

AGENDA ITEM #: 7.5  
DATE: November 20, 2017  
CAR #: 17-6189

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

<b>SUBJECT: Preliminary Plat for Goodyear Planned Regional Center (GPRC) Parcel 12</b>	<b>STAFF PRESENTER:</b> Steve Careccia, Planner III  <b>CASE NUMBER:</b> 17-500-00010  <b>APPLICANT:</b> 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 shall construct a trail connection over city owned property that connects the pedestrian trail being constructed within the Property with the existing city of Goodyear trail located north of the Property;

7. 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,
8. 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. The subdivision perimeter wall proposed along Pebble Creek Parkway will be approximately 60 feet from the curb. Landscaping, including trees and shrubs, will be planted within this intervening area.

**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 \$1,000 per dwelling unit to the school districts (\$700 LESD & \$300 AFUHSD).

**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.

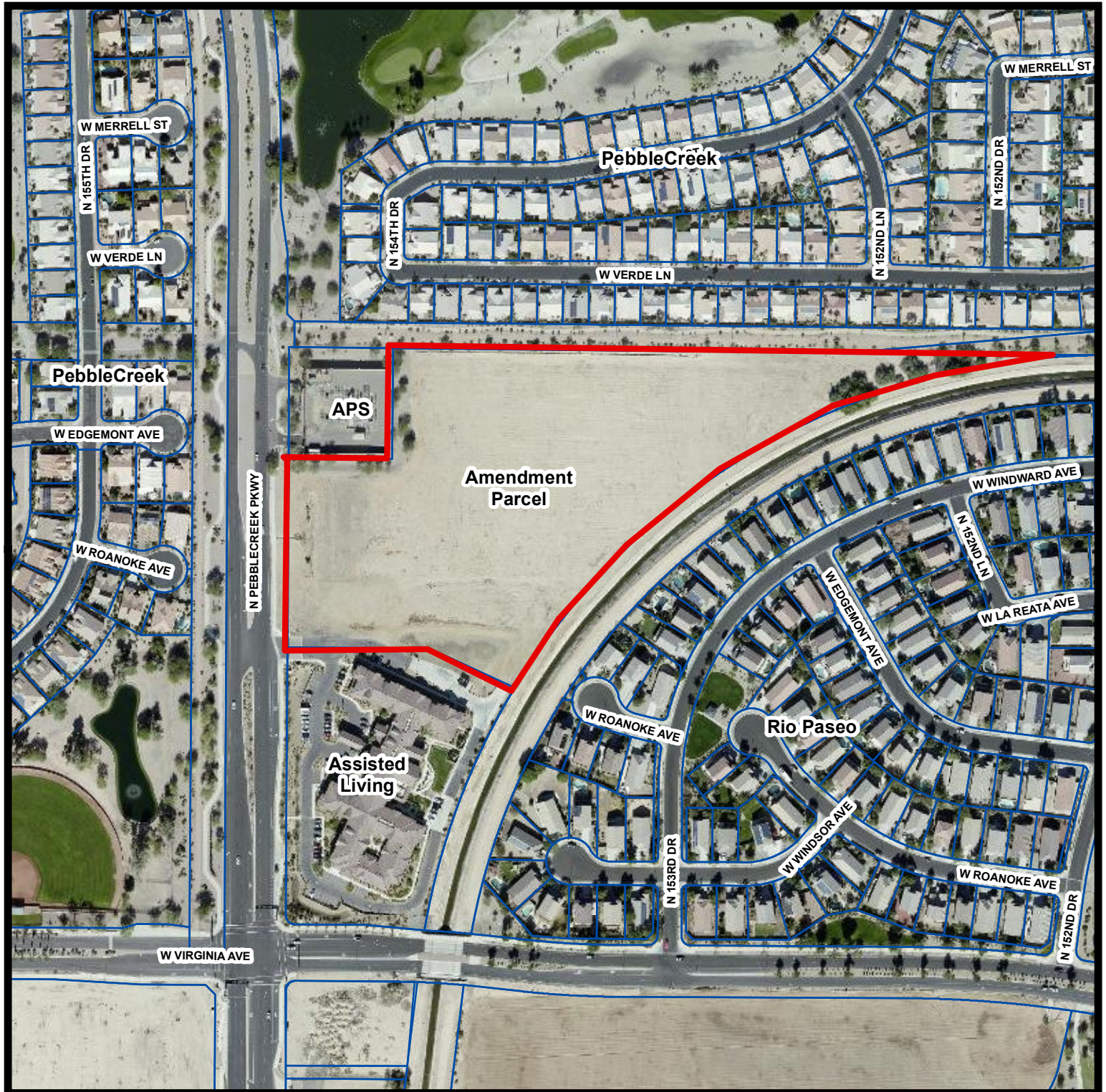
The Planning and Zoning Commission considered this item at their regular meeting of November 8, 2017. As noted in the staff report for the rezoning of the Property, a new stipulation was added to the ordinance rezoning the property after the Commission meeting to require a pedestrian connection connecting the pedestrian trail within the Property to the existing trail north of the subject property (owned by the city of Goodyear). The same stipulation was added to the staff report for the preliminary plat following the Commission meeting. The Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council.

### **ATTACHMENTS:**

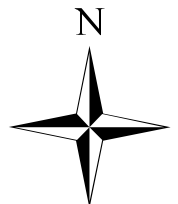
1. Aerial Photo
2. Preliminary Plat
3. Preliminary Landscape Plan



**Aerial Photo**  
**Goodyear PRC Parcel 12 PAD Amendment**  
**Case No. 17-200-00005**



Drawn By: Steve Careccia  
City of Goodyear Development Services Department  
Date: 10.17.17





# PRELIMINARY PLAT FOR GOODYEAR PLANNED REGIONAL CENTER (GPRC) PARCEL 12

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, T.2N., R.1W.,  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 32, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP ACCEPTED AS THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89° 24' 37" EAST, 2614.81 FEET;

THENCE SOUTH 89° 24' 37" EAST, 295.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89° 24' 37" EAST, 1,535.00 FEET TO A NON TANGENT CURVE;

THENCE LEAVING SAID NORTH LINE, SOUTHWESTERLY ALONG SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,472.40 FEET, THE CENTER OF WHICH BEARS SOUTH 00° 35'23" WEST, THROUGH A CENTRAL ANGLE OF 59° 16' 40", AN ARC LENGTH OF 1,523.33 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT CANAL;

THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 65° 11' 32" WEST, 202.05 FEET;

THENCE NORTH 89° 39' 26" WEST, 302.23 FEET;

THENCE NORTH 00° 20' 34" EAST, 403.61 FEET ALONG A LINE WHICH IS 75.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 89° 24' 37" EAST, 220.00 FEET;

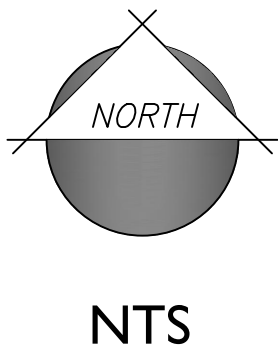
THENCE NORTH 00° 20' 34" EAST, 235.00 FEET ALONG A LINE WHICH IS 295.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING.

## SCHEDULE B DOCUMENTS

- ③ AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-0107301 OF OFFICIAL RECORDS, PLOTTED AND SHOWN HEREON.
- ⑦ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 23, 2013 AS 2013-0932010 OF OFFICIAL RECORDS, PLOTTED AND SHOWN HEREON.
- ⑩ ALL MATTERS AS SET FORTH IN ALTA/JACSM SURVEY ENTITLED "MINOR LAND DIVISION, RECORDED OCTOBER 09, 2013 AS BOOK 1163 IF MAPS, PAGE 8, PLOTTED AND SHOWN HEREON.
- ⑪ THE TERMS, PROVISION AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL DRAINAGE EASEMENT AGREEMENT" RECORDED JANUARY 27, 2016 AS 2016-0054798 OF OFFICIAL RECORDS, PLOTTED AND SHOWN HEREON.

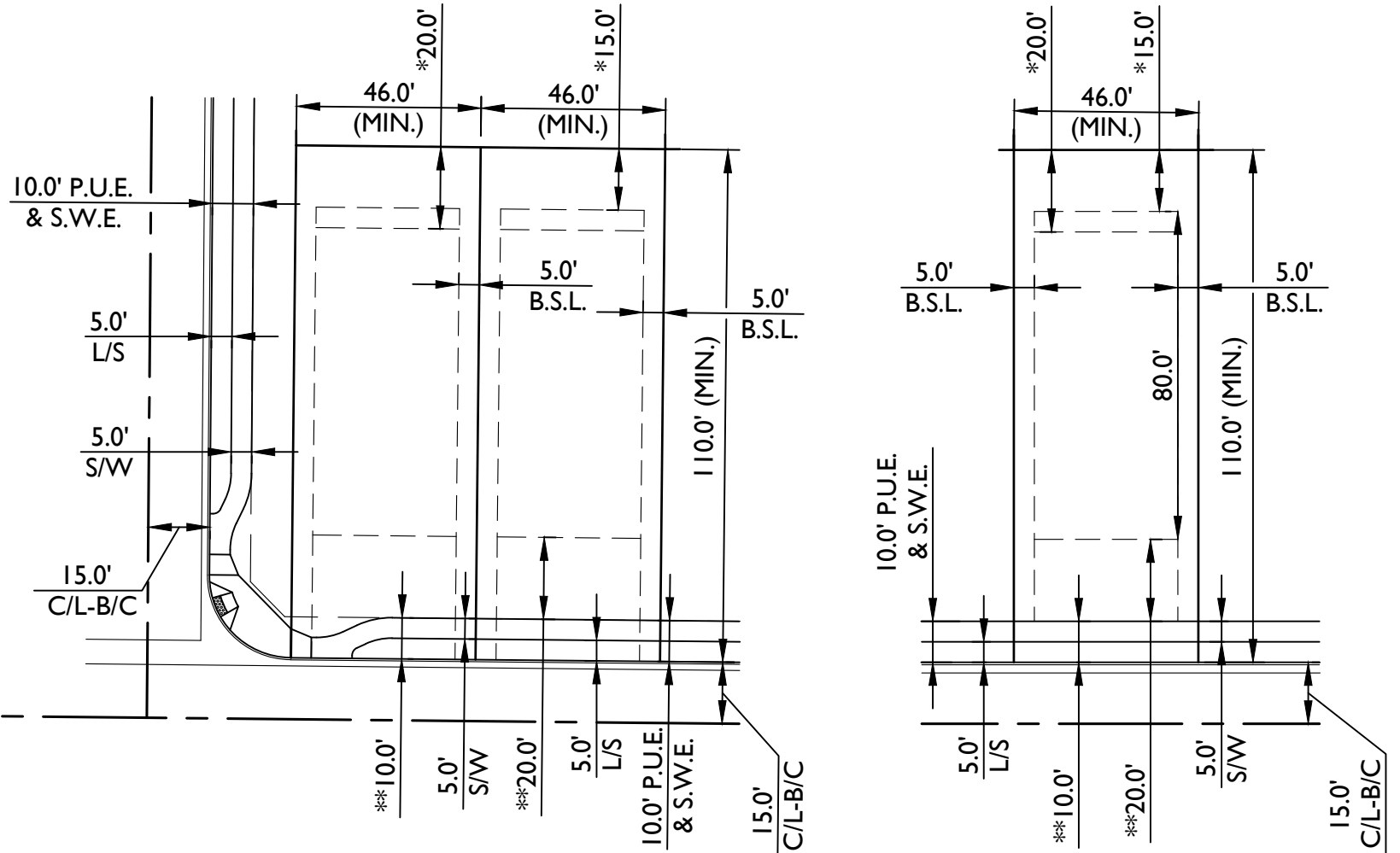
Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	5711.80	21	6255.26	41	5750.00
2	5750.00	22	6525.20	42	5750.00
3	5750.00	23	5749.99	43	5750.00
4	5750.00	24	5750.00	44	5750.00
5	5750.00	25	5750.00	45	5750.00
6	5750.00	26	5750.00	46	5750.00
7	5749.55	27	5750.00	47	5750.00
8	5750.00	28	5750.00	48	5750.00
9	5747.67	29	5750.00	49	5750.00
10	5808.79	30	5750.00	50	5750.00
11	5798.98	31	5750.00	51	5673.06
12	5798.76	32	5750.00	52	5818.55
13	5826.17	33	5750.00	TOTAL 301,028.73 SF	
14	5815.78	34	5750.00		
15	5652.79	35	5750.00		
16	5814.62	36	5749.24		
17	5750.00	37	6082.62		
18	5750.00	38	5690.93		
19	5779.81	39	5750.00		
20	5979.16	40	5750.00		

TRACT USE TABLE					
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE, LANDSCAPE, RETENTION, WATER EASEMENT, SEWER EASEMENT	126667	2.908	HOA	HOA
B	OPEN SPACE, LANDSCAPE, ACCESS EASEMENT	28502	0.654	HOA	HOA
C	OPEN SPACE, LANDSCAPE	1610	0.037	HOA	HOA
D	OPEN SPACE, LANDSCAPE	2283	0.052	HOA	HOA
E	OPEN SPACE, LANDSCAPE	6069	0.139	HOA	HOA
TOTAL OPEN SPACE AREA		165131	3.790		
F	PRIVATE STREET, EMERGENCY ACCESS EASEMENT, UTILITY EASEMENT	67066	1.540	HOA	HOA
TOTAL TRACT AREA		232197	5.33		



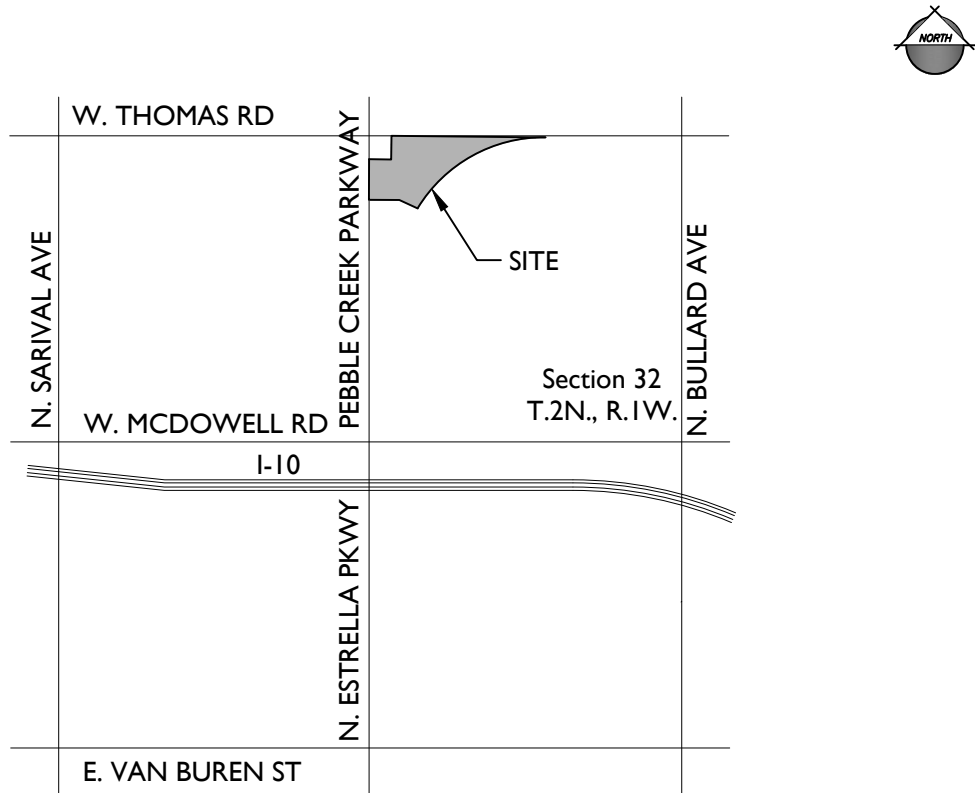
## TYPICAL LOT DIAGRAM

NTS



## VICINITY MAP

N.T.S.



## PROJECT TEAM

PROPERTY OWNER:  
KB HOME PHOENIX INC.  
10429 S 51st STREET, SUITE 100  
PHOENIX, AZ 85044  
TEL: (480)-758-3041  
CONTACT: JASON JARVIS

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DANIEL AUXIER

## PROJECT DATA

A.P.N.  
EXISTING GENERAL PLAN:  
EXISTING ZONING:  
PROPOSED ZONING:

501-73-939  
NEIGHBORHOOD  
PAD  
PAD

GROSS AREA:  
NET AREA:

+/- 12.94 AC  
+/- 12.24 AC

LOT SIZE:  
NO. OF LOTS:

46' x 110' MIN  
52

GROSS DENSITY:  
NET DENSITY:

4.02 DU/AC  
4.25 DU/AC

OPEN SPACE:

3.79 AC (30 % OF GROSS/NET)

## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSION ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE.
- ALL PRIVATE STREETS WILL BE CONSTRUCTED TO CITY OF GOODYEAR MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND PRIVATE STREETS
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- UTILITY CONCEPTS ARE SHOWN ON THE PRELIMINARY UTILITY PLAN

## UTILITIES

WATER  
SEWER  
GAS  
ELECTRIC  
TELEPHONE  
CABLE TV

LIBERTY UTILITIES  
LIBERTY UTILITIES  
SOUTHWEST GAS  
APS  
CENTURYLINK / COX COMMUNICATION  
CENTURYLINK / COX COMMUNICATION

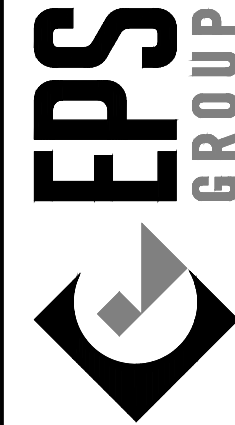
## BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, T.2 N., R.1 W., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING SOUTH 89°24'37" EAST, AS MEASURED AND SHOWN ON BOOK 1163, PAGE 8, MCR.

## BENCHMARK

COGBM PT.	ELEVATION NAVD88	INVENTORY DESCRIPTION	GOODYEAR DESCRIPTION	CROSS STREET 1	CROSS STREET 2
G343	992.71	3 IN COG BCHH	BR. CAP IN HANDHOLE	LITCHFIELD	MC DOWELL RD
G357	1016.33	3 IN COG BCHH	BR. CAP IN HANDHOLE	ESTRELLA PARKWAY (REEMS ROAD)	THOMAS RD

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



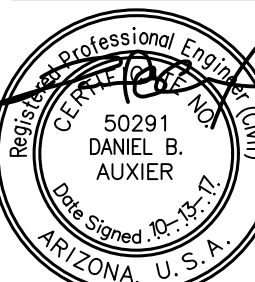
Goodyear Planned Regional Center (GPRC)  
Parcel 12

PRELIMINARY PLAT

Project:	Revisions:
JUNE 29, 2017 - 1ST PRELIMINARY PLAT SUBMITTAL SEPTEMBER 14, 2017 - 2ND PRELIMINARY PLAT SUB. OCTOBER 13, 2017 - 3RD PRELIMINARY PLAT SUB.	



Designer: JH  
Drawn by: JAJ

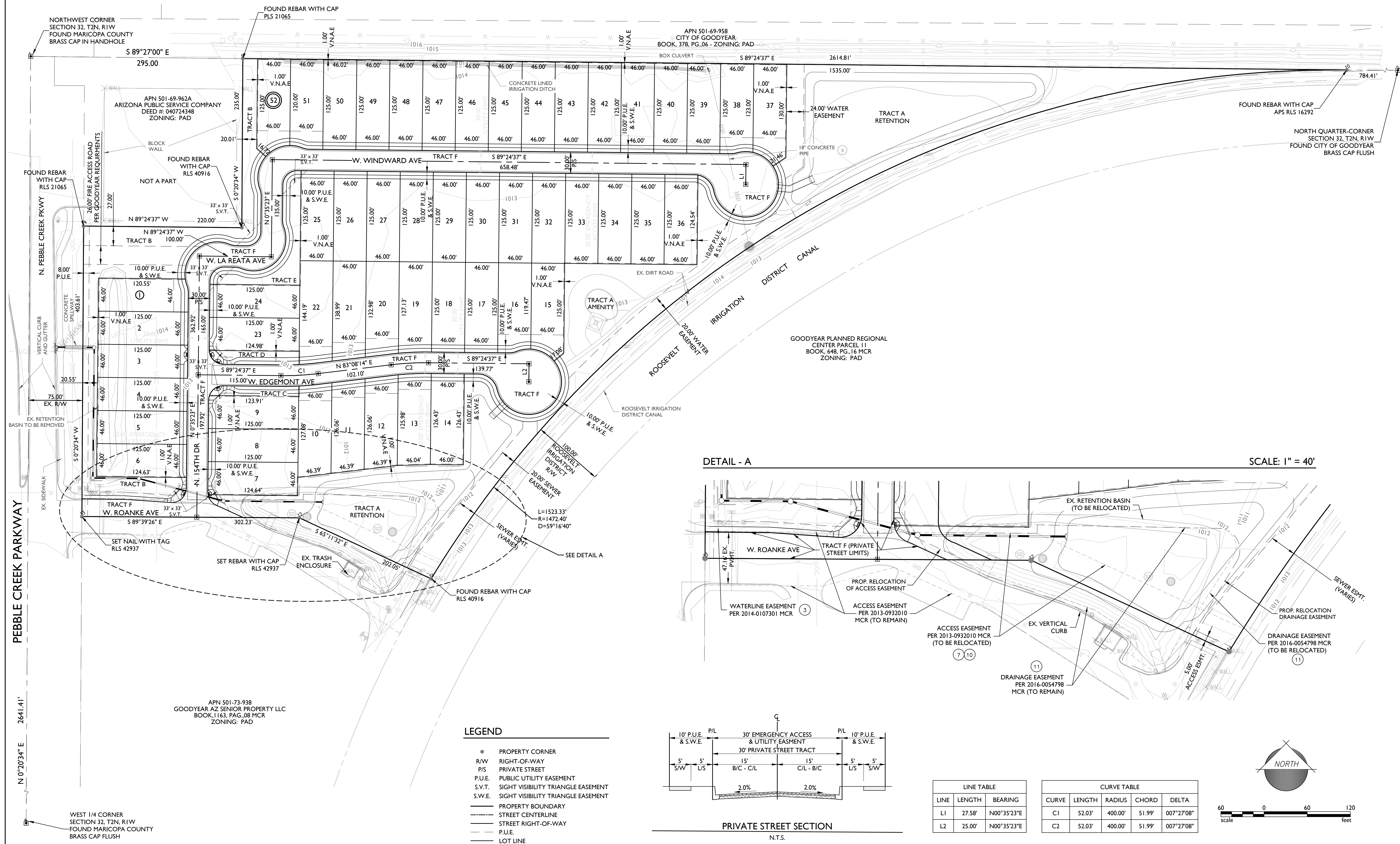


Expires: 12/31/2018

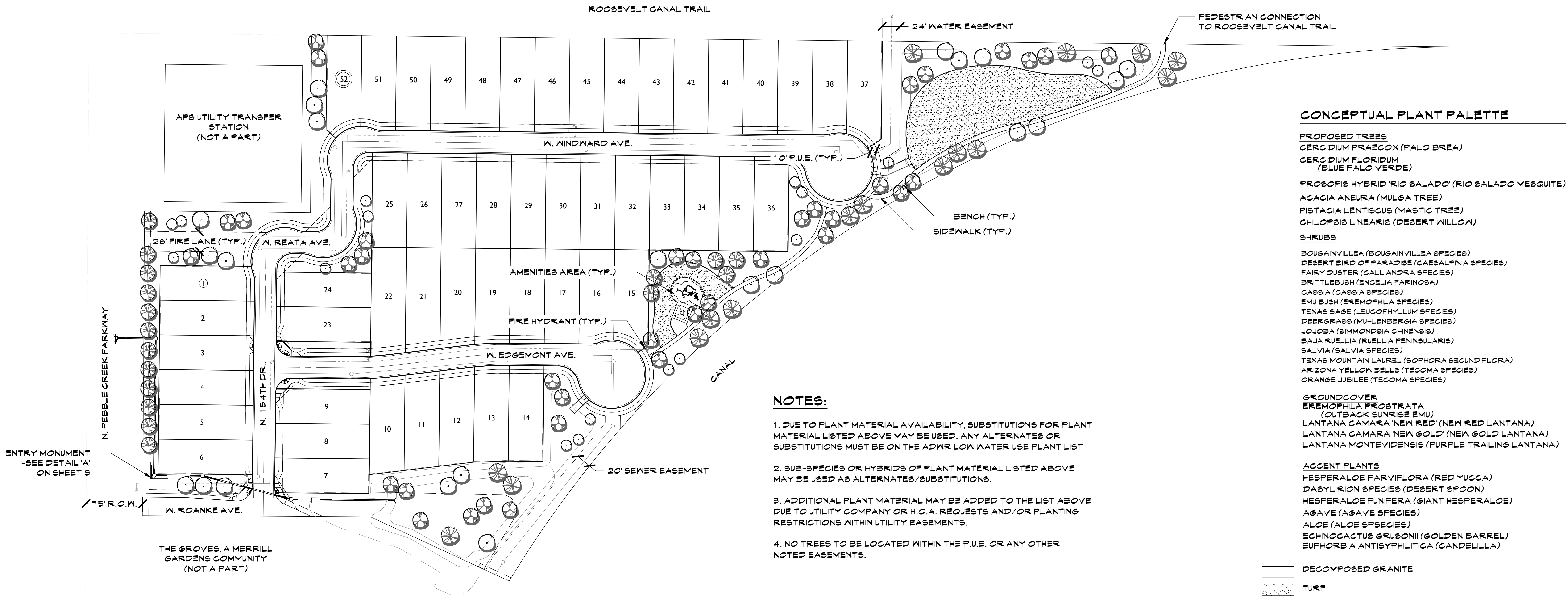
Job No.  
**17-017**

**CS01**

Sheet No.  
**1**  
of **2**







CONCEPTUAL PLANT PALETTE

- PROPOSED TREES**  
CERCIUM PRAECOX (PALO BREA)  
CERCIUM FLORIDUM (BLUE PALO VERDE)  
PROSOPIS HYBRID 'RIO SALADO' (RIO SALADO MESQUITE)  
ACACIA ANEURA (MULGA TREE)  
PISTACIA LENTISCUS (MASTIC TREE)  
CHILOPSIS LINEARIS (DESERT WILLOW)
- SHRUBS**  
BOUGAINVILLEA (BOUGAINVILLEA SPECIES)  
DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)  
FAIRY DUSTER (CALLIANDRA SPECIES)  
BRITTLEBUSH (ENGELIA FARINOSA)  
CASSIA (CASSIA SPECIES)  
EMU BUSH (EREMOPHILA SPECIES)  
TEXAS SAGE (LEUCOPHYLLUM SPECIES)  
DEERGRASS (MUHLENBERGIA SPECIES)  
JOJOBA (SIMMONDSIA CHINENSIS)  
BAJA RUELLIA (RUELLIA PENINSULARIS)  
SALVIA (SALVIA SPECIES)  
TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)  
ARIZONA YELLOW BELLS (TECOMA SPECIES)  
ORANGE JUBILEE (TECOMA SPECIES)
- GROUND COVER**  
EREMOPHILA PROSTRATA (OUTBACK SUNRISE EMU)  
LANTANA CAMARA 'NEW RED' (NEW RED LANTANA)  
LANTANA CAMARA 'NEW GOLD' (NEW GOLD LANTANA)  
LANTANA MONTEVIDENSIS (PURPLE TRAILING LANTANA)
- ACCENT PLANTS**  
HESPERALOE PARVIFLORA (RED YUCCA)  
DASYLIRION SPECIES (DESERT SPOON)  
HESPERALOE FUNIFERA (GIANT HESPERALOE)  
AGAVE (AGAVE SPECIES)  
ALOE (ALOE SPECIES)  
ECHINOCACTUS GRUSONII (GOLDEN BARREL)  
EUPHORBIA ANTISYPHILITICA (CANDELILLA)

- NOTES:**
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST
  2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
  3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
  4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

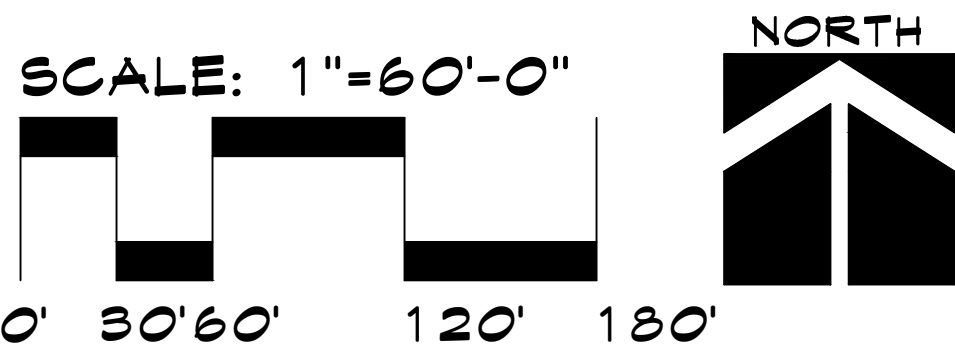
- DECOMPOSED GRANITE  
TURF



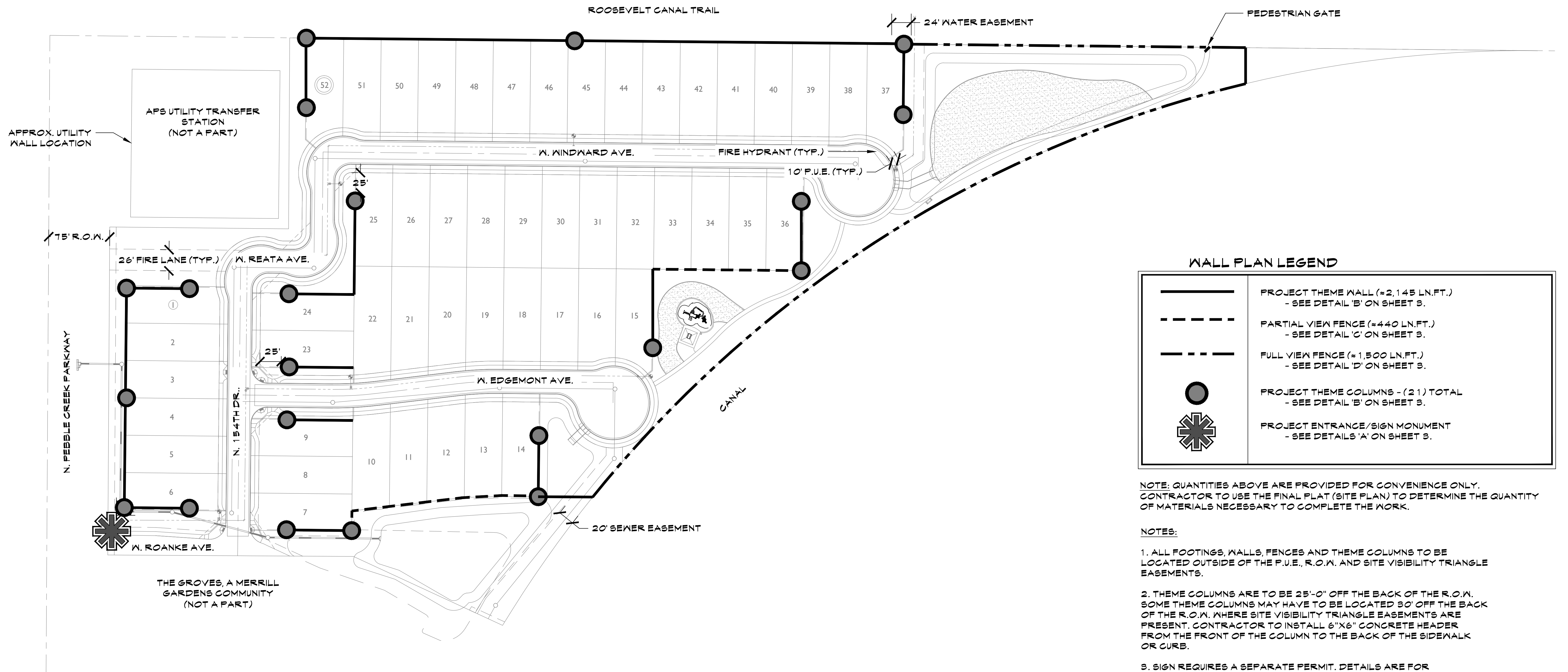
PEBBLE CREEK  
PRELIMINARY SITE PLAN

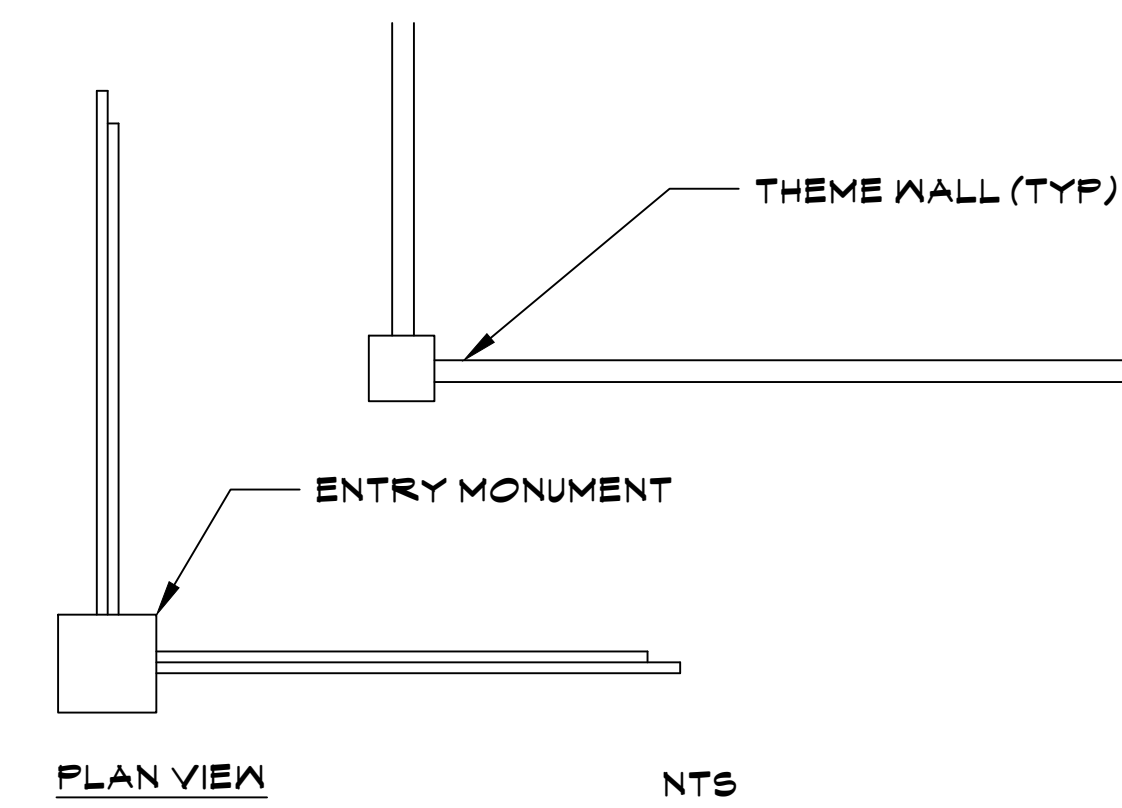
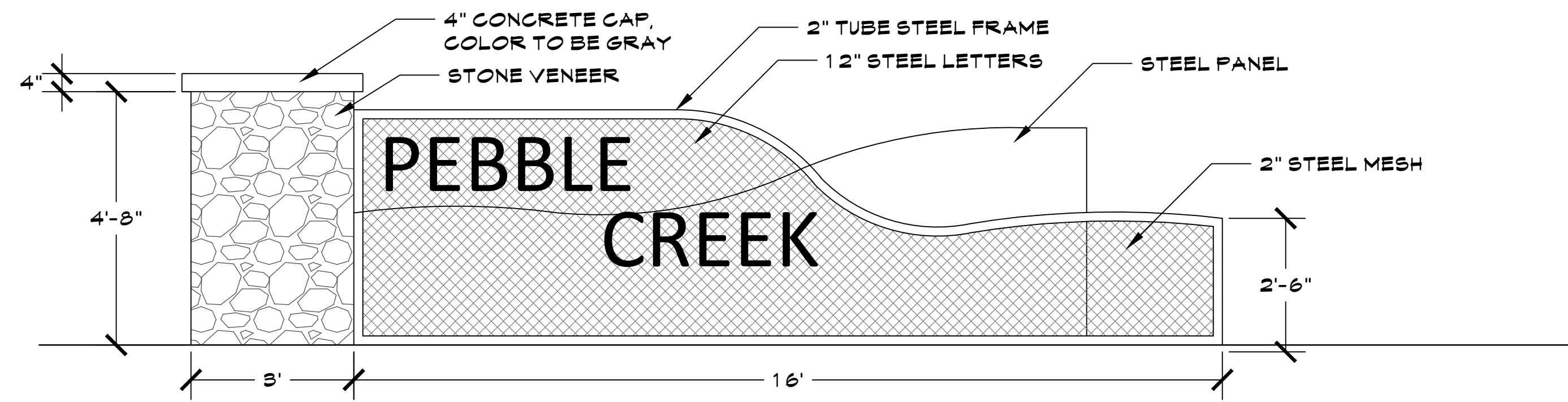
2655 N. PEBBLE CREEK PARKWAY  
GOODYEAR, AZ  
SEPTEMBER 13, 2017

SHEET 1 OF 3

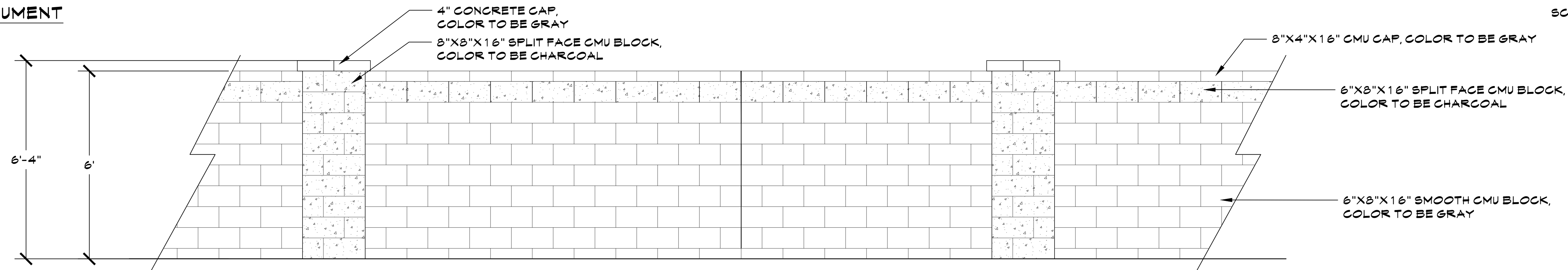




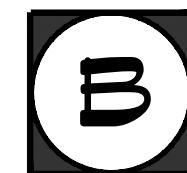




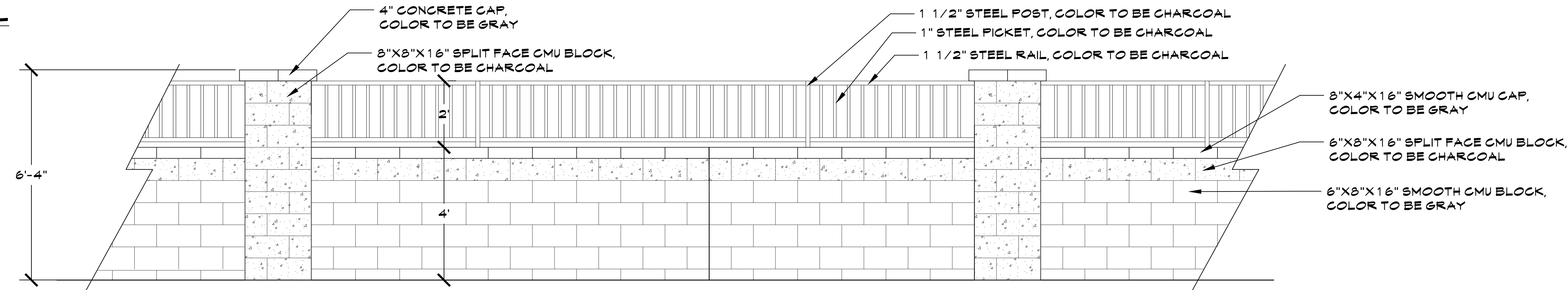
**ENTRY MONUMENT**



SCALE: 1/2" = 1'-0"



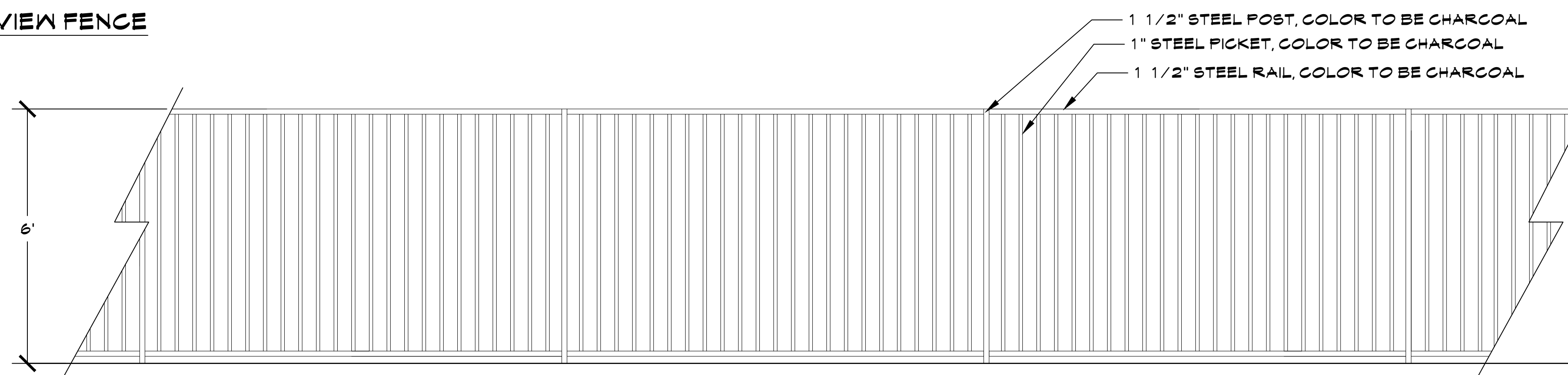
**THEME WALL**



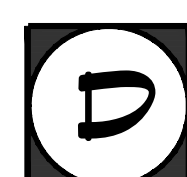
SCALE: 1/2" = 1'-0"



**PARTIAL VIEW FENCE**



SCALE: 1/2" = 1'-0"



**FULL VIEW FENCE**



SCALE: 1/2" = 1'-0"