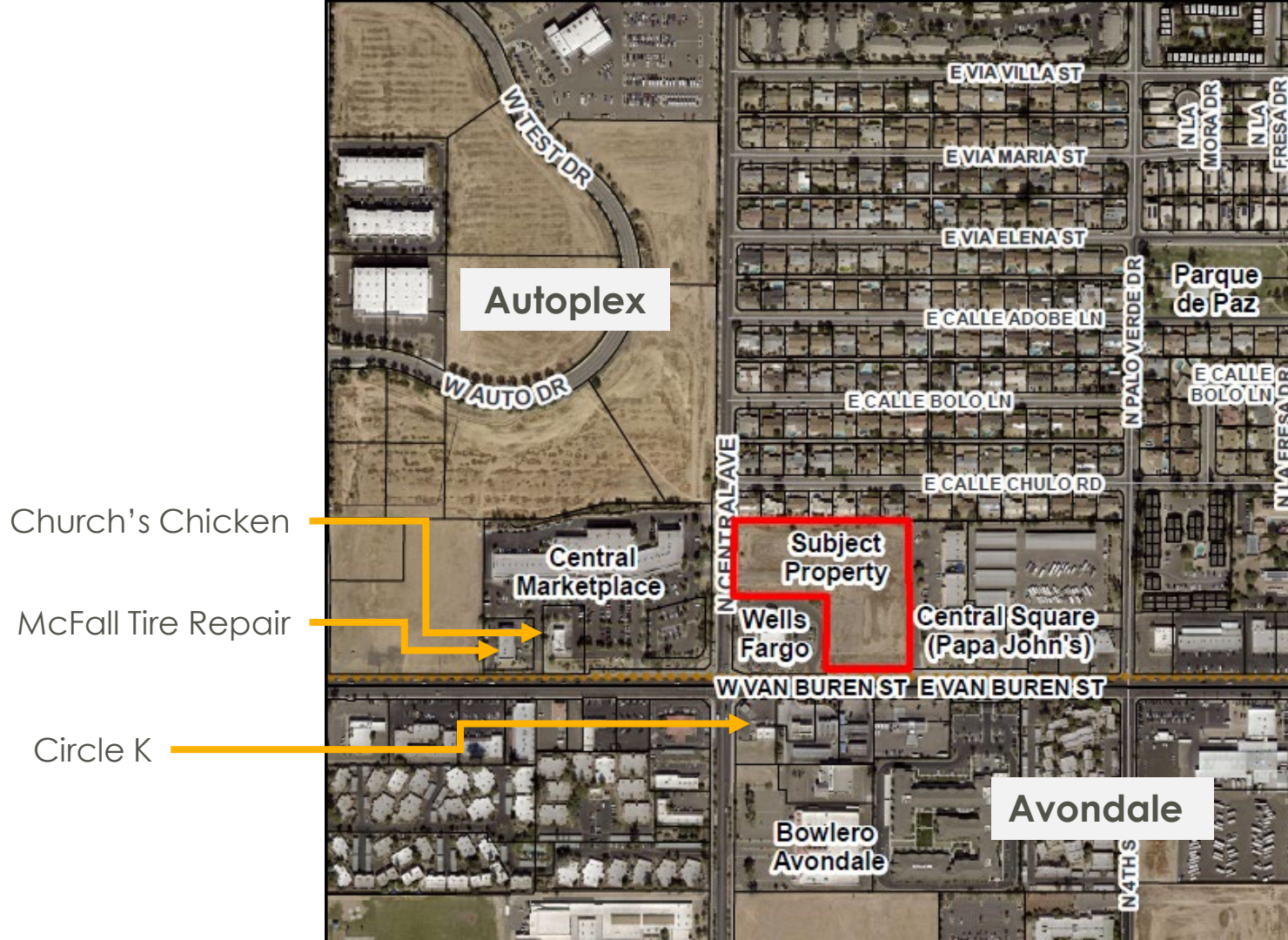


Thrive at Avison Rezone

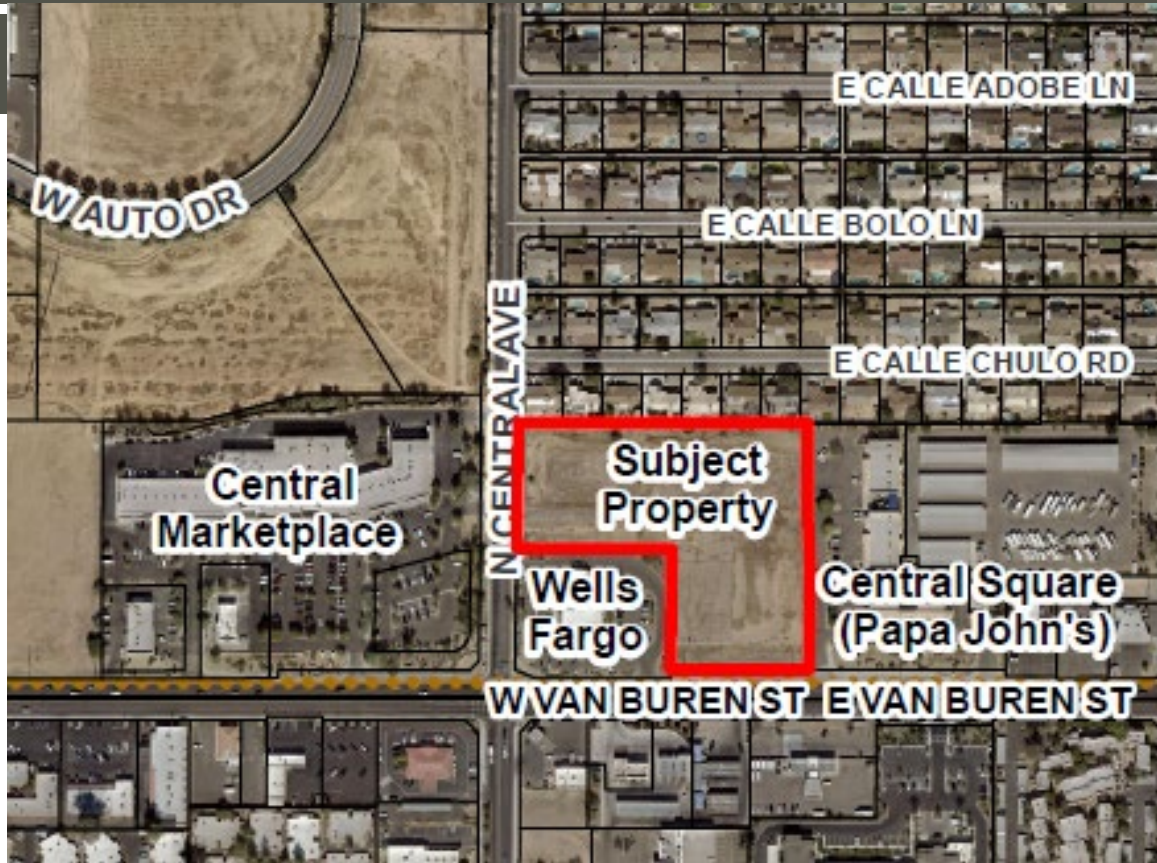




Subject Property



- East of the northeast corner of W Van Buren Street and N Central Avenue
- ~4.6 acres

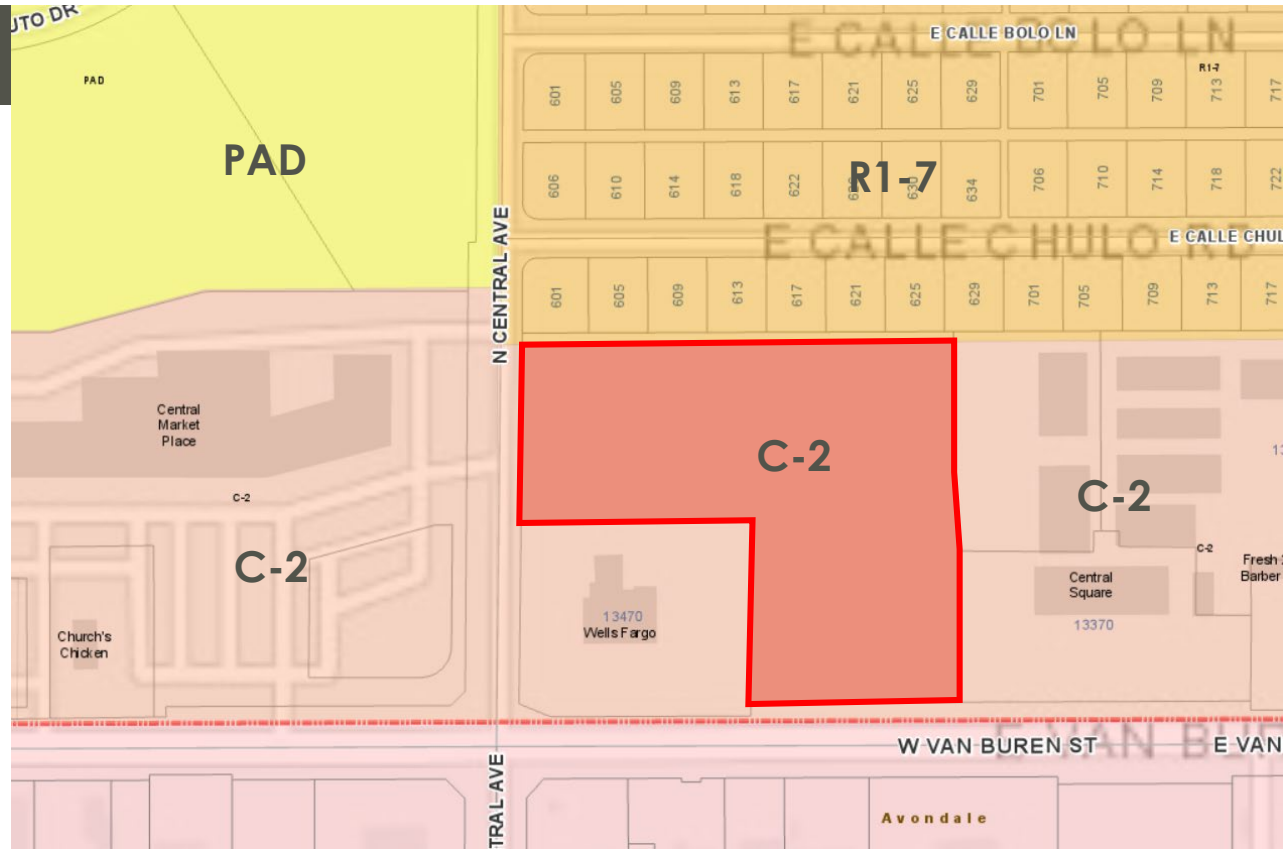


Existing



THRIVE AT AVISION

- **North:** R1-7 (Arnold Manor)
- **East:** C-2 (Central Square Complex)
- **South:** C-2 (Wells Fargo) Avondale C-2
- **West:** C-2 (Central Marketplace Complex)

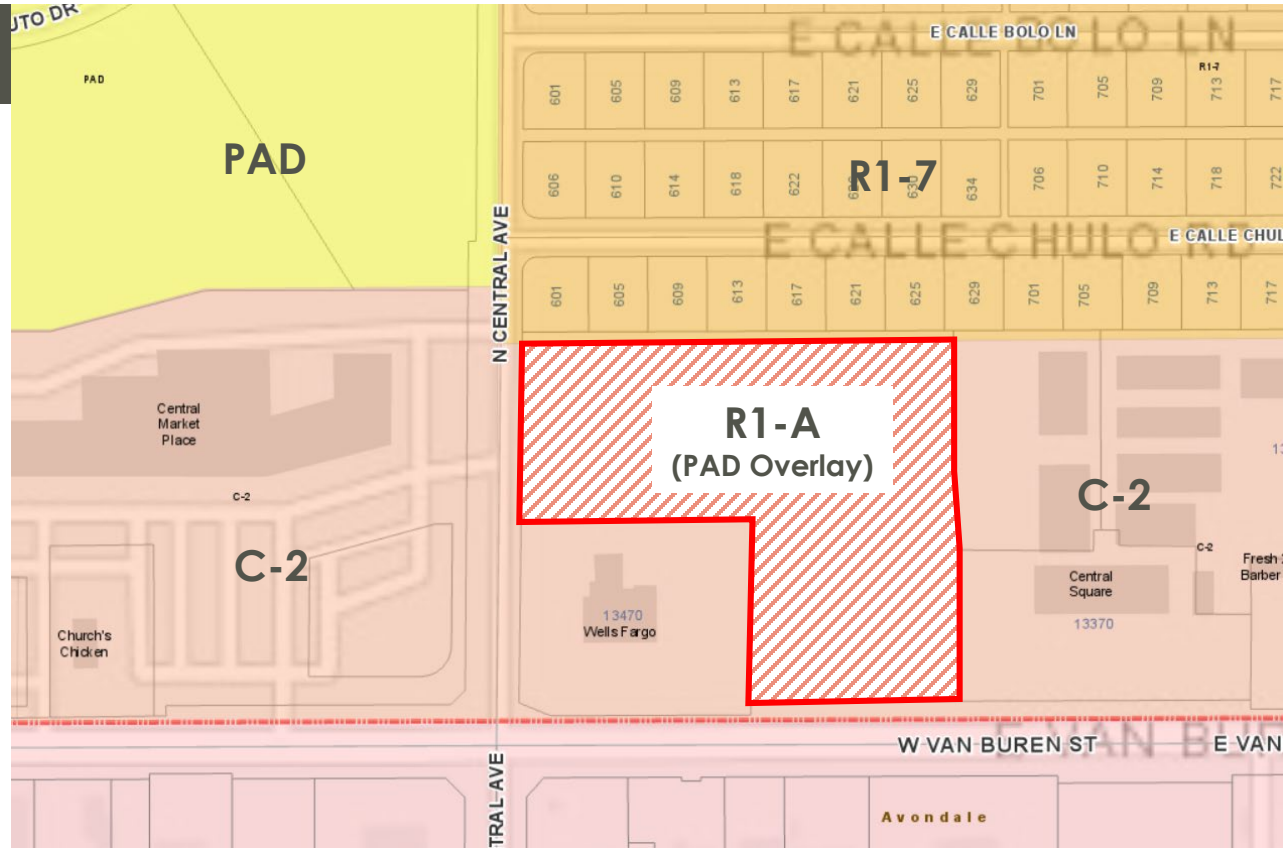


Request



THRIVE AT AVISION

- Rezone property from C-2 to R1-A (Single Family Residential) with a Planned Area Development (PAD) Overlay



PAD Overlay

THRIVE AT AVISION

- Modification to four development standards
 - Min. Lot Area
 - Min. Lot Width
 - Rear Yard Setback (limited applicability)
 - Separation between walls (limited applicability)

Comparison Standards between R1-A and Proposed PAD Overlay:

	R1-A	Proposed PAD Overlay
Lot Standards		
Minimum Lot Area (sq ft)	2,800	2,253 sf
Minimum Lot Width (ft)	35	28 sf
Minimum Lot Depth (ft)	80	Meets
Building Form and Location		
Maximum Height (ft)	30	Meets
Maximum Building Coverage	75%	Meets
Minimum Setbacks (ft)		
Front (1)	10	Meets
Front facing garage	20	Meets
Side	0 (3)	Meets
Total both sides	0 (3)	Meets
Street Side (4)	10	Meets
Rear	15	11.2
Development Standards		
Open Space % (of net area)	15%	Meets
Additional Zoning Ordinance Standards		
Minimum Separation between fences and/or walls	20'	17' (with partial view fence included)

APN: 500-03-260
ZONED: R1-7
LOT: 7,469 SF

ADJACENT PARCEL
APN: 500-03-252B
ZONED: C-2
LAND USE: NEIGHBORHOOD
w/TRANSIT OR DEV. OVERLAY

Conceptual Plan (not approved with rezoning)

Required Elements

THRIVE AT AVISION

Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests

Zoning Designation	Minimum Lot Width (ft)	Total Both Sides Setback	Amenity Elements	Connectivity Elements	Streetscape Elements
R1-6	55	15	0	0	0
REDUCED R1-6	50	10	1	2	2
R1-4	45	15	1	2	3
REDUCED R1-4	40	10	2	4	4
R1-A	35	N/A	1	2	1
R1-C	40	N/A	1	2	1

- Amenity
 - Community pool
- Connectivity
 - No subdivision perimeter wall
 - Infill development
 - Internal trail system
- Streetscape
 - Alternative paving

Front



Conceptual Elevations (not approved with rezoning)

Rear



Public Comment



THRIVE AT AVISION

- Neighborhood meeting held at Goodyear Municipal Complex
January 19, 2022
 - No attendance
 - No comments received
- Planning & Zoning Commission
 - No public comment

Recommendation



THRIVE AT AVISION

- Staff recommends approval of R1-A with PAD Overlay subject to stipulations
- Planning & Zoning Commission recommended approval 6-0 on 2/16/2022