

March, 2018

PRELIMINARY PLAT NARRATIVE  
FOR

*CRESTWOOD @ CANYON TRAILS*

*LILAC ROAD AND 173<sup>RD</sup> DRIVE*

GOODYEAR, ARIZONA

Prepared For:  
**Mattamy Homes**  
9200 East Pima Center  
Parkway, Suite 160  
Scottsdale, AZ 85258

Prepared by:  
**HILGARTWILSON**  
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GOODYEAR, ARIZONA

Developer:



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Contact: Zach Hilgart, P.E.

March 2018  
Project No. 1853.01

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## *PROJECT TEAM*

### Developer/Homebuilder

Mattamy Homes  
9200 East Pima Center Parkway, Suite 160  
Scottsdale, AZ 85258  
Telephone: 480.302.6080  
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### Landscape Architect

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50 N. McClintock Drive, Suite 1  
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## ***TABLE OF CONTENTS***

1.0	INTRODUCTION.....	1
2.0	SURROUNDING PROPERTY .....	1
3.0	EXISTING AND PROPOSED ZONING .....	2
4.0	DRAINAGE .....	2
5.0	DEVELOPMENT FEES .....	2

## ***ATTACHMENTS***

CONTEXT MAP

## 1.0 INTRODUCTION

Crestwood @ Canyon Trails (hereinafter referred to as Project or Property) is a 24.2 gross acre parcel within the 782-acre Canyon Trails Phase II Planned Area Development (PAD), which was initially approved by City Council as part of Ordinance No. 99-676. The Project is located at the southeast corner of Lilac Street and 173<sup>rd</sup> Drive. The Assessor Parcel Number for the Property is 502-39-003T.

The adjacent infrastructure for the Property has been constructed as part of the overall Canyon Trails master-planned community. This includes adjacent collector roads, Cotton Lane, dedications for the future Loop 303 extension, and water and sewer facilities stubbed to the Property. The Project anticipates development of a 90 lot single-family community conforming to the Canyon Trails Phase II SF-1 zoning.

## 2.0 SURROUNDING PROPERTY

The Property is currently being used as agricultural land and is actively being farmed. All the surrounding properties are located within the Canyon Trails PAD (Phase I, II, or Towne Center) and are further described below. Attached is a **Context Map** depicting the surrounding land uses.

### NORTH

North of the Project, across Lilac Street, is Canyon Trails Unit 4 West. This parcel has been constructed and is zoned SF-4 PAD.

### EAST

East of the Project is a Flood Control District of Maricopa County (FCDMC) drainage channel, right-of-way for the future Loop 303 freeway extension, and Cotton Lane. East of Cotton Lane is the Canyon Trails Towne Center, zoned Commercial PAD.

### SOUTH

South of the Project is agricultural land. This land is zoned Commercial PAD as part of the Canyon Trails PAD.

### WEST

West of the Project, across 173<sup>rd</sup> Drive, is Canyon Trails Unit 4 west. This parcel has been constructed and is zoned SF-5 PAD.

### 3.0 EXISTING AND PROPOSED ZONING

The Project is currently zoned SF-1 PAD as part of the Canyon Trails Phase II PAD. The development is proposed to be in conformance to the PAD as outlined below.

DEVELOPMENT STANDARD	PAD DATA: ORDINANCE 99-676
ZONING	SF-1 PAD
FRONT SETBACK	18'-21' (10' SIDE ENTRY)
NON-GARAGE ELEMENTS	MAY EXTEND 5' BEYOND GARAGE
REAR SETBACK	20'
SIDE SETBACK	5' & 10' (15' TOTAL)
CORNER SIDE SETBACK	SIDE SETBACK + 5'
MIN LOT SIZE	50' X 95'
LOT COVERAGE	45%
<b>CANYON TRAILS PHASE 2 PAD DATA</b>	
OPEN SPACE*	15% (20% OF O.S. MAY NOT BE USED FOR DRAINAGE)
DENSITY**	3.5 DU/AC
*TOTAL FOR CANYON TRAILS PHASE 2.	
** TOTAL FOR MEDIUM DENSITY, CANYON TRAILS PHASE 2.	

### 4.0 DRAINAGE

The Project is adjacent to the FCDMC drainage channel constructed for the future Loop 303. Continued discussions will be held with FCDMC to identify if the Project can discharge directly into the drainage channel such that the Project can be designed to the greater of first-flush or pre vs. post retention. The Project is currently planned to provide 100-year, 6-hour pre vs post retention. Based on the final approval from FCDMC, lot 79 may be removed to accommodate full 100-year, 6-hour retention consistent with City of Goodyear Standards.

### 5.0 DEVELOPMENT FEES

Development fees for the Project have been established in Section 11.B of the Development Agreement for Canyon Trails (DA) recorded in Document 99-0780645, MCR. The fees listed below are from section 11.B of the DA. Section 11.C identifies Rebates and Offsets for various development fees. We request that the City provide a summary of what additional offsets have been applied to this Project to reduce the fee from the total below.

DEVELOPMENT FEE TYPE	FEE
POLICE/FIRE O&M	FULLY OFFSET
SANITARY SEWER	\$1,134.00
WATER DEVELOPMENT	FULLY OFFSET
WATER RESOURCES	FULLY OFFSET
TRANSPORTATION	FULLY OFFSET
POLICE FACILITIES	\$123.00
FIRE AND EMERGENCY MEDICAL FACILITIES	\$211.00
PUBLIC WORKS	FULLY OFFSET
MUNICIPAL FACILITIES	FULLY OFFSET
PARKS & RECREATION FEE	\$57.00
<b>TOTAL</b>	<b>\$1,525.00</b>

## *ATTACHMENTS*





PROJ. NO.:	1853
DATE:	JUL 2017
SCALE:	NTS
DRAWN BY:	TRB
CHECKED BY:	ZH

**CANYON TRAILS**  
173RD AVE & GRANT ST  
GOODYEAR, AZ

**CONTEXT PLAN**



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