

# PARKSIDE VILLAGE

Planned Area Development



SWC 99<sup>th</sup> Avenue and Indian School Road :: Avondale, Arizona :: April, 2014





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# Parkside Village

A Planned Area Development in Avondale Arizona

By Ridgewood Partners

Southwest Corner of 99<sup>th</sup> Avenue and Indian School Road

Submitted November, 2013

Revised January, 2014

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Revised April, 2014

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## Parkside Village

### Project Data Sheet

Project Location:	SWC 99th Avenue and Indian School Road
Request:	Amendment to existing Entorno PAD
Existing General Plan Land Use:	Mixed Use, Office, Medium/High Density Residential
Proposed General Plan Land Use:	Mixed Use, Office, Medium/High Density Residential
Existing Zoning:	Planned Area Development
Proposed Zoning:	Planned Area Development
Existing Use:	Agriculture
Total Gross Area:	163 acres
Total Residential Area:	119.70 acres
Total Commercial Area:	33 acres
Total Office Area:	10.30 acres
Maximum SFR Density:	12 du/acre
Minimum SFR Density:	4 du/acre
Proposed SFR Density:	5.8 du/acre
Minimum SFR Open Space:	18.0%
Park Acreage:	13.51 acres
SFR Dwelling Units:	412 units
Multifamily Dwelling Units:	272 units
Urban Loft Units:	100 units
Roadway Improvements:	Indian School Road, Osborn Road, 99th Avenue
Water / Wastewater Provider:	City of Avondale

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Parkside Village  
Project Team



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# Parkside Village

## Planned Area Development

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# Parkside Village

## Planned Area Development

### List of Exhibits

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C	General Plan Map
D	Existing Zoning Map
E	Master Development Plan
F	Architectural Theming
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H	Street Scene Perspective
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# 1. Introduction and Opening Statements

Parkside Village (“Parkside”) is a premier Freeway Corridor project with a diversity of product offering and level of design not seen elsewhere in Avondale or the Phoenix Metro Area. Parkside is an improvement to the existing Entorno PAD in a number of ways and will be an excellent project to announce entry into the City of Avondale (the “City”).

Parkside incorporates Transit Oriented Development principles within a New Urban framework. The General Plan lays out basic criteria for Mixed Use Transit Oriented Developments, which includes reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities. Parkside integrates a Central Park, pedestrian paseos, two transit facilities, active open spaces, and four neighborhood parks, creating a healthy lifestyle and a socially dynamic community that embraces alternative modes of transportation within a village setting.

Connectivity is a central feature of Transit Oriented Developments and New Urban principals. Parkside provides numerous pedestrian connections throughout the development and neighboring properties. These pedestrian connections are designed to provide a walkable neighborhood with easy access to public transit options. Parkside residents will be able to live, work, shop and play within a healthy and livable community with appropriate connectivity to neighboring properties.

Another feature of Parkside’s New Urban framework is an activated street scene with adjacent uses fronting onto roadways where appropriate. This design helps slow vehicular traffic and allows for better connectivity to the adjacent uses that share the frontage. Two primary entry roadways access the Site, one from Indian School Road and one from 99<sup>th</sup> Avenue. These entry roadways are amenitized boulevards that link to the Central Park, have residential and non-residential uses fronting onto them, and utilize on-street parking to create an active street scene and connectivity to adjacent uses that share the frontage.

## 1.1. General Location, Property Boundaries and Surrounding Properties

### 1.1.1. General Location

Parkside is a freeway corridor project located at the southwest corner of 99<sup>th</sup> Avenue and Indian School Road as shown on **Exhibit A, Vicinity Map**.

This is an ideal location for the mix of uses proposed as a part of Parkside as it provides necessary employment, retail, and homes in close proximity to major freeways (101 Agua Fria Freeway and Interstate 10), the Glendale Sports and Entertainment District, and Downtown Avondale. This location is also well situated to assist with the connection to and expansion of Avondale Zoom and other transit systems to provide multi-modal connectivity to the rest of Avondale and the Phoenix Metro Area.



#### 1.1.2. Property Boundaries

The total gross area of this planned area development is 163 acres bounded by Indian School road to the north, 99<sup>th</sup> Avenue to the east, the Osborn Road alignment to the south and the Westwind PAD to the west (the “Property”) as you can see in **Exhibit B, Aerial Map and Legal Description**.

#### 1.1.3. Surrounding Properties

Parkside is surrounded by a mix of agricultural, residential and commercial properties in both the city of Avondale and the city of Phoenix. In its location near the 101 Agua Fria Freeway and the border of the city limits, Parkside is a prominent part of the gateway to Avondale and a freeway corridor project. With this prominence in mind, extra care has been taken by the development team in designing and planning Parkside to ensure the final product is in close keeping with the goals and vision of the City.

The property located to the west is an existing single family residential development within the City of Avondale. To the north is a mix of uses within the City of Phoenix that include a medical plaza, commercial uses (both existing and proposed), residential condominiums, and the entrance to a single family residential development known as The

Vineyards. To the east (City of Phoenix) and south (City of Avondale) is the future site of the approximate 1,000-acre Master Planned Business and Commerce Park known as Algodon Center. The Glendale Municipal Airport is located in the vicinity to the north of the Site.

NORTH (PHOENIX)	
Current Use	Retail, Agriculture, Multi-family, Office
Land Use Designation	Commercial, 15+ du/ac High Density residential, 2 to 3.5 du/ac Residential
Current Zoning	C-1, C-2, C-3, R-2, R-4A

EAST (PHOENIX)	
Current Use	Agriculture
Land Use Designation	Commercial, Commerce/Business Park
Current Zoning	C-2 PCD, GCP PCD,

SOUTH	
Current Use	Agriculture
Land Use Designation	Mixed Use
Current Zoning	C-2

WEST	
Current Use	Residential
Land Use Designation	Medium Density Residential
Current Zoning	Planned Area Development

## 1.2. Existing Land Use, Current Zoning and Site Conditions

A planned area development known as Entorno was approved on the Property in October of 2007 which contemplated a mixture of residential, commercial, and office uses. The vision of that plan was bold and imaginative; however, market conditions and shifts in local and national economies have made much of that plan no longer feasible. The Property has changed



ownership since the Entorno plan was approved and the current owners have designed a viable project that will be an even better alternative to the existing Entorno PAD. Additional detail as to specific improvements over the Entorno PAD are outlined in Section 11.7 of this document.

#### 1.2.1. Existing Land Use

The current land use designation in the Avondale General Plan for the Property is Mixed Use, Medium / High Density Residential, and Office / Professional as shown in **Exhibit C, General Plan Map**.

#### 1.2.2. Current Zoning

The current zoning on the Property is Planned Area Development (PAD) as shown in **Exhibit D, Existing Zoning Map**.

#### 1.2.3. Site Conditions

The Property has been historically and is currently used for agricultural purposes as shown in **Exhibit B, Aerial Map & Legal Description**.

### 1.3. Amendments

Amendments to the PAD shall be processed in accordance with Section 603(E) of the Ordinance and determination between minor and major amendments made by the Zoning Administrator except as provided otherwise in this PAD. The Zoning Administrator or authorized designee may authorize relief of up to thirty-three (33) percent of the setback requirements.

### 1.4. Applicability

The requirements of the Zoning Ordinance, as amended, Avondale Subdivision Regulations, as amended, Single Family Residential Design Manual, as amended, and Commercial/Industrial/Multi-Family Design Manual, as amended shall apply except where explicitly stated otherwise herein by this PAD.

## 2. Proposed Uses

Parkside is composed of a diversity of product types not seen in a development of this size anywhere in the Phoenix Metro Area. Parkside will be composed of a variety of residential product types (SFR-45, SFR-50, SFR-60, SFR-70, SFR-Rear-Loaded, SFR-Townhouse, and Multi-Family Residential), Mixed Use, and Office as well as Open Space/Landscaped Areas. See **Exhibit E, Master Development Plan**. The Open Space/Landscaped Areas is discussed more thoroughly in Sections 5 of this document.

### 2.1. Residential Uses

The following land use matrices show the uses, which are permitted by right (P), permitted with a conditional use permit (C), permitted with conditions (PC), permitted as accessory uses (A) or not allowed (NP) for each residential product type within Parkside. Conditions of permission for PC uses shall be dictated by Section 203 of the Ordinance. Uses requiring a Conditional Use Permit shall conform to the requirements in Section 109 of the Ordinance.

#### 2.1.1. Land Use Matrix: Single Family Residential

Land Use	Single Family Residential			
	70' Wide	60' Wide	50' Wide	45' Wide
Accessory uses and buildings incidental to the principal use such as pools, garages, sheds, provided that such accessory buildings are not used for sleeping or living quarters	P	P	P	P
Child care in the home for four or fewer children not related to the residents as an accessory to the primary residential use of the dwelling	P	P	P	P
Community Garden, one acre or less	P	P	P	P
Community swimming pools and similar recreational facilities of a non-profit nature when owned and maintained by the homeowner's association	P	P	P	P

Land Use	Single Family Residential			
	70' Wide	60' Wide	50' Wide	45' Wide
One single-family detached dwelling unit per lot	P	P	P	P
One single-family attached dwelling unit per lot	P	P	P	P
Public parks and public recreation areas	P	P	P	P
Temporary construction office, shed, and/or storage yard in conjunction with on-site construction	P	P	P	P
Temporary residential sales office for the on-site sale of homes	P	P	P	P
School, public (including charter)	P	P	P	P
Subdivision model home complex for the on-site and off-site sale of homes	P	P	P	P
Home Occupation, as an accessory to the primary residential use of a dwelling	PC	PC	PC	PC
Public utility facility required for local service	PC	PC	PC	PC
Child care in the home for five to ten children not related to the residents as an accessory to the primary residential use of the dwelling	C	C	C	C
Child Care Center in conjunction with a Place of Worship or School	C	C	C	C
Place of Worship	C	C	C	C
Public utility facility with the exception of those allowed as a Use Permitted with Conditions above	C	C	C	C
School, private	C	C	C	C

P = Permitted Use  
PC = Permitted with Conditions  
C = Conditional Use Permit Required



### 2.1.2. Land Use Matrix: SFR-Rear-Loaded

Land Use	SFR-Rear-Loaded
Child care in the home for four or fewer children not related to the residents, as an accessory to the primary residential use of a dwelling	P
Community Garden, one acre or less	P
Group Home	P
Parks and recreation areas, public	P
School, public (including charter)	P
One Single Family attached dwelling per lot with the condition that garages shall be attached at the rear of the dwelling and accessed via a private-drive.	PC
Home Occupation, as an accessory to the primary residential use of a dwelling	PC
Assisted Living Facility	C
Child care in the home for five to ten children not related to the residents, as an accessory to the primary residential use of the dwelling	C
Child Care Center in conjunction with a Place of Worship	C
Convalescent Home	C
Nursing Home	C
Place of worship	C
Public utility facility required for local service	C
One single family detached dwelling per lot. Garages shall be attached at the rear of the dwelling and accessed via a private-drive as per the typical lot layout shown in Exhibit P.	PC

P = Permitted Use  
PC = Permitted with Conditions  
C = Conditional Use Permit Required  
NP = Not Permitted

### 2.1.3. Land Use Matrix: SFR-Townhouse

Land Use	Townhouse
Child care in the home for four or fewer children not related to the residents, as an accessory to the primary residential use of a dwelling	P
Community Garden, one acre or less	P
Group Home	P
Parks and recreation areas, public	P
School, public (including charter)	P
One Single Family attached dwelling per lot	P
Home Occupation, as an accessory to the primary residential use of a dwelling	PC
Assisted Living Facility	C
Child care in the home for five to ten children not related to the residents, as an accessory to the primary residential use of the dwelling	C
Child Care Center in conjunction with a Place of Worship	C
Convalescent Home	C
Nursing Home	C
Place of worship	C
Public utility facility required for local service	C

P = Permitted Use  
PC = Permitted with Conditions  
C = Conditional Use Permit Required  
NP = Not Permitted

2.1.4. Land Use Matrix: Condo/Apartment\*

Land Use	Condo/Apartment
Child care in the home for four or fewer children not related to the residents, as an accessory to the primary residential use of a dwelling	P
Community Garden, one acre or less	P
Group Home	NP
Multi-family dwellings	P
Parks and recreation areas, public	P
School, public (including charter)	P
Single Family attached dwelling	NP
Home Occupation, as an accessory to the primary residential use of a dwelling	PC
Assisted Living Facility	NP
Child care in the home for five to ten children not related to the residents, as an accessory to the primary residential use of the dwelling	C
Child Care Center in conjunction with a Place of Worship	C
Convalescent Home	NP
Nursing Home	NP
Place of worship	C
Public utility facility required for local service	C

P = Permitted Use

PC = Permitted with Conditions

C = Conditional Use Permit Required

NP = Not Permitted

\*Condo/Apartment is only allowed in the Multi-Family Residential area (Shown on Exhibit E)



2.1.5. Land Use Matrix: Urban Loft\*

Land Use	Urban Loft
Child care in the home for four or fewer children not related to the residents, as an accessory to the primary residential use of a dwelling	NP
Community Garden, one acre or less	P
Group Home	NP
Multi-family dwellings	P
Parks and recreation areas, public	P
School, public (including charter)	P
Single Family attached dwelling	P
Home Occupation, as an accessory to the primary residential use of a dwelling	PC
Assisted Living Facility	NP
Child care in the home for five to ten children not related to the residents, as an accessory to the primary residential use of the dwelling	NP
Child Care Center in conjunction with a Place of Worship	NP
Convalescent Home	C
Nursing Home	C
Place of worship	C
Public utility facility required for local service	C

P = Permitted Use

PC = Permitted with Conditions

C = Conditional Use Permit Required

NP = Not Permitted

\* Urban Loft is only allowed in the Mixed Use area (shown on Exhibit E)

## 2.2. Non-residential Uses Allowed, Allowed with Conditions, and Requiring a Conditional Use Permit

Below is a list of permitted uses, uses permitted with conditions, and uses permitted with a Conditional Use Permit for non-residential uses at Parkside. All uses not specifically provided for herein are prohibited, unless a subsequent determination by the Zoning Administrator finds a specific use to be analogous to a permitted use.

### 2.2.1. Mixed Use

#### 2.2.1.1. Permitted Uses

The following uses are permitted by right.

- Antique store.
- Appliance service and repair.
- Art gallery.
- Art studio.
- Automobile rental facility with no on-site storage.
- Banks and financial institutions without drive-through, excluding non-chartered financial institutions.
- Barber shop.
- Beauty salon.
- Bowling alley.
- Brewery, ancillary to a bar or restaurant.
- Clothing alteration, custom dressmaking or tailor shop.
- Community garden, one acre or less.
- Consignment shops.
- Dance studio.
- Drive-thru uses for restaurant, chartered financial institutions, and dry cleaning drop-off/pick-up establishments
- Dry cleaning and laundry establishment, pick-up and drop-off only.
- Emergency medical care facility.
- Employment agencies excluding day labor.
- Health and exercise center.
- Hospitals.

- Hotel or motel.
- Ice skating rink, indoor.
- Indoor commercial recreation/entertainment uses not otherwise listed.
- Libraries.
- Massage therapy (medical)
- Massage or day spa.
- Medical, dental or health offices, clinics and laboratories, excluding plasma centers and medical marijuana uses.
- Museum and cultural centers.
- Movie theater, indoor.
- Music studio.
- Nail salon.
- Photographic developing and printing studio.
- Places of worship.
- Professional offices.
- Public uses.
- Real estate offices.
- Rehabilitation facilities and hospitals, excluding facilities for substance abuse and detoxification.
- Resorts.
- Restaurants, without drive-through.
- Retail sales of new merchandise within enclosed buildings, excluding liquor stores.
- Roller rink, indoor.
- School, public (including charter).
- Sidewalk Café.
- Specialty retail, indoor, excluding liquor stores.
- Specialty services.
- Theater, excluding movie theaters.
- Ticket and travel agency.
- Used Boooks, movies, computer games and equipment
- Video arcade or game room.
- Video Rental.

2.2.1.2. Uses Permitted with Conditions

- Urban Lofts with the condition that multi-family dwellings shall be located either above non-residential space or attached to non-residential space when located on the ground floor. Stand-alone apartments are prohibited.

The following uses are permitted by right only if the conditions listed below for the individual uses are met.

- Automobile rental facility with on-site storage, subject to Section 304(B) of the City of Avondale Zoning Ordinance.
- Automobile service and diagnostic facility, subject to Section 304(C) of the City of Avondale Zoning Ordinance.
- Bar, subject to Section 304(E) of the City of Avondale Zoning Ordinance.
- Drive-through uses, including restaurants and financial institutions, subject to Section 304(G) of the City of Avondale Zoning Ordinance.
- Pet boarding and day care facility, subject to Section 304(K) of the City of Avondale Zoning Ordinance.
- Public utility buildings, structures, uses, facilities and equipment, subject to Section 304(M) of the City of Avondale Zoning Ordinance.
- Social / private clubs, subject to Section 304(O) of the City of Avondale Zoning Ordinance.
- Tire sales, repair and mounting, subject to Section 304(Q) of the City of Avondale Zoning Ordinance.
- Veterinary hospital, offices and clinics, excluding animal boarding, subject to Section 304(R) of the City of Avondale Zoning Ordinance.
- Wine Bar, subject to Section 304(S) of the City of Avondale Zoning Ordinance.

2.2.1.3. Uses Permitted with a Conditional Use Permit

The following uses are permitted subject to a Conditional Use Permit if, in addition to the process set forth in Section 109 of the Ordinance, the use complies with the conditions listed below, if any, for the individual use.

- Child care center.
- Gas station with or without convenience store and/or car wash.

- Liquor stores.
- Night club.
- Pre-schools and similar uses.
- Public service and non-profit community uses.
- Reception centers.
- Shooting range, indoor.

#### 2.2.2. Office

##### 2.2.2.1. Permitted Uses

The following uses are permitted by right.

- Automobile rental facility with no on-site storage.
- Emergency medical care facility.
- Employment agencies excluding day labor.
- Massage therapy (medical).
- Medical, dental or health offices, clinics and laboratories, excluding plasma centers and medical marijuana uses.
- Place of worship.
- Professional offices.
- Public uses.
- Real estate office.
- School, business, technical, or vocational.
- Specialty services.
- Ticket and travel agency.

##### 2.2.2.2. Uses Permitted with Conditions

- Multi-Family Dwellings with the condition that multi-family dwellings shall be located either above non-residential space or attached to non-residential space when located on the ground floor. Stand-alone apartments are prohibited.

The following uses are permitted by right only if the conditions listed below for the individual uses are met.

- Banks and financial institutions without drive-through, excluding non-chartered financial institutions, subject to Section 304(D) of the City of Avondale Zoning Ordinance.
- Public utility buildings, structures, uses, facilities and equipment, subject to Section 304(M) of the City of Avondale Zoning Ordinance.

2.2.2.3. Uses Permitted with a Conditional Use Permit

The following uses are permitted subject to a Conditional Use Permit if, in addition to the process set forth in Section 109 of the Ordinance, the use complies with the conditions listed below, if any, for the individual use.

- Assisted living facility.
- Child care center.
- Public service and non-profit community uses.



### 3. Land Use Plan and Density

*The residential land uses within Parkside include traditional single family attached, detached, rear-loaded, motor court, and townhomes in accordance with the General Plan's Medium/High Density Residential land use category.*

Parkside integrates Non-Traditional and Traditional Single Family Residential, Mixed Use, Multifamily Residential, and Office areas plus active and multigenerational recreational and transit facilities. See **Exhibit E, Master Development Plan**. Parkside's non-residential uses are generally located in the eastern portion of the Site. The remaining portions of the Site include residential uses, parks, and open space that transition the non-residential uses on the eastern portion of the Site to the existing single family development adjoining the Site's west property line.

The residential land uses within Parkside include traditional single family attached, detached, rear loaded homes, motor court and townhomes in accordance with the General Plan's Medium/High Density Residential land use category. A mixture of residential and commercial uses, including urban lofts and rear loaded product, is proposed within the Mixed Use areas, which is consistent with the Mixed Use land use designation of the General Plan. Multifamily product is also provided along 99<sup>th</sup> Avenue between the Mixed Use and Office components.

Parkside's residential uses provide a diverse set of traditional, non-traditional, and multifamily housing options that is unlike any other residential development within the City of Avondale. The overall target density for the Site is 5.8 dwelling units (du) per residential acre (ac) inclusive of open space but exclusive of rights-of-way.

The density for Parkside's traditional and non-traditional single family residential product mix ranges from approximately 3.5 (SFR-70) to 9.8 (SFR-Townhouse) du/ac. The overall target single family residential density of approximately 5.8 du/ac is within the 4-12 du/ac range of the General Plan's Medium/High Density Residential Land Use designation.

**Exhibit E, Master Development Plan** shows how the residential component of Parkside will be developed, which as shown, yields an overall residential density of 5.8 du/ac. within the Medium/High Density Residential area.

### 3.1. Land Uses and Densities

Below is a description of the various land uses, their densities, and location on **Exhibit E, Master Development Plan. Exhibit F, Single Family Residential Architectural Theming** provides a visual guide to the style, streetscape, and design elements encouraged within Parkside. While the product examples are meant as a guide, in combination with the development standards and architectural guidelines set forth in this document, sufficient controls are in place to ensure Parkside is built out to the same level of design as is intended in this PAD.

#### 3.1.1. Traditional Single Family Detached

The traditional single family uses are located on the west portion of the Site, which acts as a buffer to the existing single family residences. There are four traditional single family detached uses proposed for the Site: SFR-70, SFR-60, SFR-50 and SFR-45. The target density for the traditional single family uses range from approximately 3.2 (SFR-70) to 5.5 (SFR-45) du/ac.

The traditional single family residential uses are located across the western portion of the project such that the average density generally increases moving from the western boundary adjacent to the established single family residential neighborhood to the more intense mixed use, multifamily, and office uses on the eastern boundary. This provides for a diverse mix of land uses while ensuring that appropriate uses are adjacent to one another and the continuity of the streetscape is maintained. Additional detail for each of the four traditional single-family product types is provided below.



##### 3.1.1.1. SFR – 70

As the largest residential lots in Parkside at 70 feet wide and 120 feet deep on average, SFR-70 is positioned along the western and southern perimeter of the project where adjacent uses are similarly low densities. The target density for the SFR – 70 lots is 3.2 du/ac. These lots are located within an easy walking distance to open space.

#### 3.1.1.2. SFR – 60

The 60 feet wide by 120' deep lots within SFR-60 are located in the southwest portion of Parkside and provide additional product diversity, an upper mid-range product alternative, as well as a transition to the smaller lot and SFR-Townhouse product offerings. The target density for the SFR-60 lots is 3.7 du/ac. All of these lots are adjacent to or within close proximity of a park within Parkside.

#### 3.1.1.3. SFR – 50

Located between a park, SFR-Townhouse, SFR-60, Multi-family, and Office Subareas, SFR-50 is, along with SFR-Rear-Loaded, one of the key product types tying together multiple land uses. The average lot size in SFR-50 is 50 feet wide by 115 feet deep. The target density for SFR-50 is 4.7 du/ac. The product options on SFR-50 lots will offer a true mid-range alternative to future residents of Parkside.

#### 3.1.1.4. SFR – 45

SFR-45 will be an important component, but not the only component of the first phase of Parkside. The average 45 feet wide by 110 feet deep lots in SFR-45 will be surrounded by greenbelts connecting them to the Neighborhood and Central parks within Parkside. The target density for SFR-45 is 5.5 du/ac. SFR-45 in Parkside will provide an ideal transition between SFR-70 and SFR-Rear-Loaded in the northwest portion of the project.

#### 3.1.2. Non-Traditional Single Family

Non-traditional single family residential uses, some of which are not currently available in Avondale, are located between the more intense uses on the eastern portion of the Site and the traditional single family uses on the western portion of the Site. Within the non-traditional single family area there are a minimum of two different non-traditional single family residential product types with varying densities: SFR-Rear-



Loaded and SFR-Townhouse. The target density for the non-traditional single family uses average approximately 5.5 and 9.8 du/ac. respectively for SFR-Rear-Loaded and SFR-Townhouse.

#### 3.1.2.1. SFR-Rear-Loaded

The proposed “Rear-Loaded” is a single family detached residential alternative that utilizes a garage loaded from a private drive (see Section 10 for additional detail on private drives). Rear-Loaded is designed with 100% forward architecture facing the street scenes and green belts. Rear-Loaded is located along 100th Avenue, which is a themed entry boulevard between Indian School Road and Central Park (see **Exhibit G, Conceptual Landscape Plan** and **Exhibit H, Street Scene Perspective**). Additional Rear-Loaded is located between the western and central parks. The Rear-Loaded creates an entry sequence into the community featuring front doors, not garage doors, and on-street parking. This is an important aspect of the village design of Parkside. Driving through a community and seeing front doors instead of garage doors and walls has a huge impact on the feel, safety, and aesthetics. A portion of the Rear-Loaded product actually fronts onto the Central Park further enhancing the interaction of residents with active open space. The Rear-Loaded loaded product shares common roadway frontage with Non-Residential and Residential uses. The target density for the Rear-Loaded use is 5.5 du/ac.

#### 3.1.2.2. SFR-Townhouse

The SFR-Townhouse product proposes two to six unit single family attached homes. This type of housing product creates greater opportunities for forward architecture and larger front yard landscaping areas. The SFR-Townhouse product is located near Central Park and along a themed boulevard that leads to and from the Central Park. Central Park, open space paseos, and a neighborhood park are all proximate to the SFR-Townhouse product. The SFR-Townhouse product shares common roadway frontage with Non-Residential and Residential uses. The target density for the SFR-Townhouse use is 9.8. du/ac.

### 3.1.3. Multifamily

The Multifamily use is located along the western side of 99th Avenue between the Non-Residential areas to the north and south. The placement of the Multifamily product at this location encourages pedestrian interaction with nearby Non-Residential uses and creates a buffer between busy 99th Avenue and the Single Family residential uses in Parkside. The Multifamily product shall be developed at a minimum density of 18 du/ac and a maximum density of not more than 22 du/ac with the infrastructure currently proposed. The target density for Parkside's Multifamily residential use (19.5 du/ac) accommodates the General Plan's Mixed Use goal of creating a core living environment within a village concept where residents can live, work, shop, and play within the same development or close by.



### 3.1.4. Urban Lofts



The Urban Lofts are a Residential Use located within the Mixed Use area. The Urban Lofts further create the live, work, shop and play concept of Parkside. The Urban Lofts may be developed in the Mixed Use area up to a maximum density of 25 du/ac., but infrastructure calculations take into consideration a maximum of 100 units. The total number of Urban Loft units can exceed this number but accommodation would need to be made by either redesigning infrastructure or compensating by lowering unit counts of other product types. As shown in Section 4.1.2., a maximum of 10 percent of the Urban Loft units shall be on the ground floor. Any ground floor Urban Loft units should be designed such that they are either accessed from somewhere other than the main retail pedestrian thoroughfares or such

that they are clearly a residential area to reduce the possibility of conflict between residential and commercial uses.

Urban Loft is a flexible use which can facilitate product at all price points and in multiple sizes. Access can be shared or direct and is generally from the storefront side of the buildings to encourage interaction with and patronage of retail businesses in Parkside. This product offering is not seen elsewhere in Avondale at this time but is a key component of achieving a truly vibrant urban interface which greatly adds to the viability of attached and adjacent businesses that benefit from a built in source of customers.

#### 3.1.5. Non-Residential

The Non-Residential areas are located in the eastern portion of the Site. The most intense uses are located towards the abutting arterial roadways and transit stops, while the less intense uses are located closer to the proposed residential uses. Many of the Non-Residential uses front onto the themed entry boulevards creating an opportunity for the uses to embrace the boulevard street scene and utilize the on-street parking. This design integrates the pedestrian edges instead of turning away pedestrians with large parking lots often seen in “typical” developments.

Brief descriptions of the different types of Non-Residential areas shown on **Exhibit I, Land Use Map** are below:

#### 3.1.6. Mixed Use

The Mixed Use areas are located generally along the arterial roadways to maximize visibility of the services. These uses are located adjacent to Indian School and 99th Avenue with parking generally located internal to the Site. Parkside was designed to create pedestrian spaces between the buildings and draw visitors to the commercial component, creating a strong pedestrian connection. **Exhibit E, Master Development Plan** proposes a layout that creates a desirable street scene, promoting pedestrian access from within Parkside and welcoming visitors within Avondale and beyond. One large anchor location is provided within the Site for a potential grocery or other anchor user.

### 3.1.7. Office

The Office uses are located at the southeast corner of the Site. The positioning at the southeast corner takes advantage of the shared edges and pedestrian connections within the Site. This concept integrates the Office uses into the development.

## 3.2. Conformance with General Plan Land Use Designations

The existing land use designation for Parkside is a combination of Mixed-Use, Medium/High Density Residential (M/HDR), and Office as shown on **Exhibit C, General Plan Map**. The proposed uses in Parkside comply with each of the requirements of these land uses.

- 3.2.1. “M/HDR is land that will contain densities that will range from 4 to 12 dwelling units per acre and should include a combination of single-family attached, detached, and townhomes, or condominiums, patio homes, casita housing choices. The variety of housing choices a specific development should be in a planned and clustered setting unique to Avondale with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities. This level of intensity should promote a village environment with easy access to services and recreation. Churches, parks, and open spaces, and public facilities are permitted in this land use category.”

Parkside provides nine different residential housing options (including Urban Lofts in the Mixed Use area and the option for upper floor residential within the Office Component) designed around a Central Park with direct access well within a quarter mile walking distance, generally accepted as the ideal distance to promote a walkable community, to a variety of commercial and office uses. Additionally, Parkside will be integrated into the local and regional transit network providing easy access to services and entertainment in other parts of Avondale and the Phoenix Metro Area. The minimum overall single family residential density of Parkside will be 4.0 du/ac. The residential density as shown on the Master Development Plan is 5.8 du/ac. for that portion that is within the M/HDR land use area.

- 3.2.2. “Mixed Use is a land-use for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development includes reasonable scale to the

surrounding neighborhoods, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities.”

The Mixed Use area of Parkside is in line with the General Plan’s definition of the use category in every way. The design guidelines outlined for this land use in Parkside ensures that the building massing, scaling, and allowed uses will be balanced within itself as well as with the surrounding neighborhoods. The location of the Mixed Use land use in Parkside is identical to that area dictated by the General Plan which is in an ideal location to connect it to the surrounding neighborhoods within Parkside as well as the region as a whole via the adjacent transit routes. Residents in Parkside as well as those in existing and future nearby residential developments will be able to walk or ride bikes to and within the Mixed Use areas of Parkside thereby truly encouraging multi-modal transportation.

- 3.2.3. “Office land use category allows for professional office and medical office services/practices associated with hospitals and niche medical industries, such as sports medicine, physical therapy, and associated office support services that are generally quiet with moderate traffic volumes. Office sites are to be integrated through design with adjacent residential developments. Typical office developments have their own access and circulation, identification signs, and landscaping. Developments with more than one building share a common architectural and landscape theme to include identification signs, covered parking and driveways with pedestrian amenities and shaded outdoor areas.”

The Office land use within Parkside is in full compliance with the General Plan as it is designed through layout, allowed uses, and design guidelines to compliment the adjacent Multifamily and Single Family Residential Uses. A common architectural theme including all signage will be used throughout the Office land use area of Parkside. Given the mixed-income nature of the residential product offerings, the offices will be able to provide employment opportunities to residents in any of the Parkside housing types.

#### 3.2.4. Conformance with General Plan Vision and Goals

The proposed Parkside PAD is supported by numerous provisions of the 2030 General Plan. Below are some of the Goals and Policies supporting the development of Parkside.



- 3.2.4.1. Vision Statement: “Avondale is committed to promoting the health and well-being of all its residents and plans to be an active, inclusive, and responsive place, where healthy habits are encouraged rather than discouraged by environments we build.”

Parkside provides an environment that fosters a healthy and active community.

- 3.2.4.2. Guiding Principles - Community Mobility: “We emphasize development of a balanced, integrated, multi-modal circulation system (streets, trails, sidewalks, bikeways, transit, light rail, and river corridors) that is efficient and safe, and which connects neighborhoods to jobs, schools, services, local attractions, and open space.”

The Master Development Plan integrates a Central Park, pedestrian paseos, two transit facilities, active open spaces, and four neighborhood parks, creating a healthy lifestyle and neighborhoods that are connected to their surroundings.

- 3.2.4.3. Land Use Goal 1: “Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.”

Parkside residents will be able to live, work, shop and play within a healthy and livable community with appropriate connectivity to neighboring properties.

- 3.2.4.4. Land Use Goal 1 Policy C: “Diversify Avondale’s housing stock by providing for varied residential types...”

Parkside provides a minimum of nine different residential uses of varying densities providing diversity to Avondale’s housing stock (including Urban Lofts in the Mixed Use Area and upper floor residential in the Office area).

- 3.2.4.5. Land Use Goal 3 Policy D: “Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.”

Land uses, landscape buffers, building setbacks, and screen walls are some of the features used to ensure an adequate transition and buffer between Parkside and the neighboring properties as well as between uses within Parkside.

- 3.2.4.6. Land Use Goal 8: “Support mixed-use land use patterns that increase transit and pedestrian oriented development within specific and appropriate areas of the City.”

Parkside has a diverse mix of non-residential uses and intensities and of residential types and densities. Parkside’s Development Master Plan provides pedestrian and bicycle connectivity to transit options along Indian School Road and 99th Avenue. The amenitized boulevards create an active street scene in this pedestrian oriented development.

- 3.2.4.7. Housing Element Goal 2: “Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.”

Parkside is a development unlike any other in Avondale, particularly for a project of this size. The diverse housing types, transitioning densities and land uses create an integrated village that will allow for a variety of socio-economic levels.

- 3.2.4.8. Housing Element Goal 2 Policy B: “Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.”

Parkside incorporates townhomes, urban lofts, and multifamily options. These housing types account for almost half of the product types in Parkside and provide ample opportunity for people looking to purchase a home without the responsibility of exterior maintenance.

- 3.2.4.9. Housing Element Goal 4 Policy B: “Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.”

Parkside is an innovatively designed community that incorporates an integrated village concept where residents can live, work, shop and play within the same development and all within an eighth of a mile of the Central Park. No point within Parkside is more than an eighth of a mile or 3 minute walk from a park. This is a truly unique design that provides active open space to every resident and visitor within Parkside.

- 3.2.4.10. Housing Element Goal 4 Policy D: “Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.”

Parkside’s Central Park (see **Exhibit J, Park Plans**) is connected to other neighborhood parks through a series of landscaped, safe and inviting pedestrian paseos and active open spaces that are spread throughout the Site. Each of the eight residential product types is designed to be within an easy walk of the Central Park and the four neighborhood parks.

- 3.2.4.11. Open Space Element Goal 2 Policy C: “Link community parks to open spaces, other community facilities, and each other as a means to providing further physical activity for one’s well-being.”

Parkside’s neighborhood parks and Central Park connect to open space paseos, trails, and active open spaces that lead to other parks within the development. See **Exhibit G, Conceptual Landscape Plan**.

- 3.2.4.12. Transit Oriented Development Goal 2 Policy D: “Consider a range of housing types that will encourage a mix of residents, such as families, singles, and seniors, and allow for a mix of income levels.”

Parkside’s residential uses include a diverse mix of Multifamily, Urban Loft, Townhouse, Rear-Loaded, four different traditional Single Family Detached alternatives, and an option for residential above office. This diverse range of product types in a development of this size will create housing opportunities for a wide range home buyers and renters. The thoughtful layout of Parkside allows this mix of product types to coexist naturally and facilitate a thriving mixed income neighborhood.

3.2.4.13. Transit Oriented Development Goal 3: “Promote and support the incorporation of commercial uses as a component of transit oriented development.”

The 43.3 acres of Mixed Use and Office designed to be equally accessible from the adjacent arterial streets as the adjacent neighborhoods with multiple transit stops on site fully supports and promotes the goals of transit oriented development. Within these Non-Residential uses there are a number of retail and office business opportunities.

3.3. Density and Open Space Balance

The Ordinance contemplates a balance between a residential density within a PAD and the amount of Open Space provided in that PAD, such that as the residential density of the PAD increases so too should the Open Space. The residential density proposed for Parkside does not exceed the required density as specified in the Ordinance and General Plan. However, the amount of Open Space significantly exceeds the 15% that is required. Within the single family residential areas of Parkside, 17.2 acres (16.4%) of open space are provided (see **Exhibit K, Conceptual Open Space Plan**). This amount of open space is being provided via parks, paseos, and landscaped areas to achieve the level of walkability, interconnectedness, and outdoor engagement desired by the developers of this project.

3.4. Conformance with the Freeway Corridor Specific Plan

The Freeway Corridor Specific Plan (“FCSP”) was amended on September 16, 2013 to revise language and to expand the boundaries to include areas along the 101 Agua Fria Freeway. With this amendment, Parkside is now within the FCSP. Parkside is governed by the FCSP and therefore all of the applicable design guidelines and regulations therein shall be considered a part of this PAD.

The FCSP specifically identifies the intersection of 99<sup>th</sup> Ave and Indian School Road as a priority for development, infrastructure improvement, and increased aesthetics as this location announces entry into Avondale. Parkside will help achieve all of these priorities for at least the southwest corner of the intersection.

Parkside supports all of the goals of the FCSP. Each of these goals is listed below with a description of how the development of Parkside will help Avondale reach these goals.

- 3.4.1. Goal #1: “Prioritize the City’s appearance from the I-10 and the Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.”

While not directly adjacent to the 101 Agua Fria Freeway, Parkside is still a freeway corridor project that represents the City to travelers on the freeway and announces entry into the City. As such, Parkside shall conform to all of the design guidelines within the FCSP and includes additional measures to ensure it will be an aesthetically pleasing village. The Mixed Use and Office uses in Parkside are located on the eastern edge of the project to maintain the sophisticated corporate/business appearance outlined by the FCSP. As an entrance point to the City of Avondale, an entry monument will be constructed at the corner of Indian School Road and 99<sup>th</sup> Avenue to announce entry into the City to visitors travelling on these roads. **Exhibit L, City of Avondale Entry Feature** provides a design for this monumentation.

- 3.4.2. Goal #2: “Establish design requirements based on and specific to the General Plan designation of a developable property to ensure Freeway Corridor subareas achieve their intended purposes.”

The design requirements for Parkside include all of the applicable requirements found in the Ordinance, FCSP, and General Plan. These are incorporated in a way so as to provide a balance of flexibility and regulation that will place the proper amount of emphasis on key criteria specific to the land use. For example, per the FCSP, the Mixed Use land use area has an emphasis on connectivity to transit and residential uses while the Office land use area has an emphasis on the parking and landscaping/shading guidelines.

- 3.4.3. Goal #3: “Institute minimum site utilization thresholds for properties adjacent to the City’s recommended HCT alignment and provide generous maximum building heights throughout to ensure the area develops at the intensity level and form that is needed to accomplish the City’s goals, most notably attracting high capacity transit.”

The FCSP designates this area as having maximum building heights of 2 and 8 stories on the west and east halves of the property respectively. Parkside is in conformance

with this regulation which encourages the construction of commercial buildings that stand out and compete with other Phoenix properties located at the corner of 99<sup>th</sup> Avenue and Indian School Road.

3.4.4. Goal #4: “The Freeway Corridor will be the southwest valley’s premier job center.”

The Office and Mixed-Use land uses included in Parkside will offer a variety of employment opportunities and help to fill in undeveloped land along the Freeway Corridor which are not storage or distribution uses and do not do as much to increase employment within the City. The variety of uses in Parkside will assist in the diversification of the employment opportunities in the area by providing spaces including large corporate office, medical office, professional services and retail.

3.4.5. Goal #5: “Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.”

Like the City, Parkside encourages active lifestyles for its residents by providing ample opportunity to take advantage of multi-modal transportation and recreational opportunities. By providing an extensive non-vehicular circulation system (see **Exhibit M, Conceptual Pedestrian Circulation Plan**), Parkside has provided a comprehensive system of trails, sidewalks, paths, paseos, and parks that connect to every component of the community. Within a short walk or ride (less than one quarter of a mile), residents can visit friends, get exercise, enjoy programmed multi-generational activities, shop, work, or reach transit facilities that will connect them with the rest of Avondale of Phoenix Metro Area, all without having to use a car.

3.4.6. Goal #6: “Further develop the Freeway Corridor’s sense of place through street treatments, entry gateways, and other aesthetic treatments within the public realm.”

Great care has been taken to design a streetscape and public spaces that are inviting and pedestrian friendly. Additionally, the points of entry to Parkside and perimeter walls are designed to instantly let residents and visitors know that they are entering a premier development that is a point of pride for the City of Avondale. **Exhibit N, Community Walls** and **Exhibit O, Entry Monumentation** detail this design.

## 4. Development Standards

Parkside utilizes development standards unique to each product type. The regulations and provisions for land uses along with the development standards including density, intensity, and types of uses are contained within this document and will take precedence over regulatory standards for land use and development within the Avondale Zoning Ordinance. Administrative procedures and development standards contained in the Ordinance, not covered by the PAD shall remain applicable to development within the PAD. In the event of a conflict between the provisions of the PAD and its development standards and the aforementioned Ordinance, the PAD shall govern. The development of Parkside will substantially comply with the Master Development Plan, and amendment of the Plan shall conform to the Minor and Major PAD Amendment requirements of the Zoning Ordinance.

### 4.1. Residential Development Standards

**Exhibit P, Development Standards and Conceptual Residential Lot Diagrams** shows development standards and conceptual lot diagrams for each of the Single Family Residential lot and product types in Parkside. Development Standards for the Multifamily and Urban Loft product types are identified below. These Development Standards reflect the development layout of the Master Development Plan, and adjustments shall adhere to the procedures for a Minor or Major Amendment of the PAD. The comparable zoning district for each use category as well as deviations from the development standards of those comparable districts are identified in Section 11 of this document.

Homes on lots within Parkside on T-intersections facing the stem of the “T” shall be oriented such that the garage is on the side of the lot that would be in the direct line of travel and shine of headlights of cars on the road.

Minimum Lot Depth for SFR product may vary from the standard in tables below by up to 10 feet at cul de sacs, knuckles, and other locations where necessary due to street geometry as long as minimum lot area is met or as approved by the Zoning Administrator. No more than 4 consecutive lots in cul de sacs and knuckles may have a reduced lot depth and no more than 2 consecutive lots along straight roadways may have a reduced setback.

#### 4.1.1. SFR Rear-Loaded Development Standards

Single Family Residential-Rear Loaded		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		SINGLE FAMILY DETACHED	
Lot area, min. (sq. ft.)		3,600 sf per lot	
Lot Width, min. (ft.)		45'	
Lot Depth, min. (ft.) (4)		80'	
Lot Coverage, max. (%)		75%	
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living	
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living (or 5' when adjacent to minimum 8' wide common element)	
Interior side setbacks, min. (ft.) <i>(Measured from property line)</i>		0'	
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>		10' to Living 18' to Garage serviced from private drive	
BUILDING STANDARDS			
Building height, max (ft.)		30'	
Building Separation, min (ft.)		10'	
Notes		<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> HOA will maintain front yard landscapes. <sup>4</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met.	



#### 4.1.2. SFR-45 Development Standards

Single Family Residential-45'		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		SINGLE FAMILY DETACHED	
Lot area, min. (sq. ft.)	4,500 sf per lot		
Lot Width, min. (ft.)	45'		
Lot Depth, min. (ft.) (3)	100'		
Lot Coverage, max. (%)	60%		
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living 18' to Garage		
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living (or 5' when adjacent to minimum 8' wide common element)		
Interior side setbacks, min. (ft.) <i>(Measured from property line)</i>	5'		
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>	15' to Living		
BUILDING STANDARDS			
Building height, max (ft.)	30'		
Building Separation, min (ft.)	10'		
Notes	<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met.		

#### 4.1.3. SFR-50 Development Standards

Single Family Residential-50'		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		SINGLE FAMILY DETACHED	
Lot area, min. (sq. ft.)		5,000 sf per lot	
Lot Width, min. (ft.)		50'	
Lot Depth, min. (ft.) (3)		100'	
Lot Coverage, max. (%)		60%	
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living/Side Loaded Garage 18' to Garage	
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living (or 5' when adjacent to minimum 8' wide common element)	
Interior side setbacks, min. (ft.) <i>(Measured from property line)</i>		5' 24' Face of side loaded garage to lot line	
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>		15' to Living	
BUILDING STANDARDS			
Building height, max (ft.)		30'	
Building Separation, min (ft.)		10'	
Notes		<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met.	

#### 4.1.4. SFR-60 Development Standards

Single Family Residential-60'		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		SINGLE FAMILY DETACHED	
Lot area, min. (sq. ft.)		6,000 sf per lot	
Lot Width, min. (ft.)		60'	
Lot Depth, min. (ft.) (3)		100'	
Lot Coverage, max. (%)		60%	
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living/Side Loaded Garage 18' to Garage	
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living (or 5' when adjacent to minimum 8' wide common element)	
Interior side setbacks, min. (ft.) (4) <i>(Measured from property line)</i>		5' (15' Aggregate) 24' Face of side loaded garage to lot line	
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>		15' to Living	
BUILDING STANDARDS			
Building height, max (ft.)		30'	
Building Separation, min (ft.)		10'	
Notes		<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met. <sup>4</sup> Aggregate interior side setbacks can be reduced, by zoning administrator approval, by one third (33%).	

#### 4.1.5. SFR-70 Development Standards

Single Family Residential-70'		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		SINGLE FAMILY DETACHED	
Lot area, min. (sq. ft.)		7,000 sf per lot	
Lot Width, min. (ft.)		70'	
Lot Depth, min. (ft.) (3)		100'	
Lot Coverage, max. (%)		50%	
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living/Side Loaded Garage 18' to Garage	
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living (or 5' when adjacent to minimum 8' wide common element)	
Interior side setbacks, min. (ft.) (4) <i>(Measured from property line)</i>		5' (15' Aggregate) 24' Face of side loaded garage to lot line	
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>		15' to Living	
BUILDING STANDARDS			
Building height, max (ft.)		30'	
Building Separation, min (ft.)		10'	
Notes		<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met. <sup>4</sup> Aggregate interior side setbacks can be reduced, by zoning administrator approval, by one third (33%).	

4.1.6. SFR-Townhomes

Town Homes	
Parkside Village Development Standards	
USE TYPE	
SINGLE FAMILY ATTACHED	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	
Lot area, min. (sq. ft.)	1500 sf per lot
Lot Width, min. (ft.)	20'
Lot Depth, min (ft.) (5)	75'
Lot Coverage, max. (%)	85%
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living/Side Loaded Garage 18' to Garage
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living (or 5' when adjacent to minimum 8' wide common element)
Interior side setbacks, min. (ft.) <i>(Measured from property line)</i>	0'
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>	15' to Living 18' to Garage serviced from private drive
BUILDING STANDARDS	
Building height, max (ft.)	30'
Building Separation, min (ft.) (3)	10' 15' when three (3) units or more are attached together
Notes	<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Maximum of 6 units can be attached to make a single structure. <sup>4</sup> HOA will maintain front yard landscapes. <sup>5</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met.

#### 4.1.7. Multifamily (Condo/Apartment) Development Standards

Multi-Family (Condominium/Apartment) Parkside Village Development Standards	
	USE TYPE
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	MULTI-FAMILY
Lot Coverage, max. (%) (1)	75%
Minimum lot area per dwelling unit	1,980 s.f.
Perimeter street setbacks, min. (4)	10' to front facing units 20' to R.O.W.
Property setbacks, min. (ft.)	15' to property line
BUILDING STANDARDS	
Building height, max (ft.)	45'
Building separation, min (ft.)	Minimum separation between the principal entrance or exit of a multi-family building and any other building shall be 20' for a one-story building, and increasing 10' feet for each additional story.
Separation from opposing garages, min (ft.)	27'
Private outdoor space	Private outdoor space shall be provided in the form of patios or balconies with a minimum size of eighty (80' sq.) square feet per unit.
Notes	<sup>1</sup> Only those areas that under the roof of the structure are considered a part of the coverage of the lot; i.e. car port, port-cochère, covered patio. <sup>2</sup> Garages must not be located between 5' and 18' from the back of the sidewalk or point of access. <sup>3</sup> Garages shall not face onto public streets. <sup>4</sup> Setback is established to encourage front doors to engage the perimeter urban environment.

#### 4.1.8. Urban Loft Development Standards

Urban Lofts		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		MULTI-FAMILY	
Lot Coverage, max. (%) (1)		80%	
Perimeter street setbacks, min. (3)		10' to front facing units 20' to R.O.W.	
Property setbacks, min. (ft.)		10' to property line 3' to dedicated open space (4)	
BUILDING STANDARDS			
Building height, max (ft.)		8 - Stories	
Building separation, min (ft.)		15' for two-story; 20' for three or more stories	
Parking		Required off street surface parking shall be screened from public streets by buildings <sup>9</sup> that is, parking areas shall be behind buildings <sup>0</sup> , or located within dedicated parking structure. Parking space required to satisfy the minimum requirements shall not be shared parking with the parking for non-residential uses. Additional parking spaces exceeding the minimum required and guest parking spaces may be "shared parking" with adjacent non-residential uses.	
Notes		<sup>1</sup> Only those areas that under the roof of the structure are considered a part of the coverage of the lot; i.e. car port, port-cochère, covered patio. <sup>2</sup> Garages shall not face onto public streets. <sup>3</sup> Setback is established to encourage front doors to engage the perimeter urban environment. <sup>4</sup> Dedicated open space included, but not limited to, open space tracts and parks.	

#### 4.1.9. Additional Residential Development Standards

Below are additional residential development standards applicable to all residential product types in both the Single Family Residential, Mixed-Use/Commercial, and Office land use areas.

ADDITIONAL RESIDENTIAL DEVELOPMENT STANDARDS	
Standard	Parkside Village PAD
Walls and Fences	Complies with City of Avondale Zoning Ordinance
Lighting	Complies with City of Avondale Zoning Ordinance
Screening	Complies with City of Avondale Zoning Ordinance
Parking Standards	Complies with City of Avondale Zoning Ordinance
Proposed screening, buffers and transitions to uses on adjacent property and overall compatibility with existing and future land uses in the area.	Complies with City of Avondale Zoning Ordinance

#### 4.2. Non-Residential Development Standards

The Mixed Use and Office components of Parkside will provide retail, service, office, and other uses to support the proposed Parkside development and the growing commercial needs of nearby communities. Unless otherwise presented and approved through the development and platting processes, the Non-Residential Development Standards (e.g. setbacks, height, lot coverage, etc.) shall be as set forth in this document, including those items addressed in the following table. Unless otherwise approved, underground retention infrastructure is prohibited from being located beneath landscape areas.



#### 4.2.1. Mixed Use Development Standards

Shaded pedestrian refuge amenities shall be provided within the Mixed Use areas of Parkside. Wide sidewalks or plaza areas that allow for outdoor dining and sidewalk cafes shall also be provided in the Mixed Use areas of Parkside. Primary pedestrian routes shall be tree shaded.

Up to 50% of the landscape area may be used for water harvesting and can integrate with small landscape berms of up to 12" height to create a vertical and horizontal undulating landform. It should be noted that water quality from runoff from parking lots may be extremely poor and needs to be taken into consideration for any rainwater harvesting in parking lots. Parking lot lighting shall be limited in height to 35 feet.

For buildings intended to serve vehicles as well as pedestrians, such as with an attached drive-thru, pedestrian orientated design shall be given equal consideration in the design and functionality.

Decorative paving shall be used to coincide with and identify pedestrian routes.

#### 4.2.2. Office Development Standards

When a parcel contains more than one building, buildings shall be located in order to provide for a shaded, landscaped courtyard with seating between.

For multi-tenant entrances where multiple suites or tenant spaces are accessed through a single entry, those entrances shall be shaded with architecturally integrated shade that projects a minimum of 10 feet out from the building façade. Additionally, all buildings with a south, west, or southwest facing main entrance shall have the entrance and approach shaded by trees.

For buildings with multi-tenant entrances where multiple suites or tenant spaces are accessed through a single entry, parking shall be prohibited within 25 feet of the side of the building with a multi-tenant entrance.

A minimum of 50% of parking shall be covered.

NON-RESIDENTIAL DEVELOPMENT STANDARDS <sup>1</sup>		
Standard	Mixed Use	Office
Minimum Lot Width	None	60'
Minimum Site Depth	None	100'
Maximum Lot Coverage	None	<b>None</b>
Maximum Building Height	8 stories	8 stories
Min. Front Setback	20'	20'
Min. Street Setback	<b>20' (10' for walkup)</b>	<b>20' (10' for walkup)</b>
Min. Rear Setback	20'	20'
Min. Side Setback	15'	15'
Parking Setback	30'	20'
Interior Setback	None	<b>1' per 1' bldg. height</b>
Setback from a Residential District or Use	50'	1' per 1' bldg. height <b>(min. 20')</b>
Parking Setback from Residential District or Use	25'	<b>20'</b>
Maximum Accessory Structure Height	15'	15'

<sup>1</sup> ***Bold and italic*** font denotes where Parkside's development standards differ from comparable zoning district. The comparable zoning district for Parkside's commercial component is C-2. The comparable zoning district for Parkside's Office component is C-O.

ADDITIONAL NON-RESIDENTIAL DEVELOPMENT STANDARDS	
Standard	Parkside Village PAD
Walls and Fences	Complies with City of Avondale Zoning Ordinance
Lighting	Complies with City of Avondale Zoning Ordinance
Screening	Complies with City of Avondale Zoning Ordinance
Parking Standards	Complies with City of Avondale Zoning Ordinance
Proposed screening, buffers and transitions to uses on adjacent property and overall compatibility with existing and future land uses in the area.	Complies with City of Avondale Zoning Ordinance

## 5. Open Space

***The minimum Open Space required in the Single Family Residential portion of Parkside shall be 16.4%. Open Space and Landscaped Areas combined will account for 20.7%.***

Parkside's open space and parks (see **Exhibit K, Conceptual Open Space Plan** and **Exhibit J, Park Plans**) are designed to encourage the establishment of an identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community. The two main entrances into the community are themed entry boulevards with activated parkways that provide view corridors into Central Park (see **Exhibit O, Project Entry**, and **Exhibit G, Conceptual Landscape Plan**). Central Park is connected to other community parks through a series of landscaped, safe and inviting pedestrian paseos and active open spaces that are spread throughout Parkside.

Uses in Open Space areas shall be restricted to those uses customarily associated as accessory to park and open space areas or accessory to residential uses. However, primary residential, primary or accessory commercial uses shall be prohibited from being located in Open Space areas unless otherwise approved by the Zoning Administrator ("ZA"). Specifically, small commercial uses such as ice cream carts/trucks, snack counters, and similar commercial uses complimentary to park and open space uses shall be allowed as long as they are less than 1,000 square feet. These uses may be subject to ZA approval at the discretion of the planning director.

All children's play equipment and parental seating areas associated therewith shall have structural shade. Child play surfaces shall meet national safety and industry standards.

All fixtures and features of the Parks, such as ramadas and barbeques, shall conform to the character and theme of Parkside.

Seating areas, trash receptacles, and lighting shall be provided along multi-use trails. Seating and trash receptacles shall be provided every 800 feet along multi-use trails.

### 5.1. Single Family Residential Open Space

**Exhibit J, Park Plans** includes layouts for parks and amenities within active open spaces and is a part of the overall Representative Master Development Plan. The overall open space within the single family residential area, including parks, will be no less than 16.4% of the gross single family residential area. The substantial open space provided enhances the quality of life for

community residents and provides numerous opportunities for passive and active recreation which is additionally encouraged by the significant amenities throughout the neighborhood and parks. The amenities include parks, active play areas, ramadas and barbecue areas, pedestrian and multi-use trail system connecting the residential and commercial parcels, open space with turf, view fencing along open space areas, meandering sidewalks along open spaces, opportunities for community gardens, and parks that provide a mix of multigenerational and multi-use amenities such as outdoor theaters, splash pads, pools, play structures, sport courts and open play areas.

Specific amenities will be provided in each of the parks within Parkside. These amenities may be substituted for alternate comparable amenities in the same quantity and equivalent contribution to providing an active multi-generational amenitized park. An example would be substituting a community pool for the splash pad, play structures for the turf mound, community garden for an orchard, etc.

**Central Park:**

- Splash Pad
- Volleyball Court
- Basketball Courts
- Turf Mound
- Group Ramada
- Various play structures
- Gardens
- Turf areas

**Park A:**

- Community Garden
- Ramada
- Active Play Structures
- Turf Mound
- Turf Areas

**Park B:**

- Swings
- Arbor
- Raised Planter
- Playground
- Active Play Structures
- Seat Wall
- Ramada

**Park C:**

- Community Pool
- Cabanas
- Turf Mound for Sun Bathing
- Ramada
- Arbor
- Seat Wall
- Turf Areas
- Trails
- Orchard

**Park D:**

- Arbor
- Turf Mound
- Half Court Basketball
- Ramada
- Turf Area

**Exhibit M, Conceptual Pedestrian Circulation Plan** is a part of the Representative Master Development Plan. Parkside's pedestrian network of parks, trails, sidewalks and open space provide a comprehensive network of connected pathways for residents to interact with all of the services and amenities within the community as well as providing an additional recreation component to the park system. The pedestrian network is designed for year round and day/night use with a lighting system that creates a safe and inviting pathway (see **Exhibit Q, Community Lighting**), while also respecting the residents that are adjacent to the trails. The trail and sidewalk network is divided into eight categories as shown on the Pedestrian Circulation Plan, including sidewalks, paved trails, and bike paths.

A Central Park and four neighborhood parks are connected by the pedestrian and multi-use trail systems. Exhibit J, Park Plans is a part of the Representative Master Plan. An urban agriculture component will be provided within Park A (see **Exhibit J, Park Plans**). Parks shall provide a mix of multi-generational and multi-use amenities such as an outdoor theater, splash pads, pool, community garden, play structures, sport courts and open play areas.

## 5.2. Grading and Drainage

A Master Drainage Report is included as part of the Parkside PAD application. As indicated in the Master Drainage Report, the Site naturally slopes at a constant grade towards the southwest. The result of the Flood Delineation Study for this site is shown on the Maricopa County Flood Insurance Rate Map (FIRM) No. 04013C2085G, revised September 30, 2005. The

property is in Zone "X." The City of Avondale requires retention basins be designed to retain the runoff from the 100 year, 2 hour storm event. The Master Drainage Report depicts the location and required volumes of the retention basins on the Site. For retention/detention basins with ponding depths less than or equal to three feet, side slopes will be planned no steeper than 4:1. Basins will be allowed in excess of 3 feet in depth where side slopes of 6:1 are provided. Amenities will be elevated above the bottom of retention basins to assure that they remain useable during typical storm events. Some amenities may be inundated on rare occasions when extreme storm events occur.

### 5.3. Mixed Use Open Space

The Mixed Use area of Parkside shall have a minimum of 25% open space/landscaped area which will make it possible to have a truly pedestrian friendly non-residential component of Parkside that ties seamlessly into the residential component without sacrificing viability by maintaining high visibility from 99th Ave and Indian School Road. Exhibit K, Conceptual Open Space Plan shows the open space areas on both the residential and non-residential components of Parkside.

### 5.4. Office Open Space

The Office portion of Parkside will also have a minimum of 25% open space/landscaped area. Non-Residential Open Space includes pedestrian refuge areas with seating, shade, and decorative fixtures (such as materials, lighting, and other features) that are utilized by business customers and employees.

### 5.5. MFR Open Space

The Multifamily component of Parkside will have a minimum of 20% open space with an additional 5% for each floor over two stories to a maximum of 50%. Open space in the multifamily component will be integrally designed to maximize usable open space and buffering from the adjacent non-residential areas of Parkside.

## 5.6. Open Space Summary

### Open Space Summary

Use	Area	Percentage
<b>Single Family Residential (SFR)</b>	<b>104.6 Ac.</b>	
Open Space	18.82 Ac.	18.0%
<i>Parks</i>	13.51 Ac.	
<i>Central Park</i>	4.98 Ac.	
<i>Park A</i>	2.72 Ac.	
<i>Park B</i>	0.81 Ac.	
<i>Park C</i>	2.74 Ac.	
<i>Park D</i>	2.26 Ac.	
<i>Active Open Space</i>	5.31 Ac.	
<i>Additional Landscape Area</i>	2.93 Ac.	
<b>Total Open Space Provided</b>	<b>21.75 Ac.</b>	<b>20.8%</b>

Note: Not all areas that are rendered as Non-Active Open Space are included in the quantity listed above. Areas that are within right-of-ways are not included in the quantity.



## 6. Architectural Design

### 6.1. Residential Design Guidelines

Parkside responds to the existing and future needs of the community by providing residential products characterized by high quality, diverse housing choices, and significant open space and amenities. **Exhibit P, Single Family Residential Development Standards and Conceptual Lot Diagrams** provides details of the required development standards.

#### 6.1.1. Single Family Architectural Design

Parkside will consist of traditional-style neighborhoods and architectural styles (some examples include, but are not limited to, Spanish/Mediterranean, Ranch and Craftsman/Bungalow). The residential architecture must consider compatibility with surrounding context, including building style, form, size, color, material, and roofline. The architectural character of the community will lean towards simple, strong, elegant designs and conform to the Single Family Design Manual. The design elements shall include the following architectural details:

- Each builder should provide a distinct design character compatible with the overall design and development of the community;
- No adjacent home or home directly across the street shall have the same floor plan and elevation;
- Homebuilders shall provide a minimum of three distinct floor plans with a minimum of four distinct elevations and six different color schemes for each designated neighborhood;
- All garage door faces located on the front half of the lot and facing the street, shall have a surface design in relief and/or windows.
- Homebuilders shall utilize four-sided architecture when architecture is visible from public view;
- Homebuilders shall use materials, color, and other architectural treatments to create visual interest, continuity, and an identifiable character that complement each other without utilizing bright obtrusive colors;
- Homebuilders shall provide a variety of roof forms and ridge lines.

Representative examples of architectural theming are shown in **Exhibit F, Architectural Theming** and are indicative of the acceptable level and style of architectural design for Parkside. Although final home design is not yet available for review, residential buildings should include some of the following architectural details:

- Asymmetrical massing;
- Gable or hipped roofs;
- Stucco or concrete fiber siding;
- Brick or stone veneers;
- Tile roofs;
- Side entry garages;
- Front porch options;
- Detached casitas;
- Dual master bedroom designs;
- Divided light windows;
- Decorative shutters or other window treatments;
- Decorative molding, pilasters, or wainscoting.

Enhanced energy efficient designs and features are encouraged within Parkside. Examples of energy efficient features include:

- LEED for Homes certification
- Homes with “Green Roof” or “Roof Gardens”
- “Net-Zero” homes;
- Homes with Home Efficiency Rating System (HERS) ratings of 77 or better;
- Homes with pre-wired / pre-installed solar;
- Solar tube lighting in closets;
- Solar water heaters.
- Shade trees
- Passive solar design

Single family residential buildings within the community shall be true to their architectural style in form, color and material. Where appropriate, the use of materials, color and other architectural treatments shall be used to create architectural interest. The use of natural materials is encouraged when feasible and should be incorporated into the design without looking “applied” to the structure. This can be accomplished by using heavier materials as

bases and ending materials on inside corners. The materials and colors shall also blend with the character of the desert landscape environment through the use of earth-tone, non-reflective, colors and roof materials such as clay, slate and concrete tiles.

#### 6.1.2. Multifamily Architectural Design

Buildings shall be within a human scale so as not to overwhelm or dominate the natural surroundings. There should be a rhythm to building elevations which adds unity and interest without becoming monotonous.

Building materials and colors shall be kept simple and consistent throughout the development. Using contrasting materials and colors as an accent is acceptable but the basic color palette shall be simple and relatively unobtrusive to create a residential environment. Carports and garages shall be constructed of materials, colors, and architecture that are compatible with the primary buildings.

Builders of multi-family products shall include a minimum of three of the following architectural design elements:

- Bays or alcoves at pedestrian level;
- Bay windows or deep recessed windows;
- Projected or recessed patios or balconies;
- Awnings, corbels, or dormers;
- Decorative molding, pilasters, or wainscoting,
- Brick or stone accent veneers;
- Architecturally designed building lighting,
- Pop-out door and window treatments or decorative shutters,
- Divided light windows.

The following design elements are encouraged for all multifamily product within Parkside. Installation of any of the elements below is subject to all applicable codes and regulations of the City, State, and Federal governments. See **Exhibit R, Multifamily Theming**.

- Covered parking with solar panels to supplement exterior lighting energy needs.
- LEED certification
- Design for “Net Zero” energy use

- “Green Roofs” or “Roof Gardens”
- Community gardens
- Rainwater harvesting

Multifamily buildings within the community shall be true to their architectural style in form, color and material. Where appropriate, the use of materials, color and other architectural treatments shall be used to create architectural interest. The use of natural materials is encouraged when feasible and should be incorporated into the design without looking “applied” to the structure. This can be accomplished by using heavier materials as bases and ending materials on inside corners. The materials and colors shall also blend with the character of the desert landscape environment through the use of earth-tone, non-reflective, colors and roof materials such as clay, slate and concrete tiles.

## 6.2. Non-Residential Design Guidelines

### 6.2.1. Mixed Use and Office Architectural Design

Architecture shall remain consistent throughout the non-residential uses and should complement other architecture proposed in the development and area. Architecture should include modern designs with covered awnings, insets, pop-outs and detailed articulation. See **Exhibit S, Office Theming** and **Exhibit T, Commercial Theming**. Non-Residential buildings shall exceed the minimum energy efficiency standards required by the Building Code at the time of permit approval.

Non-Residential parcels shall incorporate a minimum of one (1) of the following:

- A “Garden Roof” or “Green Roof” (covering a minimum of 50% of the roof area).
- Water-harvesting that is integrated into landscaping.
- Solar panels on covered parking and/or roofs.
- Electric Car Recharge Stations (for other alternative fueling, such as hydrogen) – equal to the number of ADA Accessible spaces (just to give a ratio).
- Completely Shaded Pedestrian Refuge Area that exceeds 30 feet in any dimension and comprises a minimum of 1,000 square feet of area. Said pedestrian refuge must have seating, running water in a fountain feature, paving, and be at least 90% shaded during the hours of 10 am – 5 pm through a combination of trees, live walls (landscaped trellis), and fabric screens.
- Residential dwelling above Non-Residential Space.

Building massing should be mitigated by varying the planes of the exterior walls in depth and direction. Roof forms and roof lines should be broken into a series of smaller building components. Buildings should step down in height to pedestrian plazas and open spaces responding to human scale. Rooflines should include regular, or frequent, offsetting and jogging of the roof plan and/or parapet height. Roofline enhancements shall wrap around the entire building perimeter.

Buildings should take into account surrounding development and utilize colors and materials that can be complementary to the existing landscape. The dominant color of new buildings should relate to the inherent color of the primary building's finish materials. A native color palette of earth tones will be used for exterior colors. Materials will be of durable materials that will endure the extreme summer temperatures. Accent colors for trim should be limited in number for each building. Accent colors on adjacent buildings should be chosen to complement one another. Building materials may include but are not limited to: natural and faux stone, smooth or textured stucco, concrete fiber exterior finishes, tile or metal roofs, metal decorative accents and overhangs.

Non-Residential buildings within the community shall be true to their architectural style in form, color and material. Where appropriate, the use of materials, color and other architectural treatments shall be used to create architectural interest. The use of natural materials is encouraged when feasible and should be incorporated into the design without looking "applied" to the structure. This can be accomplished by using heavier materials as bases and ending materials on inside corners. The materials and colors shall also blend with the character of the desert landscape environment through the use of earth-tone, non-reflective, colors and roof materials such as clay, slate and concrete tiles.

## 7. Landscaping

**Exhibit G, Conceptual Landscape Plan** is a part of the Representative Master Development Plan. A sense of community identity is achieved upon arrival from Indian School Road and 99<sup>th</sup> Avenue. Abundant landscaping and distinctive monumentation frame each of the entries and signify Parkside as a special community. The landscape of the community is divided into three transitioning character zones: Park District, Perimeter Parkway, and Perimeter Open Space as shown on **Exhibit G, Conceptual Landscape Plan**. The Park District has the most variety in plant material. The overall concept for the community is for low water usage plants. However, the Park District will allow for turf in large public spaces. This Park District zone will also be planted at higher densities than the other zones. The Perimeter Parkway zone links to surrounding streetscapes while also connecting to the historical character of the City of Avondale. The Perimeter Open Space zone serves as a transition landscape from the Perimeter Parkway to the Park District zone. The Perimeter Open Space zone will have more traditional desert material with touches of lush desert to tie into the Park District landscape and character.

Landscaping within Parkside shall be in conformance with Section 12 of the Ordinance and the Single Family Design Manual. Sidewalk shade trees shall be required based on the following criteria: minimum of 1 shade tree for SFR-Rear-Loaded, SFR-Townhouse, SFR-45, and SFR-50; 2 shade trees for SFR-60 and SFR-70.

Where “live walls”/green screens and landscape trellis are used, only long-lived plant species capable of thriving in those specific conditions be used. Use of water features, “live walls”/green screens, and landscape trellis should only be used very judiciously in order to be environmentally responsive, address CPTED concerns, and encourage long-term plant viability, respectively.

The corner of Indian School Road and 99<sup>th</sup> Ave is an important one as it is an entry to the City of Avondale and the first view many will have of Parkside. Thus, special attention has been paid to this corner which will include entry monumentation (see **Exhibit L, City of Avondale Entry Feature**). In addition to the landscaping specific to the monumentation, this corner will include Park District and Perimeter Parkway landscaping elements as shown in the table below.

Parkside is designed as one cohesive neighborhood and will have unified hardscape elements such as furniture, wall design, materials, colors, and fixtures. Shading of sidewalks is an important component of the overall landscaping program for Parkside. The street tree design landscape zones and requirement for a specific number of trees in residential yards adjacent to streets (to be

maintained by the HOA and irrigated by the homeowner) are integral to achieving the goal of shading as much sidewalk within Parkside as possible. Detailed instructions for planting and irrigation the Red Rock and Cathedral Oaks used in the Boulevard Street Tree Mix to achieve a rapid and comparable growth rate to other trees used shall be included in a landscape maintenance plan submitted with the preliminary plat.

The plant palette below outlines the specific landscaping that will be used in each of the four landscape zones (Park District, Perimeter Parkway, Perimeter Open Space, and Boulevard Street Tree Mix). Specifically, the south and west boundaries of Parkside are made up of a combination of all of the landscape zones so will include a mix of all of the landscaping options along the trails, turf areas and amenities.

Parkside Village Plant Zones	Park District	Perimeter Parkway	Perimeter Landscape Area	Boulevard Street Tree Mix*
<b>Trees:</b>				
Acacia aneura		X	X	X
Bauhinia congesta	X			X
Bauhinia lunaroides	X			X
Caesalpinia species	X	X		
Celtis Pallida		X	X	X
Chitalpa tashkinensis	X		X	X
Dahbergia sissoo	x			
Eucalyptis microtheca		X	X	
Fraxinus 'Rio Grande'	X	X		
Fraxinus uhdei	X	X		
Ligustrum texanum	X	X		
Olea europea "Wilsonii"		X	X	X
Olneya tesota		X	X	
Parkinsonia species			X	
Pinus elderica	X	X		
Pithecellobium mexicanum		X	X	X
Pistacia chinensis	X	X		X
Populus fremontii	X			
Prosopis species			X	
Prosopis glandulosa	X			X

Parkside Village Plant Zones	Park District	Perimeter Parkway	Perimeter Landscape Area	Boulevard Street Tree Mix*
Prunus caroliniana	X			
Quercus buckleii	X			X
Quercus 'Cathedral'	X	X		X
Quercus virginiana	X	X		X
Sophora secundiflora		X	X	
Thevetia peruviana	X			
Ulmus parvifolia	X	X		X
Vitex agnus-castus	X	X	X	X
<b>Extra Large Shrubs:</b>				
Bougainvillea species	X			
Caesalpinia pulcherima		X	X	
Celtis Pallida		X	X	
Cordia boissieri		X		X
Dodenea viscosa	X	X	X	
Photinia	X	X		
Tecoma alata 'Orange Jubilee'	X	X		
Tecoma hybrid 'Sierra Apricot'	X			
Vaquelinia californica	X	X	X	
<b>Large Shrubs:</b>				
Cassia species		X	X	X
Calliandra species	X	X		
Justicia californica		X	X	
Larrea tridentata			X	X
Leucophyllum species	X	X	X	X
Ligustrum japonicum	X			X
Osmanthus fragrans	X			
Salvia clevelandii	X	X	X	
Simmondsia chinensis	X	X		X
Viguiera deltoidea			X	
<b>Medium Shrubs:</b>				
Eremophila maculata 'valentine'	X	X	X	X
Ericameria laricifolia		X	X	
Feijoa sellowiana	X			



Parkside Village Plant Zones	Park District	Perimeter Parkway	Perimeter Landscape Area	Boulevard Street Tree Mix*
Hibiscus rosa-sinensis	X			
Justica spicigera	X	X		X
Lantana camara	X	X	X	X
Rosmarinus officinalis	X			X
Ruellia brittoniana	X	X		X
Ruellia peninsularis	X	X		X
<b>Small Shrubs:</b>				
Xylosma congestum 'Compactum'	X	X		
Callistemon sp. 'Little John'	X	X		X
Carissa species	X			X
Convolvulus cneorum		X		X
Dietes vegata	X			
Gaura lindheimeri	X			
Hymenoxis acaulis	X	X		
Lavendula stoechas	X			
Myrtus communis 'compacta'	X	X		X
Russelia equisetiformis	X	X		
Salvia leucantha	X	X	X	
Sphaeralcea ambigua			X	X
<b>Ground Cover:</b>				
Acacia redolens	X	X	X	X
Baccharis 'Centennial'		X		X
Baileya multiradiata	X			X
Bougainvillea species	X	X	X	
Chrysactinia mexicana	X	X		
Convolvulus mauritanicus	X			X
Dalea capitata 'Sierra Gold'		X		X
Erigeron divergens 'effusion'			X	
Eremophila prostrata 'Outback Sunrise'	X		X	X
Lantana species	X	X		X
Lippia nodiflora	X			X
Melampodium leucanthum	X			
Pyracantha species	X			X

Parkside Village Plant Zones	Park District	Perimeter Parkway	Perimeter Landscape Area	Boulevard Street Tree Mix*
Rosmarinus officinalis 'Huntington Carpet'	X			
Ruellia 'katie'	X	X		X
Trachelospermum jasminoides	X			
Verbena pulchella		X	X	X
Wedelia trilobata	X		X	
<b>Cactus / Accents</b>				
Agave americana marginata	X	X	X	
Agave angustifolia	X		X	
Agave bovicornuta	X	X	X	
Agave geminiflora	X	X	X	X
Agave parryii v. truncata		X		
Agave salmiana x ferox	X	X		
Agave victoriana	X	X		
Agave Weberi	X	X		X
Aloe barbadensis	X	X		X
Asclepias subulata	X	X	X	
Bouteloua gracilis 'Blonde Ambition'	X	X		
Bulbine frutescens	X			
Cycas revoluta	X			
Dasylerion quadrangulatum	X	X		X
Echinocereus engelmannii			X	
Euphorbia antisiphilitica	X	X		
Euphorbia rigida	X	X		X
Fouquieria splendens		X	X	X
Hesperaloe funifera		X		X
Hesperaloe parviflora 'Break Lights'	X	X		
Muhlenbergia species	X	X		
Nolina bigelovii	X			
Nolina microcarpa	X	X		X
Opuntia ficus indica		X	X	X
Opuntia microdasys		X		X
Pedilanthus macrocarpus	X			
Pachycereus marginatus	X	X		

Parkside Village Plant Zones	Park District	Perimeter Parkway	Perimeter Landscape Area	Boulevard Street Tree Mix*
Yucca pallida	X	X		X
Yucca rostrata	X	X		X
Yucca thompsoniae			X	
<b>Vines:</b>				
Bougainvillea species	X	X		
Gelsemium sempervirens	X			
Parthenocissus sp.	X	X		
Rosa banksiae	X	X		

\*Specific Street Tree species and plantings will be determined and approved by the Zoning Administrator prior to Preliminary Plat submittal.



PARKSIDE VILLAGE PAD :: 163 ACRES :: SWC INDIAN SCHOOL RD AND 99<sup>TH</sup> AVE  
AVONDALE, ARIZONA

## 8. Walls, Gates & Entry Feature Designs and Materials

**Exhibit N, Community Walls** and **Exhibit O, Project Entry** provide details as to the character, materials, massing, and theming that work together to create a uniform design context for Parkside. **Exhibit U, Mailboxes and Wayfinding**, includes conceptual mailbox locations and examples of internal wayfinding signage that is coordinated with the project walls and other common area themes. Parkside's walls and monuments use elegant, simple, and clean materials such as brick, stucco and metal. The theme of the community's character elements are based on the "Brownstone" character. The neighborhood walls utilize brick columns with caps along stucco walls using clean elegant forms with bold contrasting materials. Parkside's entry monuments create a sense of arrival with the use of strong iconic columns that are topped with a metal archway. Parkside's neighborhood and park monumentation utilizes low height, elegant signage walls and monument pilasters to unite the entire community. In addition, all communal mailboxes are elegantly designed and located close to parks and open space areas.

Swimming pools and splash pad areas shall be fenced with decorative/themed fences.

Lots backing onto the trail along the western property line and Park C shall have partial or full view fences instead of opaque walls.

## 9. Signage

**Exhibit U, Mailboxes and Wayfinding** has been added as representative examples of the community signage to be installed within Parkside, which will take cues from the entry monumentation to utilize brick and steel elements. A Comprehensive Sign Package for developments in the Mixed Use, Multi-family, and Office areas shall be submitted with Master Site Plan for development. A Comprehensive Sign Package for the Single Family residential areas, Parks, Open Spaces/Landscaped Areas, and Parkside Village entry locations shall be submitted with the Preliminary Plat. All signs shall conform to the Ordinance, Section 9.

The existing billboard on the Property on Indian School Road shall be removed within 30 days of the approval of building permits for Parkside.



## 10. Common Areas and Adjacent Rights-of-way

A homeowners' association ("HOA") is planned for the single family and multifamily residential components of Parkside. All community open space, amenities, landscape tracts and private drives within the single family and multifamily residential components will be owned and maintained by the HOA. Open Space areas shall be identified and reserved as tracts or parcels on a plat, or as easements when no plat is necessary. Private drives shall be identified as tracts on a plat or as private access easement on site plans. All private drives and private access easements will also be public utility easements (PUE's) for water sewer and all other forms of public utilities. Maintenance of these areas shall be provided for by the HOA. A statement shall also be placed on the approved site plan or plat, as appropriate, stating that landscaping in adjacent rights-of-way areas shall be maintained by the Owners' Association.

The HOA shall maintain the front yards for the Rear-Loaded and Townhouse lots. The HOA will also maintain the shade trees on both sides of sidewalks in the SFR areas; however, the property owner will be responsible for irrigation of the shade trees. Parkside Village may be subject to a Maintenance Improvement District.

One or more property owners' associations ("POA") may also be established for the Commercial component. The POA(s) will be responsible for management and maintenance of the commercial and Office components of Parkside.



## 11. Justification and Mitigation

Parkside proposes a Single Family Residential Density of 5.8 du/ac and a Multifamily Residential Density of 19.5 du/ac both of which are well within the range of density required by the General Plan. However, at the lot level, Parkside's Development Standards do make some deviations to the comparable existing City district in order to implement an innovative design that seeks to truly plan for a community and a neighborhood. The City of Avondale is looking for something different and better than the standard residential project and Parkside is exactly that. In order to meet the goals of the City and the Developer of creating a progressive community that achieves all of the objectives of the guiding documents the deviations listed below are necessary. Many of today's residential developments are built to the existing development standards without attempting to do better. Parkside is not one of those developments.

The name Parkside is meant to have meaning and not just be a marketing tool like so many other subdivision names. Parkside's Central Park, four additional parks, system of trails, paths, bike lanes, multi-generational amenities, and overall single family residential open space/landscaped area minimum of 20.7% is 40% more than the base requirement of 15%. Parkside will actually place each resident, shopper, visitor, and business in close proximity to a park. Parkside Village will have:

- A good variety of lot sizes and housing products not currently in Avondale;
- High quality of architecture;
- Open Space exceeding the minimum;
- High quality multi-generational amenities in the Open Space, parks, and trails;
- Provision of shaded, lighted, amenitized pedestrian-bicycle routes between the residential and non-residential portions of the development, as well as external connections to adjacent areas;
- High quality amenities and architectural features in the non-residential areas, such as architectural shade, parking rows being separated by landscaping, wider sidewalks for outdoor dining, etc.; and
- Energy efficiency standards higher than the minimum for non-residential buildings.

This is achieved through careful planning and coordination with Staff and incorporation of many of Staff's suggestions as well as in part through the deviations to the development standards, each of which is identified or discussed below.



Development standards that differ from the comparable zoning district are discussed below.

#### 11.1. Single Family Residential (Traditional Detached)

Parkside consists of four single family traditional detached residential product types which include SFR-45, SFR-50, SFR-60, and SFR-70.

Per Section 602(A) of the Ordinance the phrase “comparable zoning district” shall mean the most closely similar Avondale zoning district based upon the land use designation, the General Plan, proposed uses, densities and lot sizes. The comparable City of Avondale zoning district to the SFR-45 and SFR-50 product types is R1-5. The comparable City of Avondale zoning district to the SFR-60 and SFR-70 product types is R1-6. Below are tables comparing the City’s development standards from Section 205(A) of the City’s Ordinance with the proposed standards of the single family traditional detached product.

Comparison of City Standard and Proposed Standard			
Development Standard	Single Family Residential		
	City Standard	Proposed	
	R1-5	SFR - 50	SFR - 45
Minimum Lot Area	5,000 SF	5,000 SF	4,500 SF
Minimum Lot width	50'	50'	45'
Minimum Lot Depth	100'	100'	100'
Maximum Height	30'	30'	30'
Maximum Lot Coverage	45%	60%	60%
Principal Structure Building Setbacks			
Front Yard (from back of sidewalk)	20'	18'*	18'*
Front Yard (Architecture/Side Loaded Garage)	15'	10'	10'
Minimum Building Separation	15'	10'	10'
Side Yard	5'/0'#	5'	5'
Side Yard Street	10'	10'***	10'***
Rear Yard	15'	15'***	15'***
* Front yard setback to face of front loaded garage			
** 5' if adjacent to minimum 8' common element for total of 13'			
*** 10' to covered patio			
# zero lot line development is allowed, providing minimum separation between buildings shall be 10'			



Comparison of City Standard and Proposed Standard			
Development Standard	Single Family Residential		
	City Standard	Proposed	
	R1-6	SFR - 70	SFR - 60
Minimum Lot Area	6,600 SF	7000 SF	6,000 SF
Minimum Lot width	55'	70'	60'
Minimum Lot Depth	100'	100'	100'
Maximum Height	30'	30'	30'
Maximum Lot Coverage	40%	50%	60%
Principal Structure Building Setbacks			
Front Yard (from back of sidewalk)	20'	18'*	18'*
Front Yard (Architecture/Side Loaded Garage)	15'	10'	10'
Minimum Building Separation	18'	10'	10'
Side Yard	8'	5'	5'
Side Yard Street	10'	10'***	10'***
Rear Yard	15'	15'***	15'***
* Front yard setback to face of front loaded garage			
** 5' if adjacent to minimum 8' common element for total of 13'			
*** 10' to covered patio			



## 11.2. SFR-Rear-Loaded and Townhome

The City does not have a truly comparable zoning district to the proposed Rear-Loaded or Townhouse products; however, for the purposes of comparison, the City's lowest single family district (R1-5) is used here. Below is a table comparing the R1-5 district to the proposed Rear-Loaded and Townhouse products.

Comparison of City Standard and Proposed Standard			
Development Standard	Single Family Residential		
	City Standard	Proposed	
	R1-5	Alley Loaded	Townhouse
Minimum Lot Area	5,000 SF	1,850 SF	1480 SF
Minimum Lot width	50'	25'	20'
Minimum Lot Depth	100'	74'	74'
Maximum Height	30'	30'	30'
Maximum Lot Coverage	45%	75%	85%
Principal Structure Building Setbacks			
Front Yard (from back of sidewalk)	20'	18'*	18'*
Front Yard (Architecture/Side Loaded Garage)	15'	10'	10'
Minimum Building Separation	15'	10'	10'##
Side Yard	5'/0'#	5'	5'####
Side Yard Street	10'	10'***	10'***
Rear Yard	15'	18'***	18'****
* Front yard setback to face of front loaded garage			
** 5' if adjacent to minimum 8' common element for total of 13'			
*** If surface parking is provided between garage and alley, stub, or motor court; 10' to livable area; 3.5' to garage if no surface parking is provided.			
**** if surface parking is provided between garage and alley, stub, or motor court; 15' to livable area, 10' to covered patio, 3.5' to garage if no surface parking is provided.			
# Zero lot line development is allowed, providing minimum separation between buildings shall be 10'			
## When less than three units are attached, 15' when more than 3 units are attached. No more than 6 units may be attached			
#### 0' for interior side setback			

## 11.3. Multifamily and Urban Lofts – Comparable Zoning District R-4:

The City does not have a directly comparable district to the proposed Multifamily and Urban Loft products proposed as a part of Parkside, but for purposes of comparison of development standards the table below compares the City's R-4 district to the applicable development standards of the Multifamily and Urban Loft product types.

Comparison of City Standard and Proposed Standard			
Development Standard	Single Family Residential		
	City Standard	Proposed	
	R1-4	Multifamily	Urban Loft
Minimum Lot Area	1,980 SF	N/A	N/A
Minimum Lot width	50'	N/A	N/A
Minimum Lot Depth	100'	N/A	N/A
Maximum Height	45'	45'	45'
Maximum Lot Coverage	50%	75%	75%
Principal Structure Building Setbacks			
Front Yard (walkup)	8'	8'	8'
Side Yard	15'	N/A*	N/A*
Side Yard Street (walkup)	8'	N/A*	N/A*
Rear Yard	15'	N/A*	N/A*
* Perimeter street setback 10' to front facing units, 20' to R.O.W.; Property Setback 10' to property line, 3' to dedicated Open Space; Garage Setback 18' to perimeter street, 8' to side entry garage, 3' behind livable space for front facing garage when facing perimeter street, 3.5' to garage serviced from alley, motor court, or private/shared drive.			

#### 11.4. Mixed Use / Commercial

The most comparable district to the proposed Mixed Use/Commercial uses in Parkside is the City's C-2 district. Below is discussion of and justification for the few minor deviations proposed.

- 11.4.1. Maximum Building Height: The C-2 Zoning District development standards include a maximum building height of 30 feet. Parkside's commercial development standards permit building heights up to 45 feet. The Freeway Corridor Specific Plan allows for up to 8 stories of commercial development on this site. The intersection of Indian School Road and 99th Avenue has been identified as a gateway to the City of Avondale. Increased commercial building heights will allow Parkside's commercial buildings to compete and stand out compared to the other City of Phoenix properties located at the Indian School Road and 99th Avenue intersection.
- 11.4.2. Minimum Street Setback: The C-2 Zoning District development standards include a minimum street setback of 20 feet. Parkside's Commercial development standards include a minimum street setback of 20 feet for typical conditions, but permit 10 feet minimum street setbacks where abutting a pedestrian walkway

(“walkup”). The walkup street setback will support Parkside’s urban concept where residents can utilize the abundant pedestrian trails, walkways, and sidewalks to access the commercial and retail opportunities, and can live, work, shop and play all within one community.

- 11.4.3. Parking Setback: The C-2 Zoning District development standards include a minimum parking setback of 30 feet. Parkside’s Commercial development standards include a minimum parking setback of 15 feet. The 15 feet parking setbacks are necessary to create Parkside’s urban concept.

11.5. Office

The City’s C-O zoning district is the most comparable zoning district to the proposed Office uses in Parkside. Below is discussion of and justification for minor deviations from the development standards of the C-O district proposed as a part of Parkside.

- 11.5.1. Maximum Lot Coverage: The C-O Zoning District development standards include a maximum lot coverage of 35%. Parkside’s Office development standards do not include a maximum lot coverage requirement. Typically, lot coverage requirements are utilized to reduce intensity. The urban concept requires more intense uses and creates a framework for residents to live, work, shop and play within the same community.
- 11.5.2. Maximum Building Height: The C-O Zoning District development standards include a maximum building height of 30 feet. Parkside’s commercial development standards permit building heights up to 45 feet. However, the Freeway Corridor Specific Plan allows for up to 8 stories of development on this site. The intersection of Indian School Road and 99th Avenue has been identified as a gateway to the City of Avondale. Increased commercial building heights will allow Parkside’s office and professional buildings to compete and stand out compared to the other City of Phoenix properties located at the Indian School Road and 99th Avenue intersection.
- 11.5.3. Minimum Street Setback: The C-O Zoning District development standards include a minimum street setback of 20 feet. Parkside’s Office development standards include a minimum street setback of 20 feet for typical conditions, but permit 10 feet minimum street setbacks where abutting a pedestrian walkway (“walkup”).

The walkup street setback will support Parkside's urban concept where residents can utilize the abundant pedestrian trails, walkways, and sidewalks to access the office and professional opportunities, and can live, work, shop and play all within one community.

- 11.5.4. Parking Setback: The C-O Zoning District development standards include a minimum parking setback of 20 feet. Parkside's Office development standards include a minimum parking setback of 10 feet. The 10 feet parking setbacks are necessary to create Parkside's urban concept.
- 11.5.5. Interior Setback: The C-O Zoning District development standards include a minimum internal setback of 15 feet. Parkside's Office development standards include a minimum parking setback of 1 foot per 1 foot of building height, which proportionately sizes the setbacks internal to the Site with the heights of the buildings proposed on the Site.
- 11.5.6. Setback from a Residential District or Use: Although not required by the C-O Zoning District development standards, Parkside's Office development standards require a minimum 20 feet setback where the Office use abuts a Residential use. This feature exceeds the City's design guidelines and development standards.
- 11.5.7. Parking Setback from Residential District or Use: The C-O Zoning District development standards include a minimum parking setback of 25 feet where the proposed parking abuts a Residential use. Parkside's Office development standards require a minimum of 20 feet where the proposed parking abuts a Residential use. The 20 feet minimum parking concept is adequate for Parkside's urban concept. The Office use within Parkside abuts a multifamily residential use on its north side. The Office use does not abut any single family residential uses.

#### 11.6. Improvements to existing Entorno PAD

Parkside improved upon the existing Entorno PAD in a number of ways. Entorno was a very interesting and bold development plan, but market and economic forces have shifted such that it is no longer a viable project. Parkside takes the still relevant positive aspects of Entorno and incorporates them into a new and improved plan that takes several additional steps to create an incredible Freeway Corridor project with a diverse mix of product types unseen

anywhere else in Avondale, particularly in a project of this size. Some of the many ways Parkside improves upon the Entorno plan are discussed below.

#### 11.6.1. Increased Open Space

The Entorno PAD prescribed the minimum 15% open space and mentioned the intention of a 4 acre neighborhood park in a conceptual location; however, there were no requirements for specific amenities, park sizes, or park locations. Parkside takes multiple steps above and beyond the Open Space plan provided by the Entorno PAD including the following:

- Single Family Residential minimum Open Space of 16.4%;
- Multifamily minimum Open Space of 20-50%;
- Non-residential minimum Open Space of 25%;
- +/-5 acre Central Park easily accessed from all residential and non-residential areas of Parkside;
- Comprehensive system of trails, paseos, and neighborhood parks shown on the Development Plan;
- Programmed activity areas in Parks;
- Prescribed amenities in open space areas.

#### 11.6.2. Multi-Generational Amenities

To create a truly diverse community where residents can actually perform the majority of their daily tasks without the need of an automobile, multi-generational amenities are a necessary component. The Central Park, which is at most an approximately one eighth mile walk (<5 min.), will contain a number of multigenerational amenities that are shown on Exhibit J, Park Plans, and listed in Section 5.1 of this document.

While all of the amenities will be available to residents of all ages, they have been programmed with the goal of providing options for all generations and following in mind:

Multi-Generational Amenities by Demographic			
Children	Teens	Adults	Seniors
Splash Pad	Volleyball Court	Volleyball Court	Group Ramada
Trails	Basketball Courts	Basketball Courts	Gardens
Orchard	Group Ramada	Group Ramada	Turf areas
Turf Mound	Gardens	Gardens	Ramada
Group Ramada	Turf areas	Turf areas	Raised Planter
Various play structures	Ramada	Ramada	Seat Wall
Gardens	Swings	Raised Planter	Community Pool
Turf areas	Raised Planter	Seat Wall	Cabanas
Ramada	Seat Wall	Community Pool	Trails
Active Play Structures	Community Pool	Cabanas	Orchard
Swings	Cabanas	Turf Mound for Sunbathing	
Raised Planter	Turf Mound for Sunbathing	Trails	
Playground	Trails	Orchard	
Seat Wall	Orchard	Half Court Basketball	
Community Pool	Half Court Basketball		

### 11.6.3. Transit Connectivity

While the Entorno PAD included a well thought out vehicular circulation system and addressed some pedestrian circulation with a perimeter trail. Parkside includes a much more thorough plan for connection to transit services. This is achieved in a number of ways including:

- Identifying local and regional transit stops within the interior of Parkside as well as along Indian School Road.
- Providing multiple pedestrian paths to and from transit stops in and at the perimeter of Parkside.
- Organizing the residential and non-residential uses in such a way that pedestrian obstacles such as large parking lots, wide high speed streets, walled commercial centers, vast areas and lengthy paths without shade or shelter, and other traditional commercial development impediments to pedestrian circulation are removed. Development standards are included in Section 4 of this document and attached as Exhibit P to prescribe those controls.

#### 11.6.4. Buildable Design

Creative and innovative plans are a good thing, but equally important to the viability of a plan is whether or not it can actually be built now or in the future. Parkside is a perfect balance of innovation and tradition which will ensure the plan can be implemented today and tomorrow. The diverse mix of product types, location and size of the Mixed Use and Office uses, timeless village design, and numerous appropriate amenities are part of this plan's vision of creating a premier Freeway Corridor project in Avondale that can break ground.



## 12. Infrastructure

***Water and wastewater assumptions for the entire development of a maximum of 784 residential dwelling units and 43.3 gross acres of non-residential development were used to base infrastructure calculations.***

### 12.1. Traffic Circulation and Street Design Criteria

**Exhibit V, Representative Master Development Circulation Plan** identifies roadway classifications and cross sections. In addition a Traffic Impact Analysis was prepared and submitted along with the Parkside PAD application, which states that roadways are appropriately sized and located to serve the Site without conflict to adjacent properties or streets. Primary access to the Site will be via 99<sup>th</sup> Avenue and Indian School Road. Clarendon Avenue provides a street connection between Parkside and the existing residential neighborhoods to the west of the Site. 100<sup>th</sup> Avenue is the main North/South collector road through the Site. Clarendon Avenue is a collector level road that serves as the access from 99<sup>th</sup> Avenue and extends to Central Park. Osborn Road is the main south entrance to the Site from 99<sup>th</sup> Avenue and connects to 100<sup>th</sup> Avenue to create exceptional connectivity throughout the Site. The streets have been designed to provide good views of the landscaped open spaces as residents drive through their neighborhoods to promote safety and visibility throughout the community. Street Cross-Sections and Conceptual Streetscapes are provided within **Exhibit V, Representative Master Development Circulation Plan**.

The developer will be responsible to construct the half-street improvements along 99th Avenue and Indian School Road in accordance with the phased development plan and recommendations presented in the Traffic Impact Analysis by CIV Tech. These half-street improvements will include turn lanes and deceleration lanes as recommended in the TIA. Existing traffic signals will be relocated/expanded as needed and new traffic signal installations will be installed in accordance with the TIA recommendations.

Parkside's internal streets enhance the neighborhood feel of the community by increasing landscape areas, minimizing hard-surface improvements, providing diversity in housing products without garage dominated streetscapes (rear-loaded), delineating areas for parallel parking, incorporating traffic calming features (enhanced median landscaping and corner treatments), and creating an inviting pedestrian experience. The street sections incorporate landscaped medians, widened rights-of way, and parallel parking which are presented as

concepts in the 1<sup>st</sup> Public Draft of the Single Family Residential Design Expectations Manual, dated February 11, 2013. These features promote a more pedestrian-friendly street corridor, thus enhancing the pedestrian experience.

All street sections have been discussed with and designed in conjunction with Staff such that they are in general conformance with the applicable jurisdiction's requirements. In order to achieve the vision of Parkside Village, certain deviations from City of Avondale traffic related standards are being requested. Approval of this PAD includes the approval of the following deviations from City of Avondale Standards:

- Parkside Village proposes modifications to Avondale's standard street cross-sections in an effort to provide better traffic calming, parallel parking and enhanced and pedestrian friendly street corridors. Approval of this PAD includes the allowance of the cross sections as shown in Appendix 'V'.
- Avondale's GER Sect 3.12.6 requires a 200-ft minimum tangent section approaching an intersection for a minor collector street. Approval of this PAD will allow a 170-ft minimum tangent length for that portion of Clarendon Avenue entering Parkside Village from the west (Westwind), as it approaches the internal intersection with the first local street.
- GER Sect 3.16.1 B & C requires local to local intersection offsets of 125-ft minimum and collector to collector intersection offsets of 250-ft minimum. Parkside Village will comply with the above design criteria throughout the development with the exception of two local to local intersections and collector to local intersections for Clarendon Avenue. The deviation for the local street intersections is requested so that the layout can accommodate mid-block intersections, including 'teeing' into side lots at intersecting streets, thereby providing traffic calming. With approval of this PAD, a minimum offset between local to local street intersections of 117-ft will be allowed. This request also includes a reduction in the minimum offset between Clarendon Avenue (a collector street) and local streets to 132-ft. This reduction allows Clarendon Avenue to intersect 99<sup>th</sup> Avenue at the standard one quarter-mile point and remain as a straight street to its 'T' intersection at the central park. This deviation also allows the extension of Clarendon Avenue on the west to terminate at a tee at Park 'A'.

## 12.2. Water, Wastewater, and Utilities

A Conceptual Water Report and Wastewater Report are included as part of the Parkside PAD application. Water service for Parkside will be provided by the City of Avondale by connecting to an existing 12" waterline in Clarendon Avenue at the project's west boundary, and by extending a new 16" waterline from an existing 16" waterline located at the intersection of Indian School Road and 107<sup>th</sup> Avenue to the northwest corner of the site. 16" water lines will also be constructed along the Indian School Road and 99<sup>th</sup> Avenue project frontages. As indicated in the Water Report, the proposed connections to existing offsite water lines, the perimeter water lines in Indian School Road and 99<sup>th</sup> Avenue, and proposed internal water pipe network provide Parkside with sufficient flowrate and system pressure.

Wastewater service for Parkside will be provided by making two connections to existing sewer lines in the West Wind residential subdivision on the Project's western boundary and providing sewer service by gravity flow for all of the residential properties within the Project. It is intended that the majority of the commercial, office, and multifamily parcels will also receive sewer service through a gravity connection. However, due to the shallowness of the proposed sewer, this assumption cannot be guaranteed until final vertical design has been completed for these parcels. If portions of the commercial, office, and multifamily parcels are not able to receive gravity sewer service, a private lift station will need to be provided by the parcel owner to lift the generated sewage flow into the public sewer gravity line. Due to the lack of depth of the existing sewerlines that Parkside Village will connect to, approval of this PAD includes approval of reduced sewerline slopes and reduced drops at manholes as described in the Wastewater Report for Parkside Village.

The first gravity sewer connection will be to an existing 10" sewerline located in Clarendon Avenue, approximately 920 ft west of the Project's western boundary. As indicated in the Wastewater Report, the existing 10" sewerline and downstream sewerlines in the West Wind subdivision have approximately 400 gpm excess capacity, whereas Parkside's peak flowrate is approximately 318 gpm. A second connection from the Project will be made to an existing gravity sewer in the southeast corner of West Wind subdivision in Orange Blossom Lane. The sewer connections in West Wind and be conveyed through the existing sewer lines in Westwind to the sewer trunk line in 107<sup>th</sup> Avenue.

Southwest Gas has nearby gas facilities available to serve the Site. Telephone service to this area is provided by CenturyLink. Cox Communications provides cable television service to this

area. The Site is within the Salt River Project service area. Information from Southwest Gas, CenturyLink, Cox, and SRP indicate there are adequate facilities available to serve the Site.

### 12.3. Offsite Improvements

Half street improvements will be completed along the Site frontage to 99<sup>th</sup> Avenue and Indian School Road. Cross sections for the development of the half street improvements of Indian School have been included in **Exhibit V, Representative Master Development Circulation Plan**. Indian School Road is under the jurisdiction of and administered by Maricopa County, not the City of Avondale. The proposed improvements to 99<sup>th</sup> Avenue will be completed in accordance with the City of Phoenix required arterial street section, as agreed to by the City of Phoenix and City of Avondale. See Exhibit V for a cross-section of Indian School Road and 99<sup>th</sup> Avenue. Bus bays and shelters will be installed along 99<sup>th</sup> Avenue and Indian School Road (see **Exhibit W, Bus Stop**, and **Exhibit E, Master Development Plan**).

The developer will be responsible to dedicate the land (as necessary) or easements for relocation of existing SRP irrigation facilities both on 99th Avenue and Indian School Road. Existing SRP open ditch facilities (99th Ave and Indian School Road) will be relocated into piped facilities. Private irrigation facilities will be relocated, as necessary, into new piped facilities to maintain irrigation service to undeveloped portions of the Project as well as downstream irrigation deliveries. Private irrigation facilities serving portions of the project which are being actively developed can be abandoned at the time said development takes place, unless they are required to provide irrigation service downstream. The existing 12Kv overhead power line along 99th Avenue shall be converted to an underground circuit which will be installed in conduit located in the 8' PUE provided along the west side of 99th Avenue.

Portions of Parkside to be dedicated as ROW will need to be cleared of any potential contamination as necessary prior to dedication.

### 12.4. Phasing

Development of the Site is expected to occur in phases. See **Exhibit X, Phasing Plan**. The Single Family Detached residential components of Parkside are anticipated to be developed in phases one and two as shown on Exhibit X. Each of the phases shown includes a mix of product type. Phase one includes Rear-Loaded, 45, 60, and 70 feet wide lots and phase two includes 50, 60, and 70 feet wide lots. Phase three includes the Townhouse product type and would complete the open space included in the single family residential area. Phase four

includes the Multifamily product, phase five the Mixed-Use/Commercial uses, and phase six the Office uses.

It is impossible to determine the external forces that impact the order in which a project like this will ultimately develop. To ensure certain open space and infrastructure improvements according to a specific schedule, a development agreement shall be entered into between the Developer and the City. To allow some flexibility and encourage development in a timely fashion, an Alternate Phasing Plan has been included (see **Exhibit Y, Alternate Phasing Plan**). This Alternate Phasing Plan would allow the Multifamily and Townhouse products to be developed as a part of phase one or standalone phases.

Roadway improvements are shown with both the Phasing Plan and the Alternate Phasing Plan to ensure adequate access to and from Parkside as the various phases develop.

#### 12.4.1. Open Space Phasing

Significant and meaningful open space will be included in each phase of development. As a part of phase one, parks A, B, and roughly half of Central Park will be constructed. As a part of phase two, parks D and the majority of C will be constructed. The remainder of Central Park will be constructed with phase three. Phases four through six contain their own open space elements. A Zoom transit stop shall be provided along the 100<sup>th</sup> Avenue collector street at a location acceptable to the City with the construction of the Central Park or commercial abutting 100<sup>th</sup> Avenue, whichever is constructed first.

## 13. PAD Approval

- 13.1. “The proposed PAD is in conformance with the General Plan and applicable specific plan(s).”

As described in Sections 1(D) and 1(E) of this PAD narrative, the Parkside PAD conforms with the goals and policies of the City of Avondale’s General Plan and the Freeway Corridor Specific Plan.

- 13.2. “The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.”

The Parkside PAD meets or exceeds the PAD requirements of Section 6 of the City of Avondale’s Zoning Ordinance and Subdivision Regulations, except as modified by this PAD narrative. The Parkside PAD also meets the intent of the Single Family Residential Design Manual and the Commercial/Industrial/Multi-Family Design Manual.

- 13.3. “That either there exists adequate public infrastructure and services to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with the development within the PAD.”

All necessary public infrastructure and services to serve the proposed development will be completed in connection with the phased development within the PAD.

- 13.4. “The proposed PAD will result in compatible land use relationships within the proposed development with adjacent properties.”

This Parkside PAD includes an appropriate transition of more intense non-residential uses along the eastern portion of the Site to less intense residential uses along the western portion of the Site. A 30’ landscape buffer and the largest (70’ wide) single family detached residential lots proposed on the Site are located along the western boundary of the property which (in addition to other transitions, buffers and design features) results in a compatible land use relationship with the adjacent properties.

- 13.5. “The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.”

As described in more detail in the Residential and Non-Residential Development Standards sections above, Parkside’s proposed development standards are consistent with or exceed the desired new urban character and meet the needs of a live, work, shop and play environment .

## 14. Master Site Plan and Site Plan Review

This document consists of the Narrative and Master Development Plan. Final Development Plans for all or part of the PAD District shall be filed after approval of this PAD document. Final Plats will be approved in accordance with Article II of Section 22, Subdivision Regulations, of the Avondale Municipal Code.

## 15. Conclusion

This Parkside PAD is in conformance with the City's General Plan, provides a variety of diverse, high-quality residential options, and provides commercial and office uses to serve Parkside and the surrounding residential communities. Parkside's urban concept will provide energy, visual appeal and a live, work and play environment at an important gateway location within the City of Avondale. Approval is requested.



# PARKSIDE VILLAGE

Planned Area Development



date: 02.25.13  
not to scale

## VICINITY MAP



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chandler, arizona 85225  
ph. 480.699.7956 F.480.699.7986



# PARKSIDE VILLAGE

Planned Area Development



date: 02.25.13  
not to scale

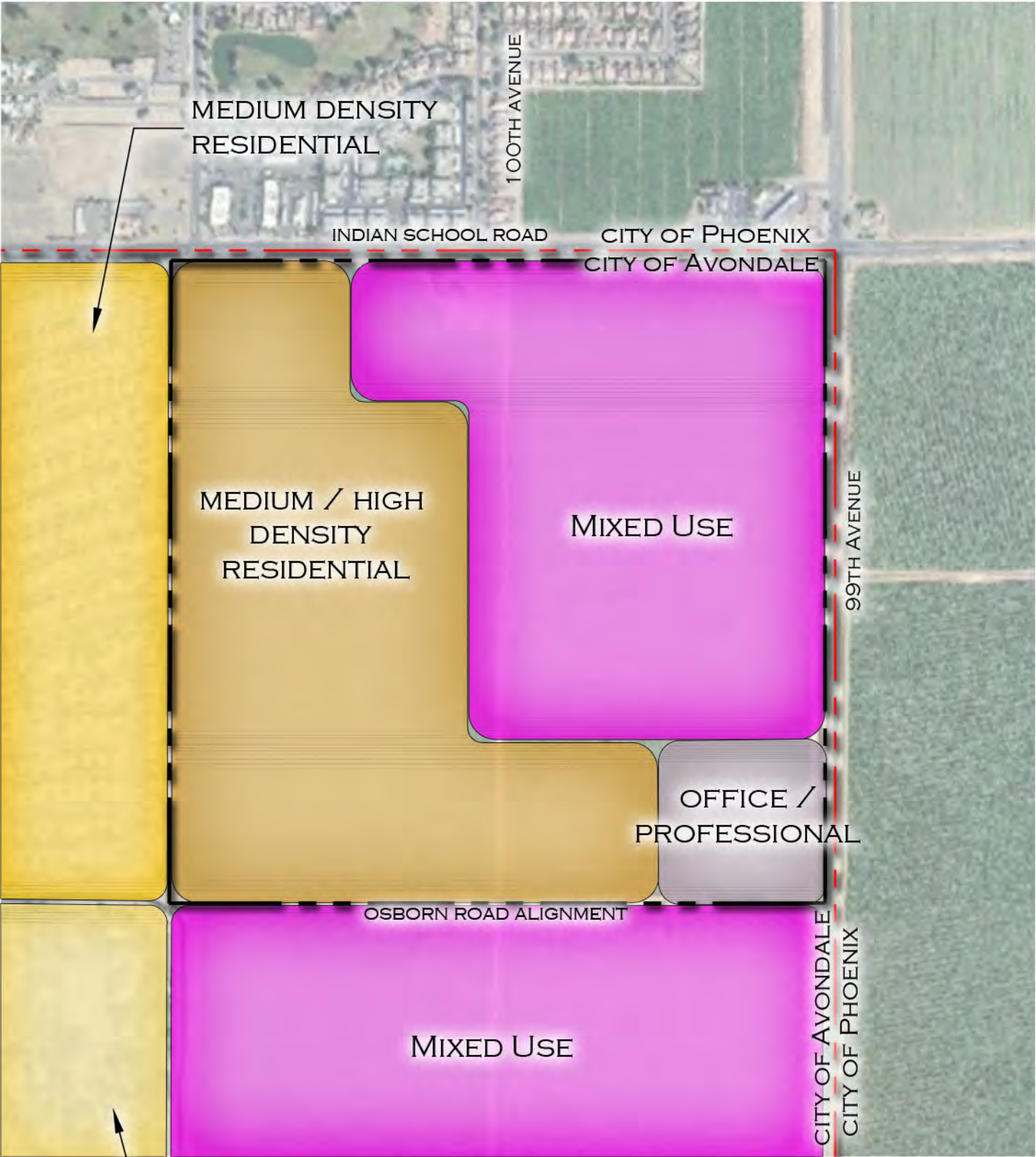
## AERIAL MAP

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# PARKSIDE VILLAGE

Planned Area Development



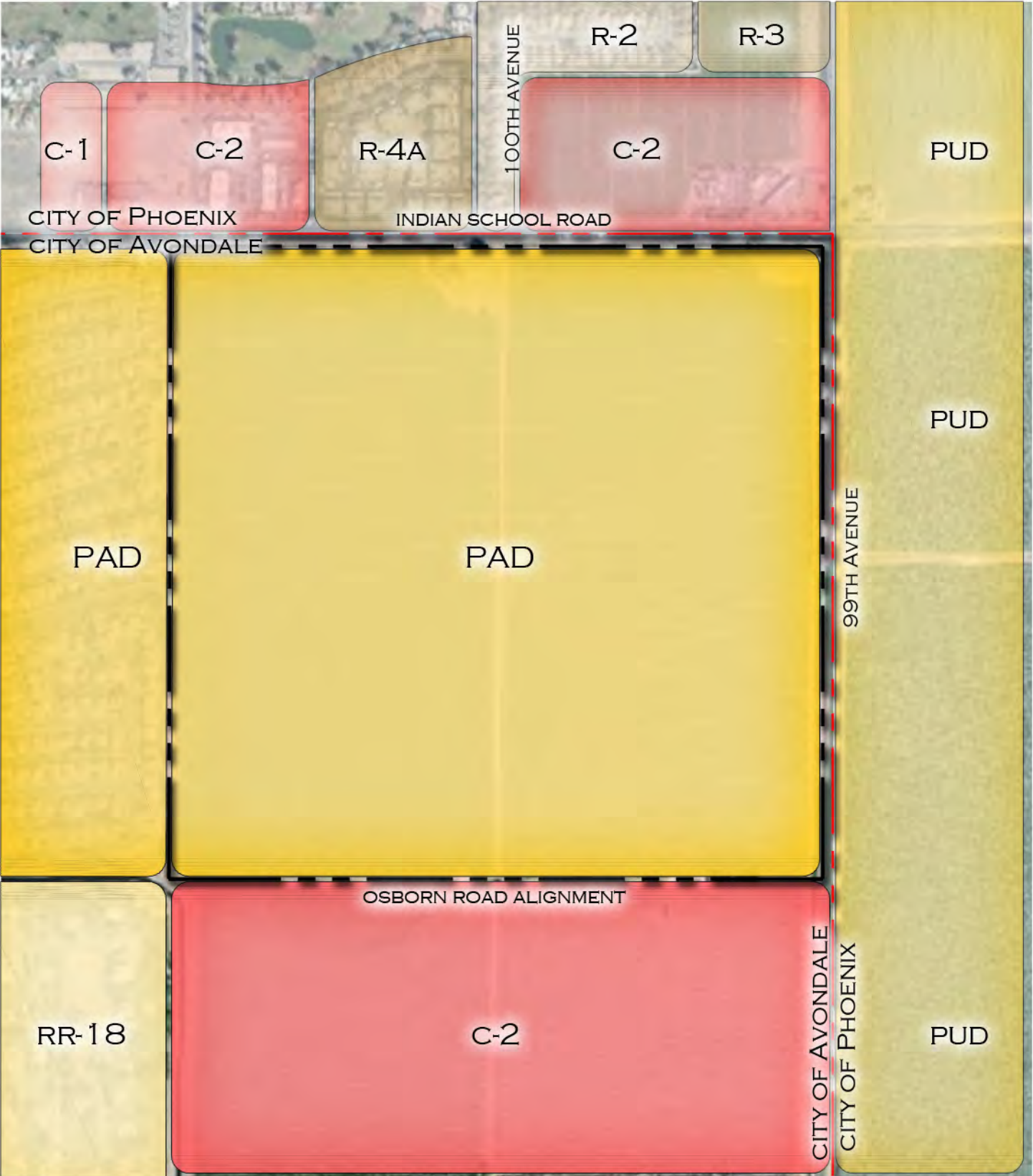
ESTATE / LOW DENSITY RESIDENTIAL

date: 11.04.13  
not to scale

## GENERAL PLAN MAP

# PARKSIDE VILLAGE

Planned Area Development



date: 11.04.13  
not to scale



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## EXISTING ZONING MAP



# PARKSIDE VILLAGE

Planned Area Development

## MASTER DEVELOPMENT PLAN

### Legend

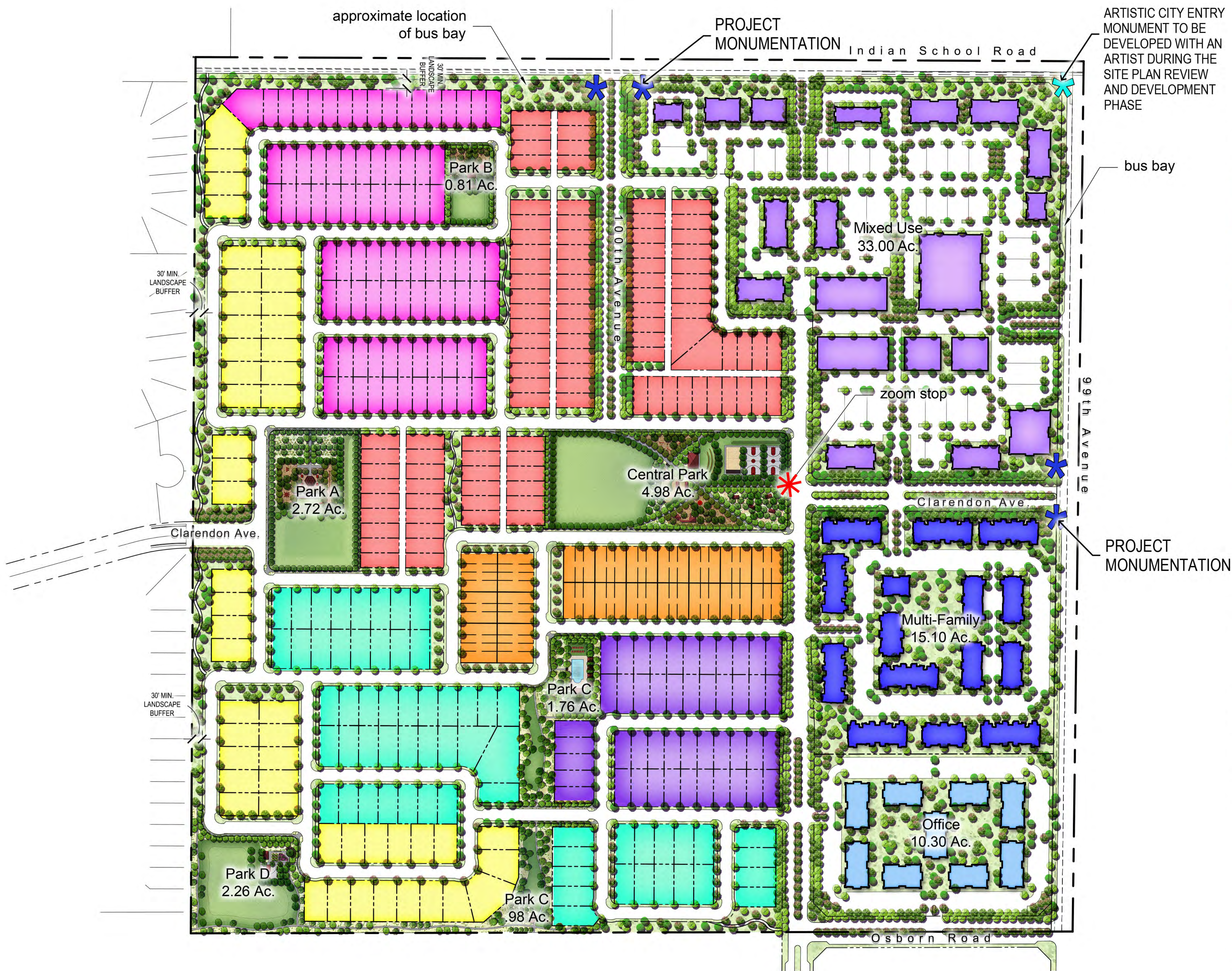
- Mixed Use
- Multi-Family Residential - 272 Units
- Office
- SFR - Townhouse (25' x 110') - 64 Units
- SFR - Rear Loaded - 101 Units
- SFR - 45' x 110' - 87 Units
- SFR - 50' x 115' - 47 Units
- SFR - 60' x 120' - 62 Units
- SFR - 70' x 120' - 51 Units
- Park - 13.53 Total Ac.
- Open Space / Landscape Area

Site Plan Summary					
Use	Area	Area Net	Percentage <sup>(1)</sup>	Density <sup>(2)</sup>	Units
Mixed Use	33.0 Ac.	29.0 Ac.	20.3%		
Office (O)	10.3 Ac.	9.5 Ac.	6.3%		
Multi-Family Residential (MFR)	15.1 Ac.	14.0 Ac.	9.3%	18.0 to 22.0	272
Single Family Residential (SFR)	104.6 Ac.	71.0 Ac.	64.1%	4.0 to 12.0	412
Townhouse (25' x 110')					
				9.8 Du's/Ac.	64
SFR - Rear Loaded (45' x 116.5')					
				5.5 Du's/Ac.	101
SFR - 45' x 110'					
				5.5 Du's/Ac.	87
SFR - 50' x 115'					
				4.7 Du's/Ac.	47
SFR - 60' x 120'					
				3.7 Du's/Ac.	62
SFR - 70' x 120'					
				3.2 Du's/Ac.	51
Open Space / Landscape Area <sup>(3)</sup>					
	18.82 Ac.		18.0%		
Parks					
	13.51 Ac.				
Active Open Space					
	5.31 Ac.				
Additional Landscape Area					
	2.93 Ac.		2.8%		
Total Open Space / Landscape Area <sup>(3)</sup>					
	21.75 Ac.		20.8%		
Totals	163.0 Ac.	123.4 Ac.			684

(1) Based on Gross Area.  
(2) Based on Net.  
(3) based on SFR area.

NOTE: ALL LOT SIZES ARE AVERAGE SIZES

date: 04.14.14  
plan scale 1:300'





# PARKSIDE VILLAGE

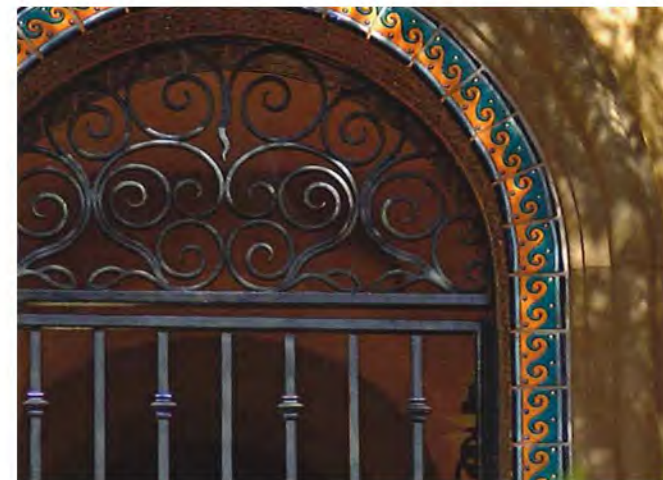
Planned Area Development

## ARCHITECTURAL THEMING

### ANDALUSIAN

#### KEY THEMING ATTRIBUTES

- ASYMMETRICAL BUILDING FORMS
- DECORATIVE DETAILING:
  - CAST IRON RAILING
  - DECORATIVE TILE
  - EXPOSED STRUCTURAL ELEMENTS
- STEEP BALUSTRADES FOR STAIRCASES
- ACCENTED ENTRYS WITH COURTYARDS OR GATHERING AREAS
- BUILDING MATERIALS:
  - SMOOTH STUCCO
  - DETAILED MASONRY



date: 01.16.14

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ph. 480.699.7956 F.480.699.7986



# PARKSIDE VILLAGE

Planned Area Development

## ARCHITECTURAL THEMING

### BROWNSTONE

#### KEY THEMING ATTRIBUTES

- ATTACHED 2 - 4 STORY UNITS
- DECORATIVE DETAILING:
  - CAST IRON HAND RAILING
  - ORNATE MASONRY
- SYMMETRICAL REPEATING ENTRYWAYS
- RECESSED ENTRY DOORS
- BUILDING MATERIALS:
  - DECORATIVE MASONRY
  - STONE
  - BRICK



date:01.16.14



# PARKSIDE VILLAGE

Planned Area Development

## ARCHITECTURAL THEMING

### CRAFTSMAN / TUDOR

#### KEY THEMING ATTRIBUTES

- BROAD PORCHES
- DEEP OVERHANGS
- LOW PITCHED, GABLE ROOF LINES
- HORIZONTAL BUILDING FORMS
- DECORATIVE DETAILING:
  - TAPERED COLUMNS
  - HANDCRAFTED STONE / WOODWORK
  - EXPOSED RAFTERS
- ACCENTED STRUCTURAL ELEMENTS
- BUILDING MATERIALS:
  - DETAILED MASONRY
  - WOODWORK
  - STONE



date: 01.16.14



# PARKSIDE VILLAGE

Planned Area Development

## ARCHITECTURAL THEMING

### MONTEREY

#### KEY THEMING ATTRIBUTES

- CANTILEVERED BALCONIES
- CLEAN GEOMETRIC FORMS
- DECORATIVE DETAILING:
  - PEDIMENTED WINDOWS / DOORS
  - WINDOW SHUTTERS
- ACCENTED STRUCTURAL ELEMENTS
- BUILDING MATERIALS:
  - SMOOTH STUCCO
  - DETAILED MASONRY
  - WOODWORK
  - STONE



date: 01.16.14



# PARKSIDE VILLAGE

Planned Area Development

## ARCHITECTURAL THEMING

### PRAIRIE RANCH

#### KEY THEMING ATTRIBUTES

- HORIZONTAL GEOMETRIC FORMS
- DEEP OVERHANGS
- GENERALLY 2 STORY
- DECORATIVE HORIZONTAL BANDING AROUND GROUPED, ARTICULATED MULTI-PANED WINDOWS
- ACCENTED ENTRYWAYS
- ACCENTED STRUCTURAL ELEMENTS
- BUILDING MATERIALS:
  - SMOOTH STUCCO
  - DETAILED MASONRY
  - WOODWORK
  - STONE



date: 01.16.14



# PARKSIDE VILLAGE

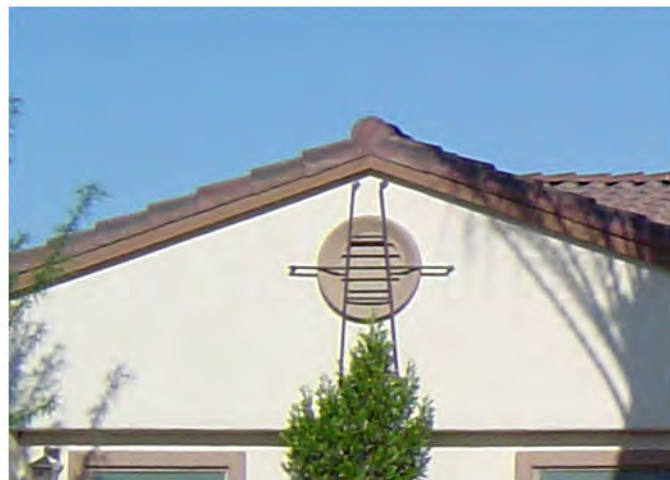
Planned Area Development

## ARCHITECTURAL THEMING

### SOUTHERN ITALIAN

#### KEY THEMING ATTRIBUTES

- LOW PITCHED HIP ROOF FORMS
- CLAY ROOF TILES
- DECORATIVE DETAILING:
  - ROUND ARCHED ELEMENTS
  - CAST IRON HAND RAILING
  - DECORATIVE STRUCTURAL ELEMENTS
- SYMMETRICAL REPEATING ENTRYWAYS
- ACCENTUATED ENTRY WITH DECORATIVE COLUMNS
- BUILDING MATERIALS:
  - SMOOTH STUCCO
  - DECORATIVE MASONRY
    - STONE
    - BRICK



date: 01.16.14



# PARKSIDE VILLAGE

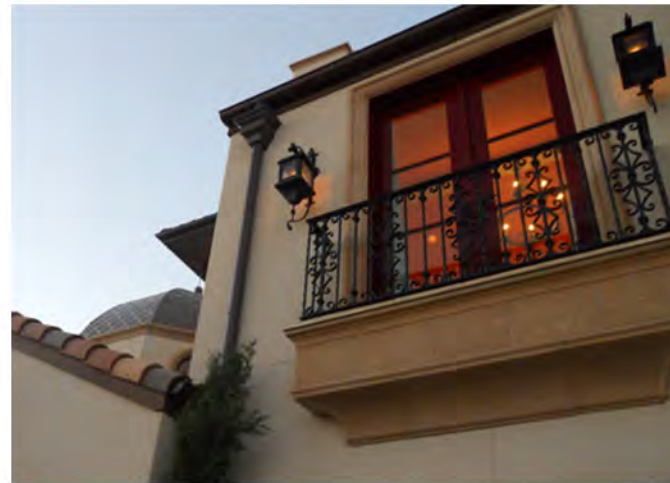
Planned Area Development

## ARCHITECTURAL THEMING

### SPANISH COLONIAL

#### KEY THEMING ATTRIBUTES

- ROUND GEOMETRIC FORMS
- DECORATIVE DETAILING:
  - DECORATIVE TILE ELEMENTS
  - IRON RAILING
  - CLAY ROOF TILES
- RECESSED ENTRIES AND WINDOWS
- ACCENTED STRUCTURAL ELEMENTS
- MINIMAL USE OF BUILDING MATERIALS
  - SMOOTH STUCCO
  - NO MASONRY WORK



date: 01.16.14



# PARKSIDE VILLAGE

Planned Area Development

## ARCHITECTURAL THEMING

### TRADITIONAL RANCH

#### KEY THEMING ATTRIBUTES

- HORIZONTAL GEOMETRIC FORMS
- LARGE, DEEP OVERHANGS
- GABLE OR HIP ROOF FORMS
- GENERALLY 1 STORY
- WRAP AROUND PORCHES
- ACCENTUATED ENTRIES
- ACCENTED STRUCTURAL ELEMENTS:
  - DORMERS / ARCHITECTURAL POP-OUTS
  - DECORATIVE WINDOWS / DOORS
- BUILDING MATERIALS:
  - SMOOTH STUCCO
  - DECORATIVE MASONRY
  - WOODWORK
  - STONE
  - BRICK



date: 01.16.14



# PARKSIDE VILLAGE

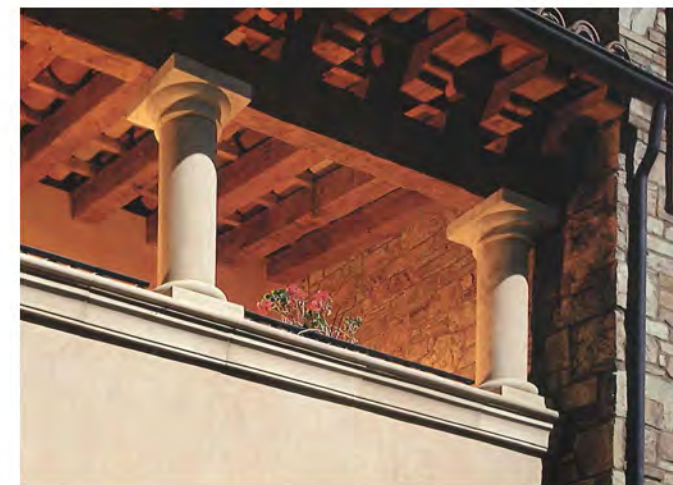
Planned Area Development

## ARCHITECTURAL THEMING

### TUSCAN

#### KEY THEMING ATTRIBUTES

- INFORMAL ARRANGEMENT OF BUILDING FORMS
- GENERALLY HIP ROOF FORMS
- EMPHASIZED ENTRYWAYS
- TALL NARROW, DECORATIVE WINDOWS
- ACCENTED STRUCTURAL ELEMENTS:
  - DECORATIVE WINDOWS / DOORS
- BUILDING MATERIALS:
  - SMOOTH STUCCO
  - DECORATIVE, RUSTIC MASONRY
  - STONE
  - BRICK



date: 01.16.14






# PARKSIDE VILLAGE

Planned Area Development

## CONCEPTUAL LANDSCAPE PLAN

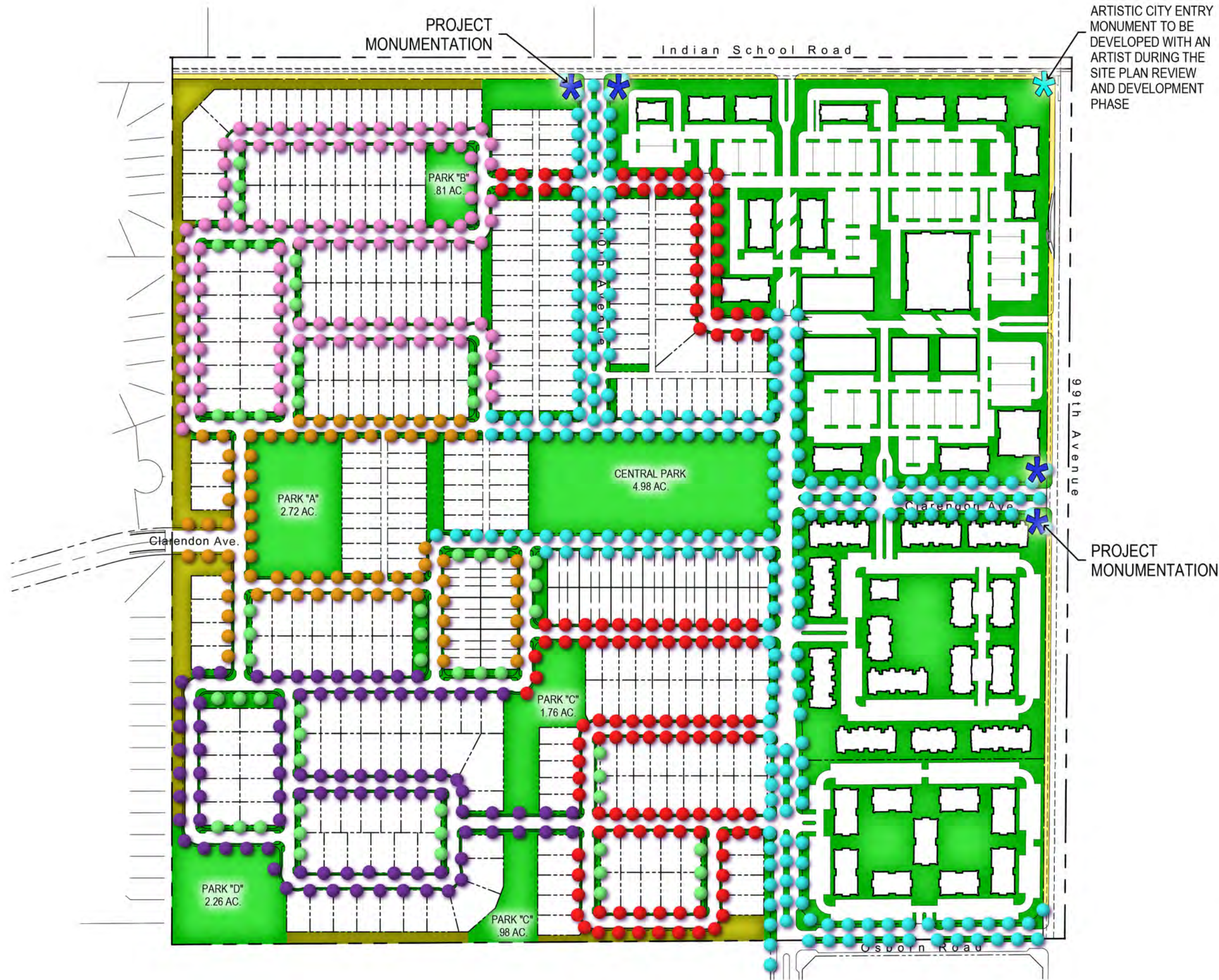
### Legend

#### Landscape Zones

-  Park District
-  Perimeter Parkway
-  Perimeter Landscape Area

#### Identifying Street Tree Zones

-  Boulevard Mix
-  Red Rock Oak
-  Cathedral Oak
-  Allee Elm
-  Red Push Pistache
-  Mondel Pine



NOTE: REFER TO THE LANDSCAPE PALETTE FOR THE APPROPRIATE SPECIES FOR EACH OF THE IDENTIFIED LANDSCAPE ZONES.

date: 04.14.14  
plan scale 1:300'



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# PARKSIDE VILLAGE

Planned Area Development

100TH AVENUE

STREET SCENE PERSPECTIVE



date:01.16.14



PARKSIDE VILLAGE

Planned Area Development

CONCEPTUAL LAND USE  
DEVELOPMENT PLAN

Legend

- Mixed Use (MU)
- Office (O)
- Multi-Family Residential (MFR)
- Single Family Residential (SFR)

Site Plan Summary					
Use	Area	Area Net	Percentage <sup>(1)</sup>	Density <sup>(2)</sup>	Units
Mixed Use	33.0 Ac.	29.0 Ac.	20.3%		
Office (O)	10.3 Ac.	9.5 Ac.	6.3%		
Multi-Family Residential (MFR)	15.1 Ac.	14.0 Ac.	9.3%	18.0 to 22.0	272
Single Family Residential (SFR)	104.6 Ac.	71.0 Ac.	64.1%	4.0 to 12.0	412
Townhouse (25' x 110')					
				9.8 Du's/Ac.	64
SFR - Rear Loaded (45' x 116.5')					
				5.5 Du's/Ac.	101
SFR - 45' x 110'					
				5.5 Du's/Ac.	87
SFR - 50' x 115'					
				4.7 Du's/Ac.	47
SFR - 60' x 120'					
				3.7 Du's/Ac.	62
SFR - 70' x 120'					
				3.2 Du's/Ac.	51
Open Space / Landscape Area <sup>(3)</sup>					
	18.82 Ac.		18.0%		
Parks					
	13.51 Ac.				
Active Open Space					
	5.31 Ac.				
Additional Landscape Area					
	2.93 Ac.		2.8%		
Total Open Space / Landscape Area <sup>(3)</sup>					
	21.75 Ac.		20.8%		
Totals	163.0 Ac.	123.4 Ac.			684

(1) Based on Gross Area.  
(2) Based on Net.  
(3) based on SFR area.

NOTE: ALL LOT SIZES ARE AVERAGE SIZES

date: 04.14.14  
plan scale 1:300'

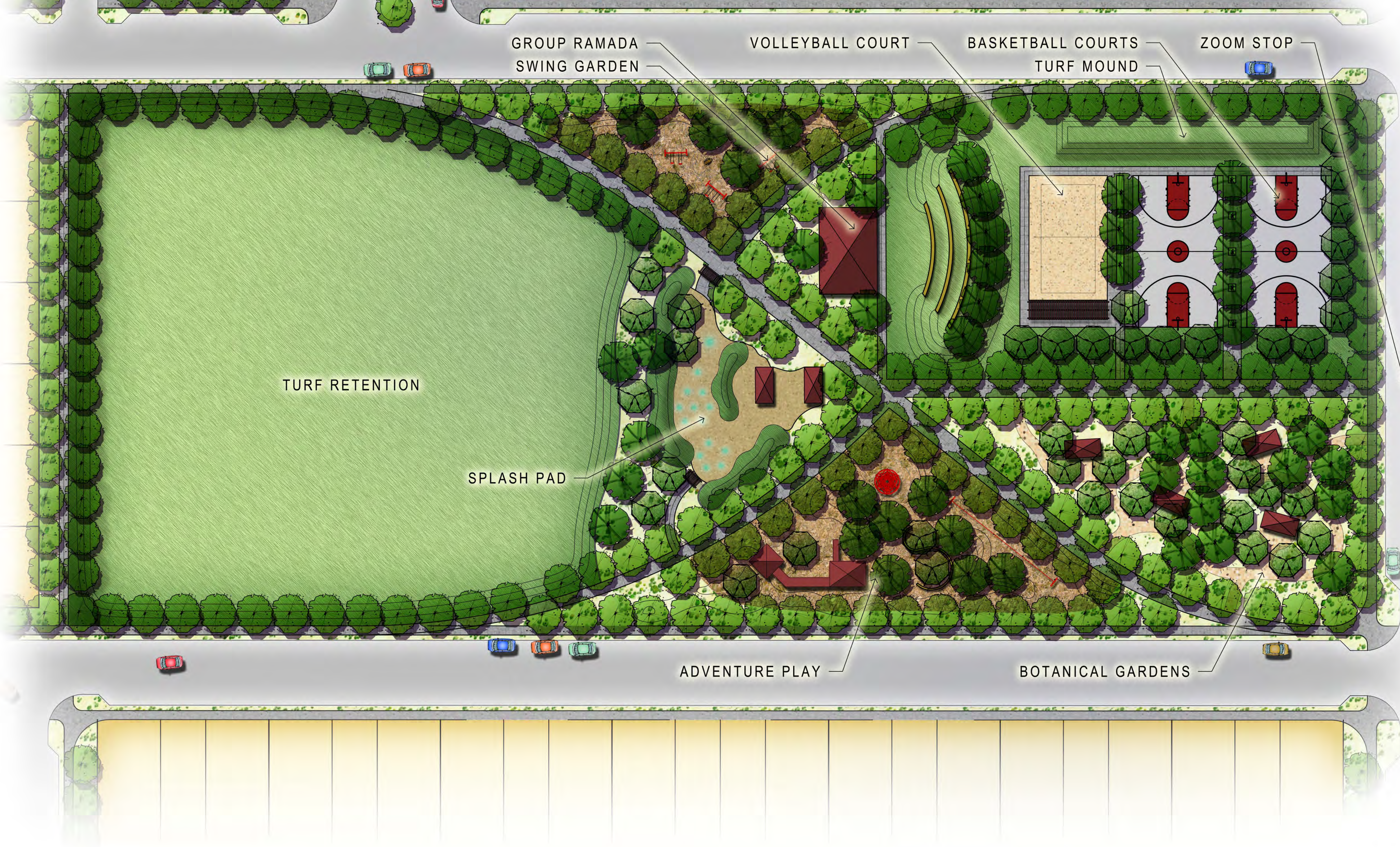




# PARKSIDE VILLAGE

Planned Area Development

## CENTRAL PARK



turf mound



sport courts



splash pad

NOTE:  
ARCHITECTURAL SHADE SHALL BE PROVIDED OVER  
ALL KID ACTIVITY FIXTURES AND PARENTAL SEATING  
AREAS.

date: 01.16.14  
plan scale 1:30'



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# PARKSIDE VILLAGE

Planned Area Development

## PARK A



ramada



hill slide



community gardens

NOTE:  
ARCHITECTURAL SHADE WILL BE PROVIDED  
OVER ALL KID FIXTURES AND PARENTAL  
SEATING AREAS

date: 04.14.14  
plan scale 1:30'



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PARKSIDE VILLAGE

Planned Area Development

PARK B



adventure play structure



adventure play structure



swings

NOTE:  
ARCHITECTURAL SHADE WILL BE PROVIDED  
OVER ALL KID FIXTURES AND PARENTAL  
SEATING AREAS

date: 01.16.14  
plan scale 1:30'



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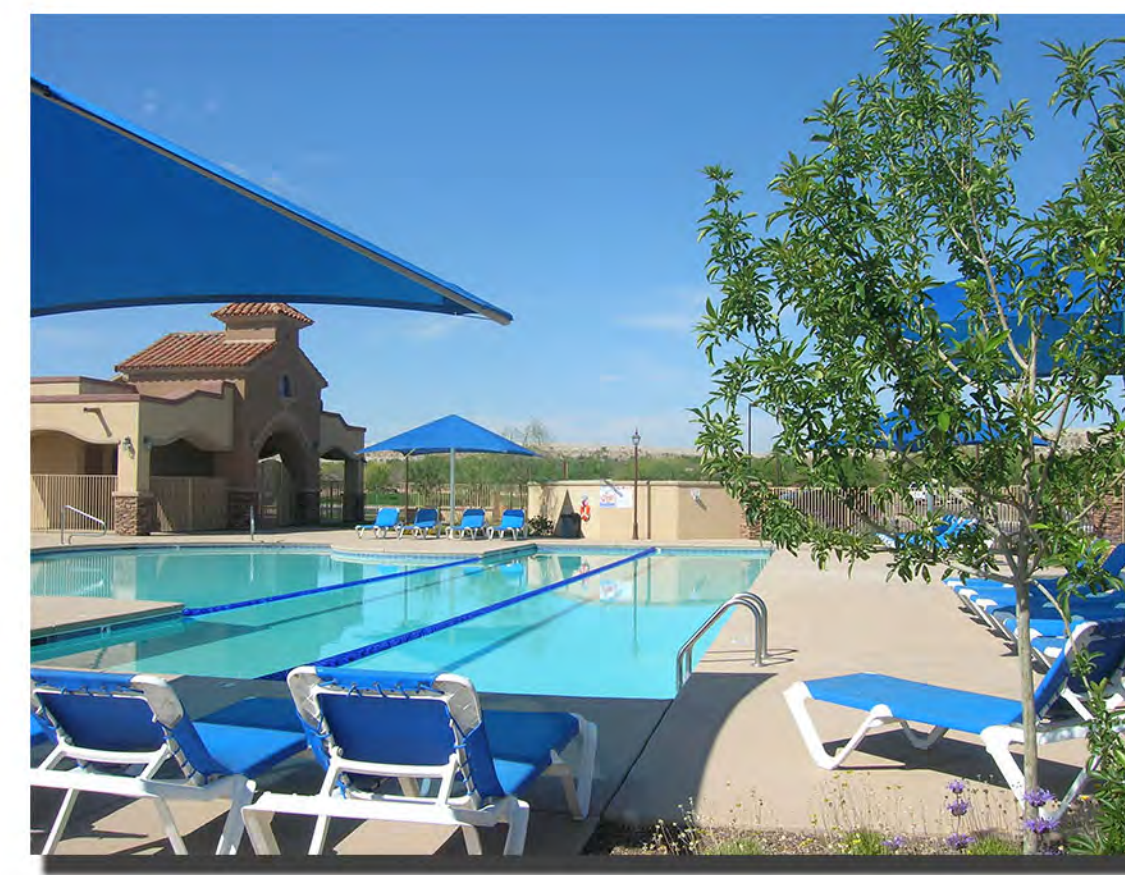




orchard



rose garden



swimming pool with shade

# PARKSIDE VILLAGE

Planned Area Development

## PARK C

NOTE:  
ARCHITECTURAL SHADE WILL BE PROVIDED  
OVER ALL KID FIXTURES AND PARENTAL  
SEATING AREAS



date: 01.16.14  
plan scale 1:30'



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citrus garden



half court basketball



arbor

# PARKSIDE VILLAGE

Planned Area Development

PARK D

NOTE:  
ARCHITECTURAL SHADE WILL BE PROVIDED  
OVER ALL KID FIXTURES AND PARENTAL  
SEATING AREAS



PEDESTRIAN ENTRY FEATURE MONUMENT

date: 01.16.14  
plan scale 1:30'



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PARKSIDE VILLAGE  
Planned Area Development

CONCEPTUAL OPEN SPACE PLAN

Legend

- Park
- Active Open Space
- Landscape Area
- Additional Open Space/  
Landscape Area

Open Space Summary

Use	Area	Percentage
Single Family Residential (SFR)	104.6 Ac.	
Open Space	18.82 Ac.	18.0%
Parks	13.51 Ac.	
Central Park	4.98 Ac.	
Park A	2.72 Ac.	
Park B	0.81 Ac.	
Park C	2.74 Ac.	
Park D	2.26 Ac.	
Active Open Space	5.31 Ac.	
Additional Landscape Area	2.93 Ac.	
Total Open Space Provided	21.75 Ac.	20.8%

Note: Not all areas that are rendered as Non-Active Open Space are included in the quantity listed above. Areas that are within right-of-ways are not included in the quantity.

A MINIMUM OF 20% OF THE NET MF AREA WILL BE OPEN SPACE AND LANDSCAPE AREA WITH AN ADDITIONAL 5% FOR EACH ADDITIONAL FLOOR OVER TWO STORIES TO A MAXIMUM OF 50% OF THE NET SITE AREA.



date: 04.14.14  
plan scale 1:300'





PARKSIDE VILLAGE

Planned Area Development

CONCEPTUAL ACTIVE OPEN SPACE AMENITY PLAN

Legend

- Active Open Space
- Landscape Area
- Additional Open Space/ Landscape Area
- 4' Paved Trail
- 5' Paved Trail
- 6' Paved Trail
- 8' Paved Trail
- 10' Paved Trail

Open Space Summary

Use	Area	Percentage
Single Family Residential (SFR)	104.6 Ac.	
Open Space	18.82 Ac.	18.0%
Parks	13.51 Ac.	
Central Park	4.98 Ac.	
Park A	2.72 Ac.	
Park B	0.81 Ac.	
Park C	2.74 Ac.	
Park D	2.26 Ac.	
Active Open Space	5.31 Ac.	
Additional Landscape Area	2.93 Ac.	
Total Open Space Provided	21.75 Ac.	20.8%

Note: Not all areas that are rendered as Non-Active Open Space are included in the quantity listed above. Areas that are within right-of-ways are not included in the quantity.

A MINIMUM OF 20% OF THE NET MF AREA WILL BE OPEN SPACE AND LANDSCAPE AREA WITH AN ADDITIONAL 5% FOR EACH ADDITIONAL FLOOR OVER TWO STORIES TO A MAXIMUM OF 50% OF THE NET SITE AREA.



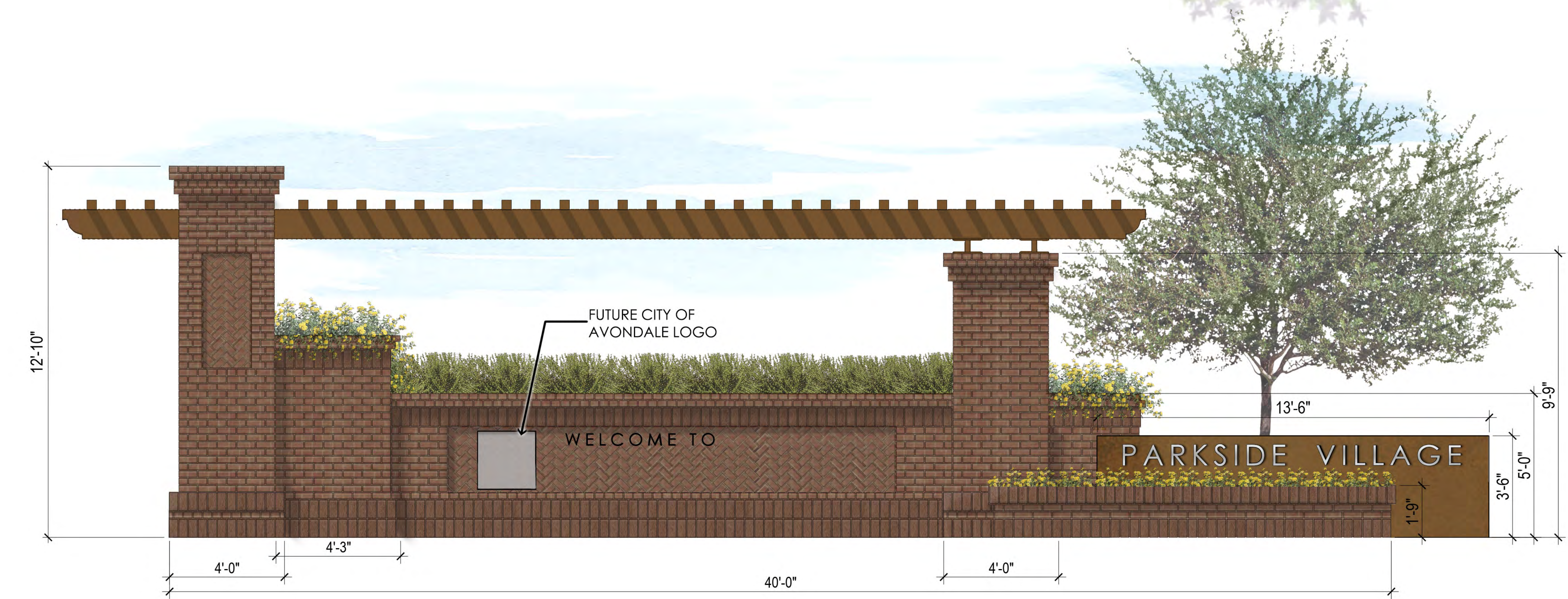
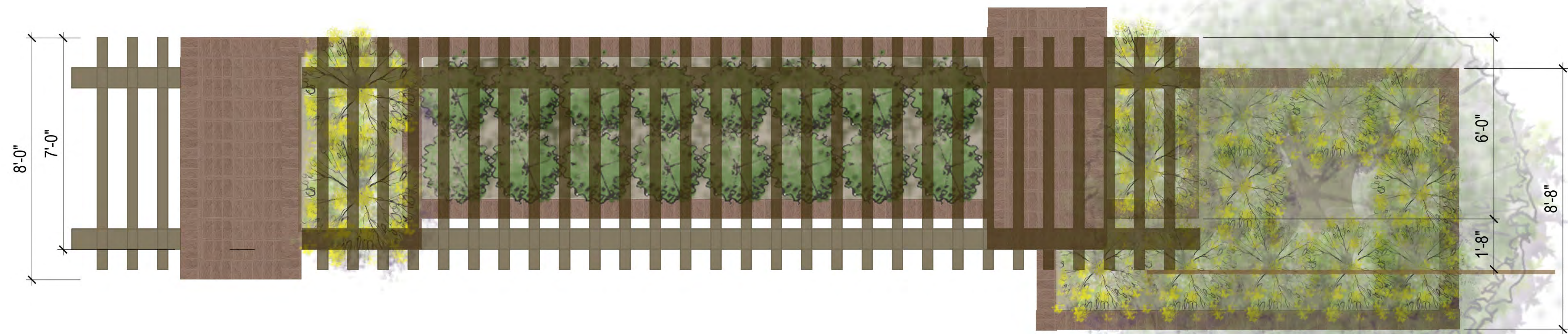
date: 04.14.14  
plan scale 1:300'





# PARKSIDE VILLAGE

City of Avondale Entry Feature 3



\*Artistic city entry monument to be developed with an artist during the site plan review and development phase

date: 04.14.14  
plan scale 1/2":1'



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# PARKSIDE VILLAGE

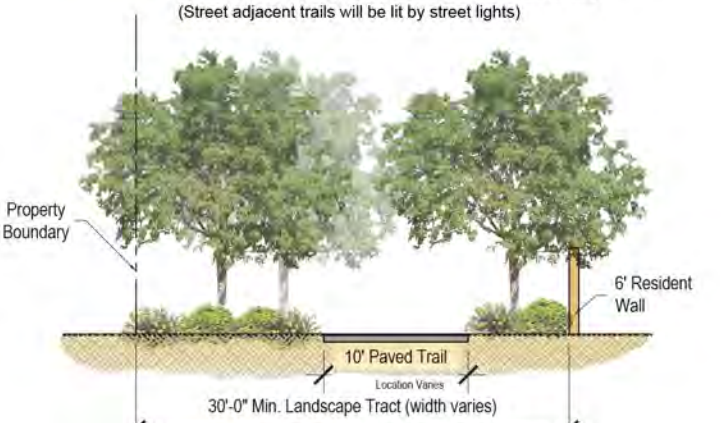
Planned Area Development

## CONCEPTUAL PEDESTRIAN CIRCULATION PLAN

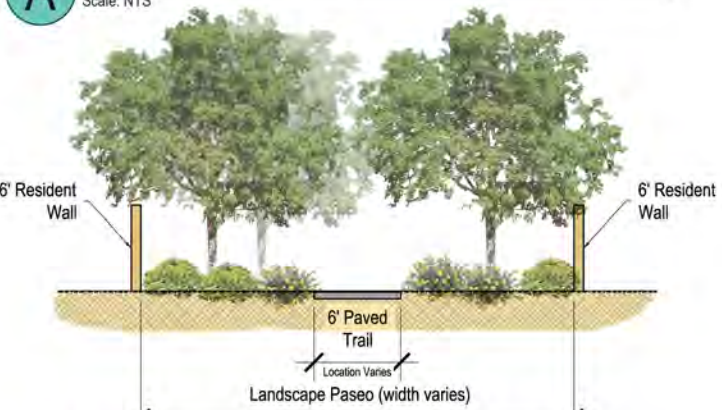
### Legend

- 4' Street Adjacent Sidewalk
- 5' Street Adjacent Sidewalk
- 6' Street Adjacent Sidewalk
- 8' Street Adjacent Sidewalk
- 10' Street Adjacent Sidewalk
- 5' Paved Trail
- 6' Paved Trail
- 8' Paved Trail
- 10' Paved Trail
- On-Street Bike Lane
- Trail Lighting

(80'-100' o.c., see lighting specifications for fixture details)  
(Street adjacent trails will be lit by street lights)

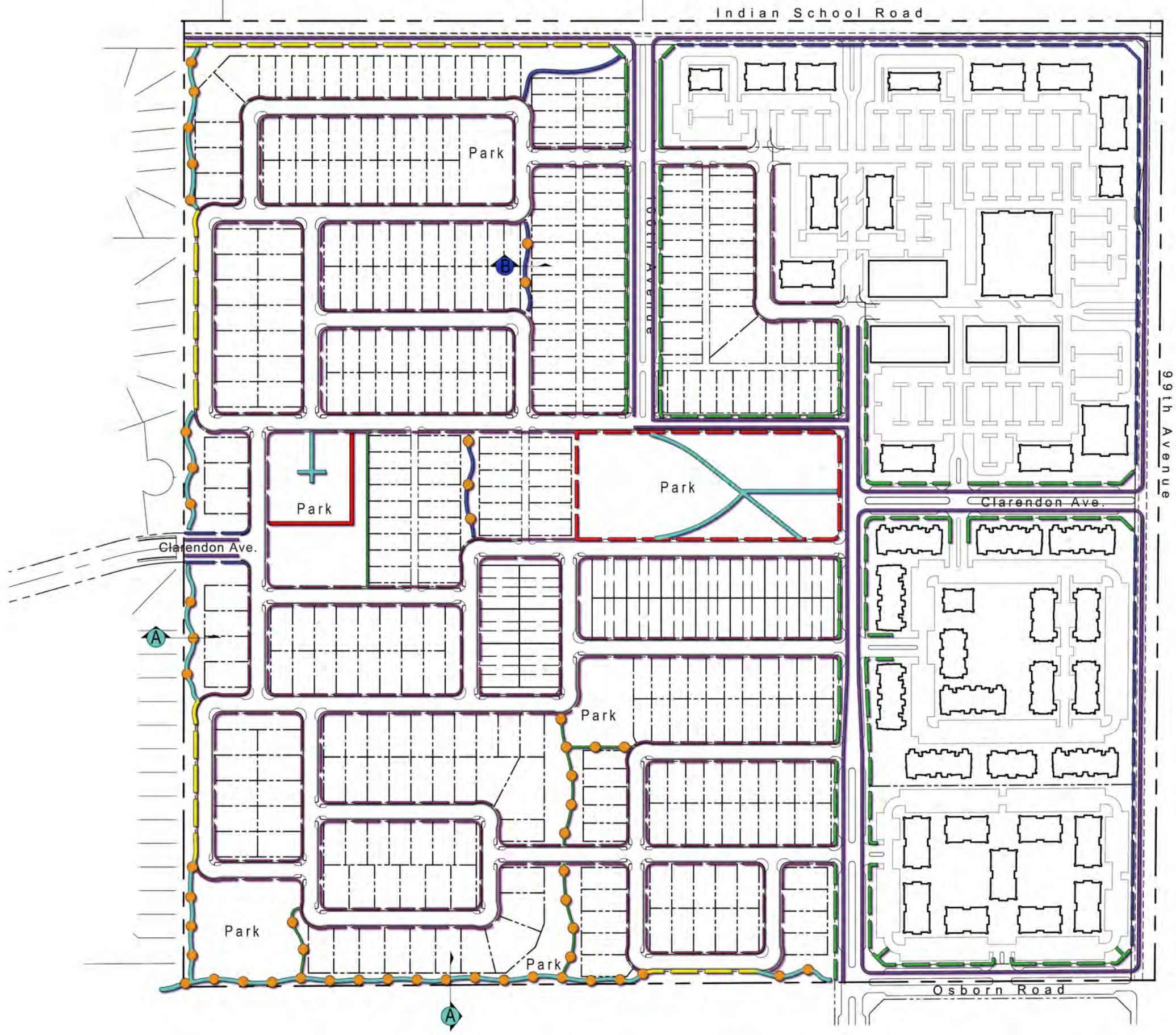


**A** 10' Paved Trail Section  
Scale: NTS



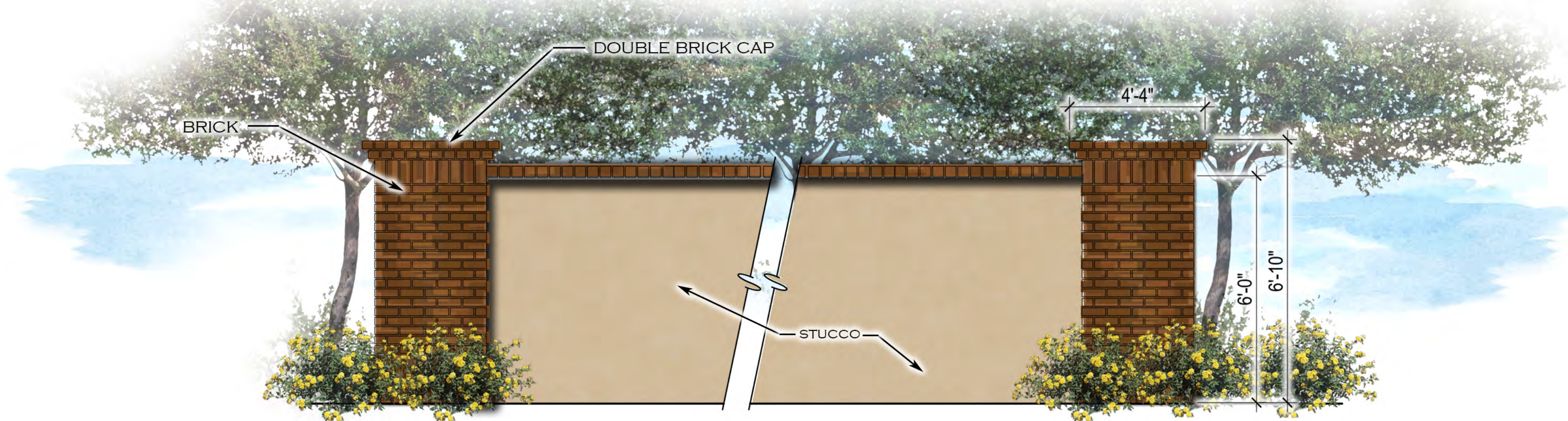
**B** 6' Paved Trail Section  
Scale: NTS

date: 04.14.14  
plan scale 1:300'

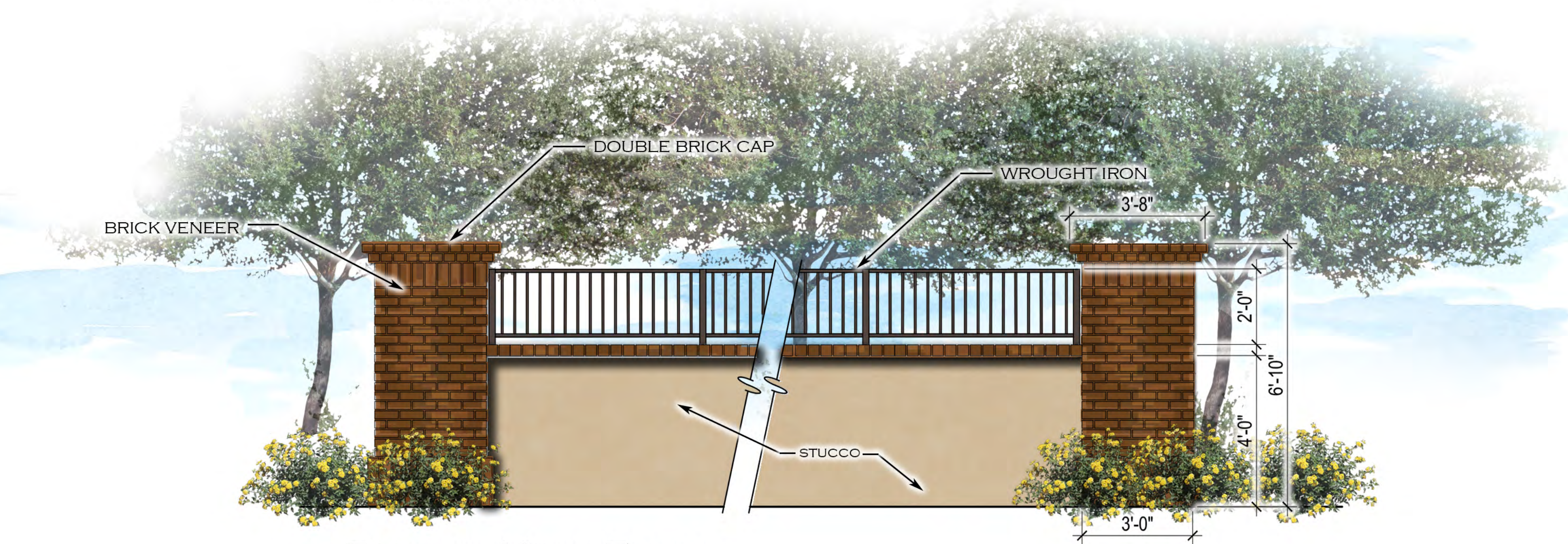




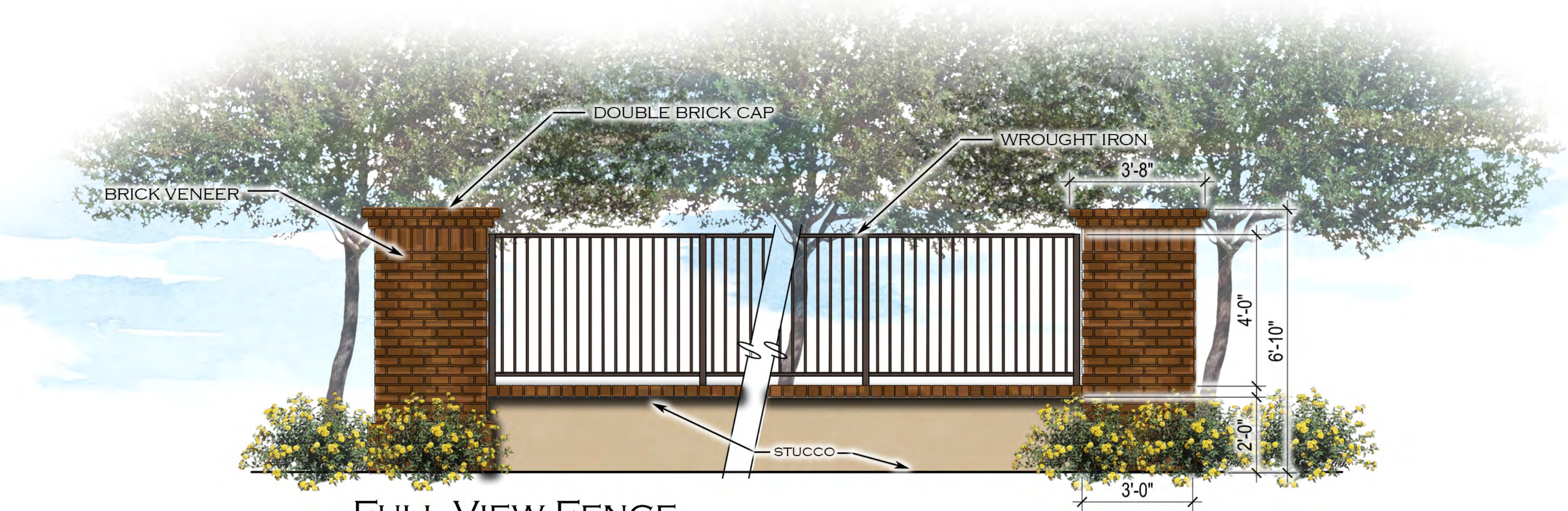
COMMUNITY WALLS



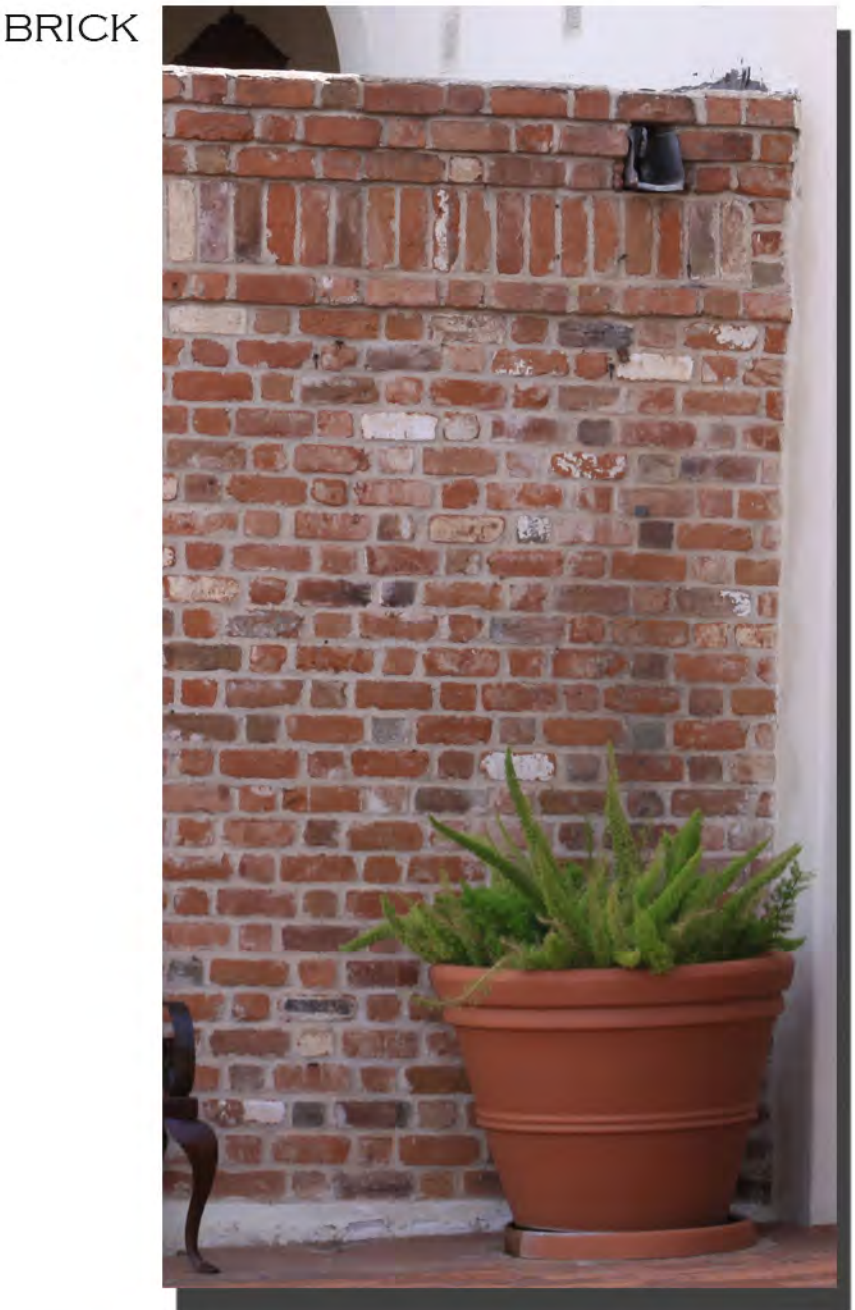
THEME WALL



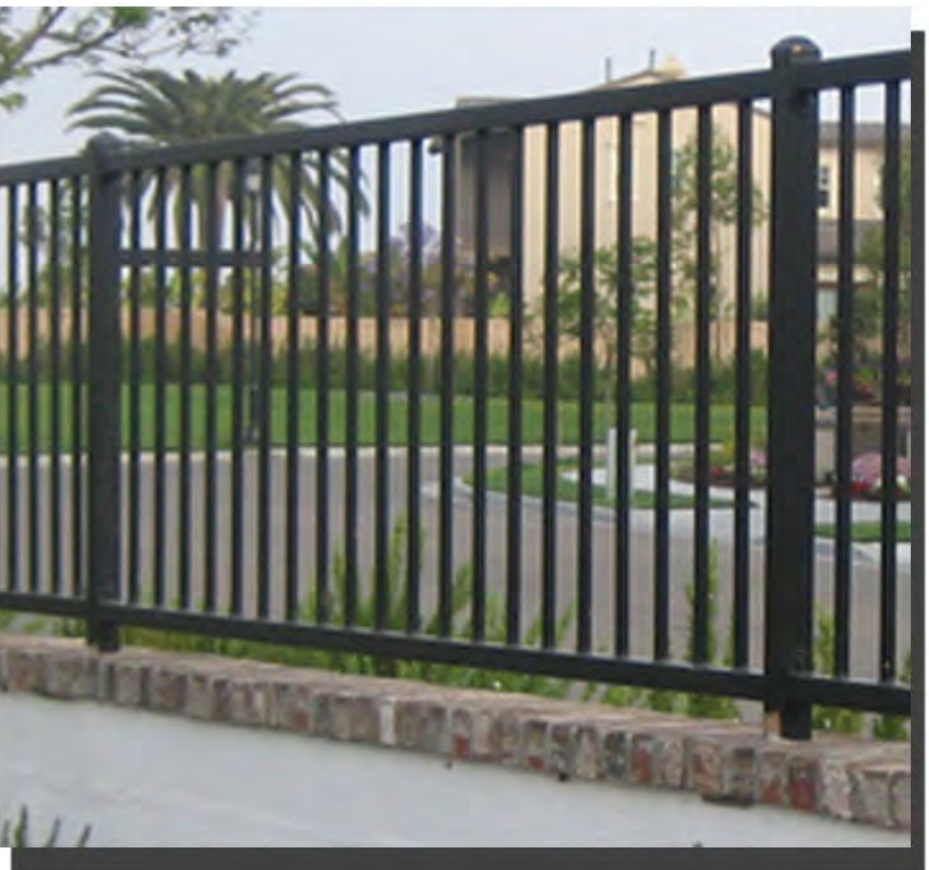
PARTIAL VIEW FENCE



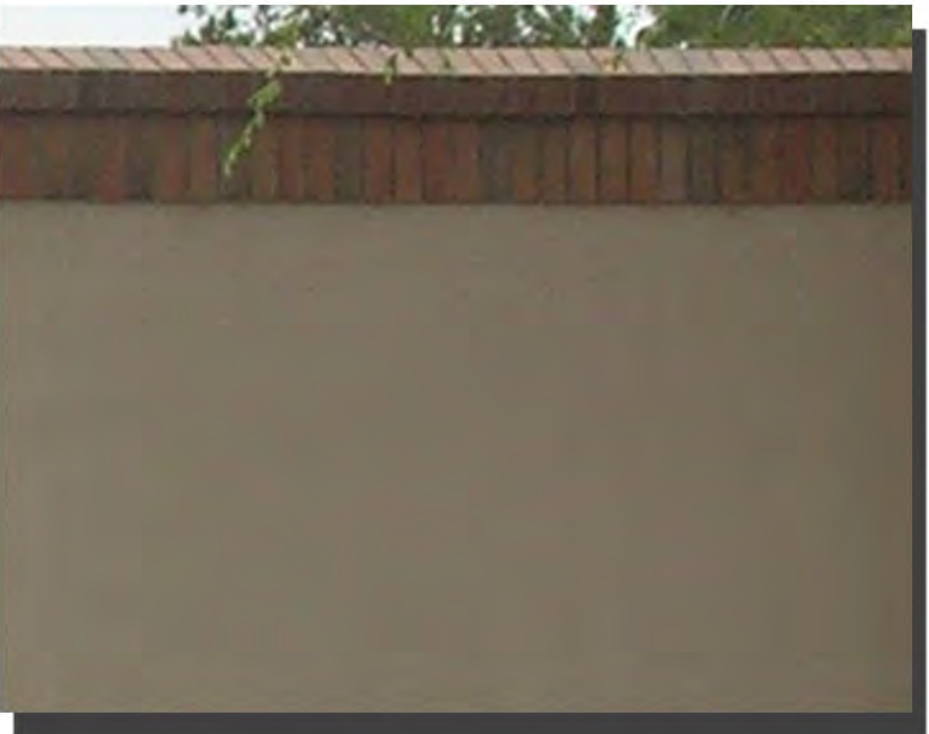
FULL VIEW FENCE



BRICK



WROUGHT IRON



STUCCO WALL

date: 11.18.13  
plan scale 1/2"=1'





PROJECT ENTRY



BRICK VENEER



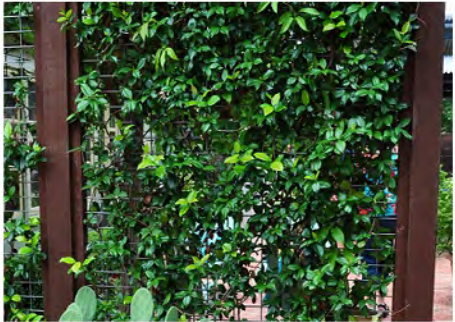
MIDCENTRY MODERN  
SIGN LETTERING



STUCCO WALL



GREEN SCREEN

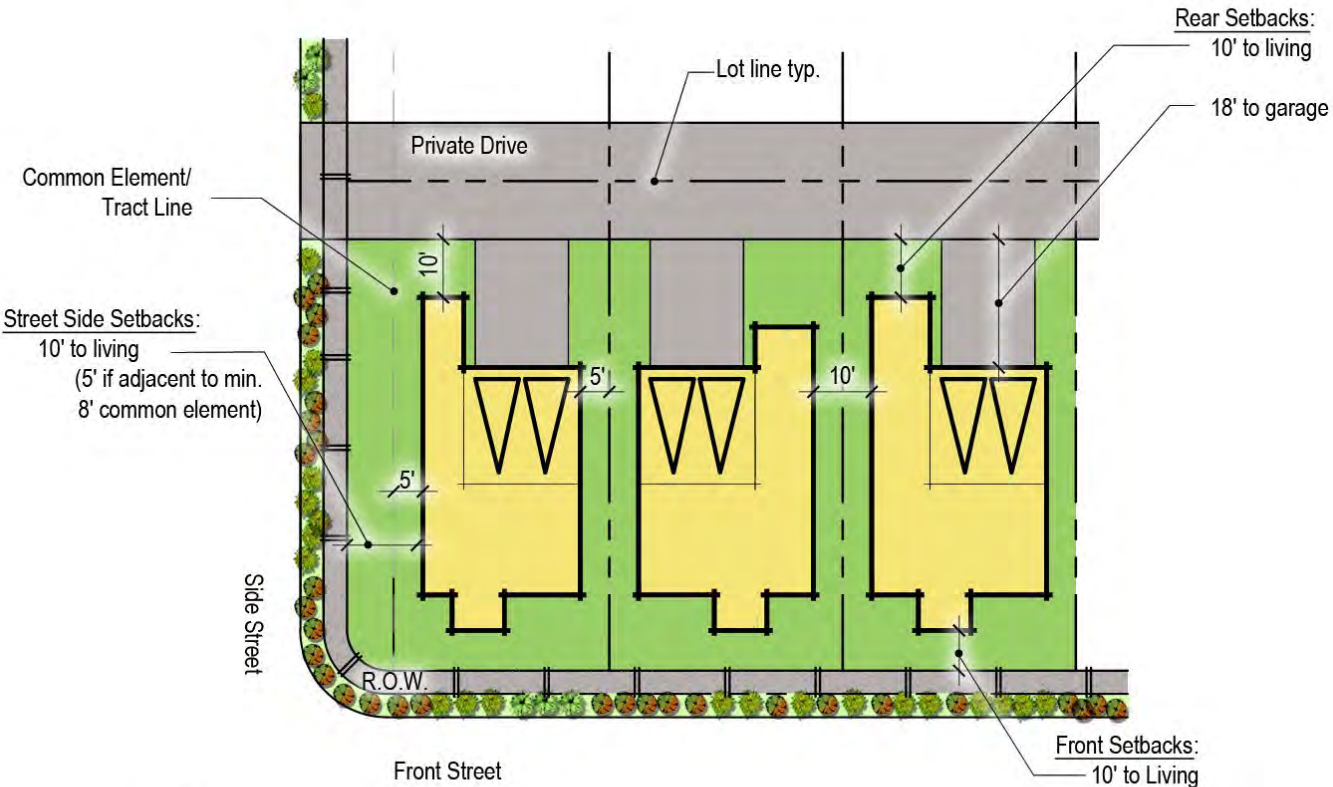


date: 01.16.14  
plan scale 1:300'



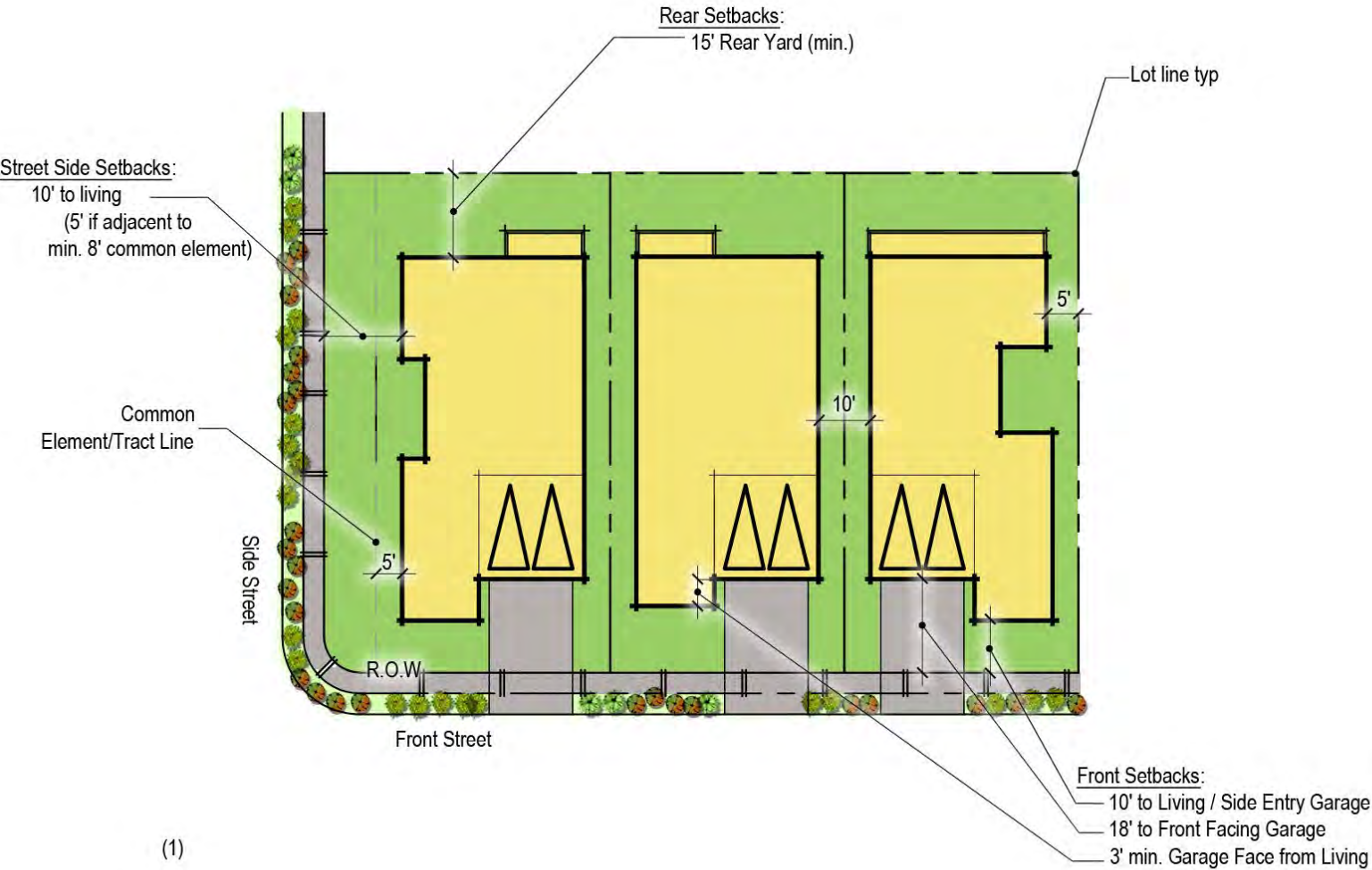


Single Family Residential-Rear Loaded		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		SINGLE FAMILY DETACHED	
Lot area, min. (sq. ft.)		3,600 sf per lot	
Lot Width, min. (ft.)		45'	
Lot Depth, min. (ft.) (4)		80'	
Lot Coverage, max. (%)		75%	
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living	
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living (or 5' when adjacent to minimum 8' wide common element)	
Interior side setbacks, min. (ft.) <i>(Measured from property line)</i>		0'	
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>		10' to Living 18' to Garage serviced from private drive	
BUILDING STANDARDS			
Building height, max (ft.)		30'	
Building Separation, min (ft.)		10'	
Notes		<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> HOA will maintain front yard landscapes. <sup>4</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met.	

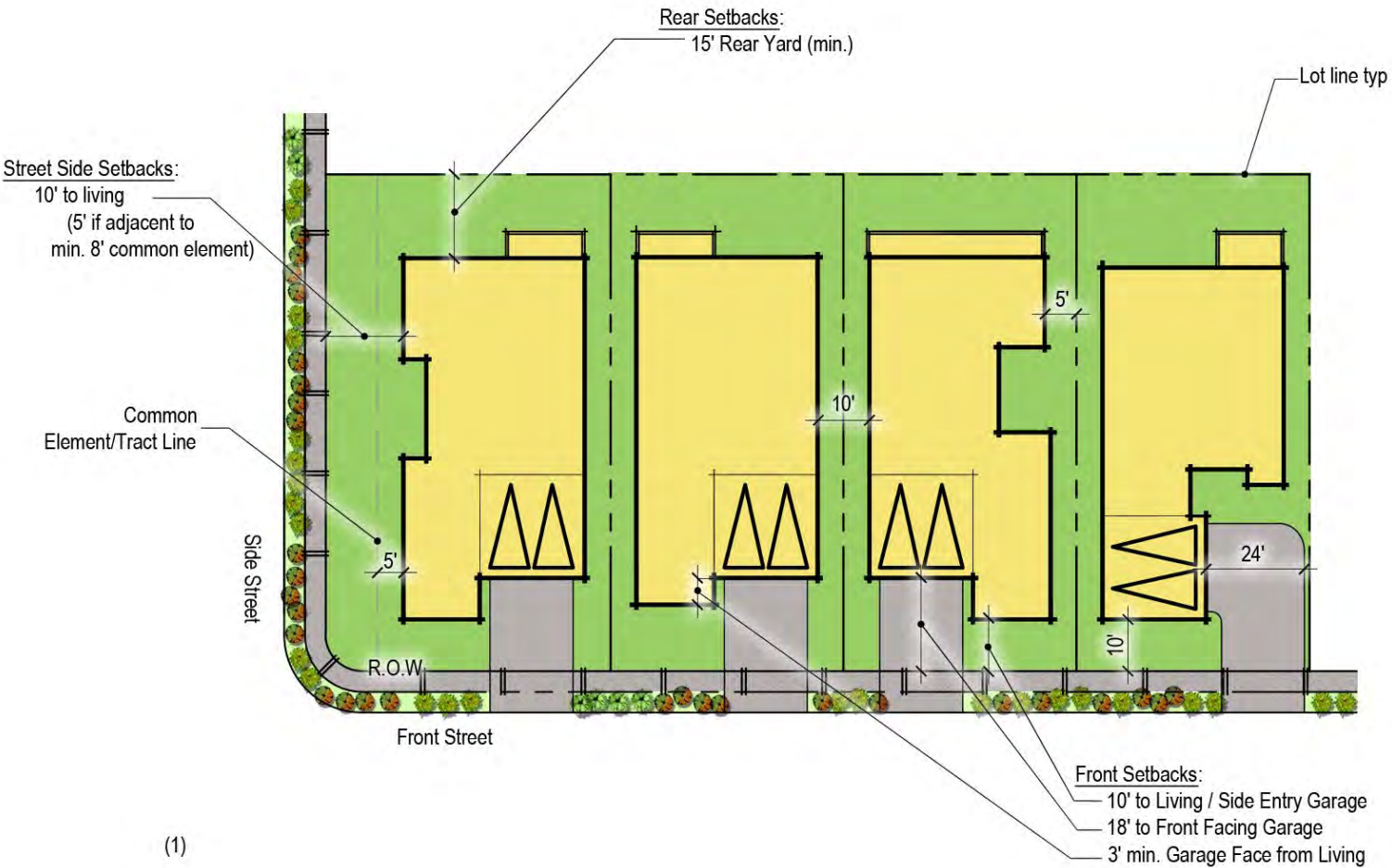


(1)

Single Family Residential-45'		Parkside Village Development Standards	
		USE TYPE	
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)		SINGLE FAMILY DETACHED	
Lot area, min. (sq. ft.)		4,500 sf per lot	
Lot Width, min. (ft.)		45'	
Lot Depth, min. (ft.) (3)		100'	
Lot Coverage, max. (%)		60%	
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living 18' to Garage	
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>		10' to Living (or 5' when adjacent to minimum 8' wide common element)	
Interior side setbacks, min. (ft.) <i>(Measured from property line)</i>		5'	
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>		15' to Living	
BUILDING STANDARDS			
Building height, max (ft.)		30'	
Building Separation, min (ft.)		10'	
Notes		<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met.	



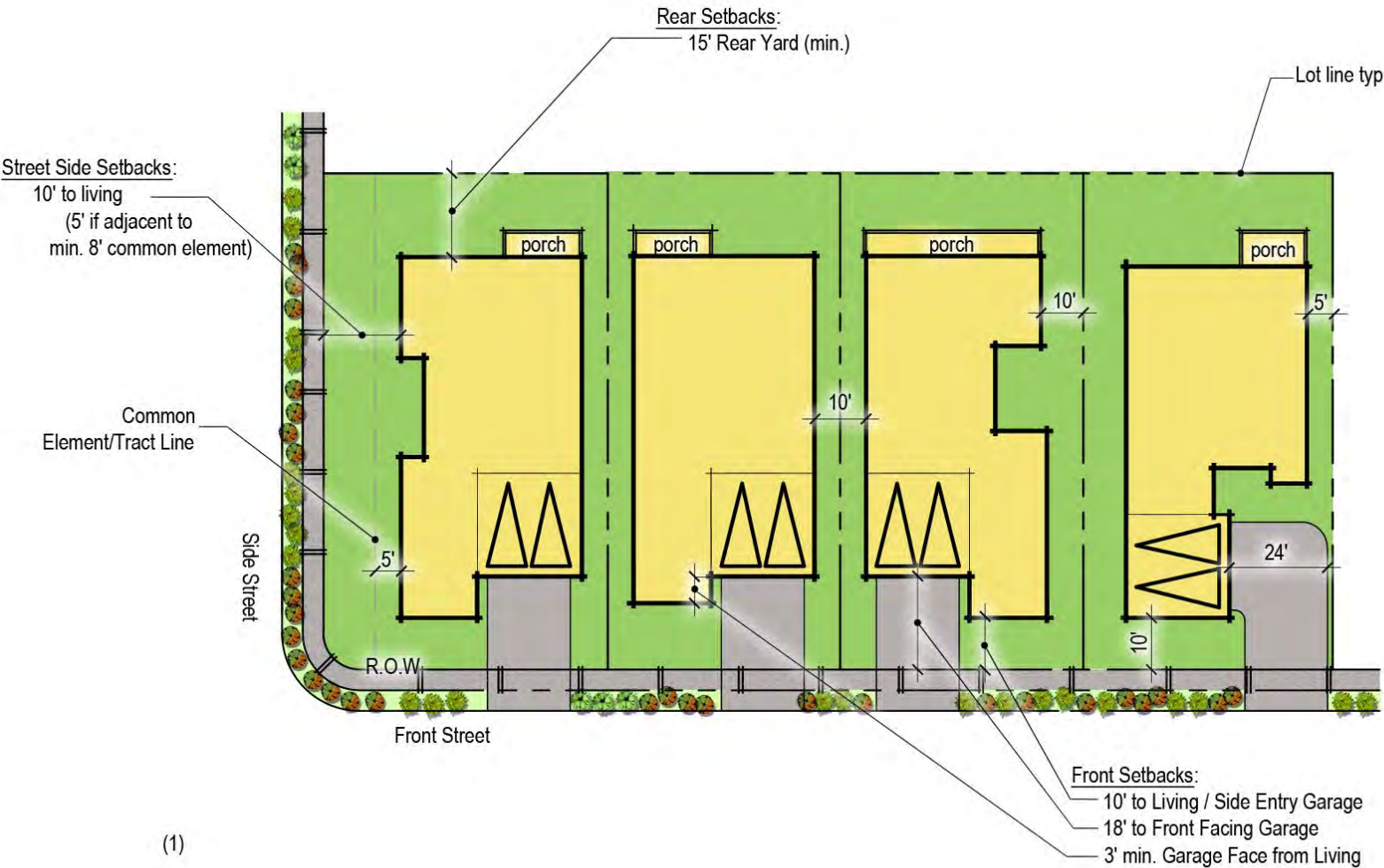
Single Family Residential-50'	Parkside Village Development Standards
	USE TYPE
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	SINGLE FAMILY DETACHED
Lot area, min. (sq. ft.)	5,000 sf per lot
Lot Width, min. (ft.)	50'
Lot Depth, min. (ft.) (3)	100'
Lot Coverage, max. (%)	60%
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living/Side Loaded Garage 18' to Garage
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living (or 5' when adjacent to minimum 8' wide common element)
Interior side setbacks, min. (ft.) <i>(Measured from property line)</i>	5' 24' Face of side loaded garage to lot line
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>	15' to Living
BUILDING STANDARDS	
Building height, max (ft.)	30'
Building Separation, min (ft.)	10'
Notes	<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met.



(1)

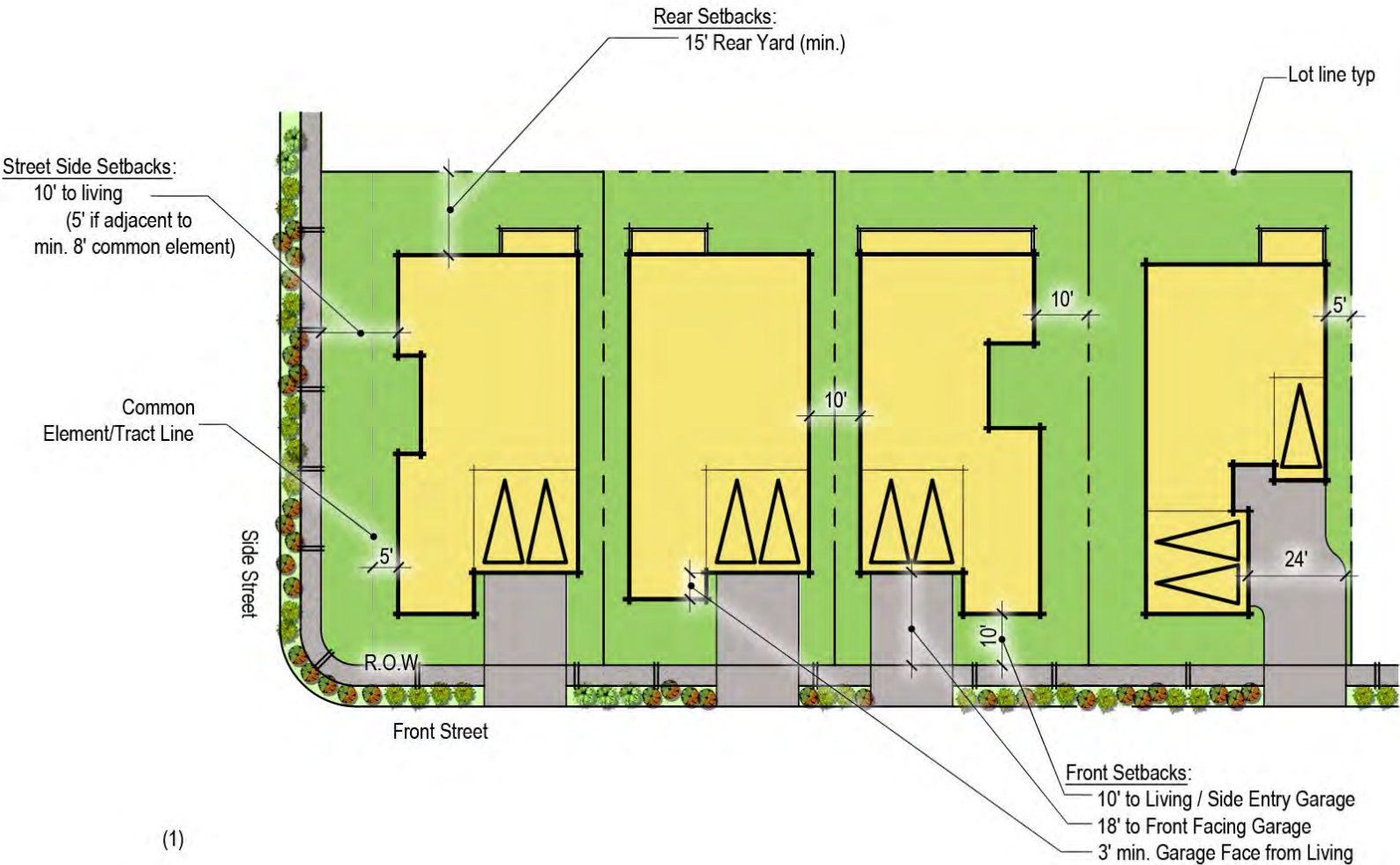


Single Family Residential-60'	Parkside Village Development Standards
	USE TYPE
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	SINGLE FAMILY DETACHED
Lot area, min. (sq. ft.)	6,000 sf per lot
Lot Width, min. (ft.)	60'
Lot Depth, min. (ft.) (3)	100'
Lot Coverage, max. (%)	60%
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living/Side Loaded Garage 18' to Garage
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living (or 5' when adjacent to minimum 8' wide common element)
Interior side setbacks, min. (ft.) (4) <i>(Measured from property line)</i>	5' (15' Aggregate) 24' Face of side loaded garage to lot line
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>	15' to Living
BUILDING STANDARDS	
Building height, max (ft.)	30'
Building Separation, min (ft.)	10'
Notes	<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met. <sup>4</sup> Aggregate interior side setbacks can be reduced, by zoning administrator approval, by one third (33%).





Single Family Residential-70'	Parkside Village Development Standards
	USE TYPE
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	SINGLE FAMILY DETACHED
Lot area, min. (sq. ft.)	7,000 sf per lot
Lot Width, min. (ft.)	70'
Lot Depth, min. (ft.) (3)	100'
Lot Coverage, max. (%)	50%
Front setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living/Side Loaded Garage 18' to Garage
Corner side setbacks, min. (ft.) (2) <i>(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and road)</i>	10' to Living (or 5' when adjacent to minimum 8' wide common element)
Interior side setbacks, min. (ft.) (4) <i>(Measured from property line)</i>	5' (15' Aggregate) 24' Face of side loaded garage to lot line
Rear setbacks, min. (ft.) <i>(Measured from property line)</i>	15' to Living
BUILDING STANDARDS	
Building height, max (ft.)	30'
Building Separation, min (ft.)	10'
Notes	<sup>1</sup> Diagram is conceptual only. Final building footprints and layout will vary. <sup>2</sup> All permanent structures are to remain outside of all public utility easements (P.U.E.). <sup>3</sup> Lot depths may be reduced by up to 10 feet at cul de sacs, knuckles and other locations where necessary due to street geometry as long as minimum lot area is met. <sup>4</sup> Aggregate interior side setbacks can be reduced, by zoning administrator approval, by one third (33%).











Tall Metal Pole



Bell Shaped Fixture



Decorative Base



Round Base



Square Base



Decorative Metal Bollard



Round metal Bollard

# PARKSIDE VILLAGE

Planned Area Development

## METAL LIGHTING



# PARKSIDE VILLAGE

Planned Area Development

## APARTMENT THEMING

### KEY THEMING ATTRIBUTES

#### ARCHITECTURAL CHARACTER

- CONSIDER IMPACT OF SHADE ON ADJACENT USES
- MAXIMIZE PUBLIC COMFORT
- MINIMIZE USE OF GLASS TO REDUCE SURFACE HEAT GAIN
- VARY HEIGHTS OF BUILDINGS
- COMPLEMENT OVERALL PROJECT THEME
- HUMAN-SCALE AT GROUND LEVEL
- FOUR-SIDED ARCHITECTURE

#### EXTERIOR SPACES

- DIRECT ACCESS TO COMMERCIAL RETAIL/OFFICE STOREFRONTS
- SHADED WALKWAYS
- OUTDOOR PLAZAS, COURTYARDS AND SEATING

#### LANDSCAPING

- USE TREES TO SHADE STREETS, PEDESTRIAN PATHS AND SMALL EXTERIOR SPACES
- ENHANCED LANDSCAPING ALONG STREETSCAPES



date: 11.13.2013



# PARKSIDE VILLAGE

Planned Area Development

## OFFICE THEMING

### KEY THEMING ATTRIBUTES

#### ARCHITECTURAL CHARACTER

- NATURAL STONE
- SMOOTH OR TEXTURED STUCCO
- CONCRETE FIBER EXTERIOR FINISHES
- TILE OR METAL ROOFS
- METAL DECORATIVE ACCENTS
- CLUSTERING OF TREES AND SHRUBBERY
- UTILIZING UNIQUE BUILDING ORIENTATION
- HUMAN-SCALE ARCHITECTURE
- ENHANCING PAVEMENT TREATMENTS
- VARYING BUILDINGS MATERIALS
- SIMILAR TREATMENTS

#### EXTERIOR SPACES

- SEATING
- TRASH RECEPTACLES
- ENHANCED LIGHTING
- SUNNY AND SHADED AREAS FOR YEAR ROUND USE



date:11.13.2013



# PARKSIDE VILLAGE

Planned Area Development

## COMMERICAL THEMING

### KEY THEMING ATTRIBUTES

#### ARCHITECTURAL CHARACTER

- NATURAL STONE
- SMOOTH OR TEXTURED STUCCO
- CONCRETE FIBER EXTERIOR FINISHES
- TILE OR METAL ROOFS
- METAL DECORATIVE ACCENTS
- CLUSTERING OF TREES AND SHRUBBERY
- UTILIZING UNIQUE BUILDING ORIENTATION
- HUMAN-SCALE ARCHITECTURE
- ENHANCING PAVEMENT TREATMENTS
- VARYING BUILDINGS MATERIALS
- SIMILAR TREATMENTS

#### EXTERIOR SPACES

- SEATING
- TRASH RECEPTACLES
- ENHANCED LIGHTING
- SUNNY AND SHADED AREAS FOR YEAR ROUND USE

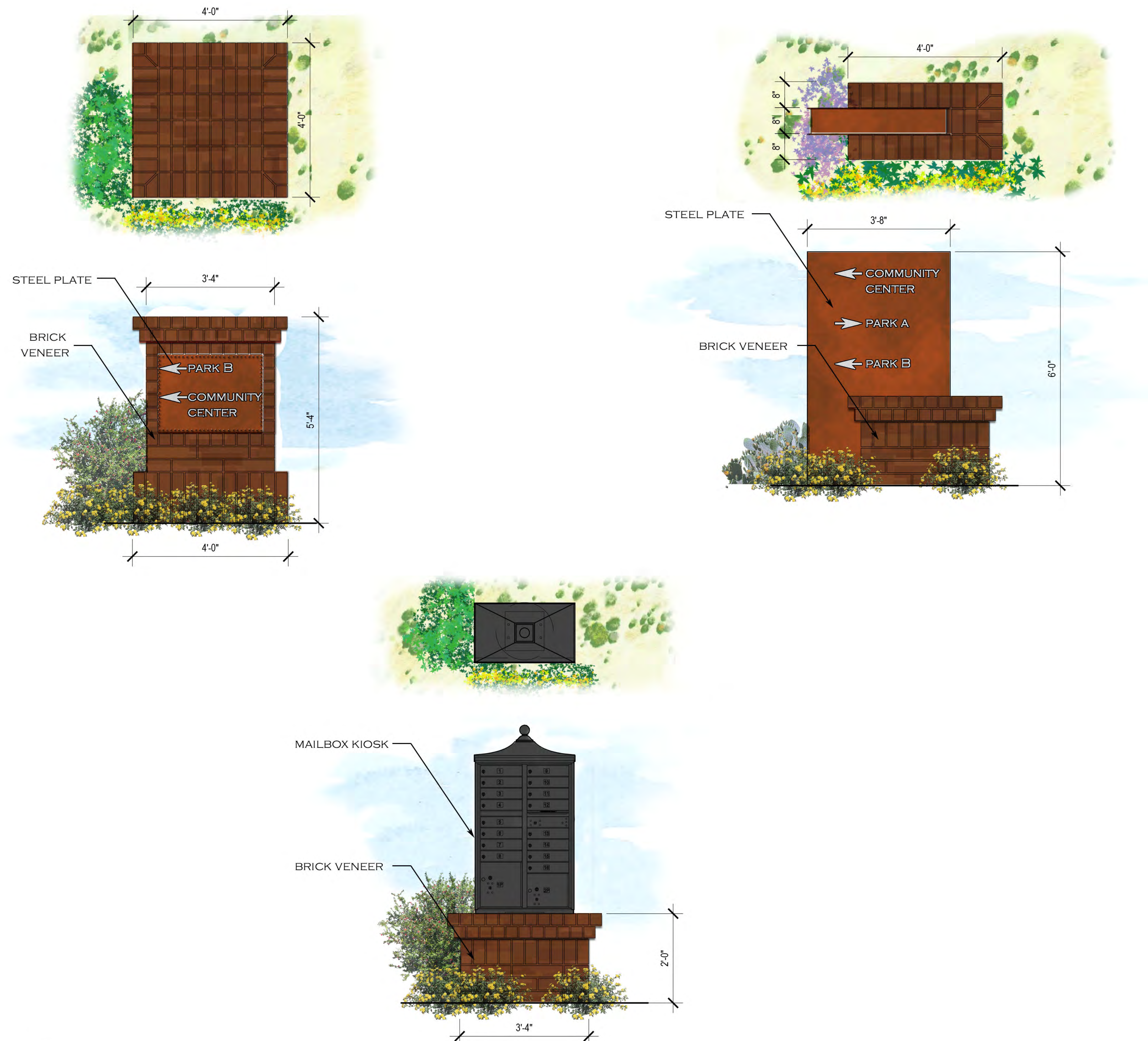


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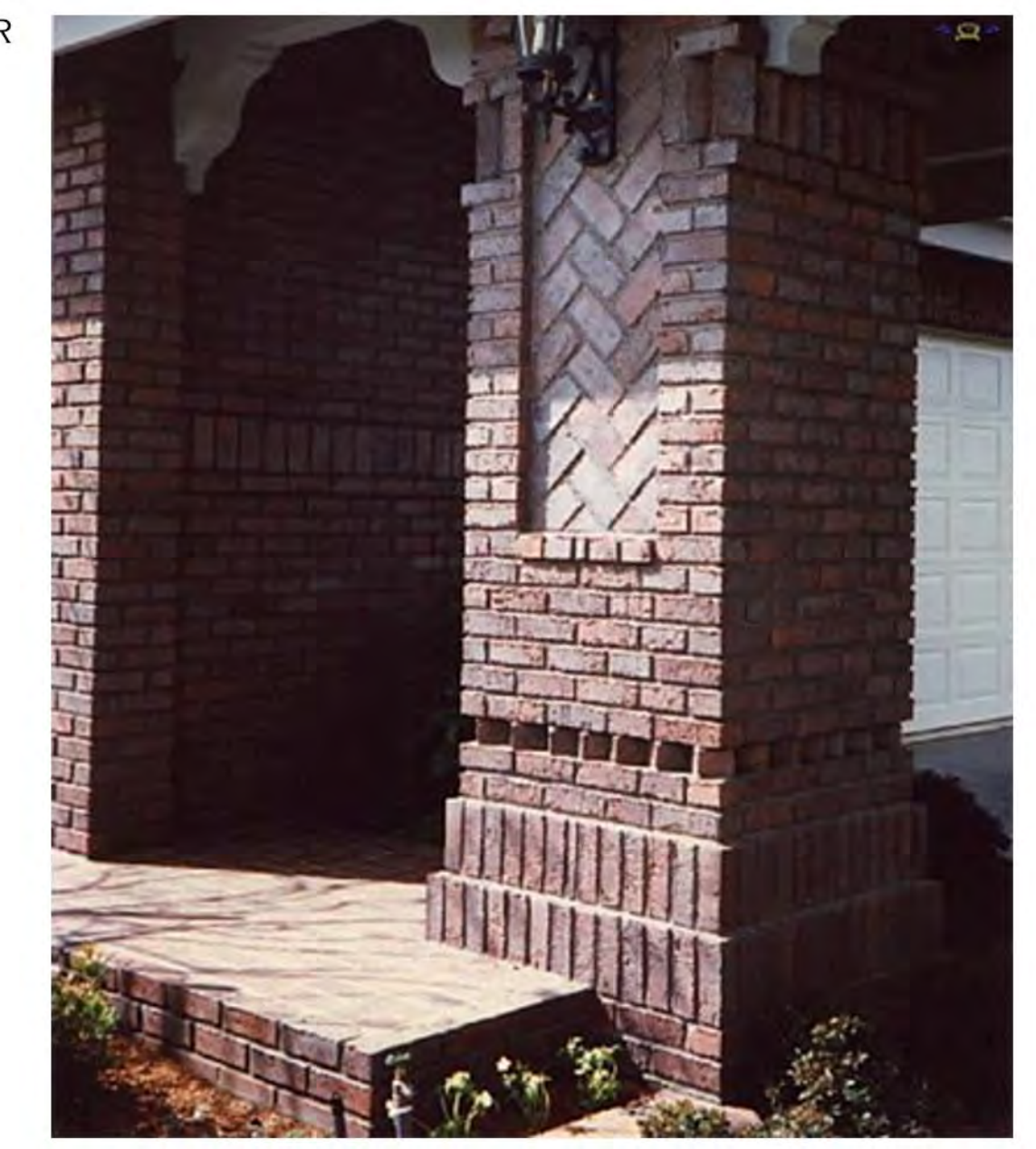
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chandler, arizona 85226  
ph. 480.699.7956 F.480.699.7986



## MAILBOXES & WAYFINDING



BRICK VENEER



STEEL PLATE



date: 11.18.13  
plan scale 1/2":1'





# PARKSIDE VILLAGE

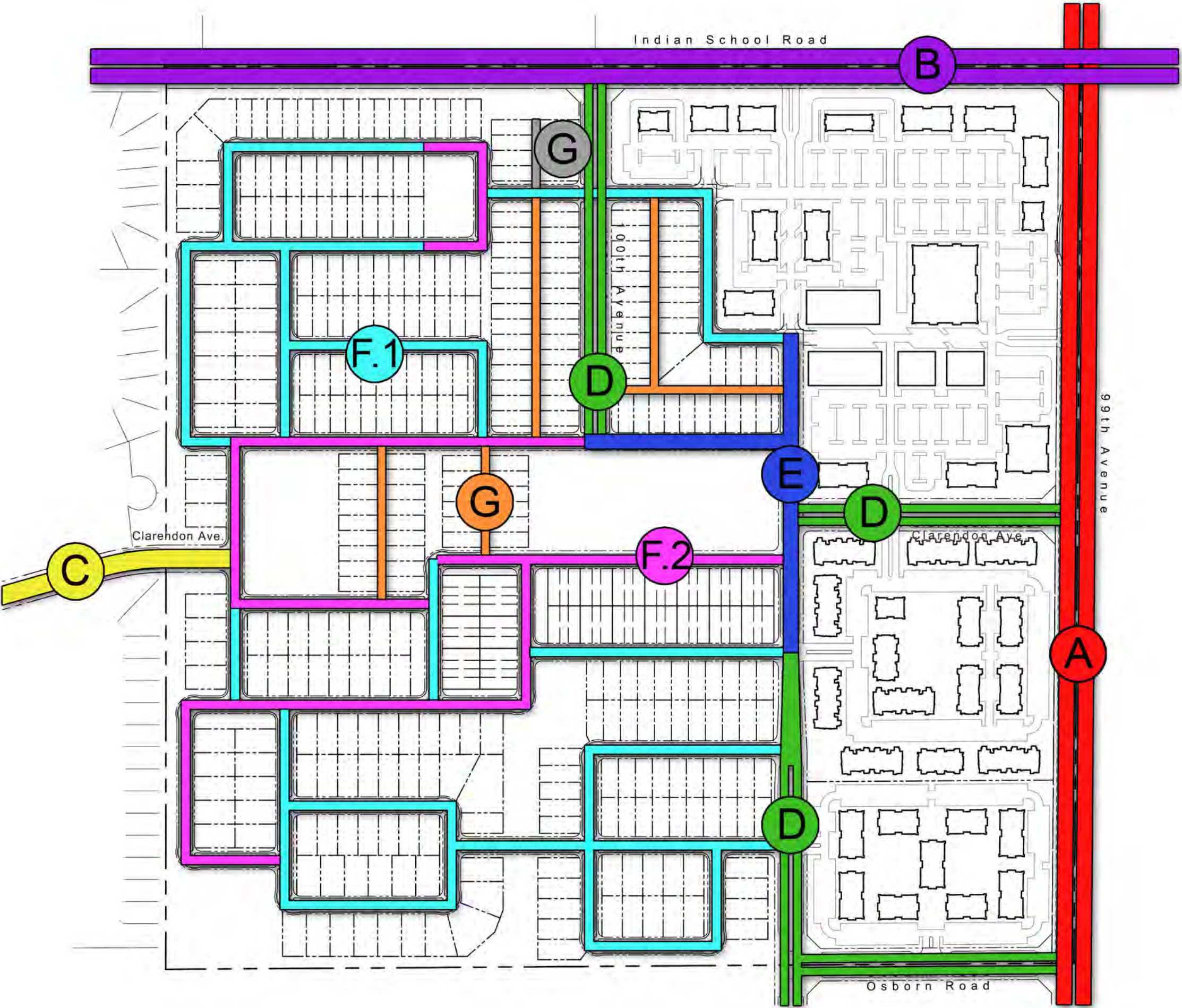
Planned Area Development

## REPRESENTATIVE MASTER DEVELOPEMENT CIRCULATION PLAN

### Legend

- (A) 6 Lane Arterial (Phoenix)
- (B) \* 5 Lane Major Collector (Avondale)
- (C) Minor Collector
- (D) Modified Minor Collector
- (E) Modified Collector
- (F.1) Local Residential
- (F.2) Local Residential
- (G) Motor Court / Private Drive - One - Way Traffic
- (G) Motor Court / Private Drive - Two - Way Traffic

\*Developer to construct southern half to Standard Major Collector Street Cross Section, per Section B. R.O.W. width to be 65' for half street.



Note: This site plan is conceptual, and only depicts how the site could be developed based on the standards being proposed in this document. Specific product types, sizes, and locations will be determined at the time of preliminary plat.

date: 04.14.14  
plan scale 1:300'



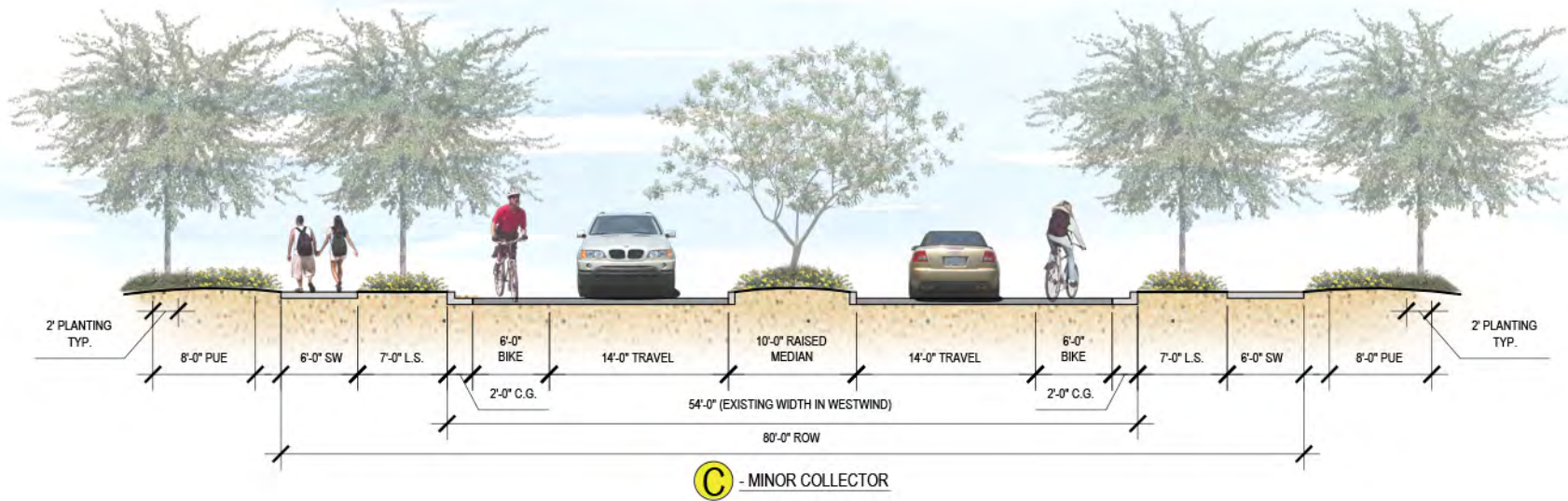
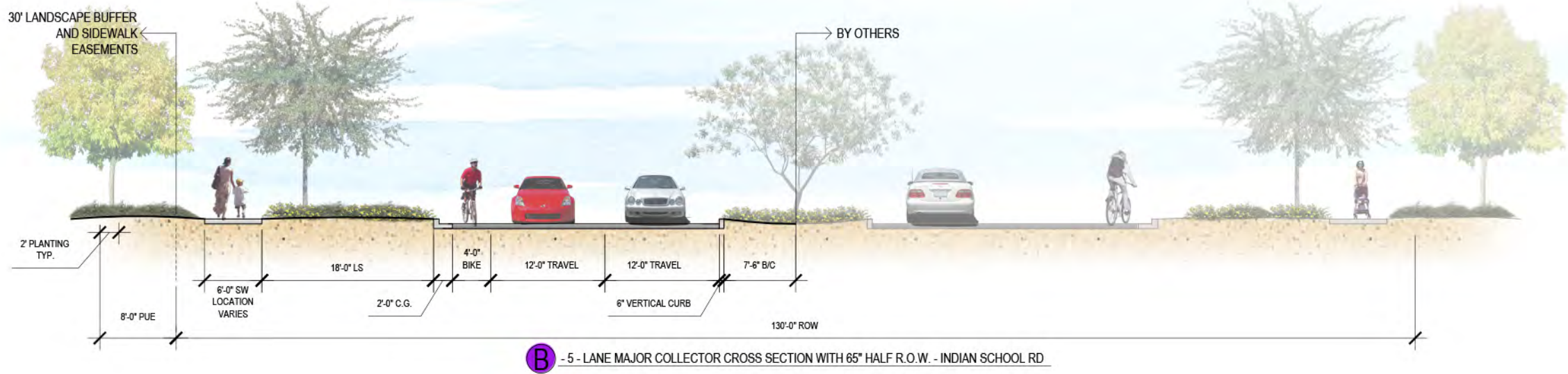
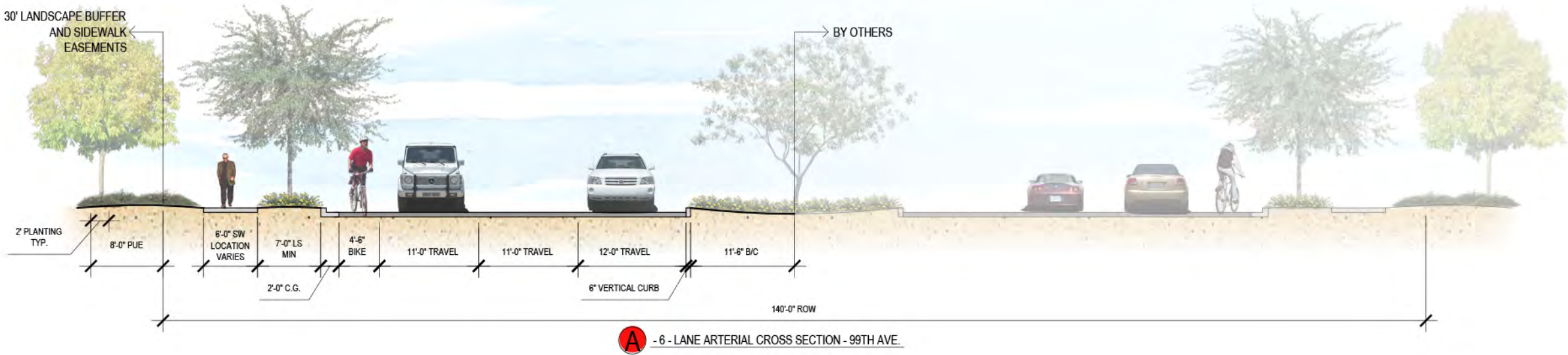
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# PARKSIDE VILLAGE

Planned Area Development

## STREET SECTIONS & CONCEPTUAL STREETSCAPE



**NOTES:** SIDEWALK LOCATIONS WILL VARY WHEN ADJACENT TO PARKS AND OPEN SPACE.

REFER TO LANDSCAPE MASTER PLAN FOR SPECIFIC LANDSCAPE CONCEPTS AND THEIR LOCATIONS.

STREET SECTIONS MAY BE MODIFIED FOR DIFFERENT CURB AND GUTTER APPLICATIONS. ANY CHANGES IN DIMENSIONS WILL ADJUST THE LANDSCAPE AREAS AND/OR THE OVERALL ROW WIDTH.

date: 04.14.14

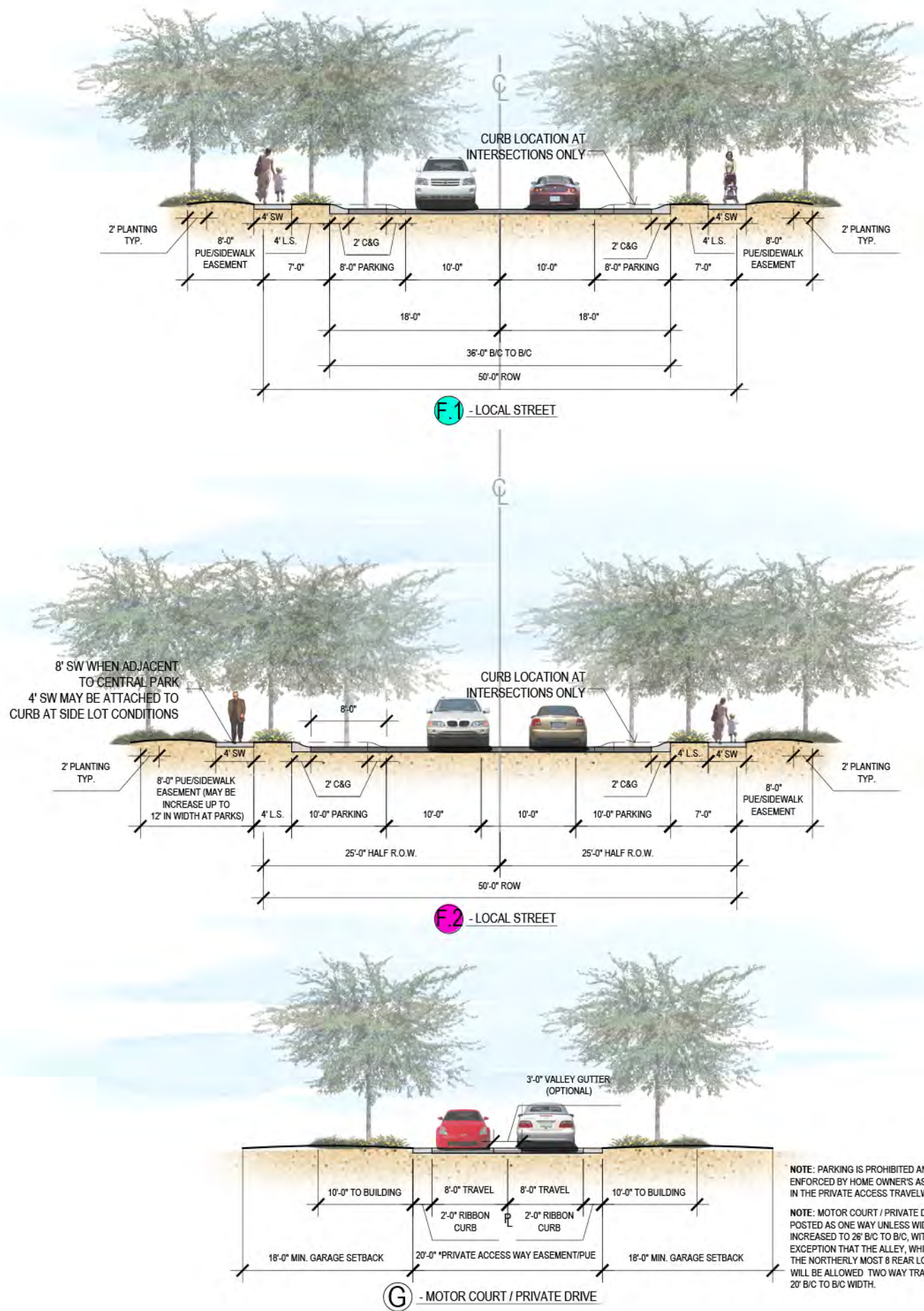
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# PARKSIDE VILLAGE

Planned Area Development

## STREET SECTIONS & CONCEPTUAL STREETSCAPE



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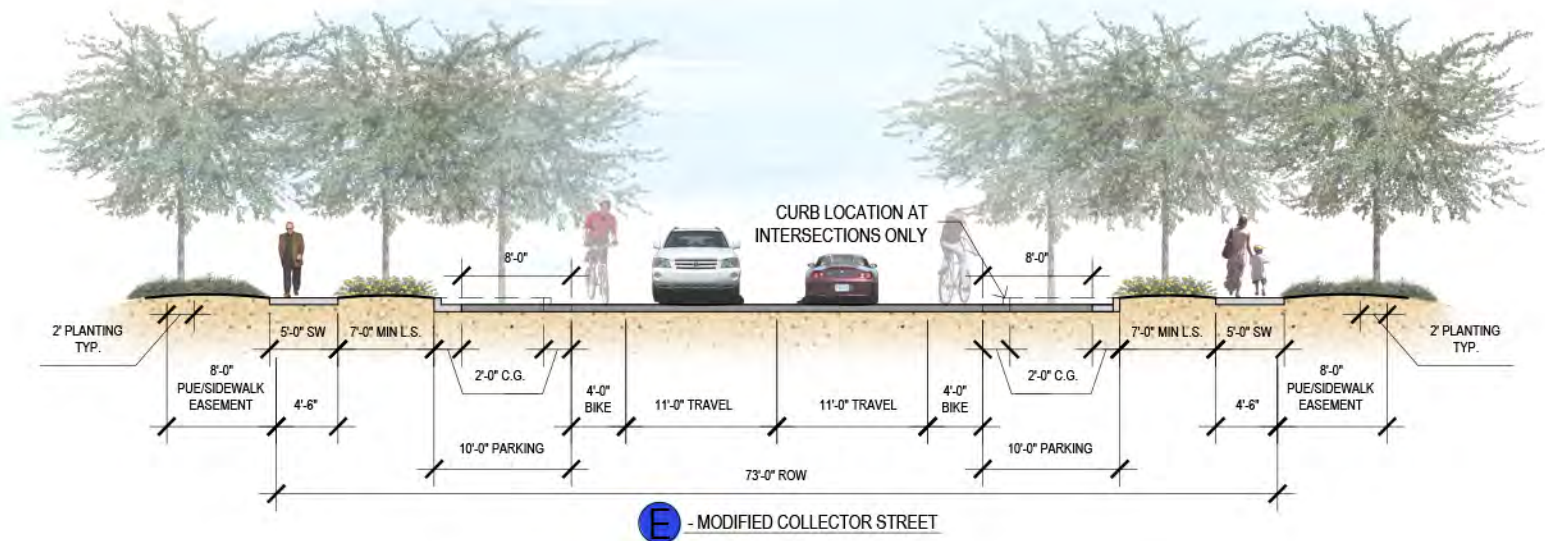
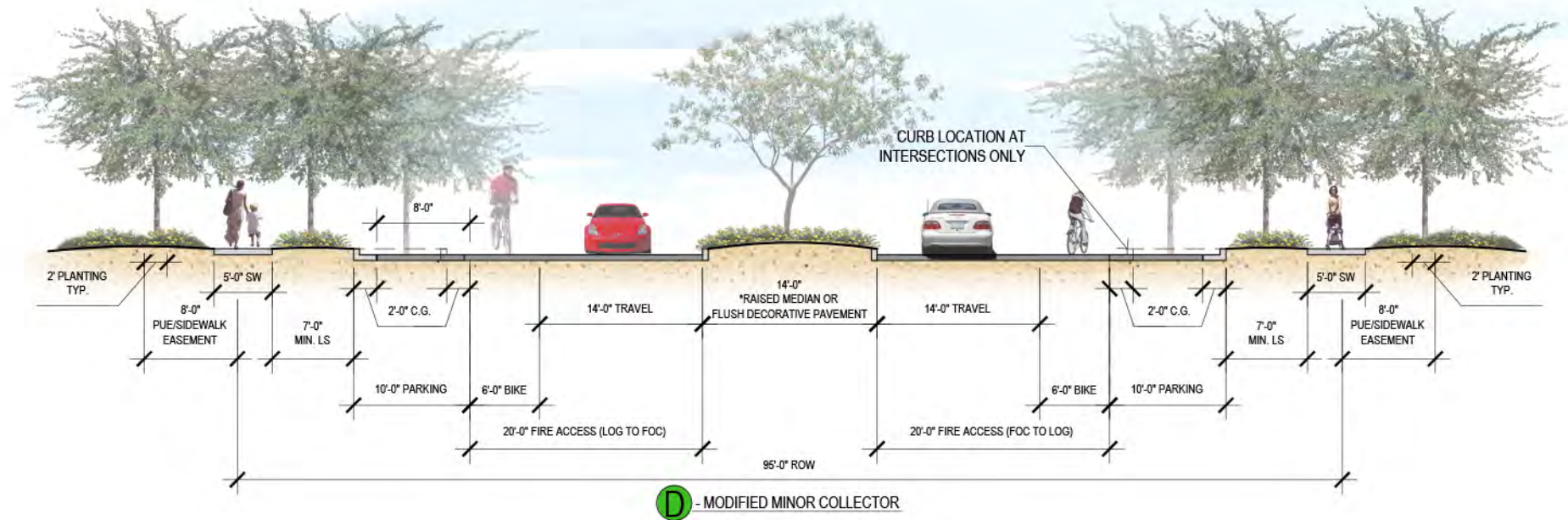
date: 04.14.14



# PARKSIDE VILLAGE

Planned Area Development

## STREET SECTIONS & CONCEPTUAL STREETSCAPE



**NOTES:** \*DECORATIVE PAVEMENT TO BE USED ONLY AS A TRANSITION FROM STREET TYPE "D" TO STREET TYPE "E."

SIDEWALK LOCATIONS WILL VARY WHEN ADJACENT TO PARKS AND OPEN SPACE.

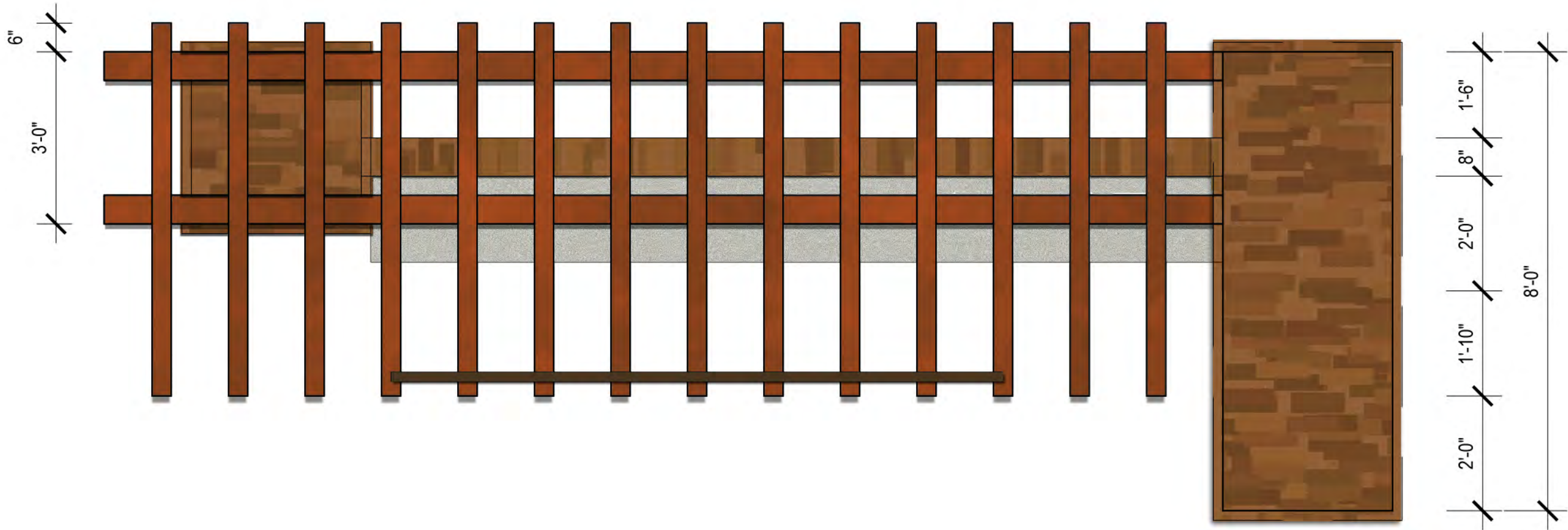
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date: 04.14.14



BUS STOP



PLAN



BRICK VENEER



STEEL I-BEAM



ELEVATION

NOTE:  
THIS DESIGN IS INTENDED FOR THE BUS STOP  
ON INDIAN SCHOOL ROAD, 99TH AVENUE, AND  
THE ZOOM STOP AT THE CENTRAL PARK.  
THIS DESIGN IS REPRESENTATIVE AND SUBJECT  
TO CPTD DESIGN GUIDELINES.

date:01.16.14  
plan scale 1/2"=1'



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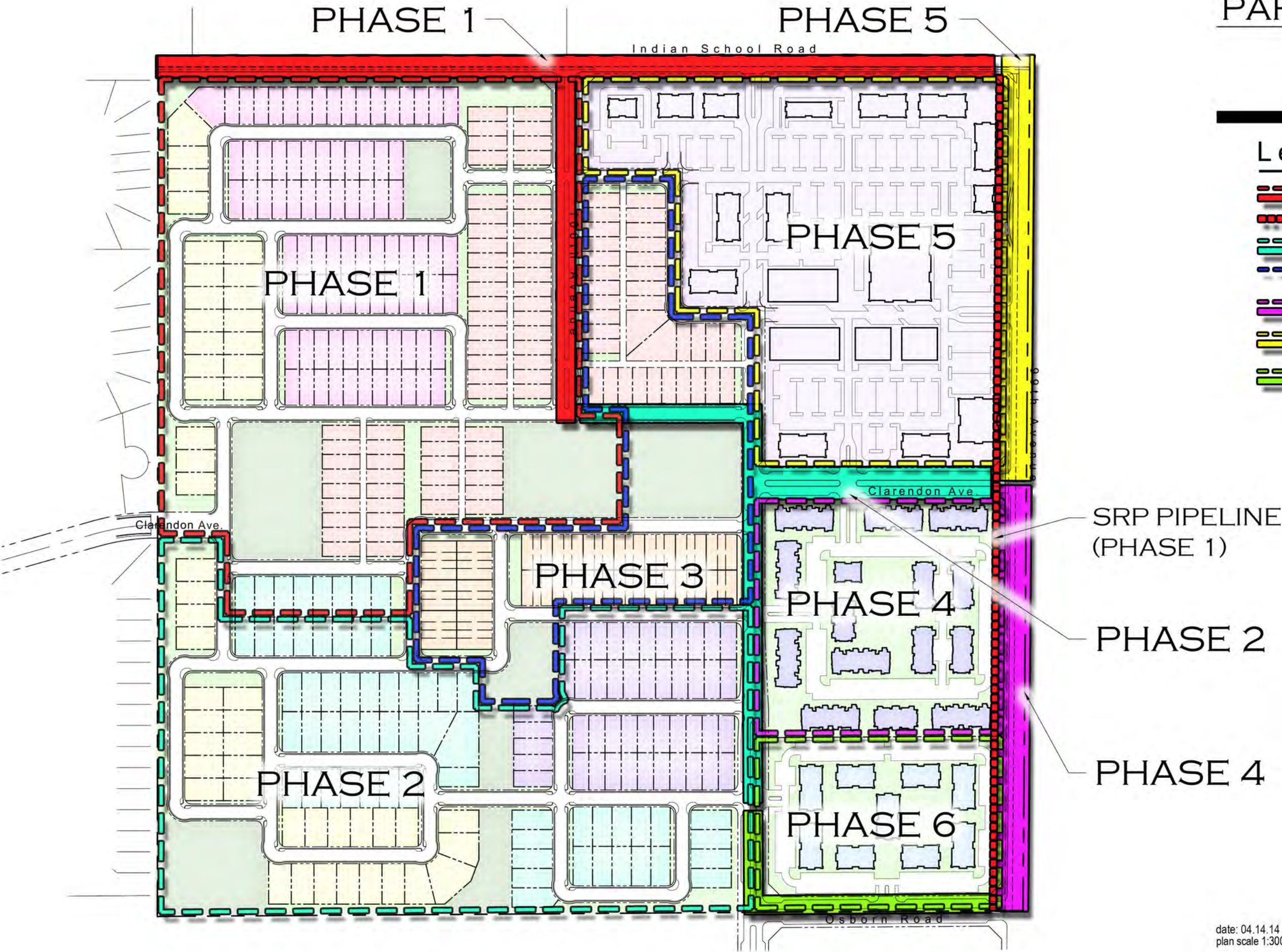


PARKSIDE VILLAGE  
Planned Area Development

CONCEPTUAL PHASE PLAN

Legend

- Phase 1
- SRP Pipeline in Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6



date: 04.14.14  
plan scale 1:300'





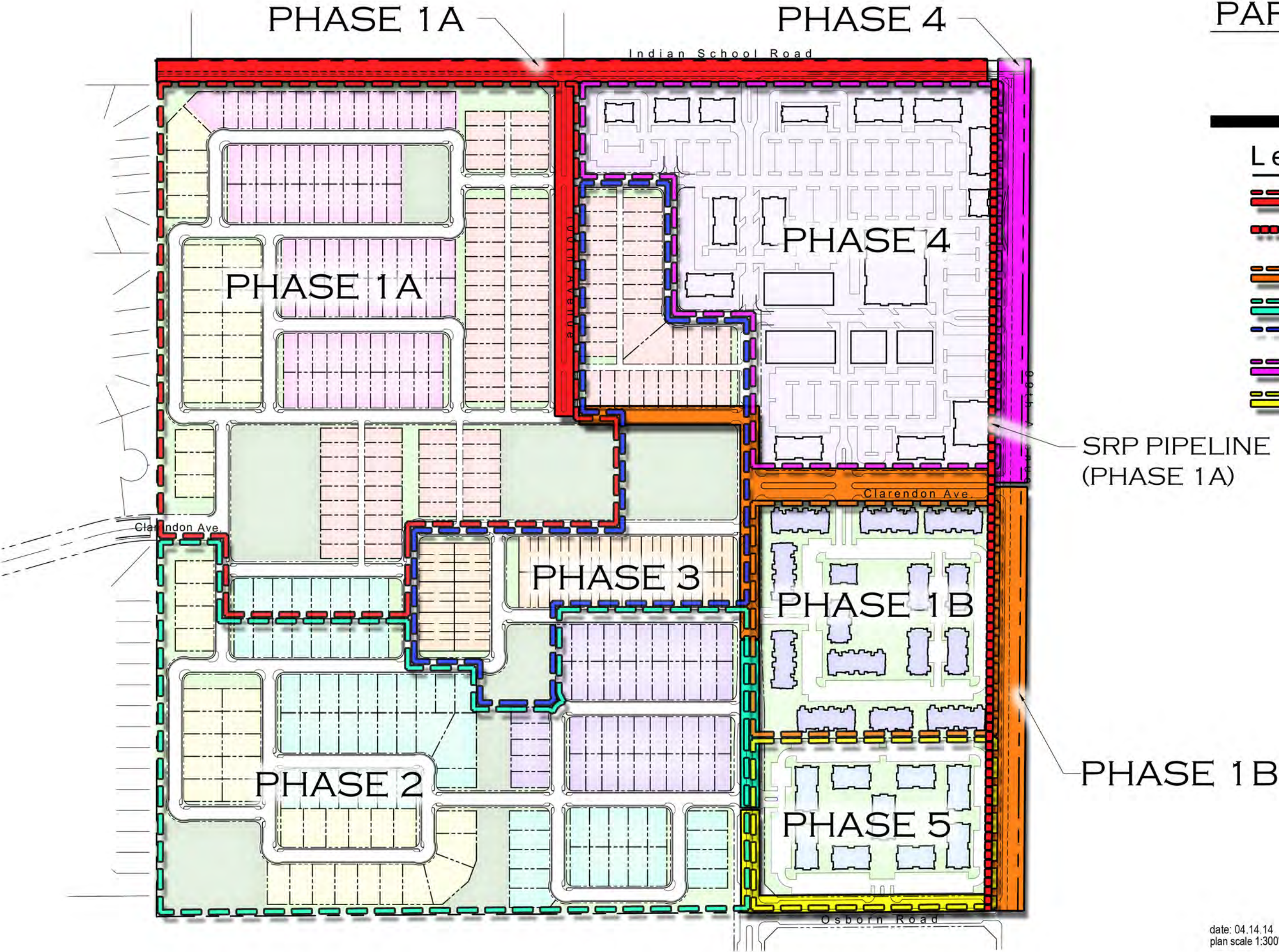
PARKSIDE VILLAGE

Planned Area Development

CONCEPTUAL  
ALTERNATIVE PHASE PLAN

Legend

- Phase 1A
- SRP Pipeline in Phase 1A
- Phase 1B
- Phase 2
- Phase 3
- Phase 4
- Phase 5



date: 04.14.14  
plan scale 1:300'

