

AGENDA ITEM #: \_\_\_\_\_

DATE: May 9, 2018

CAR #: N/A

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

<b>SUBJECT: PebbleCreek Phase II Unit 60 Preliminary Plat</b>	<b>STAFF PRESENTER:</b> Karen Craver, AICP Planner III  <b>CASE NUMBER:</b> 18-500-00003  <b>OTHER PRESENTER:</b> Brent Emmerton, P.E., B&R Engineering, Inc.
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**PROPOSED ACTION:**

Recommend approval of a request for a preliminary plat for PebbleCreek Phase II Unit 60, subject to the following stipulations:

1. Prior to obtaining the first certificate of occupancy in Unit 60, all off-site, connecting roadways included in the PebbleCreek Phase 2 Unit 57 final plat shall be constructed;
2. Compliance with the stipulations stated in Section II of Ordinance Nos. 98-620 and 98-621, the ordinances rezoning the land being developed as PebbleCreek Phase II;
3. The developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: "Pebble Creek Golf Resort Phase II is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and the owner does further release and discharge the City of Goodyear and PebbleCreek Properties Limited Partnership and Robson Communities from any liability for any and all claims for future damages and complaints of any kind to persons or property that may arise at any time in the future";
4. The public sales report and final plat shall include a statement that PebbleCreek Phase II Unit 60 is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport;
5. The developer 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 twenty-four by thirty-six inch (24"x36") map at the sales facility, be clearly visible on the wall, and shall include the approximate locations of the homes or apartments being sold or leased clearly depicted. The required contents of the map shall be provided by the city of Goodyear;

6. The following information shall be disclosed in the public sales report and final plat: PebbleCreek Phase II Unit 60 is in proximity to the Loop 303 freeway and may be subject to potential noise intrusion, vibrations, dust and all other effects that may be caused by said freeways and the construction of thereof;
7. The developer shall have a separate waiver agreement signed by the homeowner that recognizes that “Pebble Creek Phase II Unit 60 is subject to attendant noise and visible intrusion from Interstate 10 and the Loop 303;
8. For all units within PebbleCreek Phase II, a note shall be provided on the final plat and the public sales report acknowledging that the development is in close proximity to the Arizona Motorsports Park, generally located at Camelback Road and Reems Road, and may be subject to noise intrusion;
9. The plat shall comply with the Subdivision Regulations and all other applicable codes and ordinances, except as otherwise approved with the PebbleCreek Development Agreement;
10. Streets within the subdivision shall be privately owned and maintained. The developer and/or Homeowner’s Association shall bring the streets to current city standards in the event that a request is made to dedicate the streets to the city of Goodyear; and,
11. If the following stipulations are applicable to any lots within the subdivision, the final plat for PebbleCreek Phase II Unit 60 shall include the following as notes:
  - a. Corner lots are limited to one-story homes unless a minimum 10-foot wide landscape strip is provided, or the lot is at least 10 feet wider than the minimum lot width required.
  - b. Dwelling units located on lots that front a T-intersection shall be configured so that the non-livable portions of the dwelling face oncoming traffic.
  - c. Driveways upon key lots shall be located on the opposite side of the lot from the view obstruction.

### **BACKGROUND AND PREVIOUS ACTIONS:**

The property was rezoned on August 24, 1998, with the second phase of PebbleCreek Golf Resort (Ordinance Nos. 98-620 and 98-621), allowing for residential development on this parcel. The property was included in a preliminary plat for PebbleCreek Phase Two Units 57, 60 and 63, which was approved on June 15, 2005 (COAC 05-2525), but no final plat for the property has been approved pursuant to the 2005 preliminary plat. The preliminary plat being presented has not previously been presented to the Planning and Zoning Commission or City Council.

### **STAFF ANALYSIS:**

#### **Current Policy:**

Prior to subdividing a property, the 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.

**Details of the Request:**

The request is to subdivide 43.04 acres into 135 single-family lots and eight tracts, with a proposed density of 3.14 dwelling units per acre. The subdivision will be accessed from Clubhouse Drive onto 166<sup>th</sup> Drive, and will connect to PebbleCreek Phase II Unit 57 via Roanoke Avenue.

Surrounding properties include:

- North – Future PebbleCreek parcel, not yet subdivided, and subdivided Parcel 48
- South – Subdivided Parcel 57
- East – Future PebbleCreek parcel, not yet subdivided
- West – Loop 303 Freeway

**Luke Air Force Base and Phoenix-Goodyear Airport:**

The subject property is located in the vicinity of Luke Air Force Base and the Phoenix-Goodyear Airport Traffic Pattern Airspace. A stipulation has been included to require a general note on the final plat to inform the public and homeowners of base and airport operations and the potential for attendant noise and potential over-flights.

**Fire Department:**

The parcel will be served by Fire Station 185 which is located at 15875 West Clubhouse Drive, and by Fire Station 183 which is located at 3075 North Litchfield Road.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	2.60	1.30	3.73	1.86	#183	9.59	4.79	10.70	5.35

**FISCAL ANALYSIS:**

Although a fiscal impact analysis has not been conducted on this specific development, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

**RECOMMENDATION:**

Staff finds that the preliminary plat is compatible with the surrounding area and consistent with the land use, zoning standards and technical requirements of the city's Subdivision Regulations,

Design Guidelines, and the exceptions as established by the PebbleCreek Development Agreement and Planned Area Development.

**ATTACHMENTS:**

1. Aerial Photo
2. Preliminary Plat