

AGENDA ITEM #: _____

DATE: August 7, 2019

CAR #: 2019-6735



P&Z COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for PebbleCreek Phase II Units 45, 46, 47A, & 47B

CASE NUMBER: 18-500-00021

STAFF PRESENTER(S): Alex Lestinsky, Planner II

APPLICANT: Jeff Uhrick, B&R Engineering

Summary: Preliminary Plat for PebbleCreek Phase II Units 45, 46, 47A, & 47B
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Recommendation:

Recommend approval of the preliminary plat for PebbleCreek Phase II, Units 45, 46, 47A, & 47B, subdividing approximately 122 acres into 272 lots and 19 tracts, subject to the following stipulations:

1. Prior to obtaining a Certificate of Occupancy for any lots within Unit 47B, all offsite, connecting roadways included in the PebbleCreek Phase II, Unit 47A and 46 final plats shall be constructed;
2. The Public Sales Report and final plat shall include a statement that PebbleCreek Phase II is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix Goodyear Airport;
3. The Public Sales Report and final plat shall include a statement that: PebbleCreek Phase II is in proximity to the I-10 and Loop 303 freeways and may be subject to potential noise intrusion, vibrations, dust, and all other effects that may be caused by said freeways;
4. A note shall be provided on the final plat and the public sales report acknowledging that the development is in close proximity to the Arizona Motorsports Park, generally located at Camelback Road and Reems Road, and may be subject to noise intrusion;
5. Streets within the subdivision shall be privately owned and maintained. The developer and/or HOA shall bring the streets to current city standards in the event that a request is made to dedicate the streets to the city of Goodyear;

6. The final plat for these units shall include the following in the notes: Corner lots are limited to one-story homes unless a minimum 10-foot wide landscape strip is provided, or the lot is at least 10 feet wider than the minimum lot width required.

Fiscal Impact: Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer-term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

Background and Previous Actions

The property was rezoned on August 24, 1998, with the second phase of the PebbleCreek Golf Resort (Ordinance Nos. 98-620 and 98-621). The PebbleCreek PAD zoning allows for residential development on this parcel.

This preliminary plat has not been previously presented to the Planning and Zoning Commission nor City Council.

Staff Analysis

Current Policy:

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:

The request is to subdivide approximately 122 acres into 272 lots and 19 tracts. The subdivision will be accessed from West Fairmont Avenue, and West Monterey Way.

Surrounding development includes:

- North – Proposed PebbleCreek future golf course
- South –PebbleCreek Phase II units 48 and 49
- East – PebbleCreek Phase II units 24 and 43
- West – Loop 303 Freeway

Luke Air Force Base and Phoenix Goodyear Airport:

The subject property is located in the vicinity of Luke Air Force Base and the Phoenix Goodyear Airport Traffic Pattern Airspace. A stipulation has been included to require a general note on the final plat to inform the public and homeowners of base and airport operations and the potential for attendant noise and potential over-flights.

Fire Department:

Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#185	2.56	1.28	3.63	1.81

2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#183	8.26	4.13	8.65	4.32

Police Department:

The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater:

Liberty Utilities is the water and wastewater service provider.

Streets/Access:

All streets within the subdivision will be private and maintained by the HOA. Two points of access to the subdivision are provided through the adjacent parcels to the east (Fairmont Ave.) and south (165th and 167th Drives).

Attachments

1. Aerial Photo
2. Preliminary Plat