

CASE NO. _____
Accepted by: _____
Date: _____
Acct #: _____
Staff Use Only

SPECIAL USE OVERLAY & HISTORIC AVONDALE INFILL OVERLAY (HAIO) REZONE APPLICATION

(Pre-Application Required; Incomplete applications will not be accepted)

PROPERTY INFORMATION			
DEVELOPMENT/PROJECT NAME:		PARCEL NUMBER(S):	
ADDRESS OR DESCRIPTIVE LOCATION:		GROSS AREA (ACRE/SQ. FT.):	
		NET AREA (ACRE/SQ. FT.):	
CURRENT ZONING:	CURRENT GENERAL PLAN DESIGNATION:		
CURRENT USE:			
PROJECT INFORMATION			
PROJECT DESCRIPTION (TO INCLUDE PROPOSED USE):			
PROPOSED ZONING:	PROPOSED GENERAL PLAN DESIGNATION:		
RELATED CASE(S):			
APPLICANT INFORMATION (Single point of contact)		PROPERTY OWNER INFORMATION	
NAME:		NAME:	
ADDRESS:		ADDRESS:	
CITY, ST, ZIP:		CITY, ST, ZIP:	
PHONE NUMBER:		PHONE NUMBER:	
EMAIL:		EMAIL:	
Review times in accordance with SB 1598 Policy			
APPLICATION FEES (STAFF ONLY)			
BASE FEE:	Special Use Overlay	\$2,126	
	Historic Avondale Infill Overlay (HAIO)	\$1,000 (No acreage fee)	
			BASE FEE SUBTOTAL
			\$
ACREAGE FEE (ROUND TO THE NEAREST NET ACRE)	\$140 X	Acres =	\$
			ACREAGE FEE SUBTOTAL
			\$
Review times in accordance with SB 1598 Policy			TOTAL AMOUNT DUE
			\$

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE: _____ DATE: _____

I, THE UNDERSIGNED OWNER, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND CONSENT TO THIS APPLICATION.

SIGNATURE: _____ DATE: _____

Development Services Department

11465 W. Civic Center Drive, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.AvondaleAZ.gov/Developmentservices

Per A.R.S. § 9-495, an employee able to provide additional information is available at 623-333-4000 and EmailDevelopmentServices@avondaleaz.gov. All inquiries will receive a response within five business days.
 Please refer to the notice located on the last page of this document.

- Completed application with both the applicant's and owner's original signatures
- Completed Property Owner Authorization form with owner's original signature
- Legal description and map exhibit each on separate, 8½"x11" pieces of paper
- ALTA Survey, to include streets and driveways on adjacent streets, dated within the last 90 days – 24"x36 drawn to scale
- Boundary Closure Report by a Registered Engineer or Surveyor (COGO)
- Title Report dated within the last 90 days
- Flood Zone Map
- Public Participation- This request requires a Public Hearing. In order to foster civic engagement, an applicant-initiated Neighborhood Meeting is required to be held and Public Hearing notifications are required to be distributed. Upon completion, each phase of notification will require an affidavit of notification and supporting documents. When final approval has been granted, an affidavit of sign removal must be provided to Planning Division staff no more than one (1) week following approval.
Please see the Public Participation Process packet on our website for further details on the process and requirements: <https://www.avondaleaz.gov/home/showpublisheddocument/1991/636863644921830000>.
- Narrative & General Development Plan
- Development Plan – 24"x36" drawn to scale
- Traffic Impact Statement or Traffic Impact Analysis (Special Use Overlay Only)
- Preliminary Master Water Report (Special Use Overlay Only)
- Preliminary Master Drainage Report (Special Use Overlay Only)
- Preliminary Master Sewer Report (Special Use Overlay Only)
- Environmental Assessment Phase I (Special Use Overlay Only)
- Certificate of Adequate School Facilities (Only for new residential developments)
- Each item on the checklist is to be submitted digitally online
- Other: _____

I acknowledge that the following items are required for the processing of my application with the City of Avondale Development Services Department. I understand that the application will be not accepted without the following items and that the City of Avondale reserves the right to request additional information supplementary to this list.

Applicant Signature: _____

Date: _____

PROPERTY OVERVIEW

1. Introduction
2. Subject Property & Surrounding Area Conditions
Describe the subject property and surrounding properties, including the following details:
 - a. General location of the subject property within the City.
 - b. Boundaries and size of the subject property:
 - i. Total Net Area
 - ii. Area Devoted to Street Right-of-Way
 - c. Zoning Ordinance and General Plan Land use designations of subject property and surrounding properties.
 - d. Any existing uses or improvements on subject property and surrounding properties (i.e. Vacant, Commercial, Residential, etc.).
 - e. Topography

PROPOSED USE & DEVELOPMENT STANDARDS

1. Proposed Use
 - a. Nature and scale of the use and how it will be operated.
 - b. Frequency of use and hours of operation.
 - c. Types and volume of traffic to be generated.
 - d. Any potential off-site impacts and how such impacts will be mitigated including, but not limited to, noise, vibration, odor, dust, glare, obstructed views, storm water drainage and traffic.
 - e. Any additional authorization that may be required by other government agencies.
2. Project Development Standard Modifications
 - a. Proposed development standards table including:
 - i. Min. Lot Width (ft.)
 - ii. Min. Lot Depth (ft.)
 - iii. Min. Lot Area (sq. ft.)
 - iv. Maximum Building Coverage (%)
 - v. Maximum Building Height (ft.)
 - vi. Minimum Yard Setbacks (Front, Side, Street Side, Total Side, Rear)
 - b. Development Standard Justification
 - i. Development standards that deviate from the Zoning Ordinance shall be described. In the case where no development standard is provided in the Narrative, the Zoning Administrator shall determine the applicable development standard to apply.
 - ii. Discussion of how development standards exceed City standards.
3. Parking Standards
 - a. This section should identify the Parking Standards per the Zoning Ordinance and any proposed deviations from these standards, as well as justify these deviations.
4. Landscaping and Amenities
 - a. Landscape theme and details.

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- i. Landscaping provided along street frontages, around the property perimeter, internal to the site and in parking areas shall conform to the standards set forth in the applicable Design Manual for the most closely comparable Zoning District and the Street Tree Master Plan.
 - b. Table identifying the following information for each landscape tract (residential only):
 - i. Tract identification.
 - ii. Area (square feet).
 - iii. Improvements.
 - iv. Amount of active open space (square feet).
 - c. Open Space and Amenities
 - i. General description of open space and how it contributes to the desired character of the development and requirements for pedestrian and open space amenities.
 - d. Walls, Gates & Entry Features
 - i. Design concept for perimeter and internal walls, gates & entry features. All perimeter and internal walls, gates and entry feature designs and materials shall conform to the applicable Design Manual.
 - e. Exhibit showing amenities of active open space tracts.
5. Architectural Design
 - a. Outline and discuss the following proposed design standards in detail:
 - i. Architectural character.
 - ii. Style.
 - iii. Required features and common design elements.
 - iv. Building mass.
 - v. Building materials – discussion of primary and accent materials.
 - vi. Color palette – discussion of primary and accent colors.
 - vii. Sample conceptual elevations.
6. Site Design Criteria
 - a. Building orientation.
 - b. Parking, including covered parking, if applicable.
 - c. Screening.
 - d. Walls.

CONCEPTUAL DEVELOPMENT PLAN

1. Conceptual Development Plan (Proposed Land Use Development Map)
 - a. Proposed Land Use Development Map, including major access points, circulation patterns, and general land uses in a bubble diagram format.
 - i. Location, boundaries and acreage of the property.
 - ii. Existing and proposed public right-of-way and street improvements.
 - iii. General location, size and use of buildings, structures, facilities and equipment.
 - iv. Required and proposed building setbacks, building heights, lot coverage, and open space buffers.
 - v. Location and surface of parking and loading areas and the number of parking spaces to be provided.
 - vi. Location and size of storm water retention basins and any major drainage structures.
 - vii. Amount of open space and general landscape concept.
 - viii. Access and on-site circulation for vehicles and pedestrians.
 - ix. General location, type, height and intensity of outdoor lighting.
 - x. Location, type and height of screen walls and fences.
 - xi. Type, location, size and height of proposed signage.
 - xii. Any proposed phasing plans.

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INFRASTRUCTURE

1. Existing and proposed road improvements, right-of-way, easements.
2. Utilities, including: water, sewer, electric, natural gas, etc. See General Engineering Requirements Manual for applicable requirements.
3. Grading and drainage. See General Engineering Requirements Manual for applicable requirements.
4. Adequacy of public infrastructure, services and facilities.
5. Proposed off-site improvements.

Proposed phasing plans, if applicable.

ADDITIONAL REQUIRMENTS FOR SAND AND GRAVEL EXTRACTION AND SANITARY LANDFILLS

1. Applications for sand and gravel extraction and sanitary landfills shall include a re-use plan, a closure plan and a financial guarantee.
 - a. The re-use plan shall include a conceptual plan for post-mining land use for excavated areas intended to be established upon abandonment of the site or cessation of the operation.
 - b. The closure plan shall indicate the time frame and methods to carry out the closure requirements upon cessation of the operation or the abandonment of the site. The proposed measures shall meet all standards required by the Maricopa County Flood Control District and the Arizona Revised Statutes for aggregate mining reclamation.
 - c. A financial security shall be provided prior to the effective date of the overlay zoning to ensure that operators abide by the closure plan and the proposed re-use plan. The form and amount of the security shall be reviewed by the Finance Director, the City Engineer and the Zoning Administrator prior to City Council approval of the overlay zoning.

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PROJECT DESCRIPTION & DEVELOPMENT STANDARDS

1. Overall Description of Project, to include the project theme and intended historic character of the development.
2. Description of the existing conditions of the proposed area, to include landscaping, parking, structures, and uses.
3. Justification for the need of the HAIO district.
4. Project Development Standard Modifications
 - a. Proposed development standards table including:
 - i. Min. Lot Width (ft.)
 - ii. Min. Lot Depth (ft.)
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 - b. Development Standard Justification
 - i. Development standards that deviate from the Zoning Ordinance shall be described. In the case where no development standard is provided in the Narrative, the Zoning Administrator shall determine the applicable development standard to apply.
 - ii. Discussion of comparable Avondale Residential Zoning District (residential only).
 - iii. Discussion of how development standards exceed City standards.
5. Parking Standards
 - a. This section should identify the Parking Standards per the Zoning Ordinance and any proposed deviations from these standards, as well as justify these deviations.
6. Landscaping and Amenities
 - a. Landscape theme and details.
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Address all the following:

LOCATION

1. Nearest intersecting streets of the property.
2. Size of the property (acreage).

HISTORY

1. Date annexed.
2. Date zoned to Special Use Overlay (SUO) or Historic Avondale Infill Overlay District (HAIO).
3. Subsequent action(s) with staff, the Planning Commission, or City Council after zoning to SUO or HAIO. List all dates. Be sure to list all approvals.

REQUEST

1. State each development standard that is being requested to be amended.

JUSTIFICATION

1. Provide a justification for each requested amendment.
 - a. Why is this amendment needed?
 - b. What positive effects will this amendment have on the existing development, on the future development, and the surrounding properties.

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

Project: _____ Project Manager: _____
Request: _____ Acreage/Parcel Size: _____
Current Density Allowed: _____ Density Proposed: _____
Total number of residential units proposed: _____

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes _____ No _____

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed? Yes _____ No _____
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes _____ No _____

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: _____

School District: _____

District Superintendent: _____

Phone #: _____

E-mail: _____

Signature: _____

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development Services Department prior to the scheduling of any City Council meetings.

NOTICE: By participating in any correspondence, telephone conversation, discussion, meeting, or any other communication with an Avondale employee, you agree and acknowledge that: (1) any information provided in a format other than a formal written determination by the designated Zoning Administrator is preliminary in nature and shall not be relied upon for any purpose by the recipient or any other person or entity; (2) any information provided by an Avondale employee is not the equivalent of a title report or a real estate survey; (3) you are responsible for independently researching and verifying the information; (4) an Avondale employee is not authorized to bind the City of Avondale in any manner, except by formal Zoning Administrator determination; and (4) any error, omission, incorrect information, or false information provided by an Avondale employee shall not give rise to any liability on behalf of the City of Avondale.