

# Water Campus No. 12 Rezone Request



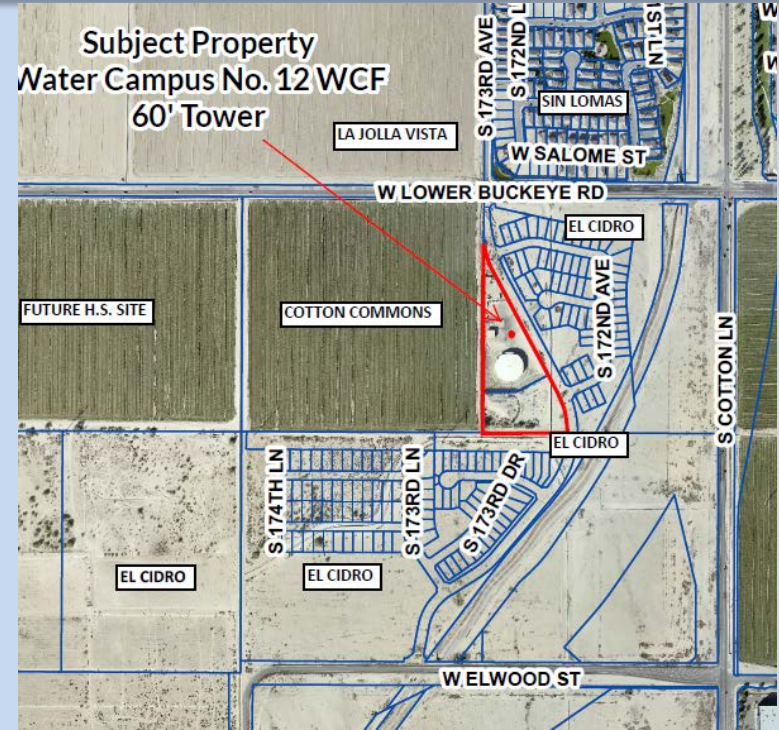
City Council Meeting  
July 9, 2018

# Water Campus No. 12 Rezone



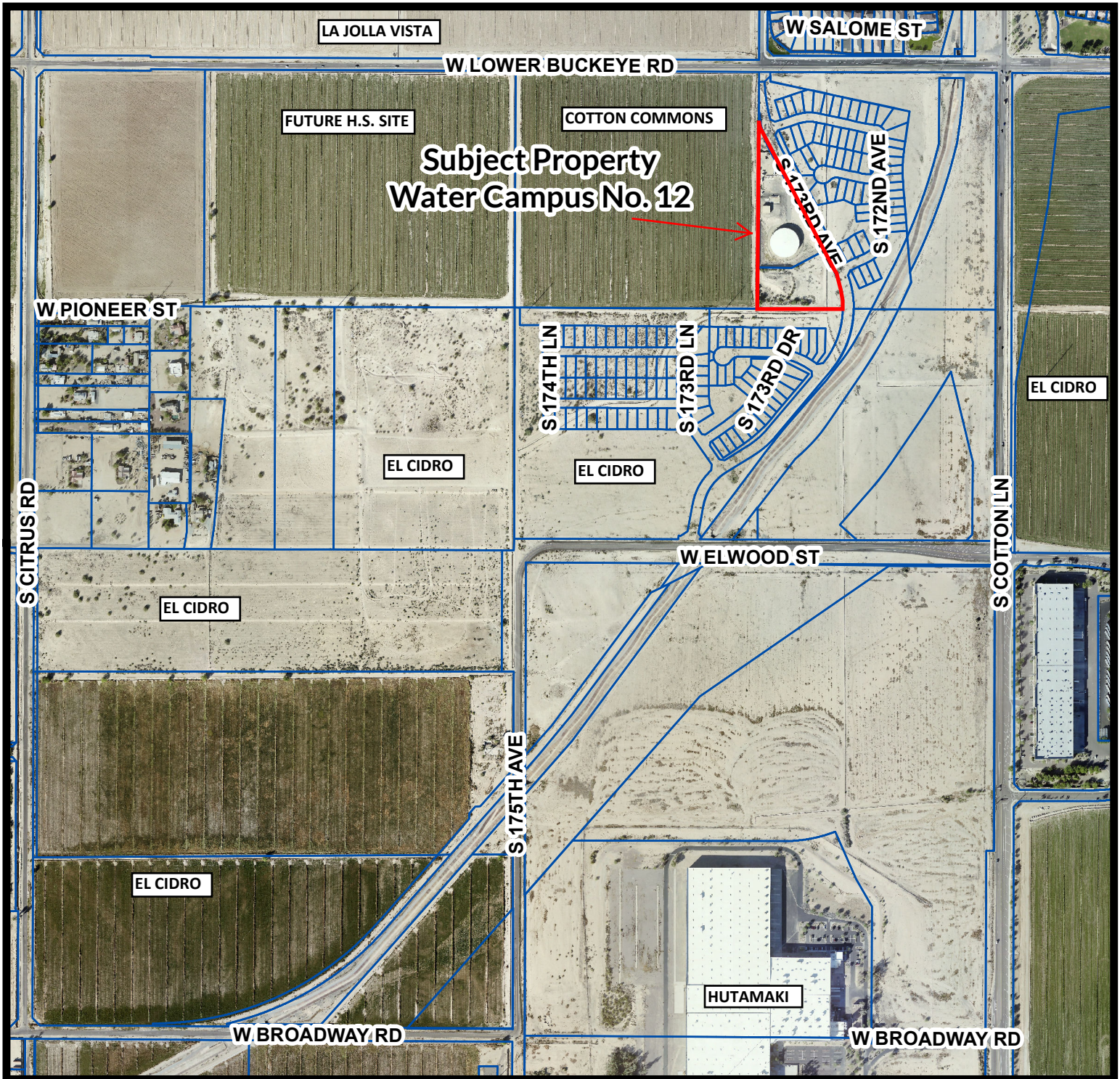
## LOCATION

- South (400') of the southwest corner of Lower Buckeye Road and 173<sup>rd</sup> Avenue
- Existing site - 3.26 acres
- Addition to site - 2.49 acres
- Total site - 5.75 acres

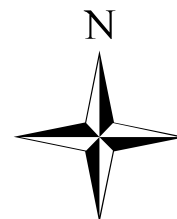




**Aerial Photo Exhibit**  
**COG Water Campus No. 12 Rezone**  
**Case No. 18-200-00005**



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





# Water Campus No. 12 Rezone



## LOCATION

- El Cidro Parcel 3 to east
- El Cidro Parcel 2 and WAPA easement to south
- Cotton Commons to west
- La Jolla Vista and Sin Lomas to north





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**

175th Ave

Lower Buckeye Road

Parcel Entry

Cotton Lane

**Secondary Amenity Area**

- Large Playground
- Ramada
- Half Court Basketball

**Minor Amenity Area**

- Small Playground
- Ramada

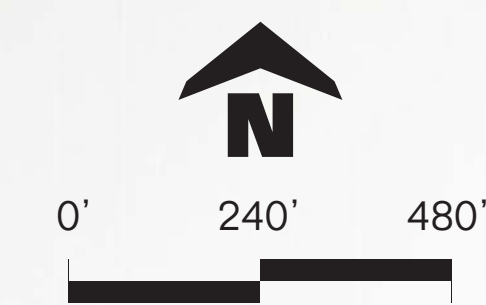
Elwood St

PROPOSED COG WELL NO. 25 SITE

# El Cidro

## Open Space & Amenity Plan

Figure 2



4 August 2014



**Primary Amenity Area**

- Playground
- Ramada
- Volleyball Court
- Basketball Court

Primary Entry

WELL NO. 25 SITE

**Minor Amenity Area**

- Small Playground
- Ramada

**Minor Amenity Area**

- Small Playground
- Ramada
- Volleyball Court

**Minor Amenity Area**

- Small Playground
- Ramada

Broadway Road

Citrus Road

Dunlap Rd

Secondary Entry

Citrus Rd / 179th Ave

Parcel Entry

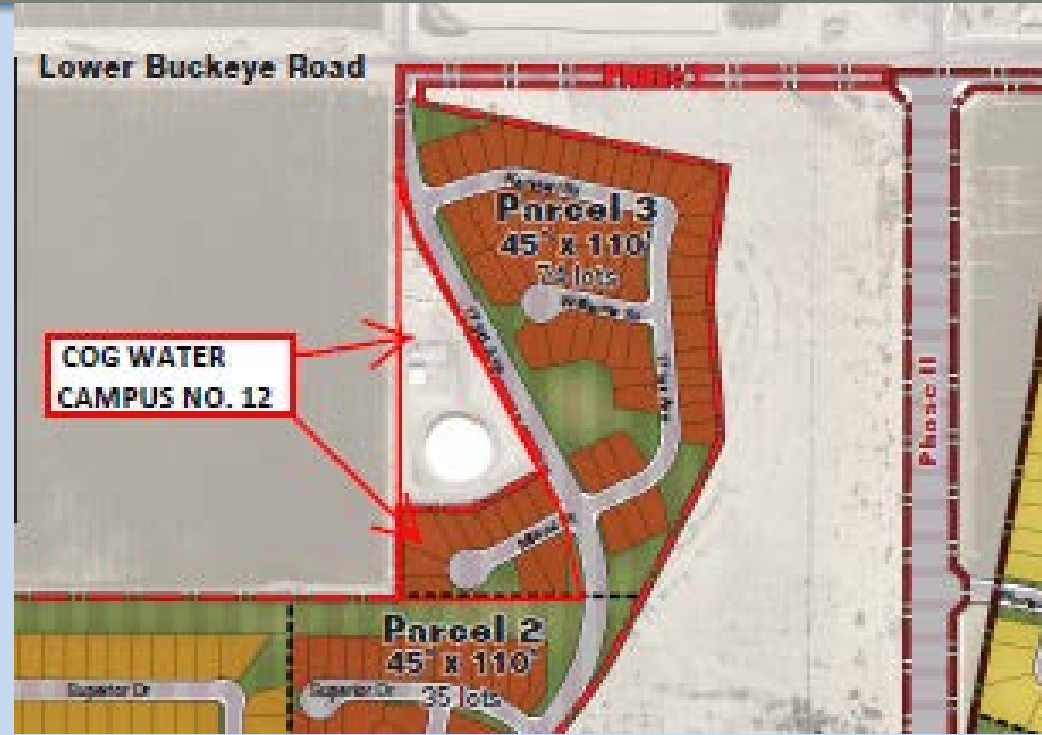


# Water Campus No. 12 Rezone



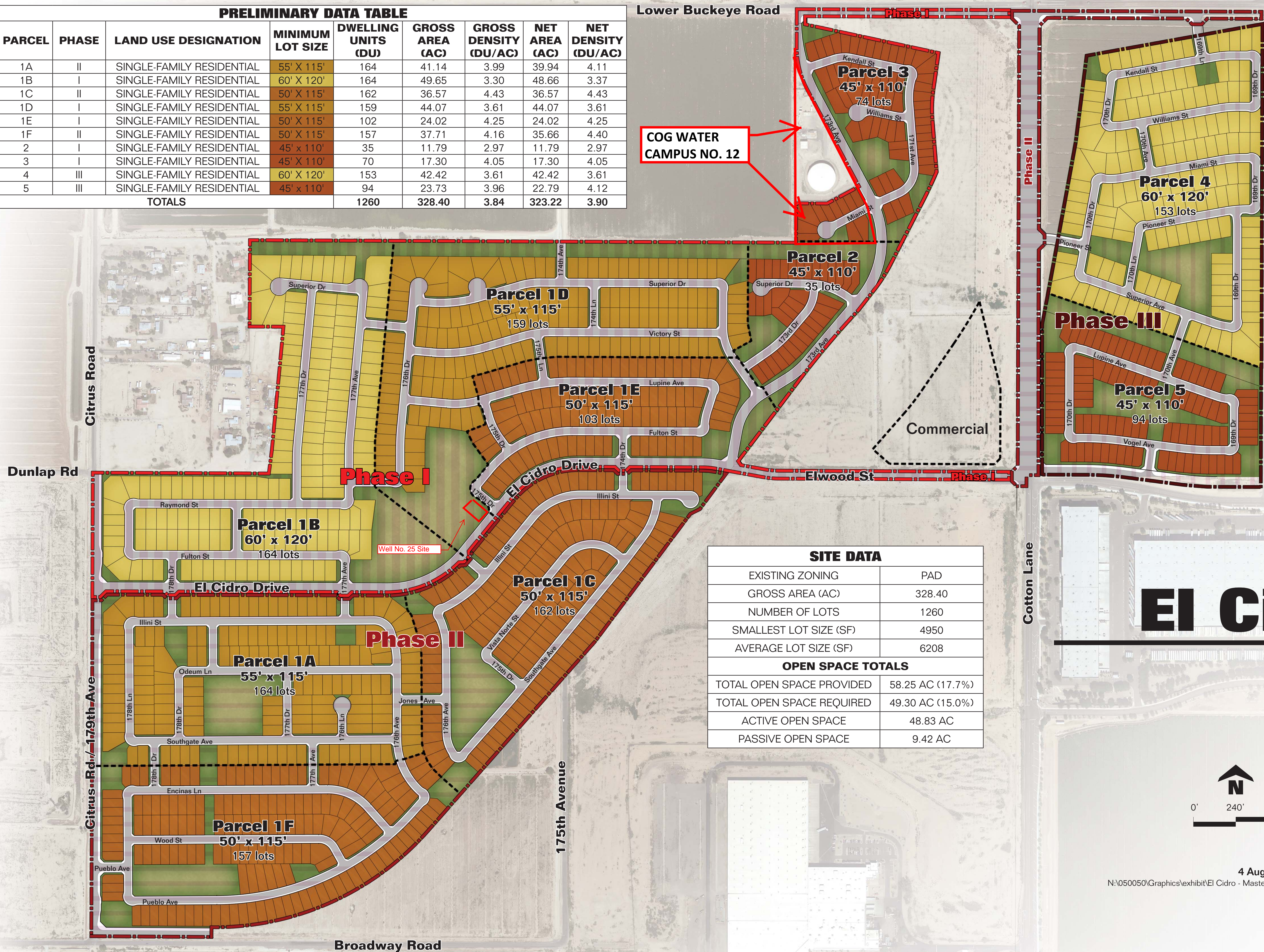
## ZONING

- El Cidro Parcel 3 zoned Multi-Use
- El Cidro Parcel 2 zoned LDR4
- Cotton Commons zoned R1-6
- La Jolla Vista and Sin Lomas are zoned PAD-Single Family
- Existing site zoned AG
- Additional site zoned LDR2 in El Cidro PAD
- Both parcels being rezoned to Public Facilities District (PFD)





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
<b>TOTALS</b>				<b>1260</b>	<b>328.40</b>	<b>3.84</b>	<b>323.22</b>	<b>3.90</b>



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

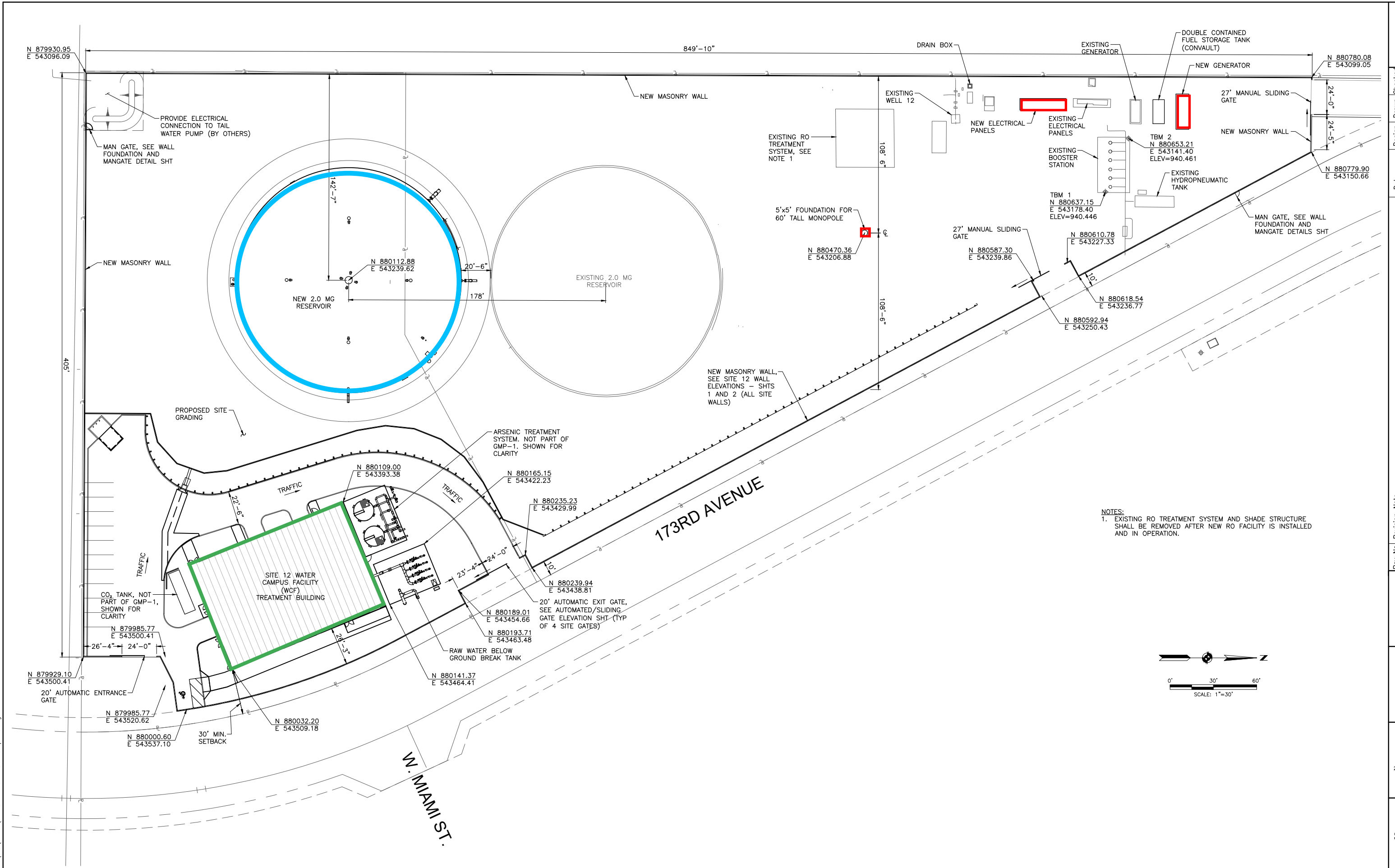
Figure 1



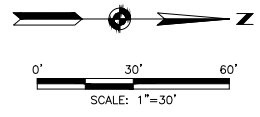








NOTES:  
1. EXISTING RO TREATMENT SYSTEM AND SHADE STRUCTURE SHALL BE REMOVED AFTER NEW RO FACILITY IS INSTALLED AND IN OPERATION.



Rev No	Revision Note	Date	Design	Drawn	Checked



**90% SUBMITTAL GMP-1**

Sheet Title: SITE 12 CONCEPTUAL PLAN		Drawn By: KWB	Date: 04/09/18
Project Location: CITY OF GOODYEAR PUBLIC WORKS DEPARTMENT		Design By: TEB/SA	Date: 04/09/18
Client Project No. 0684		Approved By: RN	Date: 04/09/18
Project No. 0684	Scale AS NOTED	Project name SITE 12 TREATMENT EXPANSION – GMP 1 WELLS, TANK AND RO COMPONENTS	
File Name		Sheet	





# Water Campus No. 12 Rezone



## ELEVATIONS

South



West



North



East





# Water Campus No. 12 Rezone



## PERSPECTIVE DRAWING

VIEW OF SITE  
FROM  
SOUTHWEST  
CORNER OF SITE  
LOOKING NORTH





# Water Campus No. 12 Rezone



## PERSPECTIVE DRAWING

VIEW OF SITE  
FROM NORTHERN  
PORTION OF SITE  
LOOKING  
SOUTHEAST



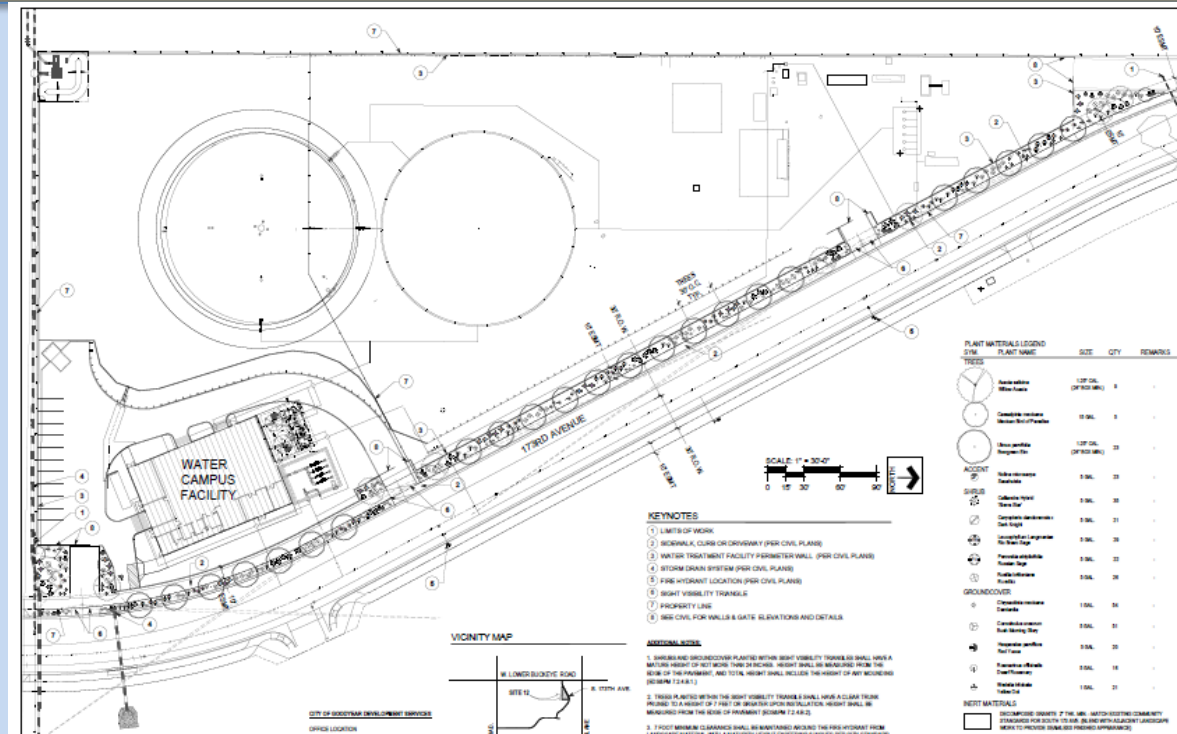


# Water Campus No. 12 Rezone



## CONCEPTUAL LANDSCAPE PLAN

- 8' block wall around site will match El Cidro wall design.
- Landscaping along 173<sup>rd</sup> Avenue to match El Cidro
- Most equipment below height of wall except tank (2') and bldg. (12')





# Water Campus No. 12 Rezone



## PUBLIC PARTICIPATION

- Neighborhood Meeting held on May 23, 2018 but no one attended the meeting
- Notice of Public Hearings was provided to all owners within 500'
- No comments or objections were received.
- Planning & Zoning Commission held public hearing June 27, 2018.
- No members of the public appeared to speak.



# Water Campus No. 12 Rezone



## FINDINGS

- The Rezone is consistent with the General Plan since utility facilities designed to blend in are allowed in the Neighborhoods classification.
- The site's physical and natural features are suitable for the uses allowed by the proposed rezone.
- The uses allowed by the proposed zoning will be controlled by City and designed to be harmonious and compatible with the area by depressing the tanks and matching the landscaping in El Cidro.



# Water Campus No. 12 Rezone



## FINDINGS

- No other site in the immediate area is better-suited for the proposed water campus expansion.
- Demand for the uses allowed by the proposed zoning is expected to increase and will be addressed by providing additional water supply for potable use and fire protection.
- This site is centrally located in a growth area of the city; will be a logical expansion of the City's utility system; and promote orderly development.



# Water Campus No. 12 Rezone



## RECOMMENDATION

- City staff and the Planning and Zoning Commission recommend that the City Council adopt Resolution No. 2018-1885 and Ordinance No. 2018-1394 to rezone 5.75 acres south of the southwest corner of Lower Buckeye Road and 173<sup>rd</sup> Avenue for Water Campus No. 12 from the AG and El Cidro Final PAD Districts to the Public Facilities District.
- The Planning and Zoning Commission recommendation passed by a vote of 5 to 0 (two absent)



# Water Campus No. 12 Rezone



CONCLUSION

- QUESTIONS?