
**CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DRIVE
AVONDALE, AZ 85323**

**Thursday, December 15, 2016
6:00 P.M.**

I. CALL TO ORDER

II. ROLL CALL

III. OPENING STATEMENT

IV. APPROVAL OF MINUTES

- November 17, 2016

V. SCHEDULED PUBLIC APPEARANCES

VI. WITHDRAWALS AND CONTINUANCES

VII. PUBLIC HEARING ITEMS:

1. PL16-0115: Rezone – Avalon Apartments:

This is a public hearing before the Planning Commission to review and solicit public input on a request by Benjamin Graff, Withey Morris, PLC, to rezone approximately 20 acres of vacant land from the current R1-6 Zoning District to the Planned Area Development (PAD) Zoning District for a new, 400-unit multi-family apartment complex. The subject property is located at 2005 N. 103rd Avenue and is located 1,350 feet north of the northeast corner of 103rd Avenue and McDowell Road.

Staff Contact: Rick Williams

VIII. DISCUSSION ITEMS

VIII. OTHER BUSINESS

X. PLANNING STAFF REPORT

Staff will provide an overview of the citizen participation process for planning applications requiring public hearings.

XI. COMMISSION COMMENTS AND SUGGESTIONS

XII. ADJOURNMENT

NEXT MEETING: January 19, 2017

FOR SPECIAL ACCOMMODATIONS

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, 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.



Staff Signature

12/5/16

Date

CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Thursday, November 17, 2016
6:00 P.M.

I. CALL TO ORDER

Vice Chair Solorio called the Regular Meeting to order at 6:05 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Gloria Solorio, Vice Chair
Kristopher Ortega, Commissioner
Pearlette Ramos, Commissioner
Troy Timmons, Commissioner

COMMISSIONERS ABSENT

Olivia Pineda, Chair - excused
Kevin Kugler, Commissioner - excused
Russell Van Leuven, Commissioner - excused

CITY STAFF PRESENT

Robert Gubser, Planning Manager
Rick Williams, Planner II
Gary Verburg, City Attorney
Stephanie Long, Administrative Assistant

III. OPENING STATEMENT

Vice Chair Solorio read the opening statement.

IV. APPROVAL OF MINUTES

Vice Chair Solorio invited a motion to approve the minutes. Commissioner Ortega moved to accept the minutes from the October 20, 2016 regular meeting as presented. Commissioner Timmons seconded the motion. The motion passed 4 to 0.

V. SCHEDULED PUBLIC APPEARANCES

There were no scheduled public appearances.

VI. WITHDRAWALS AND CONTINUANCES:

None.

VII. PUBLIC HEARING ITEMS:

1. PL-15-0067: Conditional Use Permit - Verizon Wireless Las Ligas Community Park

This is a public hearing before the Planning Commission to review and solicit public input on a request by Michael J. Campbell, Campbell AZ, LLC, for a Conditional Use Permit (CUP) to allow Verizon Wireless to construct and operate a 70-foot Personal Wireless Services Facility (PWSF) in the southeast corner the Las Ligas Community Park. The tower will be monopine stealth design with an associated masonry block enclosure and landscaping enhancements. Staff Contact: Rick Williams

Rick Williams, Planner II, explained that Las Ligas Community Park is located between 124th and 125th Avenues, south of Lower Buckeye Road. The park contains a parking lot, a shaded tot-lot, ball fields and a basketball court. The subject site for the proposed cell tower is in the southeastern corner of the park site.

Mr. Williams reported that the General Plan designates this site as Open Space and Parks. The entire area is zoned R1-6 Single Family Residential. Since the 70-foot height of the proposed tower exceeds the 35-foot Zoning Ordinance (ZO) height limit, a CUP will be required. The ZO requires that the tower be of an alternative (stealth) design, that all ground equipment be enclosed and landscaped, and that a paved parking space be made available. For towers above 35 feet, setbacks must be equal to one foot in length for each foot in tower height. The service technician will access the site via a non-vehicular access easement. The tower will be of a monopine design, and its base would be painted to match an existing pine tree nearby. The "pine needles" will start at the 20-foot height and extend ten feet out on each side.

Mr. Williams said staff finds that this application is consistent with the General Plan. The site is adequate in size to accommodate the proposed use. It is compatible with the other land uses in and around the park. There is sufficient circulation to service the site. No adverse affects will be imposed on the community. Staff recommends two conditions: construction of the project must begin within two years, and the final result must conform to the project narrative.

Mr. Williams said this project had two public meetings. The first was held on May 5, 2015 at the City Hall, but there was no citizen participation. The second meeting was held on June 22, 2015, at Las Ligas Park and attracted eight people. Although none of the community members were opposed to having a cell site in the park, the location originally proposed drew clear opposition. Since the southeast corner of the park is underused, community members accepted this alternative instead. All public notifications for this meeting were met. No additional

comments have been submitted by the public. Staff recommends approval with the two conditions of approval.

Commissioner Ortega inquired about the problems associated with the original site. Mr. Williams responded that the initial concepts placed the tower in a location that would have divided the park.

Mike Campbell, 6880 W. Antelope Drive, Peoria, said he is a consultant for Verizon Wireless. The Applicant has reviewed the staff report and is in agreement with the conditions of approval.

Commissioner Ramos asked about the project timeline. Mr. Williams explained that the project started two years ago and initially targeted a different location outside the park. When that fell through, the park site was chosen as an alternative, and the design modified to accommodate the concerns of staff and the neighbors.

Vice Chair Solorio opened the public hearing. Upon acknowledging that there were no citizens who wished to speak on this matter, she closed the public hearing.

Vice Chair Solorio invited a motion. Commissioner Ramos moved to recommend approval of Application PL-15-0067, subject to two staff recommended conditions of approval. Commissioner Timmons seconded the motion.

ROLL CALL VOTE

Olivia Pineda, Chair	Absent
Gloria Solorio, Vice Chair	Aye
Kevin Kugler, Commissioner	Absent
Russell Van Leuven, Commissioner	Absent
Pearlette Ramos, Commissioner	Aye
Kristopher Ortega, Commissioner	Aye
Troy Timmons, Commissioner	Aye

The motion carried by a 4-0 vote.

VIII. DISCUSSION ITEMS

None.

IX. OTHER BUSINESS

None.

X. PLANNING STAFF REPORT

Mr. Gubser (Planning Manager) reported that staff has prepared a presentation in response to the Commission's concerns that the size of neighbourhood notification radii is too small. Since three members of the Commission are absent, he proposed postponing the presentation for the December 15 meeting. The Commission agreed to this suggestion by consensus.

XI. COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Ramos asked whether Application PL-16-0198 would return for another vote, since it failed to pass by a three to three vote at the October meeting. Gary Verburg, City Attorney, indicated that the matter went to City Council without a Planning Commission recommendation as a result of that vote. Mr. Williams added that it was forwarded with staff's recommendation not to support the text amendment. Commissioner Ramos expressed her intent to voice her opinion on the matter at the City Council meeting during the public comments, since she was unable to attend the October meeting.

XII. ADJOURNMENT

Vice Chair Solorio entertained a motion to adjourn the regular meeting. Commissioner Ortega moved to adjourn. Commissioner Ramos seconded the motion. The motion passed unanimously.

With no further business, the meeting concluded at approximately 6:24 P.M.

NEXT MEETING: December 15, 2016

FOR SPECIAL ACCOMMODATIONS

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Staff Signature

Date

Planning Commission Date: December 15, 2016

PREPARED BY: Rick Williams, Planner II (623) 333-4018

REVIEWED BY: Robert Gubser, AICP, Planning Manager (623) 333-4015

RECOMMENDATION: APPROVAL – SUBJECT TO CONDITIONS

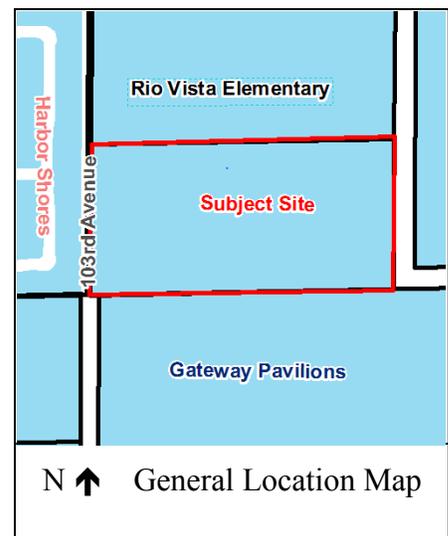
SUBJECT: Hold a public hearing for case PL-16-0115, a request to rezone approximately 20 acres from R1-6 to Planned Area Development (PAD).

PARCEL SIZE: 20 Acres

LOCATION: 2005 N. 103rd Avenue (Exhibits A, B, and C)

APPLICANT: Benjamin Graff, Withey Morris, PLC, 602-230-0600

OWNER: Brett Heers, Lervick, LLC
602-200-7222



BACKGROUND:

The subject property was annexed into the City of Avondale in 1989 by Ordinance No. 461 and zoned R-1, Single-family. At the time of annexation, the CJ Smith Movie Studio, approved under Maricopa County zoning, occupied the 20-acre site. The movie studio continued to operate for a number of years but eventually closed for business in the mid-2000's. In 1991, the City updated the zoning ordinance which included the re-classification of the single-family zoning districts. The subject site was re-classified as Single-Family, R1-6, which is still in place today. Currently, the subject site is mostly vacant and undeveloped with remnant pieces of the movie studio still occupying portions of the site. Since then, no development has been approved on the subject site.

DETAILS OF REQUEST:

Lervick, LLC is requesting approval of an application to rezone the 20-acre site from R1-6 (Urban Residential, minimum 6,000 sf lots) to Planned Area Development (PAD) for a multi-family development

known as the Avalon Apartments. The General Plan identifies land use of the site as High Density Residential (12-30 du/ac) with a target density of 12 du/ac.

The site is mostly vacant and undeveloped with only remnant pieces of the former movie studio occupying portions of the site. The property is bordered to the north by the Rio Vista Elementary School, to the south by the Gateway Pavilions commercial center, to the east by the Roosevelt Irrigation District (RID) canal and facilities, and to the west by 103rd Avenue and then the Harbor Shores single-family residential development.

The Avalon Apartments will be owned and operated by Lervick, LLC, who is proposing a 22 building, 400-unit apartment complex on a mostly vacant 20-acre site. The 22 buildings consist of one, two, and three-story buildings designed with a variety of roof lines, a multitude of building massing, large balconies with arches, and framed projections. Additionally, the buildings have incorporated colored stucco elements, decorative metal railings, pop-outs, and other architectural embellishments that provide movement in the facades. Additionally, the Avalon Apartment design utilizes three different color palettes promoting diversity among the buildings, with the majority of the buildings being located internal to the site creating a staggered effect emphasizing the internal open space. The 400 units are comprised of 72 one-bedroom units, 296 two-bedroom units, and 32 three-bedroom units.

The development proposes a minimum of 26.6% open space for the site which exceeds the City's minimum requirement by 6.6%. A variety of active and passive amenities are proposed throughout the open space areas including a shaded pedestrian walkway in the center of the site, ramadas and picnic tables, dog run, exercise facility, water features, and two pools.

Access to the site is provided by a gated entrance from 103rd Avenue. Additionally, there are two gated emergency access points at the northern and southern boundaries of the development. The streetscape adjacent to 103rd Avenue features mature landscaping and shaded pedestrian sidewalks, with an emphasis on the main entry to the development. Furthermore, a pedestrian connection is planned along the southern border providing a more direct point of connection for future residents to the Gateway Pavilions commercial center.

The development proposes a total of 736 total parking spaces, 15 of which are ADA accessible, and in conformance with ADA requirements. A minimum of one covered parking space per unit is provided which accounts for 55% of the total required parking. In addition to the covered parking the development also proposes 60 enclosed spaces within four, one-story garage buildings, along the northern, southern, and eastern borders of the development.

The proposed PAD is largely consistent with the R-4 (Multi-Family) zoning district. Significant variance from R-4 standards include:

- A reduction in side setbacks from 15 feet to a total of 25 feet for both sides.
- A reduction in the rear yard setback from 15 feet to 1 foot
- Reduce the required number of enclosed garages from 172 units to 60 units

PUBLIC INPUT:

The applicant conducted a neighborhood meeting to offer interested parties an opportunity to discuss the rezoning proposal on Tuesday, October 25, 2016, 6:00 P.M. at the Avondale Civic Center Library. The meeting was advertised in the October 5, 2016 edition of the West Valley View. A notification sign, containing dates, times, and locations for the neighborhood meeting, Planning Commission, and City

Council hearing was erected on the property. Additionally, property owners within a 1,000 feet of the subject property were notified of the meeting by written correspondence sent by City Staff on October 3, 2016. One member of the public attended the meeting stating that he was in full support of the proposed development.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

A letter was mailed to the Tolleson Union High School District Superintendent and Pendergast Elementary School Superintendent on June 6, 2016 explaining the application request and potential impact in terms of the number of residents upon the local school districts. On July 1, 2016, a new administration assumed leadership of the Tolleson Unified High School District (TUHSD), more specifically, a new district superintendent. Even though there had been contact with the previous administration regarding the proposed development, staff reached out to the new superintendent and forwarded all information regarding the Avalon Apartments proposal to the new superintendent's office. Staff is in receipt of a letter, dated November 11, 2016, from the Pendergast Elementary School District, stating that the school district has adequate capacity to support the proposed rezone request (Exhibit I). Currently, the applicant is working with the new school administration at Tolleson to address their concerns. The application will not move forward to City Council without appropriate correspondence from each of the school districts.

ANALYSIS:

General Plan

The General Plan Land Use designation for this site is High Density Residential, which provides for a density range of 12-30 du/ac, with a target density of 12 du/ac. The General Plan allows for approval of developments higher than the target density if they exhibit exceptional design. The applicant is proposing a maximum of 20 du/ac.

Staff finds that the proposed PAD contains adequate provision to achieve the goals of the General Plan and to ensure a development of exceptional design. The proposed amenities, building design, active and passive open space beyond minimum requirements, and pedestrian connections to the surrounding commercial/retail centers support the intent of the General Plan and justify the increase in density to 20 du/ac. Furthermore, the density is in line with other multi-family developments in the area; The Village at Gateway Apartments (24 du/ac) and the Aventura Apartments (22 du/ac), both located just south and west of the proposed site.

Freeway Corridor Specific Plan:

The proposed multi-family development lies within the boundaries of the Freeway Corridor Specific Plan (FCSP). The FCSP contains provision for multi-family developments within three-fourths of a mile of Interstate 10 and with access to arterial streets (such as McDowell Road) to achieve development densities of up to 30 du/ac and a maximum building height of 40 feet provided the development meet specific criteria.

Staff finds that:

- The proposed PAD conforms to the intent and objectives of the Freeway Corridor Specific Plan;
- The request meets the design standards of the Freeway Corridor Specific Plan;

- The project exhibits extraordinary architectural design quality and distinguishes itself apart from other multi-family projects; and
- The project furthers objectives outlined in the FCSP promoting a pedestrian friendly environment with multi modal connections to the commercial center to the south contributing to a healthy sustainable community.

Zoning Ordinance:

The development standards proposed in the Avalon Apartments PAD most closely follows the R-4 Multi-Family development standards contained in Section 205.B of the City’s Zoning Ordinance. However, the rezone request currently under review, proposes multiple deviations from the R-4 Development Standards which are listed as follows:

- Decrease the minimum side yard setbacks from 15-feet each side to a total of 25-feet for both sides, a reduction of 5 feet.

Section 205.B of the Avondale Zoning Ordinance requires a minimum side yard setback of 15-feet. The intent of this provision is to provide appropriate separation from adjacent land uses in order to minimize the impact associated with each land use. In this case, the north property line (side yard) is adjacent to the Rio Vista Elementary School and the south property line (side yard) is adjacent to the backside of the Gateway Pavilions commercial center.

With respect to the Rio Vista Elementary School, the cluster of school buildings comprising the school site is located on the western portion of the 20-acre site. To the east are the play/ball fields where the outdoor activities for the school take place. Furthermore, the nearest school building to the property line is setback approximately 70 feet. All totaled, there is approximately 130 feet of separation between the closest proposed apartment building and a school building.

The Gateway Pavilions commercial center fronts onto McDowell Road with additional access points via 103rd Avenue. The backsides of the commercial center buildings are separated from the proposed apartment complex by a 60 foot landscaped buffer and an additional 160 feet of overflow parking spaces, a drive isles, and loading docks. All totaled, there is approximately 326 feet of separation between the nearest apartment building and the backside of the nearest commercial/retail building.

Based on the separation distances to existing buildings and the adjacent uses, staff is supportive of the reduction to the side yard setbacks.

- Reduce the rear yard setback from 15 feet to 1 foot.

Section 205.B of the Avondale Zoning Ordinance requires a minimum rear yard setback of 15 feet. As stated above, the intent of this provision is to provide appropriate separation from adjacent land uses in order to minimize the impact associated with each land use. In this case, the east property line (rear yard) is adjacent to a 60 foot RID access and canal easement that runs the entire length of the proposed developments eastern property line. Additionally, a City of Avondale well site with associated equipment is located at the southeast corner of the site adjacent to the RID easement providing an additional 200 feet of separation between the proposed apartment complex and any future development on the Avondale Live site. Staff is supportive of the request.

- Reduce the number of required parking garages from 172 units to 60 units.

Section 206.B.5.C of the City's Zoning Ordinance requires 25% of the required parking spaces, minus spaces allotted for guest parking, to be in the form of completely enclosed parking garages. The required number of parking spaces minus guest parking is 690 spaces (730 – 40). Based on these numbers the proposed development would be required to have 172 enclosed parking garages. Analyzing similar data from existing facilities and multi-family developments in the City of Avondale, staff concurs with the applicant's conclusion that the 25% requirement for parking garages is excessive and in many cases creates a negative impact on the development from a parking and design perspective.

Owners, operators, and management companies welcome the additional revenues created from enclosed garages. However, often times an abundance of enclosed garages hinders the developments ability to adequately park the site. The reality is, the majority of the residents who rent garages utilize the additional space as a storeroom for their personal belongings and park the vehicle in a covered or guest parking space outside the garage. The unintended consequence of this scenario is a significant reduction in the parking spaces provided for the development. Using the Avalon Apartments as an example, based on current requirements, the development is required to have 172 enclosed garages on site. If six out of ten garages rented are used as store rooms instead of parking, the result would be a reduction of 103 parking spaces for the development.

It is not feasible to incorporate additional garages internal to the site. Therefore, any additional garages would have to be located along the north, south, and east perimeters. This type of design would create a very large horseshoe or tunnel affect thus reducing visibility, open space, view corridors, and consistency with surrounding developments. Furthermore, it would increase dead space, promote unsafe conditions, and minimize the developments ability to assimilate into the community. It is staff's deduction that incorporating an additional 112 enclosed garages into the current design would undermine this developments ability to achieve the goals of the City pertaining to quality design.

In conclusion, it is staff's opinion that the proposed rezone to PAD and accompanying development plan are consistent with the General Plan, the Freeway Corridor Specific Plan, the surrounding area, and will not be a detriment to the area or surrounding residential properties.

Conclusion:

Staff recommends approval of this request for the following reasons:

1. The request to rezone the subject site from R1-6 to PAD is in direct conformance with the underlying General Plan Land Use category of High Density Residential. Significant amenities have been provided justifying the increase above the target density.
2. Approval of the request to rezone the subject site from R1-6 to PAD will provide a benefit to the surrounding community by advancing the goals and policies of the 2030 General Plan.
3. Approval of the request to rezone the subject site from R1-6 to PAD will result in a development compatible with the surrounding area.

4. Approval of the request to rezone the subject site from R1-6 to PAD will encourage the creation of an attractive and vibrant development within mature areas of the City.
5. 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.

RECOMMENDED MOTION:

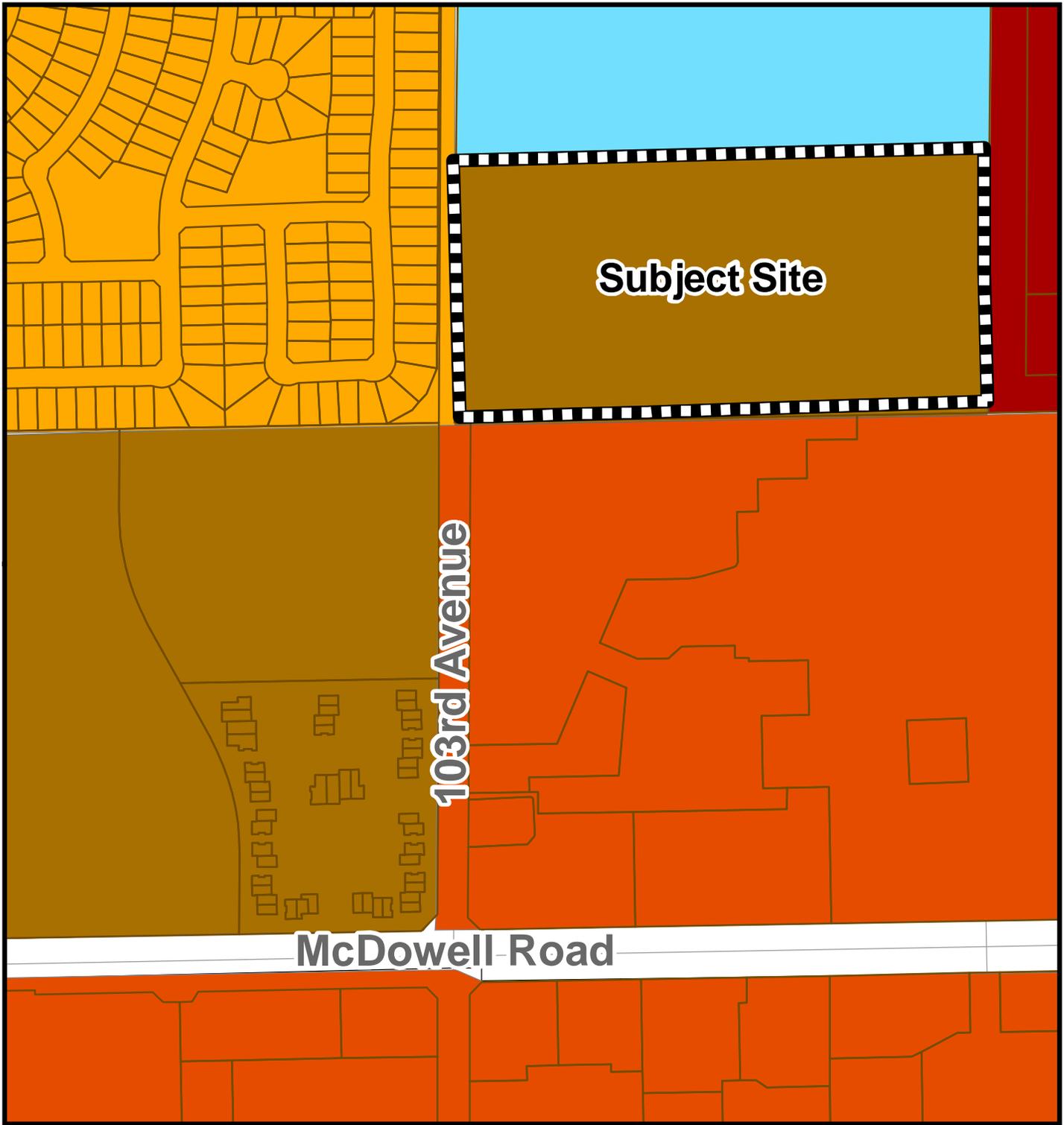
I move that the Planning Commission accept the findings and recommend **APPROVAL** of application PL-16-0115, a request to rezone approximately 20-acres of land located at 2005 N. 103rd Avenue from the R1-6 (Urban Residential) to the Planned Area Development (PAD) Zoning District.

CONDITIONS OF APPROVAL:

1. The development shall be in substantial conformance with the Avalon Apartments Planned Area Development Narrative date stamped November 22, 2016.
2. Half street improvements on 103rd Avenue shall be completed prior to receiving the first certificate of occupancy. Required improvement standards are determined by the City of Avondale Engineering Design Guidelines for Site Development and Infrastructure Development and will be finalized during the site plan process.
3. All groundwater rights shall be dedicated to the City of Avondale in conformance with Arizona Statutes prior to issuance of the first Certificate of Occupancy.

SUPPORTING DOCUMENTS ATTACHED:

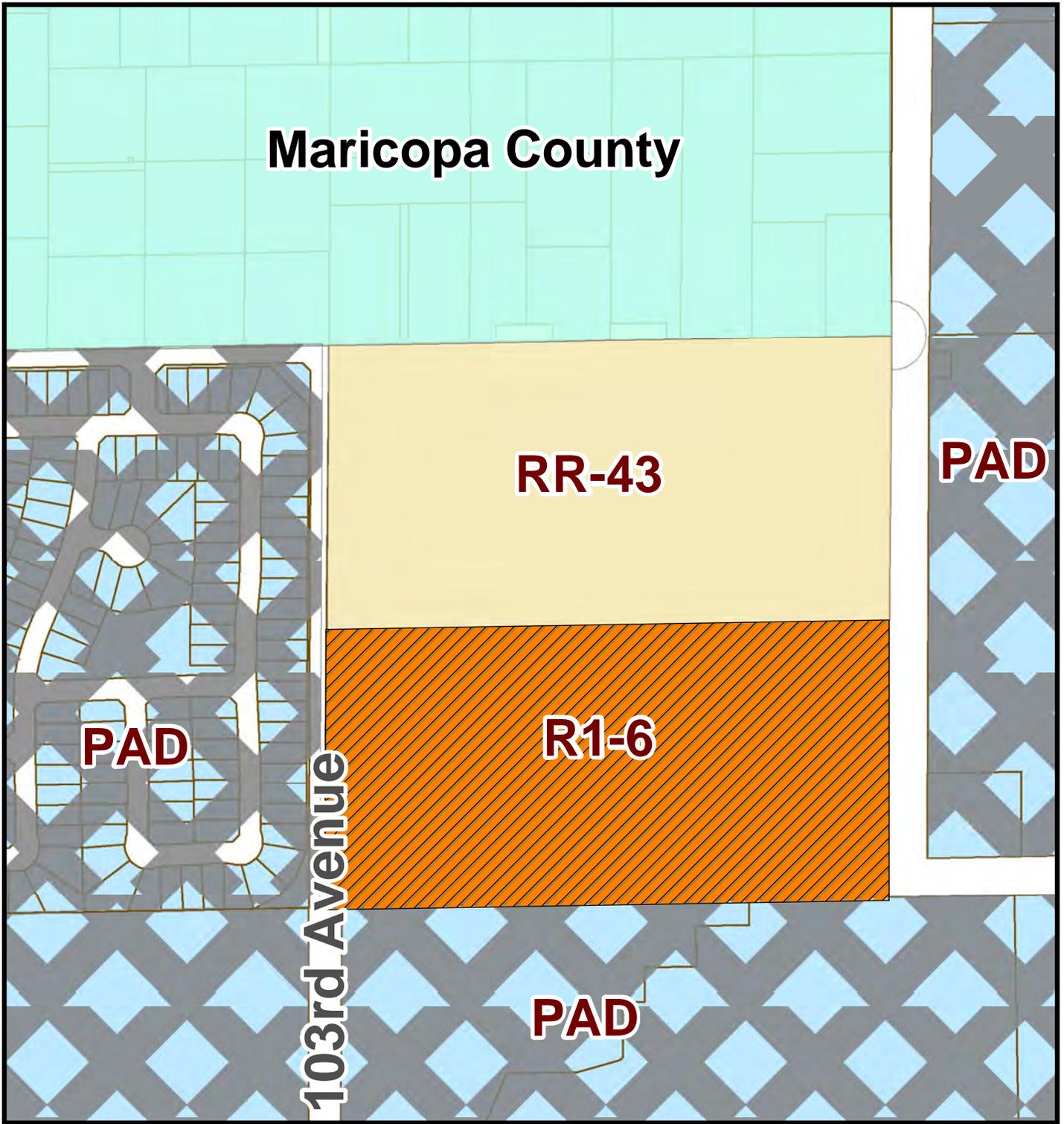
- Exhibit A – General Plan Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – Aerial Vicinity Map
- Exhibit D – Avondale Apartments PAD Narrative
- Exhibit E – Conceptual Site Plan/Landscape Plan
- Exhibit F – Avalon Apartments Conceptual Elevations
- Exhibit G – Citizen Participation Meeting Summary
- Exhibit H – Summary of Related Facts
- Exhibit I – Pendergast Adequate School Facilities Letter



General Plan Land Use Map

-  Medium Density Residential
-  High Density Residential
-  Freeway Commercial
-  Urban Commercial
-  Education
-  Subject Property





Zoning Vicinity Map



Subject Property





Aerial Photograph



Subject Property





AVALON APARTMENTS

Planned Area Development Narrative for 2005 N. 103rd Avenue
South of Encanto Boulevard and 103rd Avenue



Zoning Case Number: PL-16-0115

1st Submittal: May 2016

2nd Submittal: October 12, 2016

Hearing Draft Submittal: November 22, 2016

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Principals and Development Team

Property Owner & Developer:

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A. PURPOSE AND INTENT

Planned Area Development

The Avalon Apartments Planned Area Development (PAD) is intended to be a stand-alone document of zoning regulations for a particular project at 103rd Avenue, approximately 620-feet south of Encanto Boulevard. Provisions not specifically regulated by the PAD are governed by the Zoning Ordinance of the City of Avondale ("Zoning Ordinance"). The requirements of the Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise herein by this PAD. Further, this PAD includes general background information to help illustrate the intent of the development. The proposed site plan, exhibits and illustrative renderings are representations of the proposed character and quality of the development.

Project Overview and Goals

The Avalon Apartments ("Avalon") PAD zoning request is for a 20 gross/19.4 net-acre site ("Property") located approximately 620-feet south of Encanto Boulevard and 103rd Avenue. This PAD will enable this former movie studio to be redeveloped with a residential neighborhood of quality-built apartment residences which will add to the diversity of attractive housing options that are available in the area given the Property's close proximity to the I-10 and Loop 101 Freeway interchange. The proposal will provide opportunities to live in close proximity to a wide variety of public services including community open spaces/parks, schools, local/regional shopping areas and public transportation. The applicant, Lervick LLC ("Lervick"), intends to make a significant investment in this area with quality-built residences that boast cutting edge details, energy efficiency and a sense of arrival. This PAD will facilitate development of this property in such a way so as to provide a seamless transition between the existing and proposed uses with the addition of attractive rental residences and amenities that support an inviting community environment. See **Exhibit 1**, Aerial Map; **Exhibit 2**, Legal Description.

Avalon will market to sophisticated renters by showcasing an exciting alternative of living comfortably in close proximity to employment centers, regional recreational facilities, freeway access and transportation corridors, restaurants, shopping, fitness centers, and public gathering spaces. Further, Avalon will help support the local commercial economy and employment sectors since future residents will live, work, dine and shop at the nearby retail and other service-orientated establishments. Significant economic activity will benefit the area as residents become employees and/or customers who generate considerable ongoing tax revenues. Also, the addition of workforce housing will allow existing and future employers to attract and sustain employees who choose to live nearby without the need to commute from other locations in the Valley.

The tier goals and objectives of the Avalon PAD are:

- ❖ *Provide a meaningful framework for development of this parcel by establishing an urban multi-family residential community that achieves synergy through meaningful design principles and amenities.*
- ❖ *Create innovative and attractive rental homes to exceed the typical expectations of today's renters.*
- ❖ *Support existing local businesses with the addition of residents who will live, work, play and recreate in this area.*
- ❖ *Incorporate land use and design principles that blend well with the character of the area.*
- ❖ *Enhance employment attractiveness with a nearby, affordable, and quality living environment.*



B. SITE CONDITIONS AND ZONING

Site Location, Acreage & Zoning Context

The vacant Property consists of one parcel of land (APN102-32-008A) located at 2005 N. 103rd Avenue and is approximately 20 gross/19.4 net acres in area. Development of this land-locked, infill property is a challenge due to the significant obstacles including the shape of this over-length parcel (nearly twice in length than in width) and, because of its limited street frontage and access from 103rd Avenue. The proposal to build multi-family residences is ideal because the Property is already designated as High Density Residential land use, its close proximity to a designated growth area and because it has immediate access to a collector roadway (103rd Avenue) which feeds into an arterial roadway (McDowell Road) that can access either the Loop 101 Freeway or the I-10 Freeway (by way of 99th Avenue). The Property is also insulated from the north due to a large Class-1 County Island which exists north of Encanto Boulevard and is situated between 101st Avenue and 107th Avenue. Lastly, the subject Property is not contiguous to any single-family homes.

The existing land uses and zoning adjacent to the Property are as follows:

SURROUNDING LAND USES AND EXISTING ZONING		
	Land Use	Zoning
On-site	Primarily vacant except for remnant concrete slabs from former buildings	R1-6
North	Rio Vista Elementary School	RR-43
South	"Gateway Pavilions" shopping center	PAD
East	Roosevelt Irrigation District owned facilities & canal	PAD
West	103 rd Avenue; Single-family homes	PAD

The subject proposal to rezone the site to Planned Area Development (PAD) zoning for Avalon Apartments and redevelop the former CJS Film Studio is appropriate given the character of the general area and the existing uses which are adjacent to the site. The primarily vacant property has remained an eyesore for over a decade and more recently, the remaining structures from the former film studio were recently damaged by fire. Redeveloping the site with a pedestrian-orientated residential use with quality architecture and lush landscaping along the perimeter will no doubt have a positive impact on the surrounding community. See **Exhibit 3**, Existing Zoning Map; **Exhibit 4**, Proposed Zoning Map.

Topography

There are no significant topographical or natural features on the Property. The Property remains primarily undeveloped with the exception of remnant slabs of concrete and pavement which are to be removed upon future development. The Property and surrounding area gently slope to the west at approximately 0.25% slope.

Adequate School Facilities

The applicant and city continue to work closely with the Tolleson High School and Pendergast Elementary School Districts in order to ensure that there are adequate school facilities to accommodate future students that may be generated by future residents of this project.

C. GENERAL PLAN CONFORMANCE

The Avalon Apartments PAD proposal as designed complies with the Property's existing *High-Density Residential* land use designation as well as the following goals, policies and objectives of the General Plan. In fact, the existing land use encourages the proposed compact residential development which has direct access to open space / recreational opportunities, transit and other multi-modal amenities. The utilization of this vacant Property is appropriate for the area and implements a pattern of development that resists sprawl, reduces reliance on the automobile, consumes less energy and resources, and ultimately provides the means for a healthy lifestyle. The proposed density also contributes to achieving the city's multi-family housing ratio with the amount of acreage identified for high-density residential land use as identified in the General Plan. See **Exhibit 5**, Existing General Plan Map.

Avalon Apartments merits the city's approval to exceed the target density because of the benefits associated with the proposed density and the established criteria of the building design guidelines which dictate a quality-built project. Further, the site layout promotes a safe and convenient environment for walking and bicycling with direct routes which connect to desirable destinations, including the adjacent commercial shopping center. Avalon Apartments brings about an appropriate level of density and intensity so as to complement the character of the area and fosters easy access to nearby services, business/employment and a range of passive and active recreation to support the intent of a healthy lifestyle. Lastly, this application adds to the diversity of housing options that are available to the community and provides an opportunity for residents to live, work, recreate and shop within city limits.

LAND USE ELEMENT

- **GOAL 1:** Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.
Policies:
 - D.) Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.
 - F.) Support higher density/urban land uses to support future transit and rail.
- **GOAL 3:** Promote a strong balance of high quality residential, employment, recreation and educational land uses.
Policies:
 - A.) Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square-footage.
 - D.) Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.
- **GOAL 5:** Promote land uses that are respectful of the natural environment and which conserve valuable natural resources such as open space, clean air, water and energy.
- **GOAL 8:** Support mixed-use land patterns that increase transit and pedestrian orientated development within

specific and appropriate areas of the City.

Policy:

C.) Take alternative methods of transportation, including transit, bus and walking into account when considering all proposal for development.

Avalon is a quality infill project which encourages pedestrian walkability and multi-modal transportation to support the social and economic fabric of Avondale. The Property is uniquely positioned within one of the City's most desirous employment and commercial corridors and enjoys excellent local and regional access due to its strategic location near the I-10 and Loop 101 Freeways. Further, development of the site requires that a bike pathway is constructed to connect into the existing pathway system. Given the public bus transit system (i.e. Route 17 West) along McDowell Road, future residents of the Project will also likely contribute to an increase in bus ridership and alternative modes of transportation to get to their destinations.

Avondale residents should have an abundance of places to connect with services, resources and each other. Approval of the subject request will result in a compatible and sustainable infill development with a variety of unit types to support a new community of homes. Future residents will have easy access to a regional shopping corridor, schools, hospitals, employment centers, commercial areas and public transportation, all within ½ mile radius of the Property. This project will transform an underutilized parcel of land with a new, high-end residential community which is compatible with the general character and intensity of the area. Also, the proposed 20 dwelling unit per net acre density is less than the allowable density under the existing land use designation but meets the market's demand for new workforce housing which is an attractive component for many local and regional employers. As illustrated by the conceptual plans, the project's walkability, design, amenities, dedicated open space and overall character will promote a healthy and livable community.

ENERGY ELEMENT

- **GOAL 1:** Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.

Policy:

C.) Encourage "walkable" communities, vertical development where appropriate, transit, and efficient land use patterns to minimize fuel consumption and energy usage.

The Avalon PAD accommodates a distinct living environment for residents who want to live close to work and have abundant retail/recreational activities. The project will incorporate efficient measures for landscaping, interior appliances, building practices and a recycling program will be provided for future residents. The intended residential architecture, landscaping techniques, pedestrian/vehicular access, and the overall site layout have been designed to promote compatibility with the adjacent properties and support multi-modal transportation opportunities for pedestrians. This PAD creates a lasting residential concept that is perfect for a range of generations, especially those who are young professionals. The introduction of this residential land use in proximity to a variety of uses and local/regional transportation corridors will enhance the attributes of this development and support nearby existing and future employers and commercial businesses with a new population of residents.



BICYCLING ELEMENT

- **GOAL 1:** Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities and to transit.

Policies:

A.) Integrate bicycle transportation needs into ongoing and future planning.

C.) Provide bicycle access in or near mixed-use corridors, neighborhood districts, and community centers that affords easy accessibility to many non-work destinations.

- **GOAL 2:** Continue to make the street system accessible, safe and convenient for bicycles and pedestrians.

This project will encourage pedestrians to use an existing bike path along 103rd Avenue from the various pedestrian paths which are internal to the project. There are several direct pedestrian routes from the residential buildings to the street and to the internal sidewalks. The Property is uniquely situated near a bus route system along McDowell Road and is ideal to allow future residents access to the area's mixed-use corridors, neighborhoods, and community centers/parks and other types of destinations.

D. PROPOSED LAND USES

The following uses shall be permitted:

- Multi-family apartments (including multi-level buildings, carriage-style residences and studios);
- Community Garden;
- Home occupation, subject to City of Avondale Zoning Ordinance provisions;
- Access buildings and uses customary to a multi-family development.

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

E. DESIGN CONCEPT

Overall Design Concept

The Avalon Apartments PAD establishes consistent development regulations in order to guide the development of the approximate 20-acre vacant property for multi-family living. The overall design concept for Avalon is to create a unique living environment catering to a variety of lifestyles. The community offers multiple building types of 2 and 3-stories homes with enhanced architectural elements and a blend of attractive open space areas throughout the development. The project is designed in a pedestrian-friendly manner with careful consideration given to landscaped streetscapes and modern



home design with a variety of offerings, including 1-car garages, energy efficiency options, private patios (1-story)/ balconies (above 1-story), shaded outdoor gathering spaces, and modern appliances. Further, this gated community will be enhanced with several areas for active recreation and may include (but are not limited to) centralized play areas with tot lots and BBQ's, table and bench seating areas, a +/- 2,700 square-foot clubhouse and sparkling pool, covered cabanas to encourage neighbors and families to gather and enjoy the outdoors together. See **Exhibits 6 and 7**, Conceptual Site Plan and Landscape Plan.

Lervick, LLC is a premier developer which has built over 6,000 units and signature apartment communities. They are proposing a (400) unit rental community comprised of 2 and 3-story residential buildings which will accommodate approximately (72) 1 Bedroom units (+/- 705 sq.ft.), (296) 2 Bedroom units (+/- 1,005 sq.ft.) and (32) 3 Bedroom units (+/- 1,200). There are over (4) distinct building types for the 2 and 3-story apartment buildings, (8) garage buildings, and (400) covered parking spaces. In fact, 14 of the total 22 buildings are primarily located interior to the site to highlight a staggered effect of the two and three story buildings which adds visual interest, drop the overall massing and soften the building heights.

Architectural Theme

The residences will reflect high quality materials and thoughtful design touches as described above. Through the use of a neutral color palette that is modified for each building type, the elevations boast a soft contemporary themed building style. A collection of renderings are shown to illustrate the potential building concepts. The building facades have been broken up through the use of architectural massing that consists of both strong projections and deep recesses to create a shadow play and visual interest. The dwellings are located within linear and clustered 'module areas' within the site's framework and are accentuated with visually stimulating architectural themes, styles, and colors to create a diverse a more "mixed-residential environment."

Each unit will have Class-A interior finishes such as fully insulated wood construction, dual-paned, (Low-E rated) vinyl windows for improved cooling for the units, expansive covered patios or balconies (approximately 80 s.f.) for each unit, storage rooms, premium (granite, concrete, etc.) counters with modern wood cabinetry, latest tile/wood plank flooring styles, decorative entry and interior trim accents, large walk-in closets, streamlined appliances and key entry gated access to covered parking spaces conveniently accessible for each unit which are in addition to ample surface parking areas for their guests.

Avalon's design is intended create the feel of a soft contemporary with varied rooflines to create a signature appearance from both the street and internal vistas within the project. A multitude of building openings break up the massing along the façade and include large balconies with arches, framed projections on the upper floors and expanded low wall outdoor living spaces at the ground level. Colored stucco elements, decorative metal railings, gable/hit roof lines and projections along the building facades supplement the architectural character, strengthen the building corners, and provide texture to the multi-level buildings. The various and subtle and complementary color schemes infuse the buildings with additional diversity. Careful attention has been paid to the architectural detailing, ample open space, sensitivity to streetscape, and adherence to the City's multifamily residential design guidelines. See **Exhibits 9** Building Elevations.

Building elements ranging from linear to cluster courtyards provide a distinct living environment and vary the massing and movement of the building elements within these various modules. The use of inter-changing color schemes will also

articulate the weaving of architectural components and common use facilities as they are experienced by the residents at the pedestrian scale as well as from the streetscape. All of these elements will tie together with the architectural imagery to provide a strong identity for the site that complements the area and creates a unique environment for both residents and guests. All units have direct access to the sidewalk system that runs through the community and connects to all of the amenity spaces as well as to the sidewalk and bike pathway along 103rd Avenue. Solar shading by use of shade trees and the proximity of adjacent buildings is provided along these pedestrian pathways.

Avalon PAD utilizes sensitive design and land use standards in order to achieve a balance between the surrounding area developments through a variety of common design elements including thematic streetscape, landscaping techniques, building materials, and colors. Further, pedestrian linkages and programmed open space areas are planned throughout the project to foster an improved community environment. The Project will feature a centralized open space and amenity areas to engage residents, pedestrian-friendly pathways, efficient building design and landscape techniques, and a theme and character to complement the surrounding area. This landscaped linear "greenbelt" runs east/west through the project thus creating a community orientated 'central park' for the residents and guests to enjoy. Its central location makes the open space conveniently accessible to all residences and encourages a more interactive "neighborhood-like" setting. See **Exhibits 11, 12 and 13** regarding the Main Entry Perspective, 103rd Avenue Perspective and Pool Courtyard Perspective respectively.

Residential Density

Density of Multi-Family Buildings:

Buildings with multiple residential dwelling units shall allow not to exceed 20 dwelling units per acre.

E. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PAD to promote the development of a dynamic residential development. Development of the Property shall comply with the provisions governed by the Zoning Ordinance, unless specifically listed below and in the Development Standards Table. If there are conflicts between specific provisions of this PAD and the Zoning Ordinance or design guidelines, the terms of this PAD shall apply. Avalon Apartments PAD shall comply with the Multi-family Design Manual except where noted below.

<u>Development Standards</u>		<u>Proposed PAD Standards</u>
Maximum Units Allowed		400 units (1 unit/2,112 sq.ft. of net site area)
Minimum Lot Width		N/A
Minimum Lot Depth		N/A
Maximum Building Height		30-feet to eave/41'6" max ridge height
Maximum Lot Coverage		50%
Minimum Interior Building Setbacks/ Build to Property Lines	Front Yard/Street Setback	8-feet when direct pedestrian access and frontage is provided from buildings to public sidewalk
	Side Yard Setback	10-feet (south property line) & 15-feet (north property line) which prohibit any encroachment into these areas.
	Rear Yard Setback	1-foot (adjacent to RID canal facilities) and 55-feet to closest living space.
	Relationship to Single-Family Residential Uses & Districts	Min. 75-feet setback for 2-stories or greater; Min. 15-feet setback for 1-story garages
Minimum Building Separation		Per IBC Building Code
Minimum Parking		1 Bedroom: 1.5 spaces/unit 2 Bedroom: 1.75 spaces/unit 3 Bedroom: 2 spaces/unit Additionally, there shall be the following: 1 visitor space per (10) units and 1 covered space per unit with 8% of required parking dedicated as garage spaces
Minimum Open Space		26.5% (or 223,658 square-feet)
Minimum Private Outdoor Space		80 sq.ft. per unit (includes 1-story patios/balconies for above 2-story and above)
Bicycle Parking – (100+ units)		Minimum one space per 50 vehicle parking spaces provided.



Landscape Setback/Standards	
Perimeter (adjacent to a street)	8-feet when direct pedestrian access and frontage is provided from buildings to public sidewalk
Perimeter (not adjacent to a street)	10 feet minimum
Streetscape (103rd Avenue)	
Plant Type	Minimum Planting Size
Trees	Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (50% of required trees)
Perimeter (not adjacent to a street)	
Plant Type	Minimum Planting Size
Trees	Minimum 2-inch caliper (100% of required trees)
Shrubs	Minimum three 5-gallon shrubs per tree
The provision of shade trees shall comply with the Multi-family Design Manual.	
Project entry points shall include increased and cohesive plant massings and themed plant species.	
Turf may be utilized in any landscaped area outside the right-of-way.	
If unable to plant trees due to public utility conflict, or public utility easement, architecturally or artistically integrated resident amenities shall be provided in the area. Amenities may include, but not be limited to the following: <ul style="list-style-type: none"> - Seating (benches/chairs) - Structural shade elements (may be cantilevered) - Public art elements - Designer light fixtures 	
Hardscape Standards & Guidelines	
Specialty paving shall be provided at primary entrance of site.	
Building Form & Architectural Standards	
Buildings shall incorporate a combination of the following approved exterior façade materials.	
The development shall conform to the Design Manual for Multi-family Development unless otherwise stated in the Avalon PAD.	
Buildings shall select from the following approved exterior façade materials (or equal): <ul style="list-style-type: none"> - Common clay brick - Architectural metal panels - Poured in place, tilt-up or pre-cast concrete, provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process). 	



<ul style="list-style-type: none"> - Stucco type systems provided that finishes must be smooth or sand finish. - Integrally colored concrete block, smooth face and/or split-face block units. - Granite, marble or other natural stone - Ceramic tile - Sloped roofs may be flat concrete tile or architectural metal - Any roof access ladders shall be located inside the building - All roof drainage shall be interior roof drains
<p>Colors and light materials shall be used to create visual harmony. The approved colors are shown to match the three distinct building types (Types A-C) and the other amenity buildings as shown by the Building Elevations and Materials & Color Boards at Exhibit 9 and 10.</p>
<p>Building Form Guidelines</p>
<p>Buildings shall comply with the Avondale Design Manual for Commercial, Industrial, and Multi-Family Residential Development as adopted unless otherwise stated in this PAD.</p>
<p>Pedestrian Access and Orientation Guidelines</p>
<p>Buildings, primary entrances, crosswalks and pathways shall be sited, oriented and designed to minimize walking distances to public sidewalks.</p>
<p>Primary entrances adjacent to streets shall connect directly to public sidewalks.</p>
<p>Sites with multiple buildings shall provide a pedestrian network connecting each building together and to public sidewalks, common areas and adjacent sites when compatible.</p>
<p>At least one direct pedestrian access point into the Gateway Pavilions shall be provided if allows by that property owner.</p>
<p>General Screening Guidelines</p>
<p>All new or relocated electric lines 69 KV and smaller, communications and cable television and all on premise wiring shall be placed underground in all developments where visible from public right-of-way or adjoining properties.</p>
<p>Service areas shall be located away from public view.</p>
<p>All equipment, antennas and satellite dishes shall not be located along the 103rd Avenue facing facade.</p>
<p>Any trash and recycling containers, transformers, backflow preventers and other mechanical or electrical equipment shall not be visible from public view along 103rd Avenue.</p>
<p>Sustainability Standards & Guidelines</p>
<p>Develop a shading program where 50% of key pedestrian paths along the proposed residential frontage along 103rd Avenue will receive relief from the sun at noon on the summer solstice.</p>



Provide water efficient landscaping (drought tolerant plants).
Utilize a drip irrigation system to minimize water waste.
Utilize low water usage plumbing fixtures.
Utilize low 'e' double pane windows.
Encourage design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
Encourage the use of water based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
Signage Standards
Per Section 9 (Signs) of the Zoning Ordinance.

Landscape Standards

The landscape standards shall establish a minimum acceptable standard for the integration of the built environment into the natural landscape while providing a comfortable, accessible and aesthetically pleasing community. Shade trees shall be provided are limited to those specified in the Permitted Shade Tree Table; however, additional types of trees may be approved by City staff. Proposals for additional plant materials may also be reviewed and administratively approved by City staff.

PERMITTED SHADE TREE TABLE (1)			
Botanical Name	Common Name	Approx. Height (Feet)	Approx. Spread (Feet)
Caesalpinia cacalaco	Cascalote	15	15
Dalbergia sissoo	Indian Rosewood	40	25
Lysiloma watsonii	Feather Bush	20	20
Nerium oleander	Oleander Tree	15	10
Olea europaea	Swan Hill Olive	30	25
Parkinsonia praecox	Palo Brea	25	30
Prosopis veluntina	Native Mesquite	25	30
Prunus cerasifera	Purple Leaf Plum	18	15
Ulmus parvifolia	Chinese Elm	40	30

(1) All tree sizes shall be a minimum of 2-inch caliper at planting.



Access & Parking

Avalon has only one primary vehicular curbcut from 103rd Avenue with two (2) emergency, exit-only gated driveways at the northern and southern boundaries of the Property. The primary access for the community features a gated entrance that residents/visitors gain access with a remote opener for tenants and a keycode pad for guests. The circular driveway is designed to provide a sense of arrival with an array of lush landscaping and hardscape elements that create a "boulevard-like" entrance into the development. Pedestrian sidewalks are provided on either side of the primary entrance which further pedestrian movement from the public street into the interior of the Property. Further, a gated pedestrian access point is provided along the southern boundary of the site to allow residents immediate access into the Gateway Pavilions shopping center.

Avalon is designed to create an open, inviting atmosphere with view corridors around buildings and to the perimeter boundaries of the Property. The streetscape scene along 103rd Avenue also includes shaded, attached sidewalk(s) and mature landscaping in order to activate the street and create a more pleasing environment for residents and guests. It is anticipated that a number of residents will use the sidewalks and bike path along 103rd Avenue to access public transportation that is available a ½ mile away from the Property. This, coupled with the limitation of access points to the adjacent area will minimize any cut-through traffic and impacts to the area.

Ample parking is provided throughout the development to allow residents easy access to their units and the facilities. In fact, a minimum of (1) covered space per unit is provided which accounts for 55% of the required parking. There are a total of a (340) dedicated covered carport parking spaces and (60) enclosed spaces within (4) 1-story garage buildings which flank the northern and eastern perimeters of the Property. The City typically requires at least 25% of the required parking be dedicated for garage spaces. However, in the Applicant's experience, they have found that an abundance of garages normally required for this 400-unit community will encourage residents to store their private belongings in lieu of the intended use. Providing the required amount of enclosed garages would reduce the valuable area that might otherwise be used for guest and tenant parking that is in close proximity to the respective resident's home. In order to maintain an orderly and clean living environment for residents and guests, the proposal provides a minimum of 8% or (60) garage spaces which we believe is more than adequate for the project. Further, a canyon-like effect of garage buildings can have the tendency to "box-in" residents and take up precious site area that can be otherwise utilized for more enjoyable features such as common open space and amenities.

Open Space & Amenities

A variety of active and passive recreational areas and resident amenities will create a close sense of community by bringing residents together. All of these amenities will be designed to engage residents and visitors to share in a variety of recreational activities year-round. A minimum of 26.5% (or 223,658 square-feet) of open space shall be provided for this project. Avalon Apartments will incorporate open space elements which may include, but are not limited to the following:

- ❖ Open-space with an abundance of turf
- ❖ Lush landscaping with earth mounding
- ❖ Ramadas and picnic tables

- ❖ Exercise stations
- ❖ Pedestrian furniture
- ❖ Dog run pathway
- ❖ Bicycle racks
- ❖ Water fountains
- ❖ A multi-use pedestrian pathway

Perimeter & Screen Walls

All screen walls and fences shall comply with the adopted Design Manuals and Zoning Ordinance except the existing 8-foot tall solid wall which currently exists along the northern property will remain in place.

Lighting

Site lighting of the development shall comply with the adopted Design Manuals and Zoning Ordinance.

F. INFRASTRUCTURE

Circulation Plan Overview

According to the traffic study prepared by CivTech, Inc. Avalon Apartments is anticipated to generate approximately 2,548 daily vehicles with approximately 200 AM peak hour trips and 238 PM peak hour trips anticipated from the area. The existing conditions analysis performed by CivTech indicates that all existing study intersections currently operate at overall acceptable levels of service (LOS D or better) on all approaches during both peak hours. It will be the responsibility of the developer to construct half-street improvements to the east side of 103rd Avenue that will include additional pavement, bicycle lanes, curb and gutter, and sidewalk.

Grading and Drainage

The Property will need to be designed and constructed to manage the 100-year onsite runoff. In accordance with current City design guidelines, 100-year, 2-hour retention will be required. The ultimate outfalls for the Property shall be to the adjacent roadway right-of-way which is consistent with historical drainage patterns. Since the Property will be designed with appropriate drainage controls and stormwater retention, and the historic outfalls will be maintained, no adverse impact to downstream properties or infrastructure is expected as a result of the their development.

Water Services

Water service for Avalon Apartments will be provided by the City of Avondale. Since the Project is located on an infill lot, extensive water infrastructure is present and available to serve the Project. The water system improvements for the Project are anticipated to include two (2) separate private water systems for (1) fire and (2) domestic services (which may include a pump station, or approved equal, to provide required flows) from the existing 12-inch water main in 103rd Avenue.



The development team will continue to reach out to the adjacent property owners in order to determine if a separate water line may be accessed through private property adjacent to the site. No significant offsite improvements are expected. A Water Master Plan shall be prepared to evaluate and analyze the Project and summarize findings and conclusions.

Wastewater Service

Wastewater service for Avalon Apartments will be provided by the City of Avondale. Existing wastewater infrastructure in the vicinity includes a 12-inch public sewer main in 103rd Avenue. A Wastewater Master Plan will be prepared to evaluate existing main capacity and summarize findings and conclusions.

L. PHASING PLAN

The construction of Avalon PAD is anticipated to be completed in one phase, however, multiple phases shall be permitted.



Property Aerial Map



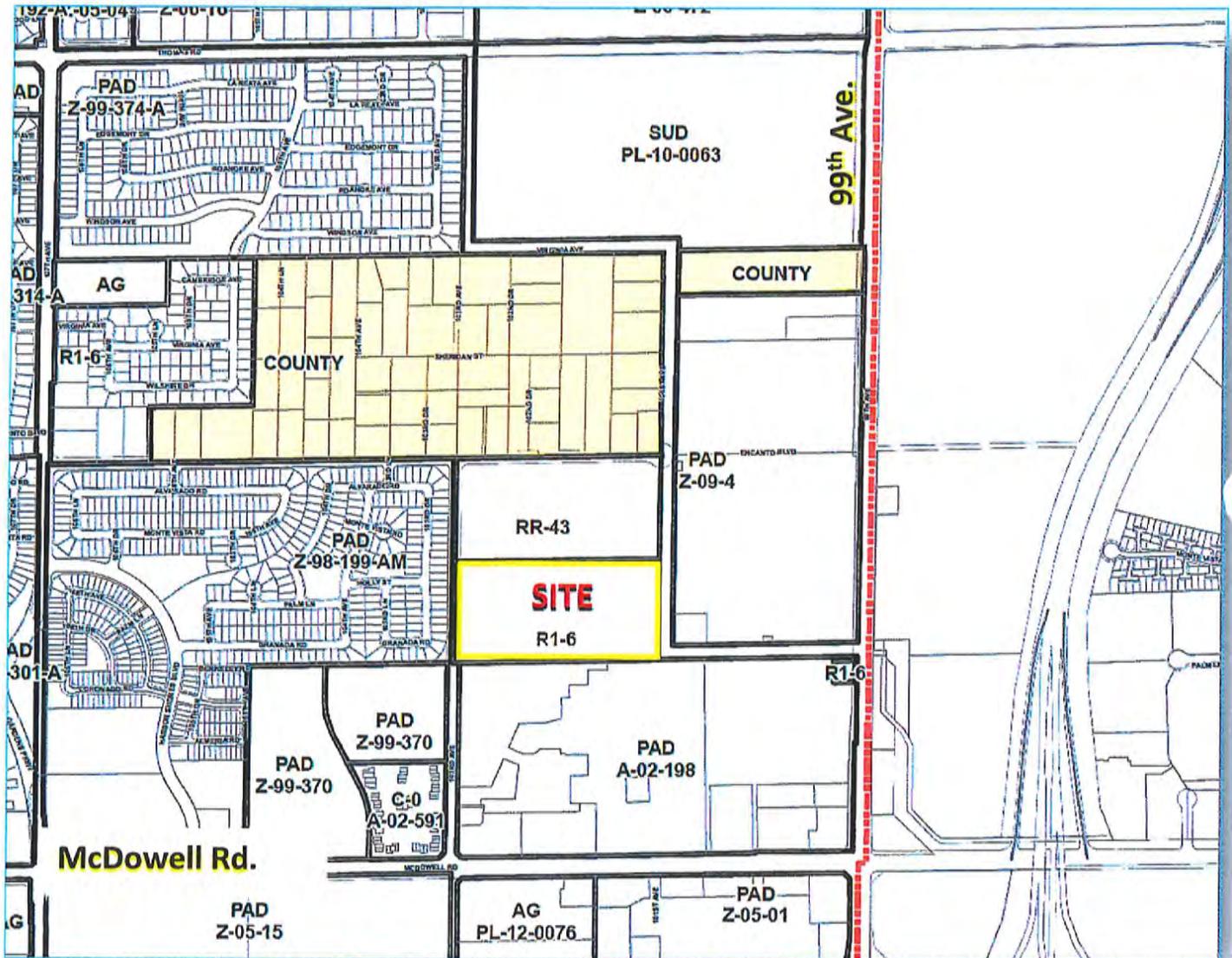
2005 N. 103rd Avenue, Avondale Arizona
Parcel #102-32-008A

Property Legal Description

The south half of the northwest quarter of the southeast quarter of
Section 32, Township 2 North, Range 1 East of the Gila and Salt River
Base and Meridian, Maricopa County, Arizona



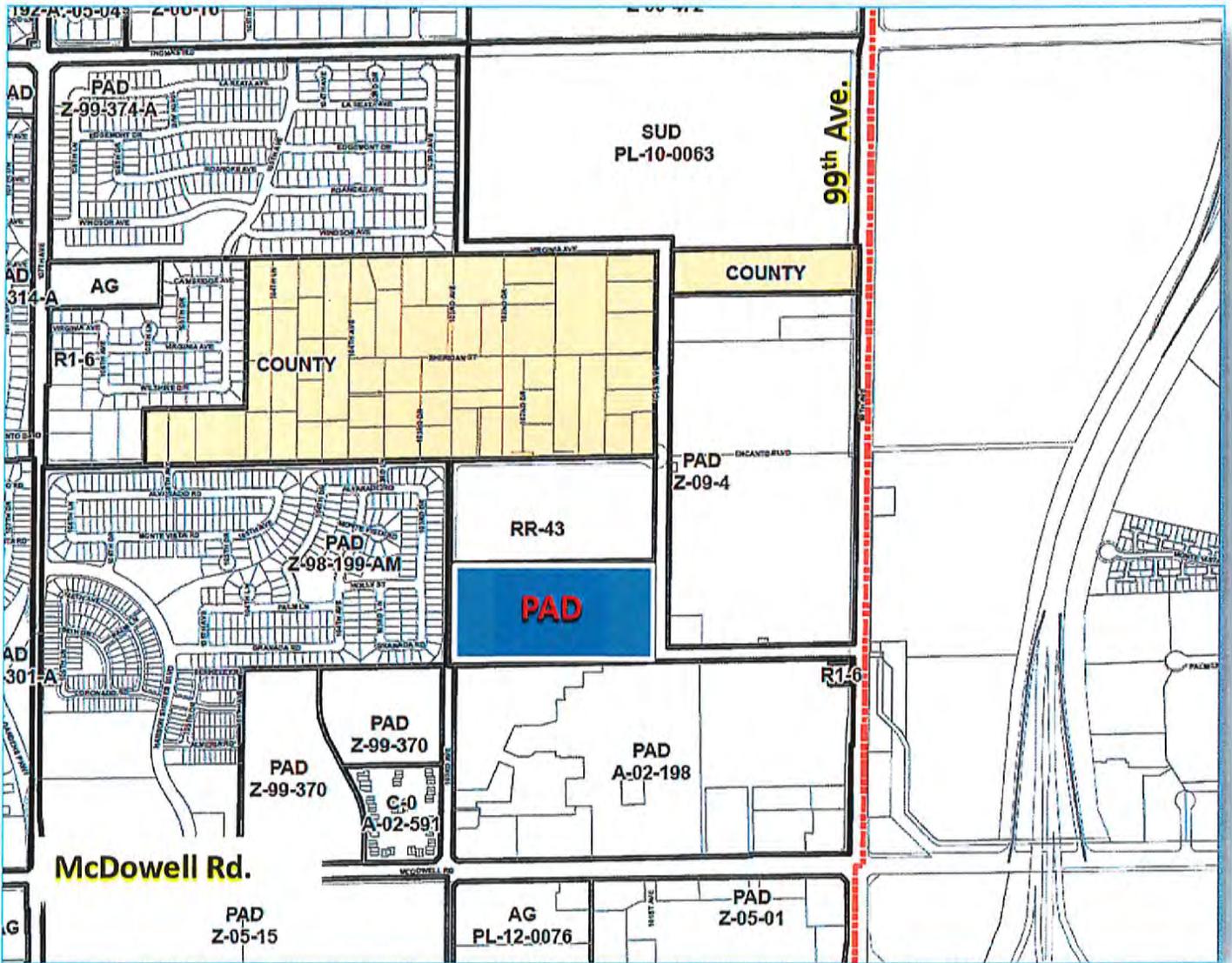
Existing Zoning Map R1-6 (Urban Residential) Zoning



2005 N. 103rd Avenue, Avondale Arizona
Parcel #102-32-008A



Proposed Zoning Map Proposed Planned Area Development (PAD) Zoning





GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Industrial
- Business Park
- Corporate Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

City Center Specific Plan Area

- Gateway Employment
- Employment Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Townhouse Residential

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

Aggregate Sites

- Existing
- Potential Sites - Privately Owned Land
- Potential Sites - Publicly Owned Land

Roads

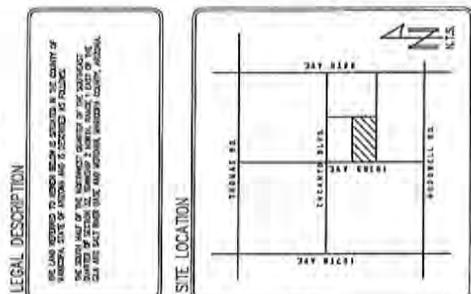
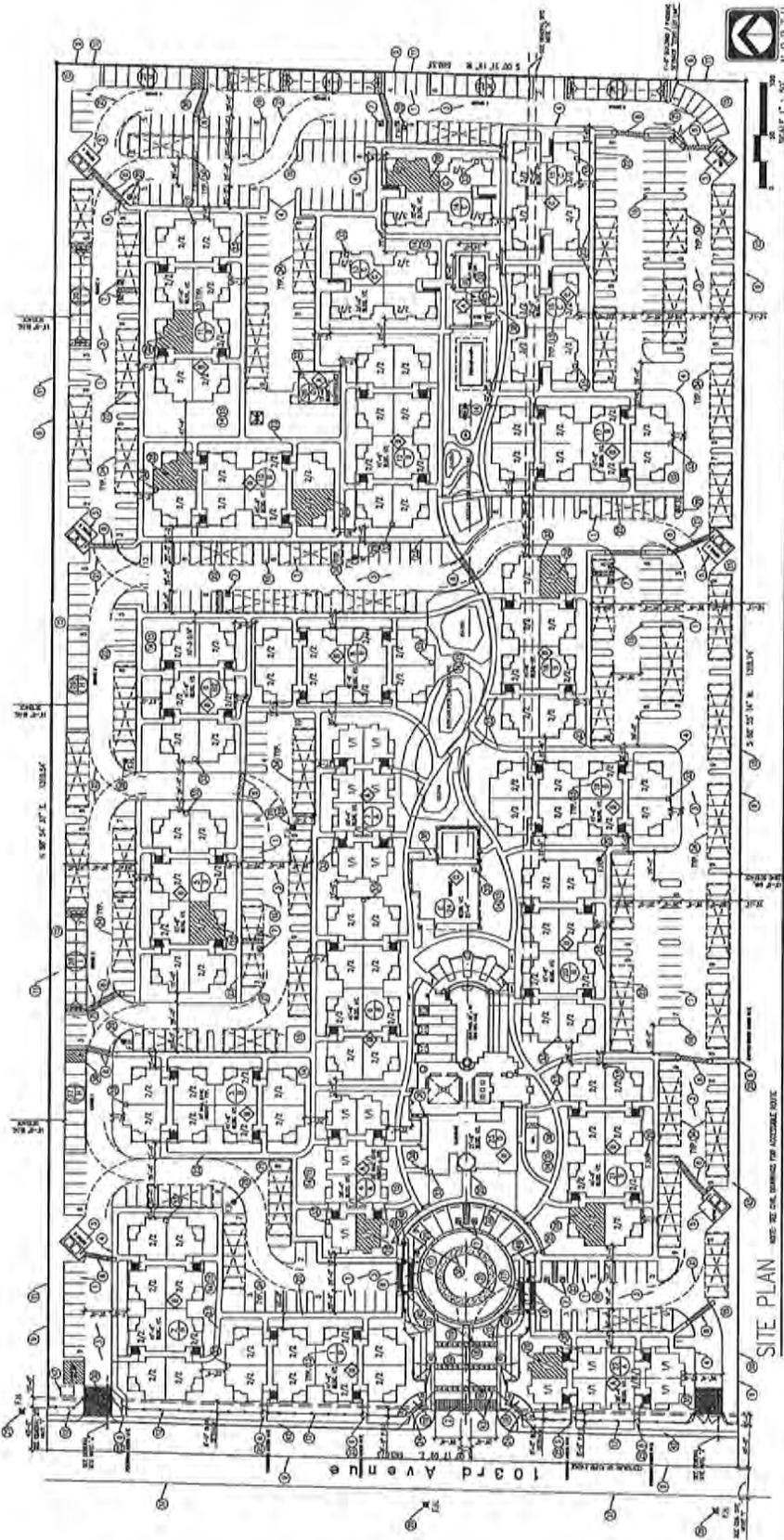
- Interstate 10
- Future SR-30 Alignment
- Future Roads
- Avondale Boulevard Employment and Commercial Corridor

Powerlines

- Powerline Trail
- 230 KV Power Lines
- 345 KV Power Lines
- 500 KV Power Lines
- 69 KV Power Lines

Symbols

- Resort
- Medical Center
- Public Recreational/Wildlife Center
- Public Recreational/ASC



LEGAL DESCRIPTION

THE LAND SHOWN TO WHICH THIS PLAN IS REFERRED IS THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS: PART OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE AVONDALE TOWNSHIP, AVONDALE TOWNSHIP, AVONDALE, ARIZONA.

PROJECT DATA

PROJECT NAME: A 100 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH COMMERCIAL USE LOCATED IN THE AVONDALE TOWNSHIP, AVONDALE, ARIZONA.

SITE LOCATION: 100TH AVENUE AND 43RD STREET, AVONDALE, ARIZONA.

APN: 200-10-008

OWNER: 20-0 (TOWNSHIP) AND (PROPERTY)

DESIGNER: ERIC MILLER ARCHITECT, 6820 WYOMING BLVD., SUITE 203, ALBUQUERQUE, NM 87116

PROJECT: 200 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH COMMERCIAL USE LOCATED IN THE AVONDALE TOWNSHIP, AVONDALE, ARIZONA.

DATE: 11-29-10

SCALE: 1/8\"/>

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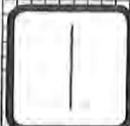
SCALE: 1/8\"/>

SITE PLAN GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY PLAN. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF AVONDALE AND THE AVONDALE TOWNSHIP.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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SITE KEYED NOTES

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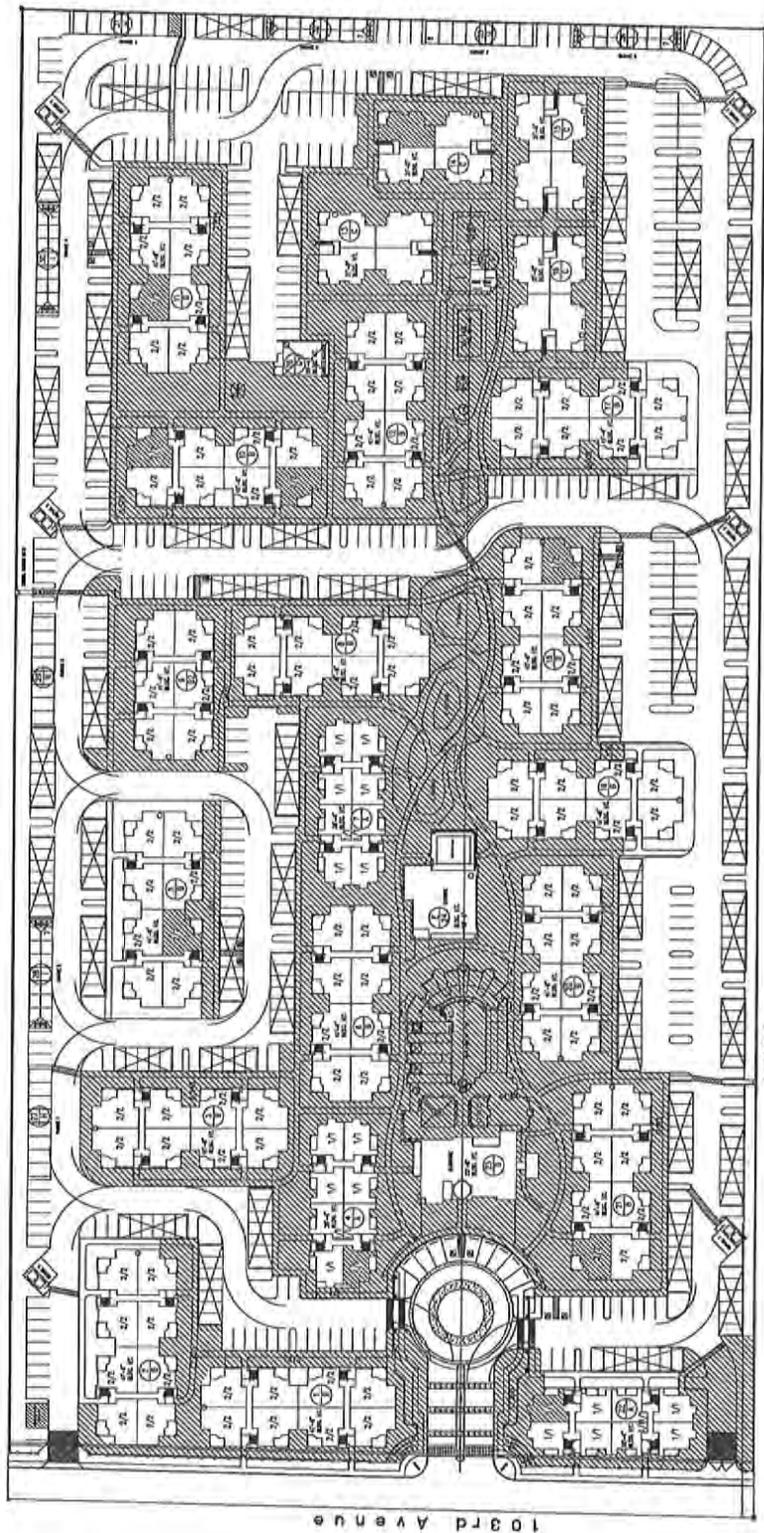


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AVONDALE
 AVATON APARTMENTS
 ARIZONA

DRAWN BY: JMM
 CHECKED BY: JMM
 REVISIONS:
 11-20-08
 Avondale Planning Dept.

ARCHITECTURAL
 A-05
 SITE
 OPEN SPACE



103rd Avenue

SITE OPEN SPACE PLAN



SCALE: 1" = 30'

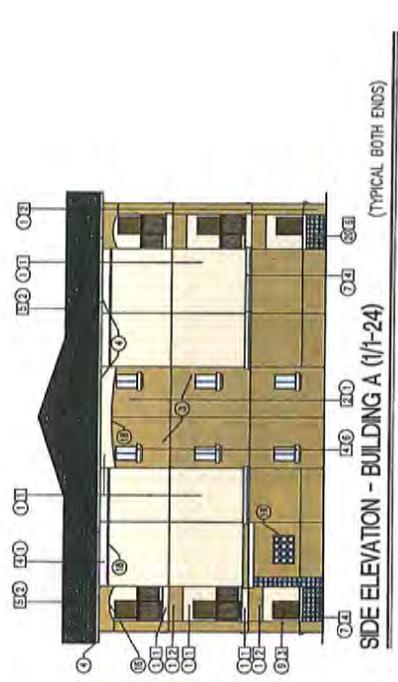
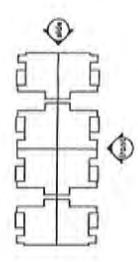
SITE AREAS
 TOTAL SITE AREA: 23.0 AC. (1,011,331 SF)
 NET SITE AREA: 18.4 AC. (808,031 SF)
 BUILDING FOOTPRINT AREA: 74,000 SF
 TOTAL PAVED AREA: 851,726 SF
 OPEN SPACE REMAINS: 642,000 SF ± 1,300
 - 18,401 SF
 OPEN SPACE PROVIDED: 20,249 SF
 (SHOW PATTERNS)

FINISH / COLOR LEGEND
 SCHEME A

1. "UPPER BODY" STUCCO
 DE 512 PLAINING FEATHER
2. "LOWER BODY" STUCCO
 DE 514 COYAH CRACKER
3. DOORS / RAILINGS / ACCENTS / STAIRS
 DE 517 CHESTER BROWN
4. TRIM ACCENTS / TOP STUCCO BAND
 DEW 363 COOL DEWBERRY
5. CONCRETE ROOF TILE
 SLOUNT SLATE IMPACT BY LIFELE
6. 8 X 8 SCORED CONCRETE WALKER
 COLOR / FINISH TEXTURE AS SELECTED
 BY OWNER

KEYED NOTES

1. STUCCO SYSTEM
2. CONCRETE ROOF TILE, TYPICAL
3. 1/2" METAL FLASHING AT EAVE SET 1/4" AS 1
4. FLASH DETAIL AT EAVE SET 1/4" AS 1
5. FLASH DETAIL AT CABLE Dwg. SET 7/AS 1
6. STUCCO POP-OUT AT WINDOW SILL SET 2/AS 1
7. STUCCO POP-OUT AT WINDOW SILL SET 2/AS 1
8. WINDOW SILL SET 2/AS 1
9. DOOR SET 1/AS 1
10. SLOUNT GLASS DOOR, SET 1/AS 1
11. SLOUNT GLASS DOOR, SET 1/AS 1
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13. SLOUNT GLASS DOOR, SET 1/AS 1
14. SLOUNT GLASS DOOR, SET 1/AS 1
15. SLOUNT GLASS DOOR, SET 1/AS 1
16. SLOUNT GLASS DOOR, SET 1/AS 1
17. SLOUNT GLASS DOOR, SET 1/AS 1
18. 2" X 1/2" METAL CHANNEL, SCORED / ARCHITECTURAL REVEAL
 PAINT TO MATCH FINISH COLOR #4 ON THE LEGEND ABOVE
19. METAL BRACKETS (TYP. EACH END)
20. 1/2" METAL FLASHING AT ROOF W/ 1/4" X 8" SCORED
 CONCRETE WALKER
21. METAL FLASHING



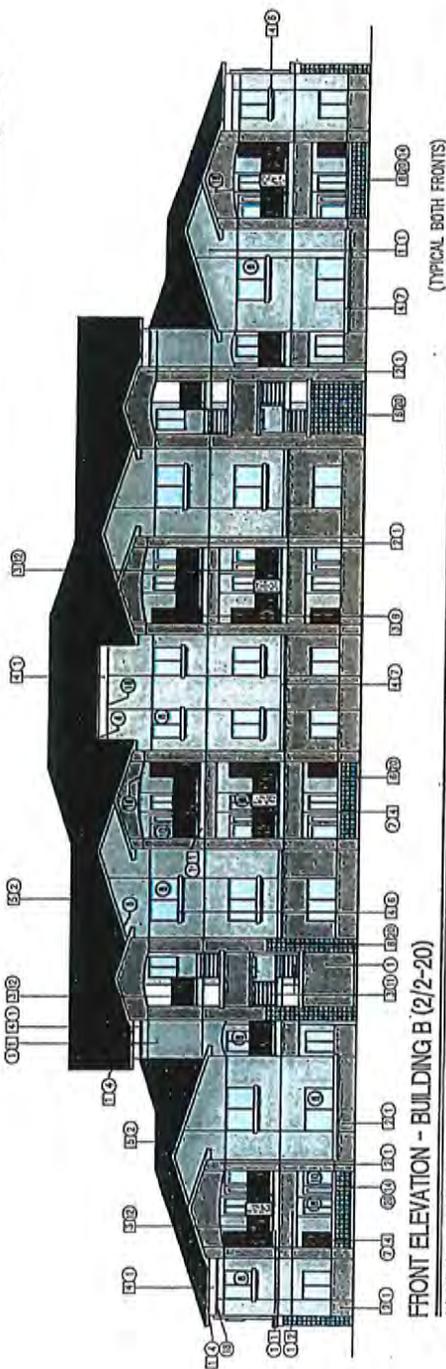
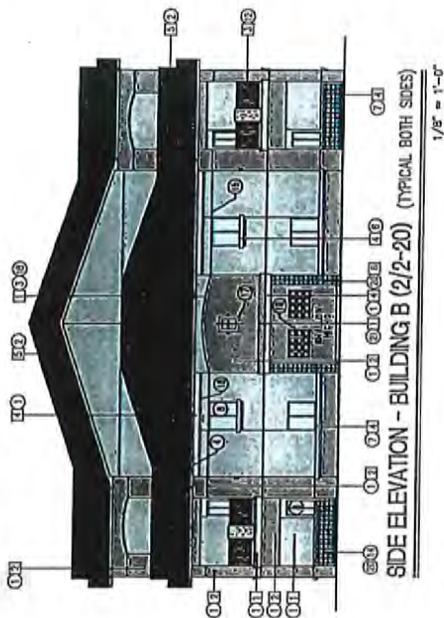
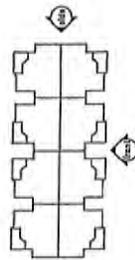
ALL BUILDINGS TYPE "A" TO USE COLOR SCHEME "A". COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE.
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR BOARDS WITH MATERIALS AND COLOR SCHEME KEYS.

**FINISH / COLOR LEGEND
 SCHEME B**

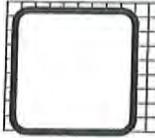
1. UPPER BODY STUCCO
 DE 659 CHOCOLATE MILK
2. LOWER BODY STUCCO
 DE 659 TRICENT TAUPE
3. DOORS / BALCONYS / ACCENTS / STAIRS
 DE 6022 TEA BAG
4. TRIM ACCENTS / TOP STUCCO BAND
 DEW 303 COOL DECORBER
5. CONCRETE ROOF TILE
 STONY SLATE IMPACT BY LUTITE
6. 8" x 8" SCORED CONCRETE WAGER
 COLOR / FINISH TEXTURE AS SELECTED
 BY OWNER

KEYED NOTES

1. STUCCO SYSTEM
2. CONCRETE ROOF TILE, TYPICAL
3. 8" x 8" CONCRETE WAGER
4. FINISH METAL AT PARAPET, REF. 4/A&1
5. FINISH METAL AT GABLE END, REF. 7/A&1
6. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
7. STUCCO POP-OUT AT WINDOW HEAD, REF. 2/A&1
8. WINDOW UNIT, SEE UNIT PLANS
9. DOOR, REF. UNIT PLANS
10. SLIDING GLASS DOOR, REF. UNIT PLANS
11. STUCCO POP-OUT AT WINDOW HEAD, REF. 2/A&1
12. DECORATIVE METAL ROOFING AT BALCONY, REF. 6/A&1
13. DOWNSPOUT / SCUPPER, AT PARAPET / BALCONY, REF. 6/A&1
14. LINE STUCCO / CHU WALL AT PARAPET & BALCONY
15. ARCH WINDOW, SEE UNIT PLANS
16. ARCH WINDOW, SEE UNIT PLANS
17. DECORATIVE METAL CROSS AND STUCCO POP-OUT
18. 2" x 1/2" METAL CHANNEL, SCORED / ARCHITECTURAL BEVEL
19. PAINT TO MATCH FINISH COLOR #1 ON THE LEGEND ABOVE
20. SPLIT FACE STUCCO - COLOR / FINISH TEXTURE AS SELECTED BY OWNER
21. METAL PLANSING



ALL BUILDINGS TYPE "B" TO USE COLOR SCHEME "B". COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE.
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR BOARDS WITH MATERIALS AND COLOR SCHEME KEYS.



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AVATON APARTMENTS
 AVONDALE
 ARIZONA

DRAWN BY: J.L.
 DATE: 11-15-16
 REVISIONS:
 11-22-16
 Available Planning Dept.

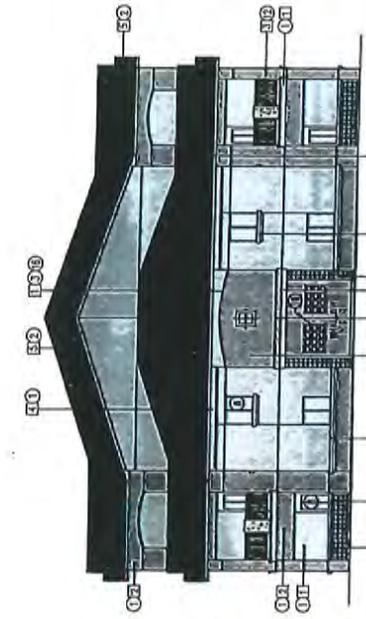
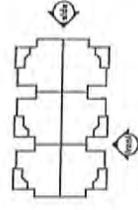
ARCHITECTURAL
A43
 BUILDING ELEVATIONS

**FINISH / COLOR LEGEND
 SCHEME B**

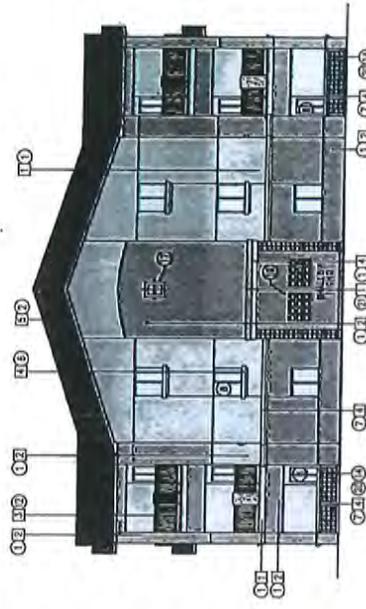
- 1 UPPER BODY STUCCO
 DE 659 CHOCOLATE MILK
- 2 LOWER BODY STUCCO
 DE 660 TRUFFLE TASTE
- 3 DOORS / PANELS / ARCHES / STAIRS
 DE 662 TEA BAG
- 4 TRIM ACCENTS / TOP STUCCO BAND
 DER J03 COOL RECORDER
- 5 CONCRETE ROOF TILE
 SHINY SLATE IMPACT BY LUTILE
- 6 8 X 8 STUCCO CONCRETE VENER
 COLOR / FINISH TEXTURE AS SELECTED
 BY OWNER

KEYED NOTES

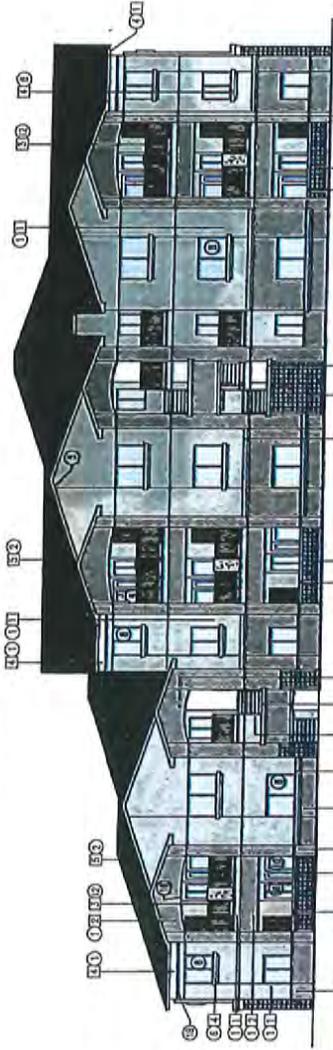
1. STUCCO SYSTEM
2. STUCCO BODY FINISH, TYPICAL
3. STUCCO TRIM FINISH, TYPICAL
4. FINISH METAL AT RAKE, REF. 7/A&I
5. FINISH METAL AT GABLE END, REF. 7/A&I
6. STUCCO POP-OUT AT WINDOW SILL, REF. 7/A&I
7. STUCCO POP-OUT AT WINDOW HEAD, REF. 7/A&I
8. WINDOW UNIT, REF. UNIT PLANS
9. DOOR, REF. UNIT PLANS
10. STAIRS, REF. UNIT PLANS
11. STAIRS, REF. UNIT PLANS
12. DECORATIVE METAL FINISH, REF. 5/A&I
13. DRAINAGE / SLOPPER, AT PATIO / BALCONY, REF. 6/A&I
14. LOW STUCCO / CURB WALL AT PATIO & BALCONY
15. STUCCO FINISH AT PATIO & BALCONY
16. ASH WITH 8" SPANS
17. DECORATIVE METAL CROSS AND STUCCO POP-OUT
18. 2" W METAL CHANNEL SLOPER / ARCHITECTURAL METAL
19. PAINT TO MATCH FINISH COLOR #4 ON THE LEGEND ABOVE
20. SPLIT FACE STUCCO (SHINY SLATE IMPACT BY LUTILE)
21. STUCCO CONCRETE VENER 8" X 8" STUCCO
 COLOR - AS SELECTED BY OWNER.
22. METAL FLASHING



SIDE ELEVATION - BUILDING B2 (2/2-16) (TYPICAL BOTH SIDES)
 1/8" = 1'-0"



FRONT ELEVATION - BUILDING B2 (2/2-16) (TYPICAL BOTH FRONTS)
 1/8" = 1'-0"

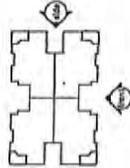


SIDE ELEVATION - BUILDING B2 (2/2-16) (TYPICAL BOTH SIDES)
 1/8" = 1'-0"

ALL BUILDINGS TYPE "B" TO USE COLOR SCHEME "B" COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE.
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR BANDS WITH MATERIALS AND COLOR SCHEME KEYS.

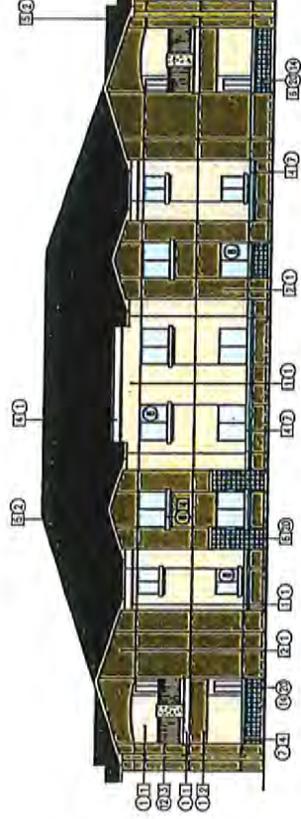
- FINISH / COLOR LEGEND
 SCHEME C**
- 1. "UPPER BODY" STUCCO
 DE 6220 FORDS STONE
 - 2. "LOWER BODY" STUCCO
 DE 6222 "BEANED BOARD"
 - 3. DOORS / RAILINGS / ACCENTS
 DE 6223 "MISSION TEAL"
 - 4. TRIM ACCENTS / TOP STUCCO BAND
 DE 6223 BRIGHT WHITE
 - 5. CONCRETE ROOF TILE
 SMOOT SLATE IMPACT BY USFLE
 - 6. 8" X 8" SCORED CONCRETE FINISH
 COLOR / FINISH TEXTURE AS SELECTED
 BY OWNER

- KEYED NOTES**
- 1. STUCCO SYSTEM
 - 2. CONCRETE ROOF TILES, TYPICAL
 - 3. STUCCO POP-OUT, TYP.
 - 4. STUCCO POP-OUT AT WINDOW SILL, REF. 1/A&1
 - 5. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 6. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 7. STUCCO POP-OUT "BELLY BUMPS" OR WALL CAPS.
 REF. UNIT PLANS
 - 8. DOOR, REF. UNIT PLANS
 - 9. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 10. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 11. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 12. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 13. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 14. LIFT STUCCO / GUM WALL AT PORCH & BALCONY, REF. 6/A&1
 - 15. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 16. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
 - 17. DECORATIVE METAL CROSS AND STUCCO POP-OUT
 PAINT TO MATCH FINISH COLOR #4 ON THE LEGEND ABOVE
 - 18. 2" X 1/8" METAL CHANNEL SCORED / ARCHITECTURAL RECAL.
 PAINT TO MATCH FINISH COLOR #4 ON THE LEGEND ABOVE
 - 19. METAL FLASHING (TYP. EACH END)
 - 20. METAL FLASHING (TYP. EACH END)
 - 21. METAL FLASHING (TYP. EACH END)
 - 22. METAL FLASHING



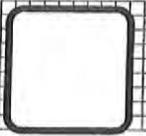
SIDE ELEVATION - BUILDING C (3/2-16)
 (TYPICAL BOTH SIDES)

ALL BUILDINGS TYPE "C" TO USE COLOR SCHEME "C".
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR SCHEMES. 1/8" = 1'-0"
 COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE.



FRONT ELEVATION - BUILDING C (3/2-16)
 (TYPICAL BOTH FRONTS)

ALL BUILDINGS TYPE "C" TO USE COLOR SCHEME "C".
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR SCHEMES. 1/8" = 1'-0"
 COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE.



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AVATON APARTMENTS AVONDALE ARIZONA

DRAWN BY ALL
 DATE 11-2-15
 REVISIONS
 1-25-15
 1-25-15
 Project Meeting Book

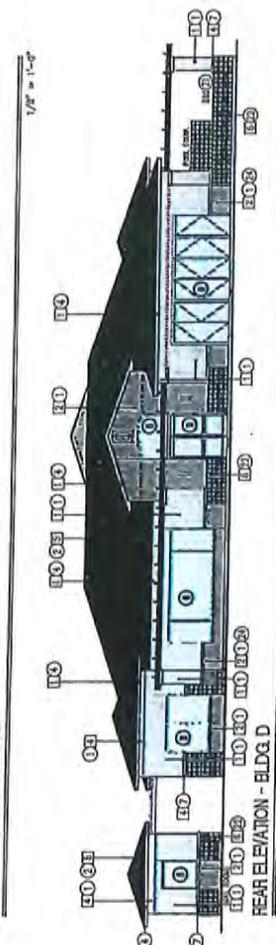
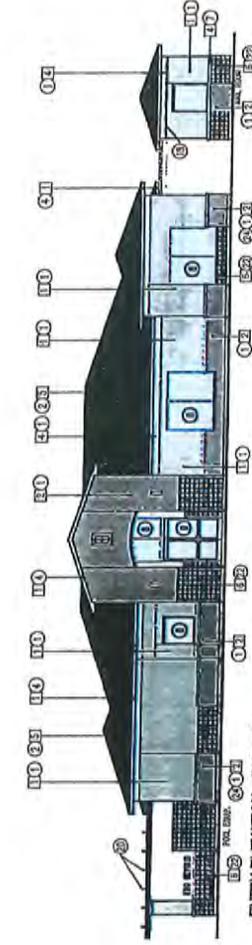
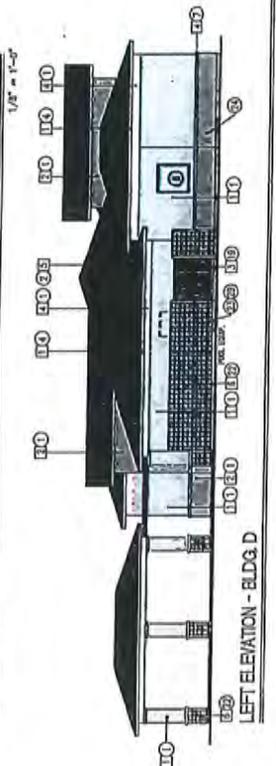
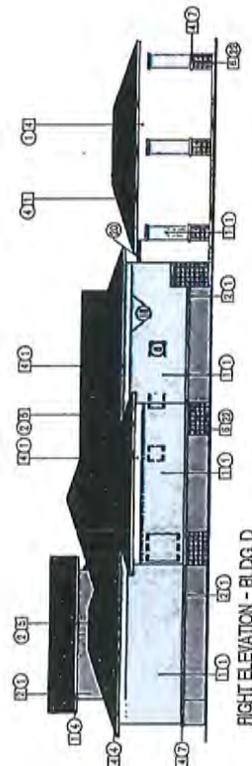
ARCHITECTURAL
A8.12
 BLDG. D
 ELEVATIONS

FINISH / COLOR LEGEND SCHEME B

- 1 UPPER BODY STUCCO
- 2 LOWER BODY STUCCO
- 3 LOWER BASE STUCCO
- 4 EXTERIOR TRIM
- 5 ROOFS/BALCONY/SCREENS/SHUTTERS/PAINTS
- 6 EXTERIOR TRIM
- 7 TRIM JOISTS / TOP STUCCO BAND
- 8 TRIM JOISTS / TOP STUCCO BAND
- 9 CONCRETE ROOF TILE
- 10 SKINNY SLATE IMPACT BY LETTER
- 11 3.5" x 8" SQUARE CONCRETE VENER
- 12 COLOR / FINISH TEXTURE AS SELECTED BY OWNER

KEYED NOTES

- 1. STUCCO SYSTEM: 1/2" THICK
- 2. STUCCO FINISH: 1/4" THICK
- 3. STUCCO JOINTS: 1/4" THICK
- 4. FASMA DETAIL AT EAVE: REF. 1(A&A)
- 5. FASMA DETAIL AT CORNER: REF. 7(A&I)
- 6. STUCCO JOINTS: 1/4" THICK
- 7. STUCCO JOINTS: 1/4" THICK
- 8. WINDOW UNIT, SEE SCHEDULE
- 9. WINDOW UNIT, SEE SCHEDULE
- 10. WINDOW UNIT, SEE SCHEDULE
- 11. STUCCO JOINTS: 1/4" THICK
- 12. STUCCO JOINTS: 1/4" THICK
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- 65. STUCCO JOINTS: 1/4" THICK
- 66. STUCCO JOINTS: 1/4" THICK
- 67. STUCCO JOINTS: 1/4" THICK
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- 94. STUCCO JOINTS: 1/4" THICK
- 95. STUCCO JOINTS: 1/4" THICK
- 96. STUCCO JOINTS: 1/4" THICK
- 97. STUCCO JOINTS: 1/4" THICK
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- 99. STUCCO JOINTS: 1/4" THICK
- 100. STUCCO JOINTS: 1/4" THICK

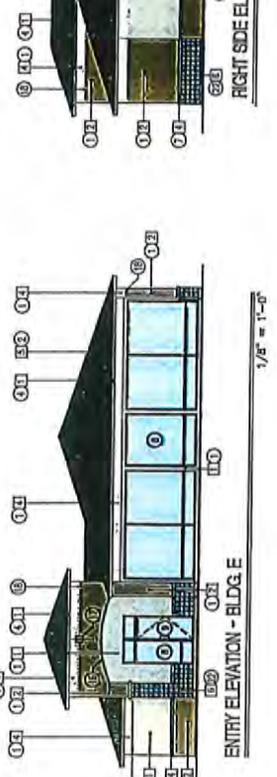
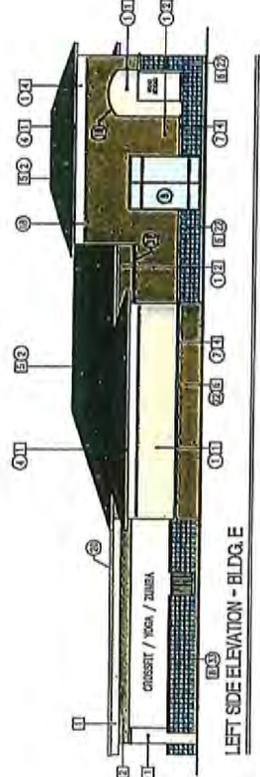
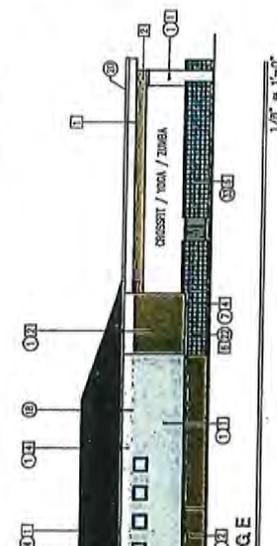
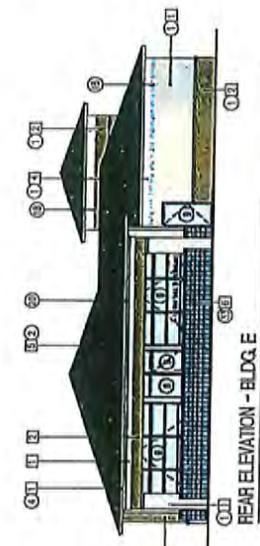


FINISH / COLOR LEGEND
 SCHEME C

- 1 UPPER BODY STUCCO
 DE 6220 POROUS STONE
- 2 LOWER BALUST STUCCO
 DE 6222 WEAVER BRUSH
- 3 DOORS / BALUNCS / ACCENTS / SITES
 DE 6223 MESSINA TRAIL
- 4 TRIM ACCENTS / TOP STUCCO BAND
 DE 6223 COOL ROSEBUD
- 5 CONCRETE ROOF TILE
 SHINY SLATE IMPACT BY UTEILE
- 6 8 X 8 SMOOTH CONCRETE VENEER
 COLOR / FINISH TEXTURE AS SELECTED
 BY OWNER

KEYED NOTES

- 1 STUCCO SYSTEM
- 2 CONCRETE ROOF, TILES, TYPICAL
- 3 FACIA METAL AT ROOF, REF. 1/A&L
- 4 FACIA METAL AT BALCONY, REF. 7/A&L
- 5 STUCCO PARAPET AT WINDOW, REF. 7/A&L
- 6 WINDOW UNIT, REF. 15/A&L
- 7 WINDOW UNIT, REF. 15/A&L
- 8 WINDOW UNIT, REF. 15/A&L
- 9 WINDOW UNIT, REF. 15/A&L
- 10 WINDOW UNIT, REF. 15/A&L
- 11 WINDOW UNIT, REF. 15/A&L
- 12 WINDOW UNIT, REF. 15/A&L
- 13 WINDOW UNIT, REF. 15/A&L
- 14 WINDOW UNIT, REF. 15/A&L
- 15 WINDOW UNIT, REF. 15/A&L
- 16 WINDOW UNIT, REF. 15/A&L
- 17 WINDOW UNIT, REF. 15/A&L
- 18 WINDOW UNIT, REF. 15/A&L
- 19 WINDOW UNIT, REF. 15/A&L
- 20 WINDOW UNIT, REF. 15/A&L
- 21 WINDOW UNIT, REF. 15/A&L
- 22 WINDOW UNIT, REF. 15/A&L
- 23 WINDOW UNIT, REF. 15/A&L
- 24 WINDOW UNIT, REF. 15/A&L
- 25 WINDOW UNIT, REF. 15/A&L
- 26 WINDOW UNIT, REF. 15/A&L
- 27 WINDOW UNIT, REF. 15/A&L
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- 45 WINDOW UNIT, REF. 15/A&L
- 46 WINDOW UNIT, REF. 15/A&L
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- 48 WINDOW UNIT, REF. 15/A&L
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- 52 WINDOW UNIT, REF. 15/A&L
- 53 WINDOW UNIT, REF. 15/A&L
- 54 WINDOW UNIT, REF. 15/A&L
- 55 WINDOW UNIT, REF. 15/A&L
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- 59 WINDOW UNIT, REF. 15/A&L
- 60 WINDOW UNIT, REF. 15/A&L
- 61 WINDOW UNIT, REF. 15/A&L
- 62 WINDOW UNIT, REF. 15/A&L
- 63 WINDOW UNIT, REF. 15/A&L
- 64 WINDOW UNIT, REF. 15/A&L
- 65 WINDOW UNIT, REF. 15/A&L
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- 74 WINDOW UNIT, REF. 15/A&L
- 75 WINDOW UNIT, REF. 15/A&L
- 76 WINDOW UNIT, REF. 15/A&L
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- 88 WINDOW UNIT, REF. 15/A&L
- 89 WINDOW UNIT, REF. 15/A&L
- 90 WINDOW UNIT, REF. 15/A&L
- 91 WINDOW UNIT, REF. 15/A&L
- 92 WINDOW UNIT, REF. 15/A&L
- 93 WINDOW UNIT, REF. 15/A&L
- 94 WINDOW UNIT, REF. 15/A&L
- 95 WINDOW UNIT, REF. 15/A&L
- 96 WINDOW UNIT, REF. 15/A&L
- 97 WINDOW UNIT, REF. 15/A&L
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- 100 WINDOW UNIT, REF. 15/A&L

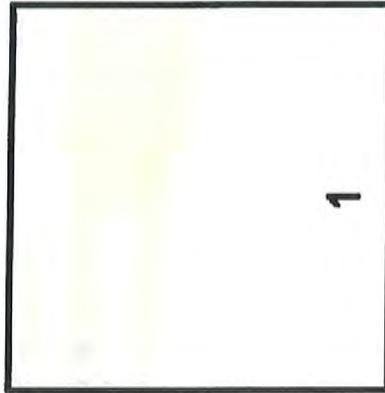




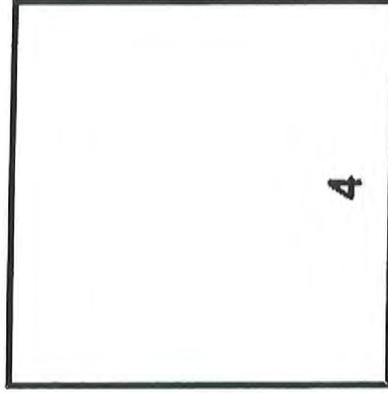
LOWER BODY STUCCO
DE0144 GRAHAM CRACKER



DOORS / RAILINGS / ACCENTS
DE0147 CHESTER BROWN



UPPER BODY STUCCO
DE0142 FLOATING FEATHER

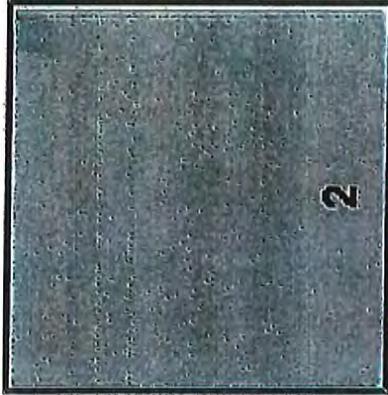


TRIM ACCENT / TOP SUTCCO BAND
DEW383 COOL DECEMBER



CONCRETE ROOF TILE
SAXONY SLATE IMPACT BY LIFETILE

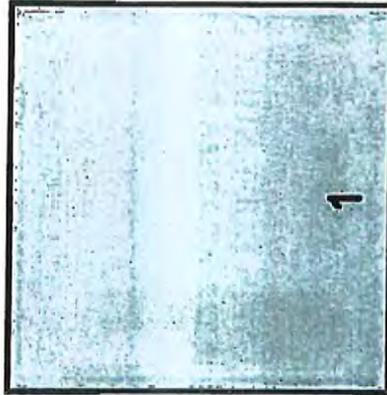
BRETT HEERS APARTMENTS
AVONDALE ARIZONA
MATERIAL / COLOR BOARD A



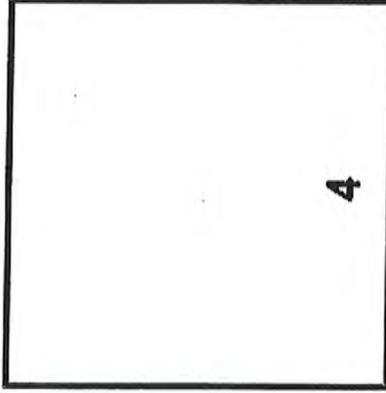
2
LOWER BODY STUCCO
DE0200 TWILIGHT TALPE



DOORS / RAILINGS / ACCENTS
DE0002 TEA BAG



1
UPPER BODY STUCCO
DE0059 CHOCOLATE MILK



TRIM ACCENT / TOP SUTCCO BAND
DEW383 COOL DECEMBER

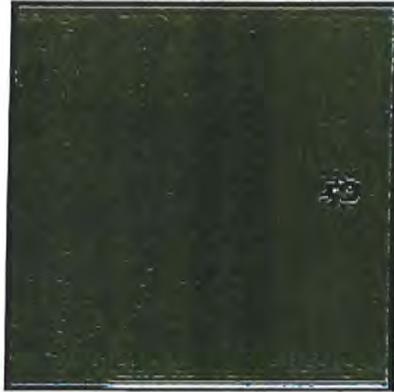


CONCRETE ROOF TILE
SAXONY SLATE IMPACT BY LIFETILE

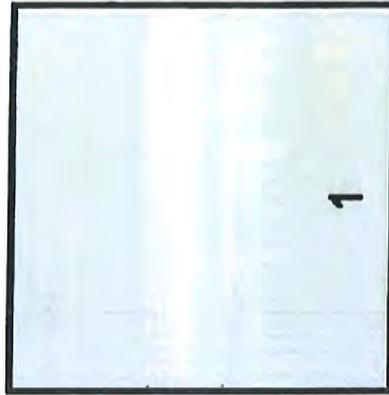
BRETT HEERS APARTMENTS
AVONDALE ARIZONA
MATERIAL / COLOR BOARD B



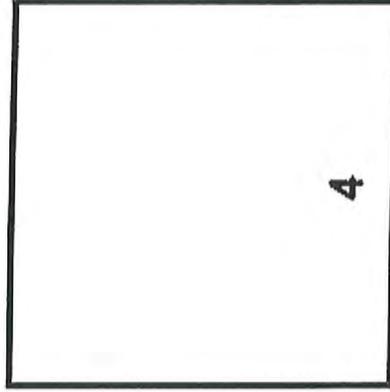
2
LOWER BODY STUCCO
DE6222 WEATHER BOARD



DOORS / RAILINGS / ACCENTS
DE 6223 MISSION TRAIL



1
UPPER BODY STUCCO
DE6220 POROUS STONE



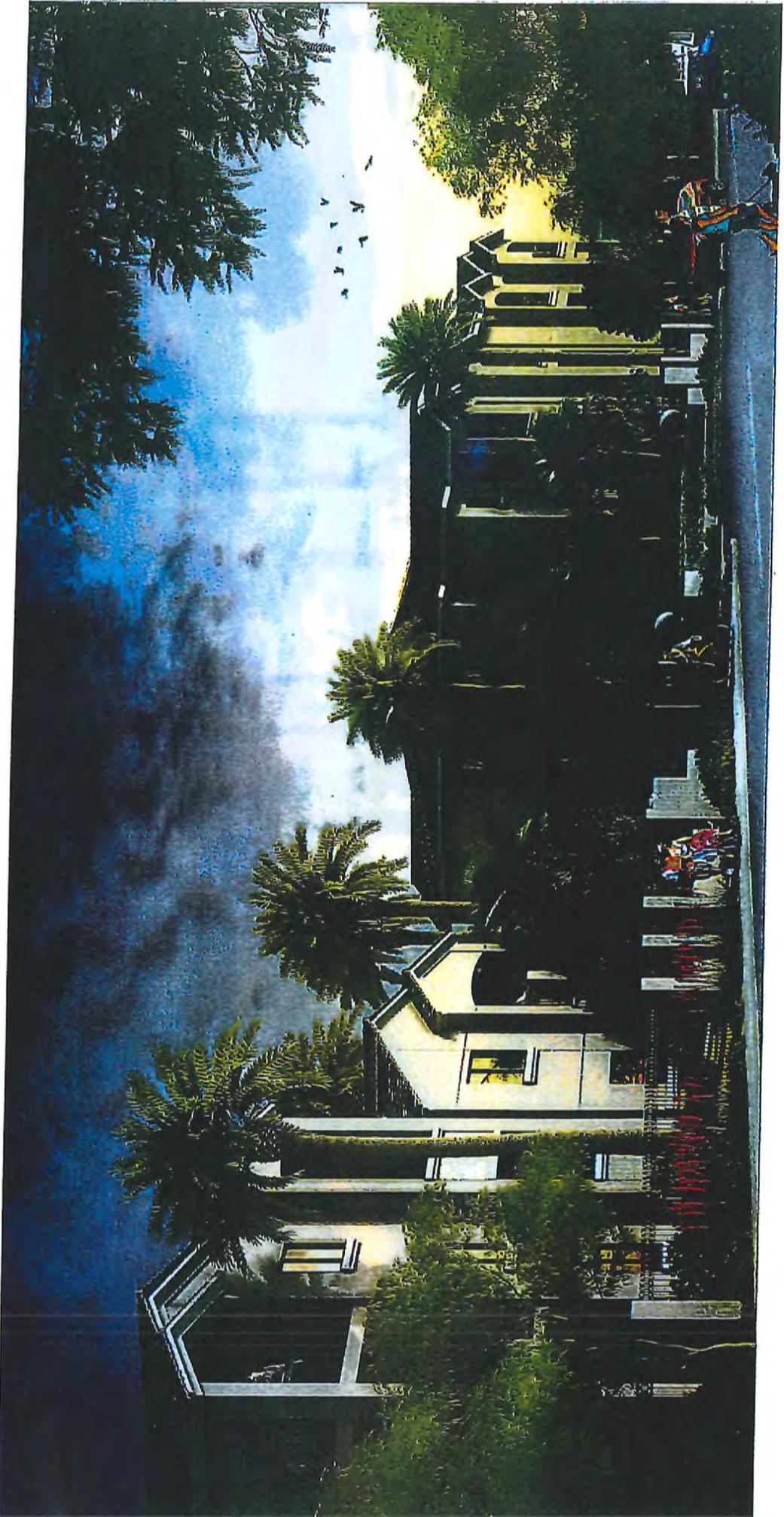
4
TRIM ACCENT / TOP SUTCCO BAND
DEW383 COOL DECEMBER

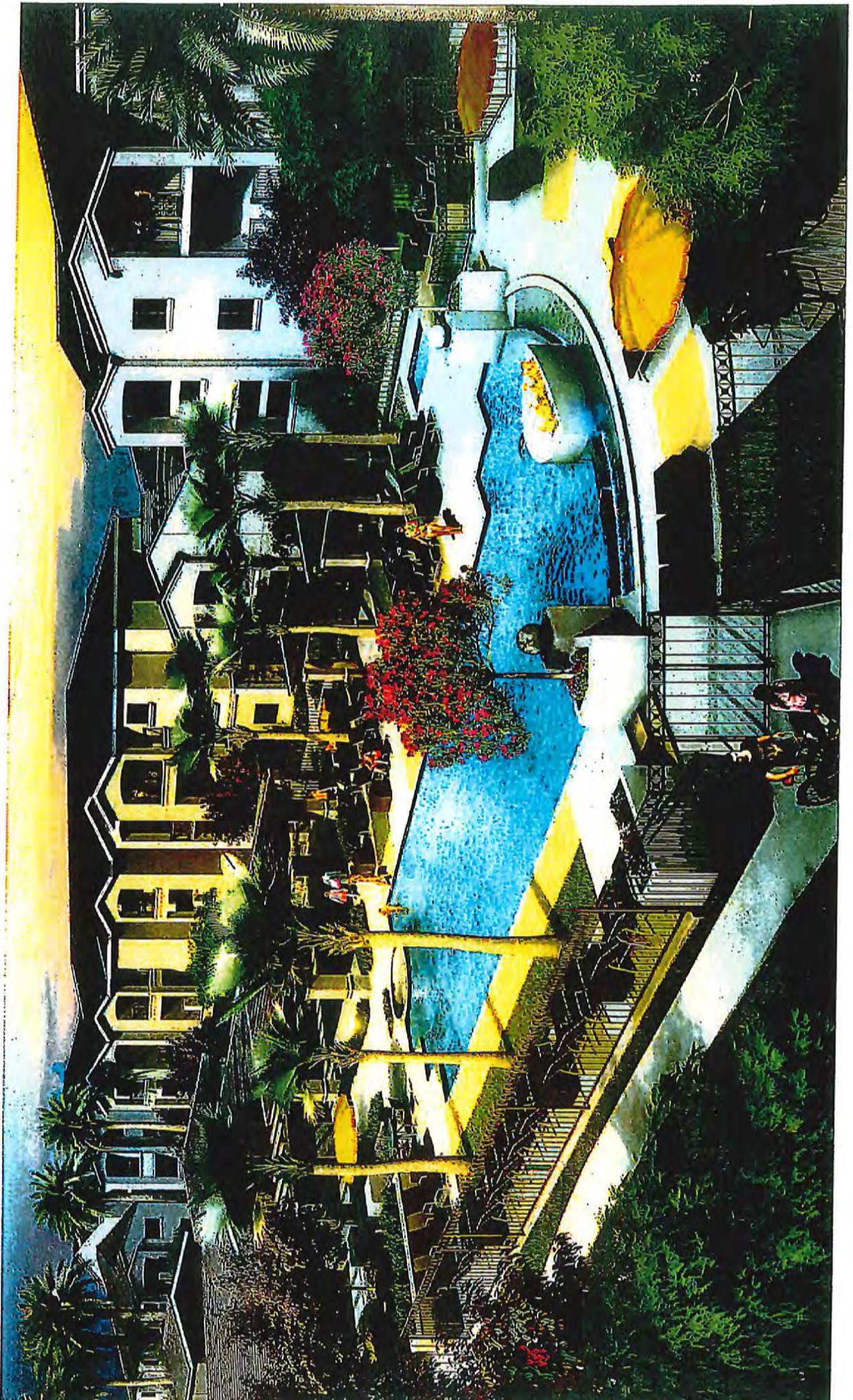


CONCRETE ROOF TILE
SAXONY SLATE IMPACT BY LIFETILE

BRETT HEERS APARTMENTS
AVONDALE ARIZONA
MATERIAL / COLOR BOARD C







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AVALON APARTMENTS

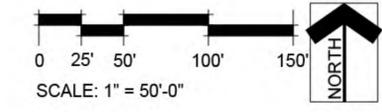
AVONDALE, Arizona



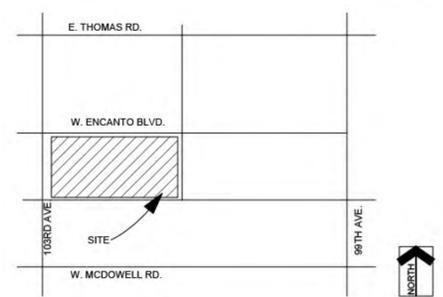
103rd Avenue

LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				TREES				ACCENTS AND SHRUBS				ACCENTS AND SHRUBS			
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6' HT	-	PRUNUS CERASIFERA	PURPLE LEAF PLUM	36" BOX	-	BOUGAINVILLEA SPP.	LA JOLLA	5 GALLON	-	PENNISETUM SETACEUM	PURPLE FOUNTAIN GRASS	5 GALLON	-
CAESALPINIA CACALACO	CASCALOTE	36" BOX	-	ULMUS PARVIFOLIA	CHINESE ELM TREE	36" BOX	-	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GALLON	-	FLUMBAGO CAPENSIS	BLUE FLUMBAGO	5 GALLON	-
DALBERGIA SISSOO	SISSOO TREE	36" BOX 2.5" CAL	-	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	-	-	CAESALPINIA PULCHERRIMA	RED MEXICAN BIRD OF PARADISE	5 GALLON	-	LIGUSTUM JAPONICUM TEXANUM	TEXAS PRIVET	5 GALLON	-
LYSILOMA WATSONII	FEATHER BUSH	36" BOX 2.5" CAL	-	PHOENIX DACTYLIFERA	DATE PALM	18' HT	-	CARRISSA GRANDIFLORA	BOXWOOD BEAUTY	5 GALLON	-	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	5 GALLON	-
NERIUM OLEANDER	OLEANDER TREE	36" BOX	-	PHOENIX ROEBELII	PYGMY DATE PALM	-	-	DODONEAEA VISCOSA	HOPSEED BUSH	5 GALLON	-	TECOMA ALATA	ORANGE JUBILEE	5 GALLON	-
OLEA EUROPAEA 'SWAN HILL'	'SWAN HILL' OLIVE	36" BOX	-	WASHINGTONIA FILIFERA	MEXICAN FAN PALM	-	-	HESPERALOE PARVIFLORA 'YELLOW SUN'	RED YUCCA	5 GALLON	-	TECOMA STANS V. ANGUSTATA	ARIZONA YELLOW BELLS	5 GALLON	-
PARKINSONIA PRAECOX	PALO BREA	36" BOX	-					HESPERALOE PARVIFLORA	YELLOW HESPERALOE	5 GALLON	-	YUCCA GLORIOSA	SPANISH DAGGER	5 GALLON	-
PROSOPIS VELUTINA	NATIVE MESQUITE	36" BOX	-					MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GALLON	-	GROUNDCOVERS			
								MUHLENBERGIA RIGIDA	NASHVILLE	5 GALLON	-	LANTANA CAMARA	GOLDMOUND LANTANA	1 GALLON	-
								MYRTUS COMMUNIS 'COMPACTA'	COMPACT COMMON MYRTLE	5 GALLON	-	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GALLON	-
								NERIUM OLEANDER	OLEANDER	5 GALLON	-	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GALLON	-
								PITOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITOSPORUM	5 GALLON	-	WEDELIA TRILOBATA	YELLOW DOT	1 GALLON	-
												VINE			
												ROSA BANKSIAE	LADY BANKS' ROSE	5 GALLON	-
												ANNUALS	SEASONAL	-	-
												CYNODON DACTYLON	BERMUDA GRASS	SOD	-
												BOULDERS	GRANITE	1.5 - 5 TON	-



VICINITY MAP



PROJECT NUMBER: 16004

ISSUED FOR: PRELIMINARY

ISSUED DATE: MAY 20, 2016

DRAWN BY: JM REVIEWED BY: JA



REVISIONS:

#	date	description

SHEET NAME:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:

Exhibit F

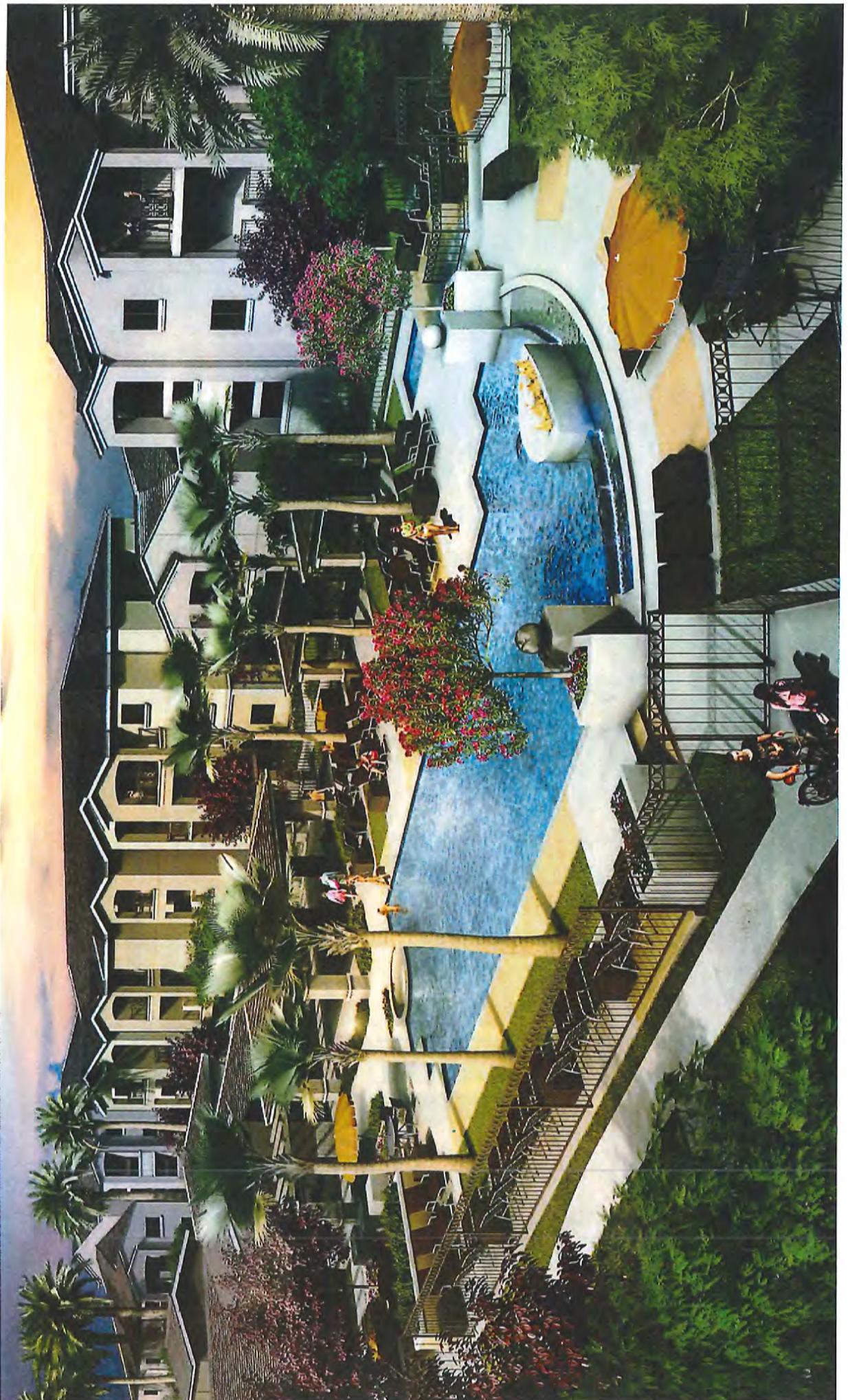
Avalon Apartments

Renderings & Elevations

PL-16-0115





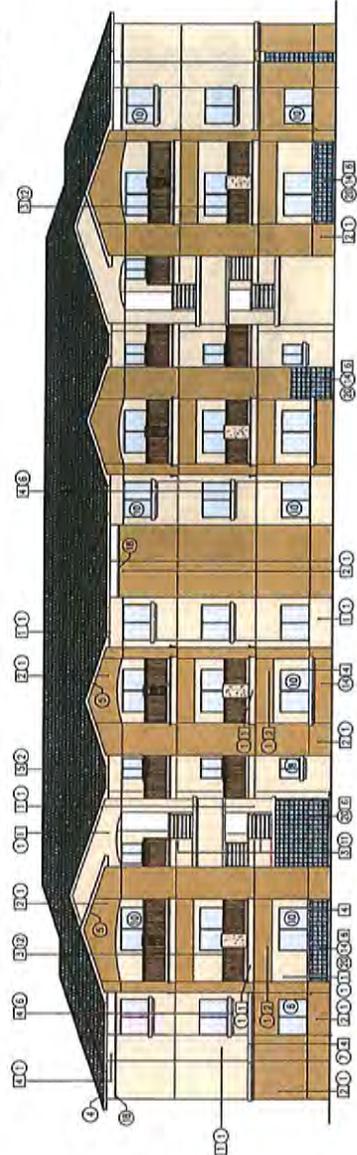
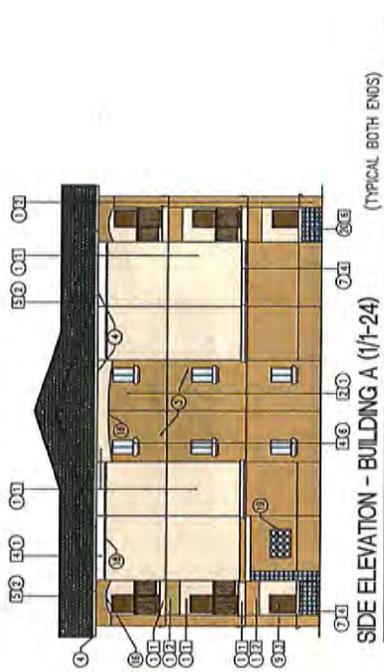
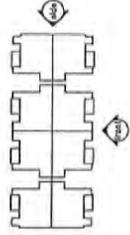


FINISH / COLOR LEGEND
 SCHEME A

- 1 "UPPER BODY" STUCCO
 DE 610 FLOATING TEXTURE
- 2 "LOWER BODY" STUCCO
 DE 614 GRANITE CRACKER
- 3 DOORS / RAILINGS / ACCENTS / STAIRS
 DE 617 CHESTER BROWN
- 4 TRIM ACCENTS / TOP STUCCO BAND
 DEW 303 COOL DECEMBER
- 5 CONCRETE ROOF TILE
 SMOOTH SLATE IMPACT BY LIFELE
- 6 8 X 8 SCORED CONCRETE MONK
 COLOR / FINISH TEXTURE AS SELECTED
 BY OWNER

KEYED NOTES

- 1. STUCCO SYSTEM
- 2. CONCRETE ROOF TILES, TYPICAL
- 3. FINISH AND COLOR AS SHOWN
- 4. FINISH AND COLOR AS SHOWN, REF. 1/A&1
- 5. FINISH AND COLOR AS SHOWN, REF. 7/A&1
- 6. STUCCO POP-OUT AT WINDOW SILL, REF. 2/A&1
- 7. STUCCO POP-OUT AT TRIM BANDS ON WALL CORNERS, REF. 2/A&1
- 8. DOOR, REF. UNIT PLANS
- 9. DOOR, REF. UNIT PLANS
- 10. SLUING CLASS DOOR, REF. UNIT PLANS
- 11. STUCCO, REF. ELEC. PLANS & STAIR PLANS
- 12. STUCCO, REF. ELEC. PLANS & STAIR PLANS
- 13. DOWNSPOUT / SCUPPER AT PAVO / BALCONY, REF. 6/A&1
- 14. LOW STUCCO / CMU WALL AT PAVO & BALCONY, REF. 6/A&1
- 15. STUCCO CONTROL JOINT
- 16. STUCCO CONTROL JOINT
- 17. DECORATIVE METAL CROSS AND STUCCO POP-OUT
 PAINT TO MATCH FINISH COLOR #4 ON THE LEGEND ABOVE
- 18. 2" W. METAL CHANNEL SIZES / ARCHITECTURAL REVEAL
- 19. METRIC BANDS (TYP. EACH END)
- 20. PAINT FACE DECORATIVE CMU KEYS W/ 8" X 8" SCORED METAL FLASHING
- 21. METAL FLASHING



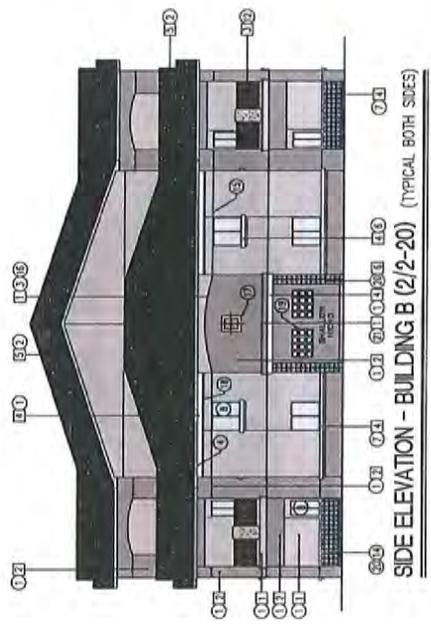
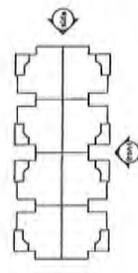
ALL BUILDINGS TYPE "A" TO USE COLOR SCHEME "A". COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE.
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR BOARDS WITH MATERIALS AND COLOR SCHEME KEYS.

FINISH / COLOR LEGEND
 SCHEME B

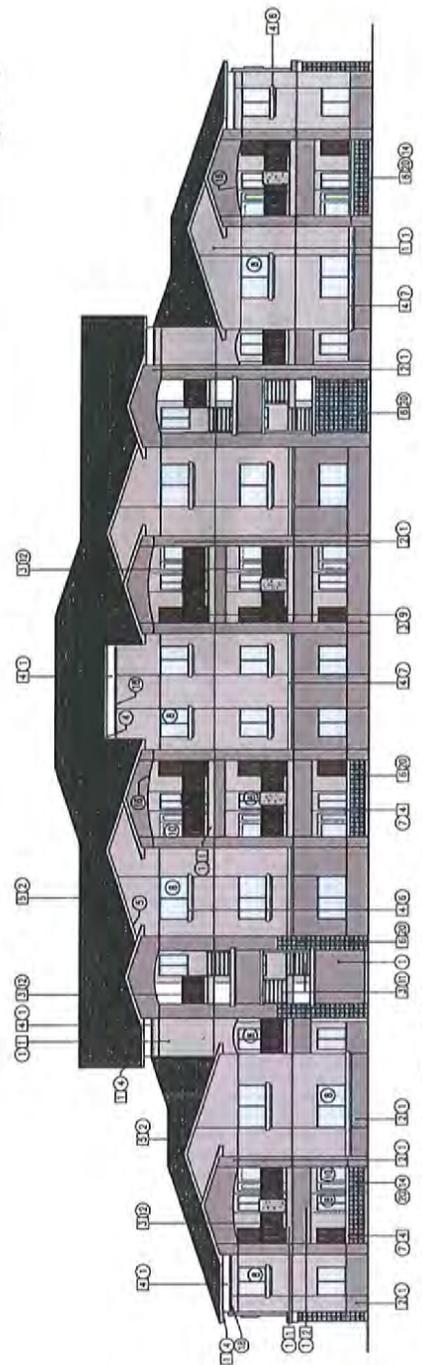
1. "UPPER BODY" STUCCO
 DE 6659 CHOCOLATE MILK
2. "LOWER BODY" STUCCO
 DE 6650 TUMBLING RAUPE
3. DOORS / RAILINGS / ACCENTS / STAIRS
 DE 5062 TEA BAG
4. TRIM ACCENTS / TOP STUCCO BAND
 REF. 357 COOL DECORATOR
5. CONCRETE ROOF TILE
 SANDWY SLATE IMPACT BY UPTELE
6. 8" x 8" SMOOTH CONCRETE VENEER
 COLOR / FINISH TEXTURE AS SELECTED
 BY OWNER

KEYED NOTES

1. STUCCO SYSTEM FINISH, TYPICAL
2. STUCCO POP-OUT, TRP.
3. FACIA METAL AT EAVE, REF. 7/A&I
4. FACIA METAL AT GABLE END, REF. 7/A&I
5. STUCCO POP-OUT, TRP. BANISTER, REF. 7/A&I
6. STUCCO POP-OUT, TRP. BANISTER, REF. 7/A&I
7. STUCCO POP-OUT, TRP. BANISTER, REF. 7/A&I
8. WINDOW UNIT, REF. UNIT PLANS
9. DOOR, REF. UNIT PLANS
10. STAIRS, REF. 3/300 PLANS & STAIR PLANS
11. STAIRS, REF. 3/300 PLANS & STAIR PLANS
12. DECORATIVE METAL RAILINGS, REF. 5/A&I
13. DOWNROD / SUPPLIER AT PATIO / BALCONY, REF. 6/A&I
14. STUCCO CONSOLE, REF. UNIT PLANS AT PATIO & BALCONY
15. ARCH WITH 8" SPRING
16. DECORATIVE METAL CROSS AND STUCCO POP-OUT
17. 2" W. METAL CHANNEL SPOKE / ARCHITECTURAL FEDERAL
18. METAL CHANNEL SPOKE / ARCHITECTURAL FEDERAL
19. METAL CHANNEL SPOKE / ARCHITECTURAL FEDERAL
20. SPURT FACE DECORATIVE CONCRETE VENEER 8" x 8" SMOOTH
21. METAL FLASHING



SIDE ELEVATION - BUILDING B (2/2-20) (TYPICAL BOTH SIDES)
 1/8" = 1'-0"



FRONT ELEVATION - BUILDING B (2/2-20) (TYPICAL BOTH FRONTS)
 1/8" = 1'-0"

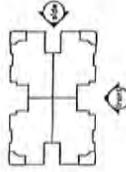
ALL BUILDINGS TYPE "B" TO USE COLOR SCHEME "B". COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE.
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR BOARDS WITH MATERIALS AND COLOR SCHEME KEYS.

FINISH / COLOR LEGEND
 SCHEME C

- 1 "UPPER BODY" STUCCO
 DE 6223 POROUS STONE
- 2 "LOWER BODY" STUCCO
 DE 6222 LEATHER BAND
- 3 DOORS / BALUNES / ACCENTS
 DE 6223 MESSON TRAIL
- 4 TRIM ACCENTS / TOP STUCCO BAND
 DE 6223 BRIGHT WHITE
- 5 CONCRETE ROOF TILE
 SANDY SLATE IMPACT BY UFFLE
- 6 8" x 8" SCORED CONCRETE WALKER
 COLOR / FINISH TO BE AS SELECTED
 BY OWNER

KEYED NOTES

- 1. STUCCO SYSTEM
- 2. CONCRETE ROOF TILES TYPICAL
- 3. STUCCO POP-OUT TYPICAL
- 4. STUCCO POP-OUT TYPICAL SEE 7/A&I
- 5. STUCCO POP-OUT AT WINDOW SILL SEE 7/A&I
- 6. STUCCO POP-OUT AT WINDOW SILL SEE 7/A&I
- 7. STUCCO POP-OUT TYPICAL SEE 7/A&I
- 8. DOOR / WINDOW UNIT PLANS
- 9. DOOR / WINDOW UNIT PLANS
- 10. SLUING CLASS DOOR, REF. UNIT PLANS
- 11. STUCCO POP-OUT TYPICAL SEE 7/A&I
- 12. STUCCO POP-OUT TYPICAL SEE 7/A&I
- 13. BRANNICE / SCRAPER AT PATIO / BALCONY SEE 5/A&I
- 14. LOW STUCCO / DAM WALL AT PATIO & BALCONY
- 15. STUCCO CONTROL JOINT
- 16. STUCCO CONTROL JOINT
- 17. DECORATIVE METAL CROSS AND STUCCO POP-OUT
 PAINT TO MATCH FINISH COLOR #4 ON THE LEGEND ABOVE
- 18. 2" x 4" METAL CHANNEL SLOPED / ARCHITECTURAL RECAL
 PAINT TO MATCH FINISH COLOR #4 ON THE LEGEND ABOVE
- 19. METER BANKS (TYP. EACH END)
- 20. SHUT FAZE DECORATIVE CHAIR VENER 1/2" x 8" x 8" SCORED
 TO BE AS SELECTED BY OWNER
- 21. METAL FLASHING



SIDE ELEVATION - BUILDING C (3/2-16)
 (TYPICAL BOTH SIDES)

ALL BUILDINGS TYPE "C" TO USE COLOR SCHEME "C"
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR BOARDS FOR MATERIALS AND COLOR SCHEMES.
 1/8" = 1'-0"
 COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE



FRONT ELEVATION - BUILDING C (3/2-16)
 (TYPICAL BOTH FRONTS)

ALL BUILDINGS TYPE "C" TO USE COLOR SCHEME "C"
 REFERENCE SITE PLAN FOR LOCATIONS - COLOR BOARDS FOR MATERIALS AND COLOR SCHEMES.
 1/8" = 1'-0"
 COLOR / COLOR SYMBOLS SAME FOR ENTIRE BUILDING FACE

CITIZEN PARTICIPATION RESULTS REPORT For



AVALON APARTMENTS Planned Area Development Narrative for 2005 N. 103rd Avenue South of Encanto Boulevard and 103rd Avenue

Zoning Case Number: PL-16-0115

October 26, 2016

Development Team

Property Owner:

Brett Heers
Lervick, LLC
2200 E. Camelback Road, Suite 235
Phoenix, AZ 85016
Phone: 602.200.7222
Email: bchdev@aol.com

Architect / Land Planning:

Eric Miller / Tom Gentry
Eric Miller Architect
3620 Wyoming NE, Suite 213
Albuquerque, NM 87111
Phone: 505.764.8550
Email: ema-co@hotmail.com;
tgentry@emaabq.com

Applicant / Legal Representative:

Benjamin Graff / Kirste Kowalsky
Withey Morris PLC
2525 East Arizona Biltmore Circle, Suite A212
Phoenix, Arizona 85016
Phone: 602.230.0600
Email: benjamin@witheymorris.com
Email: kirste@witheymorris.com

Summary

This request seeks approval of a new 400-unit multi-family apartment development (known as "Avalon Apartments") on the +/- 20 acre vacant site (the "Property") which is located south of Encanto Boulevard and 103rd Avenue (2005 N. 103rd Avenue) in Avondale, Arizona. The Property is comprised of a single parcel (APN102-32-008A) and was the former CJS Film Studio. The property has remained a vacant eyesore for over a decade and more recently, the remaining structures from the former film studio were recently damaged by fire. See Vicinity Map, Exhibit A.

The purpose of this request is to rezone the Property from R1-6 (Urban Residential) to PAD (Planned Area Development) for a residential neighborhood of luxury apartment residences which will add to the diversity of attractive housing options that are available in the area given the Property's close proximity to the I-10 and Loop 101 Freeway interchange. The proposal will provide opportunities to live in close proximity to a wide variety of public services including community open spaces/parks, schools, local/regional shopping areas and public transportation. The applicant, Lervick LLC ("Lervick"), intends to make a significant investment in this area with quality-built residences that boast cutting edge details, energy efficiency and a sense of arrival. This PAD will facilitate development of this property in such a way so as to provide a seamless transition between the existing and proposed uses with the addition of attractive rental residences and amenities that support an inviting community environment. (See Site Plan, Exhibit B).

Details and Techniques Used to Involve the Public

- The City of Avondale mailed out postcards on October 5, 2016 to the required stakeholders including area residents and property within a 1,000-foot radius of the property (See Avondale Postcard and Mailing Lists/Map, Exhibit C).
- As required, a single 4'X8' sign was posted on the property along 103rd Avenue providing details about the request and of the scheduled neighborhood meeting. An affidavit and photos of the posted sign is already on file with the City of Avondale.

Summary of Concerns, Issues and Problems

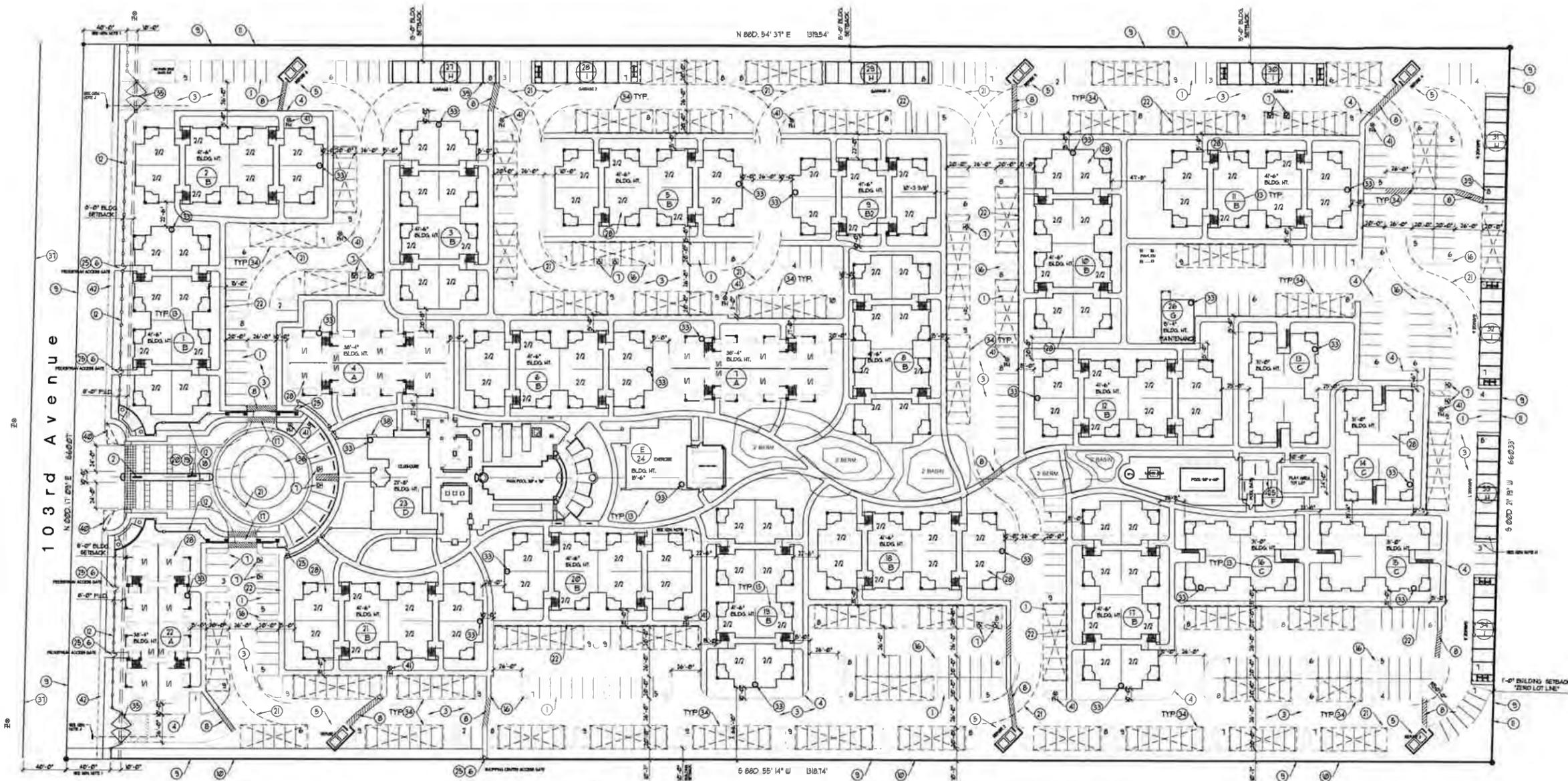
- Since the first notice was mailed out on October 5, 2016, our office has not received any inquiries regarding the rezoning case.
- A neighborhood meeting was held on October 25, 2016 at the Avondale Civic Center Library in the Zane Grey Room located at 11350 W. Civic Center Drive, Avondale, AZ 85323. Three development team members were present to discuss the proposal and answer questions. Only two residents (father and son) who live to the north of the property in the County Island north of Encanto Boulevard attended meeting and complimented the quality of the architectural exhibits and expressed their general support for the project. The development team confirmed

that the 3-story elements of certain buildings proposed along the west and north perimeter of the property have been strategically located so as to mitigate views from adjacent properties. Our team also confirmed the development is required to dedicate additional right-of-way along 103rd Avenue but that the traffic generated from the overall development will not warrant a 2nd lane along 103rd Avenue. The development team will continue to keep residents apprised of project updates. (See Meeting Sign-In Sheet, Exhibit D).

- Further, the property owner has also made requests to adjacent property owners (outside of the required rezoning process) regarding certain easements and encumbrances they would like to place on others' private property. While we will continue to discuss these requests with the various property owners, the requests are not germane to the subject rezoning case.

Tab. A

Tab B



SITE PLAN GENERAL NOTES

- A. ALL UTILITY LINES LESS THAN 60 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT
- B. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED / CONCEALED FROM STREET VIEW
- C. PLANTS LOCATED WITHIN REQUIRED ASHITO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 7' (6"RUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY)
- D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT
- E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE
- F. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND HIG SUPPLEMENTAL REGULATIONS) COMMERCIAL / INDUSTRIAL / MULTI-FAMILY DESIGN MANUAL ZONING ORDINANCE GENERAL PLAN AND ANY APPLICABLE SPECIFIC PLANS
- G. ALL DWELLING UNIT PATIOS/BALCONIES TO BE 80 SQUARE FEET IN AREA MINIMUM
- H. EXISTING 1 FOOT WIDE OVERHEAD AND UNDERGROUND POWER EASEMENT TO BE ABANDONED
- I. OWNER TO DEDICATE 40 FEET OF RIGHT-OF-WAY IN 103RD AVENUE
- J. POTENTIAL WATER LINE CONNECTION AT 103RD AVENUE

SITE KEYED NOTES

- 1. TYPICAL CAR PARKING SPACE 10'-0" x 30'-0"
- 2. SIGN / ENTRY FEATURE (SEER SEPARATE PERMIT)
- 3. PAVING, SEE CIVIL PLANS
- 4. FACE OF 6" CURBS
- 5. TRASH ENCLOSURE SEE 10A/12
- 6. PEDESTRIAN LINK TO SHOPPING CENTER AND 103RD
- 7. ACCESSIBLE CAR PARKING SPACE 20'-0" x 11' 0" ACCESS AISLE AND RAMP SEE DETAIL 3 SH1 A12
- 8. ACCESSIBLE CROSSWALK (DECORATIVE PAVING PER KEYED NOTE 36)
- 9. CURB RAMP SEE 10A/12
- 10. PROPERTY LINE
- 11. EXISTING 6 FT TALL CMU WALL AT SOUTH PROPERTY LINE. PAINT TO MATCH PRIMARY BUILDING COLOR
- 12. NEW 6 FT TALL CMU WALL AT NORTH AND EAST PROPERTY LINE. PAINT TO MATCH PRIMARY BUILDING COLOR
- 13. NEW 6 FT TALL UROUGHT IRON FENCE SEE 9A/12
- 14. INDICATES BUILDING TYPE & NUMBER. SEE BUILDING DATA
- 15. USABLE OPEN SPACE SEE LANDSCAPE DIAGS.
- 16. LANDSCAPE AREA SEE LANDSCAPE DIAGS
- 17. ILLUMINATED PLANTER. SEE LANDSCAPE DIAGS
- 18. ILLUMINATED CONTROLLED ENTRY / EXIT GATES W/ BATTERY BACKUP. SEE 10A/12
- 19. VISITOR CALL STATION
- 20. FIRE DEPT APPROVED PREEMPTIVE DEVICE
- 21. ADDRESS DIRECTORY LOCATION
- 22. FIRE TRUCK TURNING RADIUS W/ 35' MIN INTERIOR RADIUS AND 55' MIN EXTERIOR RADIUS
- 23. 4'-0" MIN SIDEWALKS AT PARKING STALLS ACCESS ROUTE TYP. - SEE 9A/12
- 24. 4' WIDE (MIN) SIDEWALK FINISHED CONCRETE ACCESSIBLE ROUTE TYP
- 25. 10' x 20' VISIBILITY TRIANGLE
- 26. MAIN GATE 36' MIN CLEAR WHEN OPEN 30" SELF-CLOSING AND SELF-LATCHING AND KEY CONTROLLED ACCESS SEE 9B/1A/2
- 27. 5'-0" WIDE (MIN) SIDEWALK
- 28. 6' FT TALL UROUGHT IRON FENCE. PAINT TO MATCH PRIMARY BUILDING COLOR
- 29. HATCHING INDICATES TYPE A ACCESSIBLE UNIT PER IBC CHAPT II
- 30. FIRE HYDRANT SEE CIVIL DRAWINGS
- 31. FIRE DEPT CONNECTION. SEE CIVIL DRAWINGS
- 32. BBQ GRILL
- 33. CHILDREN'S PLAY AREA / TOT LOT
- 34. FIRE RISER LOCATION AT EACH BUILDING SEE CIVIL DIAGS
- 35. COVERED CARPORT 90' MIN CLEARANCE AT ACCESSIBLE SPACES SEE 8 / A12
- 36. DOUBLE SWING GATE TO BE CLOSED AT ALL TIMES PROVIDED WITH KNOX PADLOCK FOR FIRE DEPT ACCESS ONLY. SEE 10A/12
- 37. DECORATIVE PAVEMENT - COLOR / STAMPED ASPHALT WITH BRICK PATTERN
- 38. CURBS AT WEST SIDE OF 103RD AVENUE
- 39. BICYCLE PARKING
- 40. ACCESSIBLE GARAGE UNIT
- 41. 10 FT X 20 FT CLEAR BIGHT TRIANGLE (DASHED LINE)
- 42. FIRE HYDRANT
- 43. NEW SIDEWALK PER CIVIL DRAWINGS



SITE & BUILDING DATA

NO PHASING - PROJECT CONSTRUCTED IN ENTIRETY

BUILDING	CONTR	AFTER OCCUP	STORIES	BLDG NO OF BLDG	TOTAL GROSS SF	GROSS SF PER BLDG	APARTMENT UNITS
TITLE	TYPE	INITIAL	NO	NO	TOTAL	PER BLDG	TOTAL
A - (10-24-PLEX)	VA	BR	R-1	3	40,000	13,333	72
B - (17-20-PLEX)	VA	BR	R-1	3/2	40,000	13,333	72
B - (17-16-PLEX)	VA	BR	R-1	3/2	40,000	13,333	72
C - (13-8-PLEX)	VA	BR	R-1	2	31,414	15,707	32
							TOT. UNITS: 71 786 37 400

USE	NO	AREA (SF)	NO	AREA (SF)
D - CLUBHOUSE	VB	13	B	1,146
E - EXERCISE	VB	13	B	1,146
F - POOL BATH	VB	13	B	1,146
G - MAINTENANCE	VB	13	B	1,146
H1 - GARAGES	VB	13	U-1	1,146
TOTALS 34 28,527 54,928				

ZONING
R1-6 CURRENT / PAD PROPOSED

PARKING
REQUIRED: 15 SPACES x (72) BR UNITS = +108
115 SPACES x (786) BR UNITS = +9136
2 SPACES x (32) S BR UNITS = +64
1 VISITOR UNITS (4000) = +400
TOTAL REQUIRED SPACES: = 9308

STANDARD NON-COVERED SPACES 332 (6 ACCESS) 45% OF TOTAL
COVERED GARAGE SPACES 60 (2 ACCESS) 8% OF TOTAL
COVERED CARPORT SPACES 340 (7 ACCESS) 47% OF TOTAL
TOTAL PROVIDED SPACES: = 732 (48% COVERED)

REQUIRED ACCESSIBLE PARKING 20% x 712 TOTAL = 142
STORAGE UNITS 37 PROVIDED (2 ACCESSIBLE)

DENSITY:
400 UNITS / 845,264 SF (94 A NET) = 206 UNITS/AC

APARTMENT SITE AREA:
GROSS SITE AREA = 811,337 SF (18.60 ACRES)
NET SITE AREA = 845,264 SF (19.4 ACRES)

OPEN SPACE:
TOTAL NET SITE AREA 845,264 SF 100%
TOTAL BUILDING PAD AREA 28,527 SF 3.4%
TOTAL PAVED AREA 291,000 SF 34.4%
TOTAL OPEN SPACE AREA REQD 70% OF NET AREA
20% x 845,264 = 169,053 SF
TOTAL OPEN SPACE AREA PROVIDED = 169,100 SF

PROJECT DATA

PROJECT SCOPE: A 400 UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMON USE AMENITIES

SITE LOCATION: 7005 N 103RD AVE AVONDALE AZ 85032

APN: 102-32-0008A

ZONING: R1-6 (CURRENT) PAD (PROPOSED)

OWNER: BRETT HEERS
LERVICK LLC
7700 E CAMELBACK SUITE 235
PHOENIX AZ 85016

ARCHITECT: ERIC MILLER ARCHITECT
3620 WYOMING NE SUITE 213
ALBUQUERQUE NM 87111
(505) 764-8550

CIVIL: KSE DESIGN GROUP, PLC
2525 W GREENWAY RD. SUITE 300
PHOENIX, AZ 85032
(602) 341-7001

STRUCTURAL: BINGHAM ENGINEERING CONSULTANTS LLC
13416 N 32ND ST SUITE 100
PHOENIX, AZ 85032
(602) 911-3033

MECHANICAL / PLUMBING: NP MECHANICAL INC.
5501 N 18TH AVE. SUITE 315
PHOENIX AZ 85015
(602) 745-6311

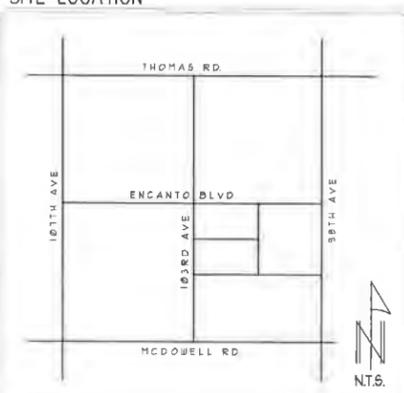
ELECTRICAL: NP ENGINEERS INC
3831 N 15TH AVE
PHOENIX AZ 85015
(602) 765-5595

LANDSCAPE: THE DESIGN ELEMENT
2211 E HIGHLAND AVE, STE 120
PHOENIX AZ 85016
(602) 373-5326

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE 6TH AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

SITE LOCATION



ERIC MILLER ARCHITECT
(505) 764-8550
3620 WYOMING BLVD. NE, SUITE 213
ALBUQUERQUE, NM 87111

AVALON APARTMENTS
ARIZONA
AVONDALE

DRAWN BY: LDM
DATE: 10-10-16
REVISIONS:

ARCHITECTURAL
A11
SITE PLAN

Tab C

NOTICE OF NEIGHBORHOOD MEETING



Dear Property Owner: You are invited to attend a neighborhood meeting by Mr. Benjamin Craft of Withey Morris, PLC in order to discuss a request for approval to rezone approximately 1.5 acres of vacant land from the current R1-6 Zoning District to the Planned Area Development (PAD) Zoning District for a new, 400-unit apartment project. The subject property is located at 2005 N. 103rd Avenue and is approximately 1,350 feet north of the northeast corner of 103rd Avenue and McDowell Road, behind the Gateway Pavillions commercial center. This luxury apartment project features resort-style amenities and adequate vehicular access from 103rd Avenue. The application number for this request is PL-16-0115.



Neighborhood Meeting
Tuesday, October 25, 2016
6:00 – 7:00 p.m.
Avondale Civic Center Library
11350 W. Civic Center Drive
(Zane Grey Room)
Avondale, AZ 85323

Please feel free to contact staff if you would like to learn more or provide input on this request.

Staff Contact: Rick Williams – 623.333.4018 or rmwilliams@avondale.org

Parcel Number	Owner Name	Mailing Address	City	State	Zip Code
102-31-001E	HARBOR PROPERTIES LLC	P O BOX 3666	OAK BROOK	IL	60522
102-31-007D	GONZALEZ JESUS A/GEORGINA G	2320 N 102ND DR	AVONDALE	AZ	85392
102-31-007F	HERNANDEZ JUAN ALFREDO	2307 N 102ND DR	AVONDALE	AZ	85323
102-31-007H	BUSTILLOS MANUEL J COSS	2333 N 102ND DR	AVONDALE	AZ	85392
102-31-008E	CHARLES J CRANE LIVING TRUST	10246 W ENCANTO BLVD	AVONDALE	AZ	85392
102-31-008F	CHARLES J CRANE LIVING TRUST	10246 E ENCANTO BLVD	AVONDALE	AZ	85392
102-31-008G	CHARLES J CRANE LIVING TRUST	PO BOX 206	TOLLESON	AZ	8-54E+08
102-31-008H	CHARLES J CRANE LIVING TRUST	PO BOX 206	TOLLESON	AZ	8-54E+08
102-31-023H	LOPEZ-LANDEROS HERIBERTO	2311 N 104TH DR	AVONDALE	AZ	85392
102-31-026B	WESTRIDGE CONGREGATION OF JEHOVAHS WITNESSES	10142 W ENCANTO BLVD	AVONDALE	AZ	85323
102-31-026C	BARNES GEORGE RAY LIVING REVOCABLE TRUST	10150 W ENCANTO BLVD	AVONDALE	AZ	85323
102-31-027B	TREVINO ROJELIO JR/RACHEL	10126 W ENCANTO BLVD	AVONDALE	AZ	85392
102-31-027C	GONZALEZ GUSTAVO JR	10106 W ENCANTO BLVD	AVONDALE	AZ	85392
102-31-027E	RICHARD AND LINDA RODRIGUEZ TRUST	10120 W ENCANTO BLVD	AVONDALE	AZ	85392
102-31-028G	SCHINDLER RODNEY A/BRENDA L	10308 W ENCANTO BLVD	AVONDALE	AZ	85392
102-31-028I	DOZAL ALEJANDRO I ALMEIDA/ALMEDIA ANNEL R	2326 N 103RD DR	AVONDALE	AZ	85392
102-31-028L	VILLA JOSEPH J/MARY GLORIA	10316 W ENCANTO BLVD	AVONDALE	AZ	85323
102-31-028T	BANK OF NEW YORK	2380 PERFORMANCE DR	RICHARDSON	TX	75082
102-31-029A	MAGEE FAMILY TRUST	2329 N 103RD DR	AVONDALE	AZ	85392
102-31-029C	PICKERING STEVEN W/MARIA S	2311 N 103RD DR	AVONDALE	AZ	85392
102-31-128	MARTINEZ ELEUTERIO/ALICIA	10402 W ALVARADO RD	AVONDALE	AZ	85323
102-31-129	ALMODOVAR GUSTAVO	2459 W CERRITOS AVE	ANAHEIM	CA	92804
102-31-130	NHARMONY INVESTMENTS LLC	21642 ROAD 14	CHOWCHILLA	CA	93610
102-31-131	GRIJALVA IRENE OFELIA	10414 W ALVARADO RD	AVONDALE	AZ	85392
102-31-132	L AND M HOME INVESTMENT 1200 LTD LIABILITY CO	P O BOX 9489	PHOENIX	AZ	85068
102-31-133	OLIBARRIA HERARDO JR	10422 W ALVARADO RD	AVONDALE	AZ	85392
102-31-134	NORD THOMAS/CINDY K	10426 W ALVARADO RD	AVONDALE	AZ	85323
102-31-135	CAMPBELL RENEE/JOHN	8233 N 47TH ST	OMAHA	NE	68152
102-31-136	FUENTES JAIME/ELIZABETH	2014 N 104TH DR	AVONDALE	AZ	85323
102-31-137	DAVID SIMON M/MARY ELIZABETH	2638 W VICTORIA DR	ALPINE	CA	91901
102-31-138	PEREZ AMANDA	2006 N 104TH DR	AVONDALE	AZ	85392
102-31-139	JENSEN CRAIG/NORMA	2002 N 104TH DR	AVONDALE	AZ	85392
102-31-140	LEDEZMA JOSE LUIS CORONA	1966 N 104TH DR	AVONDALE	AZ	85392
102-31-141	LA FAMILY TRUST	525 CRATER LAKE CT	SUNNYSVALE	CA	94087
102-31-142	TERAN YAZMIN AVENDANO	1958 N 104TH DR	AVONDALE	AZ	85392
102-31-143	LOPEZ ISABEL BEDOYA	1954 N 104TH DR	AVONDALE	AZ	85392
102-31-144	IHS PROPERTY PHOENIX LP	1325 N FIESTA BLVD	GILBERT	AZ	85233

102-31-172	PROFITTT CHARLES T	10425 WEST PALM LANE	AVONDALE	AZ	85392
102-31-173	HERRICK SEAN MICHAEL/NICOLE	10421 W PALM LN	AVONDALE	AZ	8.54E+08
102-31-174	PALM 10417 RENTAL LLC	4926 W LARIAT LN	PHOENIX	AZ	85083
102-31-175	BBC PARTNERS LLC	10430 W PINEAIRE DR	SUN CITY	AZ	85351
102-31-176	LOZA MARIA ANA	10409 W PALM LN	AVONDALE	AZ	85323
102-31-177	WILSON MICHAEL	1288 MARINASIDE CR NO 805	VANCOUVER	BC	V6Z 2W5
102-31-178	VANLUVEN WENDY	10404 W GRANADA RD	AVONDALE	AZ	85323
102-31-179	BENITEZ LUIS ANGEL BENITEZ	10408 W GRANADA RD	AVONDALE	AZ	85323
102-31-180	BECERRA ROSAICELA	10412 W GRANANDA RD	AVONDALE	AZ	85392
102-31-181	KURTH DEBORAH	10416 W GRANADA RD	AVONDALE	AZ	85392
102-31-182	HU JASON	10420 GRANADA RD	AVONDALE	AZ	85323
102-31-183	MARI YOUSEF SALEM SAD/JULIAT M	2061 N 107TH DR	AVONDALE	AZ	85392
102-31-208	OFFER PAD LLC	2212 E WILLIAMS FIELD RD SUITE 225	GILBERT	AZ	85295
102-31-209	NUNEZ DIANE	10421 W GRANADA RD	AVONDALE	AZ	85323
102-31-210	SHARP ANTHONY L	10417 W GRANADA RD	AVONDALE	AZ	85323
102-31-211	CHENG XUN	1247 E BAUTISTA RD	GILBERT	AZ	85297
102-31-212	MEKHAEL MALAK/PAUL	3535 TERRA BUENA	PHOENIX	AZ	85053
102-31-213	ARP 2014-1 BORROWER LLC	PO BOX 95997	LAS VEGAS	NV	89193
102-31-214	HELLO NEWMAN LLC	3 EXECUTIVE CAMPUS STE 400	CHERRY HILL	NJ	8002
102-31-215	KURY RAYED/LUBNA	1901 N 104TH AVE	AVONDALE	AZ	85323
102-31-216	LUGO ANTONIO C/GRACIELA	1905 N 104TH AVE	AVONDALE	AZ	85323
102-31-217	CASTILLO LUIS E	1909 N 104TH AVE	AVONDALE	AZ	85392
102-31-218	OXFORD PROPERTIES LLC	1575 SUMMIT AVE	CARDIFF	CA	92007
102-31-219	ORDUNO CYNTHIA R	1917 N 104TH AVE	AVONDALE	AZ	85392
102-31-220	VISOLO LEIDY	1921 N 104TH AVE	AVONDALE	AZ	85392
102-31-221	LUCAS PROPERTIES ARIZONA LLC	4142 W TIERRA BUENA	PHOENIX	AZ	85053
102-31-222	JERRY AND SHERYL ELWOOD FAMILY TRUST	12801 W HOLLY ST	AVONDALE	AZ	85323
102-31-223	LINDE DARLENE A	1933 N 104TH AVE	AVONDALE	AZ	85392
102-31-224	CALTABIANO FREDERICK A/NENITTA	1930 N 103RD LN	AVONDALE	AZ	85323
102-31-225	LE FIRST HOLDING LLC	416 WELDRICK RD EAST	RICHMOND HILL	ON	L4B 2M7
102-31-226	LAU FAMILY TRUST	2141 W CLEARVIEW TRL	ANTHEM	AZ	85086
102-31-227	BURKHART JOANNE	8720 W BUTLER DR	PEORIA	AZ	8.53E+08
102-31-228	HERNANDEZ ISRAEL AGUILAR/AGUILAR DANITZA	1914 N 103RD LN	AVONDALE	AZ	85392
102-31-229	RACHELS PATRICIA A	1910 N 103RD LN	AVONDALE	AZ	85323
102-31-230	ZHENG YUFENG	1906 N 103RD LN	AVONDALE	AZ	85392
102-31-231	INDERJIT FNU/THIRWANI DHARNA	1904 N 103RD LN	AVONDALE	AZ	85323
102-31-232	BUVALA KENNETH MICHAEL/PATRICIA ANN TR	2339 N 112TH AVE	AVONDALE	AZ	85323
102-31-233	MAHRISH NADER	12730 W HOLLYHOCK DR	AVONDALE	AZ	85392

102-31-234	LI JIAN	154 TRELIS LN	IRVINE	CA	92620
102-31-235	BELARANO OTHONIEL	10363 W GRANADA RD	AVONDALE	AZ	85392
102-31-236	CHARLEY JERRY L	10359 W GRANADA RD	AVONDALE	AZ	85323
102-31-237	LOPEZ CESAR/GARCIA NANCY A M	RIO NILO UNIT 2015 COL LOMAS DEL BLVD 640 W 640 S	CULIACAN		CP80110
102-31-238	BLAD BENJAMIN G/LAURA L	2339 N 112TH AVE	HURRICANE	UT	84737
102-31-239	BUVALA KENNETH MICHAEL/PATRICIA ANN TR	1905 N 103RD DR	AVONDALE	AZ	85323
102-31-240	CORRALES FERNANDO	14424 N 73RD LN	AVONDALE	AZ	85392
102-31-241	10909 N 103RD LLC	10514 W PASADENA AVE	PEORIA	AZ	85381
102-31-242	SHAO ZIHANG	180 N RIVERVIEW DR NO 150	GLENDALE	AZ	85307
102-31-243	HOPKINS BRYAN/MELESSA	1921 N 103RD DR	ANAHEIM HILLS	CA	92808
102-31-244	MIRANDA ELIAS	7712 23RD ST	AVONDALE	AZ	85392
102-31-245	SEVILLA DAVID T	1929 N 103RD AVE	GREELEY	CO	80634
102-31-246	ALDANA EDGAR R/MARIA E	7345 E ACOMA DR 304	AVONDALE	AZ	85323
102-31-247	AMERIHOME MORTGAGE INC	1937 N 103RD DR	SCOTTSDALE	AZ	85260
102-31-248	MERCER RICHARD D/NONGNOOCH TR	1941 N 103RD DR	AVONDALE	AZ	85323
102-31-249	SANDOVAL MANUELA	6617 N SCOTTSDALE RD STE 101	AVONDALE	AZ	85323
102-31-250	EMPIRE RESIDENTIAL OPPORTUNITY FUND IV LLC	1949 N 103RD DR	SCOTTSDALE	AZ	85250
102-31-251	SAM TERISA L	2001 N 103RD DR	AVONDALE	AZ	85392
102-31-252	NEVAREZ RICARDO	2005 N 103ND DR	AVONDALE	AZ	85392
102-31-253	DAHER MERANEY A	2009 N 103RD DR	AVONDALE	AZ	85323
102-31-254	SAENZ JAIME	10115 E BELL RD STE 107-232	AVONDALE	AZ	85392
102-31-255	ZAK VENT 3 LLC	20910 115TH AVE	SCOTTSDALE	AZ	85260
102-31-256	MOWATT GRAHAM	2021 N 103RD AVE	MAPLE RIDGE	BC	V2X 3M5
102-31-257	MERIDETH MICHAEL J	2025 N 103RD DR	AVONDALE	AZ	85323
102-31-258	CAMPOS JOSE MANUEL	2029 N 103RD DR	AVONDALE	AZ	85323
102-31-259	RUELAS LUIS G	2033 N 103RD DR	AVONDALE	AZ	85323
102-31-260	GARCIA MIGUEL DIAZ/DIAZ JUANA LETICIA	10350 W ALVARADO RD	AVONDALE	AZ	85392
102-31-261	CRICK ROY/MICHELE	1325 N FIESTA BLVD 103	AVONDALE	AZ	85392
102-31-262	2014-1 IH BORROWER LP	10358 W ALVARADO RD	GILBERT	AZ	85233
102-31-263	LUNA RAMON ACOSTA	10362 W ALVARADO RD	AVONDALE	AZ	85392
102-31-264	TEFFT GEORGE DANIEL JR/ODGERS TIFFANY LYNN	14419 W MCDOWELL RD SUITE E108	AVONDALE	AZ	85392
102-31-265	H & A DIAZ 3 LLC	10375 W ALVARADO RD	GOODYEAR	AZ	85395
102-31-266	TIEU TRAN	17518 N 84TH AVE	AVONDALE	AZ	85392
102-31-267	MURILLO RUDY/ELIZABETH	8665 E HARTFORD DR STE 200	PEORIA	AZ	85382
102-31-268	CAH 2014-1 BORROWER LLC	60100 NAVAJO RD	SCOTTSDALE	AZ	85255
102-31-269	WATNE RYAN PAUL	6354 BLACKHAWK DR	BEND	OR	97702
102-31-270	CARDINALE DOMINICK JR/ROSEANN	5509 NEW HAVOR COURT	GLENDALE	AZ	85308
102-31-271	KHALILOLLAHI YOUSEF/PHAM HEATHER		UNION CITY	CA	94587

102-31-272	NA RUSHENG/DONG XIAORONG	13759 W EARLL DR	AVONDALE	AZ	85392
102-31-273	CAMMACK ANNETTE	2016 N 103RD DR	AVONDALE	AZ	8.53E+08
102-31-274	ORTIZ MICHAEL ROLAND	2012 N 103RD DR	AVONDALE	AZ	85392
102-31-275	MALDONADO ELEUTERIO	2008 N 103RD DR	AVONDALE	AZ	8.54E+08
102-31-276	IRA SERVICES TRUST COMPANY(CUSTODIAN)	36325 N 98TH WY	SCOTTSDALE	AZ	85262
102-31-277	VASQUEZ DOLORES M/MOLINO DOROTHY J	11185 CANYON MEADOW DR	WHITTIER	CA	90601
102-31-278	RYLAND GROUP INC	8950 S 52ND ST STE 401	TEMPE	AZ	85284
102-31-279	VIDAL JORGE/MARIA DEL CARMEN	1944 N 103RD DR	AVONDALE	AZ	85323
102-31-280	MENDIBLES ALEX C/SELINA	1940 N 103RD DR	AVONDALE	AZ	85392
102-31-281	CAMPOS JAVIER JR/LIEVANA CLAUDIA	1057 ROY BLVD SOUTH	PETALUMA	CA	94954
102-31-282	OLSEN LISETT G	1926 N 103RD DR	AVONDALE	AZ	85392
102-31-283	NUNEZ JACINTO/MARTINA	1922 N 103RD DR	AVONDALE	AZ	85323
102-31-284	MORABITO FAMILY TRUST	921 S MCCCELLAND	SANTA MARIA	CA	93454
102-31-285	TRIGUEROS ROMANA G	2312 S GRANITE KST	DEMING	NM	88030
102-31-286	LOPEZ LETICIA	1910 N 103RD DR	AVONDALE	AZ	85323
102-31-287	SOLEMAN JENNIFER L	1906 N 103RD DR	AVONDALE	AZ	85392
102-31-288	CSH 2016-1 BORROWER LLC	8665 E HARTFORD DR SUITE 200	SCOTTSDALE	AZ	85255
102-31-289	BELMONTE MICHELLE	1909 N 103RD LN	AVONDALE	AZ	85323
102-31-290	TRAZ LLC	638 N 5TH AVE	PHOENIX	AZ	85003
102-31-291	BROWN FREDDY/ELOISA	5119 W DESERT AVE	AVONDALE	AZ	85339
102-31-292	ALVAREZ FELIX J III/MARY T	1921 N 103RD LN	AVONDALE	AZ	85323
102-31-293	MARICOPA RENTALS LIMITED PARTNERSHIP	215 - 2550 BOUNDARY RD	BURNABY	BC	V5M 3Z3
102-31-294	CHAVEZ HUMBERTO B	2220 N 78TH GLEN	PHOENIX	AZ	85035
102-31-295	SHWANI HABIB	1941 N 104TH AVE	AVONDALE	AZ	85323
102-31-296	CAMPOS OSCAR A/VICUNA MIRIAN G	1945 N 104TH AVE	AVONDALE	AZ	85323
102-31-297	RAF LA CORTA LLC	2913 70TH AVENUE SE	MERCER ISLAND	WA	98040
102-31-298	AVILES JUAN B/MARIA A/JUAN B JR	10383 W MONTE VISTA RD	AVONDALE	AZ	85323
102-31-299	GONZALEZ JOSE L/CARMEN	10379 W MONTE VISTA RD	AVONDALE	AZ	85323
102-31-300	PROGRESS RESIDENTIAL 2014-1 BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
102-31-301	HUYNH THANH/NGO VAN	10371 W MONTE VISTA RD	AVONDALE	AZ	85392
102-31-302	MANDY DALLAS L/ROBERTSON BETTY	10366 W MONTE VISTA RD	AVONDALE	AZ	85323
102-31-303	QUINN JORGE	10370 W MONTE VISTA RD	AVONDALE	AZ	85323
102-31-304	LIND DANE J/NADEZHDA I	10374 W MONTE VISTA RD	AVONDALE	AZ	85323
102-31-305	WONG AMY/VUONG ANGELA	139 FARALLONES ST	SAN FRANCISCO	CA	94112
102-31-306	FRIES TRUST	265 CHASE COURT	FREMONT	CA	94536
102-31-307	IBARRA GERARDO JR	2018 N 104TH AVE	AVONDALE	AZ	85323
102-31-308	AMERICAN RESIDENTIAL LEASING COMPANY LLC	PO BOX 95997	LAS VEGAS	NV	89193
102-31-309	LIU YE	2010 N 104TH AVE	AVONDALE	AZ	85392

102-31-310	VAZQUEZ MARTIN C/GOMEZ L/CARBAL FABIO LA L/M	2006 N 104TH AVE	AVONDALE	AZ	85037
102-31-311	BECKWITH BOB WILLIAM	2002 N 104TH AVE	AVONDALE	AZ	85323
102-31-312	CAH 2015-1 BORROWER LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
102-31-313	SCHARNOW BRENDA/MICHAEL G	16206 N BOTTLEBRUSH WY	FOUNTAIN HILLS	AZ	85268
102-31-314	LOPEZ DANIELA S	1950 N 104TH AVE	AVONDALE	AZ	85392
102-31-315	BACA ANGELINE M	1946 N 104TH AVE	PHOENIX	AZ	85323
102-31-316	ARIZONA RENTALS LLC	W21819 PLUM CREEK RD	INDEPENDENCE	WI	54747
102-31-317	SMITH MICHAEL H	25554 LONGFELLOW PL	STEVENSON RANCH	CA	91381
102-31-318	HOWERTON KENT G/ANDERSON LAQUITTA A	1951 N 104TH DR	AVONDALE	AZ	85323
102-31-319	CAH 2015-1 BORROWER LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
102-31-320	PEREZ IRENE	1959 N 104TH DR	AVONDALE	AZ	8.54E+08
102-31-321	NHARMONY INVESTMENTS LLC	1963 N 104TH DR	AVONDALE	AZ	85392
102-31-322	JACQUELINE K KOTAS LIVING TRUST	6876 HYDE PARK DR UNIT G	SAN DIEGO	CA	92119
102-31-323	MC GROUP LLC	35 W MAIN ST	MESA	AZ	85201
102-31-324	ANDERSON DAVID BRUCE/HEIDI LYNN	2007 N 104TH DR	AVONDALE	AZ	85323
102-31-325	CASTRO PROCOPIO	2011 N 104TH DR	AVONDALE	AZ	85392
102-31-326	DAMON ERIC WILLIAM/TATIANA L	5380 MEDICAL DR APT 408	SAN ANTONIO	TX	7.82E+08
102-31-329	HARBOR SHORES COMMUNITY ASSOC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
102-31-330	HARBOR SHORES COMMUNITY ASSOC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
102-31-331	HARBOR SHORES COMMUNITY ASSOC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
102-31-332	HARBOR SHORES COMMUNITY ASSOC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
102-31-333	HARBOR SHORES COMMUNITY ASSOC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
102-31-633	GONZALEZ JESUS/GUADALUPE CONSERVATORS	2320 N 102ND DR	AVONDALE	AZ	85392
102-31-979	AVENTURA APARTMENT OWNER LLC	ONE BOSTON PL SUITE 2100	BOSTON	MA	2108
102-31-980A	VILLAGE AT GATEWAY PAVILIONS LLC	2415 E CAMELBACK RD STE 600	PHOENIX	AZ	85016
102-32-002	ROOSEVELT IRRIGATION DISTRICT	103 W BASELINE RD	BUCKEYE	AZ	85326
102-32-003C	AVONDALE CITY OF	525 N CENTRAL AVE	AVONDALE	AZ	85353
102-32-003D	AVONDALE CITY OF	525 N CENTRAL AVE	AVONDALE	AZ	85353
102-32-003E	HARBOR PROPERTIES LLC	P O BOX 3666	OAK BROOK	IL	60522
102-32-008A	LERVICK L L C	2200 E CAMELBACK RD STE 235	PHOENIX	AZ	85016
102-32-008B	PENDERGRAST ELEMENTARY SCHOOL DISTRICT NO 92	3802 N 91ST AVE	PHOENIX	AZ	85037
102-32-010	HARKINS PHOENIX CINEMAS LLC	7511 E MCDONALD DR 2	SCOTTSDALE	AZ	8.53E+08
102-32-011A	INLAND WESTERN AVONDALE MCDOWELL LLC	PO BOX 9273	OAK BROOK	IL	60522
102-32-011B	GATEWAY AVONDALE LLC	15630 RISING RIVER PLACE NORTH	SAN DIEGO	CA	92127
102-32-012A	COSTCO WHOLESALE CORPORATION	999 LAKE DR STE 200	ISSAQUAH	WA	98027
102-32-017	INLAND WESTERN AVONDALE MCDOWELL LLC	PO BOX 9273	OAK BROOK	IL	60522
102-32-018	INLAND WESTERN AVONDALE MCDOWELL LLC	PO BOX 9273	OAK BROOK	IL	60522
102-32-019	INLAND WESTERN AVONDALE MCDOWELL LLC	PO BOX 9273	OAK BROOK	IL	60522

102-32-020A	INLAND WESTERN AVONDALE MCDOWELL LLC	PO BOX 9273	OAK BROOK	IL	60522
102-32-020B	GATEWAY PAVILIONS PARTNERS LLC	16240 S 25TH PL	PHOENIX	AZ	85048
102-32-079	PALMETTO GREENES LLC	10320 W MCDOWELL RD #D	AVONDALE	AZ	85392
102-32-080	PALMETTO GREENES LLC	10320 W MCDOWELL RD #D	AVONDALE	AZ	85392
102-32-081	P AND S REAL ESTATE INVEST LLC	10320 W MCDONWELL RD NO 5013-5014	AVONDALE	AZ	85232
102-32-082	P AND S REAL ESTATE INVEST LLC	10320 W MCDONWELL RD NO 5013-5014	AVONDALE	AZ	85232
102-32-083	PENA FINANCIAL SERVICES LLC	10320 W MCDOWELL RD	AVONDALE	AZ	85323
102-32-084	CRISPIN GALLARDO INSURANCE AGENCY INC	10320 W MCDOWELL RD STE E 5016	AVONDALE	AZ	85323
102-32-085	PROCLOAK SERIES III LLC	1000 N GREEN VALLEY PKWY SUITE 440 261	HENDERSON	NV	89074
102-32-086	SUNPOINT HOLDINGS LLC	6918 W MALDONADO RD	LAVEEN	AZ	85339
102-32-087	WEST VALLEY ISLAMIC CENTER	11417 W MONTE VISTA RD	AVONDALE	AZ	85392
102-32-088	WEST VALLEY ISLAMIC CENTER	11417 W MONTE VISTA RD	AVONDALE	AZ	85392
102-32-089	GATEWAY LLC	3443 W TWAIN CT	ANTHEM	AZ	85086
102-32-090	GATEWAY LLC	3443 W TWAIN CT	ANTHEM	AZ	85086
102-32-091	GATEWAY LLC	3443 W TWAIN CT	ANTHEM	AZ	85086
102-32-092	GATEWAY LLC	3443 W TWAIN CT	ANTHEM	AZ	85086
102-32-093	THERIAC ENTERPRISES OF AVONDALE LLC	5292 SUMMERLIN COMMONS WY	FORT MYERS	FL	33907
102-32-094	THERIAC ENTERPRISES OF AVONDALE LLC	5292 SUMMERLIN COMMONS WY	FORT MYERS	FL	33907
102-32-095	THERIAC ENTERPRISES OF AVONDALE LLC	5292 SUMMERLIN COMMONS WY	FORT MYERS	FL	33907
102-32-096	THERIAC ENTERPRISES OF AVONDALE LLC	5292 SUMMERLIN COMMONS WY	FORT MYERS	FL	33907
102-32-098	GATEWAY 103 LLC	5750 W THUNDERBIRD RD C300	GLENDALE	AZ	85306
102-32-099	GATEWAY 103 LLC	5750 W THUNDERBIRD RD C300	GLENDALE	AZ	85306
102-32-100	GATEWAY 103 LLC	5750 W THUNDERBIRD RD C300	GLENDALE	AZ	85306
102-32-112	DAAVE LLC	20118 N 67TH AVE UNIT 300-621	GLENDALE	AZ	85308
102-32-113	DAAVE LLC	20118 N 67TH AVE UNIT 300-621	GLENDALE	AZ	85308
102-32-114	LBBS LLC	16915 N 49TH WY	SCOTTSDALE	AZ	85254
102-32-115	3050 N LITCHFIELD RD LLC	12728 W SAN JUAN AVE	LITCHFIELD PARK	AZ	85340
102-32-116	GREENFIELD LLC	PO BOX 14136	SCOTTSDALE	AZ	85267

1,000-foot Property Owner Boundary Map for Notification

Assessor Paul D. Petersen
Maricopa County Assessor's Office

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Tab D

SIGN-IN

LERVICK, LLC

SOUTH OF SOUTHEAST CORNER OF 103RD AVE & ENCANTO BLVD
NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 25, 2016 – AVONDALE CIVIC CENTER LIBRARY – 11350 W. CIVIC CENTER DRIVE – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
11. <i>Matt & Jan Gale</i>	<i>2427 N-104th Ave.</i>	<i>480-559-7090</i>	<i>matygale@me.com</i>	
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				

*SUMMARY OF RELATED FACTS**APPLICATION PL-16-0115*

<i>THE PROPERTY</i>	
PARCEL SIZE	20.0 Gross Acres
LOCATION	2005 N. 103 rd Avenue
PHYSICAL CHARACTERISTICS	Mostly vacant, partial remains of former movie studio
EXISTING LAND USE	Mostly undeveloped residential
EXISTING ZONING	Single-Family Residential R1-6
ZONING HISTORY	City records indicate the current R1-6 Zoning has been in place since 1988
DEVELOPMENT AGREEMENT	There is no Development Agreement associated with this property.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Rio Vista Elementary School Zoned RR-43
EAST	Roosevelt Irrigation District Canal and then Avondale Live Zoned PAD
SOUTH	Gateway Pavillions Commercial Center Zoned PAD
WEST	103 rd Avenue then the Harbor Shores Single-Family Subdivision Zoned PAD

<i>GENERAL PLAN</i>	
The subject property is designated as High Density Residential 12-30 du/ac Target Density of 12 du/ac	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Pendergast Elementary and Tolleson Union High School
ELEMENTARY SCHOOL	Rio Vista Elementary School (K-8)
HIGH SCHOOL	Westview High School

STREETS

103rd Avenue

Classification	Local Collector
Existing half street ROW	20 feet
Standard half street ROW	40 feet
Existing half street improvements	1.5 traffic lanes, curb, gutter, sidewalk, landscaping and streetlights.
Standard half street improvements	1.5 traffic lanes, curb, gutter, sidewalk, landscaping and streetlights.



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project:	<u>Avalon Apartments PAD; Case PL-16-0115</u>	Planner:	<u>Rick Williams</u>
Request:	<u>Allow for a (400) unit apartment project</u>	Acreage:	<u>+/- 20 acres</u>
Existing Zoning:	<u>R1-6</u>	Density Allowed:	<u>6,000 sq.ft./net site area</u>
Proposed Zoning District:	<u>PAD</u>	Density Allowed:	<u>(1 unit/2,112 sq.ft. of net site area)</u>

Please review the attached application, complete, complete one box below, and return with this form by the following date:

- The District and the applicant have entered into an agreement to provide or help provide adequate school facilities.
- The District is currently working with the developer to provide or help provide adequate school facilities.
- The District has adequate capacity or will have adequate capacity based on an agreement with the applicant.
- The District does not currently have the capacity to accommodate the increased density proposed.

Date Reviewed: 11-10-16 District Superintendent Name: Dr. Lily Matos DeBlieux

Phone #: 623-772-2206 Signature: 

E-mail: ldeblieux@pesd92.org

School District: Pendergast Elementary School District

Upon a complete review of the application the request will be presented to the Planning Commission and City Council at a public hearing.

Please return form to:

City of Avondale
 Development & Engineering Services Department
 Planning Division
 11465 W. Civic Center Drive, Ste 110
 Avondale, AZ 85323-6804