



Avondale

The meeting will begin at 6:30 p.m.

A New Leaf – East Valley Homeless Services and Expansion Efforts



Background

- A New Leaf's executives have been reaching out to cities in the west valley to explore opportunities to secure support for an expansion of shelter and services.
- Neighborhood and Family Services Department staff met with A New Leaf and the City of Mesa staff to gather information about the shelter and services being provided in the east valley.



A New Leaf

- Established in 1971
- Serving as a housing, health and community services organization
- Valued partner of the City of Avondale
- The organization serves over 25,000 annually
- Over 30 program sites across the valley
 - Including services for those experiencing homelessness

A New Leaf Homeless Shelters

- Two shelters located in the City of Mesa
 - La Mesita Family Homeless Shelter
 - East Valley Men’s Center (EVMC)
- East Valley Municipality Collaboration
 - Mesa, Tempe, Chandler, Gilbert, Scottsdale
- Funding
 - Cities provide some of the funding (Emergency Shelter Grant, Community Development Block Grant, General funds)
 - Funding from other sources including State, Federal and other grants

La Mesita Family Homeless Shelter

- 16-unit family shelter for homeless families with minor aged children
- After school program and playground
- Families stay up to 120 days
- Families are provided an array of services designed to stabilize, meet basic needs and secure housing

Avondale

La Mesita Family Homeless Shelter



Aspiring. Achieving. Accelerating.

La Mesita Funding

- Total operating budget is approximately \$500K
- Summary of funding provided by partnering cities

City	ESG	CDBG	Other
City of Mesa	\$36,000	-	-
City of Tempe	-	-	\$38,392
Town of Gilbert	-	-	\$5,000
City of Chandler	-	-	\$20,000

- *ESG (Emergency Shelter Grant)*
- *CDBG (Community Development Block Grant)*
- *Other (General Fund)*

East Valley Men's Center (EVMC)

- 94 bed, barracks style facility providing shelter to single men
- The program provides comprehensive services and customized strategies for each resident
- Case Managers work with clients individually to set personal goals and address the barriers
- Clients are also assisted with securing employment and saving money for transition to stable housing

Avondale

East Valley Men's Center (EVMC)



Aspiring. Achieving. Accelerating.

EVMC Funding

- Total operating budget is approximately \$1M
- Summary of funding provided by partnering cities

City	ESG	CDBG	Other
City of Mesa	\$90,000	\$38,000	-
City of Scottsdale	-	-	\$40,000
City of Tempe	-	-	\$31,114
Town of Gilbert	-	-	\$6,000

- *ESG (Emergency Shelter Grant)*
- *CDBG (Community Development Block Grant)*
- *Other (General Fund)*

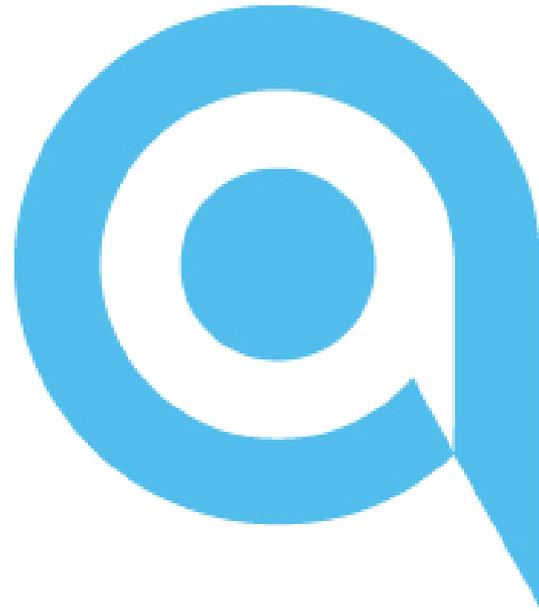
Collaboration

- Champions
- Partners
- Funding



Discussion

Questions and Comments



Avondale

Hancock Communities at McDowell 117

Minor General Plan Amendment
Application PL-20-0054

Rezoning to Planned Area Development (PAD)
Application PL-20-0055

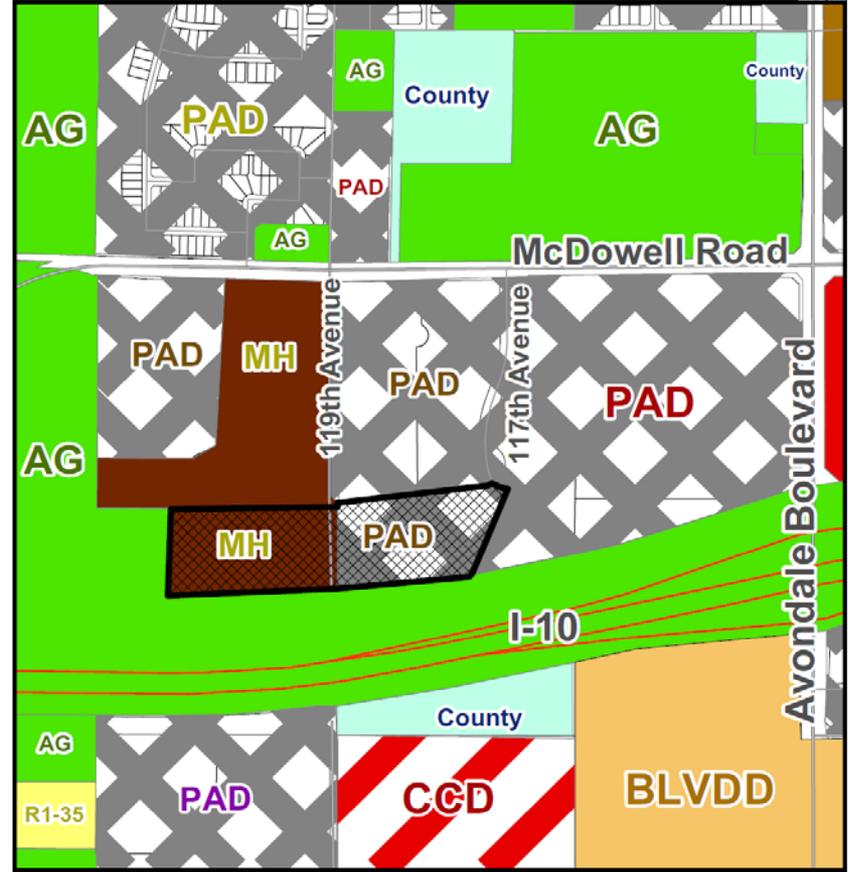


*City Council Meeting
October 5, 2020*

Purpose

- Review a proposed Minor General Plan Amendment (GPA) for the proposed Hancock Communities at McDowell 117 development, conduct a public hearing, and adopt a Resolution approving the GPA
- Review a proposed Rezoning from Crystal Springs Planned Area Development (PAD) and Manufactured Home Park (MH) to Hancock Communities at McDowell 117 Planned Area Development, conduct a public hearing, and adopt an Ordinance approving the Rezoning

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



Aerial Photograph



Subject Property

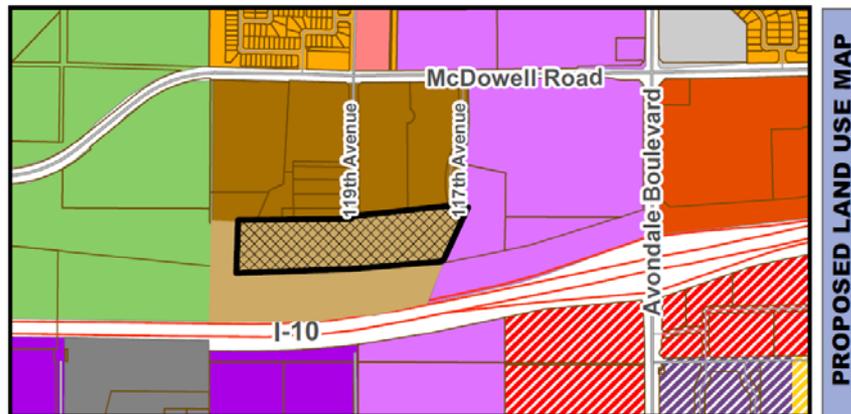
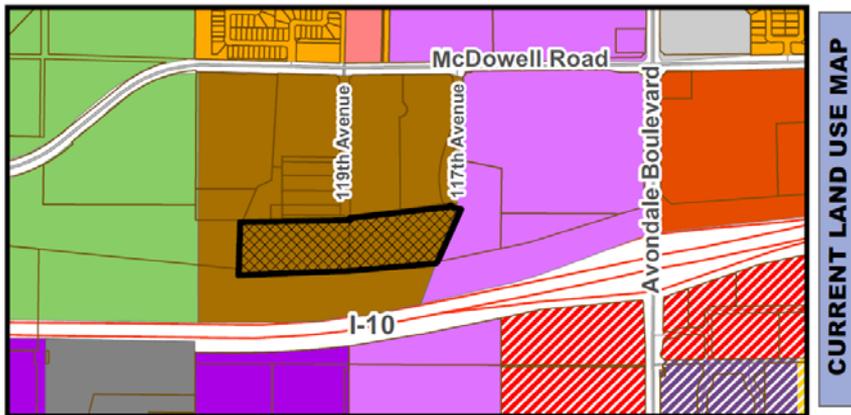


Zoning Vicinity Map



Subject Property





- 32.30 acres (GPA); 19.07 acres (Rezoning)
- Agricultural use
- Annexation:
 - East portion: 1999
 - West portion: 1983
- Current zoning
 - East portion: Crystal Springs PAD (Multi-Family Residential)
 - West portion: MH
- General Plan
 - Current: High Density Residential
 - Proposed: Medium/High Density Residential

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

Friendship Park

119th Avenue

117th Avenue



Interstate-10



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

Duplex, Arizona Ranch Front Elevation



2-Bedroom, Arizona Ranch Front Elevation



Duplex, Cape Cod Front Elevation



2-Bedroom, Cape Cod Front Elevation



Duplex, Prairie Front Elevation



2-Bedroom, Prairie Front Elevation



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

Duplex, Arizona Ranch Rear Elevation



2-Bedroom, Arizona Ranch Rear Elevation



Duplex, Cape Cod Rear Elevation



2-Bedroom, Cape Cod Rear Elevation



Duplex, Prairie Rear Elevation



2-Bedroom, Prairie Rear Elevation



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

Duplex, Arizona Ranch Side Elevation



2-Bedroom, Arizona Ranch Side Elevation



Duplex, Cape Cod Side Elevation



2-Bedroom, Cape Cod Side Elevation



Duplex, Prairie Side Elevation



2-Bedroom, Prairie Side Elevation



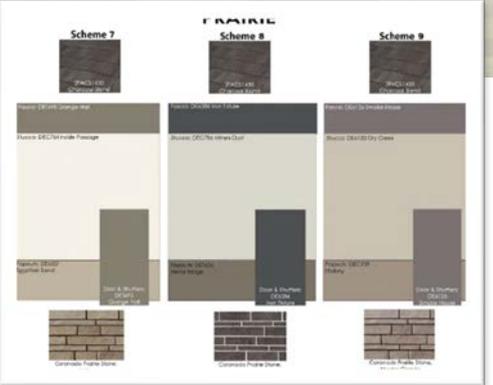
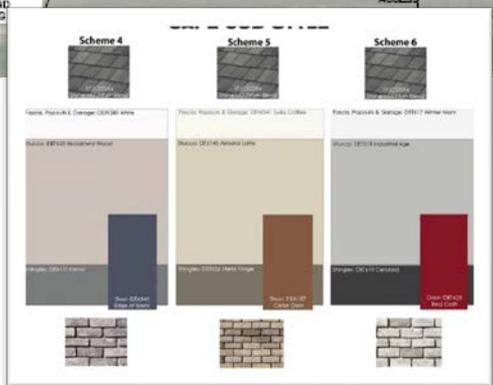
AGENDA ITEM 5A & 5B
THIS ITEM IS A PUBLIC HEARING
PLEASE EMAIL CITYCLERK@AVONDALEAZ.GOV TO SUBMIT A PUBLIC COMMENT



Ramada w/ Fireplace



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



Analysis

- Proposed GPA and Rezoning will result in development that is compatible with and complementary to existing uses in area
- Proposed PAD conforms to General Plan Land Use Map (with requested amendment)
- Development standards exceed Zoning Ordinance requirements
 - Exceptions: Building separation, parking lot landscaping
- Exceptional design is provided
- Sufficient access is provided
- GPA & Rezoning meet all required findings

Public Participation/Notice

- All required notifications completed
 - Site Posting, Legal Advertisements in newspaper, 1000-foot mailing
- Neighborhood Meeting – 6/23/2020 – Zoom
 - One attendee
 - aVOICE: One comment in support
- Certificates of Adequate School Facilities
 - Tolleson Union High School District – Adequate Capacity
 - Littleton Elementary School District – Developer working with LESD on donation agreement
- Planning Commission (August 19, 2020)
 - Recommended approval of GPA (4-0) and approval of Rezoning (4-0) subject to six (6) staff recommended conditions

Recommendation

AGENDA ITEM 5A – PUBLIC HEARING

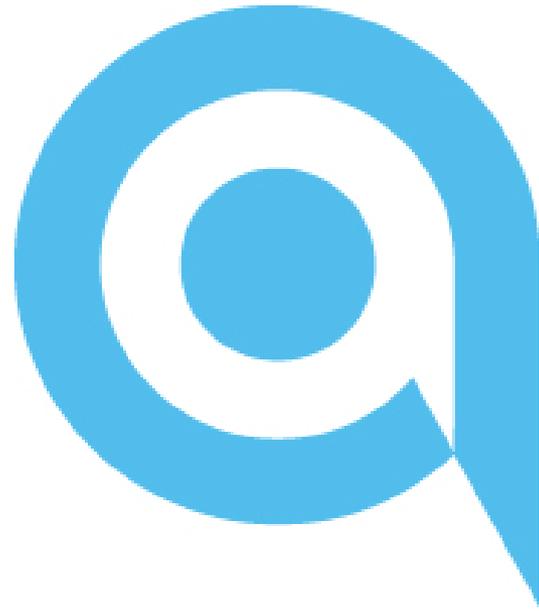
Motion to adopt Resolution 1068-1020 - approval of Application PL-20-0054 Hancock Communities at McDowell 117 Minor General Plan Amendment

AGENDA ITEM 5B – PUBLIC HEARING

Motion to adopt Ordinance 2028-1020 - approval of Application PL-20-0055 Hancock Communities at McDowell 117 Rezoning from PAD and MH to PAD Subject to six (6) recommended conditions as listed in staff report and a new stipulation #7, as presented:

- *7th stipulation - Prior to issuance of any permits for the project, the developer shall make a contribution of twenty-one thousand dollars (\$21,000.00) to be used by the City, at a later date, towards construction of a permanent trail connecting the Hancock Communities at McDowell 117 development to the existing permanent pathway network in Friendship Park.*

- ❖ GPA must be approved first in order for Rezoning to be approved by City Council
- ❖ Separate public hearings and separate motions required



Avondale

Crystal Cove

Minor General Plan Amendment

Application PL-20-0076

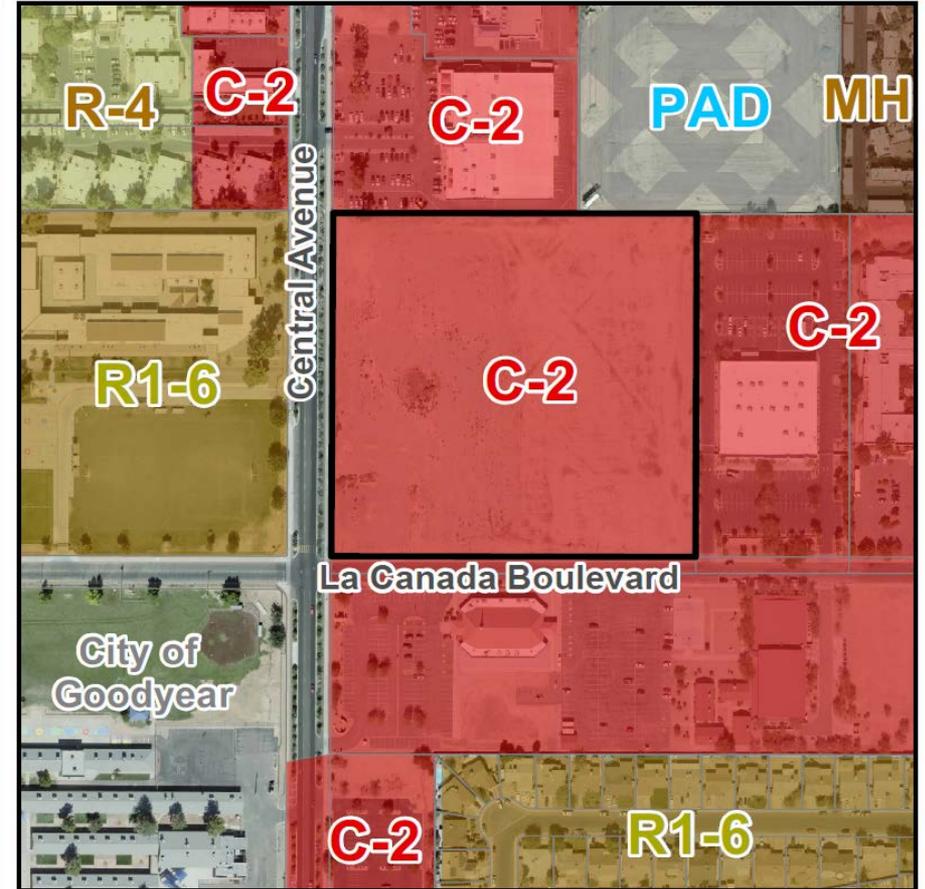
Rezone

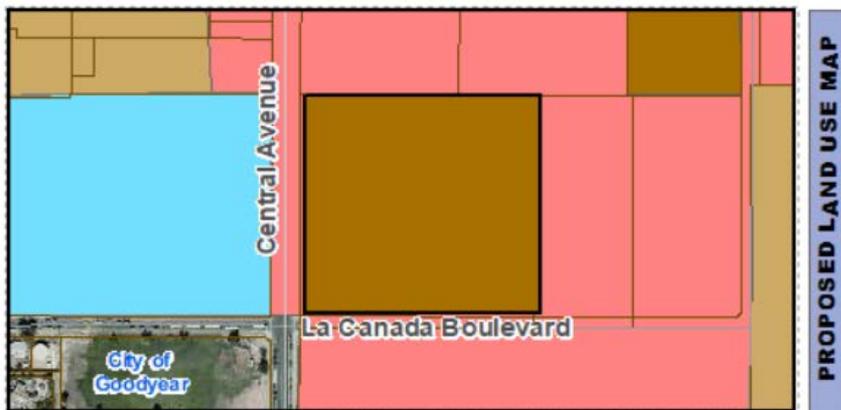
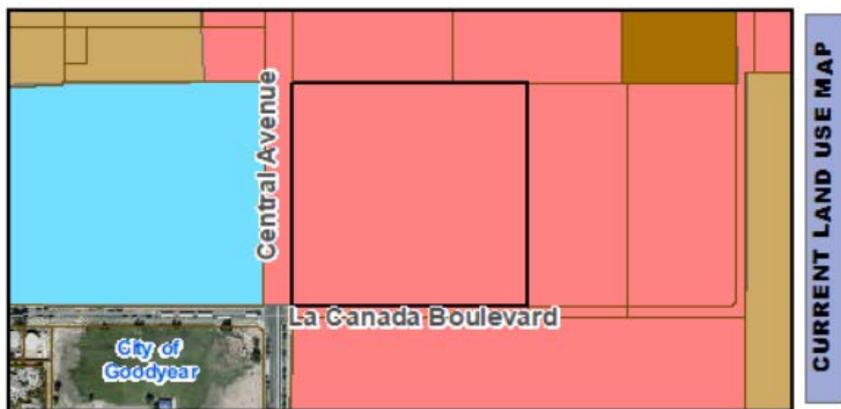
Application PL-20-0077

Purpose

- Review a proposed Minor General Plan Amendment, conduct a public hearing, and adopt a Resolution approving the GPA
- Review a proposed Rezoning from Community Commercial (C-2) to Planned Area Development (PAD), conduct a public hearing, and adopt an Ordinance approving the Rezoning

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





- 10.56 gross acres
- Annexed in 1960
- Used for agricultural purposes from the 1940s to the 1960s
- Has remained vacant since agricultural operations concluded
- Zoning is C-2

General Plan Land Use Map

Local Commercial
High Density Residential
Medium/High Density Residential
Education

Subject Property

Avondale



Proposed Crystal Cove Development

- Request to change General Plan land use designation from Local Commercial to High Density Residential (HDR) and rezone from C-2 to PAD
- 238-unit multi-family development
 - 16 buildings
 - A mix of 1-3 bedrooms



- Allowable density of HDR is 12-30 du/acre; 24.71 du/acre proposed
- Follows R-4 (Multi-Family Residential) standards, with exceptions
- 21.7% open space
- Variety of amenities
- 409 parking spaces:
 - 113 garages
 - 147 covered
 - 149 uncovered (22 guest spaces)



Site Plan

Paved walking path around north, east, and south property lines

Central Avenue

Clubhouse

Pool

Game Courts

Entrance

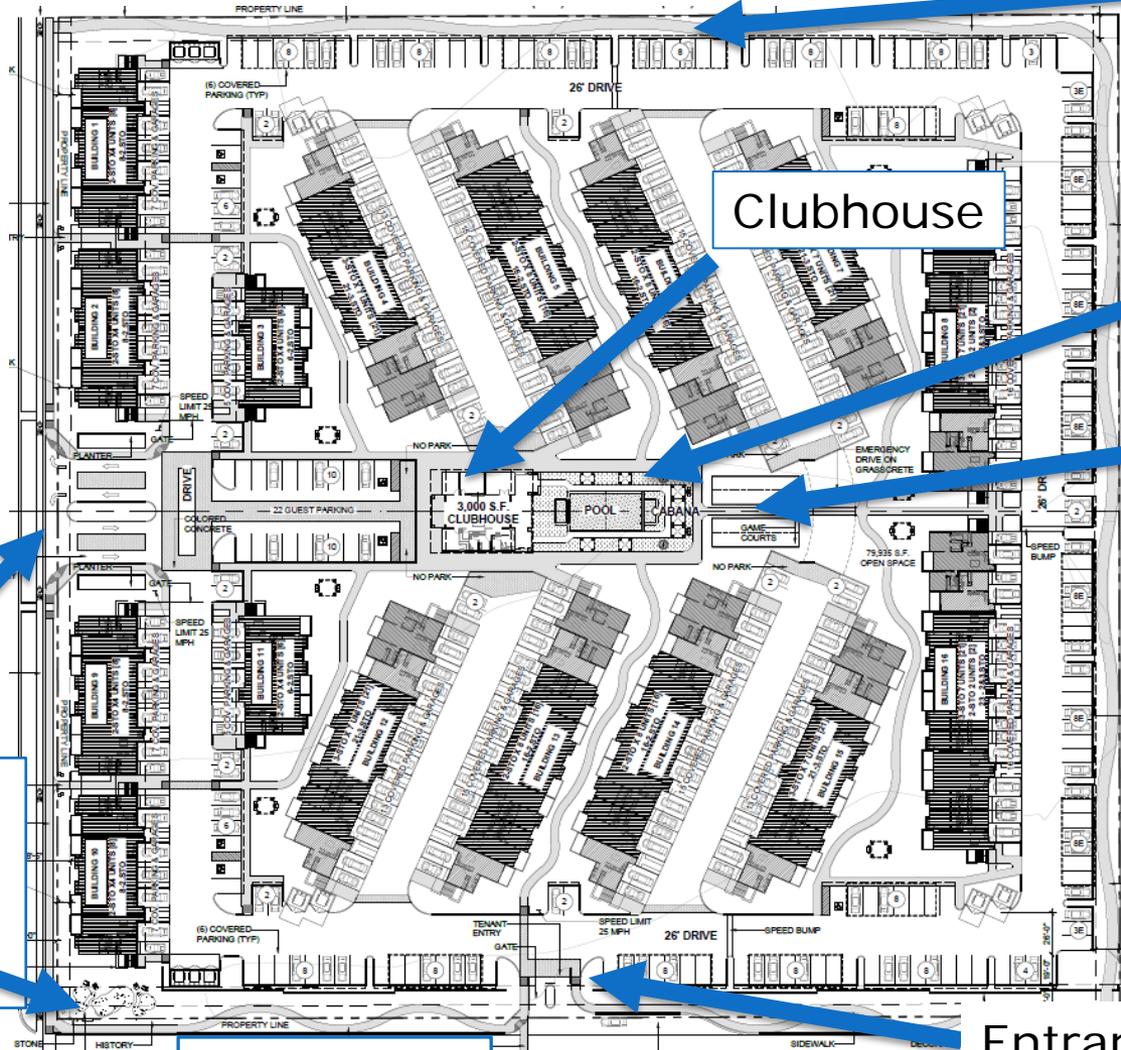
Pedestrian Plaza-seating and artwork

North

La Canada Boulevard

Entrance

Aspiring. Achieving. Accelerating.



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

Elevations



Aspiring. Achieving. Accelerating.

Analysis

- The proposed rezone is in conformance with the General Plan 2030 Land Use Map (with the requested amendment)
- Development standards meet or exceed Zoning Ordinance requirements w/ exceptions
- Compatible with existing land uses
- Adequate school facilities
- Adequate infrastructure exists
- Site is better suited as residential according to a market analysis
- Furthers goal of attracting range of diverse housing products

Public Participation/Notice

- General public notifications completed: Site Postings, Legal Advertisements in paper, 1000-foot mailing
- Neighborhood Meeting – June 25, 2020
– No participants
- aVOICE: 1 comment
- Planning Commission recommended approval 5-0 on Aug. 19, 2020; no speakers during the public hearing

Recommendation

AGENDA ITEM 5C – PUBLIC HEARING

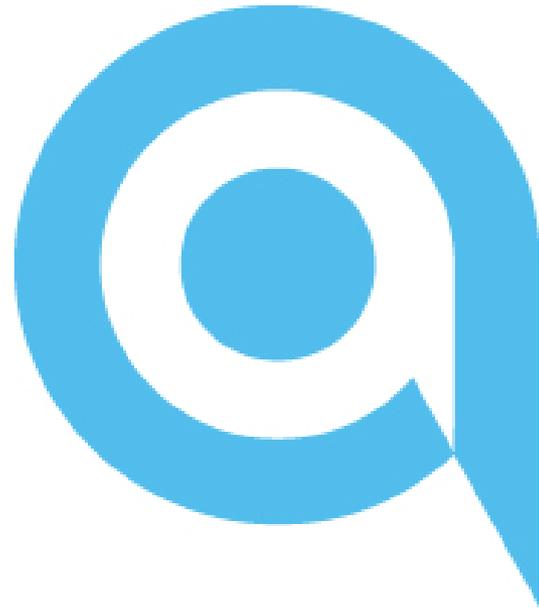
Motion to adopt Resolution 1069-1020 - approval of Application PL-20-0076 Crystal Cove Minor General Plan Amendment

AGENDA ITEM 5D – PUBLIC HEARING

Motion to adopt Ordinance 2029-1020 - approval of Application PL-20-0077 Crystal Cove, a request for a rezoning from C-2 to PAD, subject to 4 recommended conditions



- ❖ GPA must be approved in order for Rezoning to be approved by City Council
- ❖ Separate public hearings and separate motions required



Avondale

Interstate Commerce Center

Major Planned Area Development
(PAD) Amendment
Application PL-20-0070

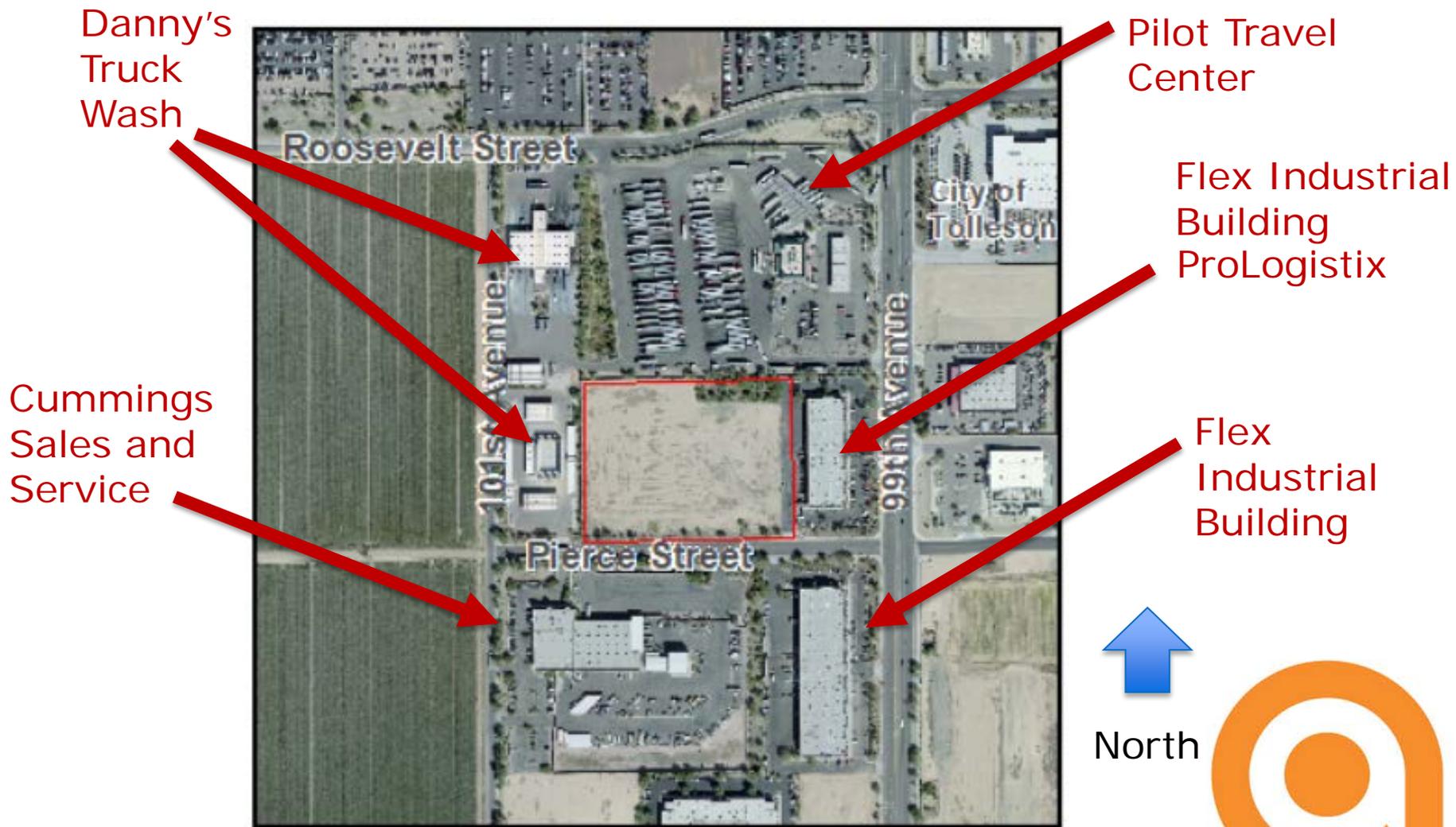


*City Council Meeting
October 5, 2020*

PURPOSE

- Review a proposed Major Planned Area Development (PAD) Amendment for Interstate Commerce Center, conduct a public hearing, and adopt an Ordinance approving the amendment to the PAD.

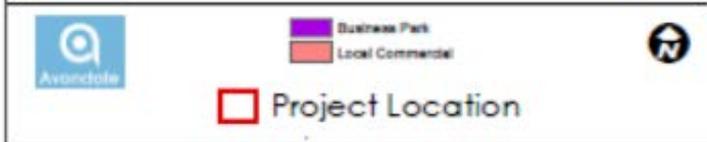
Location



General Plan Land Use and Zoning



General Plan Land Use Map



Zoning Vicinity Map



Background

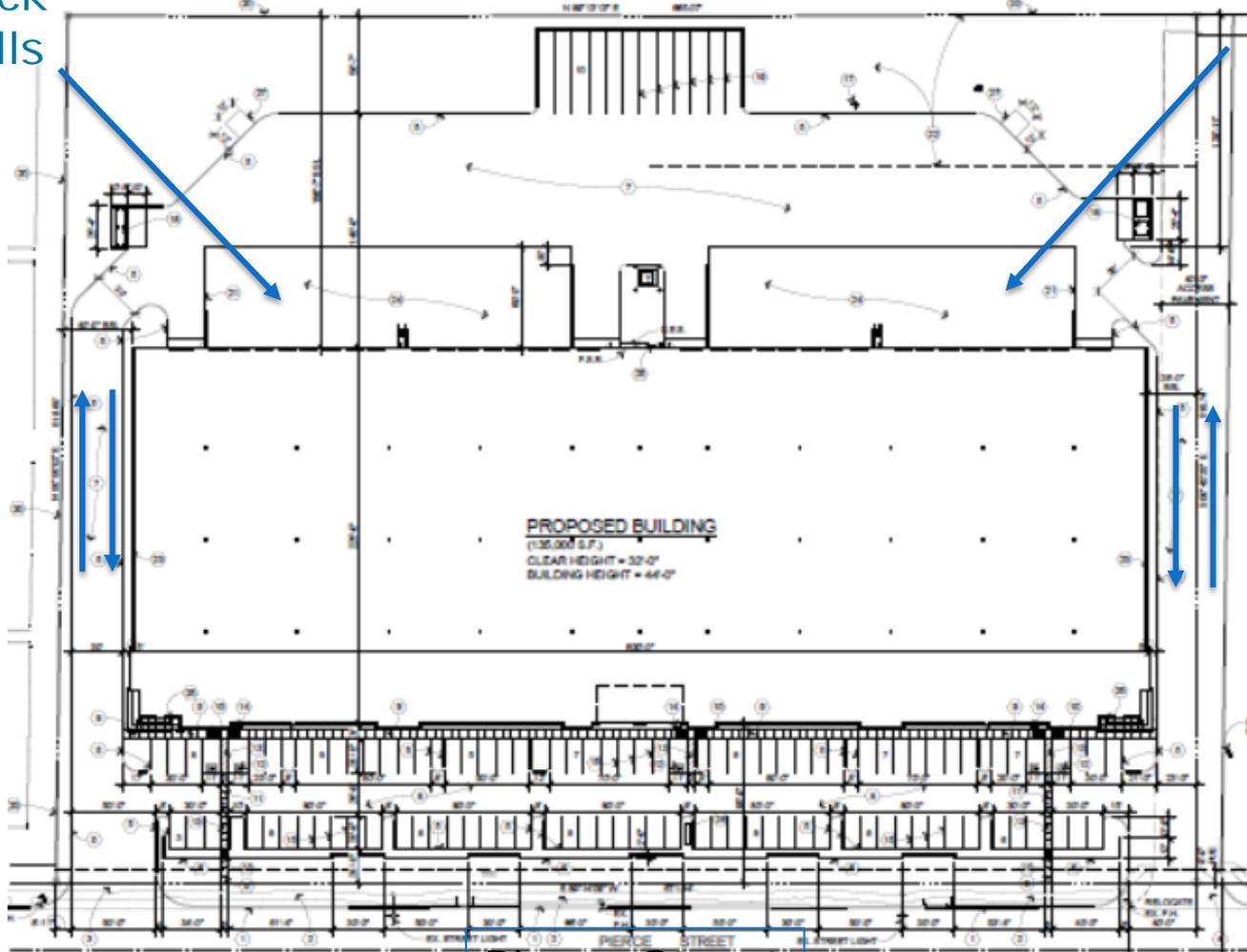
- 8.58 gross acres
- Annexed in 1986
- Business Park GP Land Use Designation
- Located in the Freeway Corridor Specific Plan Area
- Zoned PAD



Site Plan

Truck Wells

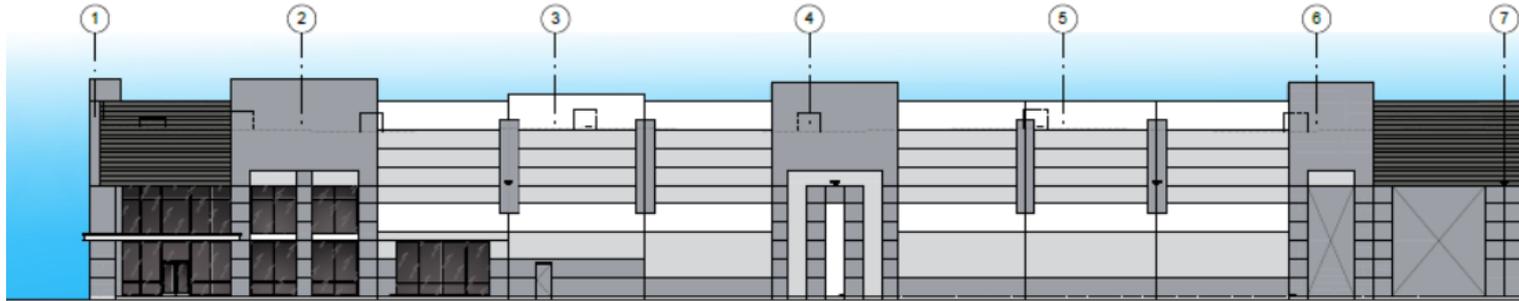
Truck Wells



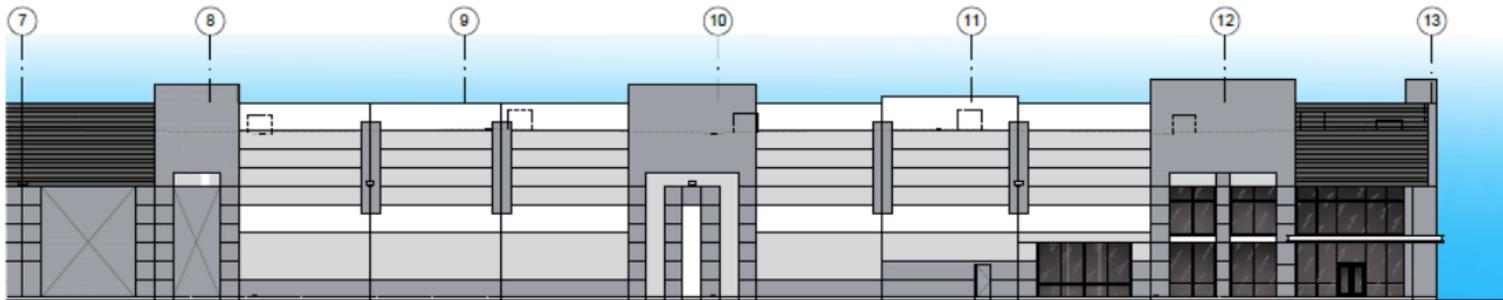
Pierce Street



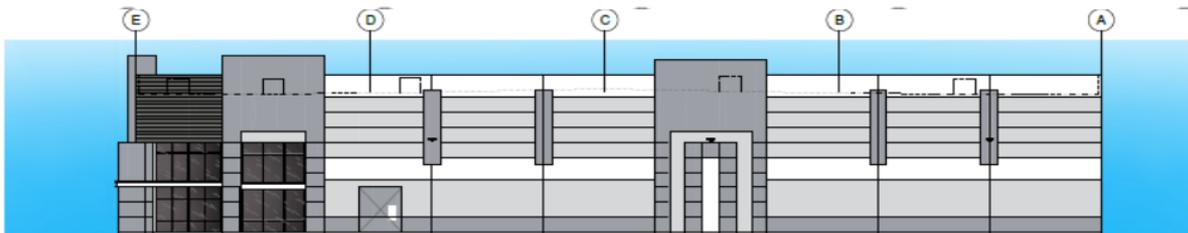
Elevations



SOUTH ELEVATION - WEST HALF
SCALE: 3/32" = 1'-0"



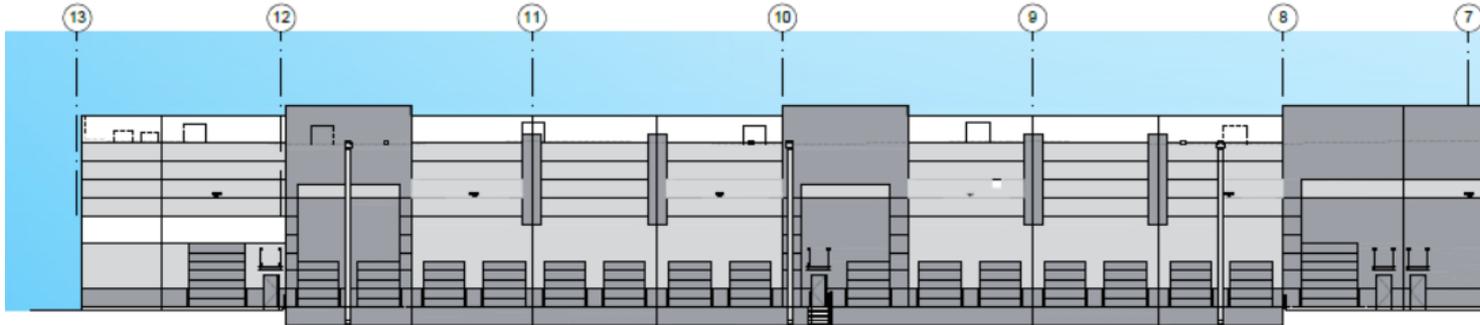
SOUTH ELEVATION - EAST HALF
SCALE: 3/32" = 1'-0"



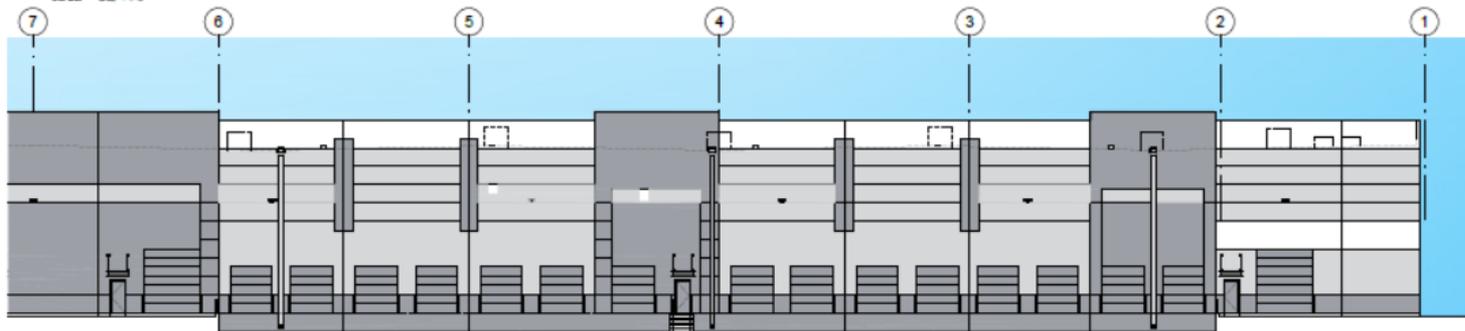
EAST ELEVATION
SCALE: 3/32" = 1'-0"



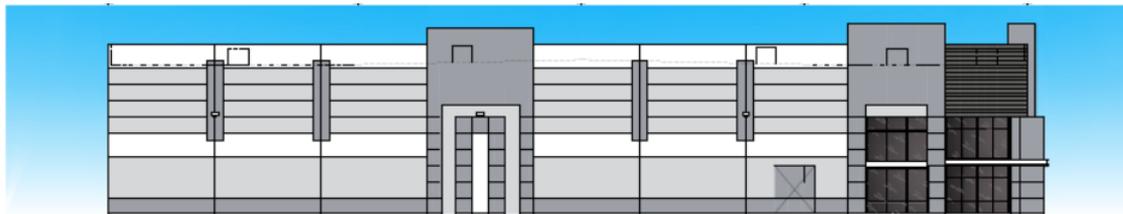
Elevations



NORTH ELEVATION - EAST HALF
SCALE: 3/32" = 1'-0"



NORTH ELEVATION - WEST HALF
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



Public Participation/Notice

- All required notifications completed
 - Site posting, legal advertisements in the newspaper, 1,000-foot mailing
- Neighborhood Meeting via Zoom August 6, 2020
- aVOICE: One comment
- Planning Commission (August 19, 2020)
 - Recommended approval (5-0) subject to six (6) staff recommended conditions of approval



Analysis

- Meets the goals of the General Plan and Freeway Corridor Specific Plan for development of employment generating uses
- Proposed uses are compatible with surrounding properties
- Necessary infrastructure to be completed by the developer

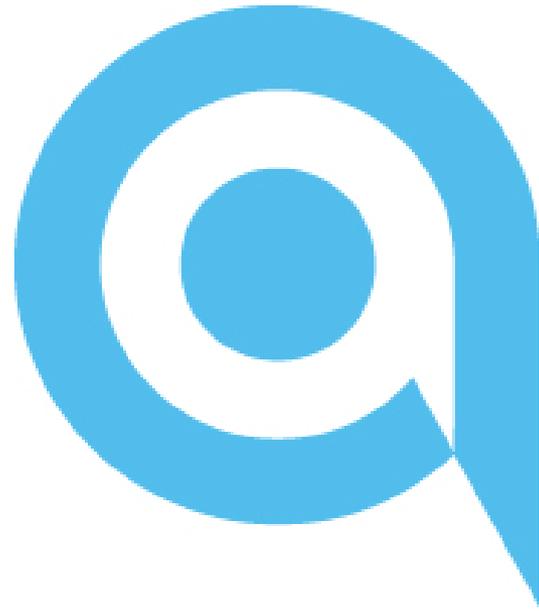


Recommendation

AGENDA ITEM 5E – PUBLIC HEARING

Motion to adopt Ordinance 2030-1020 - approval of Application PL-20-0070 Interstate Commerce Center (Pierce 99) – a request to amend the PAD to allow warehouse and distribution uses on Lots 5 and 6, subject to six (6) recommended conditions





Avondale