

AGENDA ITEM # _____

DATE: May 11, 2015

COAC NUMBER: 15-5598

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Final plat for PebbleCreek
Phase II Unit 62B.

STAFF PRESENTER: Joe Schmitz,
Long Range Planner

CASE NUMBER: 14-520-00011

APPLICANT: Brent Emmerton,
B & R Engineering, representing Robson
Communities

RECOMMENDATION:

Approve the final plat for PebbleCreek Phase II Unit 62B subdividing 28.85 acres into 102 single family lots and six tracts generally located west of Clubhouse Drive and north of W. Sheridan Street within the PebbleCreek Phase II Planned Area Development (PAD), subject to the stipulations set forth in the General Notes of the final plat and the following additional stipulations:

1. Compliance with the stipulations stated in Section II of Ordinance Nos. 98-620 and 98-621;
2. Tract A (private streets) shall be conveyed to the PebbleCreek Golf Resort Homeowners Association No. 1, Inc., no later than two years from the date the street improvements to be constructed within Tract A have been completed. If Tract A is not conveyed within the time period provided herein, the City shall be entitled to withhold building permits until the conveyance has been completed; and,
3. Any technical corrections to the final plat required by the City Engineer shall be made prior to recordation of the final plat.

PURPOSE:

The final plat for PebbleCreek Phase II Unit 62B consists of 28.85 acres to be subdivided into 102 single family lots and six tracts. The final plat is consistent with the land use, development standards, and density approved for this unit by the PebbleCreek Phase II PAD and development agreement. The final plat is consistent with the requirements of the City's Subdivision Regulations.

BACKGROUND AND COMMUNITY BENEFIT:

Current Policy:

According to state and local laws, the subdivision of land must be reviewed and approved by the local governing body before recordation of a final plat. Approval of a final plat is valid for 90 days from the date of City Council approval.

Historical Information:

On August 24, 1998, the City Council approved Ordinance Nos. 98-620 and 98-621 conditionally rezoning approximately 1,600 acres to be developed as the second phase of the PebbleCreek Golf Resort. Phase II is generally located between Indian School Road and McDowell Road, and between PebbleCreek Parkway and the Loop 303.

An amendment to the PebbleCreek development agreement was approved in 2005 that authorized the development of any parcel up to the maximum density allowed for such parcel, as shown on the development plan for the Phase II PAD. The approved density for Unit 62B is Medium Density Residential (2-5 units per acre) and the proposed density is 3.54 units per acre.

On July 11, 2005, the City Council approved the preliminary plat for Units 51, 52, 53, 61, 62 and 64 and also approved the preliminary plat for Units 57, 60 and 63 to the north and west of unit 62. The final plat for the proposed Unit 62A includes the northern portion of Unit 62 and the southerly row of lots from approved preliminary plat which included Unit 60.

Surrounding Properties:

Existing and proposed land uses surrounding the subdivision include the following:

- North – Golf Course fairways and planned single family development within the PebbleCreek PAD Units 60 and 63.
- South – Single family development within the PebbleCreek PAD, Units 57, 61 and 62A which have been platted and are under development.
- East – Clubhouse Drive and single family development within the PebbleCreek PAD, Units 52 and 64.
- West – Golf Course fairways and planned single family development within the PebbleCreek PAD Units 57 and 60.

Details of the Request:

The applicant is requesting approval of a final plat subdividing 28.85 acres into 102 single family lots and six tracts. The area being platted contains roughly the same number of lots as was shown on the preliminary plat for Units 61 and 62, plus an additional 22 lots on the north side of N. 168th Avenue and W. Windsor Avenue along the golf course which had previously been approved in the preliminary plat for Unit 60. The typical lot sizes within this final plat are 60 feet wide by 115 feet deep and 70 feet wide by 125 feet deep with some lots as large as 80 feet wide. Approximately 3.24 acres of open space will be provided with this final plat, which does not include any of the open space shared with Unit 62A or in the golf course. Open space areas will be owned and maintained by the Homeowners Association (HOA), as well as the private streets. Since the open space tracts behind the lots will be used primarily for retention and conveyance of storm water, pedestrian pathways are not being provided. These tracts will be landscaped with trees, shrubs and decomposed granite in a manner similar to the open space tracts in the other parcels.

Staff Analysis and Findings:

The final plat is consistent with the land use, development standards, and density approved for this unit by the PebbleCreek Phase II PAD and development agreement. The final plat is consistent with the requirements of the City's Subdivision Regulations. The proposed subdivision configuration provides for the orderly development of the property and contains provisions for the extension and construction of necessary infrastructure to serve the development. It includes a variety of lot sizes ranging from 60 feet to 80 feet wide.

The proposed development will provide additional housing opportunities within the City of Goodyear. The development of the property will also provide an increase in the City's construction sales tax revenues.

DEPARTMENTAL/FUNCTIONAL IMPACTS:**Luke Air Force Base:**

The subject property is located outside the 65 DNL noise contour line for Luke Air Force Base. The base has reviewed the plat and is recommending that the developer review the sound attenuation requirements found in A.R.S. 28-8462 and provide a notification program for future homebuyers. Conditions of plat approval require the developer to provide several means of disclosure and notification to future homebuyers concerning base operations. As a result of the amendment to the development agreement approved in 2005, no dwelling units will be located within the 65 DNL noise contour and the PebbleCreek development is exempt from the graduated density gradient concept.

Phoenix-Goodyear Airport:

The subject property is within the traffic pattern airspace of the Phoenix-Goodyear Airport but approximately 4.5 miles from the projected 65 DNL noise contour for that airport. Proposed stipulations require the developer to inform future homebuyers of airport operations and the potential for attendant noise.

Fire/Response Time:

Fire Station No. 185 is located at the southwest corner of PebbleCreek Parkway and Clubhouse Drive and is approximately 1.5 miles from the subdivision.

Solid Waste:

Solid waste collection will be provided at curbside by the City of Goodyear in accordance with standard solid waste collection policy.

Streets/Access:

All streets within this subdivision will be private and maintained by the HOA. Two points of access will be provided to Clubhouse Drive via Cypress Street and Windsor Avenue. Additional access will be available from the south through Units 61 and 62A. All streets will be improved concurrently with the subdivision improvements for Unit 62B.

Water/Wastewater:

PebbleCreek is located within the service area of the Liberty Utilities Company for water and wastewater services.

PREVIOUS ACTIONS AND DISCUSSIONS:

This specific item has not previously been before the Council.

FISCAL IMPACT:

A fiscal impact analysis was not conducted for this item.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat