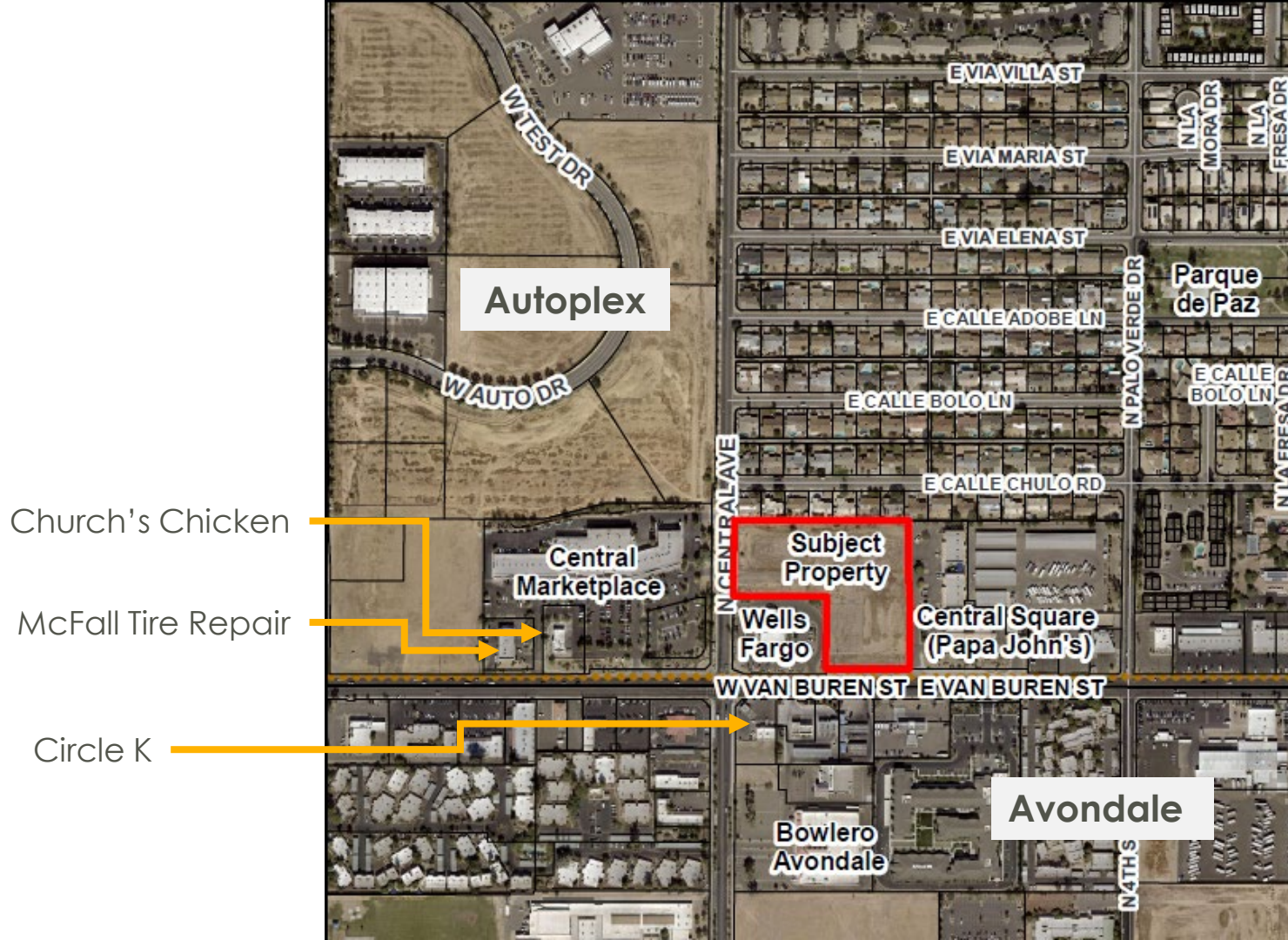


Thrive at Avison Preliminary Plat



- NEC W Van Buren St. & N Central Ave
- ~4.6 acres

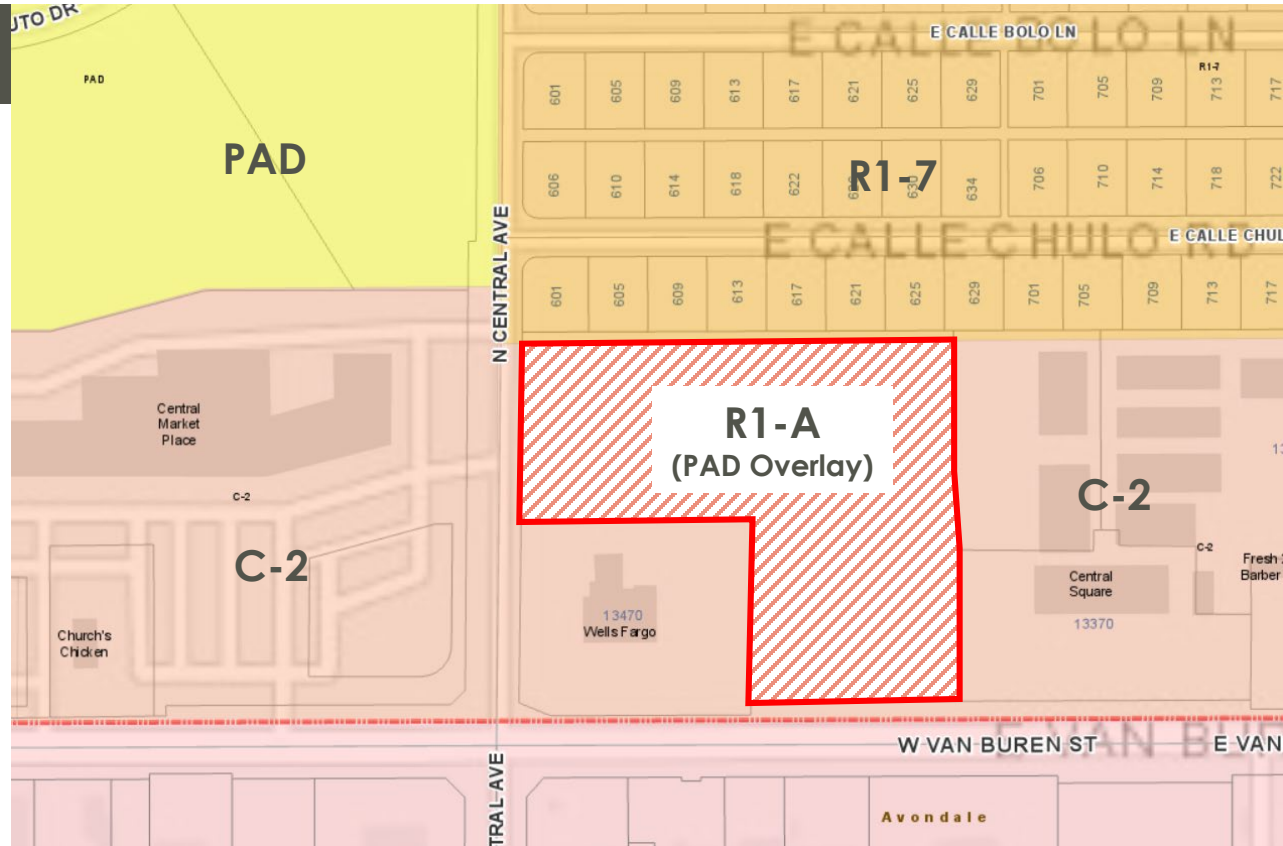


Request



THRIVE AT AVISION

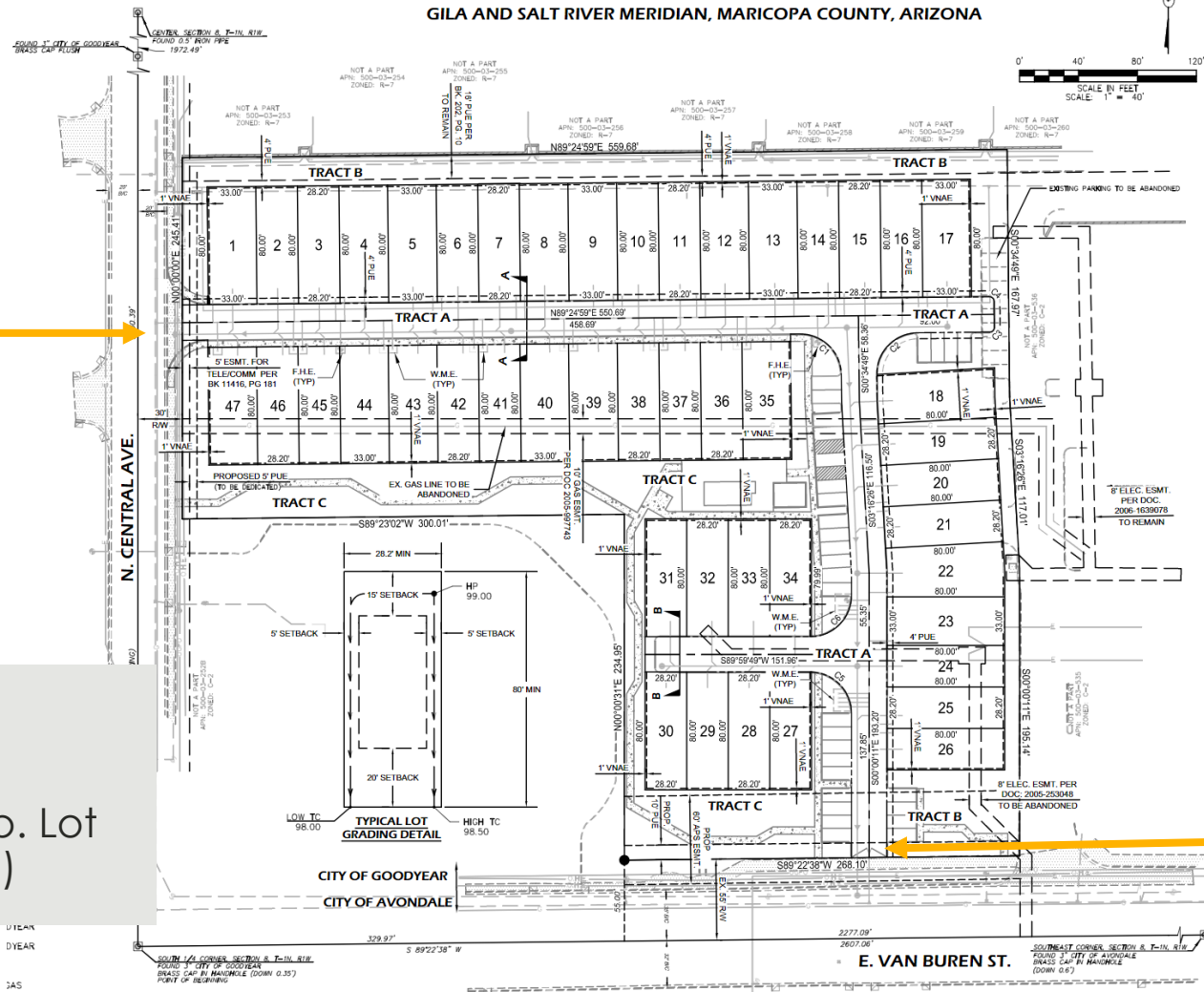
- Zoning: R1-A with PAD Overlay
- Approved by City Council 2/28/2022



A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Main Entry

- ~4.6 acres
- 47 Lots
- 28'x 80'Typ. Lot (attached)



Emergency access

Required Elements

THRIVE AT AVISION

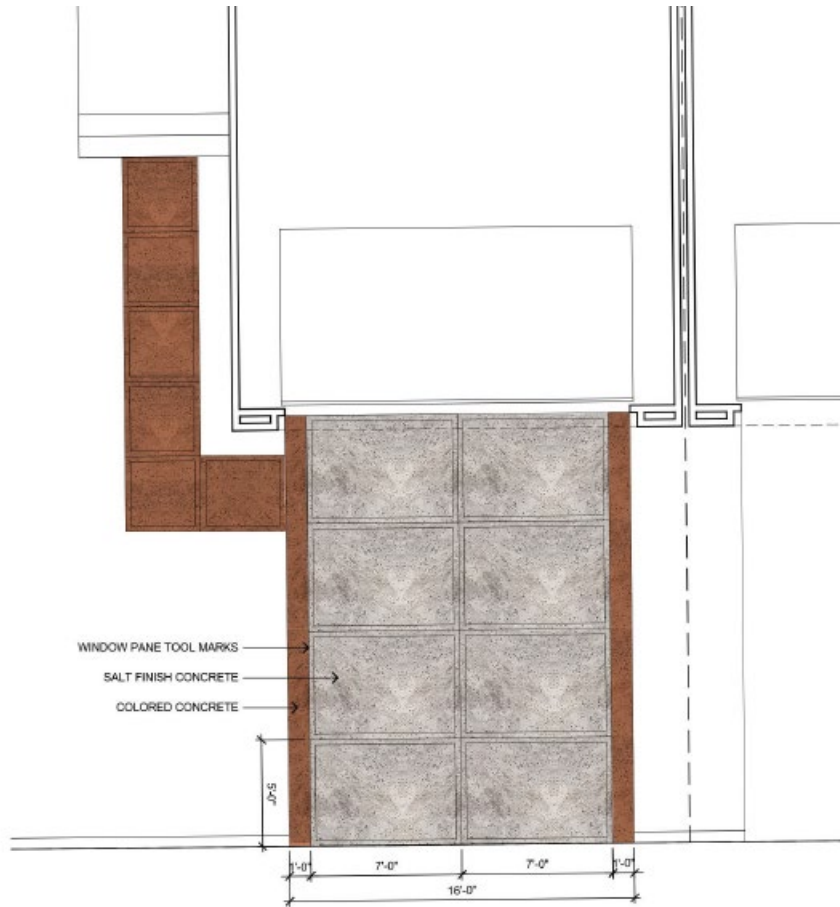
Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests

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

Site plan for a proposed residential development. The plan shows a large rectangular lot bounded by N. Central Avenue to the west, W. Van Buren Street to the south, and an existing commercial area to the east. The lot is divided into several sections by private drives and a central landscaped area. The central area contains a pool and a building labeled '9'. The plan includes numerous trees, landscaping, and parking spaces. Notes indicate that there are no rear yard walls on the site perimeter. A red arrow points from a red box labeled 'Ce Comr' to the building labeled '9'.

An aerial photograph of a residential street. A red arrow points from the top right towards a house on the left side of the street. The house is a two-story building with a dark roof and a light-colored exterior. It is surrounded by trees and other houses. The street is paved and has a yellow curb. The image is part of a presentation slide.



Alternative Driveway
Paving

Recommendation



THRIVE AT AVISION

- Meets Zoning Requirements, Subdivision Regulations, Engineering Standards
- PZC recommended approval with 2 additional stipulations on 8/17/2022