

Vistas at Palm Valley

Final PAD Narrative

by:

Meritage Homes

**Southwest Corner of Litchfield Road and
Palm Valley Boulevard**

Case No: 16-210-00005

Dated: July 27, 2017

DEVELOPMENT TEAM

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I. INTRODUCTION

Meritage Homes (“Meritage”) is the proposed homebuilder for approximately 53.6 gross (50.9± net) acres located at the southwest corner of Litchfield Road and Palm Valley Boulevard (the “Site”), also known as “Vistas at Palm Valley.” The northern approximately ½ of the Site is part of the Palm Valley Golf Club, a 36-hole golf course consisting of two, distinct layouts. The Golf Club operators have been studying ways to make the 18-hole short course, known as “The Lakes Course,” as successful as “The Palm Course,” the Golf Club’s 18-hole Championship course. The Golf Club operators concluded the best solution is to enhance The Lakes Course into a 9-hole championship length course and combine it operationally with The Palm Course, thereby improving the Golf Club into a 27-hole Championship course.

The southern approximately ½ of the Site consists of a driving range, located south of the Golf Club. The driving range is no longer operating. The driving range, when operating, was somewhat incompatible with the existing single-family residences to the west due to light, noise, etc. Further the vacant driving range parcel faces redevelopment challenges due to its isolated nature, with no “window” to any street and surrounded by a variety of single-family, commercial, and school uses.

The purpose and intent of this Final PAD is to:

- Redesign and enhance the golf course and remedy the driving range and
- Redevelop this challenging, infill Site as a gated residential community that will be an attractive presence in the area, consisting of 86 single-family detached homes and 111 duplex/triplex “lifestyle” homes, for a total of 197 homes at a density of 3.7 DUA.

II. SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN/ZONING

An aerial/vicinity map of the Site is attached as **Exhibit 1**. The Site is comprised of two parcels: approximately 33.3 gross acres is part of The Lakes Course and approximately 20.3 gross acres constitutes the vacant driving range. The City of Goodyear’s (the “City”) General Plan designates the Site as “Neighborhood,” with part of the southern portion of the Site located within the Transit Oriented Development (TOD) Overlay¹. The Neighborhood designation provides areas for the growth and development of neighborhoods and includes a wide range of densities and housing product. A portion of the Site was zoned PAD Golf Course under the Litchfield PAD, an approximately 1,400 acres PAD that was originally approved by the City Council in October 1989 and has gone through numerous amendments, including changing the name from the “Litchfield PAD” to “Palm Valley PAD” around 1994. The remaining portion of the Site was rezoned from Golf Course/Open Space to MUC-Mixed Use Commercial in 2003.

The properties surrounding the Site are designated on the General Plan and zoned as follows:

¹ The TOD Overlay denotes areas approximately one-quarter mile in depth along an identified high volume transportation corridor where the opportunity exists for mixed-use development, higher intensity retail, and office employment, along with high-density residential development. The proposed development is consistent with the TOD Overlay.

Direction	General Plan	Zoning	Existing Use
North	<ul style="list-style-type: none"> • Neighborhood 	<ul style="list-style-type: none"> • Palm Valley PAD Golf Course 	Palm Valley Golf Course
South	<ul style="list-style-type: none"> • Neighborhood • TOD Overlay 	<ul style="list-style-type: none"> • Palm Valley PAD Mixed-Use Commercial 	Medical offices and charter elementary school
East	<ul style="list-style-type: none"> • Neighborhood • TOD Overlay 	<ul style="list-style-type: none"> • Palm Valley PAD Mixed-Use Commercial 	Palm Valley Golf Course Clubhouse, hotel, restaurants, school, and medical offices
West	<ul style="list-style-type: none"> • Neighborhood • TOD Overlay 	<ul style="list-style-type: none"> • UR/M (Medium Density Residential (6-12 DUA)) 	Single-family homes, Palm Valley Golf Course, and Palm Valley Community Center

III. FINAL PAD SUMMARY

Meritage requests approval of this “Vistas at Palm Valley Final PAD” to allow for the redevelopment of a challenging, infill Site and removal of a blighted condition (the driving range). Additionally, the proposed rezoning is an effort by Meritage to replace the existing Palm Valley Phase II Final PAD zoning with a new Final PAD for Vistas. The rezone will change the land use designations on the majority of that portion of the property identified as Parcel A (located at the southwest corner of Palm Valley Boulevard and Litchfield Road) from Golf Course/Open Space under that Palm Valley Phase II PAD to Urban Residential/Low Density (UR/L) with modified development standards under the new Vistas at Palm Valley PAD and change the land use designations on the property south of Parcel A, identified as Parcel B, from Mixed Use Commercial under the Palm Valley Phase II PAD to Urban Residential/Medium Density (UR/M) under this new Final PAD with modified development standards. A small portion of Parcel A will be rezoned to Urban Residential/Medium Density with modified development standards to allow 5 duplex/triplex homes to be modeled in Parcel A. A small landscaped buffer along the Site’s eastern and southern borders (approximately 30 feet wide) adjacent to Mixed-Use Commercial properties is proposed to be zoned Open Space (O/S). *See Exhibit 2, Zoning Map.* The proposed Final PAD and the Site’s development as a residential neighborhood is consistent with the underlying General Plan land use designation of Neighborhood.

The proposed development plans for the Site are found at **Exhibits 3-16** of the Final Planned Area Development for Vistas at Palm Valley, submitted separately. As depicted on the Exhibits, careful consideration has gone into planning Vistas to create a high-quality community that is attractively designed, lushly landscaped, and provides a new and diverse opportunity for home ownership in this area of the City. Residents throughout Vistas will be provided open space, pedestrian walkways, and pocket parks with covered/shaded tot-lots, picnic tables, and shaded seating areas.

Additionally, Meritage is working with the Palm Valley Community Center’s Board to enable future Vistas homeowners’ access to the full range of amenities offered at the Community Center including use of the pool, tennis courts, and playgrounds as well as participation in the Community Center sponsored community events and activities. The exact terms of membership

are still under discussion. Once an agreement is reached with the Community Center, Meritage will notify Staff of the agreement and terms. Residents of the Vistas can access the Community Center by a short walk or bike ride by exiting the north entrance to the Site and using the existing sidewalk along Palm Valley Road. Due to the size of the existing drainageway along the Site's west property line and because any crossing would not terminate by a front entrance to the Community Center, a crossing of the drainageway is not proposed. Within Vistas, residents will enjoy pocket parks with shaded play structures and ramadas with seating. Pedestrian access is provided to the Palm Valley Community Center (west of the Site) and commercial developments (south and east of the Site), giving residents the ability to access these areas, reducing the number of trips, trip lengths, and vehicles using the street system.

Vistas will contain two distinct housing choices. The housing for the north parcel (except for the duplex/triplex model complex as previously discussed) will be 45-foot wide, single-family detached homes, consisting of four different floor plans (2, single-story homes and 2, two-story homes) with three distinct elevations for each floor plan. The 45-foot wide homes will be constructed on 60-foot wide lots, which are similar in size to the existing residential developments in the area. The single-family attached "lifestyle" homes consist of single-story duplexes and a combination single-story/two-story triplexes, with the middle home of the triplex being two-stories. The layout and location of the different housing choices allow Meritage to create a community that responds to the surrounding area. Locating the "lifestyle" (duplex/triplex) attached homes on the Site's southern portion is consistent with good planning principles. The driving range site is an isolated, vacant, infill, transition parcel on which residential housing is appropriate, compatible, and an added complement to housing choices in the area. The single-family attached homes provide a natural transition from the more intense uses (commercial uses east and south of the Site) and the existing residential homes (west of the Site). Additional homes on the overall Site will give support to the existing and planned commercial developments in the area, giving people an opportunity to live, shop, and work in the same area.

Access to the Site will occur through two gated entries: primary access will occur off Palm Valley Boulevard, a collector street, and secondary access from Litchfield Road, a major arterial street, via an existing 44-foot wide private drive ingress/egress easement. The access from Litchfield Road aligns with an existing median break, providing full turning movements. The access from Palm Valley Boulevard is situated such that it has no impact on nearby street intersections and provides full turning movements. A Traffic Impact Analysis (TIA) has been prepared and submitted with this PAD which demonstrates that the 2 points of access are more than adequate to meet vehicular traffic needs to and from the Site. In addition, to help improve functionality and reduce driver confusion, Meritage Homes is proposing to add additional striping at the secondary access on Litchfield and the 44-foot wide private drive.

The region surrounding the community generally slopes southward. Stormwater runoff from up-gradient areas has previously been passed around the south and west edges of the Site via a shallow, unlined channel. With the Vistas' development, this channel will be re-graded, landscaped, and will continue to safely convey flows through the Site. Stormwater runoff from the Site, which is currently passed directly into a channel at the southern edge of the Site, will be routed to retention basins located throughout the community. During large storm events, excess stormwater runoff from the community will be passed into the channel, and will continue downstream to the large retention basins that are located along the northern edge of Interstate 10.

These basins were constructed by ADOT with the freeway improvements and were designed to store runoff from upstream areas. Because the Site is located less than a mile upstream of these ADOT detention basins that were designed to serve as the regional stormwater storage for the area, the Site will have a reduced onsite retention requirement as discussed in the preliminary drainage report submitted with this application. At a minimum, retention for the first flush event will be provided. Since the Site will be designed with appropriate drainage controls and stormwater retention and the historic outfall will be maintained, no adverse impacts to downstream properties or infrastructure are anticipated as a result of Vistas.

Meritage Homes has met with Agua Fria High School #216 (AFUHS) and Litchfield Elementary School District #79 (LESD) (collectively, the “Districts”) on two occasions. The School Impact Analysis is included as part of this submittal package. On both occasions, school capacity, school locations, timing of development, build-out, and School Impact Fees/Donations were discussed. The Districts confirmed they had adequate capacity to provide quality education to the Vistas’ residents should they choose to attend those schools. Students in grades K-5 could attend Palm Valley Elementary School (located at 2801 N. 135th Avenue, approximately 1.1 miles from the Site). Students in grades 6-8 could attend Western Sky Middle School (located at 4095 N. 144th Avenue, approximately 2.6 miles from the Site). High school aged students could attend Millennium High School (located at 14802 W. Wigwam Boulevard, approximately 2.8 miles from the Site). Based on the projected capture rates the Districts utilize to project future enrollment, they project 57 new students at any time that could attend LESD and 38 new high school students (at full build-out of all 197 homes) that could attend AFUHS.

In addition to the above, the Districts asked if a new school bus stop and turnout could be added along Palm Valley Boulevard to help facilitate a safe pick-up and drop off zone. Meritage supports their request and the proposed improvement is included it as part of the PAD submittal.

The topic of a fair and equitable School Impact Fees/Donations was discussed at great length. LESD has requested on a one-time donation in the amount of \$1,000 per lot, while AFUHS has requested a payment of \$535 per lot. This results in a total of approximately \$302,395.00 that could be paid to the Districts. In light of the various educational opportunities that exist in the immediately surrounding area outside the traditional public education schooling offered by LESD and AFUHS (Archway Classical Academy – Trivium East, Trivium Preparatory Academy, and Montessori in the Park), Meritage is unwilling to pay the requested amounts to the Districts. The requested amounts far exceed what should be expected under the circumstances and educational choices that exist. Meritage is willing to continue discussing a School Impact Fee/Donation with the Districts provided that a fair and equitable solution can be reached.

There are 2 existing wells located on Parcel B. **Well 55-400037** is an irrigation well that was owned by Suncor but was abandoned in December of 1998. **Well 55-532478** is a monitoring well owned by the Crane Company. This well is currently in the process of being abandoned. As a result, neither well will have an impact on development of the Site.

APPENDIX A: GENERAL PLAN COMPATIBILITY

The Vistas at Palm Valley Amended PAD is supported by the City's General Plan goals, objectives, and policies as follows:

Community Goals

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

Physical Growth & Development

- Goal GD-1. A compatible mix of land uses that fosters a quality community with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.
- Objective CC-5-1, Policy c. Development within large master planned communities should:
 - Allow for greater flexibility since the area is being master planned.
 - Include trails, open space, and internal and external connectivity.
 - Include an integrated lifestyle.
- Objective GD-2-3, Policy a. Encourage infill development within the City's designated Redevelopment Areas.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Objective GD-8-1, Policy a. Encourage the use of vegetation that provides shade and seasonal color and requires minimal irrigation.
- Objective GD-9-3, Policy a. Reduce the number of vehicle miles traveled by:
 - Ensuring that bicyclists and pedestrians can safely and efficiently move throughout the community.
 - Increasing connectivity of the community.

Community & Cultural Development

- Objective CC-1-2, Policy c. Provide bike paths and bike lanes where possible to increase connectivity.
- Objective CC-1-2, Policy d. Promote walking and bicycling through neighborhood design (e.g., shaded sidewalks, traffic calming, safe pedestrian crossings).
- Objective CC-1-2, Policy g. Provide pedestrian and bicycle linkages to neighborhood commercial centers.
- Objective CC-1-2, Policy h. Provide pedestrian and bicycle linkages to existing and future transit stops.

- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

Land Use & Transportation Element

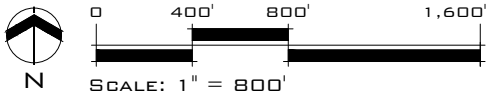
- Universal Development Standard 3. New developments shall demonstrate that there are adequate services and facilities, or plans to provide the necessary services and facilities, to serve the development during the development approval process.
- Universal Development Standard 5. Goodyear promotes a safe walkable and bikeable community. Each development should be located and designed to reduce vehicle trips and miles whenever possible. Pedestrian and bicycle connections shall be provided between and within developments to allow the community to walk or bike to nearby destinations.
- Neighborhood Development Standard 25. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.
- Neighborhood Development Standard 31. Pedestrian and bicycle connections shall be provided to internally and externally link residential uses to nearby commercial uses, schools, parks, other neighborhoods, and other important destinations by walking or biking.
- New subdivisions should be designed to provide convenient pedestrian access to adjoining streets, open spaces, and commercial areas. Subdivision design is encouraged that minimizes or avoids the use of typical subdivision perimeter walls. If subdivision walls are proposed, they should include pedestrian access points for pedestrian movement. The pedestrian access points should be strategically located to maximize usage by residents.



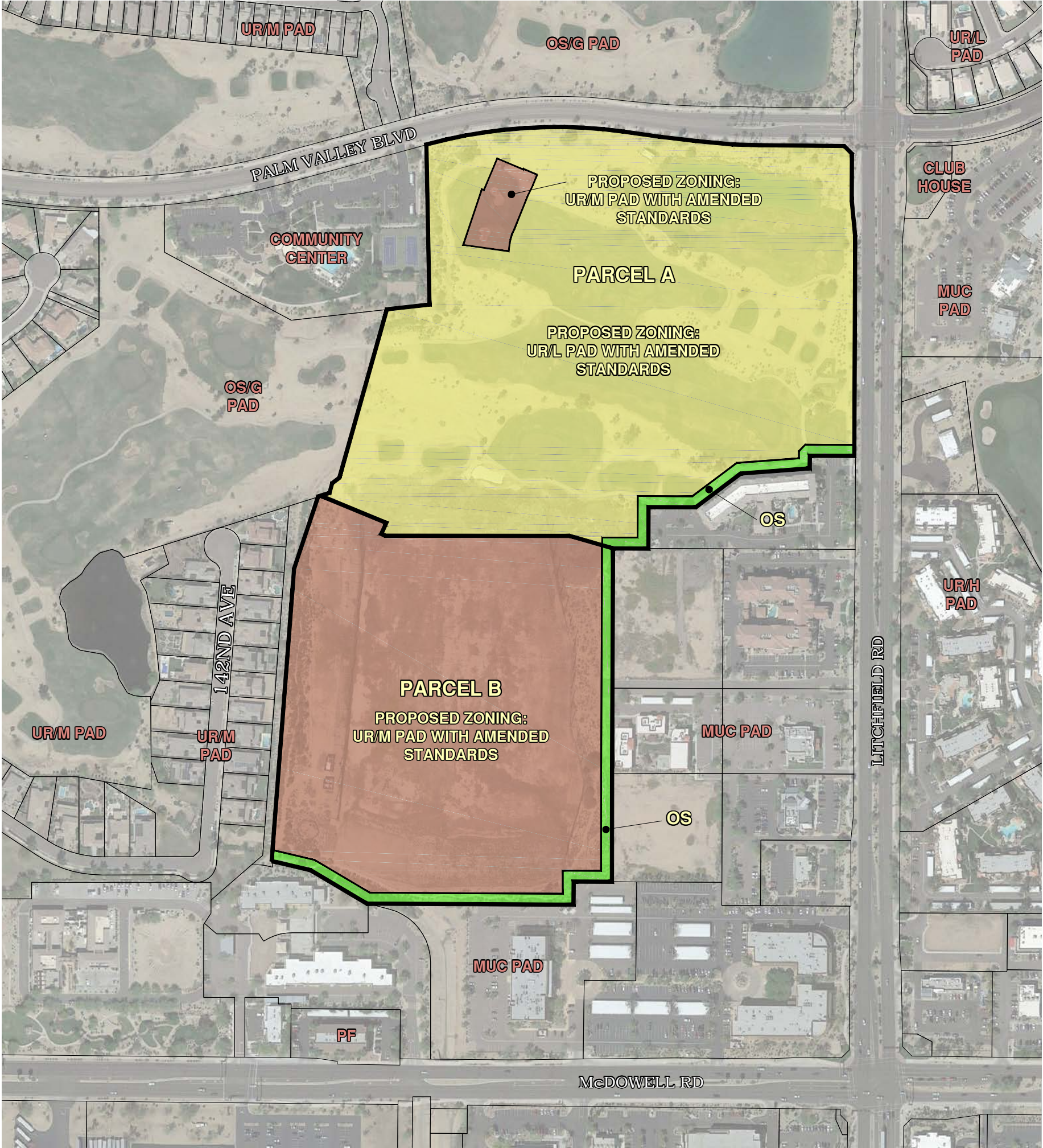
VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT

EXHIBIT 01 AERIAL VICINITY MAP

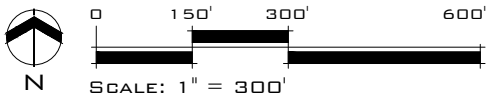


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VISTAS
AT PALM VALLEY
SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT

EXHIBIT 02
ZONING PLAN



LEGEND	
PROPOSED ZONING CATEGORIES	
<div></div>	OS
<div></div>	UR/L PAD WITH AMENDED STANDARDS
<div></div>	UR/M PAD WITH AMENDED STANDARDS

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