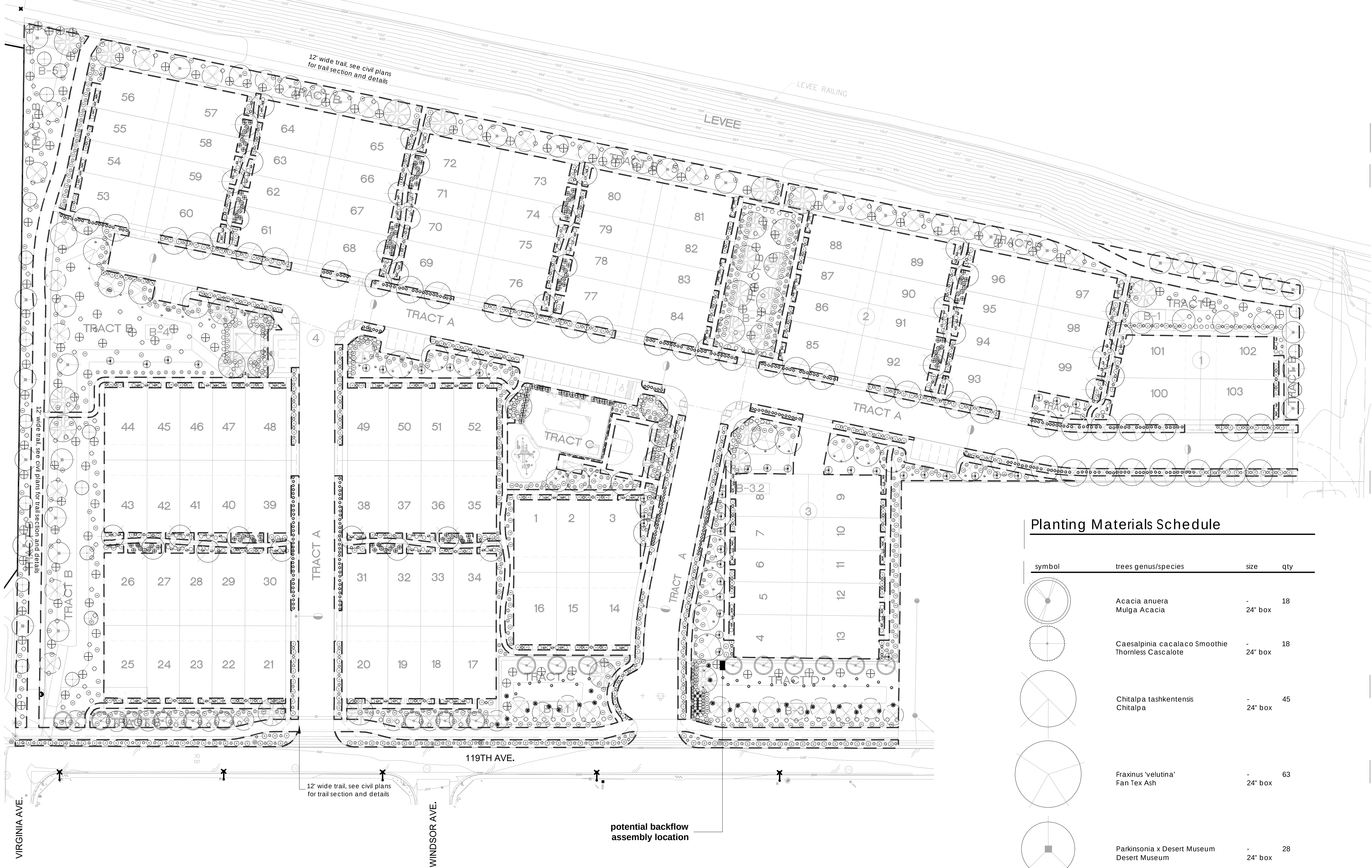
LA-407

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PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jpj

TIME
FALL
= 992



planting overall plan
scale: 1"=50'

Planting Materials Schedule

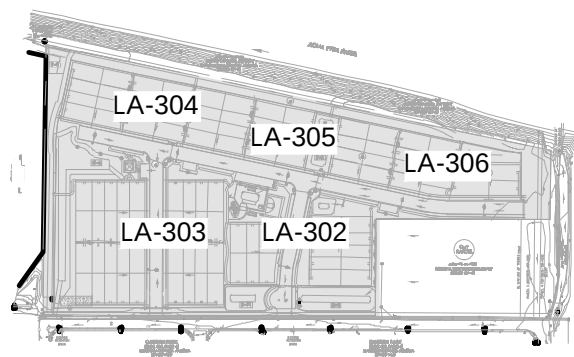
symbol	trees genus/species	size	qty
	Acacia anuera	24" box	18
	Caesalpinia cacalaco Smoothie Thornless Cascalote	24" box	18
	Chitalpa tashkentensis Chitalpa	24" box	45
	Fraxinus 'velutina' Fan Tex Ash	24" box	63
	Parkinsonia x Desert Museum Desert Museum	24" box	28
	Pistachia x Red Push Red Push Pistache	24" box	38
	Prosopis x Hybrid "Thornless" Thornless Mesquite	24" box	44

NOTE:
SEE CIVIL PLANS FOR ALL TRAIL
SECTION AND DETAILS.

Planting Materials Schedule

symbol	shrubs genus/species	size	qty
	Convolvulus cneorum Bush Morning Glory	5 gal	299
	Caesalpinia pulcherrima Mexican Bird of Paradise	5 gal	105
	Callistemon viminalis 'Little John' Dwarf Bottlebrush 'little john'	5 gal	518
	Eremophila maculata valentine Valentine Emu Bush	5 gal	453
	Myrtus communis compacta Dwarf Myrtle	5 gal	60
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal	143
	Podranea ricasoliana Pink Trumpet Vine	15 gal	16
	Russelia equisetiformis Coral Fountain	5 gal	48
	Tecoma alata Orange Bells	5 gal	20
	Tecoma stans v. angustata Arizona Yellow Bells	5 gal	38

symbol	accents genus/species	size	qty
	Agave desmettiana 'Variegata' Variegated Dwarf Agave	5 gal	6
	Euphorbia rigida Gopher plant	5 gal	148
	Hesperaloe parviflora Red Yucca	5 gal	26
	Muhlenbergia capillaris Regal Mist	5 gal	324
	Pedilanthus macrocarpus Lady Slipper	5 gal	168
	Penstemon parryi Perry's Penstemon	5 gal	49
symbol	groundcovers genus/species	size	qty
	Lantana montevidensis Trailing Purple Lantana	5 gal	343
	Lantana 'New gold' New Gold Lantana	5 gal	248
symbol	inerts	size	qty
	Decomposed Granite Saddle back Brown	1"	211,083 s.f.
	Denotes limit of work for landscape improvements		



key map
not to scale



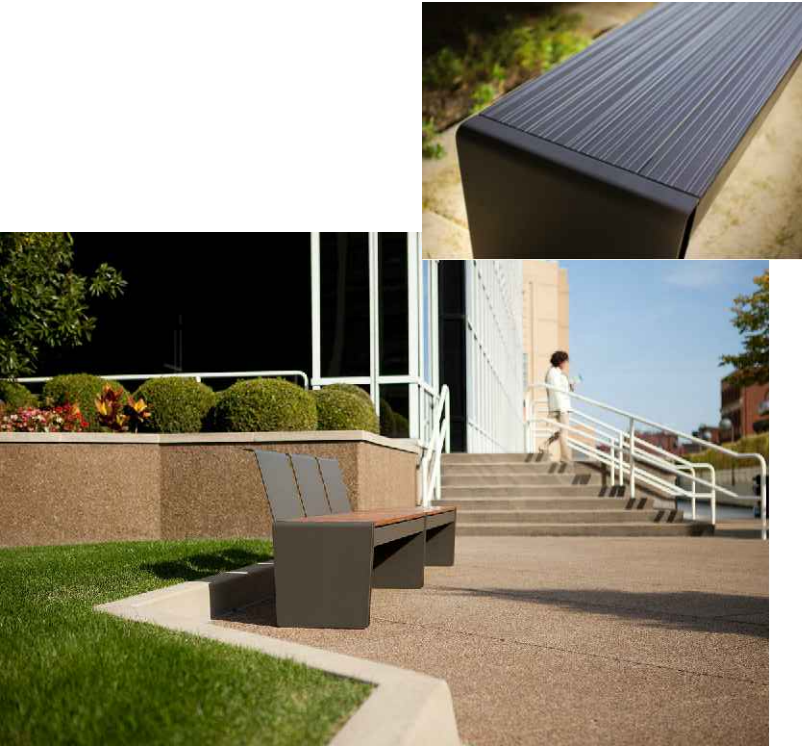
PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jpj

River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
Avondale, Arizona 85329

#	REVISIONS/SUBMITTALS	DATE
01	Pre-Plat to City of Avondale	03.11.2019
02	Pre-Plat - Revisions	06.25.2019
03	Pre-Plat - 2 nd Revisions	07.22.2019

Case Number:
PL-19-0066
Sheet Title:
Planting
Overall
Sheet Number:
LA-301
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1 BENCH
Scale: NTS



3 PICNIC TABLE
Scale: NTS



5 BASKETBALL HOOP
Scale: NTS



7 20 X 20 SHADE STRUCTURE
Scale: NTS



2 TRASH RECEPTACLE
Scale: NTS



4 BIKE RACK
Scale: NTS



6 DOG WASTE STATION
Scale: NTS



8 15 X 20 SHADE STRUCTURE
Scale: NTS



9 PLAY STRUCTURE
Scale: NTS

MATERIALS LIST						
Keynote	Material/Item	Qty.	Name	Specifications	Supplier	Detail/notes
1	5' wide sidewalk	contractor to verify		Size: 5' wide Material: concrete Color: Gray/Medium broom finish	TBD	See Detail 1 on Sheet LA-206
2	Concrete Seating Node	420 SF		Size: 3/8" Aggregate Material: Concrete Color: Gray	TBD	See Detail 2 on Sheet LA-206
3	Pool Decking	2610 SF	Cool Deck	Size: Material: Cool Deck Color: Baja Sand	TBD	See Detail 11 on Sheet LA-206 Install per manufacturer specifications
4	Artificial Turf	0	Kentucky Blue 88 Play Pad 2"	Size: 88 oz - 2" tall Material: Play Pad 2" Color: Fescue Green/Brown Thatch	Sythetic Grass Store 1250 N Fairway Dr. Suite C107 Avondale, AZ 85323 602-491-2991	See Detail 7 on Sheet LA-206 Install per manufacturer specifications
5	Concrete Header			Size: 6" wide Material: concrete Color: Gray	TBD	See Detail 4 on Sheet LA-206
6A	Covered Ramada	1	Mesa	Size: 15 X 20	Classic Recreation Systems	See Detail 6 on Sheet LA-206
6B	Covered Ramada	1	Mesa	Size: 20 x 20 Steel roof pitch 4/12 Roof Color: RAL 8028 Frame Color: RAL 1001	11875 E Berry Dr. Dewey, AZ 86327 800-697-2105 928-775-3307	Image 7 on this sheet (LA-501) Install per manufacturer specifications
7	Pool Ramada	1	Mesa	Size: 15 X 20 Steel roof pitch 4/12 Roof Color: RAL 8028 Frame Color: RAL 1001	Americana Building Products Dave Bang 140 N. Gilbert AZ Mesa AZ 85203 480-892-2366	See Detail 5 on Sheet LA-206 Image 7 on this sheet (LA-501) Install per manufacturer specifications
8	Pool Fence	If		Size: 5' tall Material: Steel Color: Powder Coat Black	TBD	See Detail 8 on Sheet LA-206 Install per manufacturer specifications
9	4 Wide Gate	1		Size: 5' tall - 4' wide Material: Steel Color: Powder Coat Black	TBD	See Detail 9 on Sheet LA-206 must have pool safety lock. Install per manufacturer specifications
10	Sport Court	1800 sf		Size: 50' x 36' Material: Concrete Color: Main area - Tan Key - Dark Brown Lines - White	TBD	See Detail 10 on Sheet LA-206 must have pool safety lock. Install per manufacturer specifications
11	Basketball Hoop	1	6' square post Adjustable	Model #: 1590 PW Athletic	Overplay, Inc. 3723 E. Errose St Mesa, AZ 85205 800-457-5444	See Image 5 this sheet (LA-501) Install per manufacturer specifications
12	Concrete Benches	##		Size: 18' x 18' wide 5' radius Material: Concrete Color: Grey, smooth finish	TBD	See Detail 3 on Sheet LA-206 Contractor to verify radius with seating notes.
13	Benches	3	Vector Bench	Model: SBVTR-72A-2E-3B Material: Aluminum Slate Frame Color: Slate Texture	Forms & Surfaces 1033 N 71st Ave Phoenix, AZ 85043 Contact: Brian Demarco 480-688-9137 brian.demarco@forms-surfaces.com	See Image 1 this sheet (LA-501) NO middle arm rest. Install per manufacturer specifications
14	Trash Receptacle	3	Dispatch	Model: SLDIS-136 Material: Powder coated Color: Slate Texture	Forms & Surfaces 1033 N 71st Ave Phoenix, AZ 85043 Contact: Brian Demarco 480-688-9137 brian.demarco@forms-surfaces.com	See Image 2 this sheet (LA-501) Install per manufacturer specifications
15	Doggie Waste Station	4	Dog waste station		Dave Bang 140 N. Gilbert AZ Mesa AZ 85203 480-892-2366	See Image 6 this sheet (LA-501) Install per manufacturer specifications

MATERIALS LIST						
Keynote	Material/Item	Qty.	Name	Specifications	Supplier	Detail/notes
16	Picnic Table	2	Vector Table Ensemble	Model: STVTR-72A Material: Aluminum Slates Frame Color: Slate Texture	Forms & Surfaces 1033 N 71st Ave Phoenix, AZ 85043 Contact: Brian Demarco 480-688-9137 brian.demarco@forms-surfaces.com	See Image 3 this sheet (LA-501) Install per manufacturer specifications
17	Play Structure 1	1	North Park	Colors - TBD	Landscape Structures Exerplay 3723 E. Errose St. Mesa, AZ 85205 800-457-5444	See Image 9 this sheet (LA-501) Install per manufacturer specifications
18	Bike Rack	6	Capital Bick Rack	Model: SKCAP - Capital Color: Powder coat - Slate Texture	Forms & Surfaces 1033 N 71st Ave Phoenix, AZ 85043 Contact: Brian Demarco 480-688-9137 brian.demarco@forms-surfaces.com	See Image 4 this sheet (LA-501) Install per manufacturer specifications
19	Pool	1			By Others	
20	Spa	1			By Others	
21	Landscape Areas	sf	Decomposed Granite	Size: 1" Screened Material: Decomposed Granite Color: Saddleback Brown	Pioneer Landscape	2" thickness on all landscape areas.
22	Entry Monument	1		Stone veneer: Stack - Bucks County Pot. DS-16 - Yosemite Brown Stucco color: Tan Cap: Custom Cap 48 x 38 x 3	Centurion Stone: (480) 654-2995 Kornegay: 602.252.6323 TBD Mesa Precast: 480.968.5400	See Sheet LA-101 Contractor to verify with structural engineer.
23	Main Entry Gate	1		Steel: weather brown/powder coat	TBD	See Detail 6 on Sheet LA-102 Contractor to verify with structural engineer. Install per manufacturer specifications
24	Egress Gate	1		Steel: weather brown/powder coat	TBD	See Detail 6 on Sheet LA-102 Contractor to verify with structural engineer. Install per manufacturer specifications
25	Pedestrian Gate	10		Steel: weather brown/powder coat	TBD	See Detail 6 on Sheet LA-102 Contractor to verify with structural engineer. Install per manufacturer specifications
26	Decorative Column	34		Stone veneer: Stack - Bucks County Cap: PC-28	Centurion Stone: (480) 654-2995 Mesa Precast: 480.968.5400	See Detail 3 on Sheet LA-102 Contractor to verify with structural engineer.
27	Subdivision Wall	1358 lf		CMU Block: 6x8x16, smooth CMU Block: 6x8x16 Split face Smooth Stain Color: Buff Split face stain color: Brown Cap: M-36-2-8	Mesa Precast: 480.968.5400	See Detail 1 & 2 on Sheet LA-102 Contractor to verify with structural engineer.
28	View Fence: 2' view of 4' split face	170		View fence: weathered brown CMU Block: 6x8x16 Split face Smooth Stain Color: Buff Split face stain color: Brown Cap: M-36-2-8	TBD Mesa Precast: 480.968.5400	See Detail 4 on Sheet LA-102 Contractor to verify with structural engineer. Install per manufacturer specifications
29	View Fence: 4' view of 2' split face	1800		View fence: weathered brown CMU Block: 6x8x16 Split face Smooth Stain Color: Buff Split face stain color: Brown Cap: M-36-2-8	TBD Mesa Precast: 480.968.5400	See Detail 5 on Sheet LA-102 Contractor to verify with structural engineer. Install per manufacturer specifications

NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFICATION OF
ALL QUANTITIES SHOWN ABOVE.



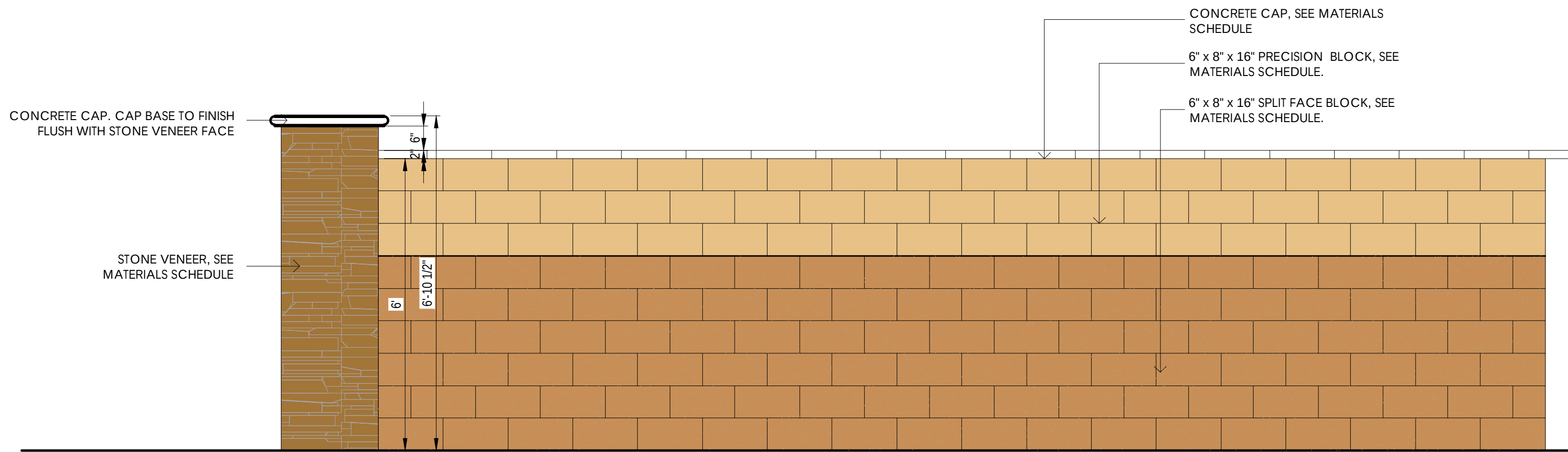
PROJECT: QYP-01
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River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
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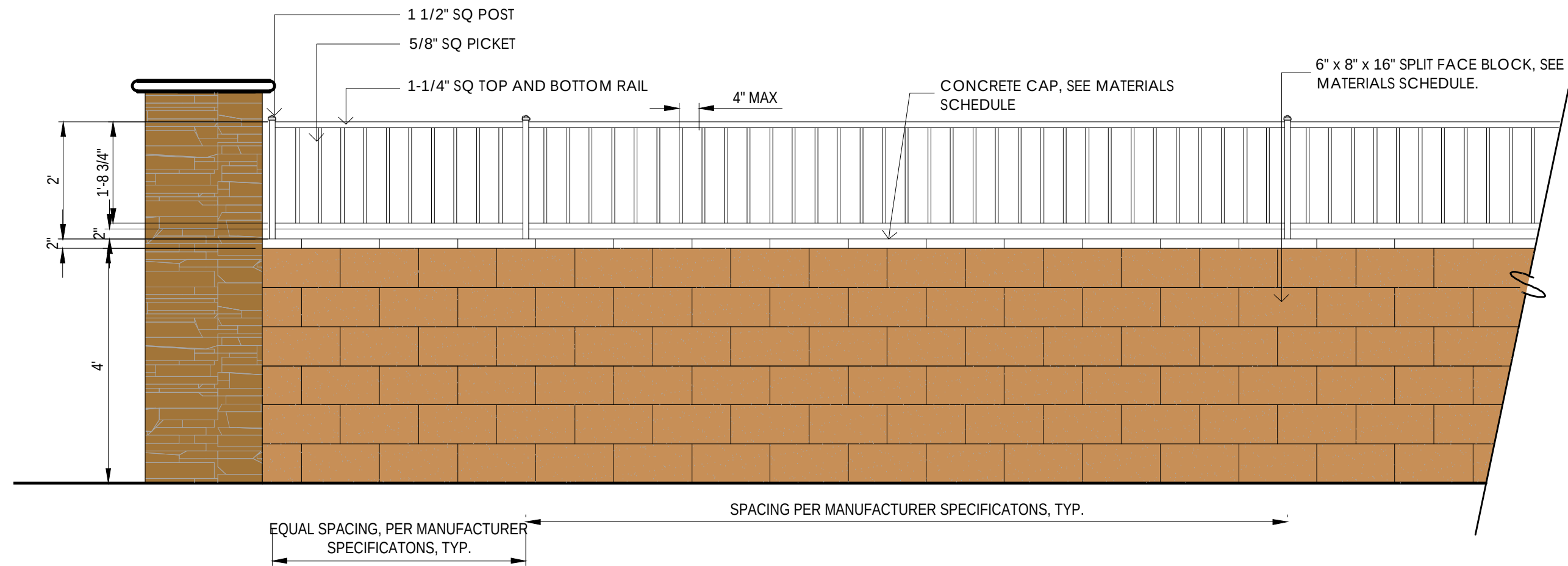
#	REVISIONS/SUBMITTALS	DATE
01	Pre-Plat to City of Avondale	03.11.2019
02	Pre-Plat - Revisions	06.26.2019
03	Pre-Plat - 2 nd Revisions	07.22.2019

Case Number:
PL-19-0066
Sheet Title:
Site Furnishings
Sheet Number:
LA-501
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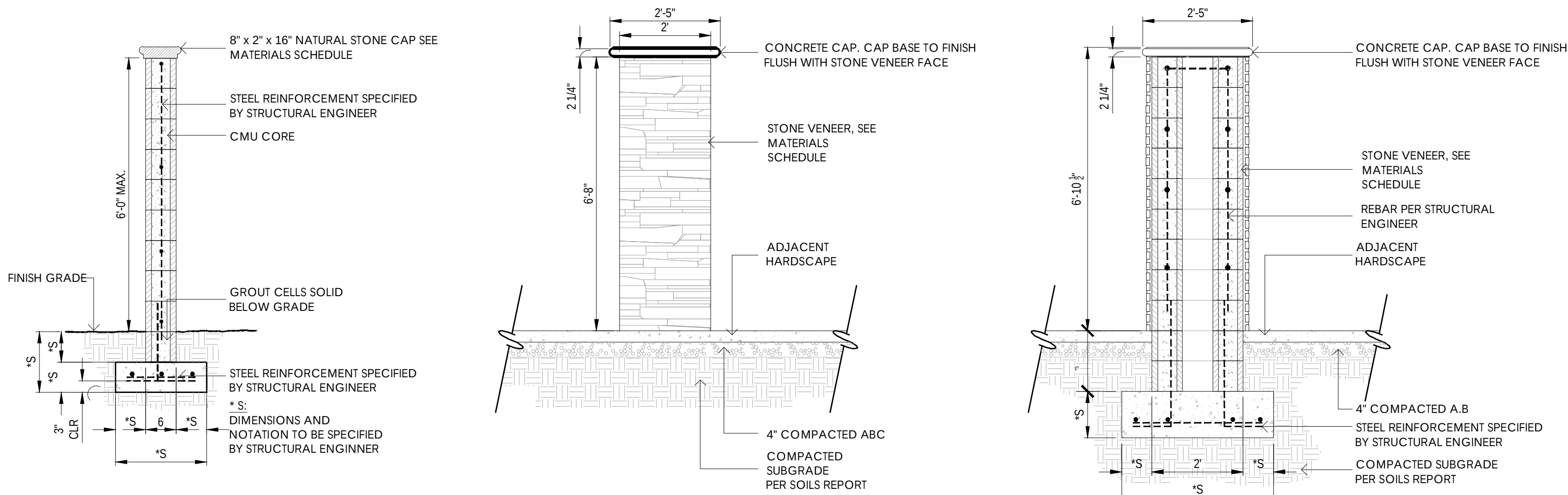
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1 SUBDIVISION WALL - ELEVATION
Scale: $\frac{1}{2}'' = 1'$

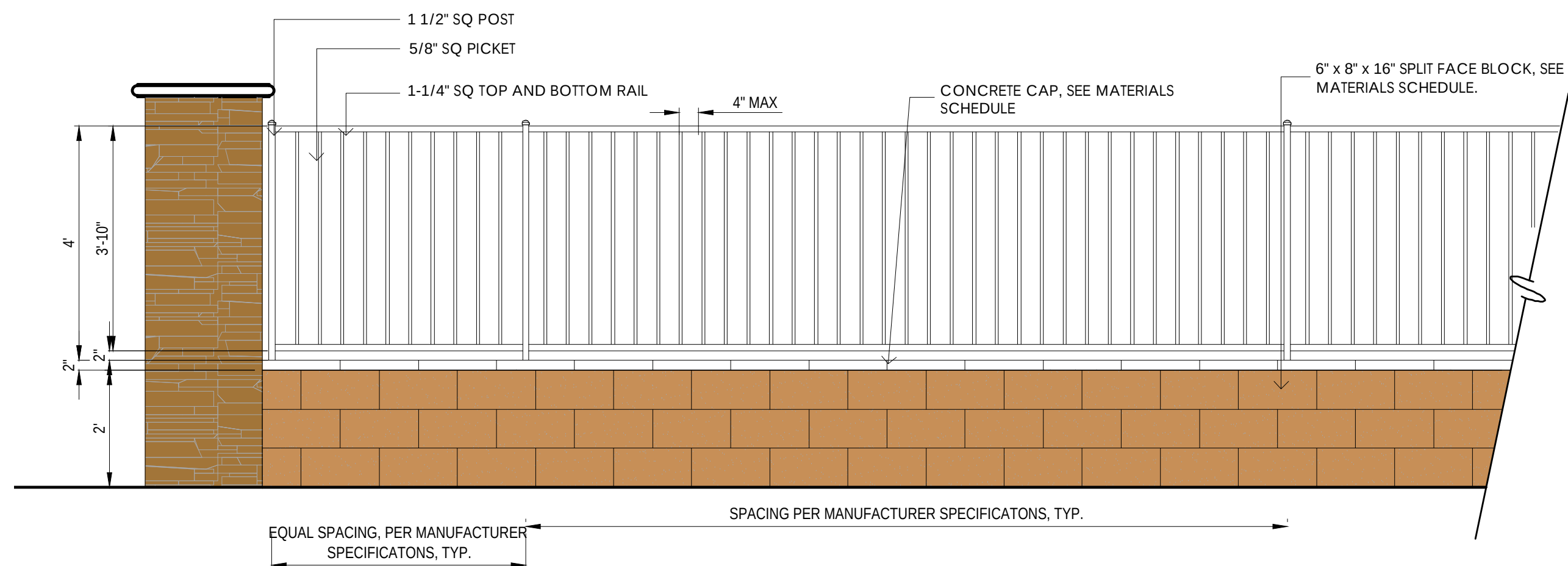


4 VIEW FENCE-2' VIEW OVER 4' MASONRY
Scale: $\frac{1}{2}'' = 1'$

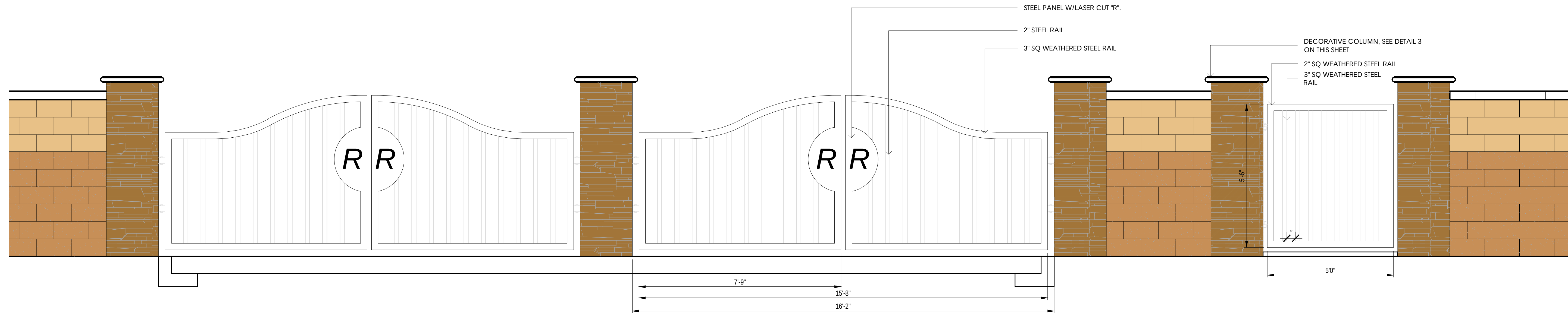


2 SUBDIVISION WALL - SECTION
Scale: $\frac{1}{2}'' = 1'$

3 DECORATIVE COLUMN
Scale: $\frac{1}{2}'' = 1'$

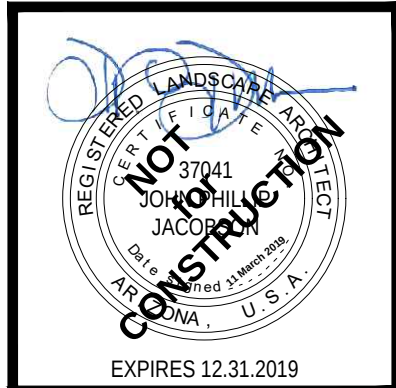


5 VIEW FENCE-4' VIEW OVER 2' MASONRY



6 MAIN ENTRY GATE W/PEDESTRIAN GATE
Scale: $\frac{1}{2}'' = 1'$

NOTE:
THIS PLAN FOR REFERENCE ONLY.
SEE "RIVER RUN WALL AND
MONUMENT SUBMITTAL"



PROJECT: QYP-01
DATE: 02.28.2019
DRAWN BY: mdb
CHECKED BY: jbj

River Run
Landscape Improvement Plans
119 Avenue & Virginia Avenue
Avondale, Arizona 85329

#	REVISIONS/SUBMITTALS	DATE
01	Pre-Plat to City of Avondale	03.11.2019
02	Pre-Plat - Revisions	06.26.2019
03	Pre-Plat - 2nd Revisions	07.22.2019

Case Number:
PL-19-0066
Sheet Title:
Wall Details
Sheet Number:
LA-102
03 of 23

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AGENDA ITEM REPORT

SUBJECT: Multi-Family Residential Design Manual (Application PL-19-0074)

MEETING DATE: 9/19/2019

TO: Planning Commission

FROM: Jodie Novak, Assistant Director

THROUGH: Jodie Novak, Planning Manager

PURPOSE:

Planning Commission will consider a request to approve the Multi-Family Residential Design Manual, Application PL-19-0074. The Commission will take appropriate action.

BACKGROUND:

The City's Commercial/Industrial/Multi-Family Design Manual was adopted in February 2008 serving as a policy document with guidelines for the City's building architecture and site design expectations. This Manual supplements the City's Zoning Ordinance site development standards. With new development coming forth in Avondale, it is an appropriate time to update the Design Manual with new development design expectations in alignment with current building and site design practices.

The proposed design guidelines are divided into two separate manuals; the Commercial and Industrial Design Manual and the Multi-Family Residential Design Manual. The guidelines include criteria from environmental sustainability, such as green building and low impact development, to building design and crime prevention.

PUBLIC PARTICIPATION:

Planning Staff provided a copy of the draft Multi-Family Residential Design Manual ("this Manual") to the Arizona Multihousing Association. We received feedback requesting changes to several items. Staff incorporated changes, which included removing items, to the Manual; however, the Arizona Multihousing Association provided a letter conveying they are unable to support this Manual as proposed which is attached to this report.

A Manual update was presented to City Council on August 12, 2019. Council advised Staff to add back the items removed. The attached Manual is the final version recommended for approval.

In addition, a copy of the Manual has been posted on the City's website on the Development & Engineering Services Department page and on aVOICE. Interested development clientele have also received a copy of the Manual.

DISCUSSION:

The Multi-Family Residential Design Manual is intended to promote quality developments incorporating health and sustainability in the design of Multi-Family Residential projects. The City of Avondale encourages the creative and innovative use of current and emerging development practices and seeks to strike a balance between the needs of the multi-family residential industry, the City, and the resident. The Multi-Family Residential Design Manual seeks to provide project designers the City's expectations for multi-family residential development.

Avondale's Strategic Plan outlines the desire to foster sustainable community development that creates a sense of place for residents and local businesses that are unified by pride and common values. This Manual provides a framework so that multi-family residential developments offer a variety of diverse and attractive building architecture, site design, and functionality; encouraging uniquely designed developments throughout the City; eliminating redundancy by encouraging a variety of architectural styles and site design elements; and promote architectural variety and diversity with contextualism for mass, scale, and material. In addition, design criteria include providing shaded areas and a pedestrian-oriented environment.

This Manual furthers the goals and policies in the City's General Plan 2030 and Strategic Plan. This includes emphasizing visual character, health, environmentally conscious design, and pedestrian-friendly opportunities to establish a healthy sustainable community. This Manual encourages environmentally-sensitive green building and site design. Compliance with this Manual is required and will be evaluated during the entitlement and design review process.

STRATEGIC PLAN:

Avondale's Strategic Plan outlines the desire to foster sustainable community development that creates a sense of place for residents and local businesses that are unified by pride and common values. This Manual provides a framework so that multi-family residential developments offer a variety of diverse and attractive building architecture, site design, and functionality; encouraging uniquely designed developments throughout the City; eliminating redundancy by encouraging a variety of architectural styles and site design elements; and promote architectural variety and diversity with contextualism for mass, scale, and material. In addition, design criteria includes providing shaded areas and a pedestrian-oriented environment.

This Manual furthers the goals and policies in the City's General Plan 2030 and Strategic Plan. This includes emphasizing visual character, health, environmentally conscious design, and pedestrian-friendly opportunities to establish a healthy sustainable community. The Manual encourages environmentally-sensitive green building and site design. Compliance with the Manual is required and will be evaluated during the entitlement and design review process.

BUDGET IMPACT:

There are no budget impacts.

RECOMMENDATION:

Staff recommends Planning Commission **APPROVE** Application PL-19-0074, Multi-Family Residential Design Manual.

PROPOSED MOTION:

I move that Planning Commission **APPROVE** Application PL-19-0074, Multi-Family Residential Design Manual.



MULTI-FAMILY RESIDENTIAL DESIGN MANUAL

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Crime Prevention Through Environmental Design.....	23

RESOLUTION NO. XXXX-XXX

INTRODUCTION

The City of Avondale encourages the creative and innovative use of current and emerging development practices and seeks to strike a balance between the needs of the multi-family residential development industry and the consumer. The Multi-Family Residential Design Manual (this “Manual”) seeks to provide project designers the City’s expectations for multi-family residential development.

PURPOSE AND INTENT

This Manual is designed to further the goals and policies in the Avondale General Plan 2030. This includes emphasizing visual character, health, environmentally conscious design, and pedestrian-friendly opportunities to establish a healthy sustainable community. The City’s Strategic Plan stresses the desire for neighborhoods to become more sustainable by promoting walkable, livable communities that enhance a resident’s quality of life. This can be accomplished through plentiful parks and open space, trails, bike paths, active recreational opportunities, conditioned space, and a quality multi-family residential product. Compliance with this Manual is required and will be evaluated during the entitlement and design review process. This Manual is applicable citywide including the within the City Center planning area.

Every project is unique and requires some decisions to be made on a case-by-case basis. While some provisions of this Manual include quantitative standards, most require qualitative interpretation. The Zoning Administrator has the latitude to interpret this Manual and to permit flexibility so long as proposed projects meet the intent of this Manual.

Serving in conjunction with the General Plan, Strategic Plan, Zoning Ordinance, and General Engineering Requirements, this Manual was prepared to promote and create a sense of community, livability, and unique identity for the residents of Avondale. The intent of this Manual is to provide a set of specific criteria that will achieve the City’s design expectations by:

- Providing a framework so that multi-family residential developments offer a variety of diverse and attractive building types, floor plans, and architectural styles with attractive building architecture, site design, and functionality.
- Eliminating redundancy within developments, by encouraging a variety of building sizes, building heights, amenities, open spaces, and providing a sense of arrival through entry features, building orientation, building materials and colors, rooflines, theme walls, and entrance gates.
- Providing innovative site design standards that create walkable, safe, pedestrian-friendly, family-friendly, and sustainable developments with usable open space and various amenities.
- Ensuring streets follow the City's hierarchy of classifications and are designed to conform to the City's General Engineering Requirements, maintaining arterial and collector grid systems that are designed to meet the half-mile and one-mile spacing standards.

- Promote unique development design in lieu of a traditional multi-family site layout and building design.
- Provide urban form site and building designs within the City Center planning area with a pedestrian-oriented focus and contemporary and modern urban design that interfaces with and creates a presence on adjacent streets.
- Encourage multi-family residential developments to orient buildings for solar efficiency.
- Provide the option to include a minimum continuous load of 4800VA as part of the electrical service load calculations to allow the inhabitant(s) the installation of a charging station for electric vehicles without the need of upgrading the electrical service of the dwelling. In addition to the spare power capacity, the premise's electrical panel should have at least two spare spaces for the installation of a two-pole breaker for the charging station and conduit routed from the electrical panel to the garage, unless wiring and receptacle for such use are installed.

SUSTAINABLE AND HEALTHY DESIGN

The City of Avondale has a commitment to protecting the environment, improving quality of life, and promoting sustainability. Through the City's General Plan 2030 and the Strategic Plan, sustainable development is a priority which also promotes physical activity and health through design. Conventional design and construction methods produce buildings that can negatively impact the environment as well as occupant health and productivity. These buildings are expensive to operate and contribute to excessive resource consumption, waste generation, and pollution. Architects and designers can help to significantly improve the health and well-being of City of Avondale's population through design. Avondale encourages environmentally-sensitive green building and site design.

The City promotes the following criteria designed to encourage the development of "green" buildings without forcing excessive costs or other burdens upon developers, building owners, or occupants. It is recommended that all projects utilize energy-efficient components and building materials to conserve energy, promote sustainability, and meet the goals and objectives of the City's Strategic Plan and General Plan.

Green Building Options

A "green" building places a high priority on health, environmental, and resource conservation performance over its life-cycle. These priorities expand and complement the classical building design concerns of economy, function, durability, and attractive appearance. Green design emphasizes environmental, resource, and occupant health concerns such as reducing human exposure to noxious materials; conserve non-renewable energy and scarce materials; minimize life-cycle ecological impact of energy and materials used; use renewable energy and materials that are sustainably harvested; protect and restore local air, water, soils, flora, and fauna; and support pedestrians, bicycles, mass transit, and other alternatives to fossil-fueled vehicles. Most green buildings are high-quality buildings that last longer and provide greater occupant satisfaction than

standard developments. The City promotes projects building green by incorporating building and site design elements described in this Manual.

Daylight, Views, and Natural Cooling

Examples of design elements that encourage passive renewable energy use are as follows:

- Floor plan depth is the most important single consideration that affects the potential for daylighting, exterior views, and natural ventilation. Floor plans with relatively narrow wings, such as I-, H-, U-, or T-shaped plans are good examples of design that ensures most interior spaces have good access to natural light and winds. Courtyards and atria can also be used to bring light and air to surrounding narrow spaces.
- Incorporate light shelves, prismatic glazing, and other reflective systems to redirect daylight and extend naturally lit interior space to 30 to 35 feet deep.
- Bring outdoor air into one side of a space and exhausting it on an adjacent or opposite side for narrow floor plans to increase the potential for effective cross-ventilation and achieve a well-designed natural cooling strategy.

Solar

- Where site conditions permit, provide landscaping or other shade structures to reduce the amount of sun on the building as an effective method of solar control.
- Locate buildings toward the southwest, south, or west sides of a site to provide shade for lower floors from neighboring buildings.
- Orient buildings so that the short wall, narrowest portion of the building, faces west or southwest for the least solar gain in the summer.
- Place vertical space used for circulation and services such as staircases, elevators, electrical cables, water pipes, and risers at the southwest or west ends to buffer interior spaces from afternoon solar gain.
- Solar access should be addressed when designing roofs, walls, windows, and external shading devices.
- Consider solar generation products designed to be incorporated into wall and roof assemblies such as “solar shingles”, panels designed to integrate into curtain walls, and etching techniques designed to be used as sunshades.

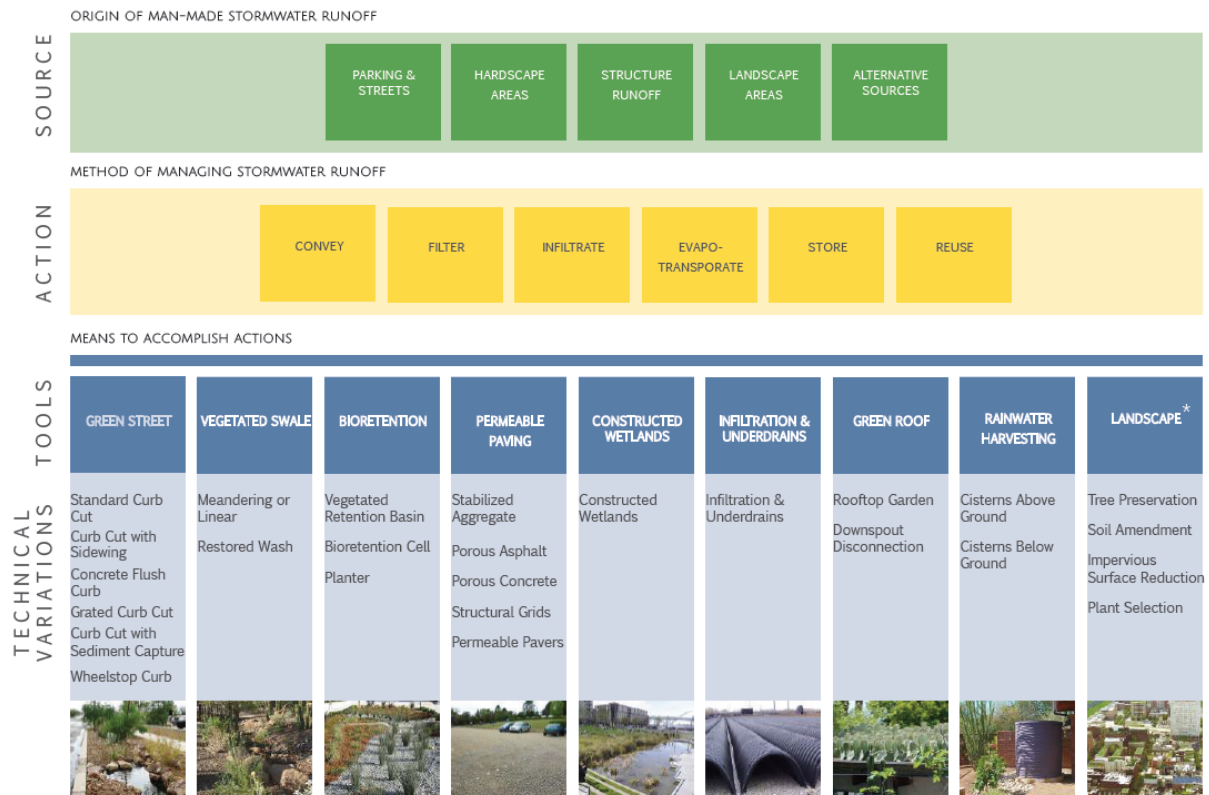
Water Infrastructure Finance Authority Finance Authority of Arizona (WIFA) Green Project Reserve

WIFA's green criteria are based on EPA's Clean Water and Drinking Water State Revolving Fund Green Project Reserve criteria. While many traditional projects are intended to protect the environment, these do not necessarily meet the criteria to be considered green. Green projects may be for planning, design, and/or construction activities. Either the entire project or only a component of the project can be identified as green. Multi-family residential developments are highly encouraged to incorporate green stormwater elements. WIFA's Green Stormwater Project examples include:

- Green infrastructure, low impact development, porous pavement, green roofs, stormwater reuse, harvesting, bioretention, curb cuts, riparian improvements, and planter boxes. For more information visit the Environmental Protection Agency (EPA) Green Infrastructure website for design and implementation tools, <https://www.epa.gov/green-infrastructure>
- Limited water resources can be a barrier to green infrastructure in arid and semiarid regions. Projects should include the following Xeriscape principles to conserve water resources:
 - **Create a plan** that balances water usage, rainwater supply, and demand such as an annual and monthly water budget for native and exotic plant maintenance.
 - **Install low water use plants** to reduce, if not eliminate, the irrigation requirements of green infrastructure practices by using native and drought-tolerant plants.
 - **Install efficient irrigation systems** and group plants according to their water needs, adjusting the frequency and depth of irrigation according to plant type, plant maturity, and season.
 - **Consider soil** amendments by adding organic material to poor soil to aide in retaining soil moisture, sustaining vegetation, and treating stormwater runoff.
 - **Install organic mulches** to increase water retention and pollutant removal while building soil structure and suppressing weeds for desert plantings that are mulch tolerant.

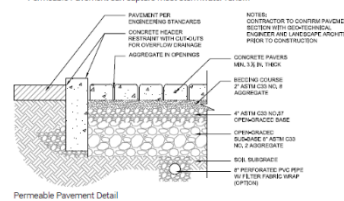
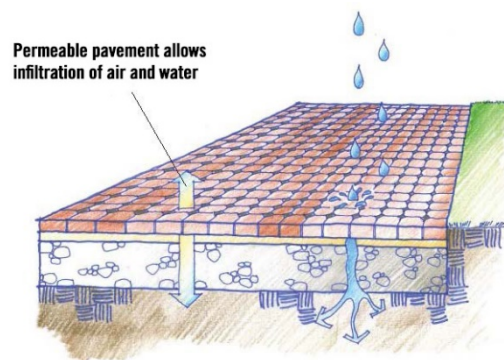
Green Stormwater Infrastructure

Green stormwater infrastructure (GSI) is a cost-effective, resilient approach to manage stormwater by reducing and treating stormwater at its source while delivering environmental, social, and economic benefits. Projects that incorporate GSI, which is a low impact development application, further the City of Avondale's sustainability goals.

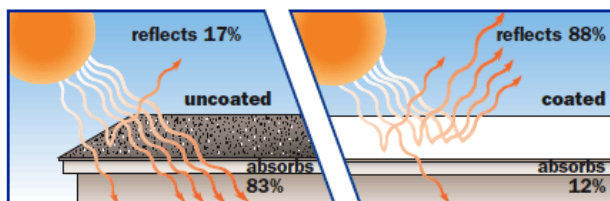


Examples of GSI in multi-family residential site design include the following:

- Porous pavement/permeable pavers



- Green roofs



- Right-of-way design features



- Bioretention



- Bioswales



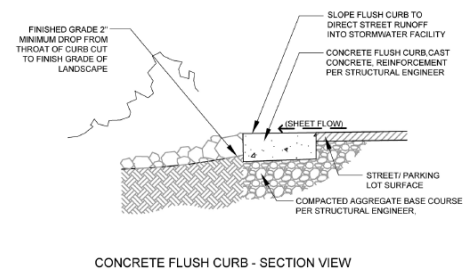
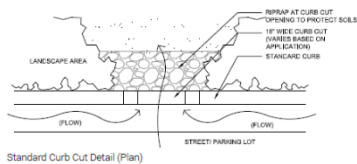
University of Arizona retrofitted their parking lot landscape buffer with a swale to capture runoff.



- Curb cuts or flush curbs



A Standard Curb Cut allows runoff to enter a lower landscaped area.



- Riparian improvements
- Active rainwater harvesting

For more information visit the Environmental Protection Agency (EPA) Green Infrastructure website for design and implementation tools, <https://www.epa.gov/green-infrastructure>

Green Pavement Surfaces

- Utilize impervious pavement, concrete and asphalt, only where regular car, bus, and/or truck traffic is expected. In other locations, install surfaces that encourage non-automobile traffic and allow stormwater infiltration.
- For parking and highly used bicycle and pedestrian areas, utilize porous asphalt, paver blocks, or large aggregate concrete. Crushed stone or brick is recommended for lightly used pedestrian paths.
- Where impervious surfaces are required, recycled asphalt and recycled concrete are encouraged.

- Provide curb cuts and slope hardscape landscaping features to allow water flow to permeable surfaces.

Sustainable Roof

Consider the following parameters for designing a sustainable roof by incorporating at least one of the following.

- For a minimum of seventy-five (75) percent of the total roof surface, a Solar Reflectance Index (SRI) of 78 or higher for a roof with a slope of 2:12 or less, or 29 or higher for a roof with a slope greater than 2:12.
- For a minimum of fifty (50) percent of the total roof surface, a vegetated roof.
- For a minimum of fifty (50) percent of the total roof surface, a rainwater collection system connected to an irrigation system or other building system through piping.
- For a minimum of seventy-five (75) percent of the total roof surface, provide a combined vegetated roof with rainwater collection system and SRI compliant roof.

DESIGN REVIEW

An applicant who desires to change only a portion of their existing building should comply with all design guidelines related to the portion changed. If proposed modifications affect more than fifty (50) percent of any façade visible to public parking areas or public right-of-way, or City staff determines that the proposed changes are significant, the project will be evaluated to determine if all items discussed in this Manual have been considered.

The following will require submittal of a site plan and design review application:

- Changes to a site's grading and drainage
- Installation of new or changes to existing site or building lighting
- Re-configuration or modifications of parking and circulation areas
- Exterior building alterations, including paint color changes
- New fences and walls
- Changes to landscape design, except for dead plant replacement

Appeals

An appeal of the City's Development Review Committee's design review decision may be submitted to the Planning Division within fifteen (15) business days of Committee's decision and accompanied by a nonrefundable application fee. Upon written request of the applicant, the Zoning Administrator shall schedule the appeal hearing for a regularly scheduled Planning Commission. The Planning Commission shall review the site plan and design review application and make a decision as to whether the required findings have been met and approve, approve with stipulations,

or deny the appeal. A majority vote of the Planning Commission shall be necessary to make a finding on the appeal.

SITE DESIGN

Providing a unique sense of place with each multi-family residential development should be taken into consideration during the design process. Appropriately scaled buildings that transition from existing and planned land uses and concentrate on the natural environment and outdoor venues that promote a neighborhood feel and community interaction is the priority.



The following site and building design elements include written and illustrated design concepts related to the basic quality of site layout and building architecture to achieve high quality multi-family residential development.

This portion of the Manual addresses each of these elements in general terms and establishes the basic principles for good design which should be incorporated into all projects. Items contained in this section should not be viewed as standing alone but rather in concert with the more specific guidelines found in the subsequent sections of this Manual. Developers will be provided flexibility in how to arrange their projects to best utilize space and optimize project features.

- A. Design entrances with a strong sense of arrival and place incorporating decorative gates, walls, pavement, landscape planters, and the like.
- B. Streets should be designed to contain entry landscape medians at all collector/arterial, collector/collector, and collector/local intersections.
- C. Maximize the number of units that front onto common open spaces and maximize opportunities for view corridors.
- D. When siting buildings, highlight view corridors of prominent natural features, such as the Estrella Mountains, from streets, backyards, and open space.
- E. Stagger buildings throughout a development to avoid a monotonous streetscape and incorporate patios, courtyards, porches, and other design features.
- F. Site buildings within the City Center planning area to strongly interface with streets and provide direct pedestrian access to plazas, open spaces, retail, office, and activity areas.
- G. Locate activity centers, parks, or plazas central to the project allowing for a short walk to the City of Avondale's Zoom service, transit bus stop and/or bus shelter.

- H. Plan streets to efficiently connect all parts of the neighborhood, integrate all modes of transportation, simplify circulation patterns, and connect with adjacent streets through shaded corridors.
- I. Provide direct vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas through trail development and buffered bike lanes.
- J. Use traffic calming measures such as islands or traffic circles to slow vehicular speeds.
- K. Provide trash receptacles, benches, and pedestrian scale lighting along trails, near barbecues, playgrounds, sports courts, and other active open spaces.
- L. Incorporate residentially-scaled LED street lights and accent paving at entries and crosswalks throughout the development and incorporate LED lights in all common areas.
 - Provide decorative lighting on all buildings and pedestal lighting throughout the project.
 - Design site lighting and parking area lighting so that it does not shine on adjacent uses.
- M. Provide direct access for pedestrians to parks, commercial centers, and schools without exiting onto the main roadway. Place pedestrian gates appropriately to ensure safe pedestrian access. Discretion and flexibility in choosing how and where to install pedestrian connections will be provided.
- N. Incorporate accent paving material at all entrances and auto courts.
- O. Enhance the transition between multi-family residential and existing single-family residential areas to achieve maximum compatibility through height transitions, setbacks, buffers, and screening.
- P. Provide amenities such as community centers, pools, splash pads, sports activities, internal trails, event spaces, dog parks, and other unique features.
 - Centrally locate multi-purpose buildings, community swimming pools, and other amenities so all units are in close – proximity and allow residents ease of access.
- Q. Incorporate trees with wide canopies in close proximity to pedestrian seating areas.
- R. Provide appropriate guest parking spaces and parking areas for useable open space areas in addition to required parking for individual units.
- S. Provide loading and/or delivery areas for package deliveries, mobile order deliveries, and ride sharing services.
- T. Screen parking areas from street views with solid masonry screen walls. Screening needs to include walls a minimum of three (3) feet up to four (4) feet in height, three (3) foot high

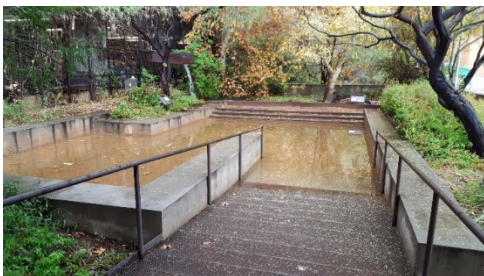
berms, or a combination of both.

- U. Perimeter walls on property lines around the development need to be a minimum of six (6) feet up to eight (8) feet in height.
- V. All walls need to be architecturally integrated with the development's architectural style through materials, paint colors, form, and character.
- W. Provide covered parking canopies designed with colors, forms, and/or materials consistent with the building architecture.
- X. Provide garages for developments with more than 100 units. Garages should be attached and account for a minimum of twenty-five (25) percent of the required parking, excluding guest parking. Incorporate a portion of the garages under the living quarters to minimize standalone, long garage buildings.

LOW IMPACT DEVELOPMENT

Low Impact Development (LID) is an approach to land development or redevelopment that works with nature to manage stormwater as close to its source as possible. LID looks at stormwater as a resource rather than a waste product and employs strategies such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements to create functional and appealing site drainage. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

LID practices provide multiple benefits for the environment and the community to maximize mutual environmental, social, and economic benefits. A LID feature may benefit property value and increase customer attraction, provide services which contribute to ecosystem health, and can be utilized as a community gathering or recreational space for residents.



GI/LID Practices	REDUCES STORM-WATER RUNOFF		INCREASES AVAILABLE WATER SUPPLY		IMPROVES COMMUNITY LIVABILITY			
	Reduces Flooding	Improves Stormwater Quality	Reduces Potable Water Demand	Provides Storage for Future Use	Reduces Urban Heat Island	Provides Vegetation for Shade	Improves Aesthetics	Provides Wildlife Habitat
STORMWATER HARVESTING BASINS	☒	☒	☒	☐	☒	☒	☒	☒
SWALES	☒	☒	☒	☐	☒	☒	☒	☒
BIORETENTION SYSTEMS	☒	☒	☒	☐	☒	☒	☒	☒
INFILTRATION TRENCHES	☒	☒	☐	☐	☐	☐	☐	☐
DRY WELLS	☒	☒	☐	☐	☐	☐	☐	☐
CISTERNS	☐	☐	☒	☒	☐	☐	☐	☐
PERVIOUS PAVEMENT	☒	☒	☐	☐	☐	☐	☐	☐

☒ Yes ☐ In Some Cases ☐ No

Design Features

Multi-family residential developments should consider the following retention basin design elements.

- A. Incorporate rain gardens placed between buildings to collect stormwater from rooftops and parking areas.
- B. Meander retention areas paired with recreational pathways through the development to create a connected green-space amenity such as a greenbelt to encourage maximum recreational use.

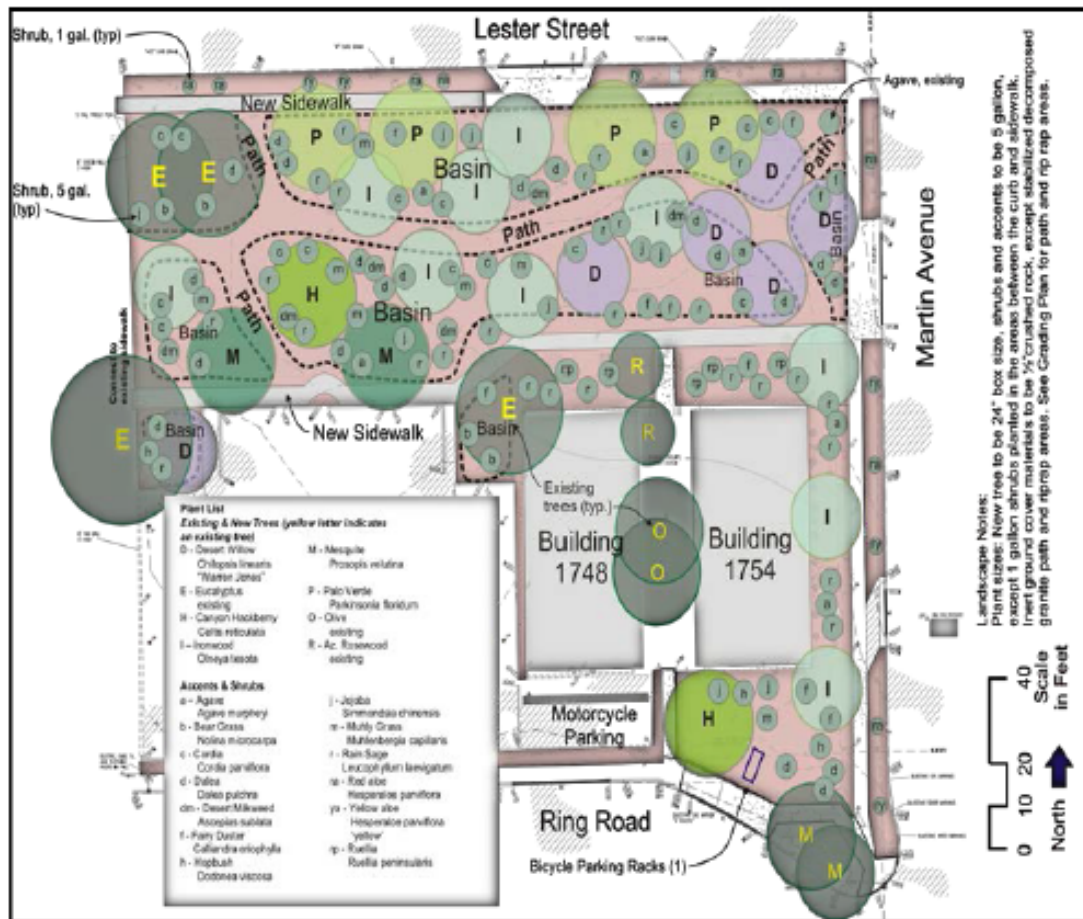


- C. Contour the sides and bottoms of the basins to create a natural looking appearance. Use varied slopes and curvilinear edges to create a more natural looking facility instead of rectangular forms and long stretches.



- D. Utilize permeable pavers for parking spaces to allow stormwater to seep directly through the pavers into the underground storage system.
- E. Maximize water permeability by minimizing soil disturbance and compaction in planned landscape areas, reducing paved areas, using permeable paving materials, and preserving open

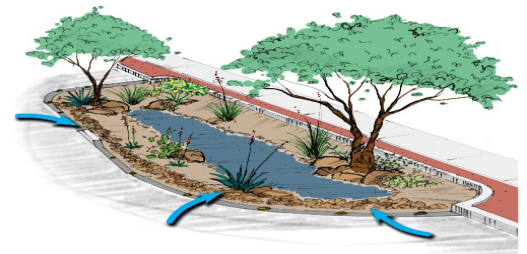
space drainageways when feasible.



- F. Avoid water features at entry areas unless it is specifically a rainwater harvesting feature designed to reduce on-site potable water demands.
- G. Incorporate plants and design themes to support naturalistic landscapes that provide a sense of place in concert with the local natural environment.



- H. Group plants with similar water needs together.
- I. Utilize low water use native or desert-adapted drought tolerant plants incorporating at least seventy-five (75) percent of selected plants being local native species to promote a sense of place.
- J. All man-made slopes should receive erosion control from plantings and from terracing.
- K. Incorporate one (1) Xeriscape landscape example into open spaces.
- L. Each valve should irrigate a landscape zone with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas need to be irrigated on separate valves as well as drip emitters and sprinklers.
- M. Irrigation system layout, irrigation type, zone treatment for trees, and water use need to be part of the site plan review process.
- N. Maximize water permeability by reducing paved areas using permeable paving materials and preserving open space drainage ways when feasible.
- O. All common landscaped areas, tracts and retention basins need to be owned and maintained by the Property Management Company or Property Owners Association (POA).



Landscape

- A. All new developments need to be designed in accordance with the Street Tree Master Plan and provide full canopy coverage over walkways.
- B. Provide enhanced landscaping including six (6) large specimen trees, and landscaped medians at entries.
- C. To ensure effective management of stormwater and healthy growth of native vegetation, all landscape areas should, to the extent practicable, be part of the drainage infrastructure and make all conveyance features landscape amenities utilizing LID design.
- D. Provide a minimum twelve (12) foot wide landscape tract, inclusive of public utility easement, along buildings adjacent to a street side yard.
- E. Provide a variety of planting palettes that soften the development, reinforce the building design and add variety to the streetscape.

- F. For greater shading and cooling, plant a multi-layered composition of shrubs and small trees with a minimum height of ten (10) feet and a width of four (4) feet next to buildings.

Open Space and Amenities

The City expects developments to provide residents a special and unique sense of place with open space that takes advantage of the natural environment that surrounds Avondale, including the Estrella Mountains, the Gila and Agua Fria Rivers, and other beautiful natural landscapes. Multi-family residential communities can create an outdoor lifestyle with useable open spaces, community centers, community pools, sports activities, and internal trails. Open space is considered the common area portion of a multi-family residential development, located outside of required setbacks, where there are no buildings, driveways, or parking. Usable open space is considered any area on a site that is designed to be used for recreational or gathering purposes, viewed as an amenity to the residents, not solely a retention basin, and matches the scale of the development.

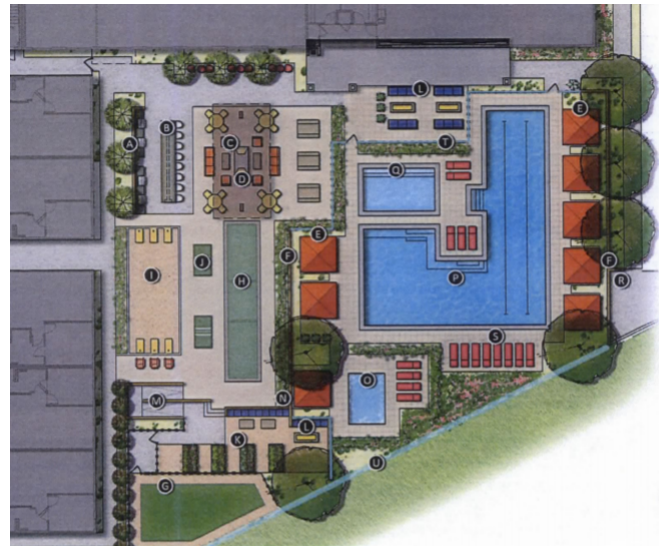


- A. A multigenerational approach should be considered when designing open space to promote resident interaction and recreation for all age groups. Co-locating physical activity spaces for children and parents or guardians can simultaneously promote physical activity in different age groups.
- B. Devote a minimum of twenty (20) percent of the site area to usable open space.
- C. Preserve or create natural terrain in children's outdoor play areas.
- D. Aggregate open space in one large area rather than dispersing into smaller pieces and provide residents with access to open space within a 5-minute walk.
- E. Provide drinking fountains to encourage the consumption of tap water for rehydration.
- F. New playgrounds should also be designed to reflect the changing knowledge about injury prevention.
- G. Turf should only be used in open space areas and not used on slopes greater than four feet of horizontal distance per one-foot vertical change (4:1).
- H. Locate tree plantings adjacent to all roadways throughout a development in



common areas to soften the streetscapes.

- I. Usable open space may include:
 - 1. Community pools and splash pads
 - 2. Clubhouses/community center
 - 3. Play areas
 - 4. Private parks and trails
 - 5. Community gardens
 - 6. Dedicated park sites
 - 7. Multi-use paths
 - 8. Improved utility corridors
 - 9. Sports courts
 - 10. Seating areas
 - 11. Picnic ramada areas with barbecues outside of retention areas
 - 12. Pickle ball, putting greens, or other similar sports amenities
 - 13. Tot lots
 - 14. Resort-style amenities, entertainment areas
 - 15. Rooftop entertainment spaces
- J. Provide a clubhouse and community pool for developments over 50 units.
- K. Provide parking in proximity to a main, centralized community open space.
- L. Design multi-use trails a minimum of (ten) 10 feet in width, lighted with low level security lights, and connect through the neighborhood as a greenbelt.
- M. Site buildings at a maximum of one-quarter of a mile from a park or usable open space amenity.
- N. Provide pedestrian amenities such as benches, trash receptacles, bicycle racks, and pedestrian scale lighting along trails and near the tot lots, sport courts, and other active open spaces.
- O. Plant tree species with wide canopies near pedestrian seating to provide cover from the sun and cover all playground areas with shade structures.
- P. Locate LED decorative lighting throughout the development in open space areas.



BUILDING DESIGN

The design and style of multi-family residential developments have evolved into full service, resort-style luxury living where clubhouses and pools, and community space is the central feature of the project. In general, this section is intended to promote that type of project in Avondale where high-quality architecture is the priority and enhances the living experience for residents, promotes a sense of community and interaction, and establishes a unique neighborhood identity. Creativity and variety are encouraged to create a sense of place that residents enjoy. Multi-family residential in the context of urban development centers should be designed to create visually interesting, consistent, and high-quality development linking commercial land uses with residential development and creating a walkable neighborhood near local amenities and services.



Special attention needs to be given to roof styles, asymmetrical design, building massing, window and door treatments, building materials, paint colors, private open space through balconies and patios, stairwell integration, garage door design, garage access, shade features, and rooftop amenities. Defining and establishing the character of a development can be addressed through many design elements as described below.

- A. Design buildings with multiple unit square footages and number of bedrooms that accommodate a variety of choices for the prospective homeowner or renter.
- B. Articulate all façades, including variation in massing, roof forms, and wall planes, as well as surface articulation with a separation of twenty (20) feet or more between buildings.
- C. Multi-family units need to step-down/step-back in height when adjacent to detached single-family residential subdivisions.
- D. Carriage style garages or tuck under designs are encouraged to reduce standalone, long garage buildings.
- E. Incorporate architectural elements and details that add visual interest, scale, and character to all four-sides of buildings.
- F. Vary building elevation designs having differences in the horizontal and vertical massing elements, building composition, building elements, building materials, and paint colors; however, design theme and architectural style may warrant more similar looking buildings.
- G. Design buildings within the City Center planning area to be attractive and present contemporary and modern style architectural designs using materials appropriate for this style of architecture. Natural materials, vertical and horizontal elements, unique forms, and vibrant colors are encouraged.

H. Incorporate pavers or other similar treatments to all driveways.

I. Utilize high-quality, durable, natural materials. Synthetic materials are acceptable if they are sustainable products.

J. Utilize contrasting, but complementary, colors for trim, windows, doors, and key architectural elements.



K. Roof materials and colors need to be consistent with the desired architectural style and may include clay tile, slate, barrel, flat, or cool roof tile.

- a. The colors of roofing materials need not be altered by staining or painting.
- b. Roof materials need to exhibit earth-tone colors and be non-reflective in muted tones. Acceptable roof materials include: clay tile, slate tile, barrel tile, flat tile, cool roof tile.



L. The roofline may be changed by the following options:

- a. Alternating the ridgeline between parallel and perpendicular to the street.
- b. Alternating the roof type between gable and hip.
- c. Alternating the roofline pitch by a minimum of three units vertical, for example 3:12 to 6:12.
- d. Alternating between two- to three-story units.



M. The design, color, and materials of accessory structures needs to be architecturally tied to the main structure.

N. Metal flashing, vents, pipes, gutters, electrical panels and other exposed metal must be painted to match the color of the house and avoid exposed metal flues.

O. Design chimneys as an architectural element.

P. Buildings located along public streets need to be designed to give prominence to the street frontages, especially at the corner of two street frontages. This prime exposure warrants greater architectural design.

Q. Design entries as the dominant feature, clearly articulated, with enhanced pedestrian space that reflects the style of the building.

R. Wrap balconies and porches around corner units to enhance the side elevations.

S. Mixed-use buildings with multi-family residential and commercial uses should include first floor window fenestration with greater amounts of glazing, and floor heights should be at least 15 feet or greater floor-to-floor.

T. Compose a building to appear as multiple buildings or units through use of different building materials and paint colors to emphasize the appearance that smaller buildings were built next to one another rather than a single building.

U. Make stairs wide enough to accommodate travel in groups and in two directions and incorporate appealing finishes, and LED lighting.

V. Increase stair use by locating a highly visible and appealing stair within the building orientation areas and points of decision and along the principal paths of travel.

W. Provide for fire-rated glass enclosures for stairs instead of traditional opaque enclosures.

X. For attached multi-family housing types such as townhomes and condominiums, locate units' primary entrance on front elevations.

Y. Incorporate balconies, porches, and patios onto or within the building form, providing a minimum of eighty (80) square feet for each balcony or patio per unit.

Z. Incorporate stylized garage doors reflecting the building's architectural style.



Architectural Elements and Details

Each building should utilize a variety of the following elements to enhance the building's character:

- | | |
|-------------------------------------|---------------------------------|
| 1. Recessed or projecting balconies | 3. Porches |
| 2. Awnings | 4. Columns |
| | 5. Decorative doors and windows |

- | | |
|---|---|
| 6. Exterior moldings | 17. Neutral stone in full-size blocks, not veneer |
| 7. Roof overhangs | 18. Copper or galvanized metal gutters, roof drain downspouts, metal roofing on awnings |
| 8. Stucco | 19. Tie and rod assembly metal canopies for shade |
| 9. Masonry | 20. Board and batten or concrete-composite siding. |
| 10. Wood or metal accents | 21. Reveal lines |
| 11. Decorative lighting | 22. Decorative metal fence panels for accent elements and/or plantings |
| 12. Ledges | |
| 13. Arched windows | |
| 14. Shutters | |
| 15. Treated heavy timber exposed rafters and brackets | |
| 16. Load-bearing masonry, brick or stone | |

Walls and Entry Areas

- A. Entry features need to reflect the overall architectural identity, character, and theme of the development.
- B. Design entry landscape medians at a minimum of seven (7) feet wide to accommodate planting of trees, LID design, and stormwater retention.
- C. Design entry gates and walls to be compatible with overall design intent of the development and create a dramatic identify for the community.
- D. Include enhanced wall materials such as stone, brick, tile, metal, cladding, or other sustainable materials on entry features and perimeter walls.
- E. Other unique identifying features may be proposed subject to approval by the Zoning Administrator.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention Through Environmental Design, or CPTED (pronounced sep-ted), is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime. It focuses on the positive use of a space and natural elements to maintain a sustainable quality of life for intended users, while offering a sense of security by increasing the difficulty for criminal or abnormal activities. The principles of CPTED, which are natural access control, natural surveillance, territoriality, and maintenance, when integrated with the principles of physical security present a unique approach to minimizing crime opportunities. This may be accomplished through the design elements described in this Manual.

Natural Surveillance

Design the placement of physical features and design for informal and/or programmed activities in such a way as to maximize visibility and foster positive social interaction and activity among legitimate users of the space. Creating environments that allow the opportunity for people to engage in their normal behavior and to observe the space around them limits the potential for crime to occur.

Natural Access Control

Strategically locate entrances and exits, fencing, lighting, and landscaping to control or limit the flow of or access. Most criminal intruders will try to find a way into an area where they will not be easily observed. Limiting access and increasing natural surveillance keeps them out altogether or marks them as an intruder.

Natural Territorial Reinforcement

Design buildings, fences, pavement, signs, lighting, and landscaping to express ownership and define public, semi-public and private spaces, so that natural territorial reinforcement occurs. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners or renters have vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of ownership within a community or space creates an environment where “strangers” or “intruders” stand out and are more easily identified.

Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others, and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties, lighting, landscaping, or open space areas can increase the level for criminal activity.

Site features within a multi-family residential development must be maintained always to include paving surfaces, landscaping, walls, gates, entry features, light poles, signs, paint, stone or brick, seating furniture, and other related items typically found within multi-family residential developments.

The best time to apply this philosophy is in the design phase before a building is constructed. These elements can be successfully applied later but retrofitting an existing environment can sometimes be costly. The use of CPTED standards will deter crime and reduce fear by minimizing criminal opportunity and fostering positive social interaction throughout a community.



Capitol Consulting, LLC

June 27, 2019

City of Avondale
11465 Civic Center Dr.
Avondale, AZ 85323

RE: Proposed Multi- Family Design Manual

To the City of Avondale,

On behalf of my client, the Arizona Multihousing Association (AMA), I would like to thank City staff for including our industry in this process and making multiple changes to the initially proposed Multi- Family Design Manual. I truly appreciate the city's efforts to work with us during this update and feel that the current draft of the document is a marked improvement over the initial draft.

While we greatly appreciate Avondale's efforts to address some of our concerns, we are unable to support the Design Manual in its current form.

Although we recognize that the provisions of this document are guidelines and not necessarily mandated city requirements, we believe that some of these guidelines are overly prescriptive and would have the ultimate effect of limiting a developer's ability to bring unique, creative and cost effective developments to Avondale.

Our primary concerns include designating specific roof designs on page 11 and page 20. Page 14 requires attached garages for all multi- family developments in Avondale. Page 17 suggests that developers should incorporate rain gardens, xeriscapes and green belts between buildings in apartment developments. Page 18 charges apartment communities with the task of designating at least 20% of the site area to "multigenerational" open space amenities in order to "create an outdoor lifestyle with useable open spaces, community centers, community pools, sports activities, and internal trails". There are also various references to specific material types that are permissible, colors that may or may not be used and complicated landscaping requirements that will confuse the development process.

When taken as a whole, these guidelines will limit developers' creative ability while also adding significant costs to housing in Avondale.

The AMA would like to encourage the City to consider the effect of these guidelines on housing affordability. Arizona is currently experiencing an affordable housing crisis. The lack of affordability across the state stems from an overall shortage in housing; there simply aren't enough units to house the growing population. Despite the fact that Maricopa County is the fastest growing county in the country, developers are only producing a fraction of the number of units that they were in the 1980's. The cost of developing new housing is at an all-time high due to fact that land and construction prices are high, and the cost is continually being driven up by new, more restrictive development regulations.

A recent study by the National Multihousing Council details that between 32.1% - 42.6% of the total cost of new development is due to government regulation. These costs are passed directly to everyday Arizonans who are already struggling to afford housing. We feel that various items in the proposed Design Manual will further exacerbate this problem.

We urge the City to consider the creative limitations and the increased housing costs that will be passed to residents through the adoption of this document.

Thank you for your time and consideration.

Sincerely,

Jack Horton
Capitol Consulting, LLC

CC:
Courtney Gilstrap LeVinus
Jake Hinman
Jodie Novak
Tracy Stevens