



Aviata

City Council

April 26, 2021

Case No. 20-210-00004

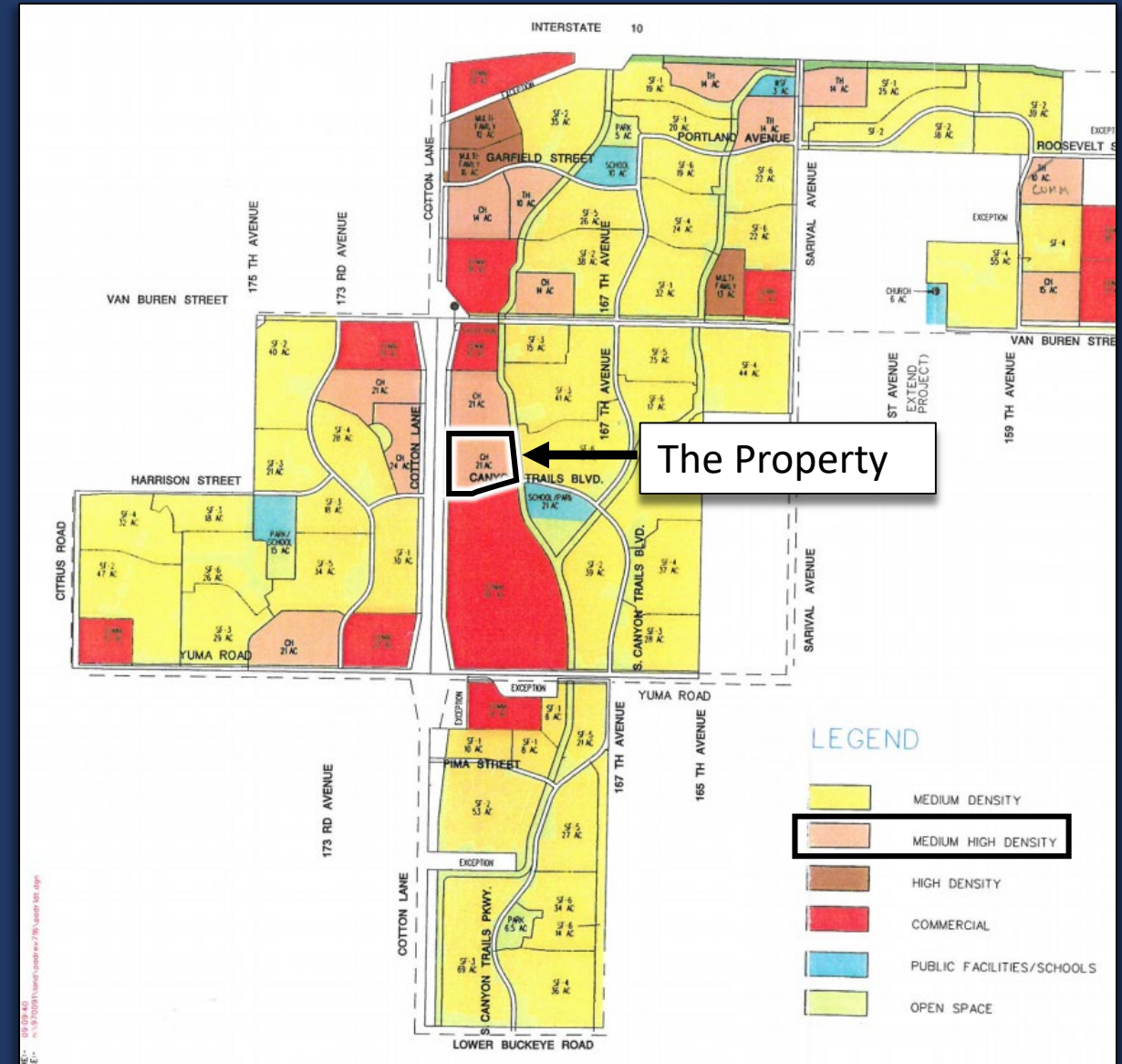
Overview

- ~20 undeveloped acres along Loop 303 alignment
- Near Cotton Lane Linear Park, commercial center, and elementary school
- Access from Canyon Trails Blvd.
- Within ~2,000-acre Canyon Trails PAD
- Proposed Rezoning from PAD to MF-24



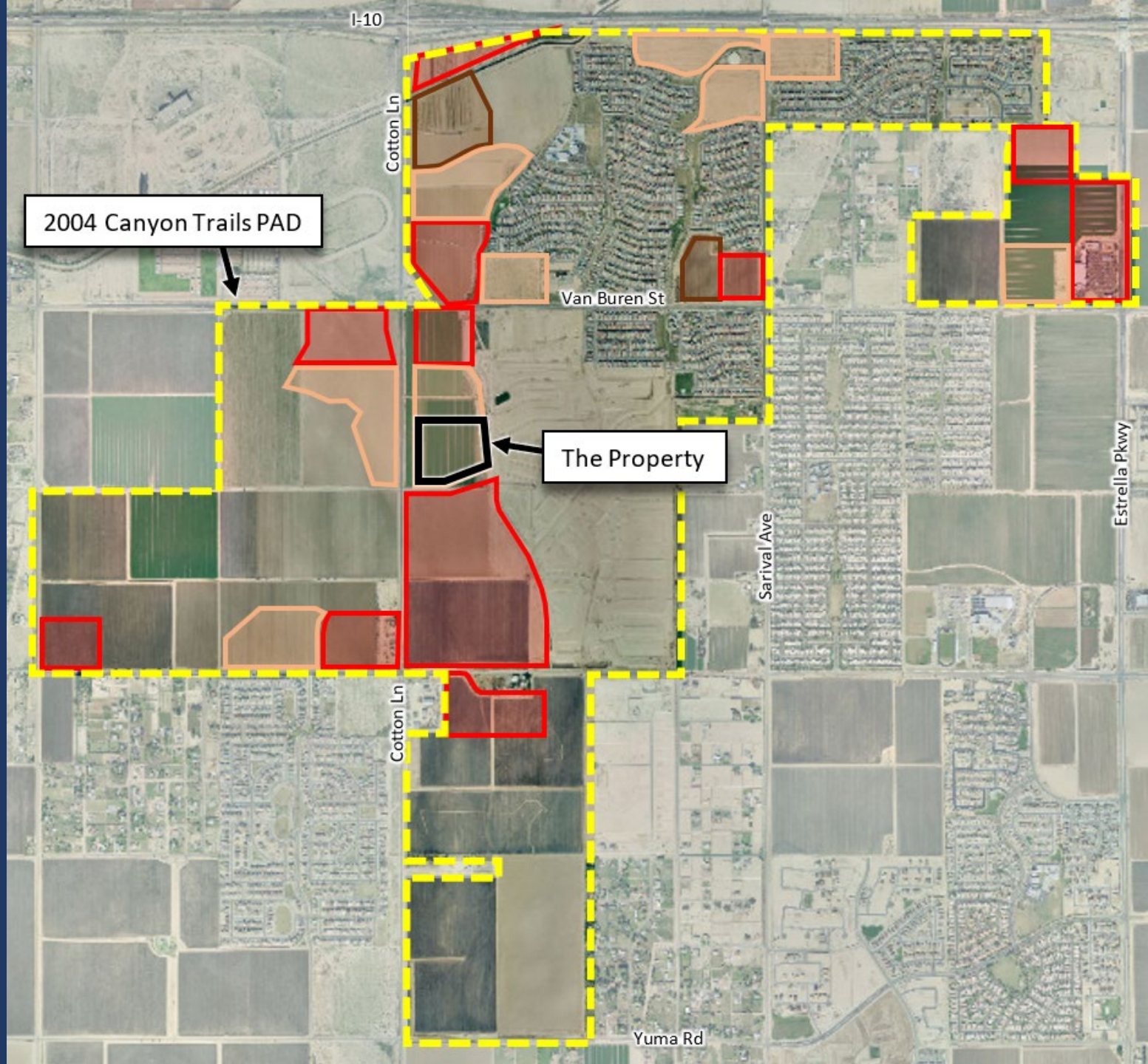
Canyon Trails Development Plan (2004)

Parcel	Designated in PAD 2004
High Density (~18 du/ac)	41 ac.
Med- High Density (~8 du/ac)	203 ac.
Commercial	280 ac.

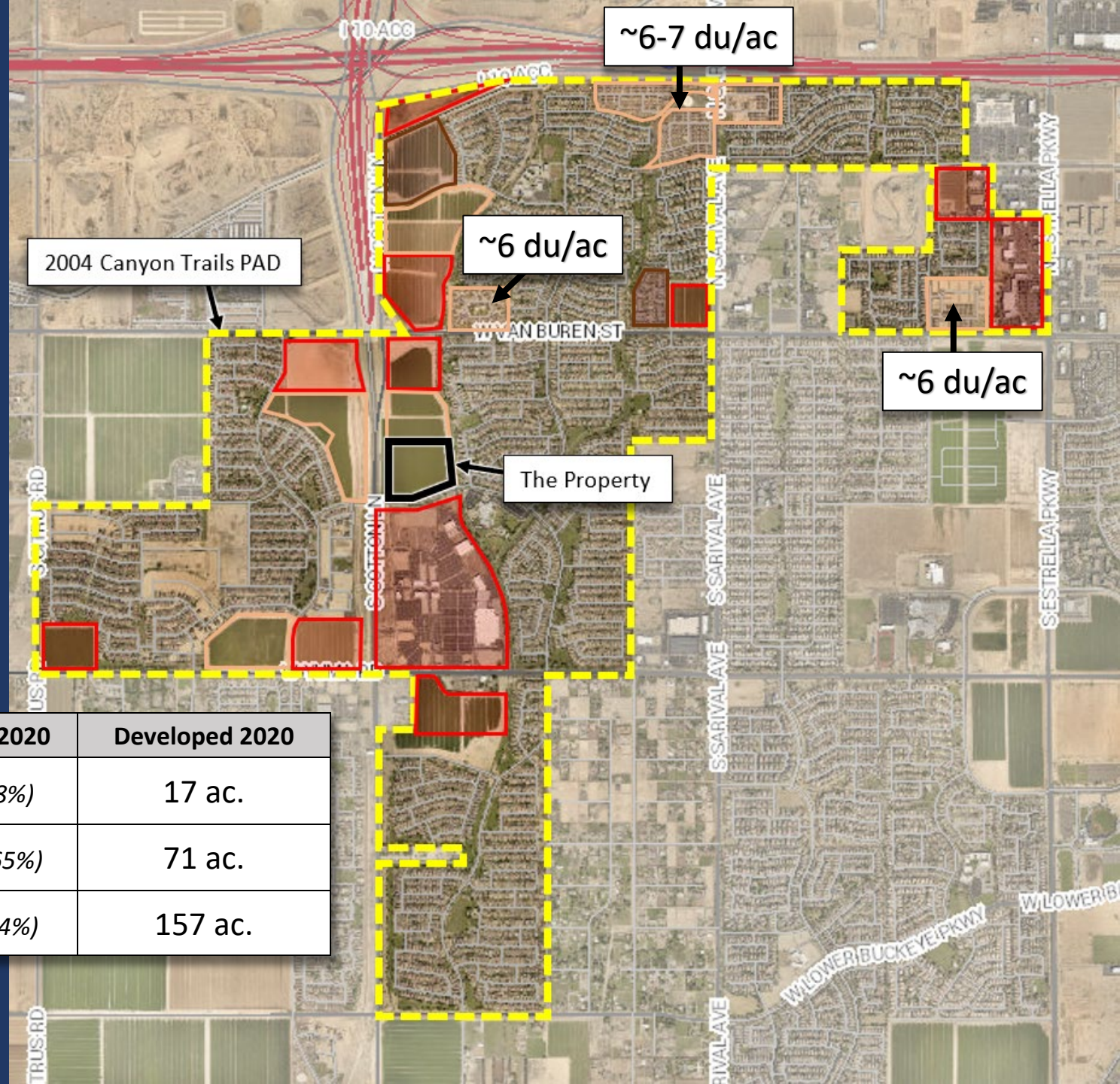


Canyon Trails in 2004

Parcel	Designated in PAD 2004
High Density (~18 du/ac)	41 ac.
Med- High Density (~8 du/ac)	203 ac.
Commercial	280 ac.



Canyon Trails in 2020



Parcel	Designated in PAD 2004	Undeveloped 2020	Developed 2020
High Density <i>(~18 du/ac)</i>	41 ac.	~24 ac. (58%)	17 ac.
Med- High Density <i>(~8 du/ac)</i>	203 ac.	~132 ac. (65%)	71 ac.
Commercial	280 ac.	~123 ac (44%)	157 ac.

TRUS-RD

RIVAL AVE

W LOWER B

Site Plan

Districts	MF-24	Aviata Site Plan
Maximum Density in Du/Ac	24	20.65
Minimum lot Width	100 ft.	1,043 ft.
Minimum lot depth	N/A	741 ft.
Maximum Height (ft.)	40	40
Accessory building (ft.)	12	12
Maximum Building coverage	50%	6%
Open Space (sq/ft per Du)	167,200sf (400sf/DU)	167,400sf
Total Parking Spaces	843	849
Minimum Setbacks		
Front (ft.)	30	30 (West)
Street Side (ft.)	30	30 (South)
Side except for Street Side (ft.)	20	20 (North)
Total Both Sides (ft.)	40	50
Rear (ft.)	30	50 (East)



Proposed Project

- 418 units total
- Mix of 1-, 2-, 3-bedrooms
- 5 building types with 3-story and 2-story carriage style
- Gated access with call boxes
- On-site amenities
 - 2 pools (resort-style + family)
 - 25,000sf centralized open space
 - Clubhouse + Exercise Facility
 - 2 dog parks
 - 3.8 acres total on-site open space
 - Access to adjacent linear park



ADOT ROW / Future 303



Relationship to West

- Existing ADOT ROW/future raised 303 freeway constrains the Property to the west
- Freeway noise mitigation requires 16' wall or 2-story buildings
- 2-story Carriage units will back up to western setback line and be oriented to interior



Relationship to Canyon Trails Blvd.

- Access only to Canyon Trails Blvd. due to site constraints
- Primary access with grand entrance to clubhouse/leasing and amenities, with 2 secondary access points
- Varied building layout with spacing for visual interest
- Partial view fence and landscape buffer



Relationship to East

- Open space focus along eastern boundary
- Landscaped connections and pedestrian pathways on-site
- Connection to adjacent linear park
- Building variation along east



Transition to the East

- Separated by 100' Linear Park and 50' on-site setback
- Landscaping with Canopy Trees
- Buffer from Future Loop 303



Conceptual Rendering of View from East



Complements Canyon Trails Neighborhood



Canyon Trails Unit 3



Copper Trails Elementary



Canyon Trails Unit 3



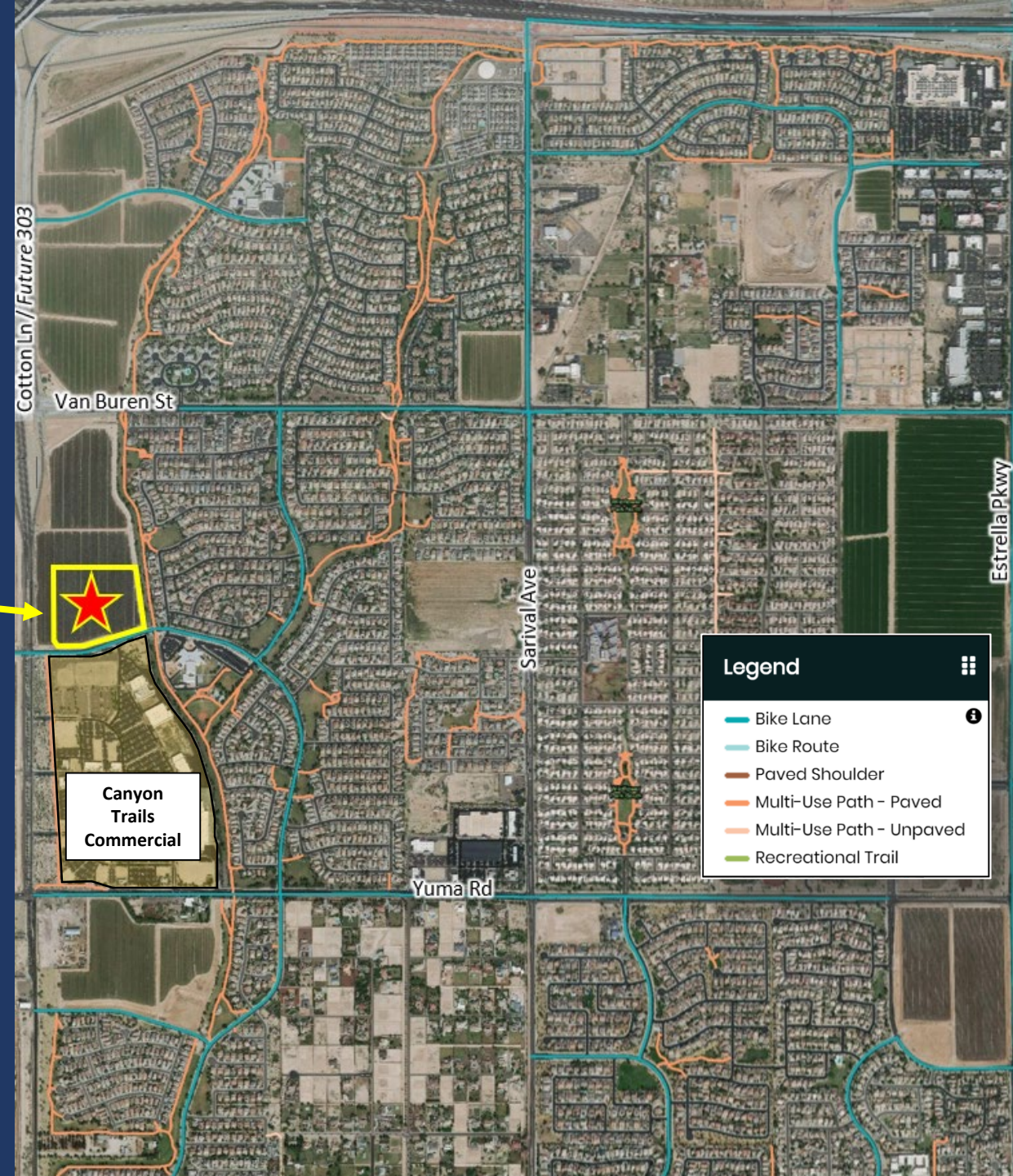
Canyon Trails Town Center

Project Elevations



Pedestrian and Bicycle Connectivity

- 10+ miles of multi-use paths and bicycles lanes in area
- The Project extends the multi modal trail along the Property's western boundary
 - 8' sidewalk and 5' landscape buffer
- Connections to commercial uses and recreation south of I-10 and east of Cotton Lane





Aviata

Thank You!

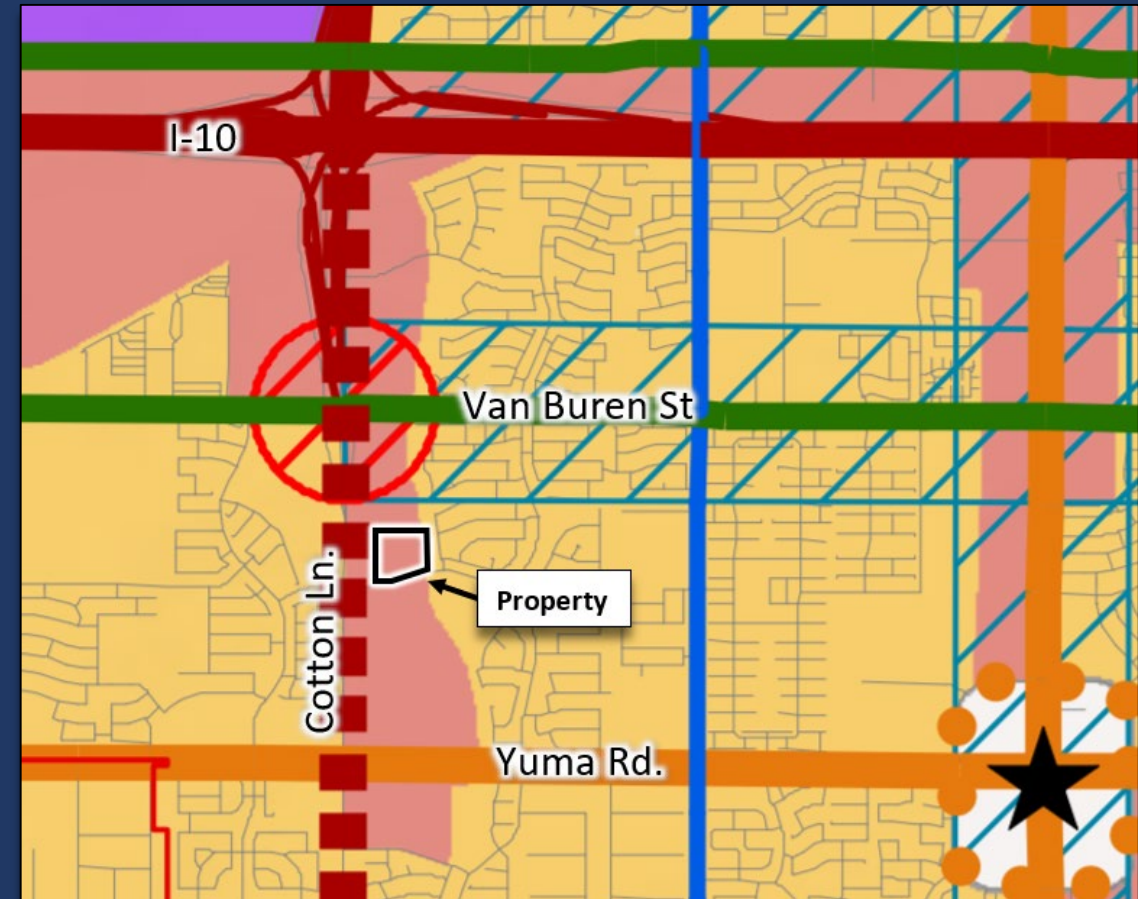
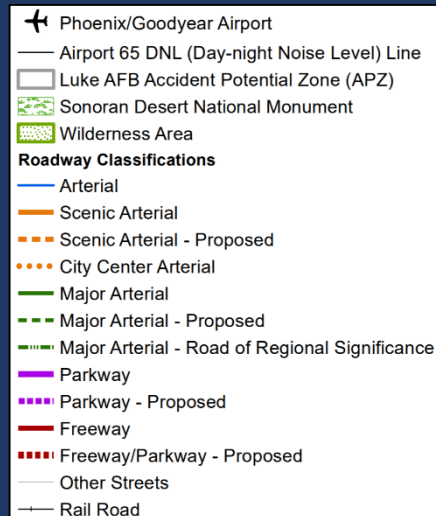
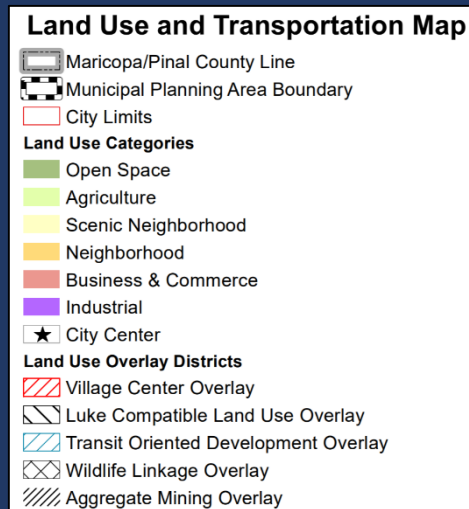






General Plan

- Adjacent to high-traffic corridor and the General Plan's Van Buren/ Cotton Village Center Overlay and the Van Buren TOD Overlay
- Promotes pedestrian and bicycle transportation with proximity to commercial development and 10 miles of multi-use paths and bicycles lanes.
- Business and Commerce land use includes high-density residential that supports nearby commercial development



View from Adjacent Residential Property

Existing



Proposed



View from Adjacent Residential Property

Existing



Proposed

