

**GOAL 8:**

*Support mixed-use land use patterns that increase transit and pedestrian oriented development within specific and appropriate areas of the City.*

**POLICIES:**

- A. Plan for future commuter rail adjacent to MC-85/Main Street/Buckeye Road.
- B. Encourage mixed use areas to be vertically integrated developments comprised of residential, retail, dining, office, and entertainment/recreational uses in order to promote pedestrian activity.
- C. Take alternative methods of transportation, including transit, bus, and walking into account when considering all proposals for development.

**2012 PLAN MAP LAND USE CATEGORIES**

The 2012 Plan Land Use Map fulfills the requirements of ARS §9-461.05 to designate the proposed distribution and location and extent of such uses of the land for housing, business, industry, agriculture, aggregate, recreation, education, public buildings and grounds, open space, and other categories of public and private uses as may be appropriate to the municipality. **The land uses shown on the 2012 Plan map do not change existing zoning, and the 2012 Plan Land Use Map is not a zoning map.** Zoning, which is regulated by ordinance, is an implementation tool of 2012 Plan. Zoning addresses the exact density and intensity of development, setbacks, site design, parking, open space, and other issues pertinent to the development of a specific site. By law, all requests for rezoning must conform to the 2012 Plan. **Adoption, re-adoption, and amendments to the 2012 Plan do not change the current zoning of property.**

The land uses shown on the 2012 Plan Land Use Map are not intended to reflect every existing and planned land use in Avondale. They are intended to portray the overall character of development for the City and generally reflect existing and planned land uses. The land use categories shown on the Land Use Map and described below meet the requirements of ARS §9-461.05 by establishing the standards of population density and building intensity recommended for the various land uses covered by the 2012 Plan.

All public facilities existing at the time of adoption of this 2012 Plan are identified on the Land Use Map. **As the City continues to grow, there will be a need for new public facilities and such City-owned facilities may be located in any land use category.** Public facilities include parks, schools, electric substations, wells, City-owned and operated water and wastewater treatment plants, police and fire stations, equipment and vehicle maintenance yards and refueling facilities, administrative buildings, landfills, transfer stations, and other public uses. Consideration will be given to the surrounding land uses prior to locating any of these uses within the City.

The land use categories described below fall under five general headings, which organize Avondale's land uses based on specific development type, and our Guiding Principles found within this Plan. These categories are presented below:

### *Residential (Neighborhoods as a Foundation)*

A range of residential land use categories is provided in order to allow for different types of housing throughout the community. The residential densities shown on the land use plan map are based on existing development or the suitability of a location for future development.

It is important to note that the maximum density ranges are not to be viewed as entitlements or guarantees. The appropriate density will be determined by a multitude of factors: existing and planned adjacent developments; infrastructure to include streets, parks, and schools; provisions for public transit services and facilities, neighborhood interaction and sustainability - its walkability, design, amenities, active and passive dedicated open space, and the overall character of the area proposed that includes energy efficient design and promotes a healthy and livable community. All factors stated above should be considered and integrated to increase densities above the target.

▶ **Rural Low Density Residential** (up to 1 DU per acre, Target Density = 0.2)

Rural low density is residential land that will not exceed a density of one single-family detached dwelling unit per acre. This type of development promotes a rural lifestyle where horse privileges or livestock may be a part of the character. Churches, parks, equestrian trails, open spaces, working farms, community gardens, and public facilities are permitted in this land use category.

▶ **Estate/Low Density Residential** (up to 2.5 DU per acre, Target Density = 1)

Estate/Low Density is residential land that will contain densities that range between 1 to 2-1/2 single-family detached dwelling units per acre. These residences are typically large, detached estate or executive-type homes of one or two stories with significant privacy and open space that reside among open areas, near the panoramic views of the Estrella Mountains and the Gila River, and seek an equestrian lifestyle. Churches, parks, equestrian trails, open spaces, community gardens, and public facilities are permitted in this land use category.

▶ **Medium Density Residential** (2.5 to 4 DU per acre, Target Density = 2.5)

Medium Density is residential land that will contain densities that range from 2.5 to 4 single-family dwelling units per acre. This land use category provides for a suburban lifestyle with planned detached single-family residential communities with larger setbacks and neighborhood facilities. Churches, parks, trails and other open space amenities, and public facilities are permitted in this category.

▶ **Medium/High Density Residential** (4 to 12 DU per acre, Target Density = 8.0)

Medium/High Density is residential land that will contain densities that range from 4 to 12 dwelling units per acre and should include a combination of single-family attached, detached, and townhomes, or condominiums, patio homes, casita housing choices. The variety of housing choices a specific development should be in a planned and clustered setting unique to Avondale with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities. This level of intensity should promote a village environment with easy access to services and recreation. Churches, parks and open spaces, and public facilities are permitted in this land use category.



▶ **High Density Residential** (12 to 30 DU per acre, Target Density = 12)

High density is residential land that will contain densities up to 30 dwelling units per acre. These residences have limited private outdoor space and rely on shared or common open space for recreation. Patio homes, apartments, condominiums or townhomes are suitable for this land use. These residences may be part of a mixed-use development, master planned community, and have direct access to open space, transit or other multi-modal amenities. This level of intensity should promote a village environment with easy access to services, business and recreation.

*Transit Oriented Development (Community Mobility)*

The Transit Oriented Development (TOD) land use categories accommodate the full range of urban development that include a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation. These land uses have been identified to further City efforts to reduce household driving, lower regional congestion, expand mobility choices that reduce dependence on the automobile, and accommodate more healthy and active lifestyles.

▶ **Urban Residential** (30+ DU per acre)

Urban Residential is residential land that will contain more than 30 dwelling units per acre. These residences are both attached and stacked, and may be part of a mixed-use development. Parking is provided underground or structured (e.g. tuck-under). This level of intensity should provide direct access to nearby open space, a transit stop, and/or other multi-modal amenities. Close proximity to employment, shopping, and entertainment will encourage interaction and create an urban environment.

▶ **Urban Commercial**

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

▶ **Mixed Use**

Land-use for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development includes: reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities.

▶ **High Intensity Office**

The High Intensity Office land use category allows for high-rise office. Retail, restaurant, and service uses located at the street level are allowed if limited to 5% of the total floor area of a project. Office developments should be located at visible locations adjacent to freeways or within walking distance to transit stops with extraordinary site, building, and landscape design. Parking will be structured and plazas and open spaces will be provided for use of employees and visitors to the development.

## *Commercial (Economic Vitality)*

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

### ▶ **Sports and Entertainment**

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

### ▶ **City Center**

Land use category to accommodate the more intense use of the I-10 Freeway and Avondale Boulevard. This category is planned as a pedestrian-oriented district with tree-lined streets, shops on the ground floor, and small plazas and parks. Land uses include Gateway Employment, Employment Mixed Use, Residential Mixed Use, Neighborhood Commercial, and Townhouse Residential further defined in the City Center Specific Plan.

### ▶ **Freeway Commercial**

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

### ▶ **Local Commercial**

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

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



► **Historic Avondale District**

The Historic Avondale District is the “heart” of the Avondale community. Land uses within this business core permit and promote a vibrant mix of residential and nonresidential uses, but require retail, service, or office uses on all street level floors to promote a pedestrian oriented environment. Unlike modern shopping centers in Arizona, this area has a human richness derived from its history, families, friends, and neighbors who live nearby, and many within walking distance.

*Employment (Economic Vitality)*

The employment land use categories accommodate five types of development to allow for varying scale and intensity of uses. The five types are characterized by regional employment developments, corporate headquarters, office development, campus style business parks, and manufacturing.

► **Office/Professional**

The office land use category allows for professional office and medical office services/practices associated with hospitals and niche medical industries, such as sports medicine, physical therapy, and associated office support services that are generally quiet with moderate traffic volumes. Office sites are to be integrated through design with adjacent residential developments. Typical office developments have their own access and circulation, identification signs, and landscaping. Developments with more than one building share a common architectural and landscape theme to include identification signs, covered parking and driveways with pedestrian amenities and shaded outdoor areas.

**Medical**

Medical use, such as a regional hospital, is identified in the commercial and office land use categories. A symbol is used to identify more specific uses within this category on the existing land use map, such as the Phoenix Children’s Hospital location.

► **Corporate Park**

The Corporate Park land use category is intended to attract major corporations to the foothills of the Estrella Mountains on land overlooking the Gila River. This area includes mid-rise story buildings located north of the Gila River and requires a unified architectural theme that blends with the natural environment of the Sonoran Desert.

► **Business Park**

The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

### ► Industrial

The industrial land-use category is intended provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses.

## *Physical Environment (Environmental Stewardship and Sustainable Systems)*

The physical environment land use categories accommodate three types of development to allow for varying open space opportunities for the residents of Avondale. The four types are characterized by both active and passive recreational opportunities. Increasing access to open space amenities is an important healthy community strategy to increase physical activity; connectivity is critical when supporting this notion.

### ► Open Space and Parks

Land primarily used for City parks, Estrella Mountains, and rivers and corridors designated for public enjoyment in the Parks and Recreation Master Plan. Open space is planned to set aside areas of active and passive recreation for Avondale residents and to preserve areas of critical natural habitat. Open space areas are also designated for wildlife watching areas, birding, eco-tourism, conservation, and preservation of riparian areas on floodplains adjacent to the Gila River. Parks and open space allocations will be implemented as a component of development approvals as urbanization and development occurs. Watercourse areas identified on the land use map as open space to include the Agua Fria River, Gila River, Crystal Gardens Reclamation Facility, and prior aggregate sites may be used for outdoor recreation and preservation of natural resources. In the case of private land designated as open space, if no other agreement exists between the landowner and the City of Avondale, development of up to one dwelling unit per gross acre is allowed.

#### **Aggregate Land Use**

Land use category that encompasses all existing sand and gravel/mining operations in the City of Avondale. This category also identifies broad areas that may contain commercial quantities of aggregates subject to approval through the Special Use District permitting requirements. These locations are identified on the Land Use Map to provide proper disclosure to the public.

## *Public Recreational*

Land primarily used for active or passive recreation or cultural activities, which do not qualify as open space due to significant site infrastructure, such as a recreation or teen center, visitors center, museum/heritage center, community garden, or wildlife center. A symbol is used to identify the land use potential for these specific uses within this category on the existing land use map.

### ► Gila River Scenic District

The Gila River Scenic District provides for a pedestrian-oriented and environmentally focused low impact development that lends itself to recreational opportunities and equestrian opportunities due to its proximity to the Base and Meridian Wildlife Area and the Tres Rios Greenway. Limited commercial and ecotourism development or outdoor businesses are permitted that enhance the area as a tourist stop for outdoor enthusiasts. Boat houses, visitor centers, or wildlife centers are also permitted in this category.



### *Public Facilities (Healthy Community)*

The public facilities land-use categories accommodate two types of development to allow for a varying scale of services for the community. The two types are characterized by direct city services and the need to create a well-educated community and workforce.

#### ▶ **Public/Civic**

The Public/Civic land use category provides for a variety of civic, public, and quasi-public facilities for the health, safety, and welfare of the residents. Types of uses found in this category include City government facilities, police and fire stations, community centers, libraries, water and wastewater treatment facilities, well sites, substations, and other public facilities.

#### ▶ **Education**

Land use that provides for public and private schools and their associated uses (playgrounds, ball-fields, performing art centers, gymnasiums, etc.), colleges, such as Estrella Community College, and universities.

### *Development Corridor Emphasis Areas*

#### ▶ **Avondale Boulevard Employment and Commercial Corridor**

Avondale Boulevard is recognized as a major corridor for employment and commercial land uses. It is the City's desire to recruit and direct attractive and unique development into this corridor to make it a place of destination. Developing this area into a destination can provide the business, shopping, entertainment, residential, community, social and cultural elements that attract a full range of market and community oriented interests that will serve the existing and future residents of the region. Because of the importance of this corridor, it is expected that the site design, architecture, and landscaping should be of the highest quality and developed in a planned manner.

#### ▶ **Growth Area**

This land-use category indicates areas of intense employment, retail or mixed uses supported by high-volume transportation infrastructure and superior access.

#### ▶ **Resort**

Land use that indicates the potential for tourism and resort development related to the Phoenix International Raceway and the Estrella Mountains. A symbol is used to identify the desired location for resort development on the General Plan Land Use Map.