

Verde Trails Unit I

Preliminary Plat Amendment

Application PL-18-0229

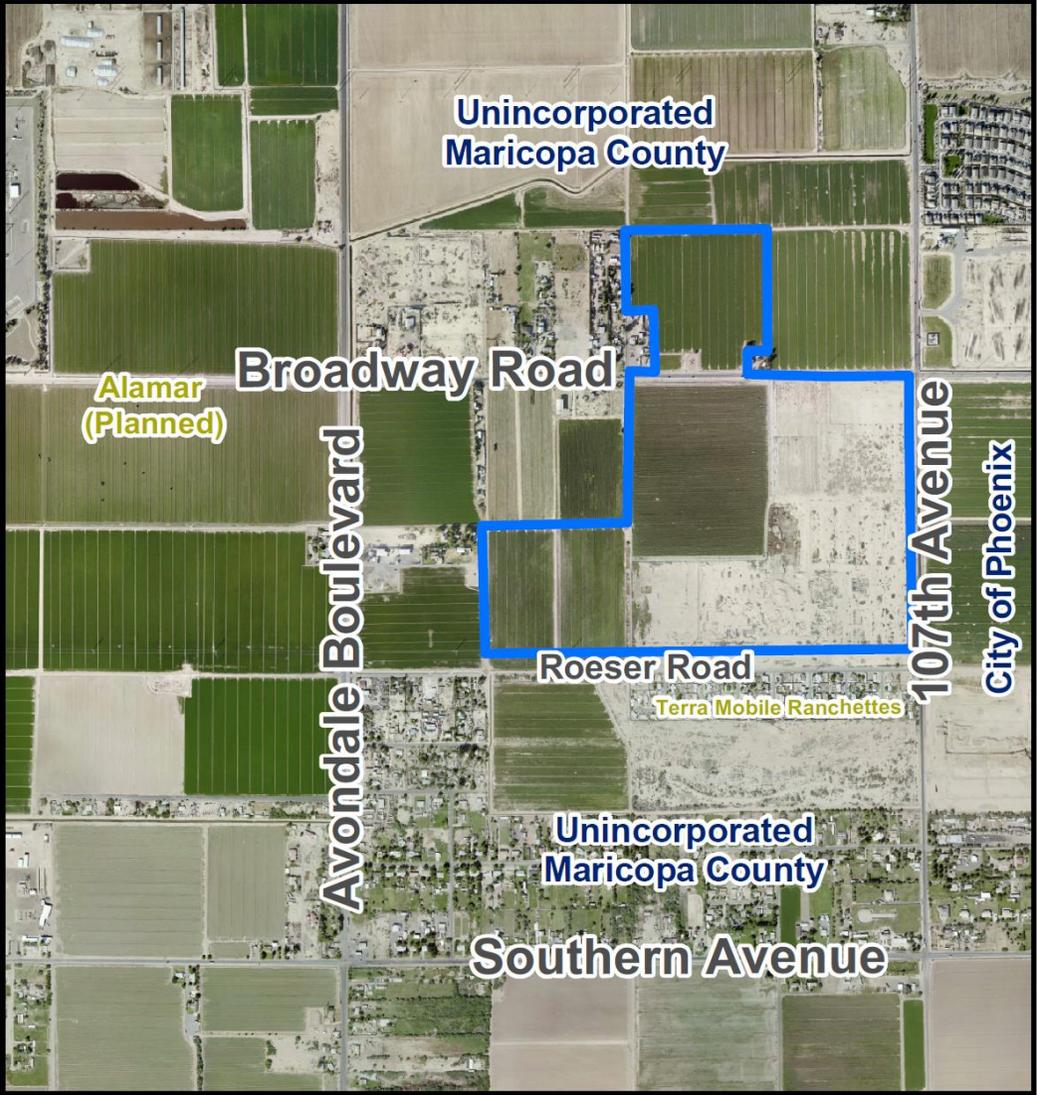
Planning Commission Meeting

January 17, 2019

Avondale

Purpose

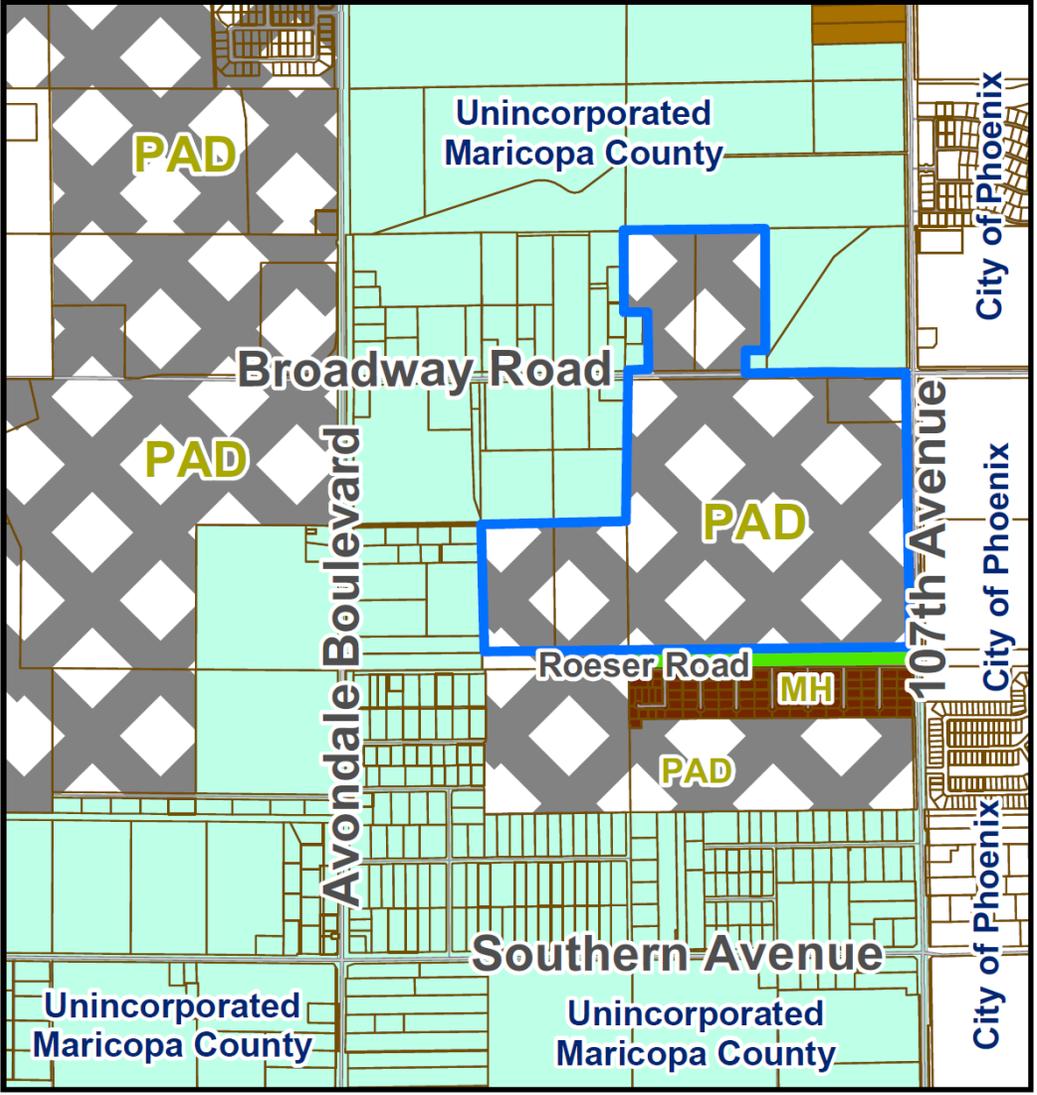
- ▶ Review a proposed amendment to the approved Preliminary Plat for Verde Trails Unit I and forward a recommendation to the City Council



Aerial Photograph



Verde Trails Unit I



Zoning Vicinity Map

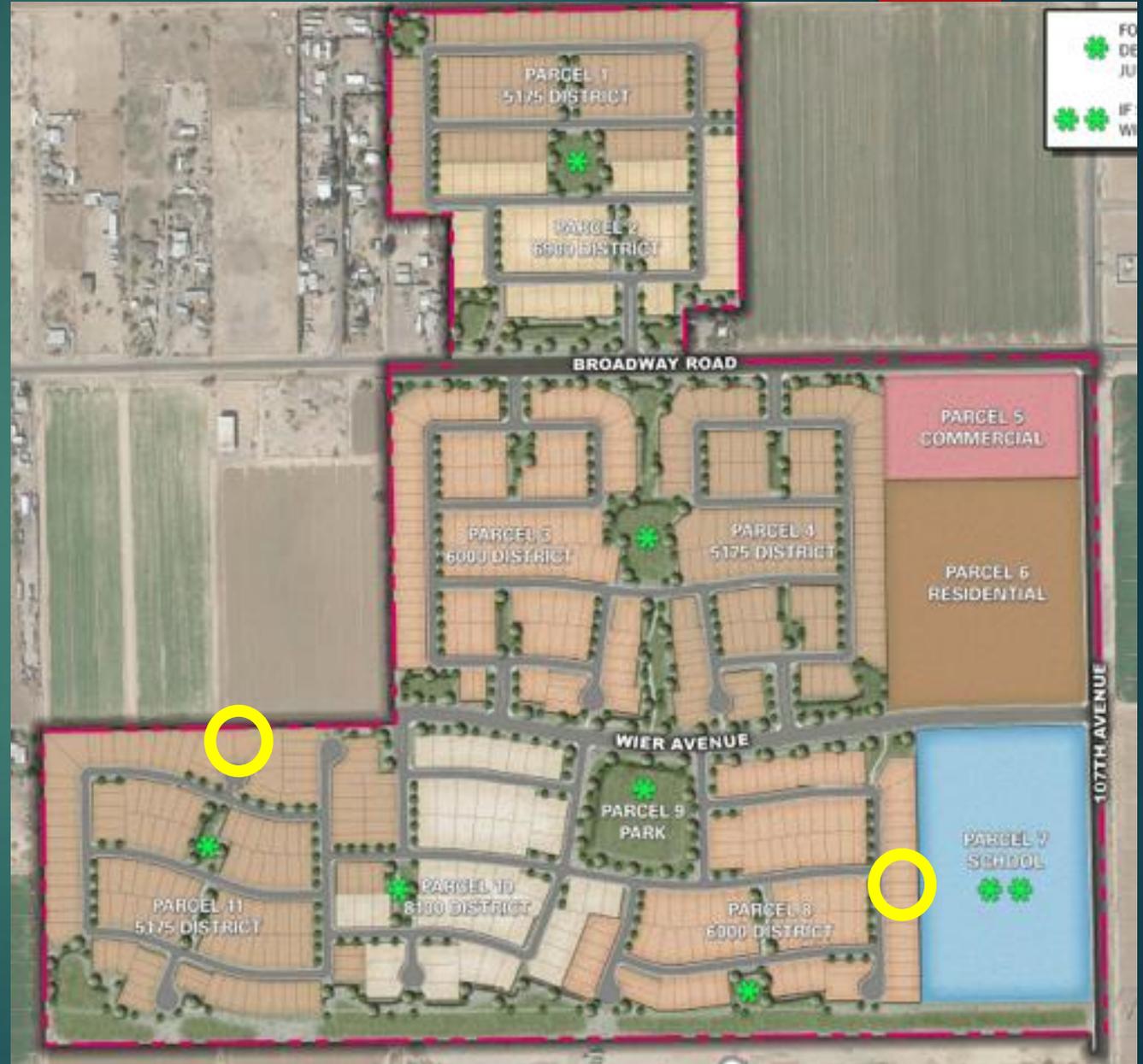


Verde Trails Unit I



Background

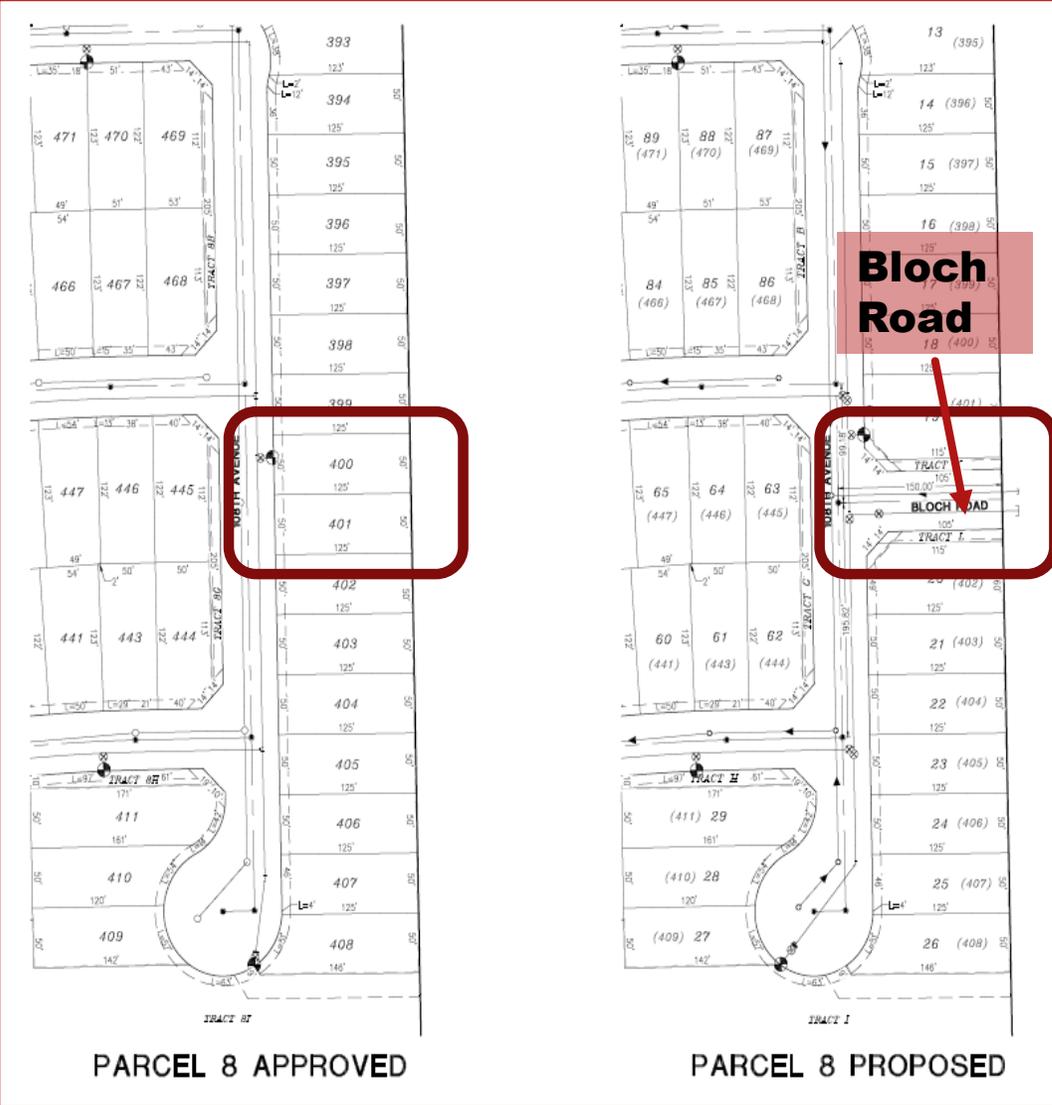
- ▶ Major PAD Amendment approved May 21, 2018
- ▶ Preliminary Plat approved August 13, 2018
- ▶ 675 single-family residential lots
- ▶ Former 16.1-acre school site (now additional single-family lots)
- ▶ 14.8-acre cluster home site
- ▶ 6.6-acre commercial site



Proposed Amendment

- ▶ Purpose: Improve pedestrian and vehicular connectivity between lots approved as part of Unit I and new lots being planned adjacent to the site
- ▶ Two new street & sidewalk connections provided:
 - ▶ Connection between Parcel 8 and Parcel 7
 - ▶ Connection between Parcel 11 and Wier Avenue/Verde Trails Unit II

Proposed Amendment



Analysis

- ▶ In conformance with the Verde Trails PAD
- ▶ In conformance with the Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual
- ▶ Improves vehicular and pedestrian connectivity, a goal of the GP 2030, Design Manual, and Strategic Plan

Staff Recommendation

Approval of Application PL-18-0229

Verde Trails Unit 1 Preliminary Plat
Amendment

Subject to two (2) recommended conditions