

CITY COUNCIL / PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS ♦ 11465 WEST CIVIC CENTER DRIVE ♦ AVONDALE, AZ 85323

JOINT MEETING OF THE CITY COUNCIL AND THE PLANNING COMMISSION

January 8, 2007

6:00 P.M.

CALL TO ORDER BY MAYOR ROGERS

1 ROLL CALL BY THE CITY CLERK

2 WELCOME FROM MAYOR LOPEZ ROGERS

3 WORKSESSION PRESENTATION ON THE IMPACTS OF PROPOSITION 207

Mr. Grady Gammage Jr., a legal expert in the area of urban growth and development, will discuss the potential impacts of Proposition 207 on municipalities. For information and discussion only.

4 COUNCIL CONCERNS AND ISSUES

Discussion with Planning Commission of Council concerns and issues. For information and discussion only.

5 PLANNING COMMISSIONER'S NEEDS AND ISSUES

Discussion with Planning Commission regarding Commissioner's needs and issues. For information and discussion only.

6 ECONOMIC DEVELOPMENT PROJECTS UPDATE

Staff will provide an update on upcoming developments within the City of Avondale. For information and discussion only.

7 EXECUTIVE SESSION

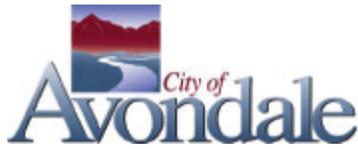
The Council may hold an executive session for the following purposes: (i) pursuant to ARIZ. REV. STAT§ 38-431.03 (3) for discussion and consultation for legal advice with the city attorney regarding possible development, a development agreement and possible litigation; (ii) pursuant to ARIZ. REV. STAT§ 38-431.03 (A) (7) for discussion or consultation with City representatives in order to consider its position and instruct its representatives regarding negotiations for the purchase of property.

8 ADJOURNMENT

Respectfully submitted,

LINDA M. FARRIS, CMC
City Clerk

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Clerk at 623-478-3030 at least 48 hours prior to the council meeting.



CITY COUNCIL REPORT

SUBJECT:

Worksession presentation on the impacts of Proposition 207

MEETING DATE:

January 8, 2007

TO: Mayor and Council
FROM: Shirley Gunther
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Mr. Grady Gammage Jr., has been invited to provide a presentation to the Avondale City Council members and Planning Commissioners. The presentation provides an overview of Proposition 207 and examines the potential impacts the new law may have on municipalities. Proposition 207 is important to understand because it proposes significant and permanent changes to local zoning laws as measures passed by the voters, cannot be repealed by the legislature.

BACKGROUND:

On November 7, 2006, Arizona voters passed Proposition 207 - *Private Property Rights Protection Act* and on December 5, 2006 the law was enacted restricting governments' use of eminent domain and establishing new regulatory takings provisions. Eminent domain is the power of the federal and state governments, through their respective Constitutions, to take private property for a public use provided they justly compensate the owner. Policy makers and the public are generally aware of the government's ability to take private property for certain purposes due to high profile eminent domain cases like the 2003 Bailey's Brake Service case in Mesa. Perhaps less understood are the government's regulatory takings, where ownership of the property does not change, but what can be done with the land is restricted in accordance with a broader municipal plan.

Proposition 207 made significant statutory changes in both eminent domain and regulatory takings. As cities begin to implement these new municipal zoning laws, questions from residents, Planning Commissioners and Council Members regarding the potential impacts of the law have emerged. In an effort to answer these questions and to discuss the statutory changes and their potential impact on our community, Mr. Grady Gammage Jr. has been invited to provide his insight and expertise.

Mr. Grady Gammage Jr., is an Arizona native and a graduate from Stanford Law School. He is recognized as one of Arizona's legal experts in the area urban growth and development. Grady Gammage, Jr. founded the law firm Gammage & Burhnam in 1983 and is currently an adjunct professor at the Arizona State University College of Architecture and Environmental Design and the College of Law, where he teaches classes on land use regulation, property, and historic preservation planning.

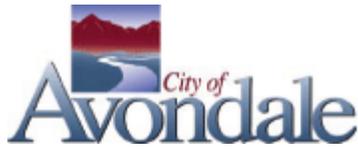
RECOMENDATION:

No action is required; this presentation is for Council's information.

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY COUNCIL REPORT

SUBJECT:
Economic Development Projects Update

MEETING DATE:
January 8, 2007

TO: Mayor and Council
FROM: Claudia Whitehead, Economic Development Director 333-1411
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff will provide an update for discussion regarding upcoming developments within the City of Avondale.

DISCUSSION:

Staff has been working on updating and creating new marketing materials to promote the City of Avondale to developers, brokers and property owners. These materials can also be utilized by the development community as they promote their own projects within the City of Avondale. Enclosed is the new community profile along with a map of current and proposed developments in Avondale. Staff will provide an update on some of these major projects along with several others that are in the conceptual phase for discussion.

ATTACHMENTS:

Click to download

 [Community Profile and Developments](#)

Avondale

IS ON THE MOVE

And you are in the driver's seat.

City of Avondale

Economic Development Office
11465 W. Civic Center Dr.
Suite 210
Avondale, Arizona 85323



Phone 623.333.1400

Fax 623.333.0140

www.avondale.org



Community Profile



Avondale is on the Move!

Avondale is a modern city, near the heart of the Phoenix-metropolitan area. The current population is more than 70,000, and is expected to reach 123,000 by the year 2020. The anticipated build-out population is estimated to be 170,000 residents. That rapid growth makes Avondale one of the fastest-growing communities in the valley, and the nation.

To keep pace with the rapidly-growing population, a variety of cultural, economic, recreational and educational advantages have evolved. Resources range from the programs at the West Valley Arts Council to the academic resources of Estrella Mountain Community College and Universal Technical Institute. From the soccer fields of Friendship Park to the high excitement of Phoenix International Raceway (PIR). Avondale has something for everyone. PIR is billed as the world's fastest one-mile paved oval and plays host to multiple NASCAR events annually, each attracting nearly 400,000 enthusiasts and hundreds of race teams, contributing hundreds of millions of dollars in the the state and local economy.

Business Parks, Office & Retail

Avondale has already begun the next step in its evolution to meet the growing local demand for employment, with an emerging medical corridor, attraction of offices, business parks, light manufacturing and power retail centers. Over 400 acres, designated as employment in the General Plan, is currently in various stages of design approval, and under construction.

Ideal Location

Avondale is situated in an ideal commercial corridor at the crossroads of Interstate 10 and the Loop 101, just 15-minutes to Phoenix Sky Harbor International Airport. This corridor is a mecca of multiple power retail centers, an extensive auto mall, hotels, restaurants, business parks and more.



Demographic Summary

2006 Population Estimate	70,000
2011 (5-year projection)	80,684
Projected 5-year growth	31.5%
Median Age	29.17
Population by Race & Ethnicity	
White	60.6%
Black or African American	6.2%
American Indian	1.3%
Asian/Pacific Islander	2.8%
Some other race	24.3%
Two or more races	4.6%
Hispanic (any race)	48.7%
Median Household Income	\$60,829



Institutes of Higher Education

Arizona State University West
Thunderbird Graduate School
Estrella Mountain Community College
University of Phoenix
Western International University

Major Employers

Avondale Auto Mall
Avondale Elementary School District #44
Agua Fria Union High School District #216
Baker Concrete Construction
City of Avondale
Costco Wholesale
Estrella Mountain Community College
Home Depot
Litchfield Elementary School District
Sam's Club
Tolleson Union High School District #214
Universal Technical Institute
Wal-Mart Stores, Inc.

Utility Rates

Water Rates:

Residential	\$0.89-\$2.98/1K gal.
Non-Residential	\$1.19-\$2.98/1K gal.

Sewer Rates: \$2.08-\$37.20/1K gal.

**Water/sewer provided by City of Avondale*

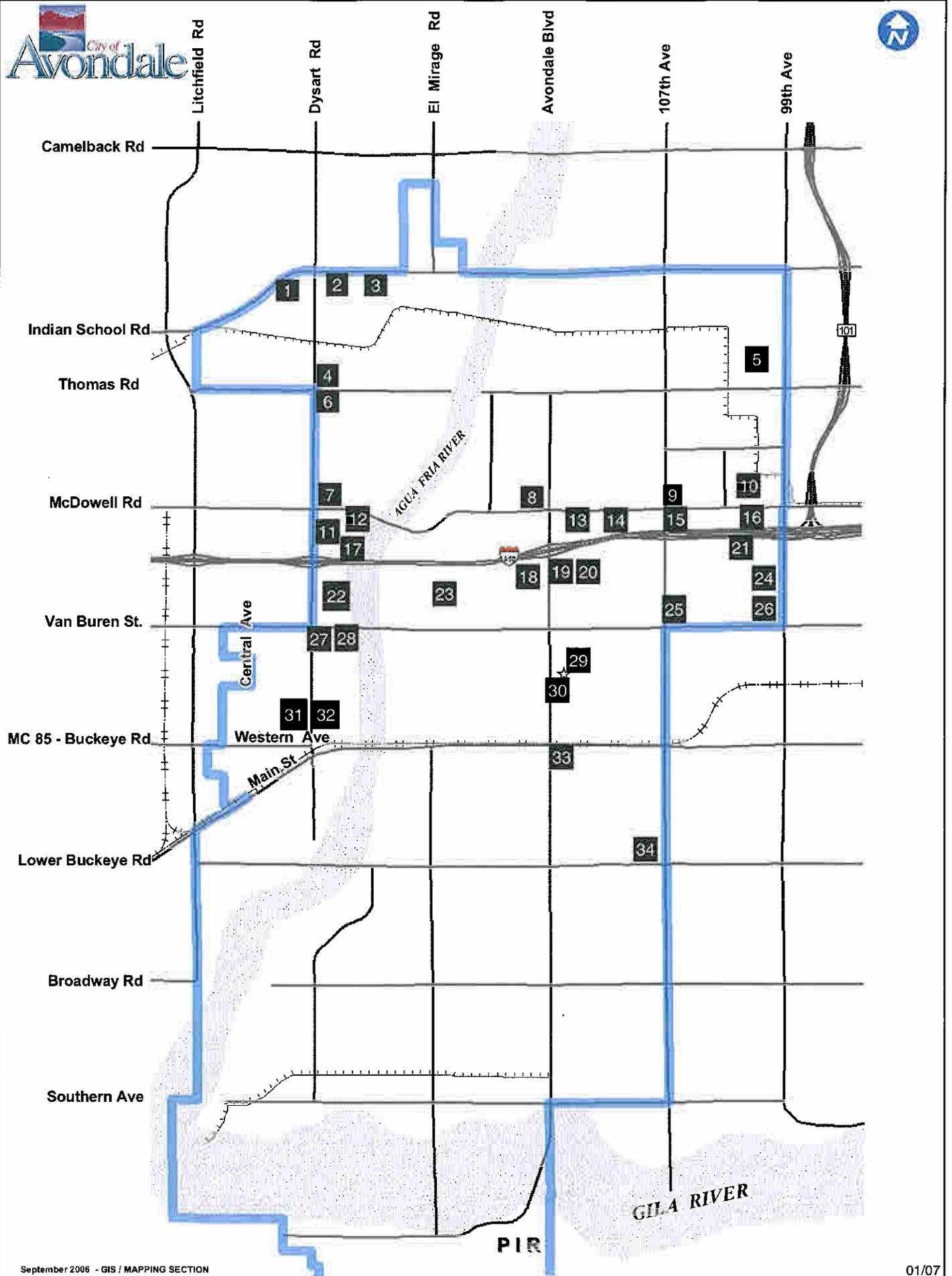
Electric Rate:

SRP	\$0.055-\$0.062/kWh
APS	\$0.054/kWh

**Electric rate information provided by Salt River Project and Arizona Public Service Co.*

Taxes	Avondale	Total
Sales Tax	2.5%	8.5%
Contracting	2.5%	8.5%
Property Tax:		
Primary		0.4454
Secondary		0.7238
Total		1.1692
Corporate Income Tax Rate		6.96%

Planned & Current Developments



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1. **Coldwater Station Office/Retail (West of the SWC of Dysart and Indian School Road)**
 - 47,000 square foot medical/dental space in 3, single-story professional office buildings
 - Construction scheduled for completion in 2007
2. **Indian School Crossing (East of the SEC Dysart and Indian School Road)**
 - 39,000 square foot development, provided in four office and retail buildings
 - Two 1,889 square foot spaces remain available
 - Construction completed
3. **Palm Desert Plaza (SWC of Indian School Road and Santa Fe Trail)**
 - 2,500 SF of retail space
 - 8,000 SF of office space
 - Some of the shops include Dr. Bob Guyette, Visuals Salon, Leaps Frozen Custard, Ray Ray's Deli, Winestyles, Hungry Howie's Pizza, Algonquin Water Services and Entrées Made Easy
 - Construction completed
4. **Dysart Commons (NEC Dysart and Thomas Road)**
 - 112,000 square foot retail center by a 30,000 square foot Gold's Gym on a 14-acre site
 - Currently under construction
5. **Algodon (SWC of 99th Avenue and Indian School-Thomas Road)**
 - When fully developed, the Algodón Center will encompass approximately 1,000-acres; a Master Planned Business and Commerce Park centrally located within the cities of Avondale and Phoenix
 - Construction scheduled to begin in late 2007-early 2008
6. **Dysart Business Plaza (SEC Dysart and Thomas Road)**
 - 14-acre site planned to include an 18-building office park with over 100,000 SF of office space
 - 2-acres planned for a Parkway Bank location and retail shops
 - In planning stages
7. **Alameda Crossing (NEC Dysart and McDowell Road)**
 - 30-acre/350,000 square foot retail center with an additional 50,000 square feet currently under construction
 - Anchor tenants include Kohl's and Beauty Brands
 - Newly added tenants include Sprouts Farmers Market, Joann Stores, Paddock Pools, Pei Wei, Big 5 Sporting Goods and Alameda Crossing Dental Group
8. **Avondale Marketplace (NWC Avondale Blvd. and McDowell Road)**
 - Planned 40-acre mixed-use site to include office, retail, mini storage and residential
9. **G & K Medical (NEC Harbor Shores Blvd. and McDowell Road)**
 - 15,000 square foot internal medicine center; 7,500 square feet remains available
 - Currently under construction
10. **Gateway Pavilions (NWC 99th Avenue and McDowell Road)**
 - 750,000 square-foot power center established in 2003
 - Major tenants: Costco, Bed, Bath & Beyond, Sports Authority, Circuit City, Borders, Marshalls and Harkins Theaters
11. **Desert Vista Professional Center (South of the SEC Dysart and McDowell Road)**
 - 10,000 square foot center opened in 2005
 - Tenants include Arizona Asthma & Allergy Institute, Ltd. and a Massage Therapy Clinic
 - 2,800 square feet remains available for general office or medical space
12. **Rancho Santa Fe Center II (South of the SWC Rancho Santa Fe Trail and McDowell Rd)**
 - Phase I was completed in 2005 and offers more than 80,000 square feet of medical, dental and professional office space
 - Phase II is currently in the planning stages and will provide more than 40,000 square feet of Class A medical office space in October 2007

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- 13. Avondale Business Center (South side of I 13th Avenue and McDowell Road)**
 - 45-acre master-planned, mixed-use business center
 - Phase I was completed in mid-2006 and includes 4-flex industrial buildings (retail-showroom, business park, office, light industrial) totaling 94,500 square feet
 - Tenants include Concordia Homes Design Center
- 14. Avondale Integrated Medical Services (South side of I 08th Avenue and McDowell Rd)**
 - 3-phase project offering 180,000 square feet of Class A Medical Office Space, in-house radiology, a surgical center, ambulatory and cardiology care
 - Phase I completed in March 2006 – 60,000 square feet
- 15. West-10 Corporate Center (SEC I 07th Avenue and McDowell Road)**
 - Planned 43-acre, 375,000 square foot mixed-use site to include hotels, restaurants, flex space and office
- 16. Gateway Crossing (SWC 99th Avenue and McDowell Road)**
 - 29-acre, 247,000 square foot retail center currently under construction
 - Major tenants: Best Buy, Hobby Lobby, Guitar Center, Old Navy, Rack Room Shoes, Rumbi's, Islands Restaurant, Claim Jumper Restaurant, Chipotle Mexican Grille and Paradise Bakery
- 17. LA Fitness (NEC Dysart and I-10)**
 - 45,000 square foot facility with 15,000 square feet of shop space opened in April 2006
- 18. The Summit at Avondale (SWC Avondale Blvd. and I-10)**
 - Planned 1.5 million square foot mixed-use site, including office, retail and hotels
 - Construction to begin mid-2007
- 19. Hilton Garden Inn & Hilton Homewood Suites (SEC Avondale Blvd. and I-10)**
 - 160,000 square foot, 246-room hotel complex
 - Garden Inn scheduled to open in January 2007
 - Homewood Suites scheduled to open in March 2007
- 20. Avondale Gateway (East of the SEC Avondale Blvd. and of I-10)**
 - 45-acre site to include a Ruby Tuesday and Cattleman's restaurant, as well as retail, office and flex space
 - Construction to begin in 2007
- 21. Avondale Auto Mall (South of I-10 between 99th and 107th Avenue)**
 - Dealerships include Honda, Volkswagen, Earnhardt RV, Nissan, Chevrolet, Dodge, Saturn, Kia, Mitsubishi, Chrysler/Jeep, Toyota, Hyundai, Mazda and Subaru
- 22. Avondale Office Plex (North of the NEC Eliseo C. Felix Jr. Way and Van Buren)**
 - 27,000 square foot facility built in 2005
- 23. Avondale Commerce Center (NWC El Mirage and Van Buren)**
 - 82-acre parcel to be development in three phases
 - Phase I will include 315,000 square feet of 4 industrial-flex buildings; scheduled for completion in 2007
 - Phase II will offer 278,000 square feet of industrial-flex space in 9 buildings
 - Phase III will offer 28 acres of commercial retail and office space
 - Phase II & III are in the planning stages
- 24. 99th Avenue Business Center (SWC 99th Avenue and Pierce Street)**
 - Two-building project offering over 120,000 square feet of Class A Office/Warehouse space
 - Building One to include over 42,000 square feet of space; Building Two to include 79,000 square feet of space
 - Construction currently underway; occupancy expected in early 2007
- 25. Three Rivers Business Park (North side of I 05th Avenue and Van Buren)**
 - Planned 80-acre site scheduled for employment

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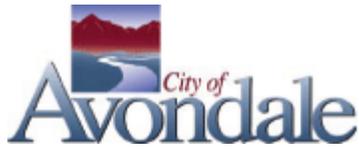
- 26. 99th Avenue Business Park (NWC 99th Avenue and Van Buren)**
 - Project will offer over 79,000 square feet of flex/office space in two buildings
 - Currently under construction, scheduled for completion in 2007
- 27. Fabric Depot Plaza (SWC Eliseo C. Felix Jr. Way and Van Buren)**
 - 43,000 square foot retail center anchored by a 20,000 square foot Fabric Depot
 - Other tenants include Drettek Communications, Big Apple Bagel Co., Comfort Sleep, AIG Financial, The Horse Boutique and Sedona Patio
 - Built in 2005
- 28. Rio Estrella Plaza (SEC Eliseo C. Felix Jr. Way and Van Buren)**
 - 27,540 square feet of retail space
 - Construction currently underway, scheduled for completion in early 2007
- 29. Maricopa County Regional Library (North of the NEC Avondale Blvd. & Jefferson St.)**
 - 32,000 square foot regional library
 - Construction scheduled for completion in January 2007
- 30. Avondale Corporate Center (South of the SEC Avondale Blvd. and Jefferson Street)**
 - Phase I offers 30,000 square feet of Class A office space; 6,000 square feet of space remains available
 - Construction on Phase II scheduled to begin in 2007, which will offer 32,000 square feet of space
- 31. Riley Business Center (NEC of Riley Drive and Eliseo C. Felix Jr. Way)**
 - 4 multi-tenant industrial warehouse totaling 57,600 square feet; each building will range between 2,800-3,200 square feet
 - Currently in the planning stages
- 32. Jamestown Properties (South of the SWC Eliseo C. Felix Jr. Way and Van Buren)**
 - Phase II is currently in the planning stages and will offer 28,000 square feet of single story space for office and retail uses
- 33. Avondale Fiesta Plaza (SEC Avondale Blvd. and Buckeye Road)**
 - 17-acre site offering 125,000 square feet of shop space
 - Anchored by Fry's Food Store
 - Built in 2004
- 34. The Sanctuary Shopping Center (NWC 107th Avenue and Lower Buckeye Road)**
 - 6-acre site
 - Anchored by CVS Pharmacy
 - Construction completed in 2006

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CITY COUNCIL REPORT

SUBJECT:
Executive Session

MEETING DATE:
January 8, 2007

TO: Mayor and Council
FROM: Linda Farris
THROUGH: Charlie McClendon, City Manager

PURPOSE:

The Council may hold an executive session for the following purposes: (i) pursuant to ARIZ. REV. STAT§ 38-431.03 (3) for discussion and consultation for legal advice with the city attorney regarding possible development, a development agreement and possible litigation; (ii) pursuant to ARIZ. REV. STAT§ 38-431.03 (A) (7) for discussion or consultation with City representatives in order to consider its position and instruct its representatives regarding negotiations for the purchase of property.

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