

Verde Trails Unit II

Preliminary Plat

Application PL-18-0268

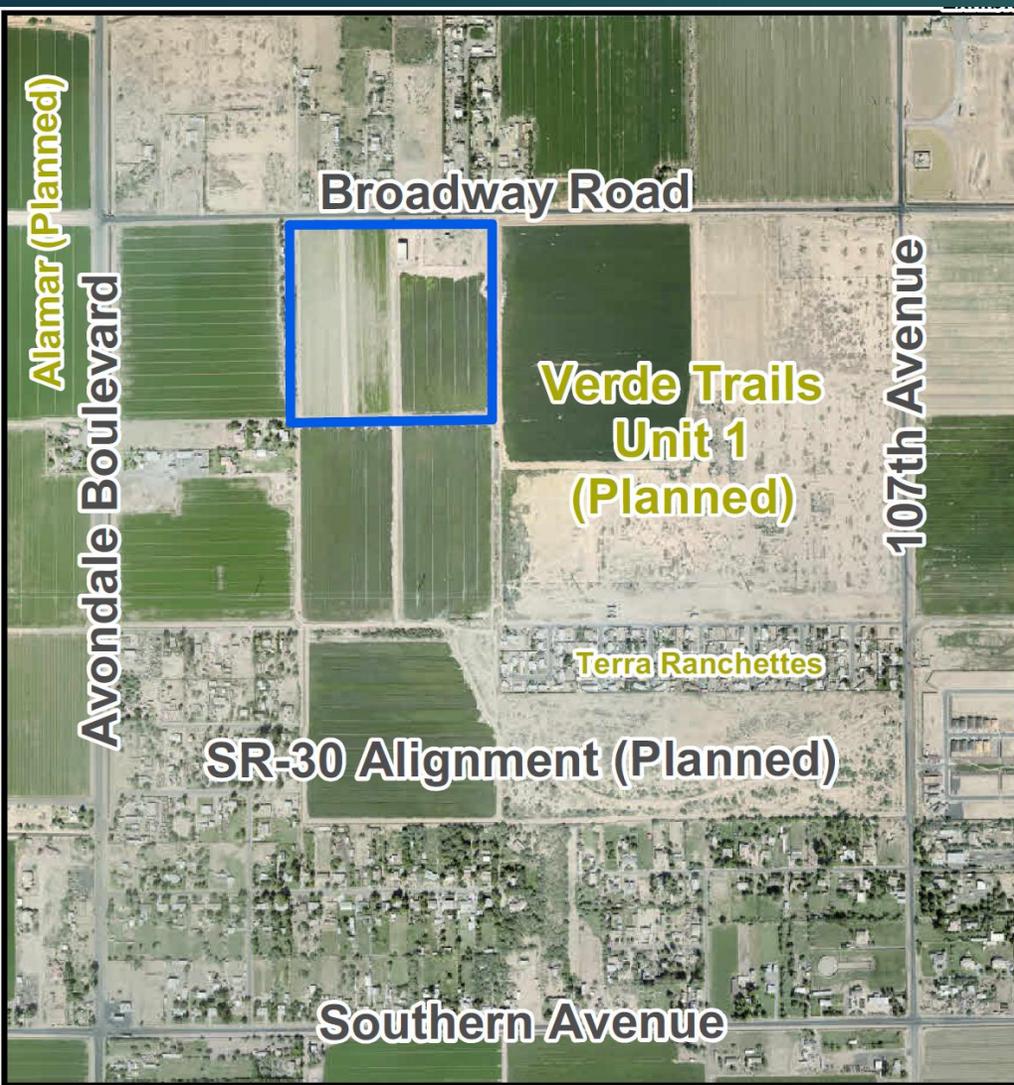
Planning Commission Meeting

January 17, 2019

Avondale

Purpose

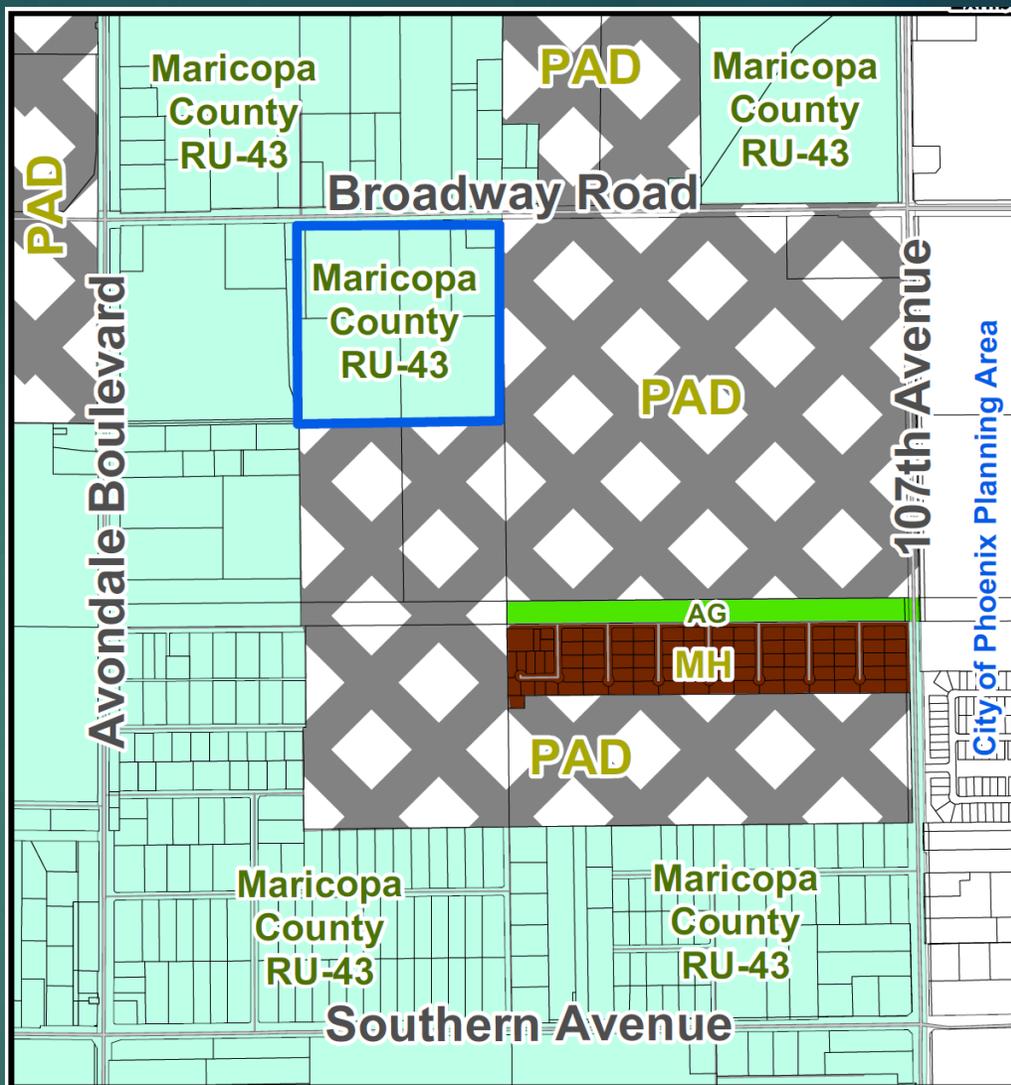
- ▶ Review the Preliminary Plat for the proposed 146-lot Verde Trails Unit II and forward a recommendation to the City Council



Aerial Photograph



Verde Trails Unit II



Zoning Vicinity Map

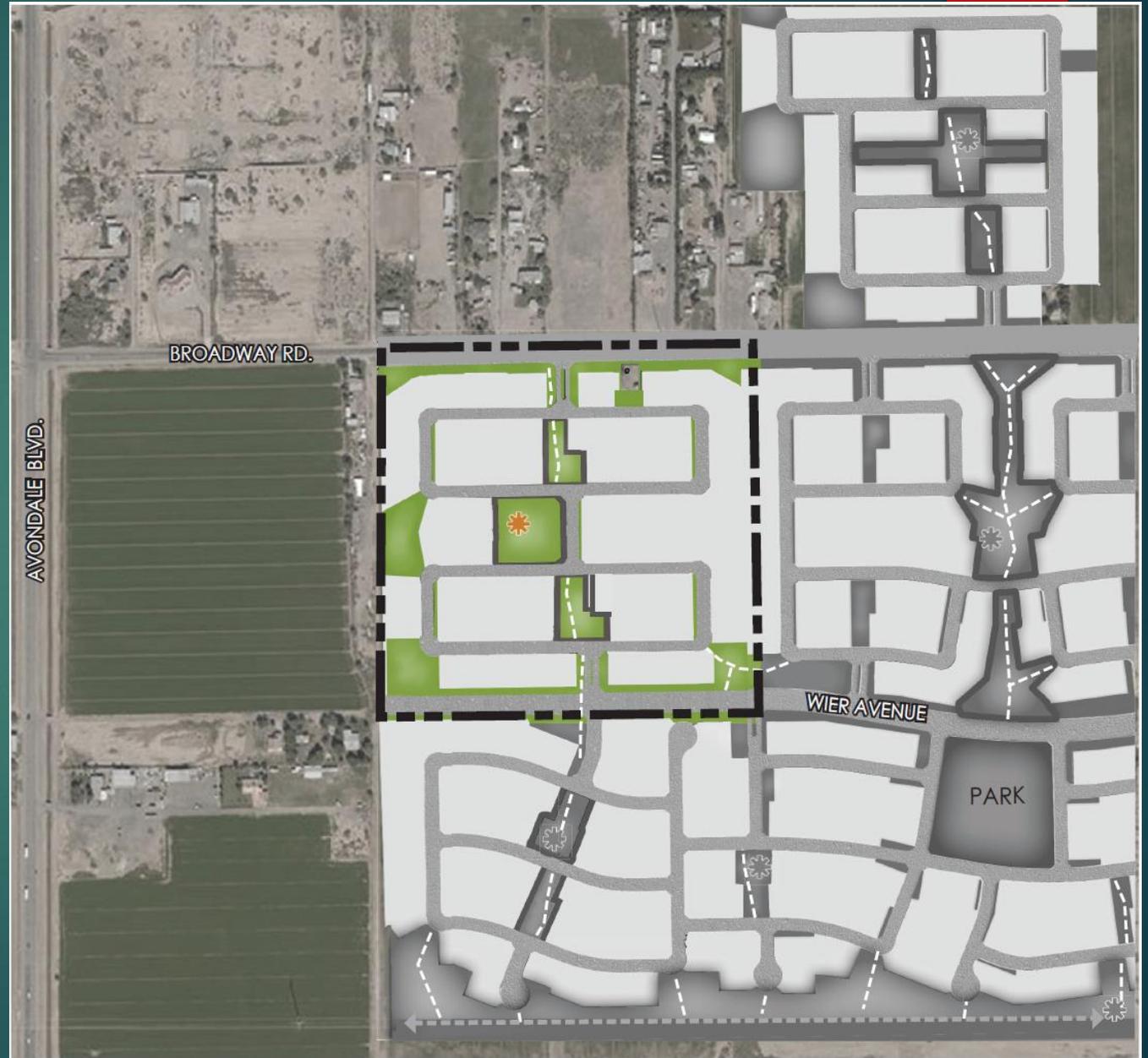


Verde Trails Unit II



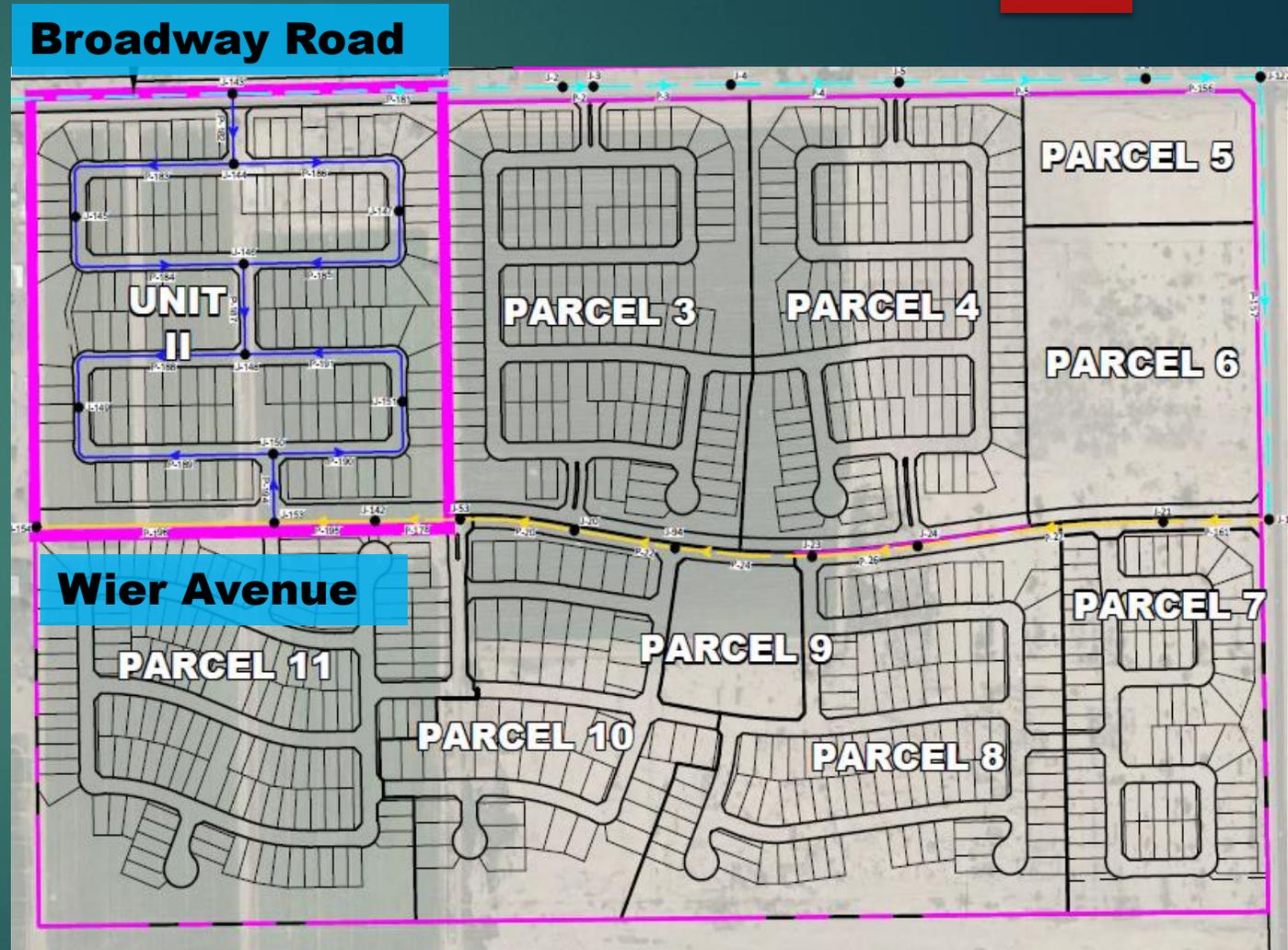
Background

- ▶ +/- 35.5 net acres
- ▶ Annexation and Rezoning to PAD underway
 - ▶ Approval anticipated February 4, 2019
- ▶ Same developer (Harvard Investments) as Verde Trails I



Preliminary Plat

- ▶ Access from Broadway Road and Wier Avenue
- ▶ 146 Lots – 2 Lot Sizes
50'x115' (5,750 SF) and
55'x115' (6,325 SF)
- ▶ Staggered lots adjacent
to Broadway Road
- ▶ 19 percent open space
- ▶ Fully integrated into
Verde Trails master
planned community
- ▶ Common HOA with
other Verde Trails parcels



Analysis

- ▶ In conformance with the proposed Verde Trails II PAD
- ▶ In conformance with the Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Review Manual
- ▶ Open space exceeds minimum requirement
- ▶ All walls, monuments, furnishings, landscaping, etc. to share common design with remainder of Verde Trails
- ▶ Developer to construct all required improvements

Staff Recommendation

Approval of Application PL-18-0268

Verde Trails Unit II Preliminary Plat

Subject to five (5) recommended conditions