



The meeting will begin at 7:00 p.m.



City of Avondale

**Festival Fields
Phase II**

**Outstanding Facility Award
Populations 10-100,000**



Avondale

Naming of Park at Alamar

City Council Meeting

August 24, 2020

City of Avondale
Alamar

Community Park

- City of Avondale 40 Acre Regional Community Park funded by the City of Avondale cooperatively with Brookfield
- This expansive green space, complete with public amenities, will serve as south Avondale’s social hub connecting City residents, their guests and visitors year round.
- Expected to become one of Avondale’s most popular public venues for hosting large events, concerts, recreational competitions, company picnics and popular programming
- Will be developed in several phases starting in 2020
- Core amenities currently include:
 - o Shade Ramadas
 - o Tennis Courts
 - o Multi-purpose Ball Fields
 - o Dog Park
 - o Shaded Play Areas
 - o Lake
 - o Basketball Court



KEYNOTES

- 1 HELLO WALK
- 2 SOCCER/MULTI-USE FIELD
- 3 MAINTENANCE FACILITY
- 4 DOG PARK
- 5 GREAT LAWN
- 6 EVENT LAWN
- 7 LITTLE LEAGUE BASEBALL FIELD
- 8 AMPHITHEATER
- 9 LAKE
- 10 FLOATING DOCK
- 11 SPLASH PAD
- 12 TENNIS COURTS
- 13 PICKLEBALL COURTS
- 14 BASKETBALL COURTS
- 15 ADULT EXERCISE COURT
- 16 PLAY AREA
- 17 CENTRAL PLAZA
- 18 RESTROOM BUILDING
- 19 CORPORATE RAMADA
- 20 RAMADA
- 21 PARKING
- 22 PUMP HOUSE
- 23 GARDEN
- 24 DECOMPOSED GRANITE DRIVE

Ad Hoc Committee

- Parks & Recreation
- Development & Engineering Services
- Marketing



Process

- Solicited names from the committee, Parks & Recreation Advisory Board and City Council
- Received 20 names for consideration
- Staff voted via online poll for up to five names
- Reduced list to top four names



Process

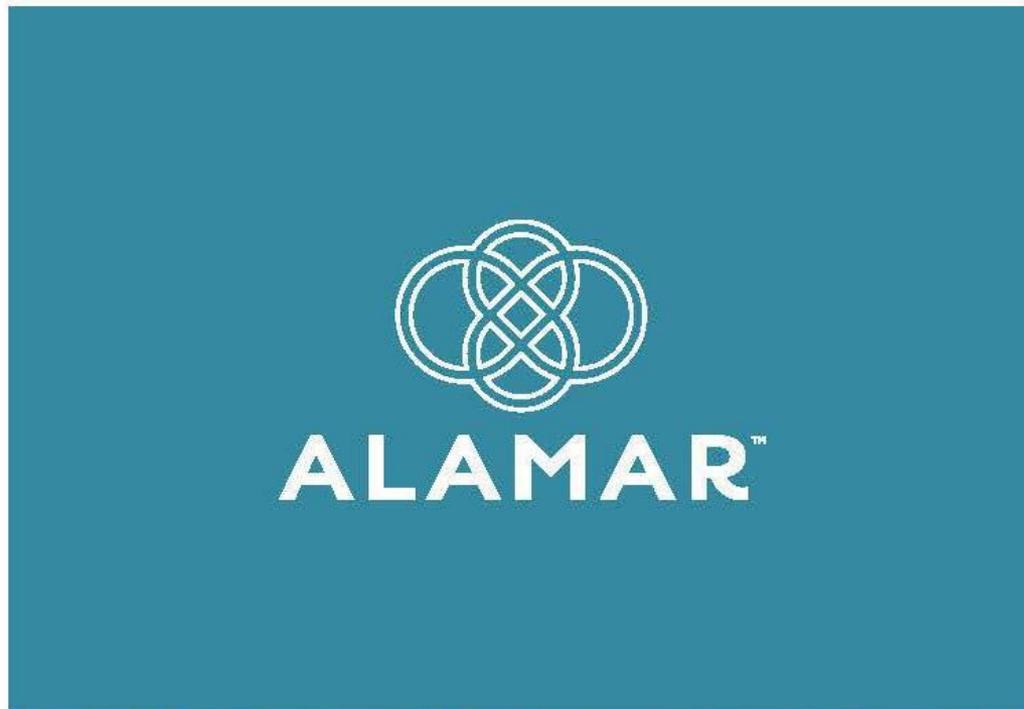
- The top four names forwarded to the Parks & Recreation Advisory Board were:
 - 1. Agua Fria Foothills Park
 - 2. Alamar Park
 - 3. Lakin Ranch Park
 - 4. Meridian Park



THE
Alamar Name

The Alamar Knot was a symbolic knot worn on a horse's chest to signify they had graduated to become a finished bridle horse

The name and distinct logo design honor [Avondale](#) and the West Valley's longstanding ranching and agrarian history and culture



Recommendation

- The Parks and Recreation Advisory Board recommends adopting “Alamar Community Park” as the formal name for the new community park in the Alamar development.



Questions?





Avondale

Avondale Automall / EchoPark Automotive

Major Planned Area
Development Amendment &
Conditional Use Permit
Applications PL-20-0119 & PL-20-0120

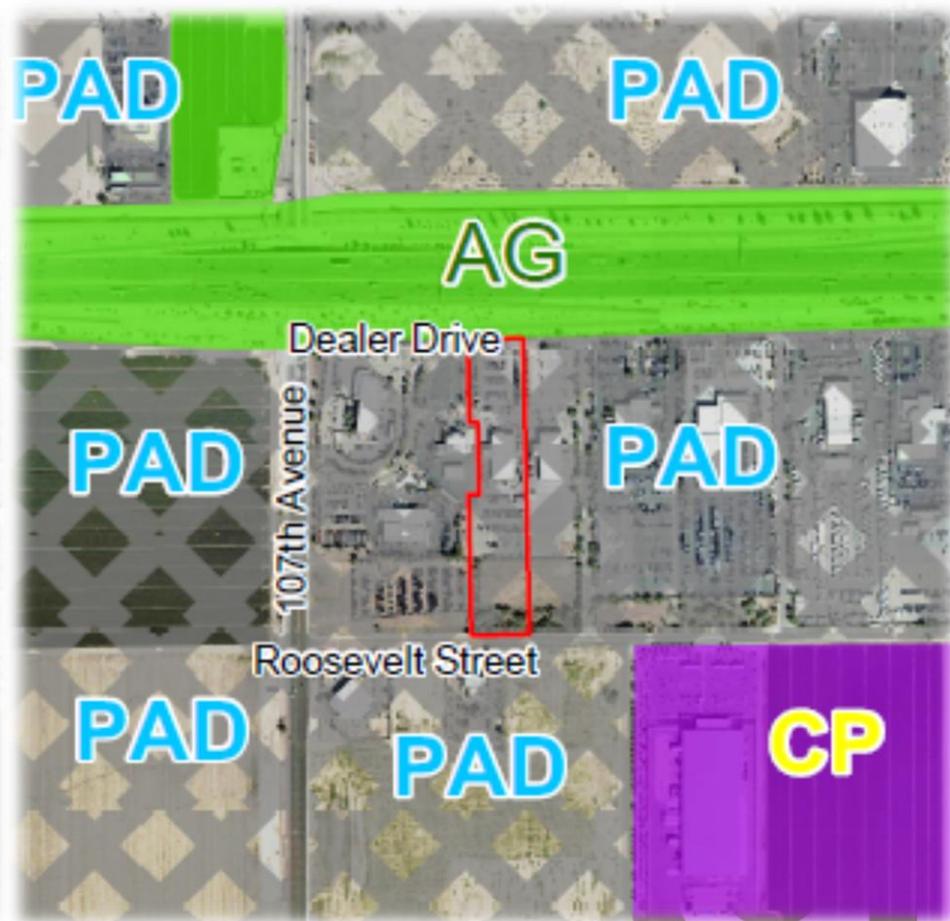


***City Council Meeting
August 24, 2020***

Purpose

- Review a proposed Major Planned Area Development (PAD) Amendment & Conditional Use Permit (CUP) applications for an EchoPark Automotive dealership to be operated within Avondale Automall
- Conduct separate public hearings for each item and take appropriate action

Location and Zoning



AGENDA ITEM 5B & 5C
THIS ITEM IS A PUBLIC HEARING
PLEASE EMAIL CITYCLERK@AVONDALEAZ.GOV TO SUBMIT A PUBLIC COMMENT



Aspiring. Achieving. Accelerating.

PL-20-0119 Request

- Major Amendment to the Avondale Automall PAD
- To conditionally permit one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times
- Subject to CUP
- Single 6.02 net acre property
- Vacant for ~14 months
- Uses and development standards to adhere to the existing PAD



PL-20-0120 Request

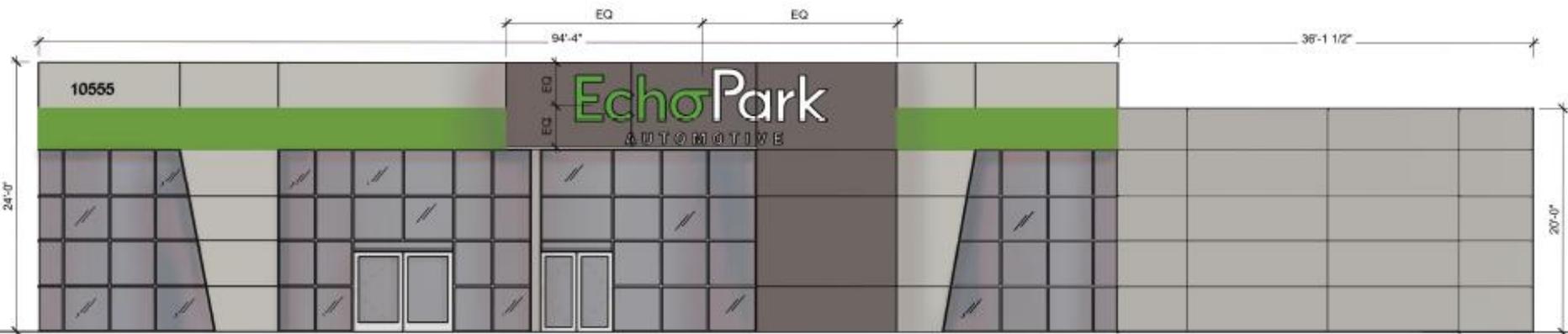
- CUP allows for the legal operation of one (1) automotive dealership selling used vehicles only, as described in PL-20-0119
- EchoPark Automotive – automotive retailer specializing in sales of nearly new, pre-owned vehicles. (Used vehicles only)
- Associated improvements to the subject building and property – reviewed and approved via Site Plan and Design Review permit, following approval of CUP



PL-20-0120 Request Cont.

- 1,083 s.f. addition to 17, 960 s.f. building
- Construction of detached 1,809 s.f. car wash
- New driveway proposed at Roosevelt Street
- Southern portion of the property (~60,000 s.f.) to be paved for both employee and additional inventory parking
- Proposed retail hours of operation: 9:00 A.M. to 10:00 P.M. (Monday through Saturday)

PL-20-0120 Request



Analysis – PAD Amendment

- The proposed Amendment is in conformance with the General Plan 2030 Land Use Map
- The proposed Amendment is in conformance with The Freeway Corridor Specific Plan
- The proposed Amendment will result in compatible land use relationships
- Adequate public infrastructure to support development in the Avondale Automall PAD presently exists

Analysis - CUP

- Consistent with GP Land Use Map designation & furthers objectives for development in Freeway Corridor Specific Plan
- Compatible with and not detrimental to surrounding uses
- Proposed site plan meets all City requirements (parking, setbacks, landscaping, etc.)
- Site has appropriate access to streets
- Adverse effects mitigated through conditions of approval

Public Participation/Notice

- Notification of owners subject to request by certified mail – July 23, 2020
- General public notifications completed: Site Postings, Legal Advertisements in Arizona Republic, 1000-foot mailing
- Neighborhood Meeting – June 30, 2020
 - 7 participants outside of City staff & applicants
- aVOICE: 1 comment in support

Recommendation

AGENDA ITEM 5B - PUBLIC HEARING:

Motion to adopt Ordinance 2024-0820, approving Application PL-20-0119 Avondale Automall Major PAD Amendment, subject to one (1) recommended condition of approval as listed in the Staff Report.

AGENDA ITEM 5C - PUBLIC HEARING:

Motion to approve Application PL-20-0120, approving a Conditional Use Permit, within the Avondale Automall PAD zoning district, subject to three (3) recommended conditions of approval as listed in the staff report.



**** PL-20-0119 must be approved in order for PL-20-0120 to be approved****

Separate public hearings and separate motions required



Avondale

Entrada

Annexation

Application PL-19-0227

Rezoning from RR-43 and R1-6 to PAD

Application PL-19-0201

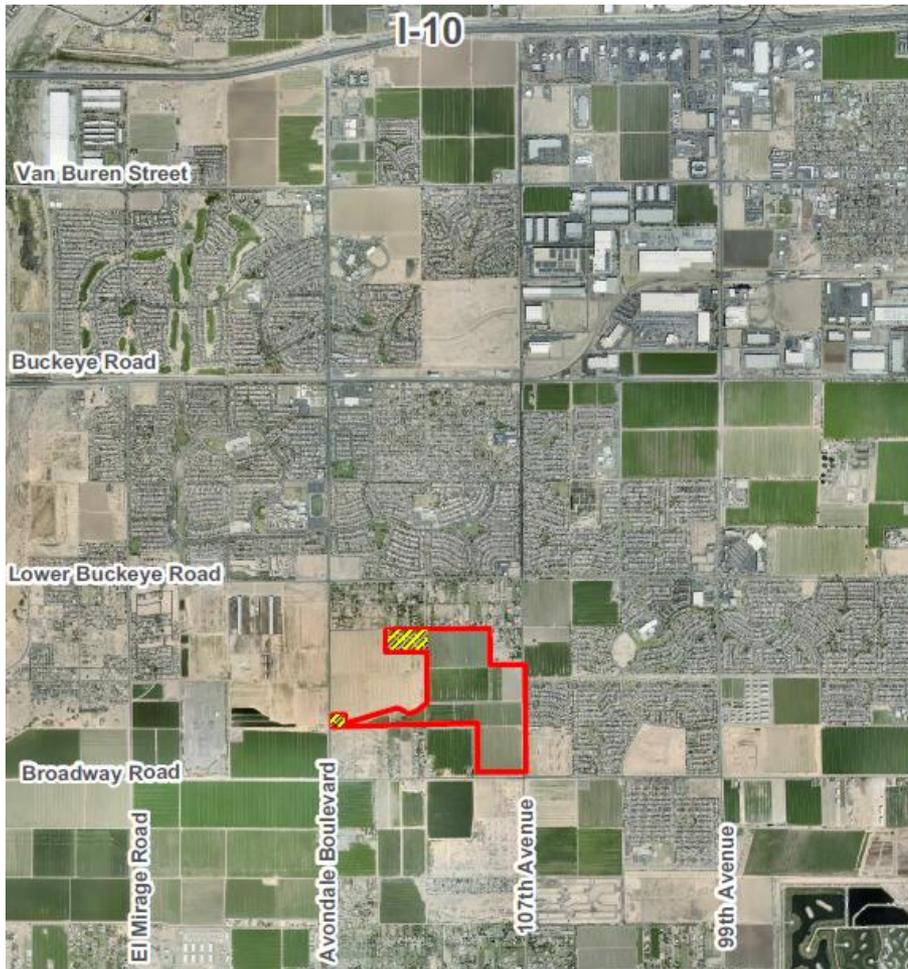


***City Council Meeting
August 24, 2020***

Purpose

- Review a proposed annexation of 203.86 acres, conduct a public hearing, and adopt an Ordinance approving the annexation
- Review a proposed rezoning of 185.55 acres from Rural Residential (RR-43) and Urban Residential (R1-6) to Planned Area Development (PAD) for Entrada, conduct a public hearing, and adopt an Ordinance approving the rezoning

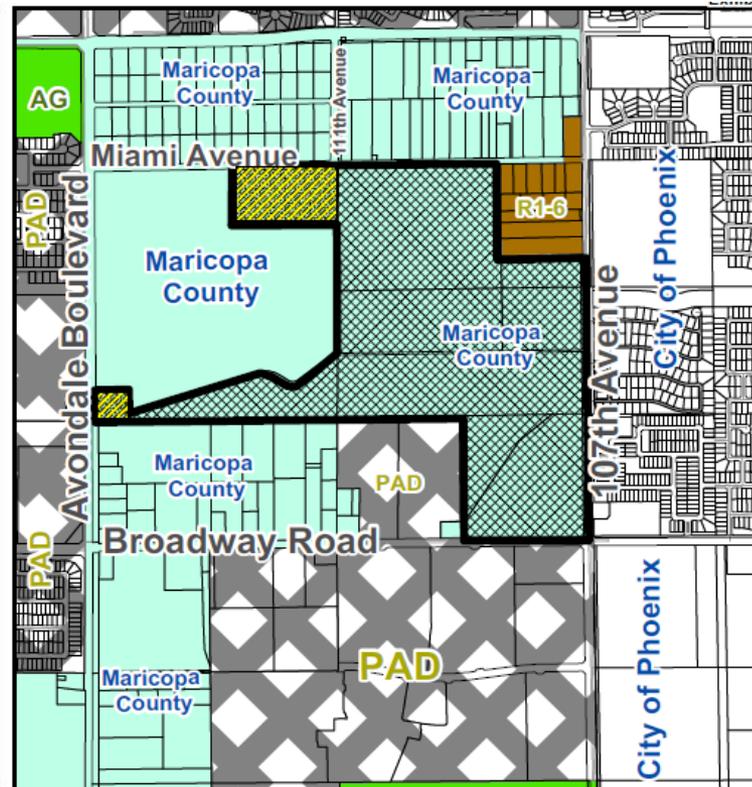
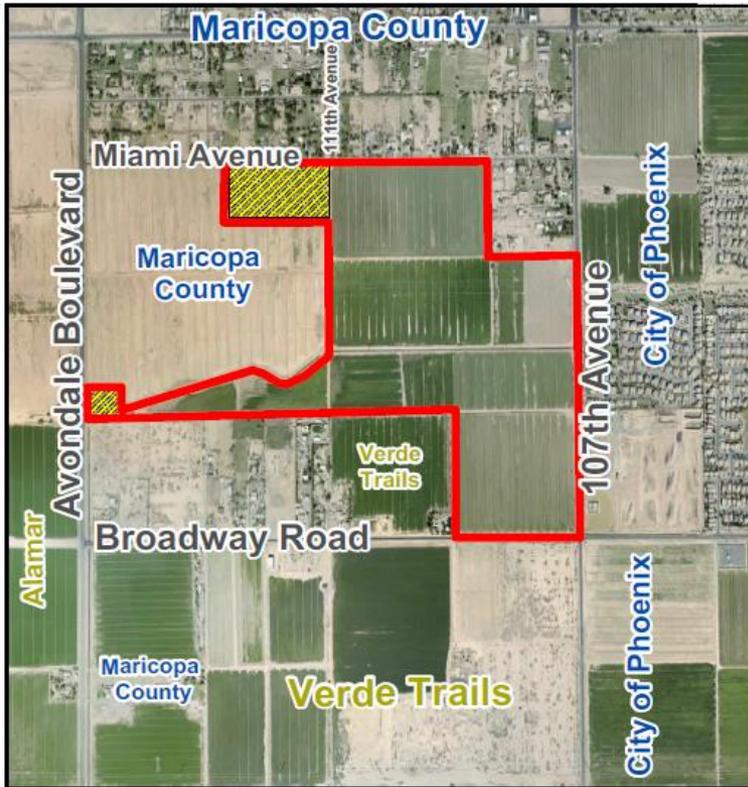




- 203.86 acres (Annexation)
- 185.55 acres (Rezoning)
- R1-6/RUPD & Rural-43 County Zoning
- Upon annexation will become R1-6 & RR-43 City Zoning

Note: Yellow hatching indicates property included in annexation but not in rezoning request

AGENDA ITEM 5D & 5E
THIS ITEM IS A PUBLIC HEARING
PLEASE EMAIL CITYCLERK@AVONDALEAZ.GOV TO SUBMIT A PUBLIC COMMENT



Aerial Photograph



Subject Property



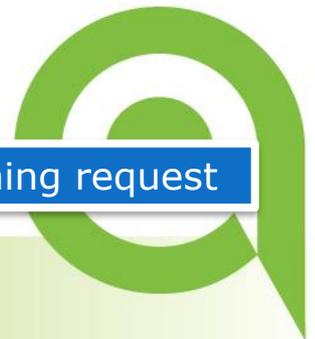
Zoning Vicinity Map



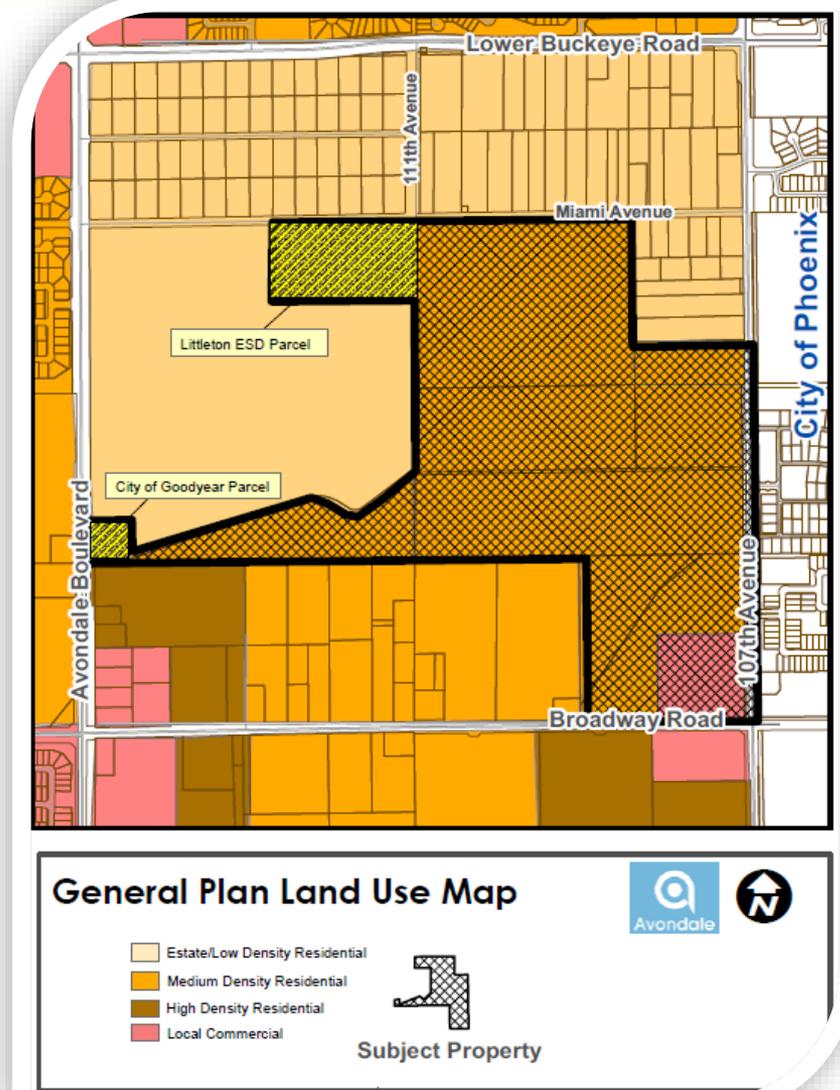
Subject Property



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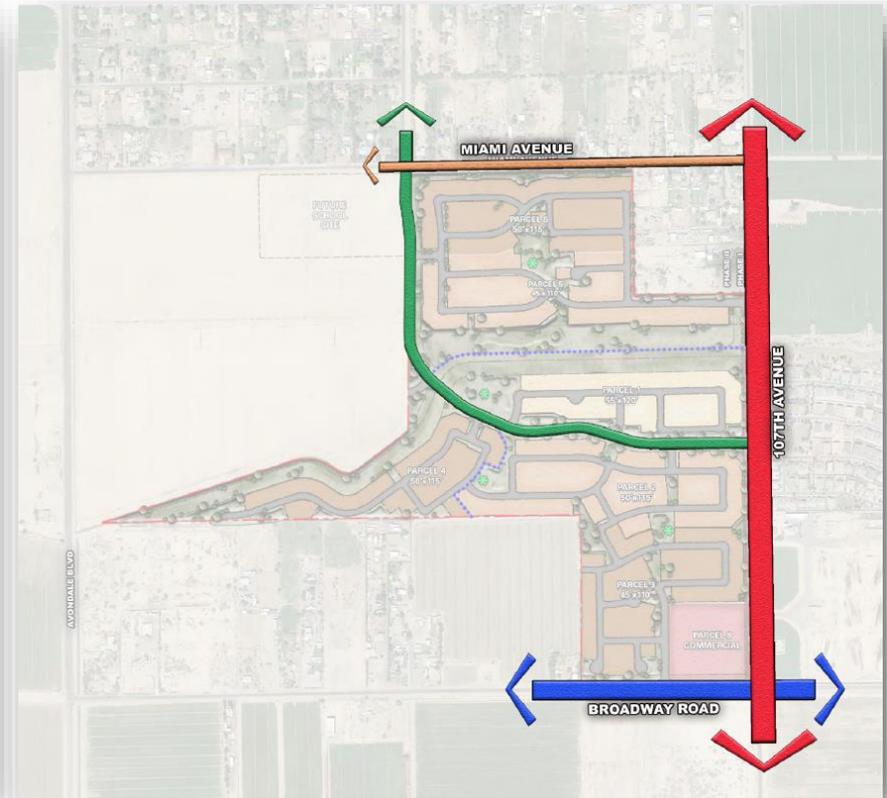
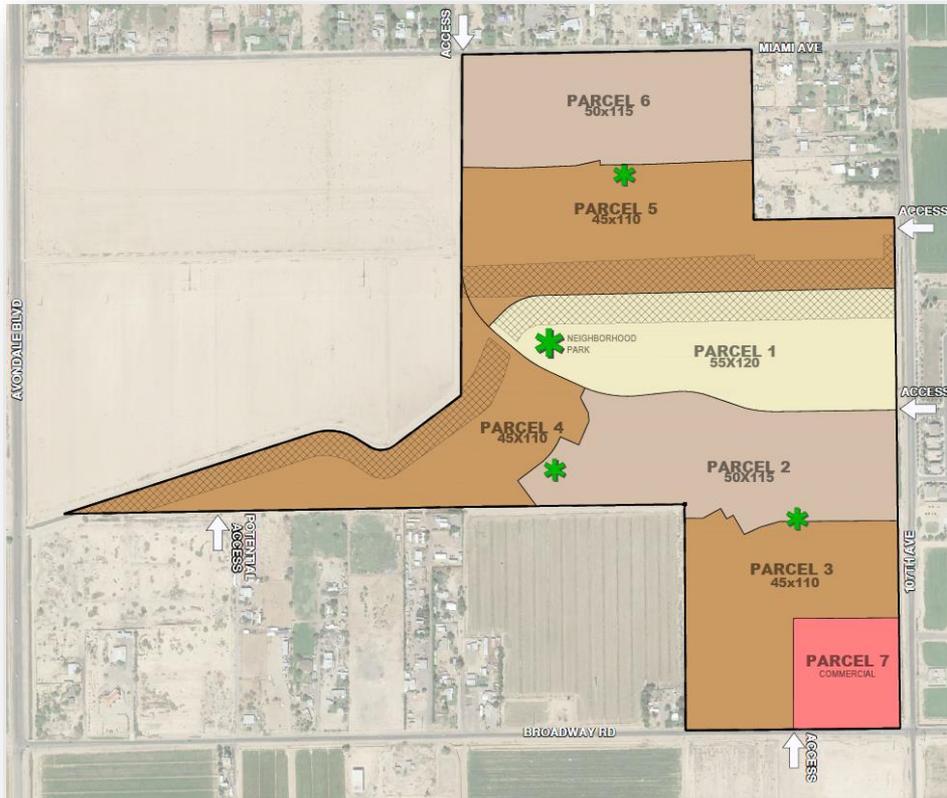


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PICKLEBALL COURTS



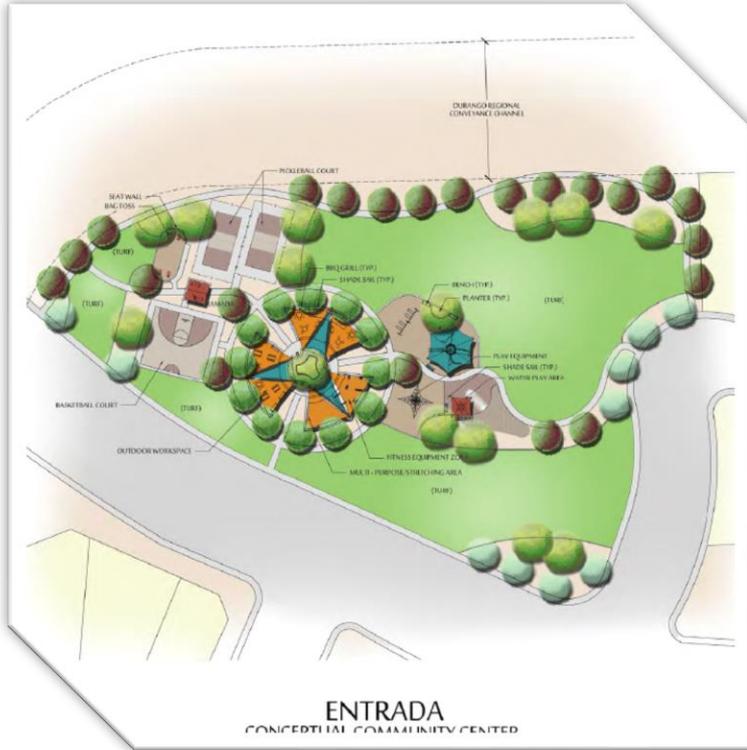
FITNESS EQUIPMENT ZONE



LARGE BBQ GRILL/GATHERING AREA



AGENDA ITEM 5D & 5E
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OUTDOOR WORKSPACE - WIFI CONNECTED



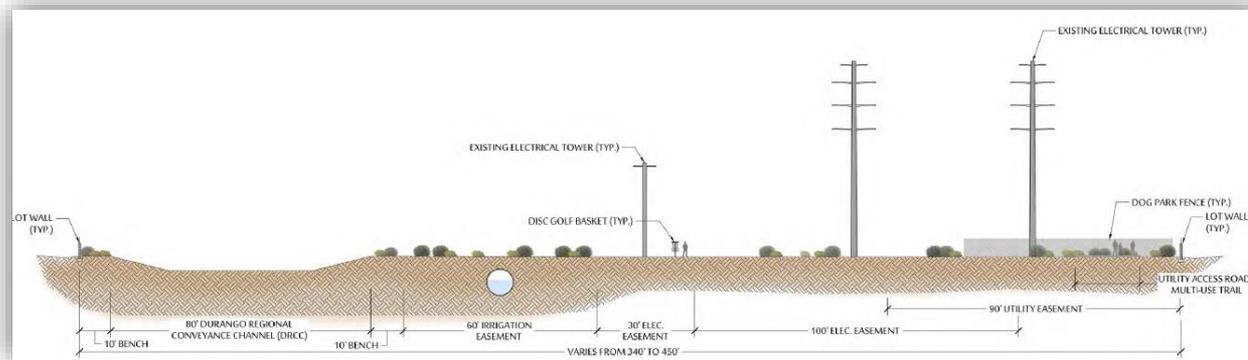
PLAY EQUIPMENT - NETPLEX



UTILITY ACCESS ROAD/MULTI-USE TRAIL



DISC GOLF COURSE



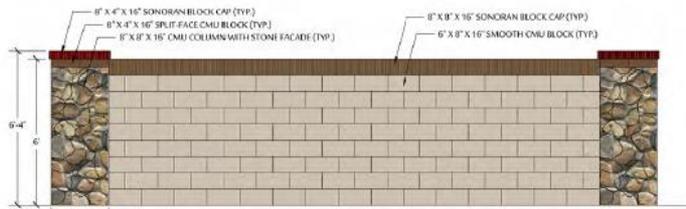
WATER PLAY AREA



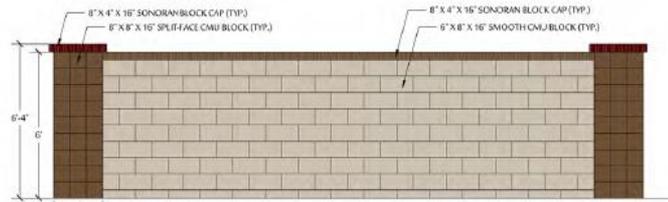
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A PRIMARY ENTRANCE MONUMENT ELEVATION



B PRIMARY THEME WALL ELEVATION



C SECONDARY THEME WALL ELEVATION



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Analysis

- Will result in development that is compatible with and complementary to existing and planned uses in the area
- Conforms to General Plan Land Use Map
- Exceptional open space justifies density above target
- Development and design standards consistent with Alamar/Verde Trails and in conformance with Design Manual
- Infrastructure improvements to be completed by developer
- All required findings are met

Public Participation/Notice

- All required notifications completed
 - Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- Neighborhood Meeting – October 22, 2019 at Quentin Elementary School
- aVOICE: No comments
- Planning Commission held June 27, 2020: 6-0 Recommended Approval subject to six (6) stipulations
- Annexation Public Hearing held July 27, 2020 – No public comment
- Signed annexation petition received

Recommendation

AGENDA ITEM 5D – PUBLIC HEARING

Motion to adopt Ordinance 2025-0820, annexing approximately 203.86 acres generally located at the northwest corner of 107th Avenue and Broadway Road.

AGENDA ITEM 5E – PUBLIC HEARING

Motion to adopt Ordinance 2026-0820, approving Application PL-19-0201 Entrada, a request to rezone approximately 185.55 acres from Urban Residential (R1-6) and Rural Residential (RR-43) to Planned Area Development, subject to six (6) recommended conditions of approval as listed in the staff report.





Avondale

Avari Apartments

Development Plan
Application PL-19-0308



***City Council Meeting
August 24, 2020***

Purpose

- Review a Development Plan for the proposed 354-unit Avari Apartments development and take appropriate action





Aerial Photograph



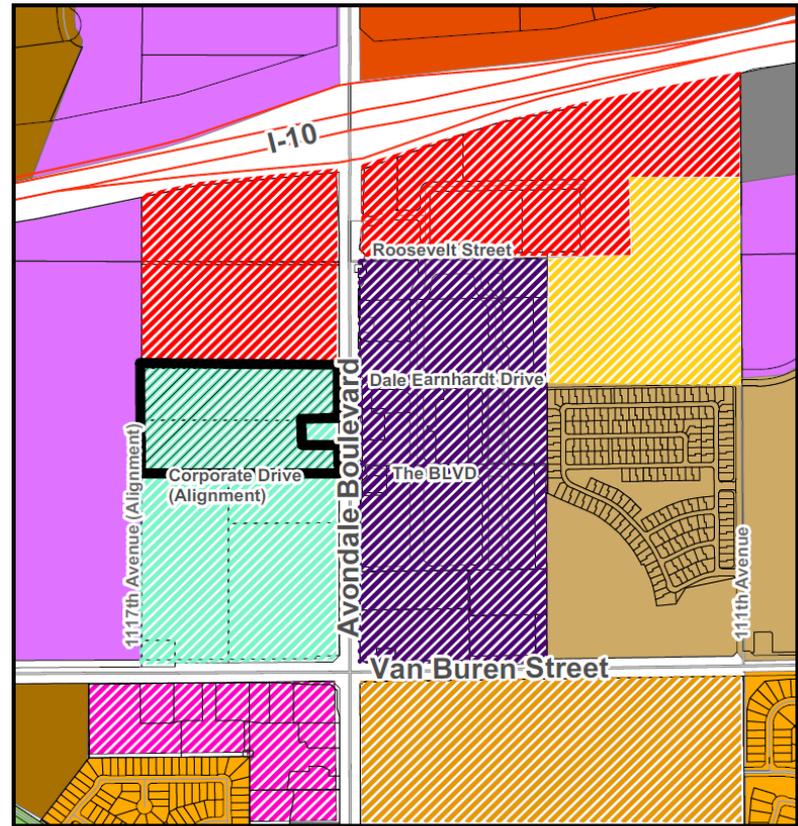
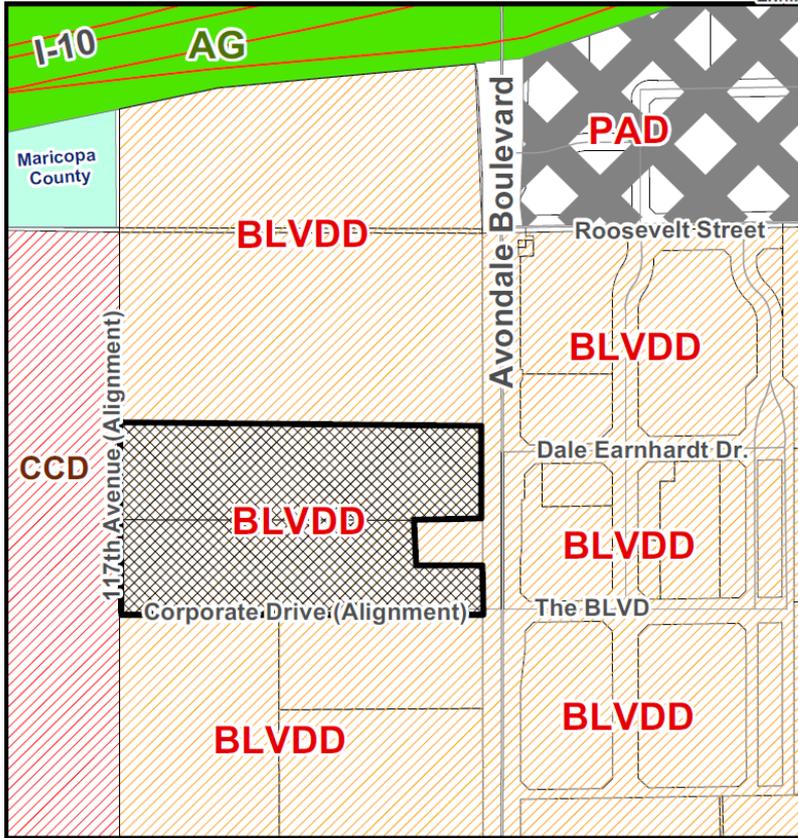
Subject Property



- 16.44 net acres
- Annexed 1976
- Located within The BLVD's Village District
- Rezoned from CCD to BLVDD in March 2020
- PC/CC Review of Development Plans required in The BLVD



Avondale



Zoning Vicinity Map





Subject Property



General Plan Land Use Map



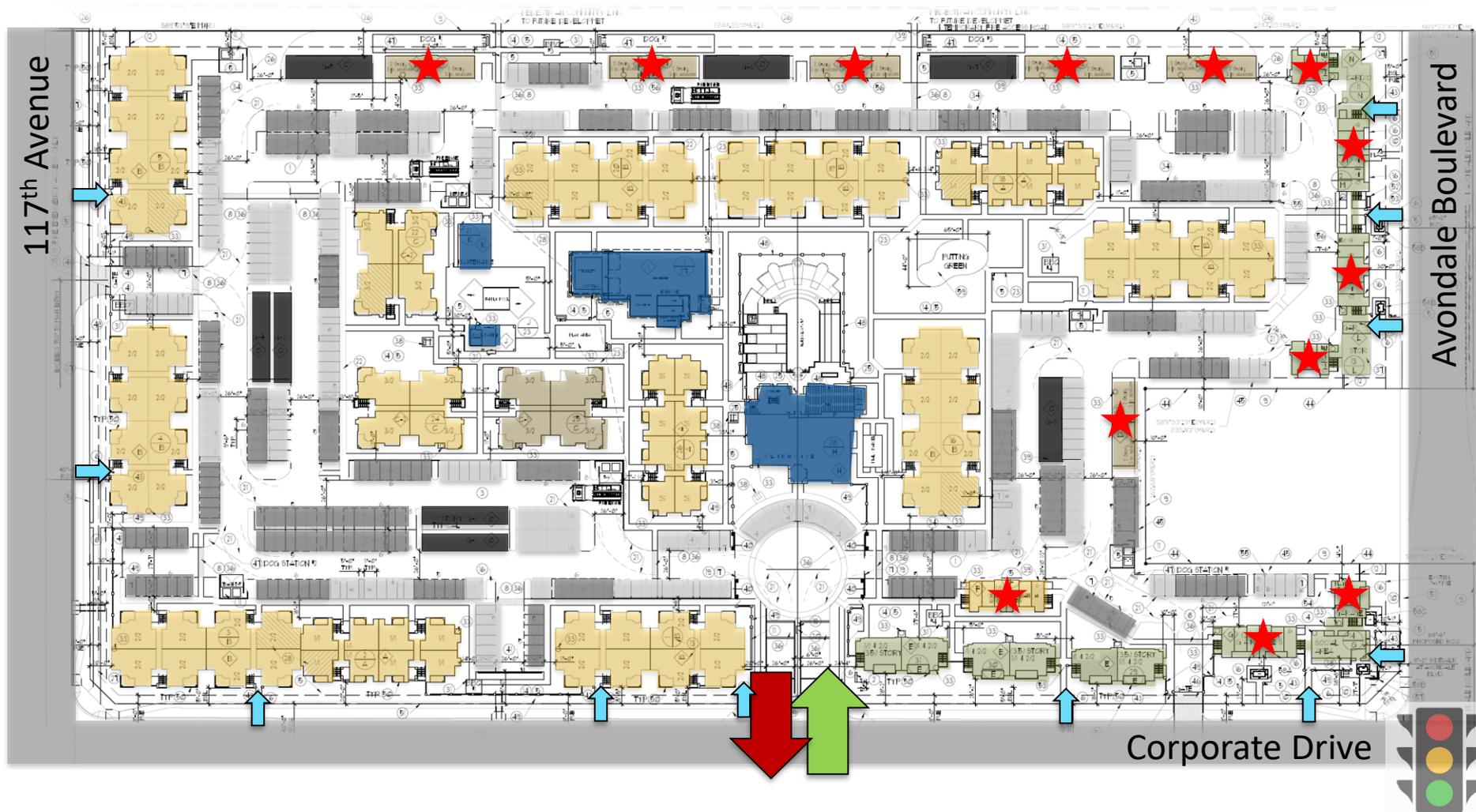

 The BLVD Gateway District	 The BLVD Neighborhood District
 The BLVD Village District	 The BLVD Residential District
 The BLVD Park Avenue District	 The BLVD Promenade District
 Mixed Use	 Medium Density Residential
 High Intensity Office	 Medium/High Density Residential
 Freeway Commercial	 High Density Residential

Subject Property





AGENDA ITEM 5F



Avondale

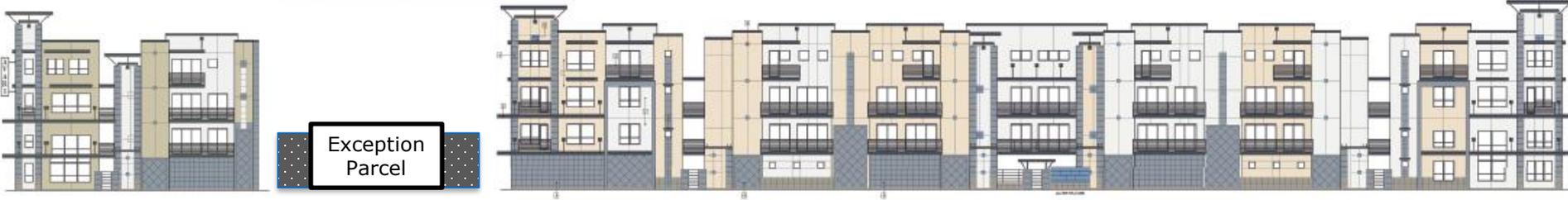


117th Avenue

Avondale Boulevard

Corporate Drive

Avondale



Exception Parcel

Avondale Boulevard Frontage (North/Left to South/Right)



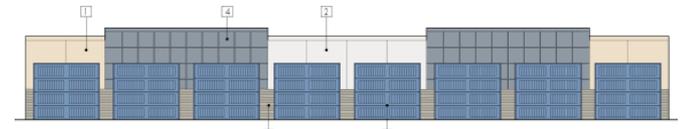
Buildings L/M/N Rear (Interior)



Building Type D (Carriage Units)



Clubhouse (Front)



Garage Building



Building Type C



Analysis

- Conforms to The BLVD Village District General Plan designation, BLVDD zoning, and The BLVD Specific Plan
- Ample vehicular and pedestrian access
- Functional on-site circulation
- Parking in excess of minimums (garage, covered, and uncovered)
- Open space and amenities greatly exceed minimum requirements and address multiple demographics

Analysis (Cont.)

- Landscaping exceeds minimum requirements and contributes to site walkability
- Contemporary architecture with significant variation in wall planes, heights, and materials/colors furthers aesthetic goals of The Boulevard Specific Plan
- Developer to complete adjacent half-street improvements
- Exception parcel can be integrated into the Avari Apartments, if ever acquired
- Planning Commission recommended approval 5-0 on July 15, 2020

Recommendation

Motion to approve Application PL-19-0308 Avari Apartments, a request for a Development Plan approval for a proposed 354-unit multi-family residential development, subject to twelve conditions of approval as listed in the staff report.



Avondale