

AGENDA ITEM #: _____

DATE: October 26, 2020

CAR #: 2020-7083



CITY COUNCIL ACTION REPORT

SUBJECT: Final plat of PebbleCreek Phase II Unit 59

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Jeff Uhrick, B&R Engineering

CASE NO: 20-520-00008

Summary: A final plat for PebbleCreek Phase II Unit 59 subdividing approximately 23.46 acres into 110 lots and eight tracts located 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 single family).

Recommendation: Approve the final plat of Pebble Creek Phase II Unit 59, attached hereto, subject to the following stipulations:

1. The Public Sales Report 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 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. The public sales report shall acknowledge 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.
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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. The preliminary plat for Unit 59 was approved on May 18, 2020.

Staff Analysis

The final plat is consistent with the approved preliminary plat, and with the development standards established by the PebbleCreek Phase II PAD. The final plat is consistent with the technical requirements of the city's subdivision regulations and development standards. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

1. Aerial Photo
2. Preliminary Plat Council Action Report
3. Preliminary Plat
4. Final Plat