

**REQUEST FOR PLANNED AREA DEVELOPMENT
AMENDMENT
FOR
PEBBLECREEK RESORT COMMUNITY
PHASE II**

December, 2014

OWNER

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BACKGROUND

PebbleCreek Phase II, a master-planned, active adult oriented resort community is located within the Palm Valley Master Plan, in the City of Goodyear, Arizona (See Vicinity Map).

On August 24, 1998, the Goodyear City Council approved the Final Development Plan for Planned Area Development, (PAD), establishing zoning for PebbleCreek Phase II (see Figure 1). The PAD was amended on May 9, 2005 to allow for changes in the Luke Air Force Base DNL noise contour, which resulted in the attached Amended Development Plan, (see Figure 2). The PAD was amended once again, administratively in April 2008. The purpose of this amendment was to modify the Pedestrian circulation plan to allow for more privacy, more security and to better meet the desires of the PebbleCreek residents (See figure 3).

As of this date, approximately 65% of PebbleCreek Phase II has been developed in conformance with the Final Development Plan, as amended, including amenities such as golf courses, RV storage, a club house, restaurant, fitness center, tennis courts, pickleball courts, a golf pro shop, arts and crafts and a softball field.

In 1998 the original PebbleCreek Phase II Planned Area Development Plan (PAD) proposed a "Neighborhood Commercial" parcel of approximately ten acres located on the southwest corner of PebbleCreek Parkway and Clubhouse Drive. Details regarding the specific use of this commercial property were not defined within the PAD.

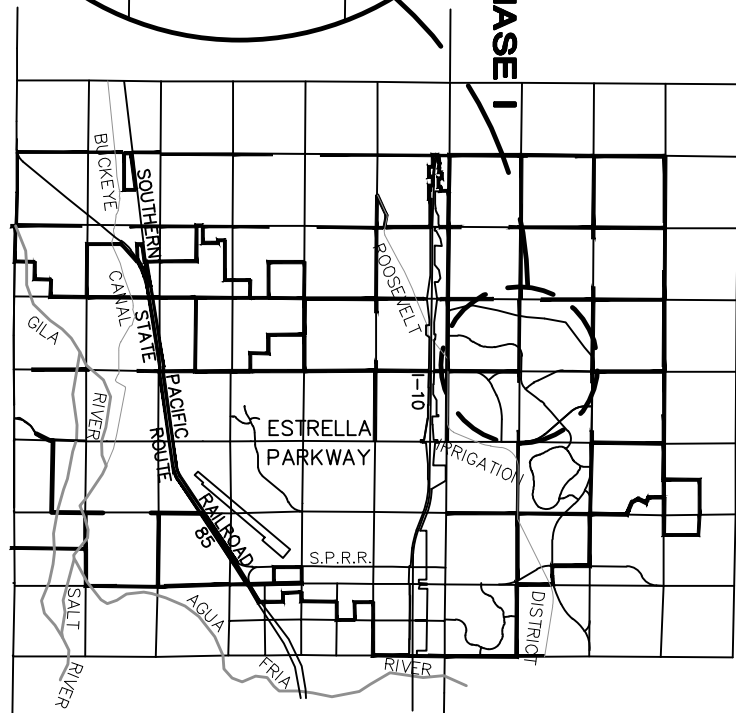
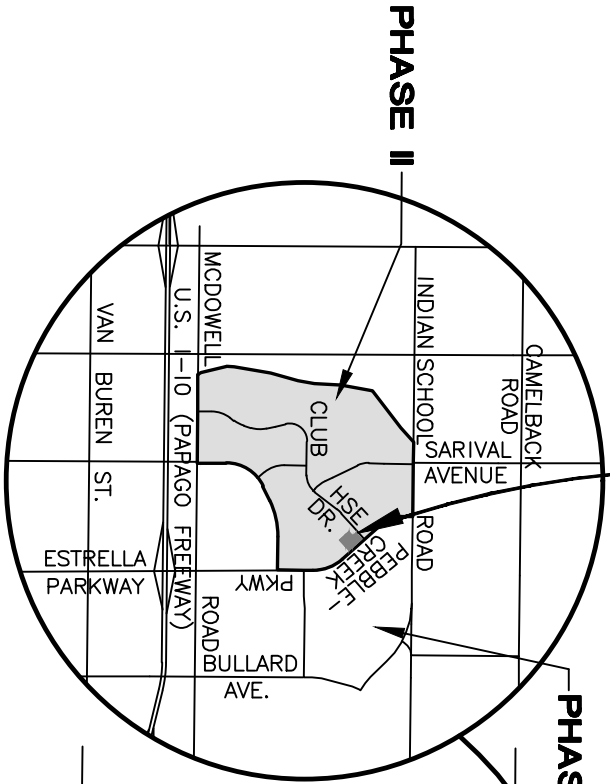
REASON FOR REQUEST

The purpose of the PAD Amendment is to clarify the development standards related to the development of the "Neighborhood Commercial" parcel. The standards and "Uses" allowed on this parcel are defined in Table 1 located on page 3 of this Amendment.

Recently it has been determined there is a significant need for Assisted Care facilities within the City of Goodyear. Especially a facility that is closely integrated with the PebbleCreek Active Adult Residential Community. This association is extremely important to potential residents and extended family members when making this difficult decision for transitioning to extended care living. The association allows potential residents the ability to maintain friendships, regular activities, and the lifestyle they've grown accustomed to while living within the PebbleCreek Community. The proposed facility will be referred to as "PebbleCreek Renaissance" and will be similar to other Robson Communities "Renaissance" facilities located within the Sun Lakes Active Adult Community.

The "Neighborhood Commercial" property is located on the southwest corner of PebbleCreek Parkway and Clubhouse Drive at the entrance to PebbleCreek Phase II. The subject property consists of 9.11 acres and is located within a portion of Section 30, Township 2 North, Range 1 West, Gila and Salt River Base and Meridian. See attached legal description (Appendix A).

THIS PROJECT



VICINITY MAP

N.T.S.

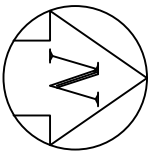


Table 1 - Proposed Development Standards

Neighborhood Commercial Property - PebbleCreek Renaissance		
Maximum Building Height		56 feet
Maximum Building Coverage		50%
<u>Minimum Setbacks</u>		
	Front	30 ft
	Side	50 ft
	Rear	50 ft
	Street Side	30 ft
<u>Proposed Bufferyards</u>		
	PebbleCreek Parkway	0 ft
	Clubhouse Drive	30 ft
	West Property Line	15 ft
	South Property Line	15 ft
<u>Allowable Uses</u>		
	General Retail including Fast Food Drive thru	
	Independant Living	
	Assisted Care Living	
	Memory Care Facility	

The proposed development standards will allow for a three (3) story building primarily in areas setback from the existing residential uses to the West and South. See the attached figure (figure 4) showing a preliminary site plan for information regarding the proposed development. This figure clearly identifies areas of the site containing a two story building and areas proposed for three stories. Preliminary building elevations have also been provided in Appendix B. These elevations show these varying building heights in relationship to the surrounding properties.

As part of the originally approved Planned Area Development Plan Robson Communities previously dedicated a 55 foot open space pedestrian/equestrian corridor along the west side of PebbleCreek Parkway. This open space corridor will provide adequate screening between the existing roadway and the proposed development. Therefore Robson Communities is asking that the buffer yard requirement along PebbleCreek Parkway be eliminated. This will allow for a fire lane along the east side of the proposed building in addition to providing parking near the residential units in the northern portion of the site.

With the proposed additional building heights, Robson Communities is asking that the building setback along the west and south property lines, adjacent to the residential Uses be set at 50 feet. In most cases the proposed building will exceed this setback. The two story portions of the proposed building to the South will be at a minimum 87 feet from the south property line. The three story portion of the building will be setback approximately 218 feet from the South property line. The two and three story portions of the proposed buildings' western exposure will be setback approximately 88 feet from the west property line. These setbacks together with the screening requirements identified within the City of Goodyear zoning ordinance, and the reduced noise and reduced traffic due to the proposed Use change, will provide a sufficient buffer from the residential properties.

EFFECT ON DENSITY

The proposed PebbleCreek Renaissance will provide 207 Independent and Assisted Care units. The development of this parcel will not increase the maximum allowable density of 4.0 dwelling units to the gross acre as specified in the approvals for the PebbleCreek PAD.

EFFECT ON TRAFFIC

As specified in the original Traffic Impact Analysis (TIA) for PebbleCreek Phase II, the "Neighborhood Commercial" (NC) parcel was mentioned as general retail with a possible fast food restaurant. This "Use" was used in the discussion of potential traffic impacts related to the site for lack of a specific use defined within the PebbleCreek PAD. Now that a "Use" has been clarified for this site a comparison of the impacts has been considered. The original Traffic Impact Analysis for this parcel estimated the trip generation based on the assumption of the more intense General Retail "Use". The recommendations of this Analysis discussed turn movements for the intended access to this site. The PebbleCreek Phase II TIA proposed full access along Clubhouse Drive, a right in/out driveway along PebbleCreek Parkway (north access), and a left-in/out driveway along PebbleCreek Parkway (south access). The PebbleCreek Phase II TIA recommended the following turn lanes / length(s):

- Along PebbleCreek Parkway South Access - 175' long left turn lane, no right turn lane
- Along Clubhouse Drive - none
- Along PebbleCreek Parkway North Access - 150' long right turn lane

Proposed traffic forecasts have been investigated in relation to the further clarified PebbleCreek Renaissance "Use". The ITE Land Use Code (LUC) Assisted Living use was utilized in estimating traffic volumes for the site. A comparison of the previously determined traffic forecasts and the newly clarified forecasts has been provided below;

General Retail/Fast Food	8,310 trips per day
Assisted Living	641 trips per day

This significant decrease in traffic volume and the fact that a turn lane was not proposed at this location along PebbleCreek Parkway in the original TIA further substantiates that a right turn lane is still not necessary at this location. Consequently, the existing roadway improvements along PebbleCreek Parkway and Clubhouse Drive are sufficient and acceptable for providing safe, orderly access to the site. No additional offsite roadway improvements are proposed as part of this Amendment.

CONCLUSION

PebbleCreek has always strived to provide a lifestyle for its residents. Most residents have chosen to live in PebbleCreek due to the sense of community it provides. As residents age they desire to maintain the relationships they have built within their community. This is oftentimes difficult due to various reasons including, the need for reduced living quarters, the need for extended care, and help with day to day activities. PebbleCreek Phase II offers a number of different housing options that help with these lifestyle changes. Robson Communities plans to offer Independent, and extended Assisted Care living on the "Neighborhood Commercial" site to help with this lifestyle transition. The areas surrounding PebbleCreek currently have a few options for Assisted Care living. However, none with the level of quality and sense of community that a facility closely integrated with PebbleCreek can provide. This allows residents the opportunity to maintain friendships, and to remain involved with the numerous clubs, activities, and events the PebbleCreek Master Planned Community provides.

The proposed development regulations for the "Neighborhood Commercial" site are necessary to develop the property as proposed by the Developer. The reduced impacts to the surrounding properties and roadways due to the change in "Use" are significant while providing little impact to the surrounding residents.