



CITY OF AVONDALE, ARIZONA

EL MIRAGE AND PIONEER



Property
Looking South



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF AVONDALE, ARIZONA

EL MIRAGE AND PIONEER

LOCATION

Site is located at the southwest corner of Pioneer Street and El Mirage Road in the City of Avondale, Arizona.

SIZE

9.18 Gross Acres (8.5 Net Acres)

ASSESSOR PARCEL NUMBER

500-65-144A

ZONING

[R1-6*](#) | City of Avondale

*See enclosed site plan for 37 Lots – 50' x 120'
with 5' and 5' side yard setbacks*

**City of Avondale General Plan shows MDR*

PRICE

\$2,150,000

TERMS

Cash

UTILITIES

Electric: SRP

Gas: Southwest Gas

Telecom: CenturyLink

Water & Sewer: City of Avondale

PROPERTY TAXES

2023 Assessment: \$3,484.60

DUE DILIGENCE

[PLEASE CLICK](#) to view

ALTA

Geotechnical

Phase 1

Will Serve

Zoning

COMMENTS

- Desirable infill location sandwiched between Interstate 10 and Alamar Master Planned Community, with close proximity to retail, Microsoft, Goodyear Spring Training, Phoenix International Raceway and Goodyear Airpark.
- Seller will sell subject to rezoning and final plat at Buyer's expense.
- 50% reduction in permitting and impact fees because site is located within the Las Ligas Specific Area Plan.



AVONDALE QUICK FACTS



POPULATION

2023 population: **92,324**
Annual population growth : **1.11%**
Median age of **33**



GROWTH

By 2030, **50%** of the metro's population growth will occur in the **west valley**, including Avondale.
Source: avondaleaz.gov



MEDIAN HOME PRICE

Avondale **\$265,817**
Phoenix **\$525,000**
United States **\$387,600**

Source: realtor.com



TOP RESIDENT OCCUPATIONS

Healthcare **40,900** workers
Business Services **106,400** workers
Manufacturing & Logistics **61,200** workers
Information Tech **11,700** workers

Source: avondaleaz.gov



NEARBY AMENITIES

- Westgate Entertainment District
- State Farm Stadium
- Gila River Arena
- Wildfie World Zoo & Aquarium
- Desert Diamond West Valley Casino
- Spring Straining Stadiums

Source: avondaleaz.gov

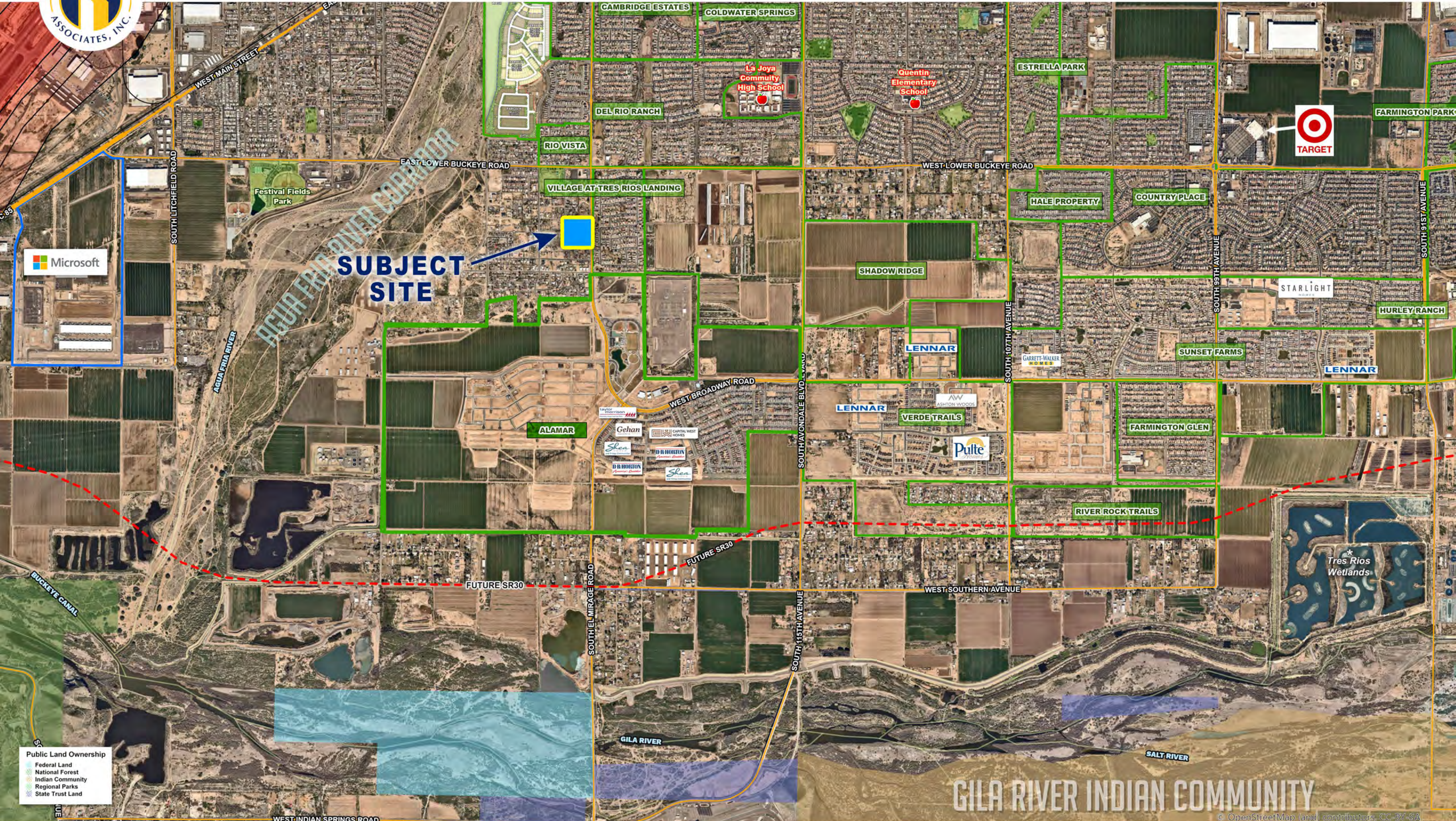


EDUCATION

- Tolleson High School District **12,000**
- Littleton Elementary School District **6,056**
- Estrella Vista Elementary School **958**
- Legacy Traditional School- Avondale **1,328**
- Estrella Mountain Community College **9,164**
- Imagine Avondale Elemenrary **567**
- Glendale Community College **15,112**





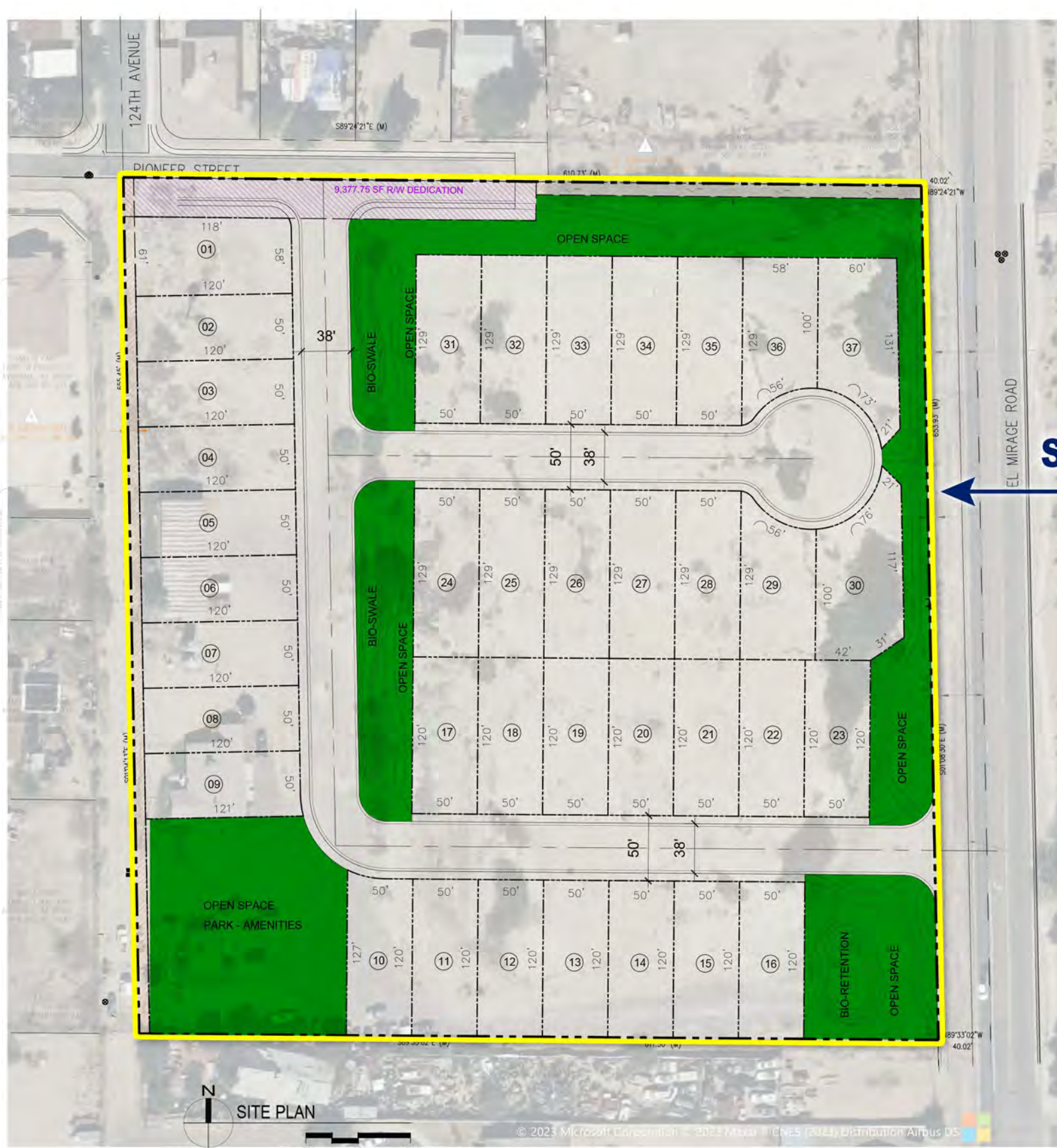


Microsoft



SUBJECT SITE

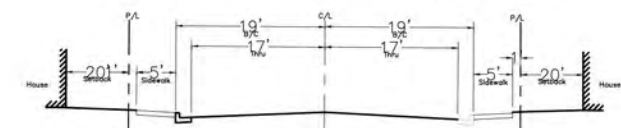
- Public Land Ownership
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land



EL MIRAGE AND PIONEER	
Site Gross Area	9.18 Acre
Net Area	8.78 Acre
Total Lots	37
Proposed Density	4 / Acre
50' x 120' - 6,000 sq. ft. LOT	37 LOTS
EXISTING ZONING:	R1-6
GENERAL PLAN:	MEDIUM DENSITY
Open space req:	15% - 1.38 AC
Provided:	21.24% - 1.95 AC

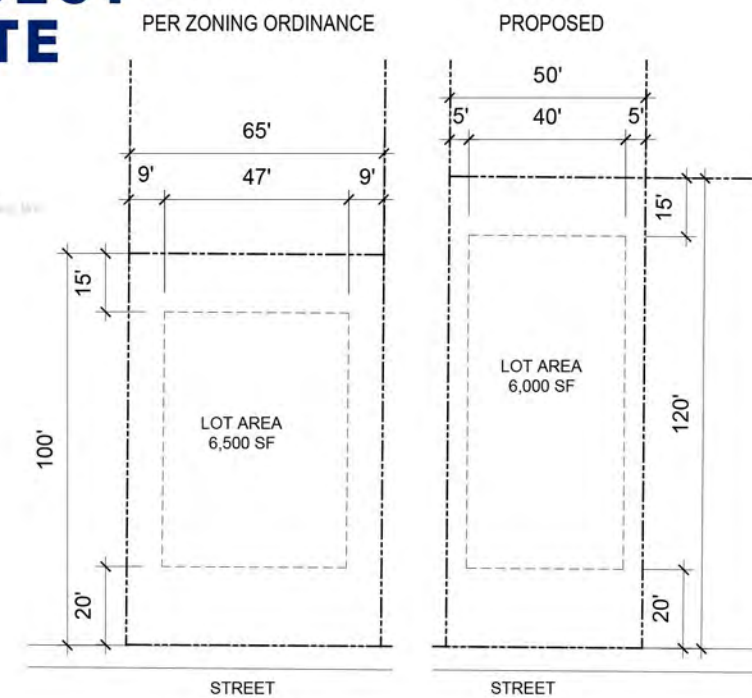


LOCATION MAP
NOT TO SCALE



TYPICAL PRIVATE STREET SECTION
NOT TO SCALE

SUBJECT SITE



TYPICAL LOT / SETBACK
NOT TO SCALE

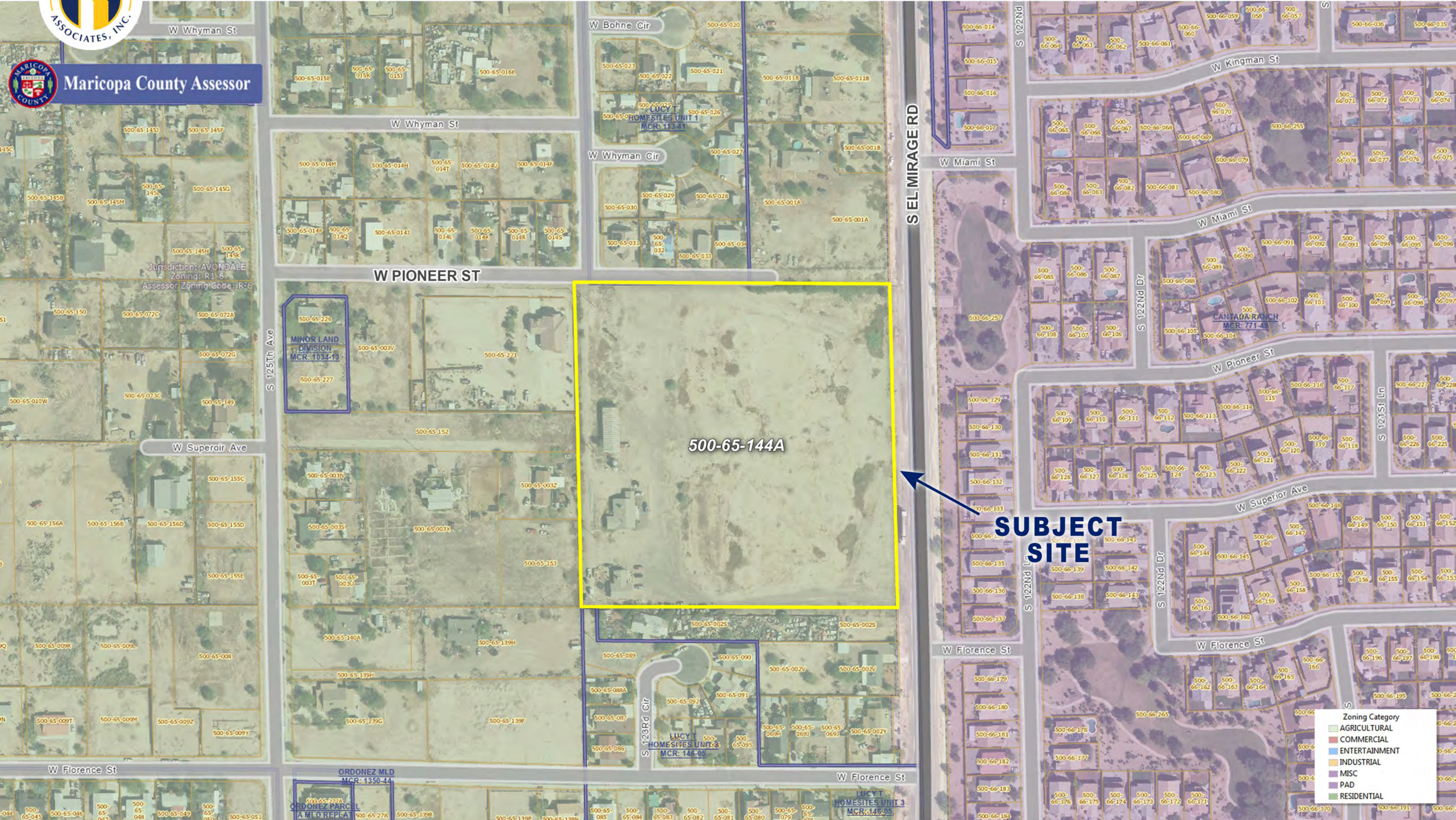
Sunstone Two Tree, LLC
2820 Townsgate Rd, Suite 207
Westlake Village, CA 91361
(818) 699-6234 - Phone

CERTAIN ELEMENTS ON THIS PLAN MAY BE INDICATED AS FUTURE OR PROPOSED. TWO TREE CAPITAL, LLC MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

SWC EL MIRAGE AND PIONEER STREET
CITY OF AVONDALE, AZ

COPYRIGHT: SUNSTONE TWO TREE, LLC	
DATE:	JAN 11, 2024
DRAWN BY:	E. BORBA
TITLE:	SITE PLAN

SHEET NUMBER:
SP-04



500-65-144A

SUBJECT SITE

Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL



City of Avondale
Development Services Department
11465 W. Civic Center Drive
Avondale, Arizona 85323-6804
Phone: (623) 333-4000 Fax: (623) 333-0420

March 27, 2024

BY EMAIL ONLY:

Jessica Sarkissian
1811 S. Alma School Road #283
Mesa, AZ 85210
jessica@upfrontplanning.com

RE: **Avondale 10**
Located approximately 1,287 feet south of the southwest corner of W. Lower Buckeye and S. El Mirage Roads.
Pre-Application Meeting Review Comments – Application PL-24-0031

Dear Ms. Sarkissian,

The City's Development Team has completed a cursory review of the pre-application submittal for Avondale 10, a proposal to rezone the subject site from R1-6 to Planned Area Development (PAD) to develop a 37-lot single-family detached residential subdivision on a 9.62-acre site. The subject site is located approximately 1,287 feet south of the southwest corner of West Lower Buckeye Road and South El Mirage Road. The review comments are based on the completed Pre-Application Questionnaire, the Avondale General Plan 2030, the Avondale Zoning Ordinance, the Single-Family Residential Design Manual, Specific Area Plan for Las Ligas/Rio Vista, and the City of Avondale General Engineering Requirements Manual.

The Development Review Team looks forward to meeting with you on **Wednesday, March 27, 2024, at 3:30 p.m. via teleconference** to discuss these comments and address any other questions you and your team may have about the proposal. Upon formal application submittal, a more thorough review of your project will be provided. Incomplete submittals will not be accepted. The comments provided below are based solely on the pre-application submittal to the Development Services Department. A more technical review of your project will be provided upon formal application submittal.

Planning

Process

1. The following applications must be approved before the development of the site can occur. A link to the following Planning applications can be found under the Informational section, denoting required fees:
 - a. **Rezone:** The property will need to be rezoned from R1-6 to Planned Area Development (PAD) for proposed deviations from the R1-6 zoning district development standards.

Upon submittal of the application, Staff will review all materials and provide comments back within 24 business days (6 weeks). Subsequent reviews, if necessary, are provided

within 16 business days (4 weeks) of submittal. When all City comments pertaining to the application have been addressed, the request will proceed to the public hearing phase.

Rezoning are public hearing items that require a Neighborhood Meeting, Planning Commission recommendation, and City Council action. Advanced notification of all meetings via a postcard to all property owners within 1,000 feet of the site, a sign(s) on the property, and legal advertisements in the Southwest Valley Republic is required. Staff will provide all notification materials as the project enters those stages.

- b. **Preliminary Plat:** Approval of a Preliminary Plat and associated documents will be required before a Final Plat can be recorded. The purpose of this process is to examine lotting, landscaping, open space, signage, retention, utilities, and other aspects of site design to ensure conformance with the approved zoning and other City policy documents (including the Single-Family Residential Design Manual).

Upon submittal of the application, Staff will review all materials and provide comments back within 24 business days (6 weeks). Subsequent reviews, if necessary, are provided within 16 business days (4 weeks) of submittal. Pre-plats are reviewed and approved administratively by Staff and do not require public hearings.

- c. **Final Plat:** Upon approval of the Preliminary Plat, approval and recordation of a Final Plat is required to formally create the lots in conformance with the approved Preliminary Plat and dedicate any identified rights-of-way and easements. In addition, preparation of documents related to a Maintenance Improvement District (MID) will be required at this stage. The MID is used by the City to continue maintenance of common areas in the event that an HOA goes defunct.

This application may not be submitted until after approval of the Preliminary Plat has been obtained; the application requires City Council approval, typically on consent, but does not require Planning Commission review or any public notifications.

- d. **House Plans:** Approval of an application for House Plans is required before standard construction drawings for single-family houses can be submitted for review. At this stage, floor plans and building elevations will be reviewed in detail to ensure conformance with the design requirements contained within the PAD and the Single-Family Residential Design Manual.

Upon submittal of the application, Staff will review all materials and provide comments back within 24 business days (6 weeks). Subsequent reviews, if necessary, are provided within 16 business days (4 weeks) of submittal. House Plan applications are reviewed and approved administratively by Staff and do not require public hearings.

Project Narrative:

- 2. Please revise the project narrative, as the “request” on page 2 indicates that the forthcoming application will include a Planned Area Development (PAD) amendment. Currently the subject site is zoned R1-6 and is not located in a PAD. The Cantada Ranch PAD is located to the east and does not encompass the subject site.

3. The narrative and preliminary layout propose deviations to minimum lot size, lot width and depth, and building setbacks. Substantial justification and mitigation is required for proposed PAD standards that do not meet the standards of the comparable zoning district.
4. The PAD narrative shall sufficiently address all the individual sections outlined in the Avondale Zoning Ordinance. Please explain how the proposed PAD complies with the purpose, general provisions, findings and other requirements of Article 6 – Planned Area Development Districts.
5. Several exhibits need to be provided with the PAD development plan as detailed in Section 28-114(I).
6. The proposed housing products should complement and/or exceed the design quality of homes around the site, in accordance with the Single Family Residential Design Manual.

Lot Layout/Pre-Plat

7. The private street width shown does not meet standards and the width cannot be waived through the PAD process. Please refer to Engineering comments for standard detail.
8. A development standards table, typical lot layout, and all other requirements listed in the Preliminary Plat application are required on the preliminary plat.
9. Please “ghost in” adjacent subdivisions on the preliminary plat.
10. A minimum of 15 percent open space is required for residential subdivisions. Open space will need to be centrally located or placed throughout the subdivision so that all residents will be near amenities. Useable open space areas are not recommended adjacent to El Mirage Road. Include an open space table on the plat that indicates the total open space, total useable open space, and amount of open space that is high and dry for the proposed subdivision.
11. If playground equipment is provided, it will require shade elements over all children’s playground equipment to maintain year-round usability.
12. Avoid the placement of lots centered on “T” intersections and avoid driveways opposite a “T” intersection to limit headlight intrusion.
13. Perimeter theme walls will be required around the subdivision, and entry features are required to reflect the overall architectural identity, character, and theme of the development.
14. Landscape tracts are required at the end of every block at a minimum of twelve (12) feet in depth.
15. Low Impact Development (LID) features are encouraged i.e. water harvesting, solar-ready single-family homes, etc. Please refer to the LID section of the City’s Single Family Residential Design Review Manual.

Informational

16. Staff's review of the proposal was limited to the items provided with the pre-application submittal. Additional comments will be provided based on a review of items provided during future application submittals.
17. The following documents can be accessed at the links below:
 - a. Zoning Ordinance:
https://library.municode.com/az/avondale/codes/code_of_ordinances?nodeId=CD_ORD_CH_28ZOOR
 - b. Design Manuals:
<https://www.avondaleaz.gov/home/showpublisheddocument/9820/638313962721030000>
 - c. The City's online permit system: <https://aca-prod.accela.com/AVONDALE/Default.aspx>
 - d. Forms and applications: <https://www.avondaleaz.gov/government/departments/development-services/forms-applications>
 - e. The City invites the future business to participate in Avondale's Green Business Program (GBP). Participation is completely voluntary, with participating businesses recognized by the City in a variety of ways, including a storefront window decal, inclusion in cross-marketing within the City, an award at the Mayor's State of the City, mentions in City social media postings, and the like. If interested, please visit the following link for more information and to download the application: <https://www.avondaleaz.gov/government/departments/public-works/sustainability/green-business-program>
18. **Reviews past 3rd review will incur a fee of 50 percent of the SPDR fee.**
19. All required off-site improvements adjacent to the parcel must be completed by the developer in the first phase of development prior to issuance of a Certificate of Occupancy.
20. **Infill District Incentives:** The subject site may participate in the City of Avondale Infill Incentive Program. Please see Chapter 19 Article IV: Section 19-64 Infill incentive program, which describes reduction of certain development fees

Engineering

21. The proposed civil design plans shall be in compliance with the following:
 - a. City of Avondale General Engineering Requirements (GER) Manual
 - b. MAG Uniform Specifications and Details for Public Work Construction
 - c. City Supplement to MAG Uniform Specifications and Details
22. Technical Reports that will be required, but not limited to:
 - a. Water and Fire Report (new report requirements are online)
 - b. Sewer Report
 - c. Drainage Report
 - d. Geotechnical Report
 - e. Stormwater Information Form (template available online)

23. At a minimum, the following plans will need to be submitted:
- a. Grading and Drainage Plans
 - b. Water Plans
 - c. Sewer Plans
 - d. Paving Plans
 - e. Landscape and Irrigation Plans
 - f. Erosion Control Plan
 - g. Street Light Plans
 - h. Offsite Plans for Pioneer Street and El Mirage Road
24. The City of Avondale requires projects to retain the runoff volume for the 100-year, 2-hour storm event and dissipate the runoff through drywells only. This will include conveying adjacent half-street runoff into on-site retention basins.
25. A Final Plat will be required, approved, and recorded prior to permits being issued. In addition, a Maintenance Improvement District (MID) will be required. The MID is used by the City to continue maintenance of common areas in the event that an HOA does defunct.
26. An 8-foot public utility easement must be dedicated along all streets including local streets, Pioneer Street, and El Mirage Road.
27. El Mirage Road must be built to the City's standard detail A1103-Minor Arterial Section. The half street right-of-way must be 50 feet. Streetlights are required.
28. Fiber Conduit must be installed along El Mirage Road. Conduit shall be a microduct Futurepath 7-way 16-13 Duct per COA Standard Detail A1720-1.
29. Pioneer Street is required to have 30-ft right-of-way dedication and the south half of the street is required to be constructed for two-way traffic (measured off the lip of gutter) from El Mirage Road to 124th Avenue. Sidewalks and streetlights are required on the south side of the road.
30. Local streets must be built per the City's standard detail A1100-Local Streetscape Section. The full street right-of-way dedication will be 54 feet. Streetlights are required.
31. The cul-de-sac roadway must meet the minimum requirements per the City's standard detail A1114.
32. Powerlines less than 69kV must be converted underground.
33. The property south of this site has been using this property for access. The Developer may have to work with the property own on maintaining access to El Mirage Road.
34. A public records request should be submitted for utility quarter section maps and as-builts. Public records request can be submitted at <https://avondalez.nextrequest.com/>

35. The water and sewer reports shall be based off unit demands from Chapter 2 of the City's 2018 Integrated Utility Master Plan (IUMP). Compare the demands based on Fig. 2.2 Land Use Map and the demands based on the proposed land use for this site.
36. Landscape plans must show sight visibility triangles per COA Std. Detail A1120. Trees are not allowed in the sight visibility triangle.
37. Will serve, Approval to Construct (ATC) and sewer capacity letters must be requested through the Engineering Department. A preliminary water and sewer report must be submitted with the Will Serve requests. ATC and sewer capacity letters will not be issued until the final water/sewer reports and plans are approved.
38. Any work in the City right-of-way requires a contractor that is licensed to work in the city right-of-way.
39. Deviations from any city engineering standard or specification require a deviation request to be submitted for review. The Engineering Standards Deviation form is located at <https://www.avondaleaz.gov/home/showpublisheddocument/18073/638180040371900000>.

Traffic Engineering

40. A Traffic Impact Analysis will be required.

Building Safety

41. The City of Avondale is currently enforcing the 2018 IBC, IRC, IMC, IFGC, IECC, IPC, IEBC, 2010 ADASAD and 2017 NEC with local amendments.
42. Please be aware that building permits cannot be issued until all civil permits are issued first.
43. The civil and landscape plans **shall not** be included in the construction plan set that is submitted for building permit review.
44. Underground utilities are to be in place, inspected and approved prior to any vertical construction commencing on site.
45. All Fire-lines and temporary access roads **must** be in place, inspected, approved, and fully functioning prior to any vertical construction commencing on site.
46. A building permit is required for fences exceeding seven (7) feet in height, and those fences that exceed (7) feet are required to be designed by an Arizona Registrant.
47. Please include all water meter sizes for this project on initial building permit submittal.

48. The City's Building Safety Division Policy states that the minimum required ADA compliant parking stall shall be eight (8) feet in width by eighteen (18) feet in length. These minimums cannot be waived under any circumstance. Sidewalk overhangs are not to be calculated as part of the length.
49. Grand opening or ribbon-cutting celebrations are coordinated through the City's Economic Development Department.

Fire Prevention

50. Minimum cul-de-sac diameter is 96 feet.
51. Hydrants need to be spaced every 500 feet.
52. Fire line needs to be looped.

Public Works

53. Current General Plan land use designation is Medium Density Residential. Estimated water usage in the Integrated Utility Master Plan (IUMP) is based on Low Density Residential land use. Land use designation was revised during Avondale 2030 General Plan Amendment. This project is consistent with current General Plan Land Use Category.
54. Avondale City Code requires that all development projects employ water conservation principles in the design of the plumbing fixtures as well as designing landscaping to use drought tolerant plantings from the accepted Arizona Department of Water Resources (ADWR) plant list and landscaping features. [LWUP \(azwater.gov\)](http://azwater.gov)
55. An existing 8-inch public sewer is located along the west boundary of the project parcel, which discharges to a sewer line in Pioneer Rd. This sewer line provides sewer taps to the project property as well as existing sewer taps to parcels in Las Ligas located west of the project property. This sewer line must be preserved.
56. An existing 8-inch public sewer is located in Pioneer Rd along the north boundary of the project parcel, which discharges to a sewer line in El Mirage Road. This sewer line provides sewer taps to the properties located on the north side of Pioneer Road. This sewer line must be preserved.
57. An existing 8-inch public sewer is located along the east boundary of the project parcel in El Mirage Road, which continues south to the existing sewer in Illini Street. This sewer line provides a sewer tap to the project property as well as conveyance of sewage flows from properties north and west of the project property. This sewer line must be preserved.
58. An 8-inch public water line is located in Pioneer Street along a portion of the north boundary of the project property. Avondale will require that the Pioneer Street water line be extended east to connect to the existing 12-inch water line in El Mirage Road.
59. A 6-inch public water line is located along the west boundary of the project property. This water line provides water services to parcels in Las Ligas, west of the project property. This 6" water line must be preserved.

60. According to Arizona Department of Water Resources (ADWR) records search, there are no existing grandfathered irrigation water rights for the proposed parcels.
61. For residential developments, water conservation measures shall be described and detailed in the water design report prepared for the project.
62. The City provides solid waste disposal services for residential projects with individual solid waste containers which are stationed by the homeowner at the curb line for pickup. Project street standards must meet Avondale public street minimums (street width, cul-de-sac diameter, knuckle configurations) to allow sanitation vehicles to safely negotiate the streets for pickup. Street configuration shall avoid backing situations for sanitation vehicle pickup operations. Since this is proposed as private streets, an easement must be recorded granting the City access for solid waste services. If the development is gated, the developer/HOA shall provide access code to City Public Works Department to allow solid waste collection services.
63. The City has no public transit requirements for this project.

To provide the most updated information to our customers, a formal application must be filed with the Development Services Department within six (6) months of the pre-application meeting date, or an additional meeting will be required.

I will be your Project Manager and the main point of contact for this project through design and construction. I am available by email at sfreund@avondaleaz.gov and by telephone at 623-333-4245. Thank you for considering the City of Avondale. We value your business and look forward to working with you on this project.

With regards,



Sandy Freund, AICP
Senior Planner
Development Services Department - Planning Division