

City of Goodyear
Well No. 25 Use Permit



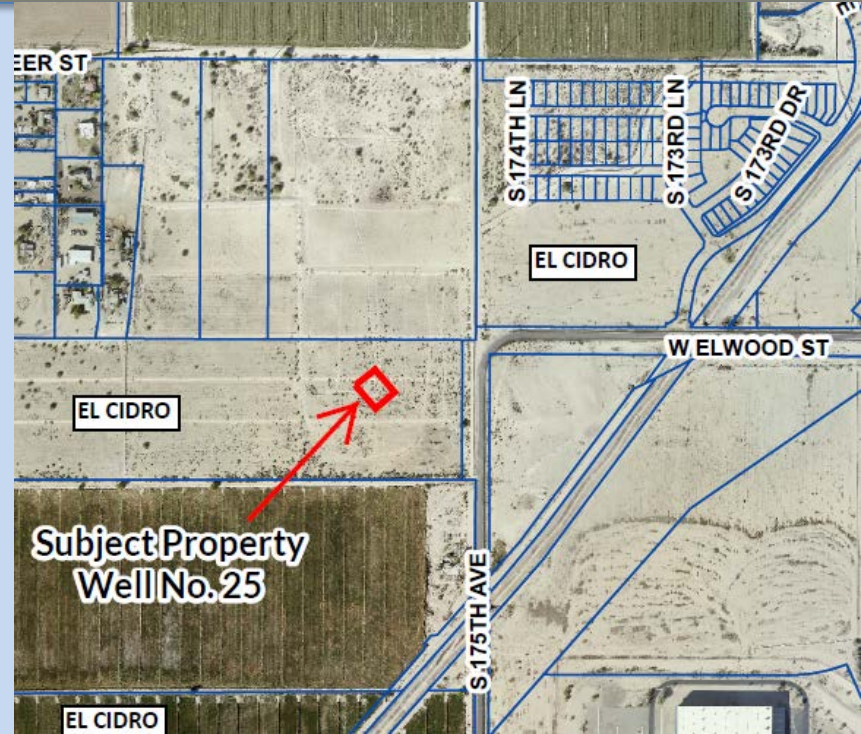
City Council Meeting
July 9, 2018

Well No. 25 Use Permit



LOCATION

- West of existing intersection of Elwood Street and 175th Avenue
- Northwest corner of future intersection El Cidro Drive and 175th Avenue



Aerial Photo Exhibit
COG Well No. 25 Use Permit in El Cidro
Case No. 18-300-00003



Drawn By: Joe Schmitz
City of Goodyear Development Services Department
Date: June 10, 2018



Well No. 25 Use Permit



LOCATION

- Site is 108' x 110'
- 0.30 acres in future open space and retention area in El Cidro



OPEN SPACE TOTALS	
TOTAL OPEN SPACE PROVIDED	58.25 AC (17.7%)
TOTAL OPEN SPACE REQUIRED	49.30 AC (15.0%)
ACTIVE OPEN SPACE	48.83 AC
PASSIVE OPEN SPACE	9.42 AC

WATER CAMPUS NO. 12



PROPOSED COG WELL NO. 25 SITE

El Cidro

Open Space & Amenity Plan

Figure 2

Well No. 25 Use Permit

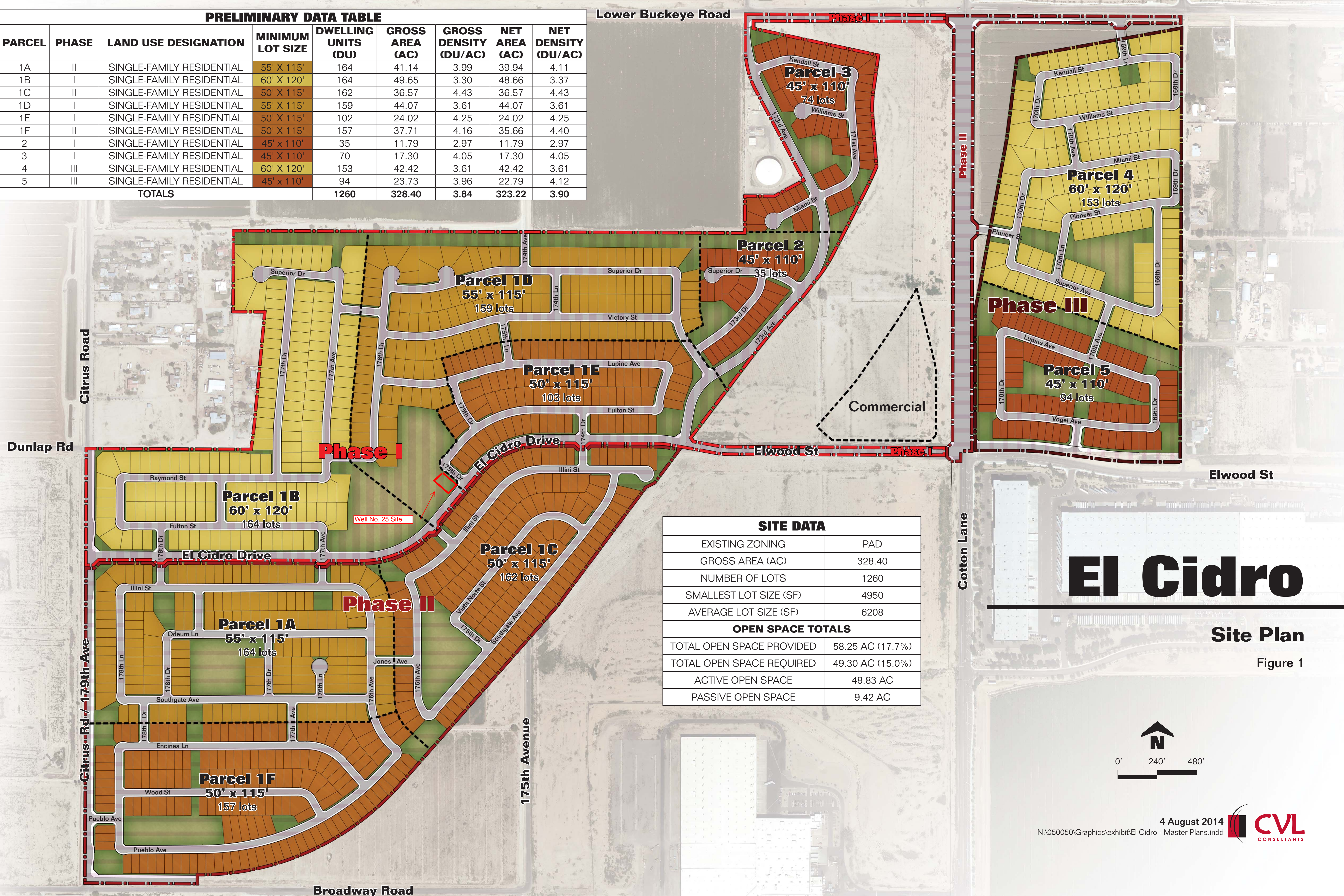


ZONING

- Existing zoning LDR2
Low Density Residential
in El Cidro PAD adjacent
to LDR3
- Use Permit for Public
Utility Facility to serve
the immediate area



PRELIMINARY DATA TABLE								
PARCEL	PHASE	LAND USE DESIGNATION	MINIMUM LOT SIZE	DWELLING UNITS (DU)	GROSS AREA (AC)	GROSS DENSITY (DU/AC)	NET AREA (AC)	NET DENSITY (DU/AC)
1A	II	SINGLE-FAMILY RESIDENTIAL	55' X 115'	164	41.14	3.99	39.94	4.11
1B	I	SINGLE-FAMILY RESIDENTIAL	60' X 120'	164	49.65	3.30	48.66	3.37
1C	II	SINGLE-FAMILY RESIDENTIAL	50' X 115'	162	36.57	4.43	36.57	4.43
1D	I	SINGLE-FAMILY RESIDENTIAL	55' X 115'	159	44.07	3.61	44.07	3.61
1E	I	SINGLE-FAMILY RESIDENTIAL	50' X 115'	102	24.02	4.25	24.02	4.25
1F	II	SINGLE-FAMILY RESIDENTIAL	50' X 115'	157	37.71	4.16	35.66	4.40
2	I	SINGLE-FAMILY RESIDENTIAL	45' x 110'	35	11.79	2.97	11.79	2.97
3	I	SINGLE-FAMILY RESIDENTIAL	45' X 110'	70	17.30	4.05	17.30	4.05
4	III	SINGLE-FAMILY RESIDENTIAL	60' X 120'	153	42.42	3.61	42.42	3.61
5	III	SINGLE-FAMILY RESIDENTIAL	45' x 110'	94	23.73	3.96	22.79	4.12
TOTALS				1260	328.40	3.84	323.22	3.90

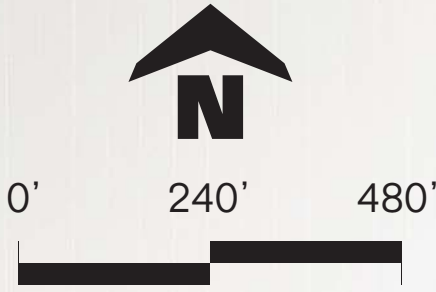


SITE DATA	
EXISTING ZONING	PAD
GROSS AREA (AC)	328.40
NUMBER OF LOTS	1260
SMALLEST LOT SIZE (SF)	4950
AVERAGE LOT SIZE (SF)	6208
OPEN SPACE TOTALS	
TOTAL OPEN SPACE PROVIDED	58.25 AC (17.7%)
TOTAL OPEN SPACE REQUIRED	49.30 AC (15.0%)
ACTIVE OPEN SPACE	48.83 AC
PASSIVE OPEN SPACE	9.42 AC

El Cidro

Site Plan

Figure 1

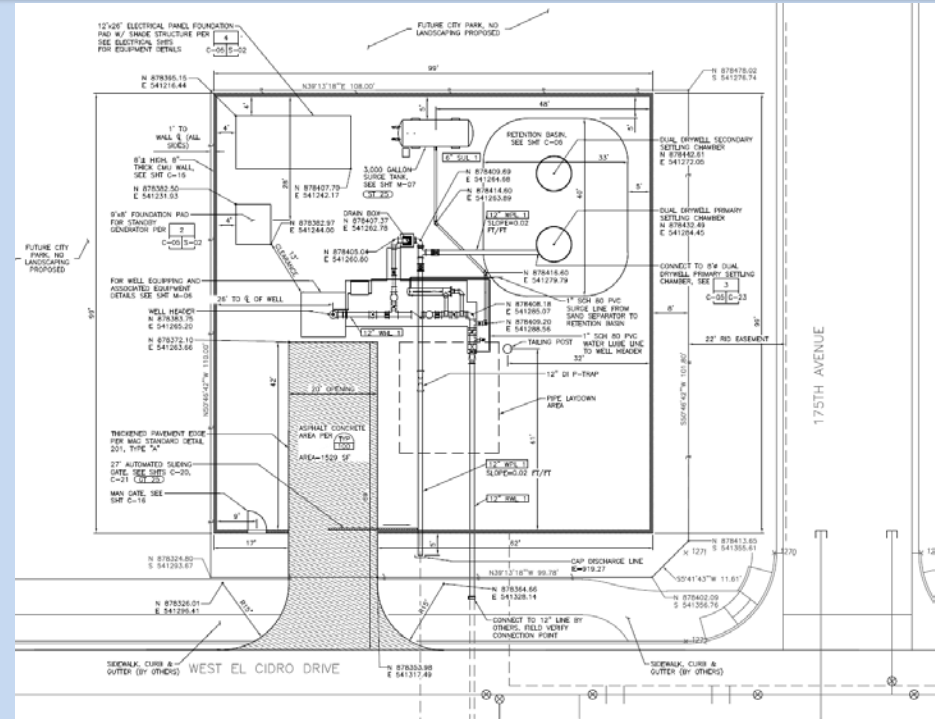


Well No. 25 Use Permit



CONCEPTUAL SITE PLAN

- Well head (submersible pump)
- Elec. panel w/shade cover
- Standby generator
- 3,000 gal. surge tank
- Retention basin
- All equipment below height of wall

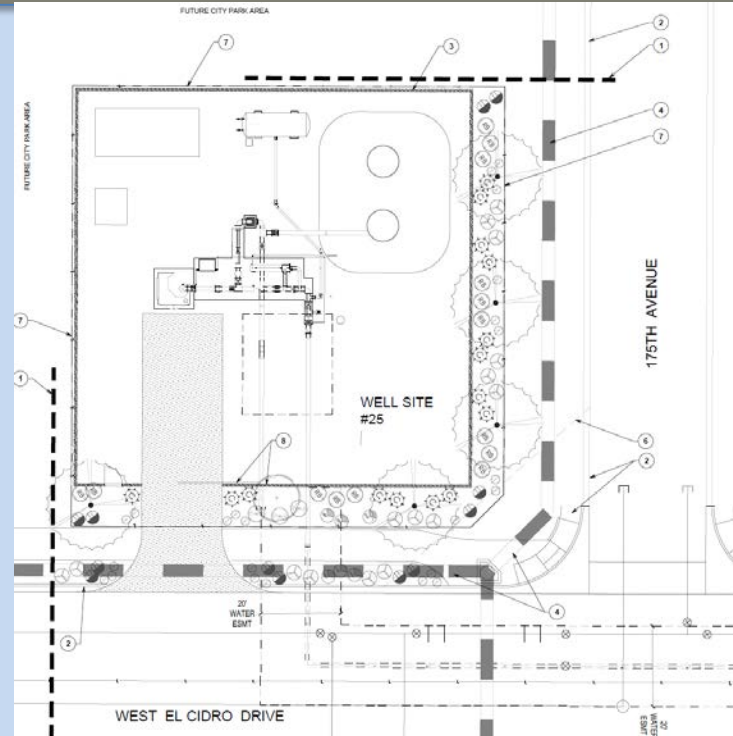


Well No. 25 Use Permit



CONCEPTUAL LANDSCAPE PLAN

- 8' block wall around site
- Wall to match El Cidro wall design. All equipment will be below height of wall
- Supplemental landscaping along street frontages to match El Cidro
- Park side to be landscaped when developer builds park



Well No. 25 Use Permit



PUBLIC PARTICIPATION

- No Neighborhood Meeting due to lack of residents within 1,000'
- Notice of Public Hearings was provided to all owners within 1,300'
- No comments or objections were received.
- Planning & Zoning Commission held public hearing June 27, 2018.
- No members of the public appeared to speak.

Well No. 25 Use Permit



FINDINGS

- Use Permit will be reasonably compatible with the surrounding area due to its siting within an open space area away from residences; screening and landscaping of site to match El Cidro; low traffic impact; and pump design to minimize noise.
- Use Permit will not be materially detrimental and will benefit surrounding area by increasing the supply of potable water for domestic use and fire protection purposes.

Well No. 25 Use Permit



RECOMMENDATION

- City staff recommends approval of the Use Permit as proposed, subject to stipulations.
- The Planning and Zoning Commission recommended approval of the Use Permit as proposed, subject to stipulations, by a vote of 5 to 0 (two absent)

Well No. 25 Use Permit



CONCLUSION

- QUESTIONS?