



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Plat of Aavasa by Anvita

Meeting: August 19, 2025

Item No. 3e

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Aavasa by Anvita, on 16.4± acres, located on the southeast corner of Coit Road and First Street. (DEVAPP-25-0002)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Single Family-15 with a Specific Use Permit (S-44) for private streets.

Conformance:

The Preliminary Plat conforms to the development standards of the Single Family-15 District.

Description of Agenda Item:

The purpose of the Preliminary Plat is to construct a gated residential subdivision consisting of 25 single-family homes and 8 common area/open space lots. All lots will be developed to the Single Family-15 District standards.

A Specific Use Permit for Private Streets (S-44) was approved by the Town Council on September 27, 2022. Additionally, a Preliminary Plat (D22-0089) was approved by the Planning & Zoning Commission on May 16, 2023. A Preliminary Plat has a validity of two years. The developer has submitted this Preliminary Plat to replace the one that has expired.

The expired Preliminary Plat showed the same number of lots (25) as the new Preliminary Plat; however, it had one less common area/open space lot (7). Additionally, the expired Preliminary Plat showed the main entrance off Coit Road instead of First Street and a one-tiered block that backed to the entrance.

Access:

Access is provided from First Street with emergency access from Coit Road.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping and screening requirements. The Single Family-15 District does not have a minimum open space requirement; however, a detention pond with amenities will be provided for the subdivision on Block B, Lot 1X.

Hike & Bike Trail:

Ten-foot hike and bike trails are being provided along Coit Road and First Street.

Companion Item:

There is no companion item on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Preliminary Plat
3. Expired Preliminary Plat (D22-0089)

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat.