

**DEROSIER RANCH  
PRELIMINARY PLAT  
PROJECT NARRATIVE**

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Prepared for:

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Cardno Project No. 4171348000

## **Application Request**

This application requests a review of the Preliminary Plat for the DeRosier Ranch development and approval to move to the Final Plat phase. This Preliminary Plat contains a total of 109 Single Family Residential Lots, 20 Condominium Units and 94 Multi-Family Units.

## **Introduction**

The proposed DeRosier Ranch development is comprised of approximately 46 acres. The property is located in the western portion of the City of Goodyear and is bound by Canyon Trails Unit 4 to the south and east, an urban-agricultural parcel to the west, and by Yuma Road to the north. See attached Vicinity Map. The current site condition is urban agriculture.

## **Location**

This project is located in a portion of the northwest quarter of Section 13, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is located within the City of Goodyear north of Lower Buckeye Road, south of Yuma Road, and east of Cotton Lane.

## **Zoning & General Plan Designation**

The property is currently zoned Planned Area Development (PAD) with adjacent zonings of Agricultural/Urban on the north & west, and Planned Area Development (PAD) to the east, north and south. The pocket neighborhood residential portion of the site will have a density of 5-12 dwelling units per acre.

## **Proposed Development**

The proposed layout for DeRosier Ranch contains 109 single-family residential lots in different lot sizes (35' x 80', 40' x 80', & 45' x 80') and a density of 4.31 du/ac.

| LOT ALLOCATION |           |
|----------------|-----------|
| Lot Size       | Lot Count |
| 35' x 80'      | 35        |
| 40' x 80'      | 27        |
| 45' x 80'      | 47        |
| TOTAL          | 109       |

The proposed layout also contains 20 Condominium Units. There are several building types for these units including "live above" garage units or flats. A total of 16 flats are proposed throughout the DeRosier Ranch single family parcels. Casitas will also be constructed as condominium units. There is a total of 4 casitas proposed within DeRosier Ranch. A condominium plat will be prepared separately from the Final Plat for these lots.

## **Street Improvements**

DeRosier Ranch is bordered by an arterial street to the north (Yuma Road) and a collector street (Pima Street) to the south. The planned freeway route is located to the west of the site (Cotton Lane). Street access to the development will be provided via proposed access points to Yuma Road and Pima Street. There will be no street access to Cotton Lane.

The development will connect to the the Yuma Road street cross section as an existing Scenic Arterial street section that will feature 150-ft wide right-of-way with an 14-ft wide raised median, a 8-ft wide detached sidewalk on both sides of the street. Local streets in the development will

have a 63.16-ft wide right of way with a 41.16-ft wide (back-of-curb to back-of-curb) paved street section. Residential lanes in the development will be a 24-foot tract with a 24-foot wide (back-of-curb to back-of-curb) paved street section.

### **Utilities**

Sewer collection lines have been constructed to serve the adjacent Canyon Trails Unit 4 development to the south. The offsite lines have been sized to accommodate the flows coming from DeRosier Ranch. DeRosier Ranch will tie into the existing 8-inch stub from Canyon Trails Unit 4 South which will carry flow southeast to the existing Wastewater Treatment Plant located near Estrella Pkwy and the Buckeye Canal. The surrounding Canyon Trails Master Plan Community sewer is owned and operated by the City of Goodyear. Proposed sewer lines in DeRosier Ranch will eventually connect into the existing 30-inch sewer trunk main that runs in Cotton Lane.

The water distribution system has also been extended to the site and is owned and operated by the City of Goodyear. Water service to DeRosier Ranch will be provided by a proposed looped 8-inch water line, which will tie into an existing 24-inch main in Yuma Road as well as an existing 12-inch main located in Pima Street.

CenturyLink (Telephone & FO), APS (Electric), and Cox (Cable & FO) have existing facilities adjacent to the site in Yuma Road and Pima Street. Southwest Gas also has an existing line crossing Yuma Road and servicing the site.

These are the known existing utilities in the public roads adjacent to the site.

### **Open Space and Recreation**

DeRosier Ranch will provide approximately 6.65 acres of open space, or approximately 26.28% of the gross area. Open spaces will consist of connected pedestrian walkways, landscaping, amenities, and retention that will be developed to be useable to the community.

### **School District**

The Avondale Elementary School District No. 44 and Agua Fria Union High School District No. 216 will provide public education to the DeRosier Ranch community. Copper Trails Elementary School is located approximately ½ mile from DeRosier Ranch. Desert Edge High School is approximately 1.5 miles east of the project site.