

Article 1 ADMINISTRATION AND PROCEDURES

28-6 Site plan and design review.

* * *

(g) Approval.

(1) When the development review committee has completed its review:

- (A) Any site plan and design review or development plan application for properties zoned ~~CCD (City Center District)~~ of The BLVD shall be ~~forwarded to the planning commission for its review and recommendation, and then to the city council for its review and decision. The development review committee shall include a recommendation of approval, approval subject to stipulations, or denial for the site plan and design review. either approved, approved with conditions, or denied by the development review committee.~~
- (B) Any site plan and design review application not ~~requiring planning commission and city council consideration~~ specified in subsection 28-6(g)(1)(A) above shall be either approved, approved with conditions stipulations, or denied by the development review committee.

* * *

* * *

(h) Extension.

- (1) Prior to the expiration of the two-year time period, the property owner or authorized representative may submit an application for a site plan and design review extension to the planning division. ~~Extension requests for a site plan and design review originally approved by the city council shall be placed on the next available city council agenda; a site plan and design review originally approved by the development review committee shall be sent to the zoning administrator or designee for review.~~
- (2) A site plan and design review extension shall only be granted if it is determined that all of the following requirements have been met:
 - (A) The site plan and design review meets the requirements of this ordinance and any other applicable codes, plans and standards in place at the time the site plan and design review extension is requested, unless exempted by the city council.
 - (B) The applicant has shown good cause for the delay.
 - (C) The applicant has proposed a timeline to bring about the commencement of construction on the site.
- (3) If the required criteria have been met, ~~the city council or~~ zoning administrator or designee, as applicable, may grant a maximum of two (2) extensions, each extension not to exceed a period of one (1) year. If, at the end of the extension period, a building permit has not been issued or is no longer valid, the site plan and design review shall be considered expired.

* * *

28-91 The BLVD District.

- (a) Purpose. The BLVD Specific Plan ("The BSP") was created to implement the city council's vision of creating a vibrant, urban, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10. The BLVD Zoning District (The BLVD District, or "The

BLVDD") is intended to complete the vision expressed in The BSP by prescribing building form, site design and architectural standards for The BLVD area.

The BLVDD consists of two (2) components ~~approved by the city council~~: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 2-1 of The BSP, containing the basic performance standards and regulations for the respective Subdistricts shown on Figure 2-1 of The BSP and (B) an administratively approved ~~(by the city council)~~, individualized Development Plan that selects the land uses from those allowed in the applicable Subdistrict and organizes such uses into a form-based development plan specific to a site. Accordingly, the Subdistrict categories set forth in section 28-91(c) below are intended to directly relate to and implement the provisions set forth in Section 2.0 of The BSP for the corresponding subdistrict category. The BLVDD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the development plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the development plan.

~~***~~

- (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:
- (1) Gateway District. The Gateway District, which features direct frontage on I-10 and offers significant visibility, is designed to accommodate development of commercial uses that will act as catalysts and spur demand for development in the remainder of The BLVD area. Commercial uses that would typically be classified as development catalysts include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospital(s), resort hotels, and/or four-story or greater class-A corporate headquarters. In addition to catalyst type uses, dense urban form residential developments (minimum twenty-two (22) dwelling units per acre), 2-3-story mid-rise office, and urban form retail/restaurant uses are appropriate. Industrial uses, such as manufacturing and warehousing, are inappropriate in this district. All uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories ~~with city council approval~~ as part of the development plan process.

~~***~~

- (d) Administration.
- (1) Establishment. The BLVDD zoning may be established on property within The BLVD area, as defined by The BSP Figure 2-1, according to the procedures outlined in section 28-10 of this zoning ordinance.
 - (2) Required development plan. In addition to the approved The BLVD base zoning, ~~an city council~~ approved development plan is required prior to the application for a development permit within The BLVD.
 - (A) Development plans may be filed for all or part of the property zoned or to be zoned The BLVDD. Development plans shall be submitted in accordance with section 28-6, site plan and design review; ~~provided, however that the planning commission shall review, and city council shall review and approve, all development plans for properties zoned The BLVDD.~~
 - (B) The ordinance approving the rezoning of a property to The BLVDD shall indicate, both by narrative text and a map, the location and boundaries of the Subdistricts that are included in the area to be rezoned.
 - (3) ~~Reserved. Amendment. The zoning administrator or designee shall determine whether a proposed amendment to an approved development plan is a major or minor amendment. Major amendments shall require city council approval with a recommendation of the planning commission. Minor amendments shall require administrative approval by the zoning administrator or designee only.~~

~~(A) Major amendment: Any one (1) of the following shall be considered a major amendment of a development plan:~~

- ~~i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the development plan are permitted without a major amendment so long as (i) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the development plan, (ii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the development plan and (iii) in the reasonable opinion of the zoning administrator, the overall character of the development plan, if modified, will remain in substantial conformance with the BSP and the development plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the development plan. Such boundary line changes may also require an amendment to the BSP prior to any city council consideration of the change to the development plan.~~
- ~~ii. Any change that could have significant negative impact on uses adjoining the development.~~
- ~~iii. Any change that could have a significant impact on roadways adjacent or external to the development.~~
- ~~iv. Any change that could have a significant negative impact on the amount of parking required or provided by the development.~~
- ~~v. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.~~

~~(B) Minor amendment: All amendments to a development plan not determined by the zoning administrator to be major amendments according to the criteria set forth in subsection (a) above shall be minor amendments.~~

~~***~~

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

~~***~~

(4) 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

Maximum building height	10 stories/110 feet (a)			6 stories/70 feet (b)	2 stories/30 feet	

(a) 11 to 16 stores (maximum 170 feet) may be permitted by the City Council through the Development Plan approval process						

(h) Design.

* * *

- (3) Exceptions and departures to the design form guidelines (The BSP Section 2.1) or street sections (The BSP Figures 2-1 through 2-8, inclusive) within a Development Plan may be forwarded to the ~~planning commission for review and recommendation, and approved by the city council~~ zoning administrator, which approval may be granted only if the ~~city council~~ zoning administrator finds ~~in its sole and absolute discretion~~ that the project still achieves the overall intent, objectives, and guidelines of The BSP and the project design meets the basic requirements for traffic circulation, pedestrian orientation, shade, and design continuity.

* * *