

AGENDA ITEM #: _____

DATE: November 8, 2017

CAR #: 17-6189

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT**

SUBJECT: Preliminary Plat for Goodyear Planned Regional Center (GPRC) Parcel 12	STAFF PRESENTER: Steve Careccia, Planner III CASE NUMBER: 17-500-00010 APPLICANT: Taylor Earl, Esq., Earl, Curley & Lagarde
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PROPOSED ACTION:

Approve a preliminary plat for Goodyear Planned Regional Center (GPRC) Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue within the Goodyear Planned Regional Center PAD, subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance No. 01-762, as amended, and Ordinance No. 17-1374, the ordinances rezoning the land being developed as Goodyear Planned Regional Center (GPRC) Parcel 12;
2. The developer/home builder shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix Goodyear Airport Traffic Pattern Area and noise contours. This display shall include a 24-inch by 36-inch map at the main entrance of such sales facilities and shall include the approximate locations of the homes being sold clearly depicted;
3. Two-story homes may not be placed on Lot Nos. 1-6 and 37-52 nor on any corner lots;
4. No more than three two-story homes will be allowed side by side, and three consecutive two-story homes must be followed by a minimum of two single-story homes. If two two-story homes are located side by side, then they must be followed by at least one one-story home. A note with this requirement shall be added to any final plat;
5. For each single family lot, at least one 24-inch box tree shall be planted within the adjoining area between the curb and sidewalk. The tree shall be maintained by the adjoining homeowner, and any tree that does not survive shall be replaced by the adjacent homeowner with a tree that is of like species and size to the one that is being replaced. A note with this requirement shall be added to any final plat;
6. The property owner and/or developer is responsible for the ultimate half-width street improvements for Pebble Creek Parkway along the entire frontage of the property. Said improvements shall include, but not be limited to, street frontage landscape, median

landscape, and landscape irrigation. The property owner and/or developer shall provide a two-year warranty on all public improvements dedicated to the city of Goodyear; and,

7. Due to the modified streets, Lot Nos. 24 and 25, as shown on the preliminary plat, shall not have structures of any kind and/or shrubs or ground cover with a mature height of more than 18-inches within the site visibility triangles. Trees shall be pruned to a height of seven feet or greater from the ground and to the foliage.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is part of the Goodyear Planned Regional Center PAD. The PAD is a mixed-use development containing residential uses of varying densities along with neighborhood and regional commercial centers.

The property is designated as Neighborhoods on the General Plan Land Use Plan. This land use permits residential development with a wide range of densities and housing products.

The rezoning for the residential portion of the Goodyear Planned Regional Center PAD was approved on September 24, 2001, with the adoption of Ordinance No. 01-762. This ordinance rezoned approximately 240 acres to the Final PAD Zoning District. Parcel 12, as designated in the PAD, originally consisted of 18.6 acres designated for 121 court homes (6.5 du/ac).

A site plan to permit the development of an APS electrical substation was approved in 2005. This substation was developed on a 1.2-acre portion of Parcel 12.

On July 8, 2013, the City Council adopted Ordinance No. 13-1283 amending the Goodyear Planned Regional Center PAD to allow an assisted living facility on a 5.13-acre portion of Parcel 12. The remaining balance of the parcel remains undeveloped and retains its land use designation of Court Home within the PAD. As designated in the PAD, a maximum of 80 court homes would be permitted on the remaining 12.24 acres of Parcel 12 (at 6.5 du/ac).

STAFF ANALYSIS:

Current Policy:

Prior to subdividing a property, the property owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Surrounding Properties:

Uses and development surrounding the subject property include:

North – Electric transmission line corridor and existing single family residences (PebbleCreek)

South – Existing assisted living and memory care facility (The Groves)

East – Roosevelt Irrigation District canal and existing single family residences (Rio Paseo)

West – Existing APS substation, Pebble Creek Parkway, and existing single family residences (PebbleCreek)

Details of the Request:

This request is a preliminary plat for Goodyear Planned Regional Center (GPRC) Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue within the Goodyear Planned Regional Center PAD.

The amendment would facilitate the development of the subject property for detached single family homes. The proposed development includes 52 single family lots with a minimum lot size of 46 feet by 110 feet. The proposed density is 4.25 du/ac (net).

Approximately 3.8 acres (30%) of the subject property will be designated as open space. An amenity area will include a tot lot and ramada. A pedestrian connection will be provided to the existing trail north of the subject property. For safety purposes, a full-view fence will be provided along the RID canal. However, the view fence will provide for visual openness compared to a solid wall.

All of the single family homes located along the northern boundary and along Pebble Creek Parkway will be limited to single story.

Luke AFB:

The subject property is located within the vicinity of a military airport. Given the location of the subject property, base operations will not be adversely impacted by this proposed multi-family development. A note will be placed on the final plat for the subdivision indicating the presence of Luke AFB and the potential for overflights and noise intrusion.

Phoenix Goodyear Airport:

The subject property is located within the Phoenix Goodyear Traffic Pattern Airspace. Given the location of the property, airport operations will not be adversely impacted by this proposed multi-family development. A note will be placed on the final plat for the subdivision indicating the presence of the airport and the potential for overflights and noise intrusion.

School Districts:

The subject property is located within the Litchfield Elementary School District and the Agua Fria Union High School District. The school districts have indicated that they will have the capacity to serve the student demand generated within the Goodyear PRC PAD. In accordance with a previously approved agreement between the property owner and school districts, the developer will make a voluntary contribution of \$625 per dwelling unit to the school districts.

Fire Department:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	1.87	.94	2.34	1.17	#183	5.49	2.74	5.94	2.97

Since only one point of public ingress/egress will be provided to the development, a secondary access point from Pebble Creek Parkway will be provided for emergency responders. This access point is located just south of the APS substation. With the provision of this secondary access, two points of access for emergency responders will be provided. This proposal, including its configuration and location, has been accepted by the Fire Department.

Police Department:

The subject property is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

Solid Waste/Recycling:

Solid waste and recycling will be provided by the city of Goodyear.

Water/Wastewater:

The subject project is located within the service area of Liberty Utilities. They will provide water and wastewater services to the development. Existing water and sewer infrastructure exists within Pebble Creek Parkway adjacent to the property.

Stormwater:

All project stormwater runoff will be contained on the site. The required on-site retention volume will be provided for the 100-year, six-hour storm event in accordance with the engineering design standards.

Streets/Transportation:

Access to the subject property will be from a private driveway shared with the existing assisted living facility to the south. An additional access will be provided for emergency use only. The proposed streets within the development will be private. Gates are not proposed at this time.

Public Participation:

Neither public notice nor public hearings are required for preliminary plat applications.

FISCAL ANALYSIS:

There is no direct budget impact associated with this preliminary plat. Future anticipated impacts include:

- This development includes private streets and parks that will be constructed by the developer and maintained by the homeowner's association.
- This development will result in the creation of approximately 52 new single family homes, which will require public services such as sanitation, police, and fire.
- There will be no impact to the City's water and wastewater utilities since the development is located within the service area of Liberty Utilities.

RECOMMENDATION:

The preliminary plat is consistent with the land use, development standards, and density approved by the Goodyear Planned Regional Center PAD for this parcel. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat
3. Preliminary Landscape Plan