

Water Campus No. 12

WCF Special Use Permit



City Council Meeting
July 9, 2018

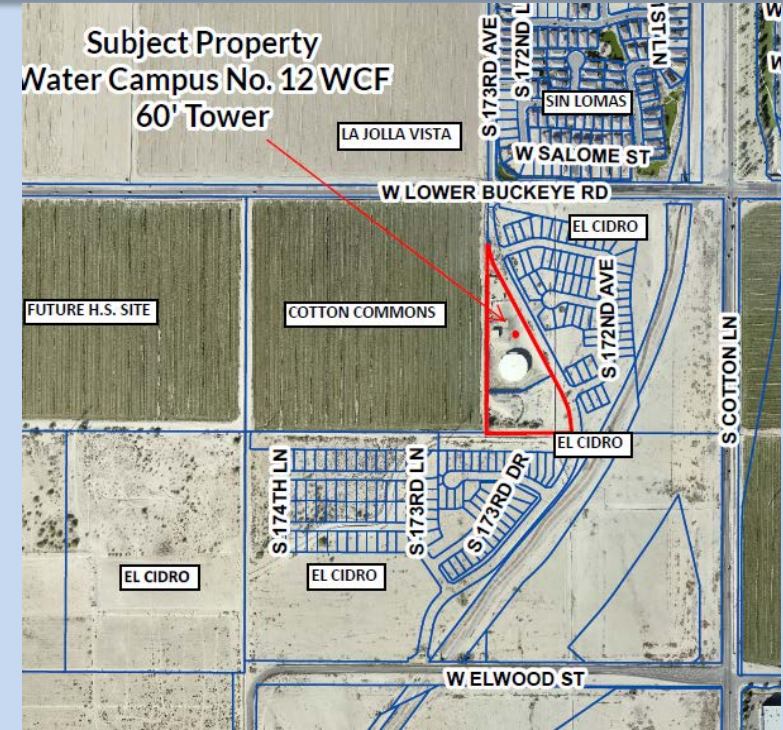
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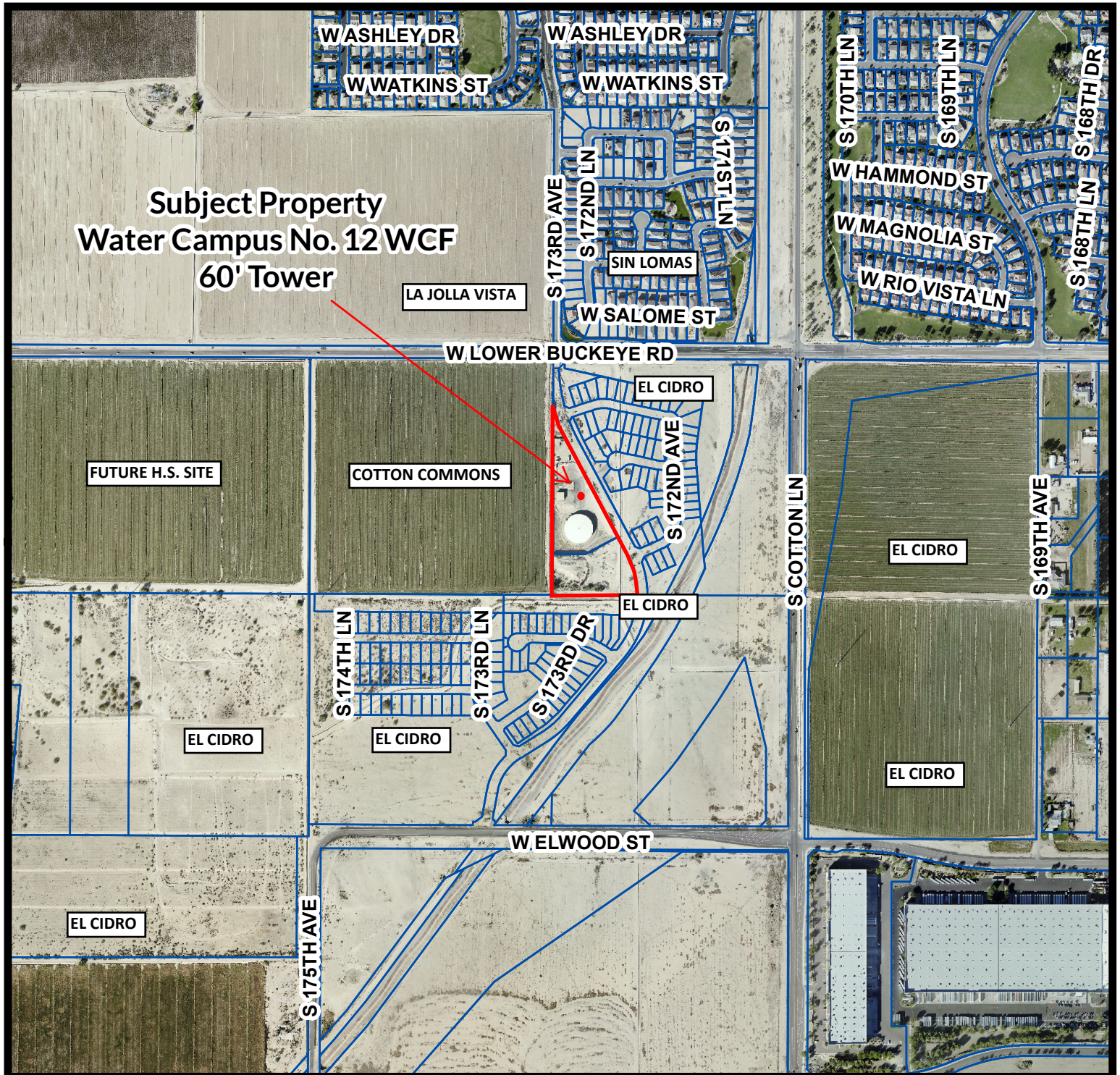


LOCATION

- South (400') of the southwest corner of Lower Buckeye Road and 173rd Avenue
- On portion of site for Water Campus No. 12 – 5.75 acres



Aerial Photo Exhibit
COG Water Campus No.12 WCF Special Use Permit
Case No. 18-350-00001



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



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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



- Secondary Amenity Area**
- Large Playground
 - Ramada
 - Half Court Basketball

- Minor Amenity Area**
- Small Playground
 - Ramada

PROPOSED COG WELL NO. 25 SITE

El Cidro

Open Space & Amenity Plan

Figure 2



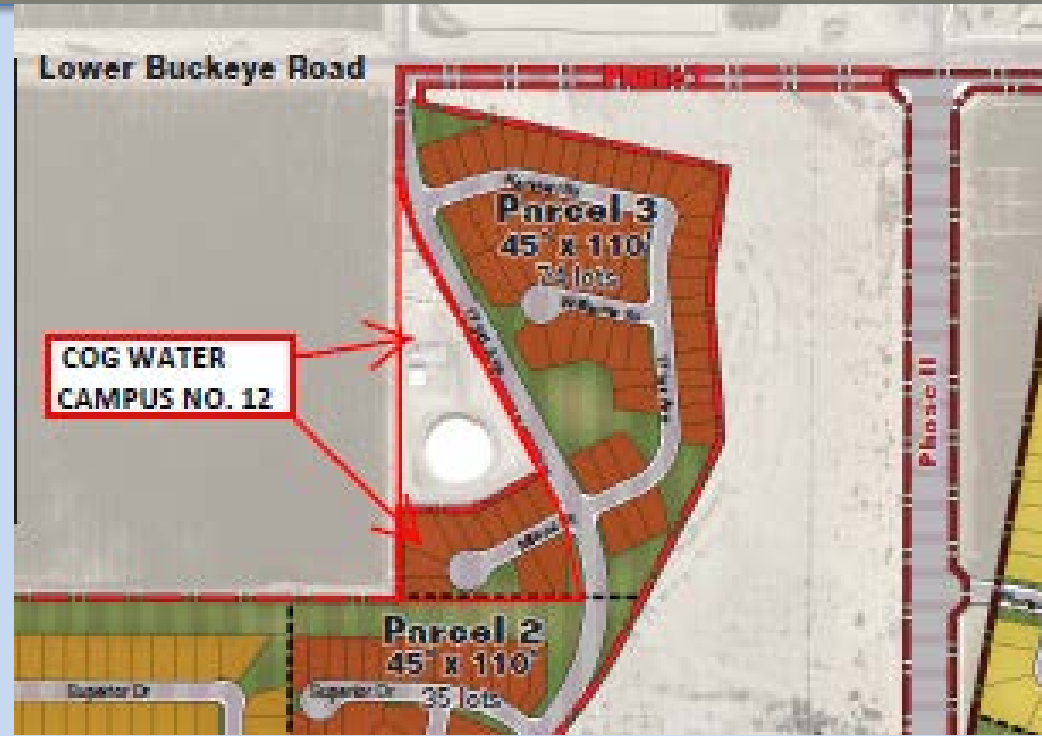
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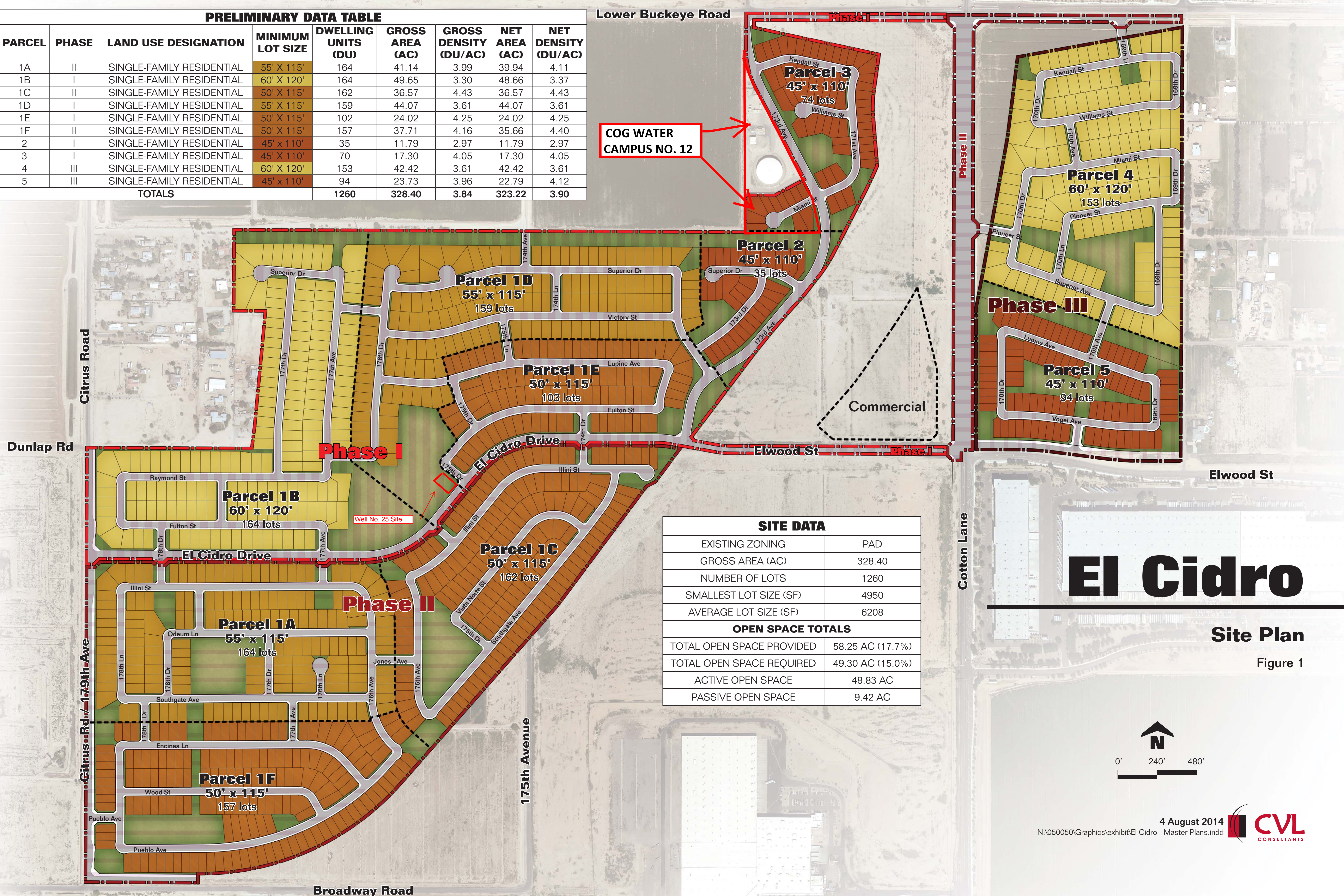


ZONING

- 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
- Site zoned LDR2 in El Cidro PAD and AG & being rezoned to PFD
- Special Use Permit requested for Wireless Communications Facility (60' monopole)



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



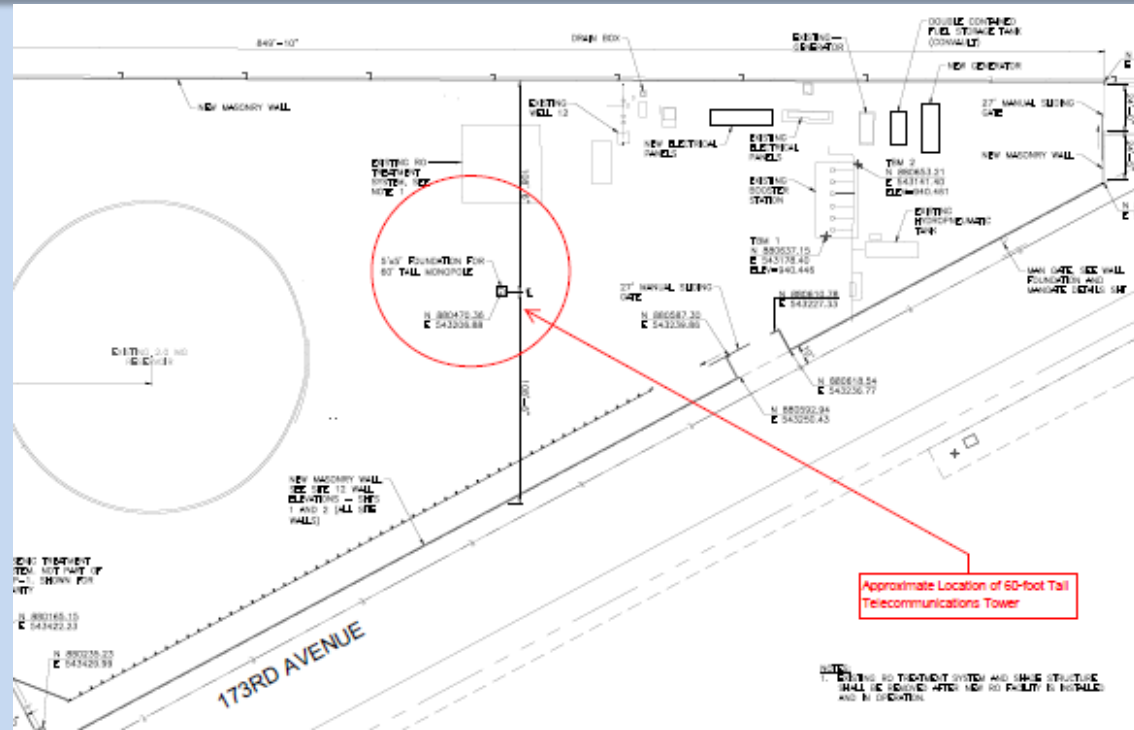
SITE DATA	
EXISTING ZONING	PAD
GROSS AREA (AC)	328.40
NUMBER OF LOTS	1260
SMALLEST LOT SIZE (SF)	4950
AVERAGE LOT SIZE (SF)	6208
OPEN SPACE TOTALS	
TOTAL OPEN SPACE PROVIDED	58.25 AC (17.7%)
TOTAL OPEN SPACE REQUIRED	49.30 AC (15.0%)
ACTIVE OPEN SPACE	48.83 AC
PASSIVE OPEN SPACE	9.42 AC

El Cidro

Site Plan

Figure 1

- Tower in middle of northern portion of site
- Pole will be 120' from west property line and 97' from east property line – 160' from closest residential lot line

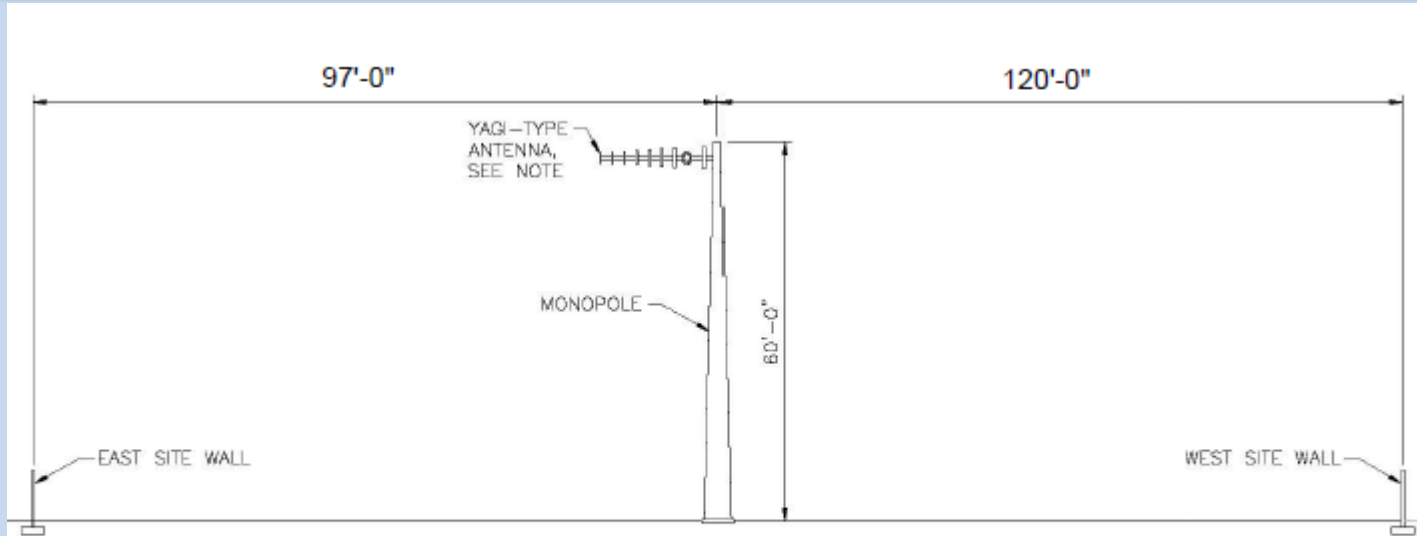


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ELEVATION



SITE 12 MONOPOLE ELEVATION
NTS

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PERSPECTIVE DRAWING

VIEW OF
MONOPOLE FROM
SOUTHWEST
CORNER OF SITE
LOOKING NORTH



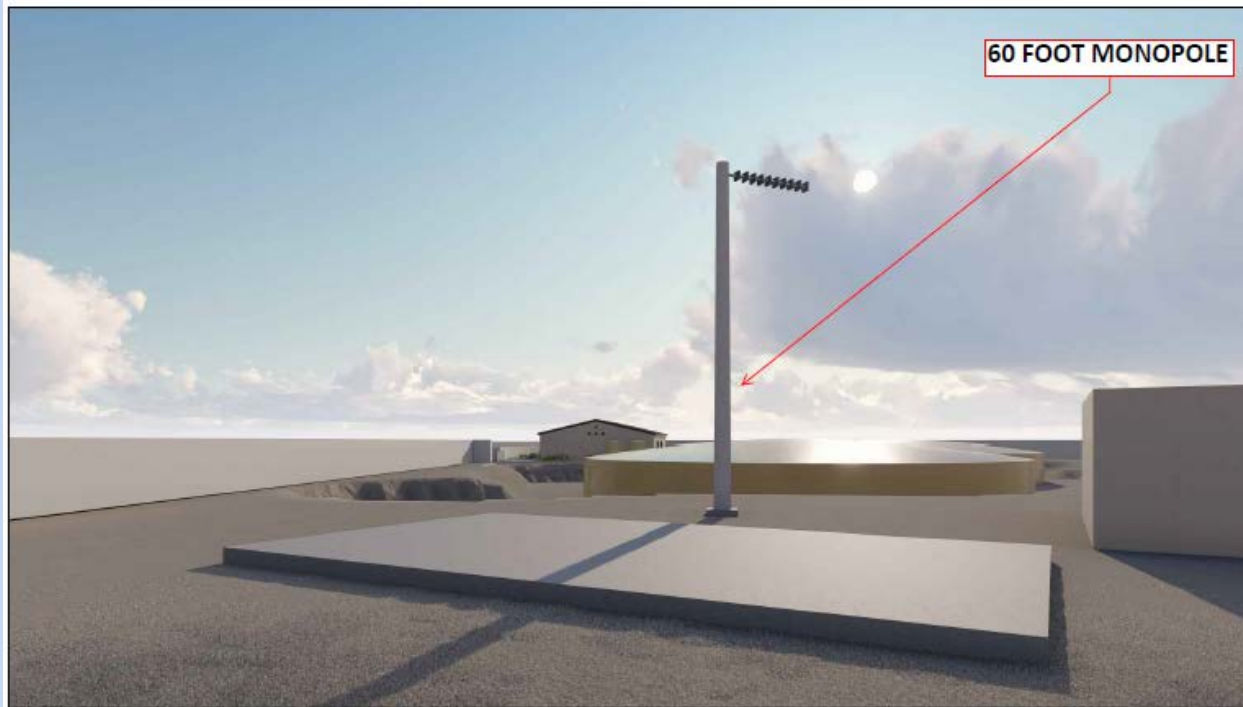
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PERSPECTIVE DRAWING

VIEW OF
MONOPOLE
FROM NORTHERN
PORTION OF SITE
LOOKING SOUTH



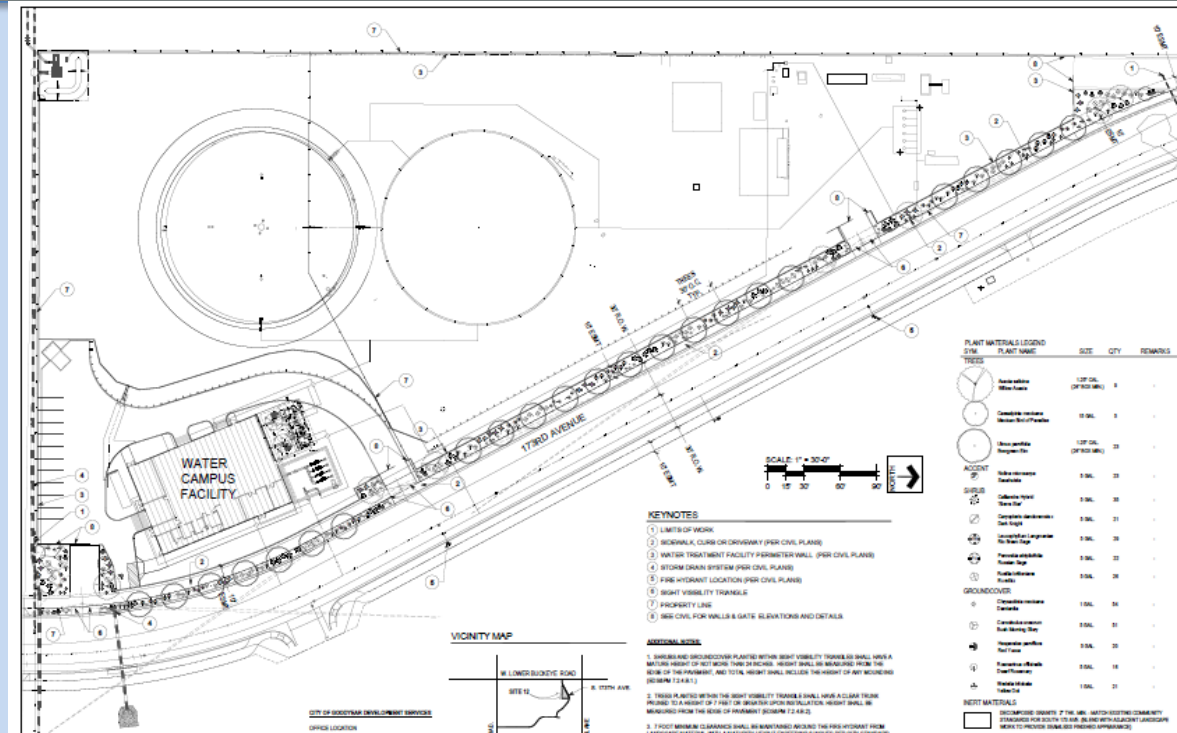
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CONCEPTUAL LANDSCAPE PLAN

- 8' block wall around site
- Wall to match El Cidro wall design. Related ground equipment will be below height of wall
- Landscaping along 173rd Avenue to match El Cidro



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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.

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FINDINGS

- The Special Use Permit is desirable and necessary to the public convenience or welfare in that there are no alternative sites available.
- The proposed use will be harmonious and compatible with other uses in the area since the monopole and antenna are the minimum necessary to accomplish their purpose and much less intrusive than a typical WCF.
- The proposed use is in conformance with the General Plan since it has been designed to fit in by designing the perimeter wall and landscaping to match what is planned in the adjacent El Cidro.

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FINDINGS

- The proposed use will not be detrimental to the surrounding area due to its siting within the existing water campus; its design being less intrusive than the high power electric lines to the south; its low traffic impact; and no noise impacts.
- The proposed use complies with the standards for WCFs in Section 4-2-4-C of the Zoning Ordinance, such as separation from other towers and from residential properties (twice the height of the pole)

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RECOMMENDATION

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

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CONCLUSION

- QUESTIONS?