

28-91 The BLVD District.

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- (c) Subdistricts. The BSP is divided into six (6) subdistricts. properties within each subdistrict shall comply with the land uses and development standards set forth in this section in accordance with the standards in The BSP for each such subdistrict. The six (6) subdistricts are described below:

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- (2) Village District. The Village District, located west of Avondale Boulevard and north of Van Buren Street, is designed to accommodate more conventional retail, restaurant, office, employment, and urban-form multi-family uses (minimum eighteen (18) dwelling units per acre), all with a strong emphasis on pedestrian-orientation and contemporary, urban design that interfaces with and creates a presence on adjacent streets. Developments within the Village District should generate a diversity of activity to attract people to the area and support The BLVD area as a whole. ~~Limited drive-through uses are permitted along Van Buren Street and Avondale Boulevard that feature architectural elements that implement a pedestrian-oriented design. Convenience uses that cater to automobiles, for example drive-through restaurants, are restricted in regards to quantity and feature design requirements intended to ensure they do not hinder walkability.~~ Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories as part of the development plan process.

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- (e) Land uses. Land uses for each subdistrict shall comply with the land use matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this section and such use is not otherwise prohibited by law, the zoning administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to section 28-5 of this ordinance.

G = Gateway District

PA = Park Avenue District

N = Neighborhood District

V = Village District

R = Residential District

P = Promenade District

P = Permitted

C = Conditional use

PC = Permitted with conditions

A = Accessory

FF = First floor w/residential above

- = Not allowed

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LAND USE	THE BLVD SUBDISTRICTS					
	G	V	PA	R	N	P
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Dance studio	P	P	P	FF	-	P

Drive-through uses, including restaurants and financial institutions	PC	PC	PC	-	-	PC
Dry cleaning and laundry establishment, pick-up and drop-off only	P	P	P	FF	-	-
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Indoor commercial recreation/entertainment uses not otherwise listed	P	P	P	-	-	P
Laboratory for bio-science, dental, medical and research & development	P	P	P	-	-	P
Libraries	P	P	P	P	P	P
Liquor stores	C	C	C	-	-	C
Manufacturing and assembly, light	-	PC	-	-	-	-
Massage therapy (medical)	P	P	P	Ff	-	P
Massage or day spa	P	P	P	FF	-	P
Medical, dental or health offices, clinics and laboratories, excluding plasma centers	P	P	P	FF	-	P
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Veterinary hospital, offices and clinics, excluding animal boarding	PC	PC	PC	-	-	PC
Video arcade or game room	P	P	P	FF	-	P
Warehousing	-	PC	-	-	-	-
Wholesaling	-	PC	-	-	-	-
Wine bar	P	P	P	FF	-	P

- (f) Use-specific conditions. Land uses listed in the land use matrix above as permitted with conditions are permitted by right only if the conditions listed below for the individual uses are met. Land uses listed as conditional uses require planning commission approval of a conditional use permit in accordance with section 28-8 of this ordinance. Based on development plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.

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- (3) Drive-through uses, including restaurants and financial institutions, are allowed in Gateway, Village, Park Avenue and Promenade Subdistricts subject to **Section 28-54(i)** and the following limitations:

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- (C) Within the Village Subdistrict: ~~; a maximum of two (2) stand-alone drive-through uses shall be permitted, limited to one (1) coffee shop and one (1) restaurant, set back at least two hundred (200) feet west of Avondale Boulevard.~~

- i. Pharmacies are not a permitted use within the BLVD, except when incidental to a grocery store exceeding thirty-six thousand (36,000) square feet and include a drive-through lane and canopy that is architecturally integrated into the grocery building.
- ii. Banks and financial institutions with integrated accessory drive-through components are permitted.
- iii. There shall be no limitation on the maximum number of stand-alone drive-through restaurants permitted along Van Buren Street and there shall be a maximum of two (2)

stand-alone drive-through restaurants permitted along Avondale Boulevard. All drive-through restaurants are subject to the following conditions:

- a. Drive-through lanes must be screened on both sides by building mass, trellis structures, vegetative screening, or landscape berms.
 - b. Drive through stacking lane design shall minimize conflict with any pedestrian path utilizing methods such as raised crossings, landscape buffers, and decorative paving.
 - c. Canopies shall be designed to complement the primary building materials (stucco, stone veneer, wood beams, metal panel); plastic is not permitted.
 - d. A minimum three (3) feet wide landscaped buffer, three (3) feet six (6) inches high masonry wall, or dense hedge screening is required between drive-through stacking and pedestrian walkways, and adjacent to an arterial street.
 - e. Drive-through lanes shall accommodate the minimum stacking of six (6) vehicles without interfering with on-site drive aisles or parking.
 - f. Decorative paving, architectural concrete, or an alternative treatment shall be provided at drive-through lane entries and shall match pedestrian crossing paving materials.
 - g. Where drive-through vehicle stacking lanes wrap a building corner, a corner tower, a parapet element, or alternative architectural element shall be provided for the purpose of visually terminating the massing of the building.
 - h. Digital menu boards shall be framed in an architectural surround (powder-coated steel, stone base, wood trim) that complement the building's design.
- (D) Within the Promenade Subdistrict, there shall be no limitation on the maximum number of drive-through uses permitted.
- (E) The limitations set forth in subsections 28-91(f)(1)(A), (B) and (C) above shall not apply to drive-through uses incorporated into the design of multi-tenant inline shop buildings.

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(6) Gas stations are allowed in the Village and Promenade Subdistricts:

- (A) ~~Only if the gas station is an accessory to a grocery store exceeding 36,000 square feet use and not located along Avondale Boulevard.~~
- (B) A maximum of one (1) such gas station shall be permitted in each subdistrict. ~~Any such gas station must front onto Van Buren Street and may not front on Avondale Boulevard or Corporate Drive.~~
- (C) Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in turf or landscaping.
- (D) The design of all buildings shall meet City of Avondale Design Manuals and be compatible with the existing and anticipated surrounding development. In addition, the roofline and the architecture of the canopies shall be stylistically consistent with the other buildings on the site and shall not exceed one hundred fifty (150) lineal feet on any side.
- (E) All canopies, accessory equipment and fuel pump mechanisms shall meet the principal building setback requirements of the applicable zone.

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(18) Light manufacturing and assembly, warehousing and wholesaling uses are only allowed in the Village Subdistrict, subject to the following conditions:

- (A) Property shall be part of an urban center.
- (B) The total light industrial project may not exceed twelve (12) net acres in size and must be located along 117th Avenue.
- (C) Maximum building depth is 200 feet.
- (D) All activities, with the exception of uses otherwise specified herein, shall be conducted entirely within enclosed buildings.
- (E) Cross-docked buildings are not allowed.
- (F) Loading docks must be located on only one side of the building.
- (G) Screen walls must be constructed of materials and exterior finishes so as to be perceived as a continuation of the primary building.
- (H) Loading dock gates, if present, must be opaque and match the color scheme and overall theme of the primary building.
- (I) Stored materials shall not exceed the height of the lowest adjacent wall.
- (J) Long term outdoor storage of goods, trailers, or vehicles shall be accessory and incidental to the primary use, shall be oriented away from commercial retail or activity uses, and shall be visually buffered by walls, landscaping, berming, or any combination thereof.
- (K) To reduce the perceived scale of buildings greater than 75,000 square feet in size, façades need to include treatments from the list below for every fifty (50) feet of building length as appropriate, per the following table:

<u>Building Length (Feet)</u>	<u>Number of Façade Treatments Required</u>
<u>0-50</u>	<u>5</u>
<u>51-80</u>	<u>7</u>
<u>81-110</u>	<u>9</u>
<u>Greater than 110</u>	<u>11</u>

- Reveals and projections
- Variations in roof forms/heights
- Offsets, measuring at least four (4) feet in depth
- A vertical architectural treatment, a minimum of twelve (12) inches
- Color, texture, or material change
- Architectural banding
- Awnings and trellises
- Decorative parapet, such as arched, arched gabled, stepped, or cornice treatments
- Covered walkways
- Deep-set windows with mullions or decorative glazing
- Ground-level arcades or upper balconies or galleries
- Columns or pillars with stone/rock
- Fin façade systems
- Marble, brick, stone, tile accents
- Artwork

- (g) Development standards. The following development standards shall apply to all development within The BLVDD.

- (1) Outdoor storage of goods and materials is prohibited, except as provided for in the Village Subdistrict under Section 28-91(f) Use specific conditions.

- (2) Warehousing or indoor storage of goods or material beyond that normally incidental to permitted uses is prohibited, **except as provided for in the Village Subdistrict under Section 28-91(f) Use specific conditions.**
- (3) Front porches, stoops, balconies, and bay windows may extend into required street setbacks in the Gateway, Village, Park Avenue, Residential and Promenade Subdistricts.
- (4) **Primary drive aisles within the Village subdistrict must be constructed with six (6) foot wide sidewalks with a minimum five (5) foot wide landscape area on one side of the drive aisle.**
- (5) **Within the Village subdistrict, an enhanced corner plaza shall be located at the intersection of Van Buren Street and Avondale Boulevard, and must contain the following:**
 - (A) **A minimum of 12,000 square feet of open space**
 - (B) **A monument feature at the primary pedestrian entrance.**
 - (C) **Enhanced landscaping along a pedestrian access point featuring date palms or other signature trees.**
 - (D) **A minimum of ten percent (10) of the plaza area shall be under a combination of permanent shade structures, or canopy trees.**
 - (E) **Other creative elements that meet the intent of creating a pedestrian-oriented space.**
- (6) **Within the Village subdistrict, an enhanced pedestrian node shall be provided at the intersection of Corporate Drive and Avondale Boulevard. To count toward the minimum plaza / gathering / outdoor dining area, this node shall include at least two of the following:**
 - (A) **Enhanced landscaping with integrated planters and seating elements.**
 - (B) **Hardscape or pavers that complement the colors and materials within the center.**
 - (C) **Other creative elements that meet the intent of creating a pedestrian-oriented space.**
- (7) **A pedestrian network must be created within the Village subdistrict that provides safe and efficient means of travel throughout the site. In order to be considered a part of the pedestrian network, sidewalks must:**
 - (A) **Be a minimum of six (6) feet wide within a twelve (12) foot wide tract utilizing native desert shade canopy trees every twenty-five (25) feet.**
 - (B) **The pedestrian network must connect at a minimum to the following:**
 - i. **Enhanced corner plazas and gathering nodes located at the intersections of Avondale Boulevard and Corporate Drive and Van Buren Street.**
 - ii. **The entrance to any grocery store exceeding 36,000 square feet in floor area.**
- (84) The following table outlines the minimum development standards within each Subdistrict. Standards in excess of these minimums may be required in accordance with the conditions required of Conditional Use Permits or uses permitted with conditions.

	Gateway	Village	Park Avenue	Residential	Neighborhood	Promenade
Minimum lot width	None					
Minimum lot depth	None					
Maximum lot coverage	None					

Maximum building height	10 stories/110 feet (a)			6 stories/70 feet (b)	2 stories/30 feet	
Minimum building setbacks						
from Avondale Boulevard	15'			Not applicable	15'	
from Van Buren Street	Not applicable	15'		Not applicable	15'	
from collector streets	15'					
from local streets	None				18'	None
from side property line	None			0 feet (c)	5 feet (d)	None
from rear property line	None			None (e)	15'	None
from adjacent non-BLVDD single-family residential property lines	Not applicable		30'		15' (f)	30'
Minimum parking setbacks						
from Avondale Boulevard	40'			Not applicable	40'	
from Van Buren Street	Not applicable	30'		Not applicable	30'	
from Corporate Drive	Not applicable	15'	Not applicable			
from collector streets	30'					
from local streets	15'					
Maximum building setbacks						
from Avondale Boulevard	40'	40' (g) (h)	40'	Not applicable	40'	
from Van Buren Street	Not applicable	30' (g) (h)	30'	Not applicable	30'	
from collector streets	20'	20' (g) (h)	20'			
from local streets	None		15'	None		
Minimum percentage of linear site frontage with buildings located at or inside of maximum setback						
Avondale Boulevard frontage	50%	60%(h)	70%	Not applicable	None	
Van Buren Street frontage	Not applicable	30%(h)	35%	Not applicable	None	
Collector street frontage	50%	60%(h)	70%		None	
Local street frontage	None		70%	None		
Minimum usable open space (residential), percent of net site area	15%					Not applicable
Minimum plaza/gathering/outdoor dining area (non-	10%		15% (i)	Not applicable		5%

residential), percent of net site area				
(a) 11 to 16 stores (maximum 170 feet) may be permitted by the City Council through the Development Plan approval process				
(b) Height may not exceed 3 stories or 40 feet within 300 feet of single-family residential property located outside of the BSP boundary				
(c) A 5-foot side setback is required for detached single-family residential product types				
(d) 0 foot side setback is permitted for attached single-family residential product types				
(e) A 15-foot rear setback is required for detached single-family residential product types				
(f) A minimum 30-foot rear setback is for attached single-family residential product types				
(g) Maximum building setbacks shall be measured from plaza / outdoor dining / gathering areas when connected to or otherwise integrated with a building.				
(h) Not applicable for a commercial and employment center that includes a 12,000 square foot or more corner plaza prominently located on an arterial road corner that provides for features to enhance the sense of arrival. Corner plazas shall be provided in accordance with Section 28-91(h)(4) Placemaking.				
(i) Landscape areas and sidewalks associated with primary drive aisles and the pedestrian network shall be counted towards the required onsite landscaping and the minimum plaza / gathering / outdoor dining area.				

(h) Design.

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- (4) Placemaking. Section 2.1 Development Form of the BSP provides design guidance for placemaking within The BLVD, including corner plazas and their desired function. For the purposes of this Ordinance, and specifically the Village Sub-District, corner plazas should be located at the intersection of two arterial roads and should serve as an anchor for adjacent service restaurants. Corner plazas should energize and activate the pedestrian realm with comfortable seating, bistro lighting and live shade. These areas should provide balanced hard and softscape areas, architecturally integrated shade structures, and where appropriate, water features, public art, or other creative elements. Corner plaza design is highly intentional. These plazas are integral to the overall design and theme of the center and serve as visual linkages and pedestrian-scale gateways into the heart of a center.

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