

# Roosevelt Park Phase I Preliminary Plat

Application PL-18-0082

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*City Council Meeting*  
*July 16, 2018*

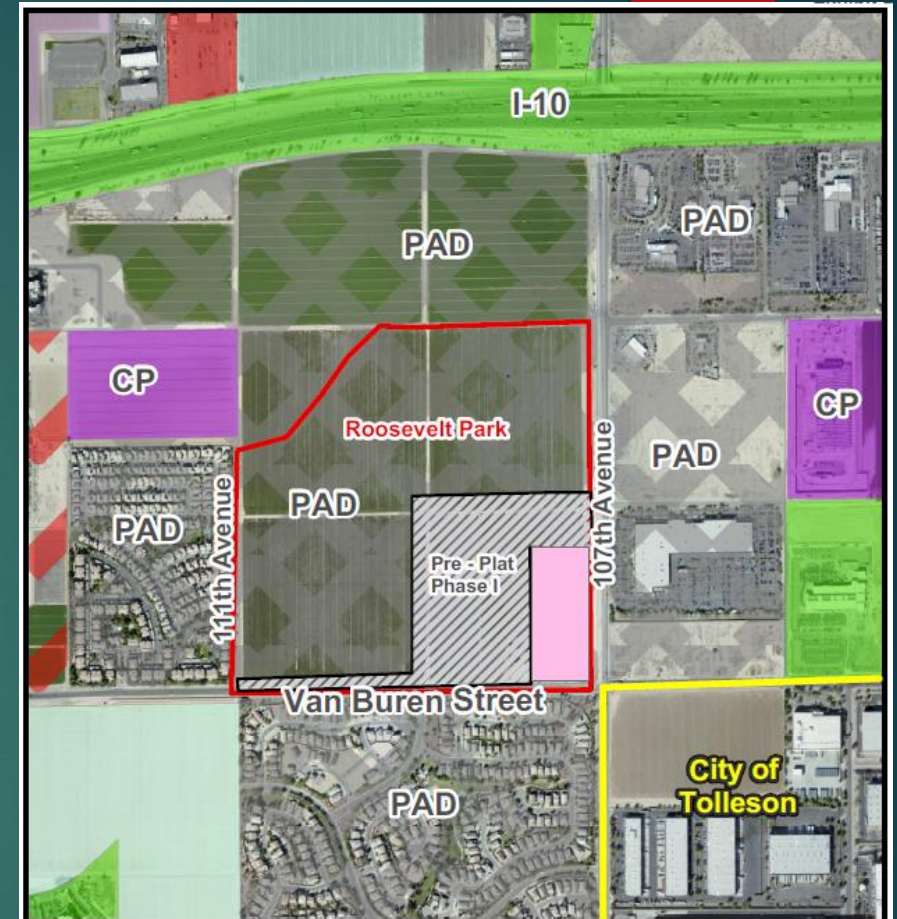
**Avondale**

# Request

- ▶ Approval of the Phase I Preliminary Plat for the Roosevelt Park Planned Area Development, subdividing 40.62 acres of land into 146 single-family residential lots, twenty-two open space tracts, and one tract for private streets.

# Background

- ▶ +/- 127.61 gross acres
- ▶ Annexed in 2001; zoned PAD on April 2, 2001
- ▶ Roosevelt Park Phase I: 481 Lots on 147 acre
- ▶ 1<sup>st</sup> Amendment to the PAD April 2005.
- ▶ 2<sup>nd</sup> Amendment to the PAD approved June 2018



## Zoning Vicinity Map

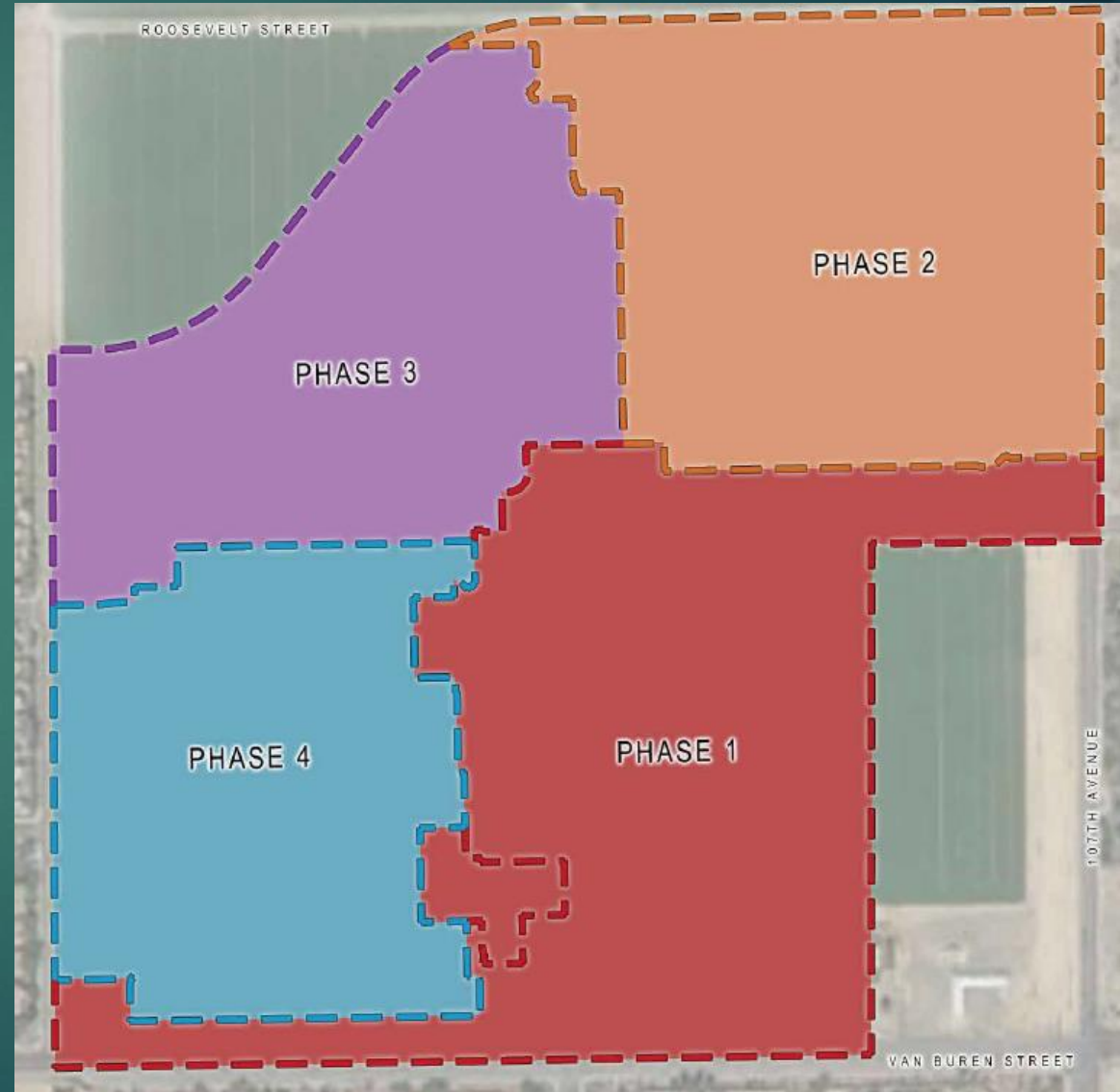


Subject Property



# Phased Development

PHASE 1	
REQUIREMENT	LOT MIX
3 DIFFERENT LOT SIZES	<ul style="list-style-type: none"> <li>•5,700 SF+</li> <li>•4,750 SF-5,699 SF</li> <li>•3,800 SF-4,749 SF</li> </ul>
PHASE 2	
REQUIREMENT	LOT MIX
2 DIFFERENT LOT SIZES (ANY COMBINATION)	<ul style="list-style-type: none"> <li>•5,700 SF+</li> <li>•4,750 SF-5,699 SF</li> <li>•3,800 SF-4,749 SF</li> <li>•2,500 SF-3,799 SF</li> <li>•UP TO 2,499 SF</li> </ul>
PHASE 3	
REQUIREMENT	LOT MIX
2 DIFFERENT LOT SIZES (ANY COMBINATION)	<ul style="list-style-type: none"> <li>•5,700 SF+</li> <li>•4,750 SF-5,699 SF</li> <li>•3,800 SF-4,749 SF</li> <li>•2,500 SF-3,799 SF</li> <li>•UP TO 2,499 SF</li> </ul>
PHASE 4	
REQUIREMENT	LOT MIX
2 DIFFERENT LOT SIZES (ANY COMBINATION)	<ul style="list-style-type: none"> <li>•5,700 SF+</li> <li>•4,750 SF-5,699 SF</li> <li>•3,800 SF-4,749 SF</li> <li>•2,500 SF-3,799 SF</li> <li>•UP TO 2,499 SF</li> </ul>
TOTAL SITE	
REQUIREMENT	LOT MIX
3 DIFFERENT LOT SIZES	<ul style="list-style-type: none"> <li>•5,700 SF+</li> <li>•4,750 SF-5,699 SF</li> <li>•3,800 SF-4,749 SF</li> <li>•2,500 SF-3,799 SF</li> <li>•UP TO 2,499 SF</li> </ul>



# Site Details

- Private (gated) community
- 146 Lots on 40.61 Acres
- Three different lot sizes
- Van Buren Street Entrance
- 107<sup>th</sup> Avenue Entrance
- Van Buren Street Improvements



# Open Space

- ▶ 18% open space
- ▶ Community pool
- ▶ Network of trails
- ▶ Van Buren Street trail
- ▶ Four connections to commercial



# Analysis

- ▶ The Preliminary Plat conforms to the underlying General Plan Land Use category of Medium/High Density Residential
- ▶ The Preliminary Plat is in conformance with the Roosevelt Park, Phase II, Planned Area Development
- ▶ The conditions of approval are reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances and policies.

# Public Participation/Notice

- ▶ Property owners within a 1,000 foot radius were notified of the proposed preliminary plat
- ▶ Staff received two phone calls from Waterford Square residents inquiring about 111<sup>th</sup> Avenue improvements



# Planning Commission Recommendation



- ▶ Conducted a hearing on June 21, 2018
- ▶ Commission voted unanimous (5-0) to forward the request with a favorable recommendation

# Recommended Motion

City Council accept the findings of the Planning Commission and approve application PL-18-0082, a request to subdivide 40.62 acres of land into 146 single-family residential lots, twenty-two open space tracts, and one tract for private streets subject to the recommended conditions of approval.