

GLOSSARY

A

Acre

A measure of land containing 43,560 square feet.

Adaptive Reuse

Developing a new use for an older building or for a building originally designed for a special or specific purpose.

ADWR

Arizona Department of Water Resources.

Aesthetic

Elements in the natural or created environment (including artistic elements) that are intended to be pleasing to the eye.

Aggregate

Cinder, crushed rock or stone, decomposed granite, gravel, pumice, pumicite, and sand.

Agriculture

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture.

Annexation

To incorporate a land area into an existing district or municipality, with a resulting expansion of the boundaries of the annexing jurisdiction.

A.R.S.

Arizona Revised Statutes: the statutory laws of the State of Arizona, as amended.

B

Bicycle Lanes

An integral section of a roadway that is marked exclusively for bicycle use.

Bike Routes

Routes designated for bicycle travel that may include shared streets, bike lanes, or multiuse paths, in any combination.

Brownfield (site/land)

Land previously used for residential, commercial, industrial, or similar development, which resulted in low levels of contamination requiring a moderate amount of clean up prior to redevelopment.

C

Capital Improvement

New or expanded public improvements that are relatively large size, expensive, and permanent. Some common examples include but are not limited to, streets, public libraries, water and sewer lines, and park and recreation facilities.

Capital Improvements Program or Plan (CIP)

A plan adopted by the City for the construction of capital improvements that includes their timing and cost.

City Council

The seven member elected body of Avondale residents responsible for governing the City and making all necessary decisions, such as those regarding the provision of City services and policy resolution of civic issues.

Civic Use

Any building or property that serves a public function including, but not limited to, libraries, City Hall, post offices, police and fire stations.

Collector Street

Streets in which traffic in a particular neighborhood flows to exit or enter the neighborhood.

Commercial

A land-use classification that permits facilities for the buying and selling of commodities and services.

Community Center

Facility in which public services for residents are provided including, but not limited to, recreational and cultural services, and services for youth or seniors.

Community Development Block Grant (CDBG)



Grant program administered by the US Department of Housing and Urban Development (HUD). Grants must primarily be used to benefit low-income households with housing and public improvement projects.

Community Garden

A piece of land cultivated by members of the community in an urban residential area.

Compatible

Capable of existing together without significant conflict or ill effects.

Conservation

The controlled use and systematic protection of a resource including, but not limited to, environmental or culture resources, with the purpose of keeping such resources from harm.

Conservation

The management of natural resources to prevent waste, destruction, or degradation.

D

Dedication

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will usually be used in connection with approval of development. A city or county often makes dedications for roads, parks, school sites, or other public uses for approval of a development.

Density

Usually used to describe the number of dwelling units per acre in residential districts, while intensity is usually used to describe floor area ration of development in nonresidential districts.

Design Standards

Provisions guiding the design of buildings to protect the investment and/or establish a unifying look for an area. Typical guidelines focus on building orientation, architectural details, and streetscape.

Development

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities).

Dwelling Unit

A building or portion of a building designed or used by one (1) family for residential purposes as a single housekeeping unit, but not including convalescent homes, hospices, assisted living facilities, hospitals, hotels, motels, and other accommodations for the transient public.

E

Easement

The right to use property owned by another for specific purposes or to gain access to another property.

Ecotourism

Responsible travel to natural areas that conserves the environment and improves the well-being of local people.

Element

A component of the General Plan dealing with specific topics like open space or land use. State law requires each General Plan include 17 elements. Avondale's General Plan includes the 17 elements along with three additional elements created by the General Plan Advisory Committee (GPAC).

F

Flood Plain

The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a 1% chance of flooding in any given year is designated as an "area

of special flood hazard” by the Federal Insurance Administration.

Floor Area Ratio

A measure of development density expressed as the amount of gross building floor area divided by the net development site land area.

G

General Plan

A collection of goals, policies, and implementation strategies that guide decisions regarding the physical growth and evolution of the City. It is a comprehensive, coordinated set of intents and directions for the physical development of the City including, but not limited to, land use, transportation, economic conditions, environment, infrastructure, public facilities, and the physical environment.

Goal

A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Grayfield (site/land)

Economically obsolescent, outdated, failing, moribund and/or underused real estate assets or land. Unlike brownfield sites, grayfield sites do not have environmental contamination requiring re-use prior to reuse/redevelopment associated with them.

Greenfield (site/land)

Land that is undisturbed or is used for agriculture, landscape design (such as a park), or left undisturbed.

Groundwater Recharge

The natural process of infiltration and percolation of water from land areas or streams, or by artificial means, through permeable soils into water-holding rocks that provide underground storage (“aquifers”).

Growing Smarter Act

1998 State Legislation that affected how cities and counties within the state conduct and administer long-range planning activities. This legislation required four new elements and expanded other elements; required additional public notification and involvement; established the requirement of 2/3 majority vote by City Council for Major Amendments; and required that

General Plans be readopted every 10 years.

Growing Smarter Plus

2000 State Legislation that revised some of the considerations of the Growing Smarter Act. Growing Smarter Plus required an additional element, redefined major amendments to the General Plan, and required that General Plan adoption be ratified by a public vote after City Council approval.

Growth Areas

Areas of the community that best accommodate future growth allowing an increased focus on creating or enhancing transportation systems and infrastructure coordinated with development activity.

H

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Historic; Historical

An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Avondale

Formerly known as *Old Town*, the area originally incorporated as the City of Avondale in 1946, encompassing the area around Western Avenue. The boundaries are roughly from La Canada Boulevard to the north, Dysart Road to the east, Lower Buckeye Road to the south, and the Avondale-Goodyear municipal boundary to the west.

HUD

United States Department of Housing and Urban Development.

I

Infill

Development of vacant land (usually individual lots



or left-over properties) within areas that are already largely developed.

Infrastructure

Public services and facilities, such as sewage-disposal systems, water supply systems, other utility systems, and roads.

L

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Land Use Map

A map that graphically depicts existing or future land uses and intensities. It visually discerns land use compatibility and spatial relationships, establishes the physical form of the community, and identifies urban design opportunities. A land use map serves as a guide in preparation of zoning ordinances and zoning district maps.

Livability

A measure of integration of the housing, transportation, environmental, and employment amenities accessible to residents.

M

MAG

Maricopa Associations of Governments.

Master Plan

A plan for a large area that may address land use, landscaping, infrastructure, circulation or services provision.

Minimize

To reduce or lessen, but not necessarily to eliminate.

Mitigate

To lessen the impact of, alleviate, or avoid to the extent reasonably feasible.

Mitigation

Methods used to alleviate or lessen the impact of something.

Mixed-Use

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Mobility

The ability to move from one place to another, or to transport goods or information from one place to another.

Mode

A particular form or method of travel distinguished by vehicle type, operation technology, and rights-of-way separation from other traffic.

Multi-modal

Capable of accommodating a variety of transportation modes including, but not limited to, buses, automobiles, rapid transit, rail, bicycles, and pedestrians.

Multi-modal Trails

Multi-modal trails are hard surface trails designed for all types of non-motorized transportation. Signs, crossings, vegetation, rest and staging areas developed in conjunction with these paths are also primarily designed for non-motorized recreation.

Municipal or Municipality

An incorporated city or town.

O

Open Space Buffers

Open Space Buffers are typically tracts of private land used to separate different land uses. These areas generally include landscaping and may include topographic variations to meet retention or screening needs. These areas provide buffer between land uses and also contribute to visual open space and character within the community.

Open Space

Any parcel or area of land or water that is improved or unimproved, and devoted to the purposes of (1) the preservation of natural resources, (2) the managed production of resources, and (3) outdoor recreation. Open spaces include parks, improved trails and paths for use by bicyclists, equines, or pedestrians, retention/detention areas that are landscaped or improved with recreational equipment, and floodways and floodplains. Open space may be publicly or privately owned and maintained.

P**Parks**

Open space lands used primarily for recreation, or passive enjoyment by the public.

Paths and Trails

Paths and trails include on-street bicycle lanes; equestrian; multiple use paths and trails; pedestrian, equestrian and multiple use easements; and trailheads and staging areas. These facilities will continue to be publicly and privately owned and maintained. Trailheads may be privately or publicly owned and maintained, and may be constructed privately and dedicated to the City.

Planned Area Development (PAD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning Agency

The official body designated by local ordinance to carry out the purposes of this 2012 Plan and may be a planning department, a planning commission, a hearing officer, the legislative body itself or any combination thereof.

Planning Area

The area directly addressed by the General Plan. A city's planning area typically encompasses the existing city limits and potentially annexable land that will ultimately form the City limits at build-out and for which the City will provide services.

Planning and Zoning Commission

A body, created by a city or county, that is responsible for gathering information and taking public testimony related to land-use issues.

Public/Private Partnership

A merging of public and private resources to achieve an end result or product that would be difficult to achieve through public or private activity alone. May refer to the delivery of services.

Public Recreation

Recreational activities that require the use of organized play areas including, but not limited to playing fields, swimming pools, and basketball courts.

R**Recharge**

Water infiltrating to replenish an aquifer.

Revitalization Area

The imparting of new economic and community life in an existing neighborhood area, or business district. The revitalization area of the City is bounded by Van Buren Street along the north, Eliseo C. Felix, Jr. Way along the east, Lower Buckeye Road along the south, and the Avondale-Goodyear municipal boundary to the west containing most of the oldest residences, commercial establishments, and infrastructure in the City. The area lags behind the rest of the City economically, and is identified as an area warranting special efforts by City leaders to attract investment, development, redevelopment, and jobs to reverse entropic trends.

Rezoning

An amendment to the official zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.



Riparian Habitat

Lands comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams.

S

Specific Plan

A detailed element of the General Plan enacted under the provisions of State law.

Street

Streets, highways, freeways, expressways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public access easements and right-of-way.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Regulations

A municipal ordinance regulating the design and improvement of subdivisions.

Sustainability

For the purposes of the General Plan, sustainability is a condition of living that enables the present generation to enjoy social well-being, a vibrant economy, and a healthy environment, without compromising the ability of future generations to enjoy the same.

Sustainable Community

Refers to urban, suburban, and rural places that successfully integrate housing, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of economic competitiveness and revitalization, social equity, inclusion and access to opportunity, energy use and climate change, and public health and environmental impact.

T

Trailhead

The beginning point of a trail and includes parking, trail information, rubbish containers, water, and sanitary facilities.

Transit Oriented Development (TOD)

Development that includes compact mixed use development patterns with facilities and design that enhance the environment for pedestrians in terms of safety, walking distances, comfort, and visual appeal of the surroundings and are usually focused on a major transit access point.

U

Urban Agriculture

The growing, washing, packaging, and storage of fruits, vegetables, and other plants for wholesale or retail sales within close proximity to where a community of people live.

V

Vision

A shared dream of the future characterized by long-term idealistic thinking. Provides the foundation for the development of goals, policies, and programs. A vision is not a binding goal and may not be achievable in the lifetime of those participating in the drafting of the General Plan.

W

Wildlife

Animals or plants existing in their natural habitat.

X

Xeriscape

Landscaping that conserves water by utilizing low-water plants, minimizing the use of turf (grass) for lawns, and implementing design and maintenance practices that are appropriate for our desert region.

Z

Zoning

The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses and required development standards for real property within these areas; a program that implements policies of the General Plan.

Zoning Ordinance

A municipal ordinance regulating the use of land or structures, or both.