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August 25, 2016

Alex Lestinsky
Planner II
Development Services Department
City of Goodyear, Arizona

Re: Re-Plat of the Cove at Palm Valley Narrative (SEI# S05048)

Dear Ms. Lestinsky,

Mattamy Arizona, LLC is submitting the re-plat of the Cove at Palm Valley. The re-plat has been requested by the City of Goodyear to add drainage easements along the common lot lines of the townhomes. The request was made to address the drainage from the roof-lines draining from one lot to another. See dedication and easement locations on the re-plat.

No other changes to the final plat of The Cove at Palm Valley (MCR 1276-06) are proposed. All information in the original final plat narrative (2015-4507) remains the same (see attached).

If there are any questions or comments, please contact me at 480.768.8600

Sincerely,

SUNRISE ENGINEERING, INC.

Chris Moore
Project Manager





FINAL PLAT NARRATIVE

The Cove at Palm Valley North
SEI Project No. 05084

January 18, 2015

THE COVE AT PALM VALLEY NORTH – GOODYEAR, AZ

FINAL PLAT NARRATIVE

January 18, 2016

SEI Project #05084

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TABLE OF CONTENTS

SECTIONS

1.0 INTRODUCTION	1
2.0 RELATIONSHIP TO SURROUNDING PROPERTIES	1
3.0 PROJECT DESCRIPTION / DEVELOPMENT PLAN.....	2
3.1 Overall Design Concept	2
3.2 Landscape and Open Space	2
3.3 Dimension Requirements.....	3
4.0 INFRASTRUCTURE	4
5.0 HYDROLOGY	5

FIGURES

Figure 1 – Vicinity Map

1.0 INTRODUCTION

Palm Valley Phase IX is an existing Planned Area Development (PAD) located within the jurisdiction of the City of Goodyear and is generally bounded by Camelback Road to the south, the Sun Health Property in Litchfield Park to the east and Falcon Dunes Golf Course to the west. (See **Figure 1 – Vicinity Map**). Palm Valley Phase IX, totaling approximately 209.3 acres, includes industrial, single family residential and medium density residential land uses. The two (2) parcels that make up the residential portions of the project have been renamed as Palm Valley North and The Cove at Palm Valley North. The Cove at Palm Valley North (The Cove) is located at the northeast corner of Camelback Road and 146th Avenue. The approximately 8.61 acre property is currently zoned MF-18 PAD and has a land use designation of Medium Density Residential (UR/M).

Mattamy Arizona, LLC (Mattamy) owns the majority of Palm Valley North and has also purchased the remaining 8.61 acres referred to herein as The Cove. These 8.61 acres of Palm Valley North was pre-platted as Enclave at Palm Valley North and is now being final platted as The Cove at Palm Valley North. The Final Plat conforms to the Final PAD Amendment for The Cove at Palm Valley North that is being requested to create the integration of a compatible housing product so as to provide a cohesive environment that is in harmony with the existing character of Palm Valley North, while providing an innovative product design that will be unique to The Cove.

2.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The subject site, consisting of approximately 8.61 acres in the southeast corner of Palm Valley North, is currently vacant land located in the northern portion of the City of Goodyear. (See **Figure 1 - Vicinity Map**) Adjacent properties include Village at Litchfield Park Phase 2 to the south zoned R1-6 and Sun Health Properties to the east zoned RE, both within the City of Litchfield Park jurisdiction. To the west and north is the single family residential portion of Palm Valley North owned by Mattamy zoned R1-7 PAD which is currently under construction and is open for new home sales. Land to the east is vacant and located south of Camelback Road, The Cove's southern boundary, are existing homes which are part of the Litchfield Park Phase 2 Development.

3.0 PROJECT DESCRIPTION / DEVELOPMENT PLAN

3.1 Overall Design Concept

Mattamy is excited to bring an attached duplex product to The Cove at Palm Valley North. The proposed development plan (See **Final Plat**) includes 48 lots that are a minimum of 45'x100' (4,500 sf), common area open space, and a community pool amenity. The small lots and attached home product within The Cove will allow Mattamy to provide a moderate density transitional residential use that will fill the market gap between traditional single family detached residential and apartment style living. By providing a housing product that is unique to The Cove, the proposed plan adds to the diversity of residential home types in the area, creating greater opportunities for the residents of Goodyear of various economic levels and housing interest to live in a dynamic environment close to work, shopping and outdoor uses.

The design philosophy behind The Cove is to design and provide a pleasant residential environment by combining elements of both single family and multi-family design. The small neighborhood concept of The Cove fosters a sense of pedestrian scale with innovative product and a strong sense of identity within the larger context of the Palm Valley North community. Connections, both vehicular and pedestrian between the UR/M portion and the overall Palm Valley North community are provided. The central open space corridor and pool amenity site assist in ensuring that residents with smaller lots still have a substantial amount of passive, recreational, and usable open space. The proposed Conceptual Site Plan provides approximately 1.2 acres of open space (+/- 14%) that will be utilized for passive and active recreation opportunities as well as drainage and retention.

3.2 Landscape and Open Space

The design concept for The Cove is centered around an internal open space corridor that will be enhanced with landscaping and a community pool amenity, creating an appealing and human scale environment within a multifamily development. (See **Final Landscape Plans**) Open space in The Cove has been designed to provide passive and active activities that promote pedestrian activity, interaction with neighbors, and encourage multiple functions and uses of space.

The unique design of The Cove focuses on providing both common area open space and usable private open space for each resident. The walled-in private outdoor open space located on each lot allows residents to utilize the space for a variety of uses including socializing, gardening, outdoor cooking, and pet care. Since each resident will have their own private outdoor space, the minimum percent of common area open space is requested to be reduced from 20% to 14% of the net site/lot area. A minimum of 45% of the development's required 14% open space will be provided in the form of common open space usable for recreation or leisure purposes ("active" open space). See **Table 1 – Tract Data** for more information.

Table 1 – Tract Data

Tract	Area (sf)	Tract Use	Tract Ownership & Maintenance
A	5,728	Open Space & Waterline Easement	Home Owner's Association
B	2,711	Open Space & Drainage	Home Owner's Association
C	41,685	Open Space, Recreational & Retention	Home Owner's Association
D	3,725	Open Space & Waterline Easement	Home Owner's Association

Although backyards are provided with each home, the The Cove neighborhood also includes resident gathering areas such as a pool, adjacent sun bathing deck, and ramada. The designed central open space corridor is the focal point of the open space system, providing a location for residents to meet and gather, as well as uninterrupted access to the neighborhood pool amenity. The proposed small swimming pool located within the central open space corridor will be HOA owned and maintained, providing an active amenity component that is easily accessible to all The Cove residents. All residents of The Cove will have both pedestrian and vehicular access to the open space areas within Palm Valley North, allowing them additional recreation opportunities within the community.

The Cove at Palm Valley North will create a Homeowner's Association (HOA) that will be a sub-association under the Palm Valley North Master HOA.

3.3 Dimension Requirements

Standard ⁽¹⁾	Required MF-18	Proposed MF-18 PAD
Minimum Net Site Area	10,000, first two units; +2,222 sq.ft. additional units	4,500 sq.ft.
Maximum Density in Du/Ac	18	12 ⁽²⁾
Minimum Lot Width	200 ft	45 ft
Minimum Lot Depth	N/A	N/A
Maximum Height	30 ft	30 ft (2-story)
Accessory Building	12 ft	12 ft
Maximum Building Coverage	50%	80%
Minimum Setbacks		
Front	30 ft	10 ft / 20 ft ⁽³⁾
Total Both Sides	60 ft	5 ft
Minimum Side Yard	30 ft	0 ft
(Other Uses)	(35 ft)	5 ft
Rear Yard % of Lot Depth	20%	10% / 10 ft
Street Side	20 ft	5 ft ⁽⁴⁾
Minimum Recreational Open Space ⁽⁵⁾	400 sq.ft. / du	400 sq.ft. / du
Minimum Private Outdoor Open Space ⁽⁶⁾	60 sq.ft. / du	60 sq.ft. / du

Notes:

- (1) The dimension standards shown for the Proposed MF-18 PAD District are shown per 45'x100' lot.
- (2) A maximum density of 12 du/ac is allowed per Ordinance 2006-1002.
- (3) A 10' front setback will be provided for side entry garage or livable area. A 20' front setback will be provided for front entry garage.
- (4) A minimum 10' of separation will be provided between a side elevation and right-of-way.
- (5) A minimum of 14% of the net site/lot area is required to be set aside as common area open space. Of the 14%, a minimum of 45% must be usable for recreation or leisure purposes ("active" open space).
- (6) The Cove at Palm Valley North will provide a minimum of 450 sq.ft. / du of private outdoor open space.

4.0 INFRASTRUCTURE

Current infrastructure is in place in the subject site's proximity to service the residential communities of Palm Valley North and Litchfield Park Phase 2 on the south side of Camelback Road, as well as Sun Health Properties on the north side of Camelback Road east of the subject site. There are existing utilities in 146th Avenue (The Cove's western boundary), which will be utilized to service the The Cove development. All utilities and infrastructure are planned to extend to and service the project site.

Camelback Road to the south, a major arterial, is currently built and will provide access to the Palm Valley North development. A tract that is forty (40) foot wide minimum, separates The Cove from Camelback Road. A drainage channel, enhanced landscaping and a perimeter property wall are planned for this minimum forty (40) foot tract, providing a buffer for residential uses. The drainage channel creates a challenge in directly accessing the subject site from Camelback Road and therefore direct access to The Cove will be provided on 146th Avenue. 146th Avenue, the western property boundary for the site, has just finished construction as a collector roadway which provides the main access and central spine for Palm Valley North. Due to the reduction in residential density as proposed with this request, there will be significantly less impact to the utility and roadway infrastructure systems than what was originally planned with the previously proposed multi-family concept.

The City of Goodyear approved local residential roadway cross section will be used for internal roads within The Cove. All roads will be public and dedicated to and maintained by the City of Goodyear.

5.0 HYDROLOGY

The site, which has been previously mass graded, is relatively flat with a gentle slope from northeast to the southwest. Off-site flows do not impact the site. The single family residential portion of Palm Valley North that is adjacent to the site contains its own 100-year flow. A ten (10) foot tract on the east side of the property contains an existing drainage structure which carries off-site flows from the north and west along the property line south to the existing drainage channel along Camelback Road. This ten (10) foot tract, as well as the drainage channel along Camelback Road, is not a part of The Cove.

The first-flush (first 2.5 inches of rainfall) of stormwater runoff generated from the project site will be contained on the site through the use of surface retention. On-site retention volumes are calculated using the 100-year, 6-hour storm. Flows greater than the first-flush will be conveyed to the existing channel along Camelback Road via a weir (drop headwall) and storm drain pipes.

FIGURES

Figure 1 – Vicinity Map

THE COVE AT PALM VALLEY NORTH

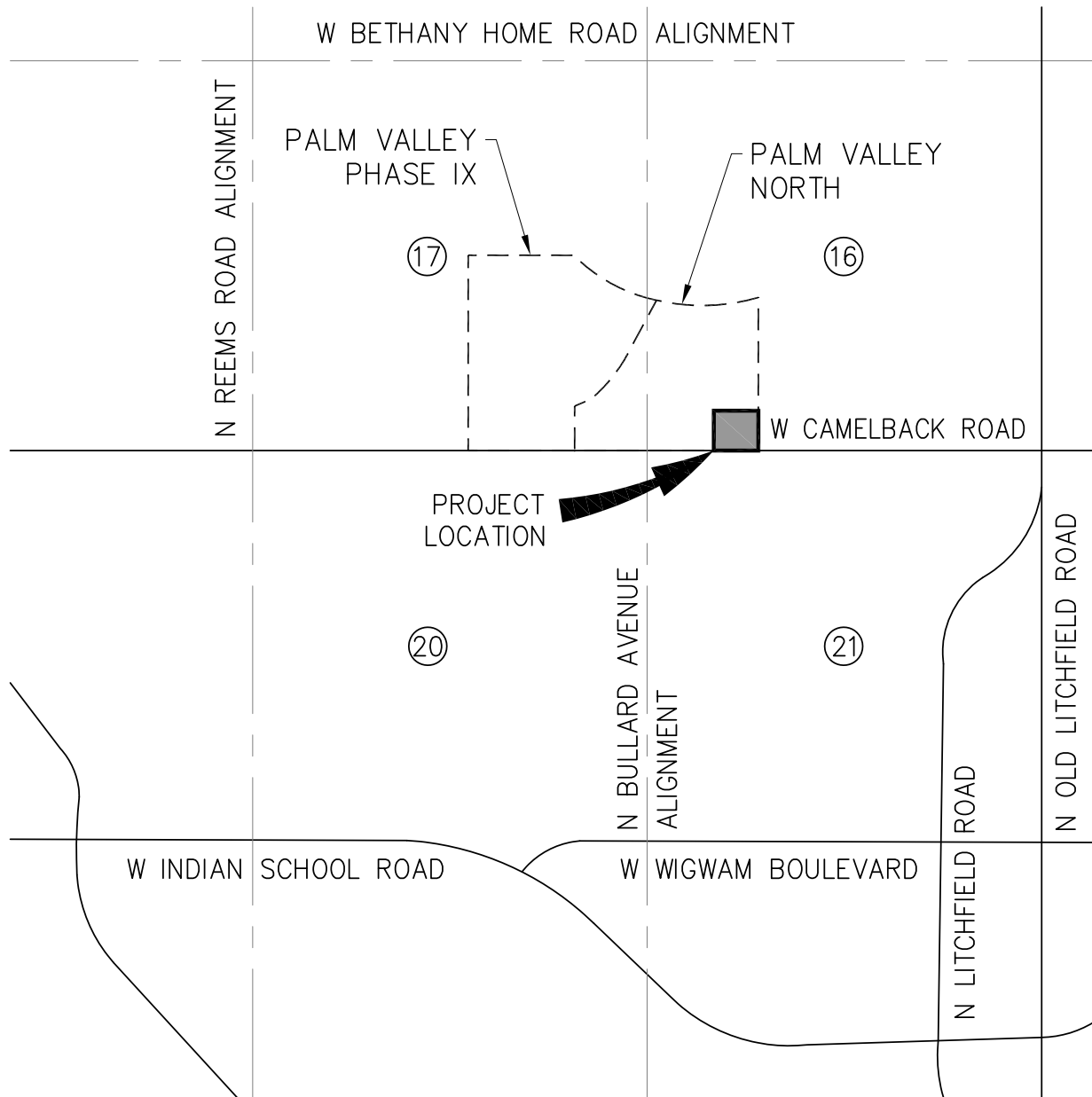


FIGURE 1 - VICINITY MAP
NTS



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