

Roosevelt Park II

Major PAD Amendment

Application PL-19-0245

Phase 2 Preliminary Plat

Application PL-19-0232

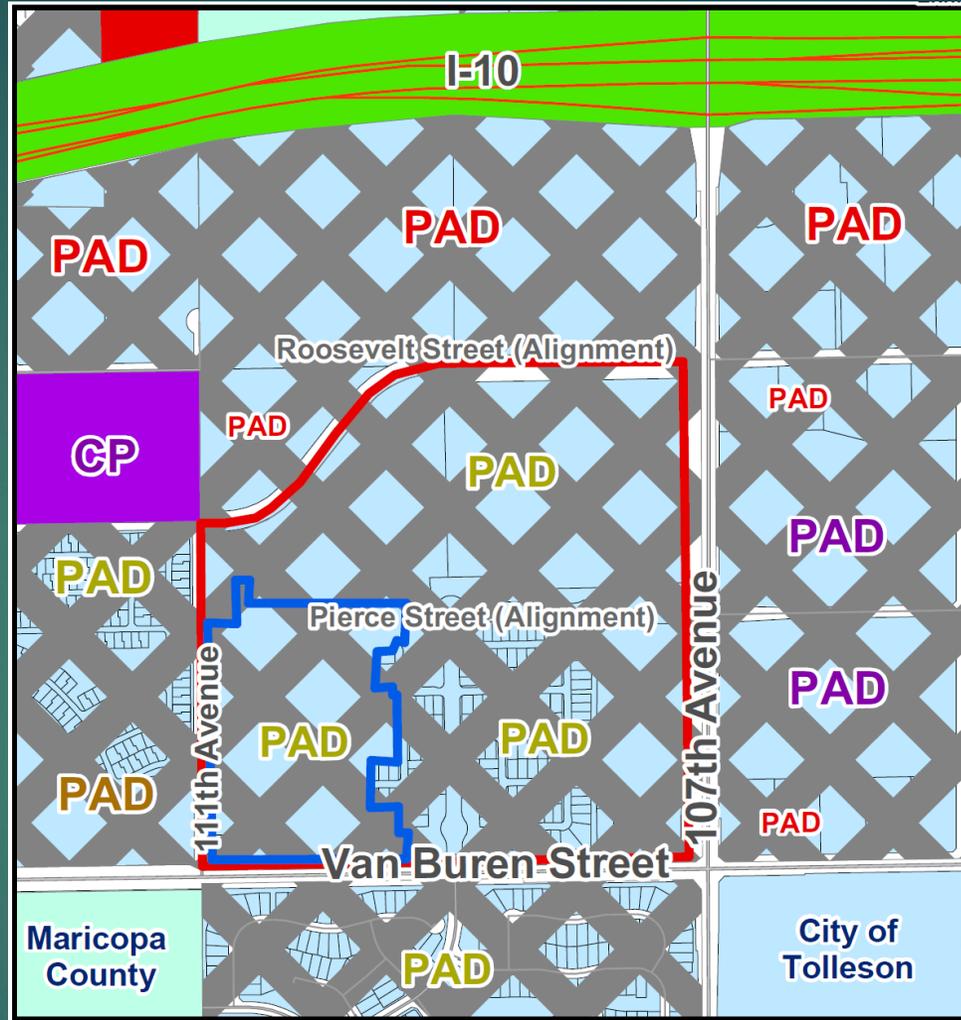
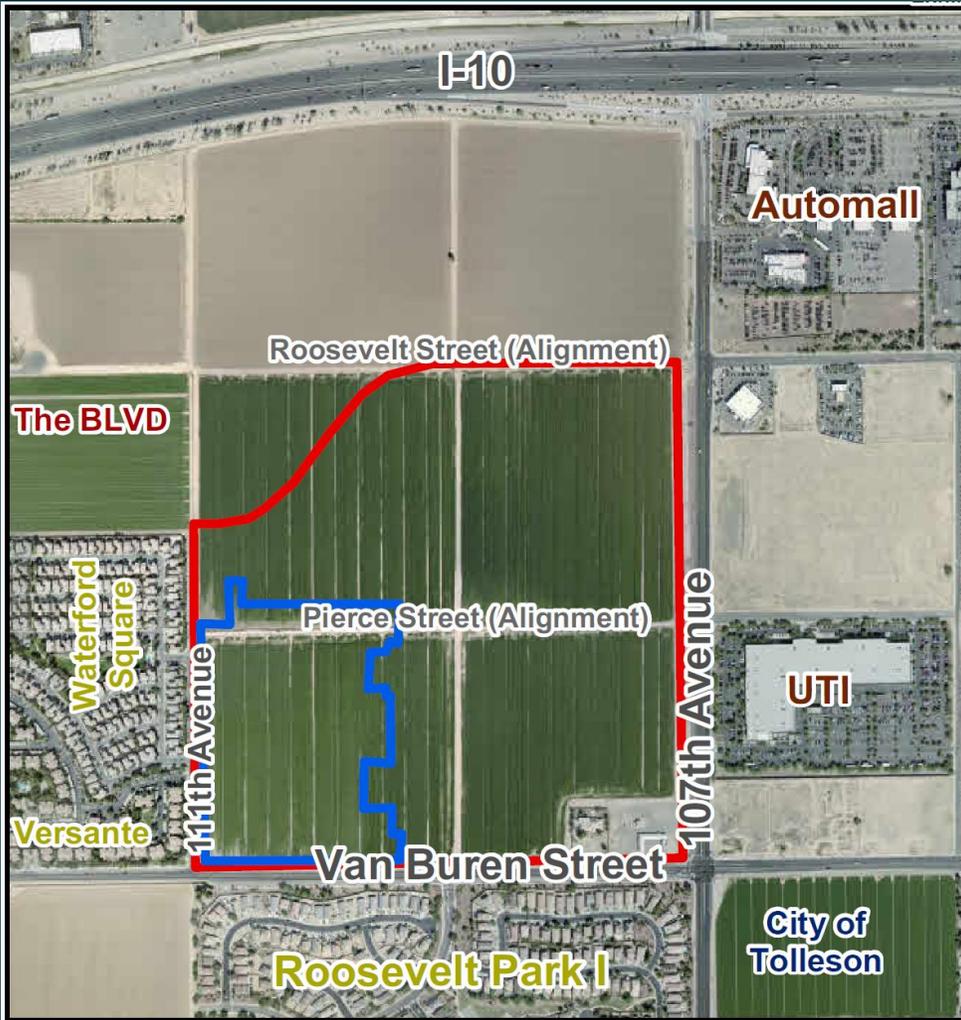
Planning Commission Meeting

November 21, 2019

Avondale

Purpose

- ▶ Review a proposed Major Amendment to the Roosevelt Park II Planned Area Development (PAD), conduct a public hearing, and adopt an Ordinance approving the request
- ▶ Review the Preliminary Plat for the proposed 147-lot Roosevelt Park II Phase 2 subdivision



Aerial Photograph

Zoning Vicinity Map



-  Roosevelt Park II
-  Phase 2 (Proposed)



-  Roosevelt Park II
-  Phase 2 (Proposed)

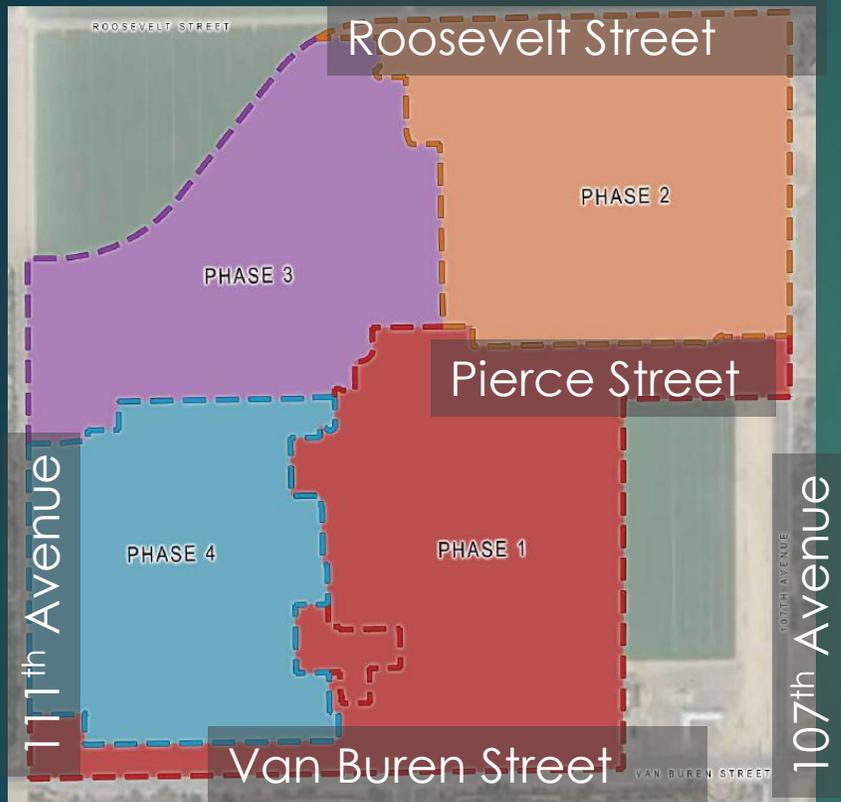


Background

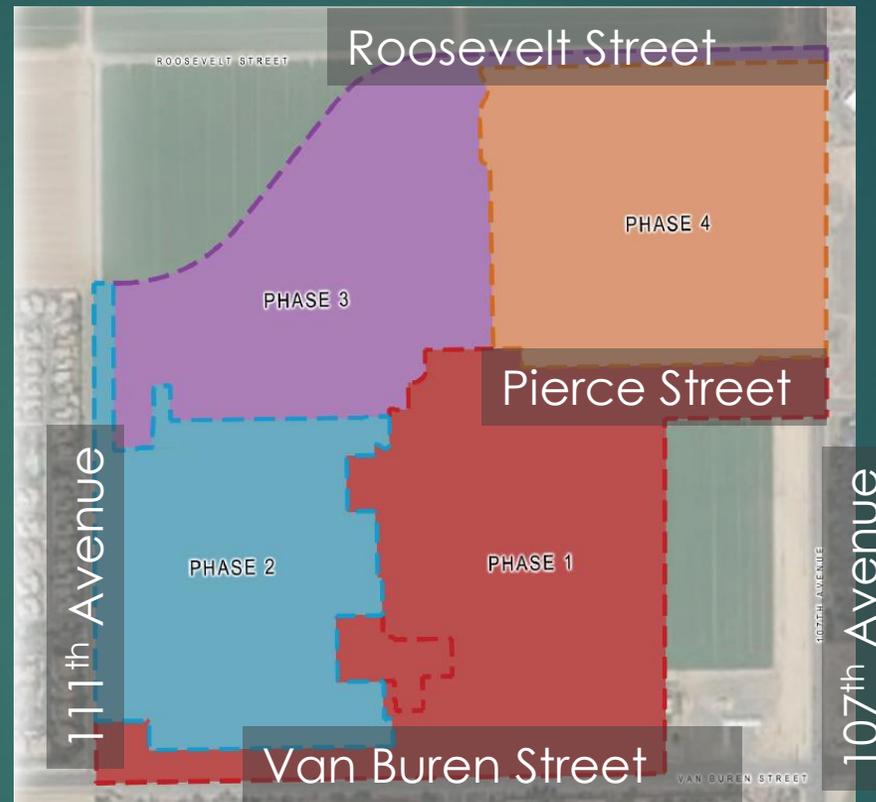
- ▶ 144.91 gross acres (Total)
- ▶ 26.8 gross acres (Phase 2)
- ▶ Annexed and zoned PAD in 2001
- ▶ PAD amended twice
 - ▶ July 2005
 - ▶ April 2018
- ▶ MHDR GP2030 designation



Proposed PAD Amendment



Existing

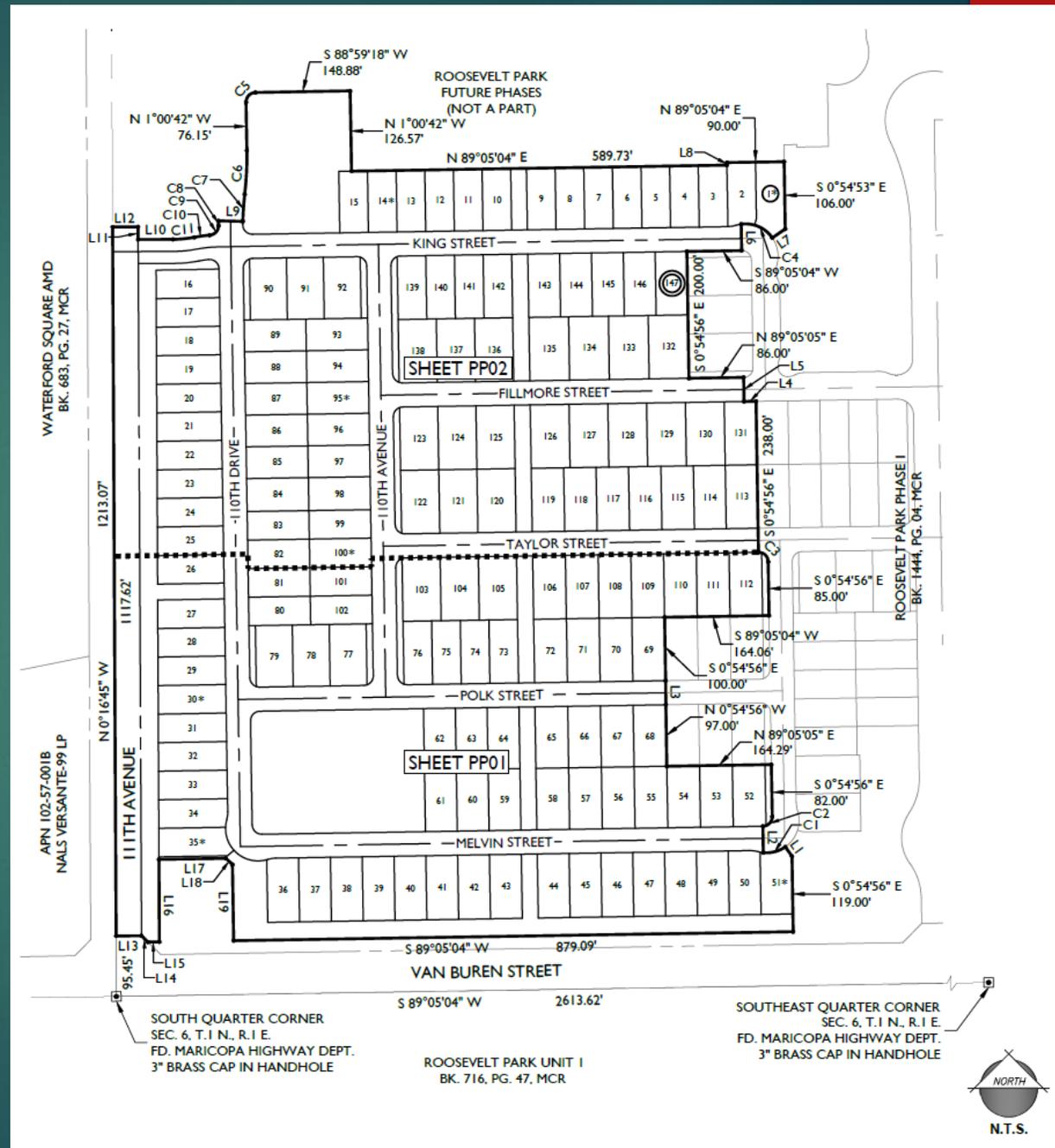


Proposed

- ▶ Conditions of Approval: Off-Site Improvement Schedule
 - ▶ 107th Avenue
 - ▶ 111th Avenue
 - ▶ Roosevelt Street
 - ▶ Signal Contributions
- ▶ Condition of Approval: PAD Amendment Criteria

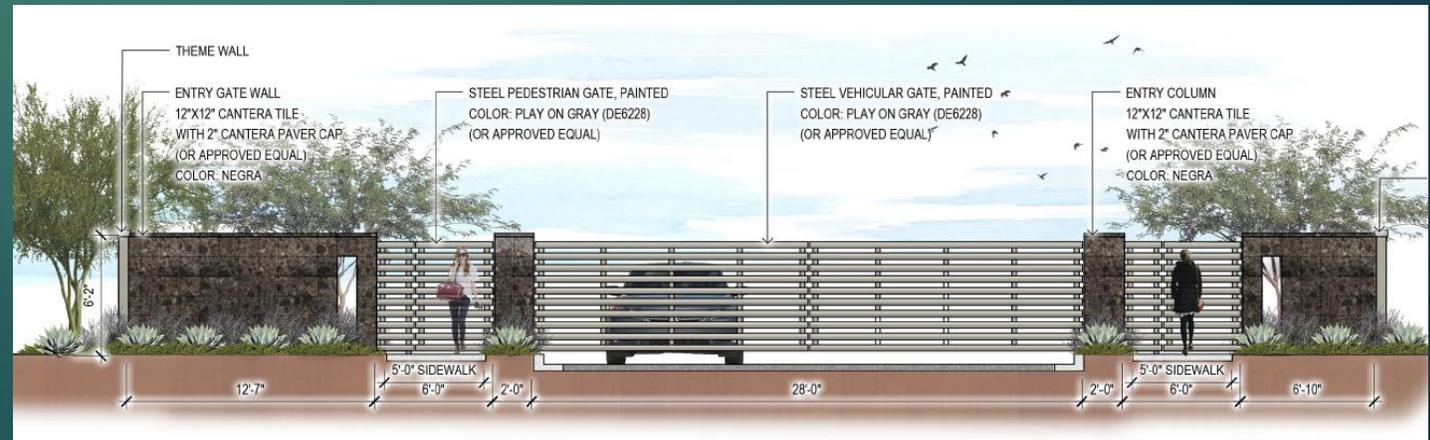
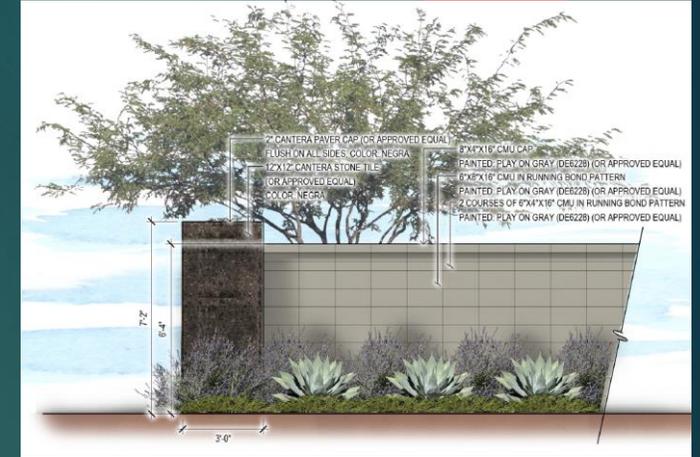
Preliminary Plat

- ▶ +/- 26.80 gross acres
- ▶ 147 Lots (Three lot types)
 - ▶ 4,275 S.F. (51 Lots)
 - ▶ 4,750 S.F. (75 Lots)
 - ▶ 5,700 S.F. (21 Lots)
- ▶ Access through Phase I only; new exit only to 111th Avenue



Open Space and Theming

- ▶ 22.7 percent open space (inclusive of Phase 1)
- ▶ 1.2-acre neighborhood park
- ▶ Lighted connection to Van Buren Street trail
- ▶ Shared wall and monument design with Phase 1



Analysis – PAD Amendment

- ▶ Scope of request limited to phasing plan and schedule
 - ▶ No impact to design, development standards, density, open space, or configuration
- ▶ No impact to General Plan conformance
- ▶ Recommended conditions of approval will ensure development of perimeter infrastructure in a timely manner

Analysis (Phase 2 Preliminary Plat)

- ▶ In conformance with the Roosevelt Park II PAD, as amended
- ▶ In conformance with the Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual
- ▶ Open space and amenities (inclusive of Phase 1 open space) exceed requirements
- ▶ Consistent theming and design

Public Participation/Notice (PAD Amendment Only)

- ▶ All required notifications completed
 - ▶ Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- ▶ Neighborhood Meeting – November 19, 2019 – City Hall Sonoran Conference Room
- ▶ aVOICE: 5 viewers, no comments
- ▶ No written or phone correspondence

Recommendation

Approval of Application PL-19-0245 Roosevelt Park II

Major PAD Amendment

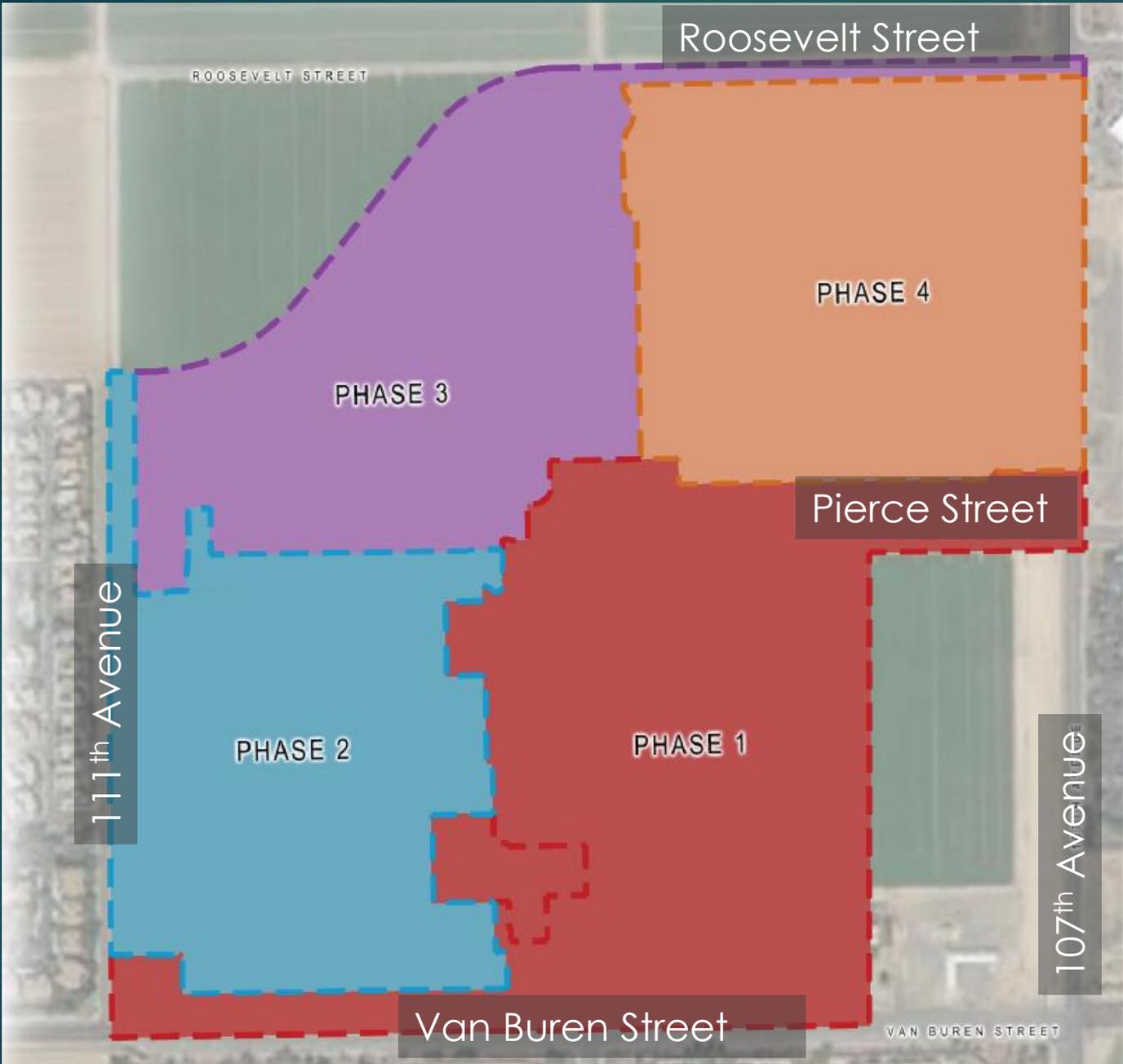
Subject to fifteen (15) recommended conditions

Approval of Application PL-19-0232 Roosevelt Park II Phase 2

Preliminary Plat

Subject to four (4) recommended conditions

***** Public Hearing Required for PAD Amendment Only*****



Roosevelt Street

ROOSEVELT STREET

PHASE 4

PHASE 3

Pierce Street

111th Avenue

PHASE 2

PHASE 1

107th Avenue

Van Buren Street

VAN BUREN STREET