

Lakin Park Annexation



Annexation Narrative

A proposed annexation of 2.8 acres into
the City of Goodyear, located west of the
southwest corner of MC-85 and Cotton Lane



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1. Introduction

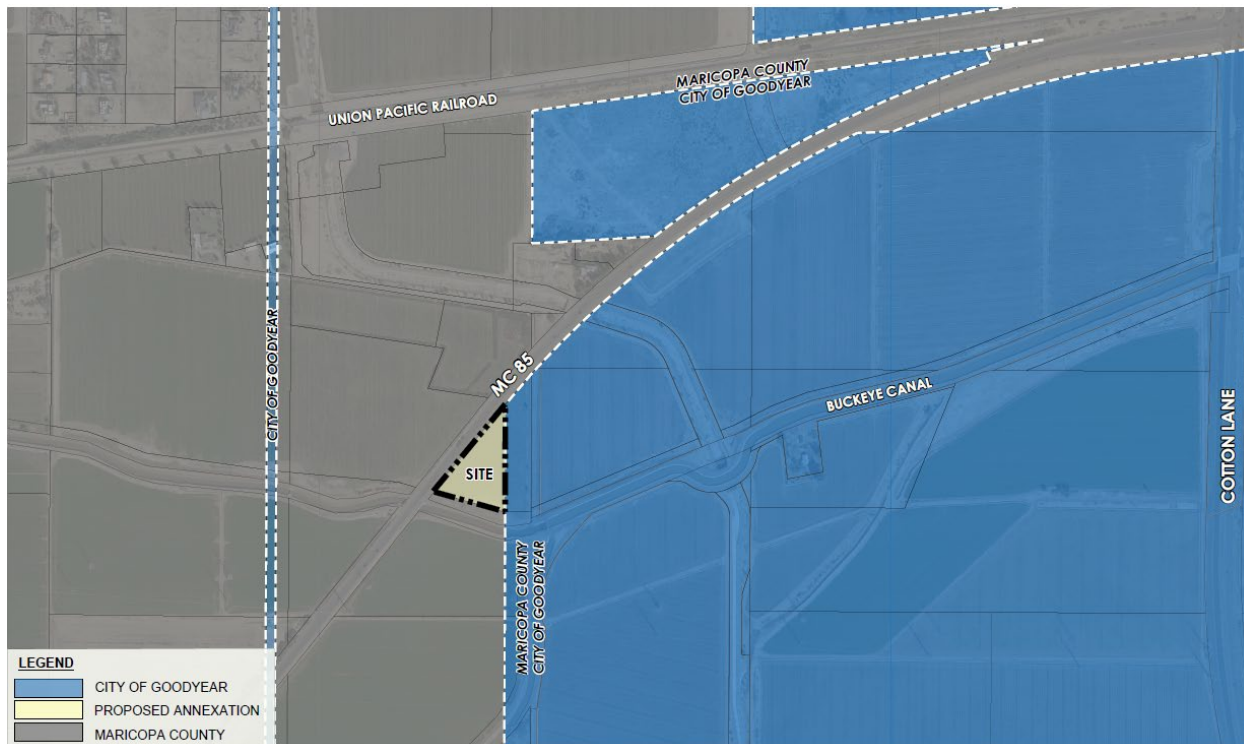
RVi Planning + Landscape Architecture, on behalf of Advanced Acquisitions, LLC (an affiliate of Cavan Companies), is pleased to submit this Annexation request to add approximately 2.8 acres of vacant land (part of a larger 4.8 acre parcel per APN# 502-49-017E) into the City of Goodyear to facilitate the future development of a single family for rent proposal located west of the southwest corner of MC-85 and Cotton Lane as part of the CP Lakin Park PAD (Ord #2019-1451). The subject property is currently located both in unincorporated Maricopa County and partly within the City of Goodyear and is contiguous to the approved CP Lakin Park PAD.

The current zoning of the parcel is RU-43 Unincorporated Maricopa County. Upon annexation of the 2.8-acre of the parcel not currently within City limits, the parcel will be designated as the equivalent zoning in the City, AU. Following the Annexation, a PAD Amendment is requested to add in the 4.8 acre parcel to the existing CP Lakin Park PAD. This will allow for the additional property to be included in a future request for development of a professionally managed, single-family detached and duplex gated community with one- and two-story rental homes designed in a cluster configuration on a single lot. The combined parcel would total 20.2 acres to be developed as part of the CP Lakin Park PAD MF-24 development standards.

2. Annexation Request

The property owner is requesting annexation into the City of Goodyear due to the unique location of the site to the CP Lakin Park PAD located within city limits. After review of the annexation requirements per A.R.S. 9-471, this project meets the Arizona law that requires “a territory to be annexed shall adjoin the boundary of the annexing city or town for at least 300 feet.

Figure 1: Proposed Annexation Map



3. Existing Site Conditions

The total 4.8 acre parcel is vacant with relatively flat topography. Adjacent and contiguous to the site, the entire CP Lakin Park PAD Property is approximately 695.6 acres, excluding perimeter streets and is within an area that is planned for and developing with industrial, business, and commercial uses as part of the CP Lakin Park PAD. There is a major drainage channel along the eastern boundary and the Buckeye Canal along the southern property line.

To the northwest is MC-85 and the Union Pacific Railroad. The land uses to the north are zoned RU-43 for residential and PAD for industrial uses. To the south is the Buckeye Canal and undeveloped, agricultural land that is part of the recently approved CP Lakin Park PAD. There is also a 300-foot-wide electrical easement with high tension overhead power lines approximately 350-ft south of the Canal and the Gila River further south still. To the west is MC-85, the continuation of the Buckeye Canal and residentially zoned (RU-43) undeveloped farmland. To the east is undeveloped, agricultural land that is within the recently approved CP Lakin Park PAD.

4. Annexation Signatures

The proposed annexation contains one property identified as parcel number 502-49-017E and is owned by Quantum Holdings, LLC. The property owner has given authorization to Cavan Companies and RVi Planning + Landscape Architecture to proceed with the annexation and subsequent PAD Amendment request. As required by the A.R.S 971, a petition in writing signed by the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the city or town in the event of annexation, as shown by the last assessment of the property, shall be filed with the City and in the office of the county recorder.

5. Utility Information

All utilities such as fire, police, and emergency medical services, water and wastewater services, solid waste and trash collection services are proposed to be through the City of Goodyear government. No Pre-annexation Development Agreement is needed to facilitate this request as this parcel is within the City of Goodyear Service Areas and is in general conformance with the approved CP Lakin Park PAD. The following sections provides a brief description for how these services will be accommodated.

Roadways

MCDOT is proposing an improvement project on MC85 from Liberty School Road to Cotton Lane which will upgrade signing and striping to assist in improving traffic safety along a stretch of MC 85 between Liberty School Road and Cotton Lane. This segment of roadway is utilized by varied user groups including through traffic, local farm equipment, school busses, and local traffic. The project will upgrade the existing traffic signal at MC 85 and Jackrabbit Trail. This project will not impact the future proposed development.

At this time, final site planning has not been completed for the overall Lakin Park Bungalows development. In general, the primary access driveway location and spacing should follow MCDOT Roadway Design Manual Section 7.9. The design of the driveway should follow Section 4.1.4.E. of the City of Goodyear Engineering Design Standards and Policies Manual.

Water

The proposed potable water system design consists of extending the existing 16-inch water main along the MC-85 to the west along the Project's northern boundary. In addition, a 10-inch water main is proposed to connect the east side of the Project to the proposed 10-inch water main in the adjacent Parcel 2 development. Both the 16-inch main to the north of the Project and the 10-inch main to the east of the Project will connect to the existing 30-inch main within Cotton Lane. This 30-inch main within Cotton Lane is consistent with the City of Goodyear 2016 Integrated Water Master Plan (November 2016). The existing 16-inch and proposed 10-inch water mains along MC-85 and to the east of the Project, respectively, are not identified within the City of Goodyear 2016 Integrated Water Master Plan (November 2016). The Project owner will need to work with the industrial parcel to the east (Parcel 2) to develop an agreement that will allow the Project to connect to the 10-inch line and convert the line from a private fire line to a public water main.

Sewer

The onsite proposed wastewater system consists of 8-inch sewer mains that generally route wastewater to the Project's eastern boundary. The proposed offsite 8-inch sewer main will flow to the east to connect to an 8-inch sewer main proposed as part of the Parcel 2 improvements. The sewer mains continue to flow east to the proposed regional Lakin Park lift station, located near the southwest corner of Building A in Parcel 2. The City of Goodyear 2016 Integrated Water Master Plan (November 2016) shows the Rubbermaid Lift Station, located near MC-85 and Cotton Lane. It also shows the 12-inch gravity sewer main that extends east along MC-85. The infrastructure proposed as a part of this Project, along with the proposed Lakin Park lift station and force main along Cotton Lane (proposed as part of separate project/submittal) are not shown within the 2016 Integrated Water Master Plan (November 2016).

6. Conclusion

The proposed annexation will enable the expansion of the CP Lakin Park PAD Boundary to enable a high-quality single family for rent residential development. The community design, product types, and open space plan are sensitively designed to be compatible with the surrounding area. The proposed plan will meet all development standards within the existing CP Lakin Park PAD and possesses the elements of a viable and sustainable place in which to live.