

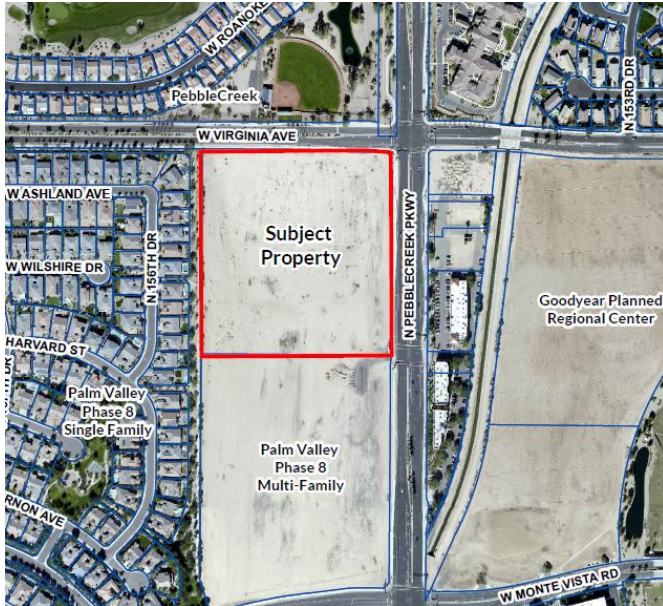


Villages at Pebble Creek PAD

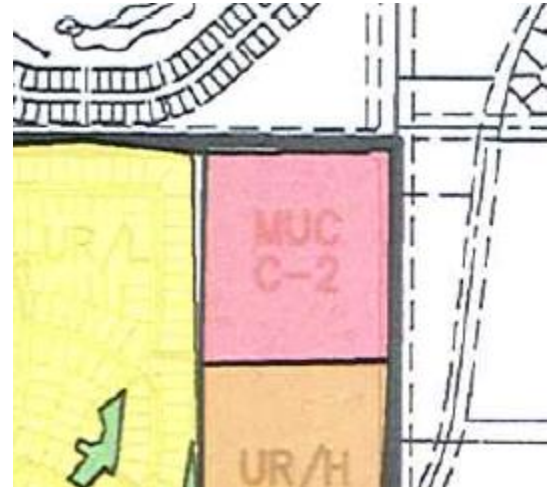
Subject Property



VILLAGES AT PEBBLE CREEK



Existing Palm Valley Ph. 8 PAD
C-2

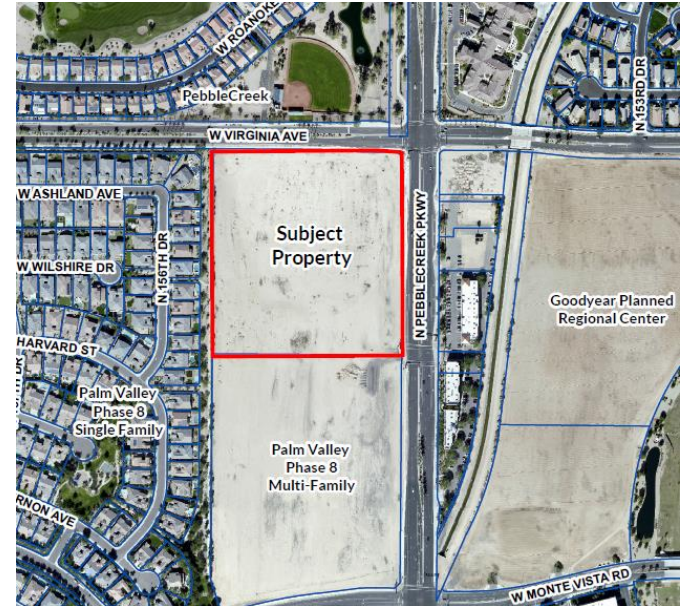


Request



VILLAGES AT PEBBLE CREEK

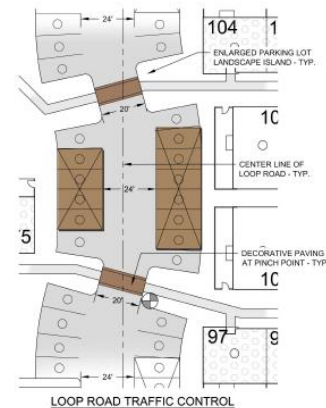
- PAD to allow single story, multi-family residential
- Location: SWC Pebble Creek Pkwy and Virginia Avenue






Development Standards

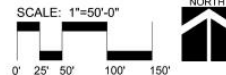
VILLAGES AT PEBBLE CREEK

Standard	Required MF-18 Standards	Proposed PAD Standards
Minimum Net Site Area	10,000 SF first two units; +2,222 SF additional units.	10,000 SF first two units; +2,222 SF additional units.
Minimum Lot Width	200'	200'
Minimum Lot Depth	N/A	N/A
Maximum Building Height	30' (3 story)	22'-0" (1 story)
Maximum Building Coverage	50%	40%
Minimum Building Setbacks from Property Line	Northern: 20' (Virginia Ave.) Eastern: 30' Western: 30' Southern: 30'	Northern: 25' Eastern: 20' Western: 20' Southern: 20'
Minimum Recreational Outdoor Space	400 SF / Du	1,000 SF / Du
Minimum Landscape Setbacks	Northern: 20' Eastern: 20' Western: 10' Southern: 10'	Northern: 25' Eastern: 20' Western: 0' Southern: 20'
Building Separation	Minimum Building: 15' Min. Principal Entry: 20'	Minimum IRC Building: 6' Minimum IBC Building: 10' Min. Principal Entry: 10'



<p>SITE: 15.24 ACRES (GROSS) 14.53 ACRES (NET)</p> <p>UNITS: 184 (12.07 DU/ACRE, GROSS)</p> <ul style="list-style-type: none"> - 1 BEDROOM UNITS: 74 - 2 BEDROOM UNITS: 91 - 3 BEDROOM UNITS: 19 <p>PARKING SPACES: 392</p> <ul style="list-style-type: none"> - UNCOVERED: 163 - COVERED: 185 - GARAGES: 44 <p>- ACCESSIBLE: 16 SPACES LOCATIONS TO BE DETERMINED. MAY BE COVERED/UNCOVERED.</p> <p>BACKYARD DEPTH CHART:</p> <ul style="list-style-type: none"> - 8' MINIMUM DEPTH: 139 - 8' TO 12' DEPTH: 15 - 12' PLUS DEPTH: 30 	<p>LEGEND</p> <div style="text-align: center;">  1 BEDROOM UNIT </div> <div style="text-align: center;">  2 BEDROOM UNIT </div> <div style="text-align: center;">  3 BEDROOM UNIT </div>
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"NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER A UTILITY EASEMENT EXCEPT: UTILITIES, ASPHALT PAVING, GRASS AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING (EDS&PM0.4.13.B) TREES WILL NOT BE PERMITTED WITHIN THE 25' DRAINAGE EASEMENT."



THE VILLAGE AT PEBBLE CREEK

SAC OF VIRGINIA AVE. & PEBBLE CREEK PKWY - GOODYEAR, AZ
MAY 31, 2018

Conceptual Elevations



VILLAGES AT PEBBLE CREEK



Front Elevation
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"

Public Participation

VILLAGES AT PEBBLE CREEK

- Neighborhood meeting – 4/25/2018
- Correspondence received
- Luke AFB

Recommendation



VILLAGES AT PEBBLE CREEK

- The applicant has demonstrated the need for the proposed use and conformance with the required Zoning Ordinance & Engineering standards.
- Planning and Zoning Commission recommend approval 5-0 on 6/27/2018

Questions?



VILLAGES AT PEBBLE CREEK