

CASE NO. _____
 Accepted by: _____
 Date: _____
 Acct #: _____

PLANNED AREA DEVELOPMENT REZONE APPLICATION

(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 CASES:					
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:	PAD	\$4,856		BASE FEE SUBTOTAL	\$
	PAD Extension or Amendment	\$1,403			
				ACREAGE FEE SUBTOTAL	\$
ACREAGE FEE (ROUND TO THE NEAREST NET ACRE)	\$140 X	Acres =	\$	ACREAGE FEE SUBTOTAL	\$
				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.AvonendaleAZ.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.

PLANNED AREA DEVELOPMENT SUBMITTAL CHECKLIST & ACKNOWLEDGEMENTS

- 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
- Boundary Closure Report by a Registered Engineer or Surveyor (COGO).
- ALTA Survey, to include streets and driveways on adjacent streets, dated within the last 90 days – 24"x36" drawn to scale
- Title Report dated within the last 90 days
- Flood Zone Map
- PAD Narrative & General Development Plan
- Development Plan – 24"x36" drawn to scale
- Traffic Impact Statement or Traffic Impact Analysis (if required)
- Preliminary Master Water Report
- Preliminary Master Drainage Report
- Preliminary Master Sewer Report
- Environmental Assessment Phase I (if required)
- Certificate of Adequate School Facilities (Only for new residential developments)
- 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>.
- 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 (Residential only).

PROJECT DESCRIPTION

1. 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.
 - b. Any proposed phasing plans.
2. Project Character and Theme
 - a. Project theme and intended character of the development.
3. Circulation
4. Density and Land Use Justification
 - a. State the density for the overall project as well as the densities of each specific development subsection or neighborhood.
 - b. Justification for any increase in density and/or land use intensity from the General Plan Land Use Plan expectations – Please clearly define how this project exceeds City required standards to justify these changes.

LAND USES & DEVELOPMENT STANDARDS

Please include the following statement:

The requirements of the Zoning Ordinance and Avondale Subdivision Regulations shall apply except where explicitly stated otherwise herein by this PAD. The approved PAD sets forth the development standards for -Insert Project Name-. All uses not specifically addressed herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

1. Land uses
 - a. Permitted, Conditional, Accessory, Land Uses
 - i. List uses permitted by right.
 - ii. List uses permitted with conditions.
 - iii. List uses permitted with a Conditional Use Permit.
 - iv. List permitted Accessory uses.
 - v. Prohibited uses- In place of listing all prohibited uses, please include the following statement:
"All uses not specifically provided for herein are prohibited, unless a subsequent

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determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.”

- b. Project Development Standard Modifications
 - i. Proposed development standards table including:
 - 1. Min. Lot Width (ft.)
 - 2. Min. Lot Depth (ft.)
 - 3. Min. Lot Area (sq. ft.)
 - 4. Maximum Building Coverage (%)
 - 5. Maximum Building Height (ft.)
 - 6. Minimum Yard Setbacks (Front, Side, Street Side, Total Side, Rear)
- c. 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 PAD Narrative, the Zoning Administrator shall determine the applicable development standard to apply.
 - ii. Discussion of comparable Avondale Residential Zoning District (residential only).
 - iii. Residential developments shall provide different sizes of lots. Please provide a Lot Mix Table which includes the following information:
 - 1. Minimum lot dimensions.
 - 2. Minimum lot area (square feet).
 - 3. Number of lots.
 - 4. Percentage of total lots.
 - iv. Discussion of how development standards exceed City standards.
- 2. 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.
- 3. Landscaping and Amenities
 - a. Landscape theme and details.
 - 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.
- 4. Architectural Design
 - a. Outline and discuss the following proposed design standards in detail:
 - i. Architectural character.

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- 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.
5. Site Design Criteria
- a. Building orientation.
 - b. Parking, including covered parking, if applicable.
 - c. Screening.
 - d. Walls.

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. Proposed off-site improvements.
- 5. Proposed phasing plans, if applicable.

OWNERSHIP AND MAINTENANCE

- 1. Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development.
- 2. Discussion of plans for ownership.

CONFORMANCE WITH PLANS

- 1. Discussion on how the proposal meets the goals and objectives of the General Plan and any applicable Specific Area Plan.

EXHIBITS

- 1. The following exhibits shall be provided with the Development Plan for a PAD:
 - a. Property boundary and legal description.
 - b. Areas designating lot sizes, densities, and land use(s).
 - c. Circulation plan to include arterial and collector streets, and vehicular and pedestrian circulation routes.
 - d. Phasing schedule, which shall include all of the following:
 - i. Type of development.
 - ii. Density.
 - iii. Map of the development designating the phases and sequence of development.
 - e. The applicant shall document the location and acreage of Open Space as well as listing amenities to be provided at each location.

Address all of the following:

LOCATION

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

HISTORY

1. Date annexed.
2. Date zoned to Planned Area Development (PAD).
3. Subsequent action(s) with staff, the Planning Commission, or City Council after zoning to PAD. 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.

**OWNER AUTHORIZATION FORM
FOR DEVELOPMENT REVIEW**

APPLICANTS FOR DEVELOPMENT REVIEW:

- Fill out #1 below if property owner is same as applicant.
- Fill out #1 and #2 below if applicant is other than property owner.
- A separate form is required for multiple owners.

1. I, _____, hereby certify that I am the owner of property, designated as Plat _____, Lot(s) _____, as shown on the Maricopa County Tax Assessor's Maps.
2. I hereby authorize the application for _____ by (name of applicant or agent) to be submitted to the Development Services Department of the City of Avondale for review and decision by the Planning Commission and City Council.

BY: _____
Signature of Owner, Individual, Corporation, Trustee, Partnership, non-profit, etc.

STATE OF _____)
County of _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____
20_____.

Notary Public

My Commission Expires:

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.

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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.