

PebbleCreek Phase II – Northwest Pickleball and Recreation Planned Area Development

Dated: February 2021

Narrative & Justification Statement

Approximately 5.97 net acres located

Northwest of northwest corner of 165th Avenue and Fairmount Avenue

Goodyear, Arizona

Initial Submittal: November 10, 2020

Second Submittal: January 13, 2021

Third Submittal: February 10, 2021

Rezone Case No. 20-21000007



Prepared by:

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A. Introduction

Robson Communities, Inc. (“Robson”) is the developer of the PebbleCreek Resort Community, a master-planned, active adult-oriented community located in Goodyear, AZ (“PebbleCreek”). PebbleCreek has been under development within the City of Goodyear since 1993 and consists of approximately 2,340 acres and will contain approximately 4,000 residential homes at build out, in an active adult environment that is enhanced with high quality community amenities and recreational opportunities for its residents such as golf courses and clubhouse, fitness center, swimming pools, pickleball and tennis courts, parks and recreational trail system, and other open spaces.

The PebbleCreek Community includes over 8,000 City of Goodyear residents, of which over 1,500 residents are members of the PebbleCreek Pickleball Club. When Robson started PebbleCreek nearly 30 years ago, no one could have predicted that pickleball popularity would blossom like it has and how important it has become as a recreational opportunity for PebbleCreek residents. The pickleball demand of the community has outgrown its current pickleball facilities; therefore, Robson seeks to develop additional pickleball courts within the community.

The proposed “Site” for the new pickleball facilities is located northwest of the northwest corner of 165th Avenue and Fairmount Avenue, which is generally located within the northwest portion of the overall PebbleCreek Community and contains 5.97 acres. An Aerial Map showing the Site is provided at **Exhibit 1**. Today, there are approximately 100 existing outdoor RV storage parking spaces provided on the Site within an asphalt improved parking lot. The proposed development of pickleball courts and associated improvements will redevelop the Site with a high quality use(s) that will provide active, healthy, socially-engaged opportunities for residents that far exceed the community utility of the existing RV asphalt parking lot on the Site.

B. Development Proposal

Robson proposes to initially develop 16 pickleball courts, a bathroom facility, drinking fountains and parking lot with approximately 70 parking spaces. A Conceptual Site Plan is provided at **Exhibit 2**. The Site and its recreational amenities and bathroom building design will complement and be compatible with the architecture, landscaping and other design themes within the PebbleCreek Community. A Conceptual Landscape Plan is provided at **Exhibit 3**. A Conceptual Hardscape Plan is provided at **Exhibit 4**. A Conceptual Wall Plan is provided at **Exhibit 5**.

The Conceptual Site Plan includes areas that may be developed in the future by the PebbleCreek Homeowners Association with other community recreational amenities consistent with the intent and uses provided within this PAD.

Permitted Uses on the Site include:

1. Pickleball courts;
2. Tennis courts;
3. Basketball courts;
4. Remote control vehicle track;
5. Shuffle board;
6. Bocce ball;
7. Archery range.
8. Other uses that are analogous to those above, as determined by the City's Zoning Administrator.

The Site is located within Luke Air Force Base's 65 Ldn contour line. The proposed pickleball courts and other permitted amenities are consistent and compatible with the high noise or accident potential of Luke AFB as is provided in ARS §28-8481. The Robson Team contacted Luke AFB regarding the proposed pickleball court development and Luke AFB had no objections, finding the proposed development will not have a negative impact on Luke AFB flying operations. Luke AFB's confirming email is attached at **Exhibit 6**.

The hours of operation for active outdoor recreational uses on the Site shall be restricted to 6am to 10pm.

C. Development Standards

Unless expressly modified in this document, all development within the Site shall comply with the requirements of the City of Goodyear Zoning Ordinance.

Development Standard	Proposed PAD
Max. Building Height	25 feet
Min. Open Space	N/A *The use is recreational active open space.
Max. Building Coverage	50%
Min. Perimeter Building Setbacks	10 feet
Min. Separation Between Active Outdoor Recreation Use and Residential Home	130 feet ¹

¹ The Conceptual Site Plan (Exhibit 2) includes proposed pickleball courts that are located approximately 450 feet from the nearest residential lot. Future active outdoor recreational uses may be developed on this Site. Given the future outdoor recreational use opportunities, a minimum separation restriction is included to ensure outdoor recreational uses do not negatively impact existing and future residential areas.

Max. Light Pole Height (parking lot and recreational uses)	20 feet
Open Wire Fences	Permitted as boundary fencing around outdoor recreational and sport courts on the Site (so long as the fence is not used in lieu of a subdivision or perimeter block wall fence or screening wall that would otherwise be requested by the City Zoning Administrator).
Min. Separation between Fences and/or walls	Min. separation between walls and recreational and sport court boundary fencing (open wire fence) shall be 10 feet.

D. Infrastructure

Roadway Improvements

Access to and from the Site will be provided via 165th Avenue, which currently terminates at the Site's southeast boundary. 165th Avenue will be extended to provide access to the parking facilities within the Site.

Grading and Drainage

The Site is designed to comply with City of Goodyear's grading and drainage design criteria and other required drainage guidelines in accordance with the Master Grading & Drainage Plan for PebbleCreek. No adverse drainage impacts are expected to either downstream properties or drainage ways.

Water and Sewer

The water and sewer service provider for the Site is City of Goodyear. Existing water and sewer utility lines are available to the Site.

E. General Plan Conformance

Robson's pickleball facility and development is supported by the City of Goodyear's General Plan goals, objectives, and policies as follows:

Physical Growth & Development

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
- Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Objective GD-8-1, Policy a. Encourage the use of vegetation that provides shade and seasonal color and requires minimal irrigation.

Community & Cultural Development

- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

F. City's Guiding Considerations for Zoning Amendments

- a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted.**

Robson's proposed pickleball court facility meets current recreational and healthy living demand of its active-lifestyle residents. This development will add to PebbleCreek's existing high-quality amenities and provide an additional area where its residents can recreate.

- b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.**

The Site and the existing asphalt RV parking spaces is relatively flat, which makes it suitable for a pickleball facility. Adjacent existing roadway infrastructure provides convenient and direct access to the Site and is appropriate to serve PebbleCreek's residents and their guests.

- c. Compatibility of all potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.**

The proposed PAD limits the uses allowed on the Site to amenities and recreational opportunities that serve the needs of PebbleCreek residents. The proposed development is compatible and supportive of the land use patterns of adjacent properties and surrounding area. Robson's proposed development will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts to the surrounding area.

- d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district**

would be better suited to the subject property than the uses allowed under current zoning.

The proposed zoning is PAD with uses that are consistent with other land uses within the immediate area, the overall PebbleCreek Community and is the best use for this Site. The proposed rezoning and Robson's development are better suited for the Site than the uses allowed under the current zoning (PebbleCreek Phase II PAD).

e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.

There is high demand for additional pickleball courts within the PebbleCreek Community. This Site is perfectly located, flat and surrounded by an existing golf course and RV storage facility and provides easy convenient access for PebbleCreek residents and their guests. Demand for pickleball courts and other active community amenities is strong within the PebbleCreek Community.

f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Our Team has prepared Preliminary Water, Sewer, and Drainage Reports and a Traffic Statement that support the suitability of the proposed development. The engineering reports support the conclusion that there is adequate public infrastructure and facilities to serve the proposed development.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Site is located near existing public services. Roadway, water and sewer infrastructure are available to serve the development.

h. General public's concerns.

We understand there is a great deal of support for and some opposition to additional pickleball within PebbleCreek. There are no known concerns from the general public outside of PebbleCreek.

i. Whether the amendment promotes orderly growth and development.

This zoning amendment request is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth, development and amenities for the PebbleCreek Community. The proposed pickleball facility will be a positive addition to PebbleCreek.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

Robson's pickleball development will have a positive impact to the general health, safety and welfare of the PebbleCreek residents. The proposed development will provide additional active amenities to the PebbleCreek Community and continue the high-quality master-planned design of the area.

G. Conclusion

Robson's proposed pickleball facility is an ideal use for this Site and is compatible with the surrounding area. The development conforms to the City of Goodyear's General Plan goals and policies and furthers the City's objectives for Physical Growth & Development and Community & Cultural Development. Further, the proposed rezoning to PAD will facilitate the development of this underutilized Site for a high-quality pickleball amenity that enhances the active uses and amenities for PebbleCreek residents.

Exhibit 1

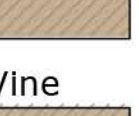
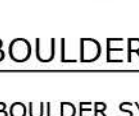
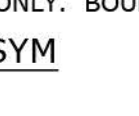
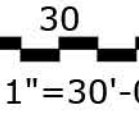


Exhibit 2



Exhibit 3

CONCEPT PLANT LEGEND:

SYM.	NAME	SIZE	QTY	REMARK
Trees				
	<i>Acacia aneura</i> Mulga Acacia	24" Box		Single Trunk
	<i>Dermatophyllum secundiflorum</i> Texas Mountain Laurel	24" Box		Low-Breaker
	<i>Ebanopsis ebano</i> Texas Ebony	24" Box		Low-Breaker
	<i>Olneya tesota</i> Ironwood	24" Box		Salvage
	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	24" Box		Multi-Trunk
	<i>Quercus virginiana</i> Southern Live Oak	24" Box		Single Trunk
Shrubs				
	<i>Bougainvillea 'Torch Glow'</i> Bougainvillea	1 gal.		-
	<i>Callistemon viminalis 'Little John'</i> Little John Bottlebrush	1 gal.		-
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.		-
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	1 gal.		-
	<i>Leucophyllum zygophyllum 'Cimarron'</i> Cimarron Sage	1 gal.		-
	<i>Nolina microcarpa</i> Bear Grass	5 gal.		-
	<i>Russelia equisetiformis</i> Coral Plant	1 gal.		-
	<i>Tecoma X 'Solar Flare'</i> Solar Flare Esperanza	5 gal.		MSWN
Groundcover				
	<i>Acacia redolens 'Low Boy'</i> Trailing Acacia	1 gal.		-
	<i>Eremophila glabra 'Mingenew Gold'</i> Gold Emu Bush	1 gal.		-
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.		-
Accent				
	<i>Agave Blue Glow</i> Blue Glow Agave	5 gal.		Matched
	<i>Agave parryi v. truncata</i> Artichoke Agave	5 gal.		-
	<i>Aloe x 'Blue Elf'</i> Blue Elf Aloe	5 gal.		MSWN
	<i>Bouteloua gracilis 'Blonde Ambition' PP22049</i> Blonde Ambition Blue Grama	5 gal.		-
	<i>Dasylirion texanum</i> Green Desert Spoon	5 gal.		-
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	bare root		8"-12" Dia.
	<i>Fouquieria splendens</i> Ocotillo (8 cane min.)	bare root		8 cane min.
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.		-
	<i>Hesperaloe parviflora 'Perla Brakelights' 21729</i> Brake Light Red Yucca	5 gal.		MSWN
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist Deer Grass	5 gal.		-
	<i>Pedilanthus macrocarpus</i> Lady's Slipper	5 gal.		-
Vine				
	<i>Rosa banksiae</i> Lady Banks Rose	1 gal.		-
Turf				
	HYBRID BERMUDA SOD (TURF PER SPEC.)			
INERT MATERIAL:				
	STONE GROUNDCOVER, 3/4" SCREENED, "EXPRESS BROWN". INSTALL IN ALL PLANTING AREAS EXCEPT WHERE NOTED TO 2" DEPTH (MIN).			
BOULDER NOTES:				
BOULDER SYMBOLS ARE SHOWN FOR LOCATION REFERENCE ONLY. BOULDERS SHALL BE HAND SELECTED.				
SYM	SIZE	QTY		
	HAND SELECTED	- TON		

PLANT MATERIAL IMAGES (SHRUBS, ACCENTS & GROUNDCOVER)



Exhibit 4

KEY NOTES:

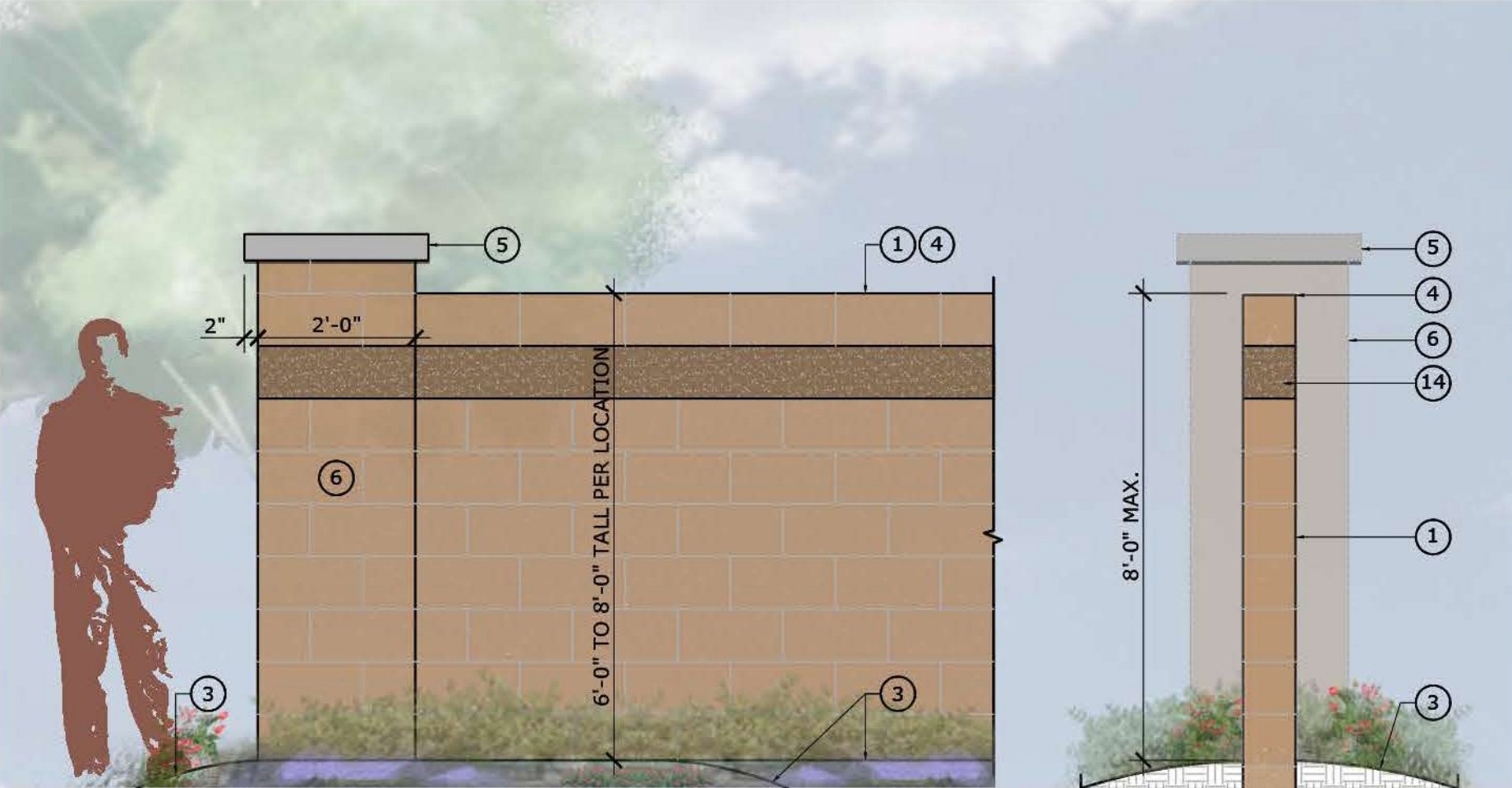
- 1 EXISTING VEHICLE STORAGE.
- 2 EXISTING DRAINAGE SWALE TO BE RE-ROUTED PER PLAN.
- 3 EXISTING MAINTENANCE PATH.
- 4 CONCRETE HEADWALL.
- 5 DRAIN PIPE.
- 6 GOLF CART / VEHICLE PARKING.
- 7 CONCRETE SIDEWALK.
- 8 ASPHALT DRIVE LANE / PARKING.
- 9 EXISTING MASONRY WALL.
- 10 6'-8' TALL MASONRY WALL.
- 11 RESTROOM FACILITY AND ATTACHED RAMADA (BY OWNER).
- 12 EXISTING GOLF COURSE TEES.
- 13 -NOT USED-
- 14 PICKLEBALL COURTS.
- 15 COURT LIGHTING W/ OUTLET AT LIGHT POST.(BY OTHERS)
- 16 12 X 16 PRE-FAB RAMADA.(BY OTHERS)
- 17 CONCRETE PAD AT BLEACHERS.
- 18 BLEACHER SEATING. (BY OTHERS)
- 19 BIKE PARKING.
- 20 CONCRETE PAD AT PRACTICE WALL.
- 21 PRECAST CONCRETE PAVERS.
- 22 4' TALL FENCE BETWEEN COURTS.
- 23 10' TALL FENCE AROUND COURT EXTERIOR.
- 24 SHADE STRUCTURE (BY OTHERS)
- HB HOSE BIB.
- ▽ WATER FOUNTAIN (BY OTHERS)
- ⊕ GFCI ELECTRICAL OUTLET.



HARDSCAPE CONCEPTUAL DESIGN IMAGES:

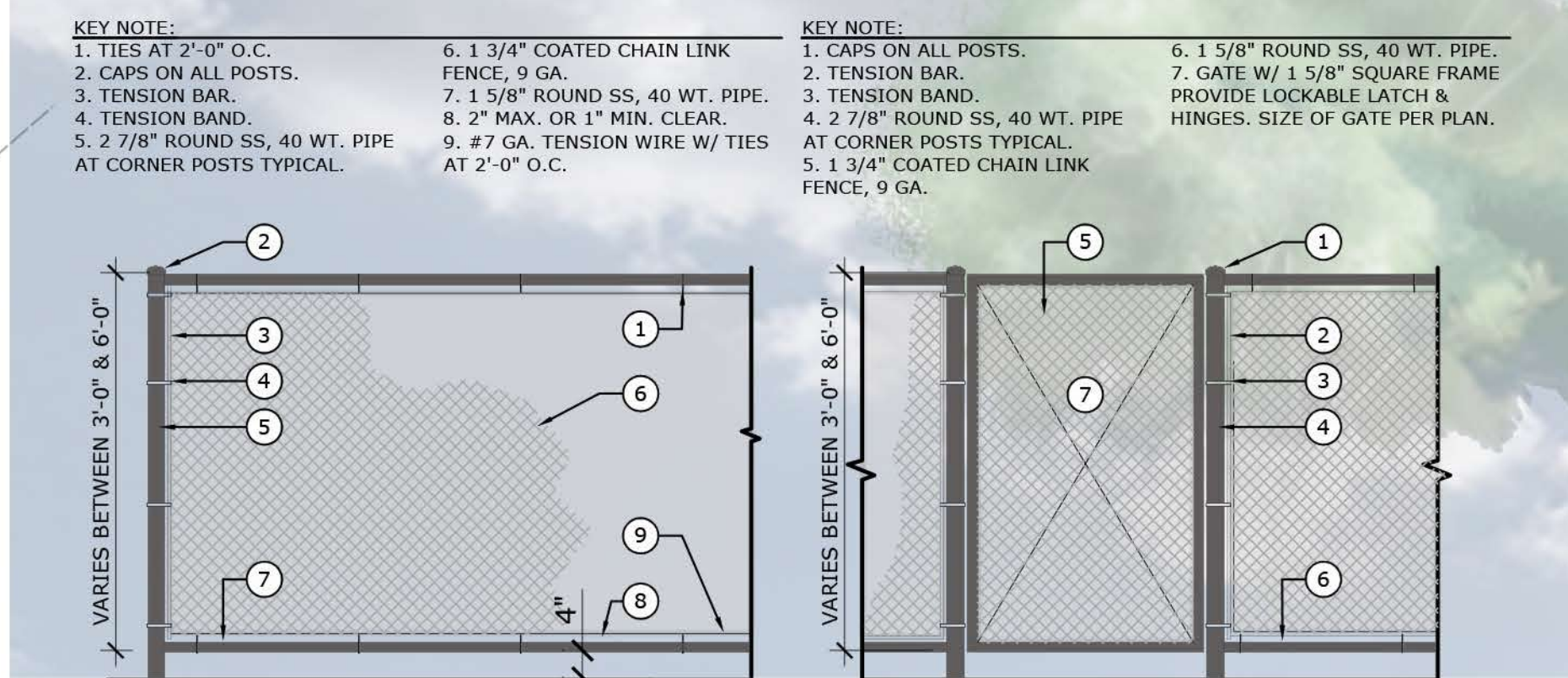


Exhibit 5



C MASONRY WALL
SCALE: 3/4" = 1'-0"

- KEY NOTE:**
1. PAINTED MASONRY BLOCK.
 2. CONCRETE FOOTING PER STRUC. ENGINEER.
 3. FINISHED GRADE (BERM WHERE APPLICABLE).
 4. MORTAR CAP.
 5. PRECAST CONCRETE CAP.
 6. MASONRY COLUMN W/ PAINTED MASONRY BLOCK.
 7. ASPHALT DRIVE LANE / PARKING.
 8. COURT LIGHTING W/ OUTLET AT LIGHT POST (BY OTHERS).
 9. SHADE STRUCTURE (BY OTHERS).
 10. 6'-0" TO 8'-0" TALL MASONRY WALL.
 11. 4'-0" TALL FENCE BETWEEN COURTS.
 12. BIKE PARKING.
 13. 2'-0" TALL BERM WITH 6'-0" TALL WALL.
 14. ORNAMENTAL BLOCK.
- * = VERIFIED / DESIGNED BY STRUC. ENGINEER



D FENCE
SCALE: 1/2" = 1'-0"

E GATE
SCALE: 1/2" = 1'-0"

WALL LEGEND:

EXISTING WALL TO REMAIN.
(ADDITIONAL CMU COURSES MAY BE ADDED AS DESIRED BY OWNER TO AN 8'-0" MAX HEIGHT.)



NEW 6'-0" TALL WALL ON 2'-0" TALL BERM (OPTIONAL).



DETAIL "C"

NEW 6'-0" TALL WALL TO MATCH EXISTING.
(ADDITIONAL COURSES MAY BE ADDED AS DESIRED BY OWNER TO AN 8'-0" MAX HEIGHT.)



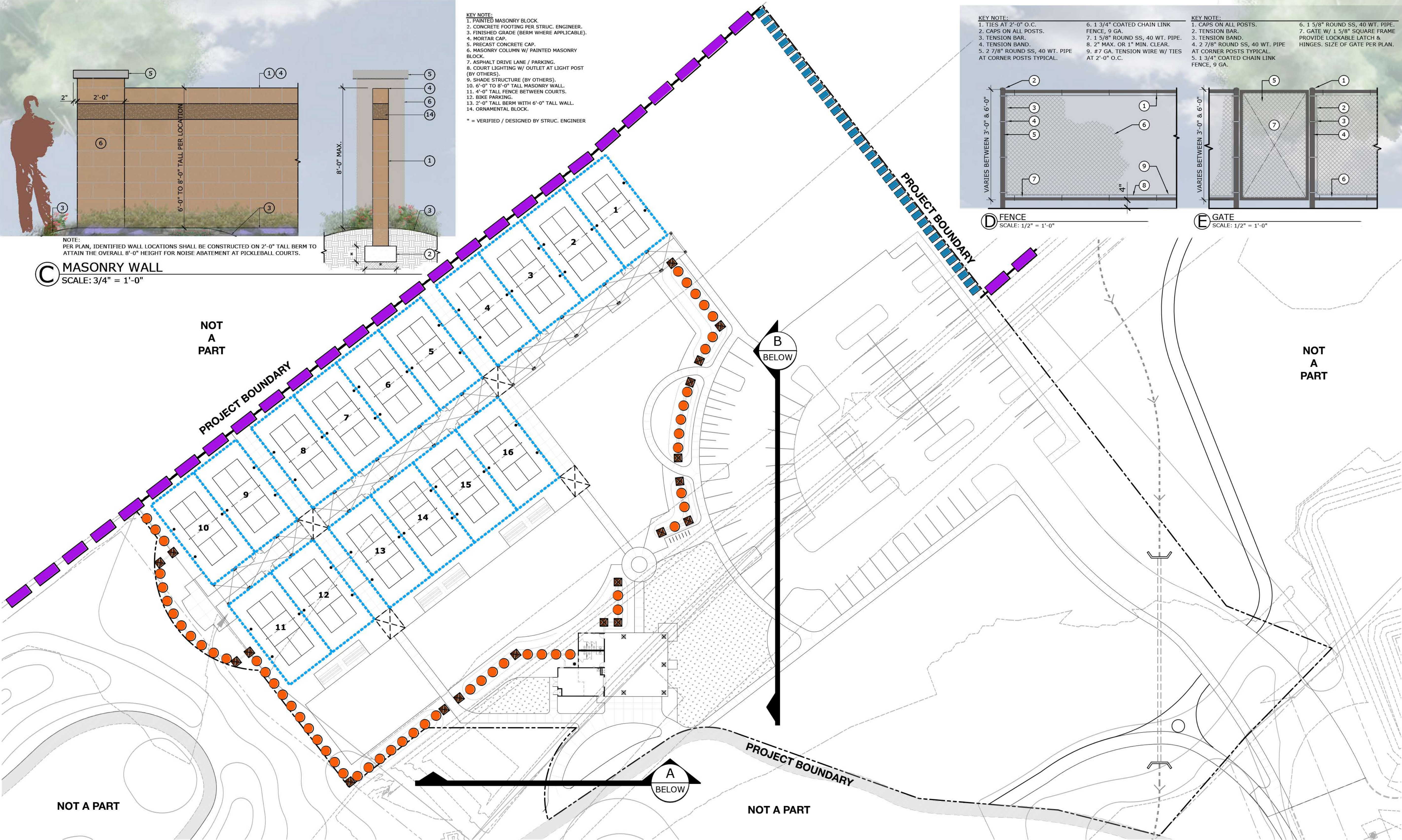
2' X 2' MASONRY COLUMN AT CORNER / TRANSITIONS.



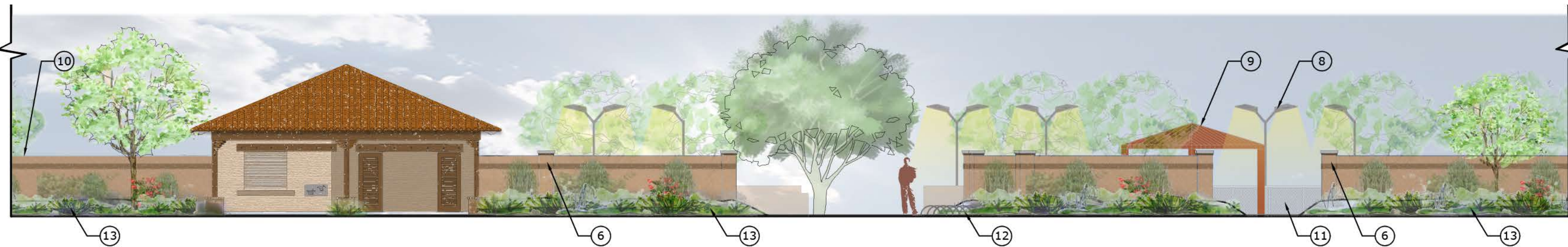
DETAIL "C"

FENCE / GATE AT COURT

DETAIL D & E



A ELEVATION LOOKING NORTH
SCALE: NTS



B ELEVATION LOOKING WEST
SCALE: NTS

PEBBLECREEK

CONCEPTUAL WALL LOCATIONS / DETAILS AT PICKLEBALL COURTS

OCTOBER 10, 2020; REV 12-22-2020

0' 30' 60' 90'
SCALE: 1"=30'-0"



Exhibit 6

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Friday, October 2, 2020 8:55 AM
To: Karrin Taylor Robson <ktr@arizonastrategies.com>; Christopher.Baker@goodyearaz.gov
Cc: TOALE, CHRISTOPHER P CIV USAF AETC 56 FW/CVE <christopher.toale.1@us.af.mil>
Subject: PebbleCreek Pickelball Complex

To whom it may concern,

After reviewing the Narrative and Exhibit from B&R Engineering dated 29 April '20, the proposed PebbleCreek Pickleball Complex Project with 16 courts, Bocce ball courts, a restroom building, ramadas, and parking lot on APN: 501-01-004Z will not have a negative impact on Luke AFB flying operations. We look forward to being provided the final development plans from the City of Goodyear for our review.

Mark

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981