

AGENDA ITEM #: \_\_\_\_\_

DATE: May 6, 2020

CAR #: 2020-6942



## **PLANNING AND ZONING COMMISSION ACTION REPORT**

**SUBJECT:** Preliminary Plat for PebbleCreek Phase II Unit 59

**CASE NUMBER:** 20-500-00002

**STAFF PRESENTER(S):** Steve Careccia, Principal Planner

**APPLICANT:** Jeff Uhrick, B&R Engineering

**Summary:** Preliminary Plat for PebbleCreek Phase II Unit 59 subdividing 23.46 acres into 110 residential lots and eight tracts generally located west of the intersection of Sarival Avenue and Clubhouse Drive, within the PebbleCreek Phase II Planned Area Development (PAD). The subdivision will consist of lots for the Villa Series product (duplex) and the Traditions Series product (detached homes).

### **Recommendation:**

Recommend approval of the preliminary plat for PebbleCreek Phase II Unit 59 subdividing 23.46 acres into 110 residential lots and eight tracts, subject to the following stipulations:

1. 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;
2. 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;
3. 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; and,
4. 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.

**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 subject request is to subdivide 23.46 acres into 110 residential lots and eight tracts generally located west of the intersection of Sarival Avenue and Clubhouse Drive, within the PebbleCreek Phase II Planned Area Development (PAD). The subdivision will consist of lots for the Villa Series product (duplex) and for the Traditions Series product (detached single family homes). Lot Nos. 1-35 will be developed with the Villa Series product while Lot Nos. 36-110 will be developed with the Traditions Series product.

Surrounding development includes:

- North – Clubhouse Drive and PebbleCreek Phase II Units 44 and 48.
- South – Golf course and PebbleCreek Phase II Units 51 and 64
- East – Golf course and PebbleCreek Phase II Unit 51
- West – Clubhouse Drive and PebbleCreek Phase II Units 57 and 60.

### **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<br>Goodyear<br>Fire Station | Shortest path |       | Longest path |       |
|-------------------------------------|---------------|-------|--------------|-------|
|                                     | Mins          | Miles | Mins         | Miles |
| #185                                | 1.93          | 0.97  | 2.37         | 1.19  |

| 2nd Nearest<br>Goodyear<br>Fire Station | Shortest path |       | Longest path |       |
|---|---------------|-------|--------------|-------|
|   | Mins          | Miles | Mins         | Miles |
| #183                                    | 8.90          | 4.45  | 9.34         | 4.67  |

**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 will be owned and maintained by the HOA. Two points of access to Clubhouse Drive (existing) are provided for this subdivision.

**Attachments**

1. Aerial Photo
2. Preliminary Plat