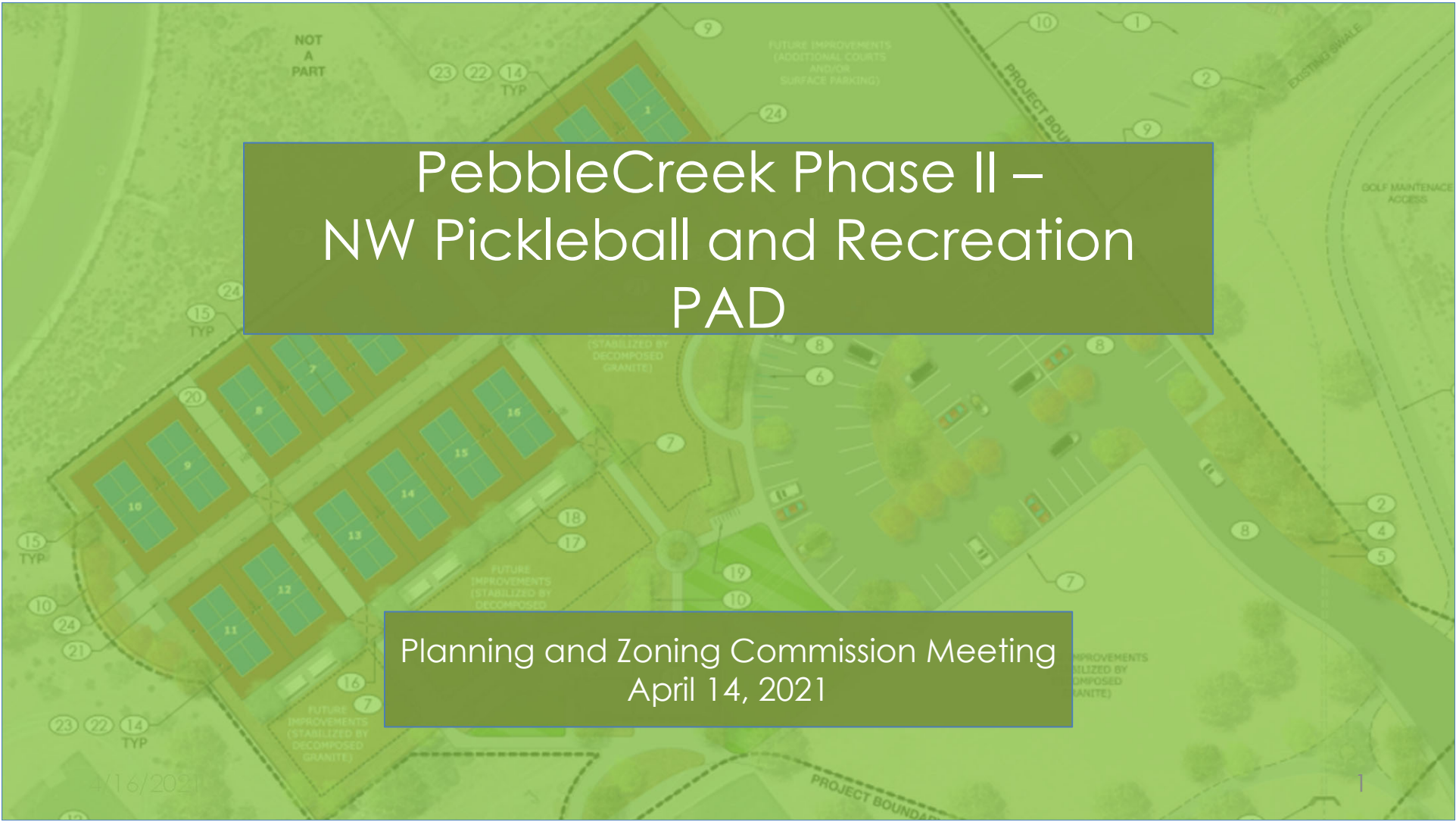




PebbleCreek Phase II – NW Pickleball and Recreation PAD

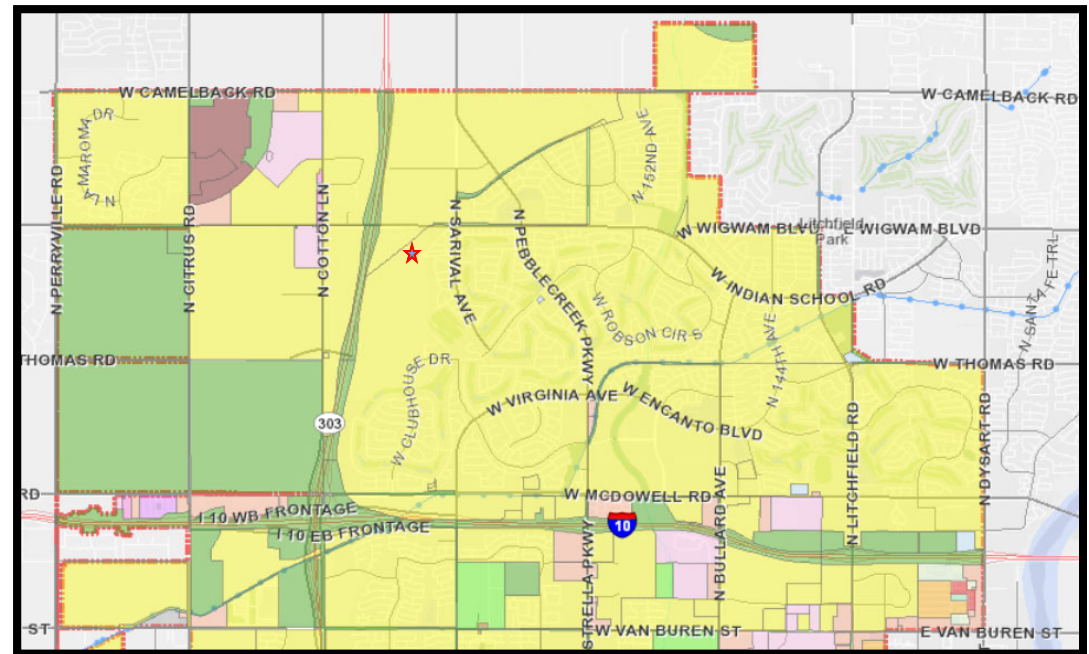
Planning and Zoning Commission Meeting
April 14, 2021

4/16/2021

Location



- North Goodyear
 - NW of 165th Ave and Fairmount Ave (in PebbleCreek)
 - Approximately 5.97 Acres
 - Currently zoned PAD



-

Location-Close-up



Zoning History – PebbleCreek Phase II



1998:



*Street layout depiction not to scale

2005:



2021 Request:



**Area outlined in orange is approximate

Uses Permitted in Proposed PAD

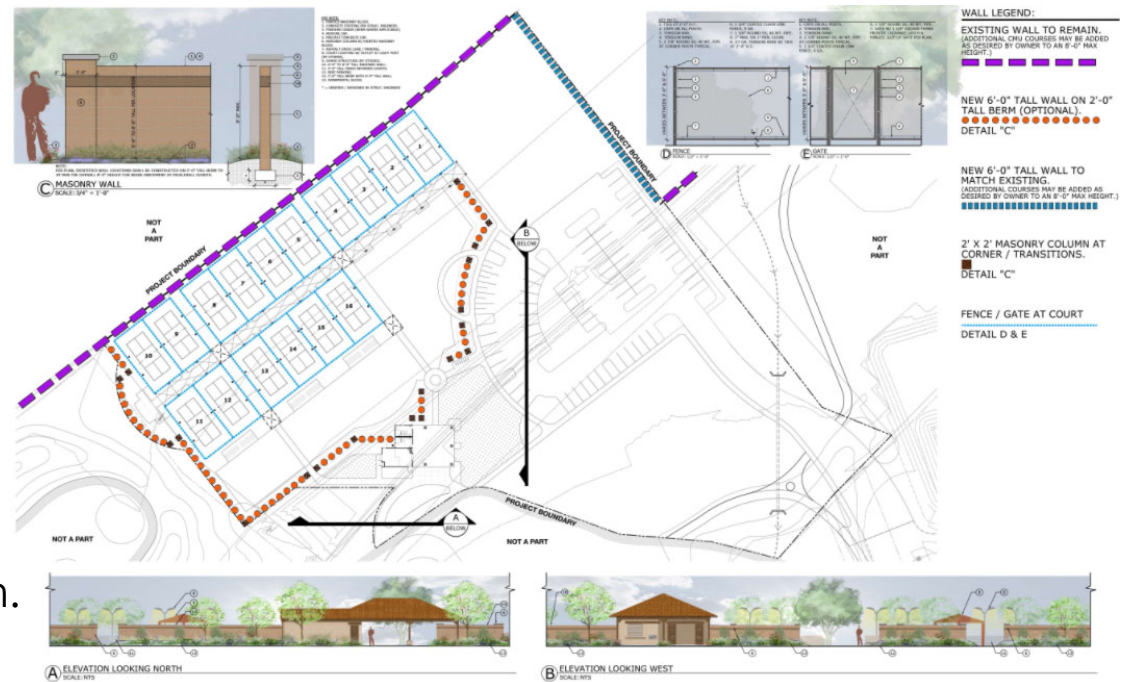


*Images for illustrative purposes only

Development Standards



- Parking Minimums
- Maximum Building Heights
- Minimum Setbacks
- 130 feet from active uses to residential homes
- 20 foot light pole maximum height
- Fences
- 10 foot Maximum Wall Height
- Hours of Operation 6 a.m. – 9 p.m.



*Conceptual Wall Plan

Proposal Anticipated with Site Plan



- Pickleball Improvements anticipated with Site Plan submittal
 - 16 Pickleball Courts
 - 69 Parking Spaces
 - Restroom facilities and shaded pavilions
 - Fencing and screenwalls
 - Stabilization of balance of site



Public Input



- February 23, 2021 – Approx. 177 Residents Online
- March 16, 2021 – Approx. 26 Residents Online
- April 14, 2021 – Planning and Zoning Commission Meeting (tonight)
- April 26, 2021 – City Council Meeting (final decision)
- Email Correspondence before 2nd Virtual Meeting
 - Approx. 289 generally in favor
 - Approx. 12 generally opposed
- Email Correspondence after 2nd Virtual Meeting
 - Approx. 1 generally in favor
 - Approx. 6 generally opposed

Planning & Zoning Commission Meeting



- 13 Participants Spoke
 - 9 Support, 4 Oppose
- 64 Comment Cards
 - 64 Support, 0 Oppose
- 6 Emails Read into Record
 - 1 Support, 5 Oppose
- 2 Emails in Packet
 - 1 Support, 1 Oppose
- 926 Signature Petition
 - 926 Support, 0 Oppose
- 52 Signature Petition
 - 1 Support, 51 Oppose
- Commission Approval Vote
 - 4 Yes
 - 1 No
 - Forwards a Yes Recommendation

Presentation and Public Hearing



- Applicant Presentation
- Public Hearing/Speakers/Comments
- Council Recommendation/Discussion



Thank You!

4/16/2021

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