



Vistas at Palm Valley Preliminary Plat

City Council Meeting
December 11, 2017

Vistas at Palm Valley Preliminary Plat



Context

Location: SWC of Litchfield Rd. & Palm Valley Blvd.

Area: 53.6 acres (+/-)

Adjacent Land Uses:

- North: Golf course and SF homes in the Cottages
East: Golf course and commercial uses on west side of Litchfield Rd. (Hotels, school, & restaurants)
South: Office uses and school
West: SF Homes in Camelot, golf course and Palm Valley Community Center



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Existing Zoning

Vistas at Palm Valley Final PAD

Approved by City Council on August 28, 2017

Parcel A

UR/L - Urban Residential/Low Density - 31.7 acres

UR/M - Urban Residential/Medium Density - 0.6 acres

OS - Open Space - 30' buffer south boundary - 0.60 acres

Parcel B

UR/M - Urban Residential/Medium Density - 19.5 acres

OS - Open Space - 30' buffer on east & south boundary - 1.15 acres



Vistas at Palm Valley Preliminary Plat



Parcel A – Preliminary Plat

UR/L - Urban Residential/Low Density (31.7 acres)
86 single family detached homes on 60' x 120' lots

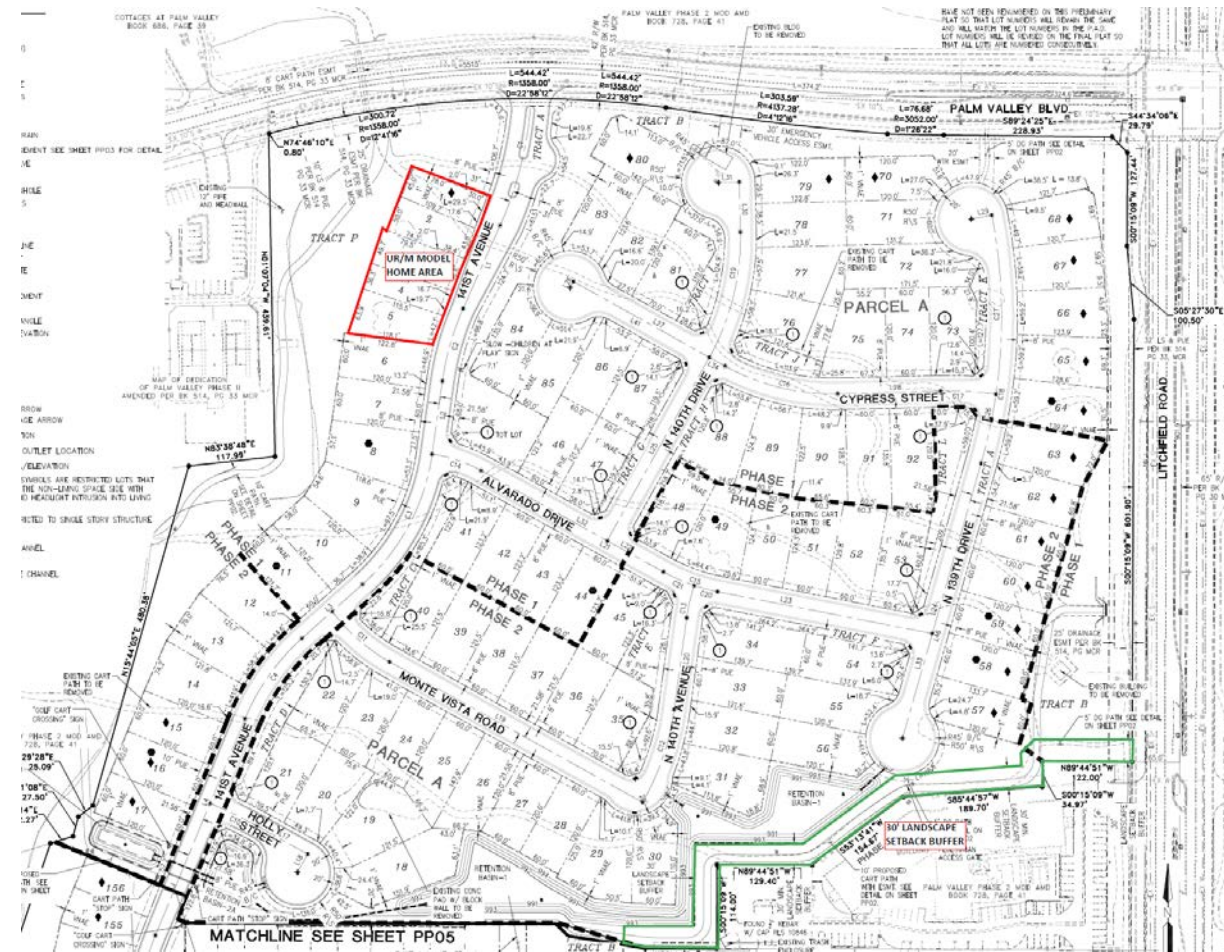
UR/M - Urban Residential/Medium Density (0.60 acres)
5 attached single family units in one duplex and one triplex building on 36' x 106' and 47' x 106' lots (Model Complex)

OS - Open Space (0.60 acres)
30-foot wide landscape buffer along southeastern boundary

Total number of units = 91

Total area = 32.90

Density of 2.77 du/ac.



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Parcel A - Conceptual Development Plan

LOTING PLAN:

- 4 holes of “Lakes” golf course, putting green, lake and restroom to be removed. Remaining 14 holes will be reconfigured as 9-hole championship course
- Existing cart path will be relocated and continue through proposed development
- Homes limited to single-story floor plans along portion of west boundary and along Litchfield Road and Palm Valley Boulevard
- One duplex structure and one triplex structure planned in model home complex at main entrance on Palm Valley Blvd.
- A 1/4-acre tot lot planned near center of parcel and turf area added adjacent to Lots 27 through 31



[illegible]

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Parcel B - Conceptual Development Plan

LOTING PLAN:

- Golf driving range poles and netting will be removed except for three poles at SWC of parcel equipped with WCFs (Tract S)
- Duplexes will be single-story and Triplexes will have a two-story unit in the middle and a single-story unit on each end
- Lots along west boundary and portion of east boundary (Lots 157-161) limited to single story
- ½-acre tot lot and community pool planned opposite secondary entrance from Litchfield Rd.
- 10-foot wide accessways provide access to rear of middle triplex unit
- Additional turf area added at SWC of Parcel B



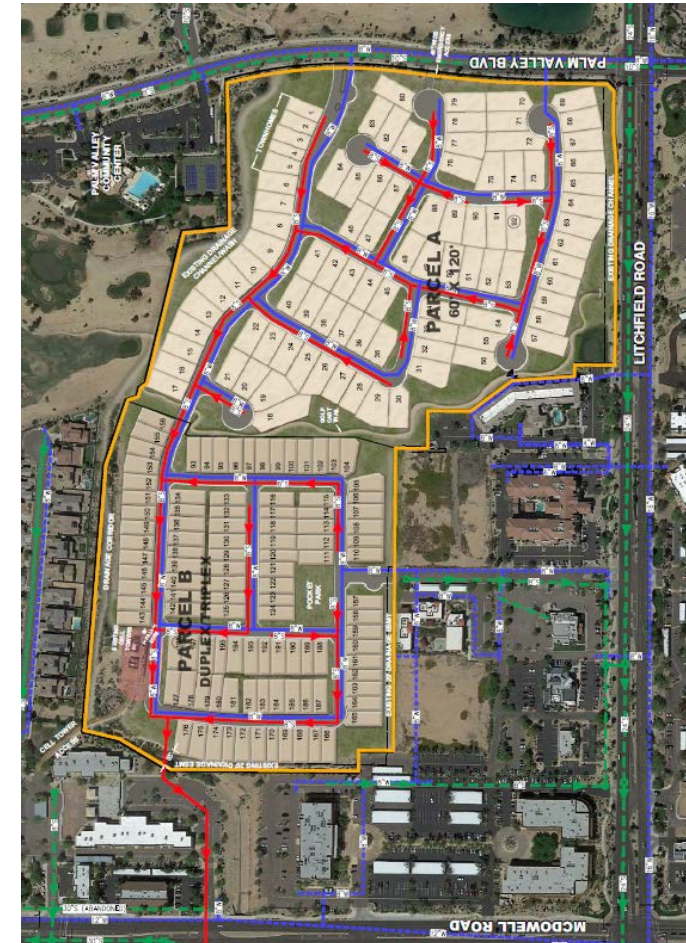
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Infrastructure Plan

INFRASTRUCTURE

- Water and Sewer service will be provided by Liberty Utilities
- Fire Department primary response from Station No. 183 at Litchfield Road and Avalon (2.06 to 2.96 minutes)
- Fire Department secondary response from Station No. 185 at PebbleCreek Parkway and Clubhouse Drive (6.55 to 7.26 minutes)
- Project is located within an existing Police Department patrol area
- The project is on the edge of the territory within the vicinity of a military airport and within the traffic pattern air space for Phoenix Goodyear Airport – Standard disclosure statements are being required



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Planned Access

ACCESS:

- Gated community with private streets – Standard street section in Parcel A
Reduced street section (30' wide) in Parcel B – Parking restricted to one side
- Golf cart path will be marked and signed and constructed with alternate materials
- Primary access on Palm Valley Blvd. 450 east of 142nd Ave. (Red Circle)
- Second access via private driveway from Litchfield Road between Hampton Inn and Romano's Macaroni Grill restaurant (Blue Circle)
- Traffic improvements likely to be needed at intersection of private driveway and Litchfield Rd include:
 - Traffic signal (Developer participation set at 16%)
 - Restriping of private driveway
 - Installation of right turn decel lane for southbound traffic on Litchfield Road



OPEN SPACE

- Project has 13.74 acres of open space (25.6% of site)
- Two tot lots (one in each parcel) with shade structure and turf play area and a pool in Parcel B
- Pedestrian access is provided through the site and to Litchfield Road and Palm Valley Blvd.
- Additional turf play areas have been provided in Parcels A and B

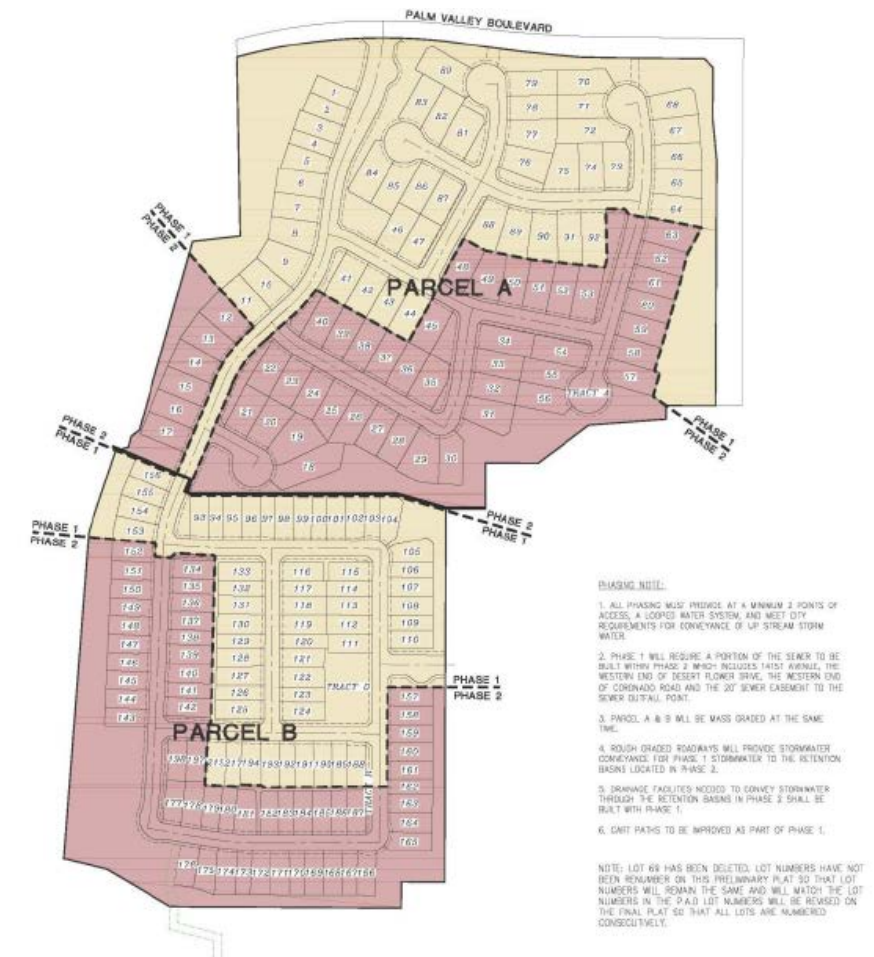


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Phasing Plan

- Phase 1 is shown as tan area and Phase 2 is the pink area
- All of Parcels A and B will be mass graded, but only a portion of each will be fully developed.
- Improvements along Palm Valley Boulevard and Litchfield Road will be installed in Phase 1 including landscaping and perimeter theme wall
- The relocated golf cart path will be constructed in Phase 1 (even though a portion is shown in Phase 2)
- Utilities for Phase 1 will be extended through Phase 2 as needed
- Both the main access and secondary access will be developed in Phase 1
- The recreational amenities (tot lots) will be built in Phase 1



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Update Since Postponement at Oct. 23 City Council Meeting

Consideration of the Preliminary Plat was postponed at October 23, 2017 City Council at request of applicant.

Vote to annex Vistas to Palm Valley Community Center failed. Applicant has added turf areas and a community pool to the project.

Applicant has reached agreement with the Agua Fria H.S. District and Litchfield Elementary School District and will provide a voluntary school development contribution.

Due to a concern regarding the operation of the existing access easement from the project to Litchfield Road, a Stipulation No. 17 has been added to the recommendation to require additional documentation regarding the operation of this access easement prior to approval of the final plat.

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Planning & Zoning Commission and Staff Recommendation

The Planning & Zoning Commission and City Staff Recommend to the City Council:

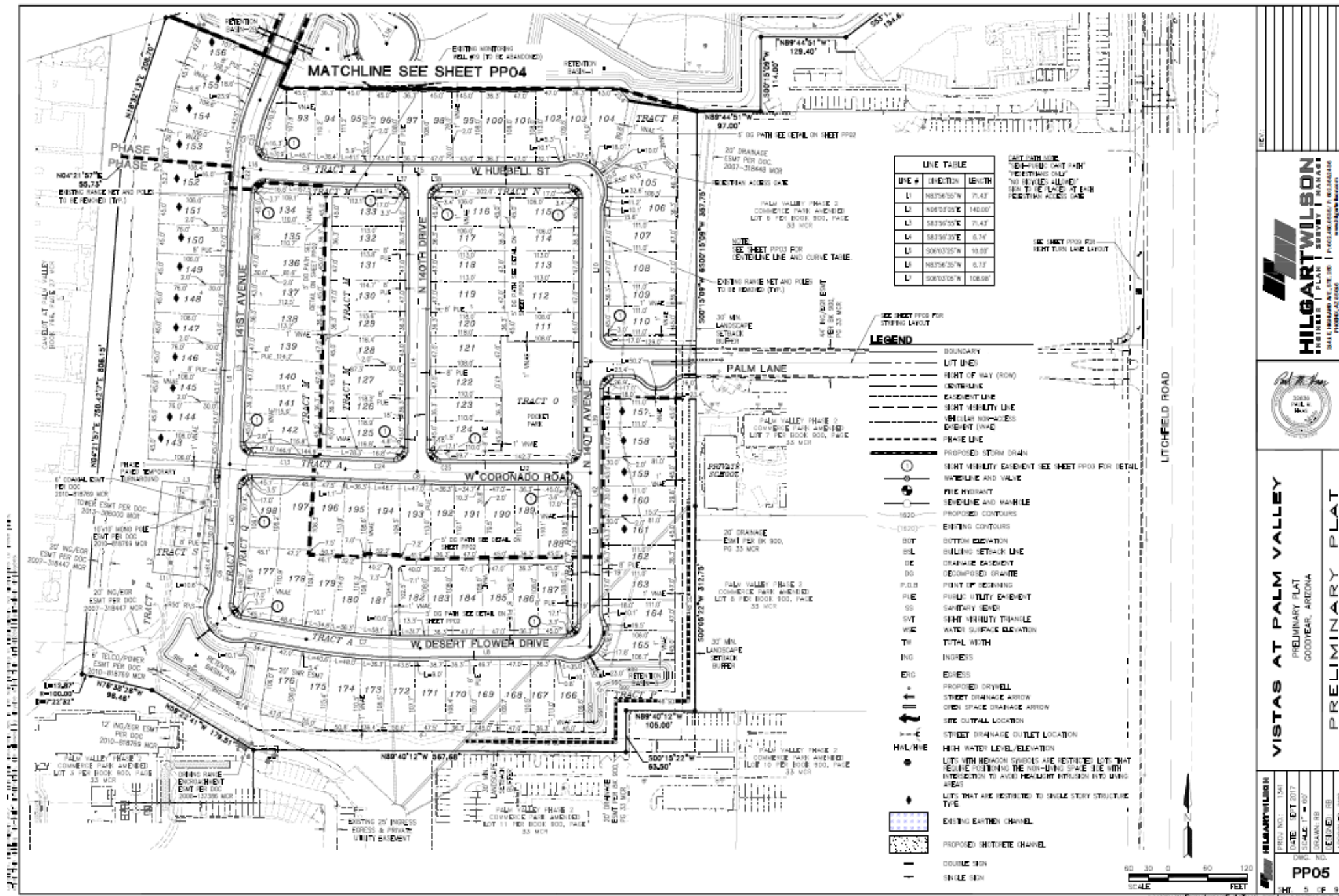
Approval of the Preliminary Plat for the Vistas at Palm Valley proposed by Meritage Homes subdividing 53.6 acres into 86 single family detached home lots, 111 duplex/triplex single family attached home lots and 19 tracts located in the Vistas at Palm Valley Final Planned Area Development generally located at the southwest corner of Palm Valley Boulevard and Litchfield Road, subject to the 17 stipulations contained in the staff report.

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Conclusion

QUESTIONS?

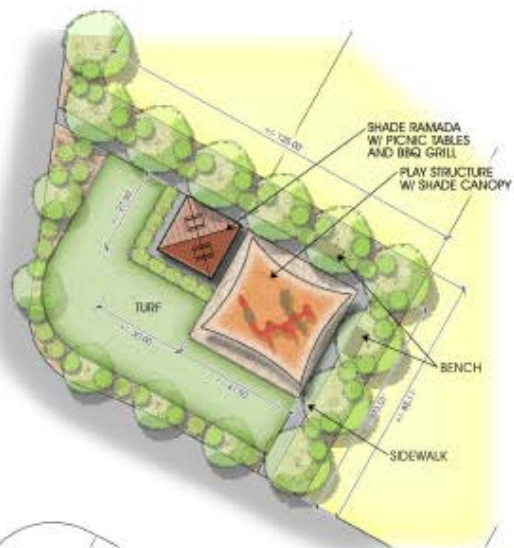






① POCKET PARK PERSPECTIVE

NTS



② POCKET PARK 'A'
PLAN VIEW

NTS



③ POCKET PARK 'B'
PLAN VIEW

NTS

VISTAS at Palm Valley

GOODYEAR, ARIZONA

CONCEPTUAL AMENITY PLAN

F2GROUP
ARCHITECTURAL
480.755.0717
480.089.0004



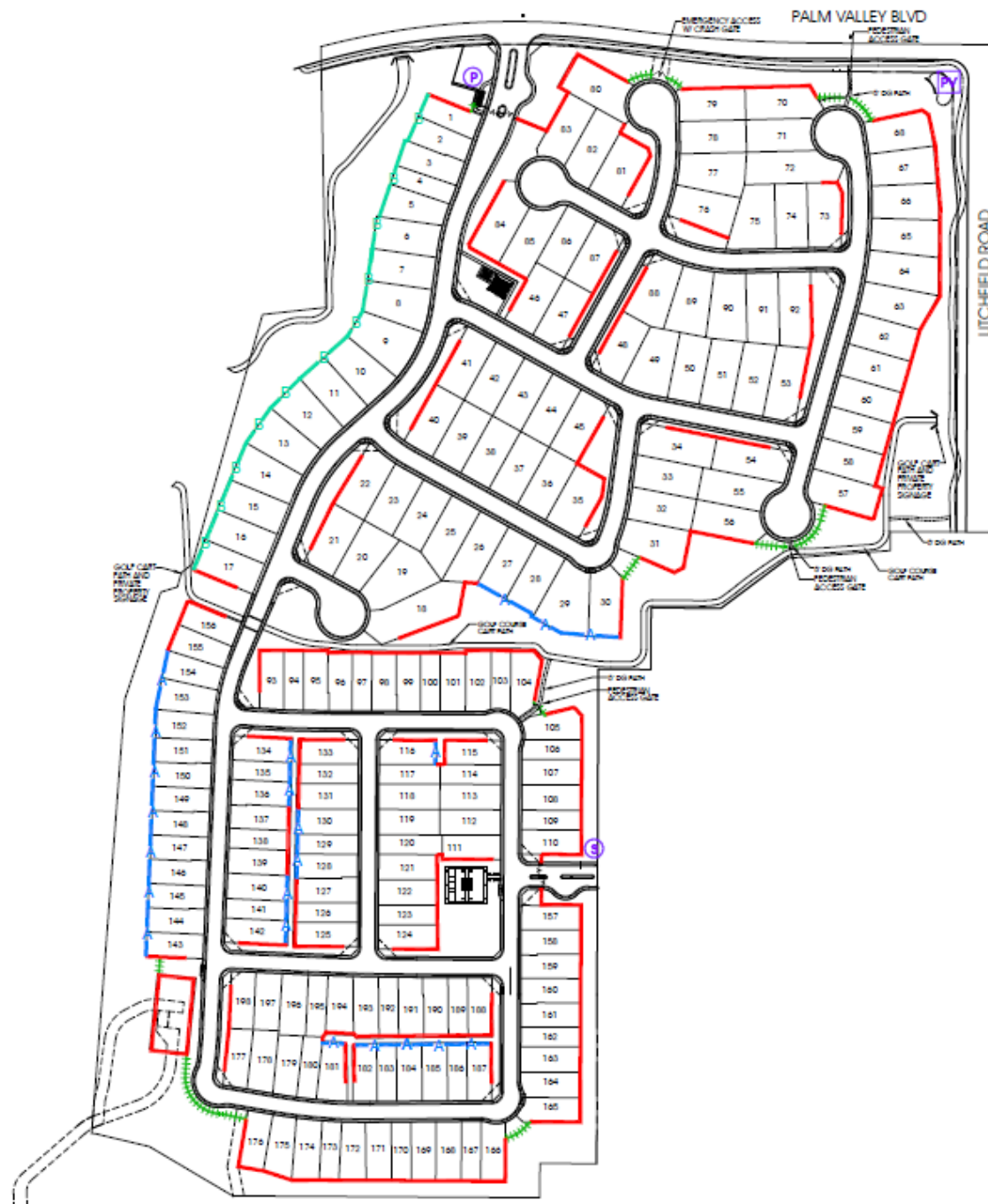
NORTH
5.22.17



SHEET NO.
CLP-5

MeritageHomes

PRELIMINARY - NOT FOR CONSTRUCTION



VISTAS at Palm Valley

GOODYEAR, ARIZONA

LEGEND

- PRIMARY THEME WALL
- A — VIEW FENCE A - PARTIAL VIEW FENCE
4' BLOCK / 2' VIEW
- B — VIEW FENCE B - PARTIAL VIEW FENCE
2' BLOCK / 4' VIEW
- +++++ VIEW FENCE C - FULL VIEW FENCE
- P PRIMARY ENTRY MONUMENT
- S SECONDARY ENTRY MONUMENT
- PV PALM VALLEY SIGN

CONCEPTUAL MASTER WALL PLAN



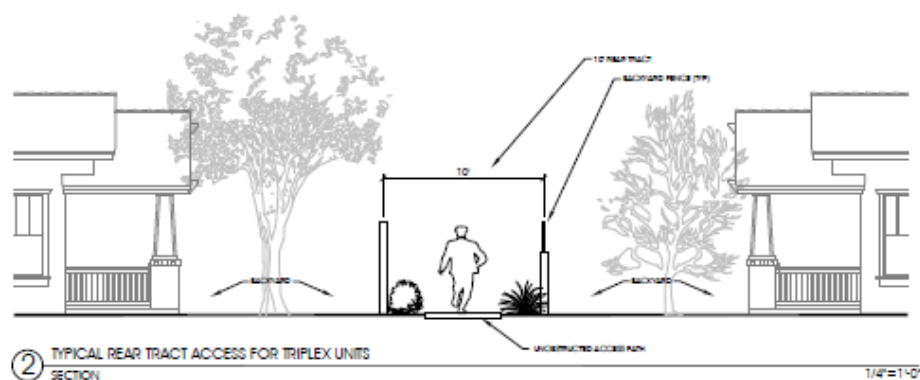
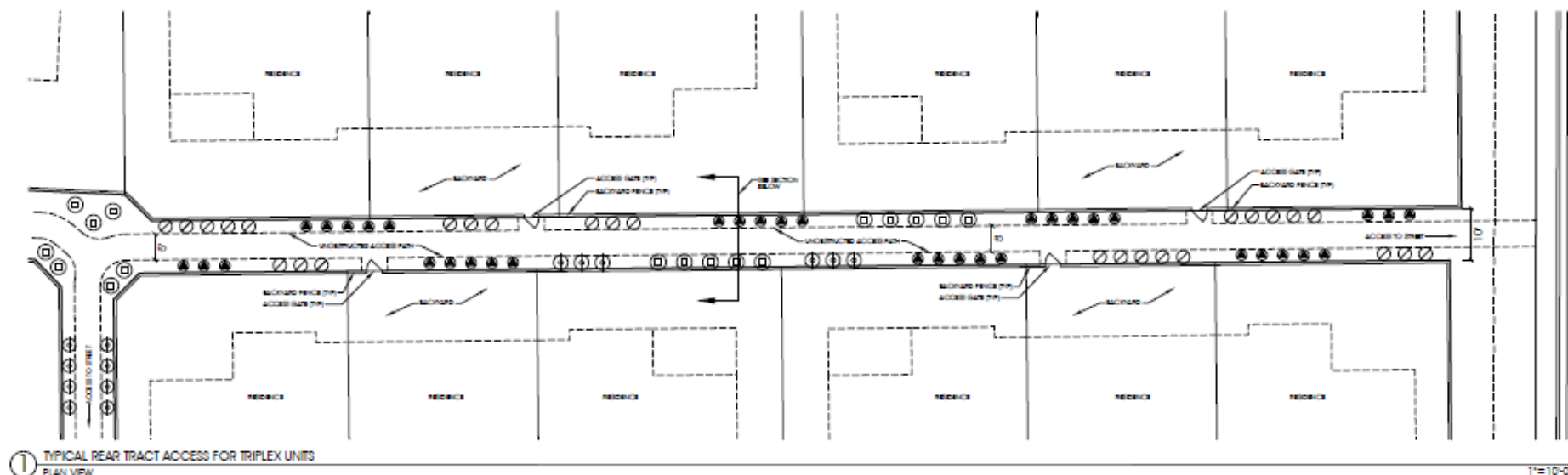
SHEET NO.
CLP-8



PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA



CONCEPTUAL REAR TRACT ACCESS - TRIPLEX UNITS



SHEET NO.
CLP-9



PRELIMINARY - NOT FOR CONSTRUCTION

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Revised Golf Course Layout

Holes 3, 6, 7, 8, 9 will be almost exactly the same as currently configured.

Holes 1, 2, 4 and 5 will be reconfigured with a dog-leg that combines two existing holes into one hole.

