

Verrado East District – Phase 2B

PLZ 17 00233

Final Plat

Final Plat Narrative

11/20/2017

Request

The request is to approve the final plat for Verrado's East District Phase 2B. The preliminary plat, case # PLZ-17-00100, was approved by the City of Buckeye Planning and Zoning Commission on November 14, 2017.

Current Zoning Designation

Verrado is zoned Planned Community ("PC"). Verrado entitlements consist of the Pre-Annexation and Development Agreement, recorded 11/26/1999 (the "Development Agreement") and the Community Master Plan ("CMP"), approved November 17, 1999.

Current Condition of the Site

East District was the original area of the staging and offices of the old Caterpillar training grounds. The majority of the eastern portion of the East District has been scarred by the tractor use during the years Caterpillar operated within Maricopa County. Other than the high school development on the west end and the water treatment facility along the north side of Indian School Road, the East District is primarily vacant land. The Maricopa County Flood Control District constructed a drainage channel and trail along the west side of Jackrabbit Trail. The sites to the south and southwest are currently being pre-graded for the first phase of the East District residential subdivisions and the future commercial center directly at the northwest corner of Jackrabbit Trail and Indian School Road. Phase 1 was approved with 156 single family residential lots between the commercial development on the east and the high school on the west. Phase 1 had two (2) lot sizes, 45' by 120' and 55' by 120'. Phase 2A was an extension of Phase 1 with 44 lots of similar lot sizes.

East District Residential Final Plat – Phase 2B

Phase 2B intends to develop 119 lots on both sides of the future Park Street that will bisect East District from east (Jackrabbit Trail) to west (Indian School Road west of the high school). Phase 2B is generally north of the future Fry's commercial site and Phase 1 subdivision. Within Phase 2B, the proposed 25 lots south of Park Street, north of Fry's, will be 50' wide by 105' deep. The lots north of Park Street are a mixture of 50' by 105' lots along the east and western ends of the plat with 45' wide by 120' deep lots in the core of the plat. Two (2) neighborhood level parks

are provided within Phase 2B, one south of Park Street and one to the north. The neighborhood park located south of Park Street provides for a nice open space setting for residents and visitors entering the East District from Jackrabbit Trail. In addition, a large natural open space is provided along the north side of Park Street to provide for a significant amount of open space at the main eastern entrance to the East District subdivisions. In addition, the residents of this phase and other East District phases will have easy and convenient access to the open spaces in and around the high school facility.

Proposed Development Options

Verrado's CMP has a listing of land use designations. The land use designations are titled 'development options' for residential and commercial mixed-use. The residential lots will utilize the Residential Low/Medium (50' x 105') and Residential Medium (45' x 120') land use options. The Residential Low/Medium land use option requires a minimum lot size of 4,500 square feet and a minimum of 50 feet of street frontage per lot. The Residential Medium land use option allows for the smaller lot sizes and 45' wide frontage requirements.

Roadways and Circulation

Phase 2B will have their main access off the construction of the Westview Drive collector roadway. One local residential street will provide access to the 25 lots south of Westview Drive. The remainder of Phase 2B will be a more gridded street design with two-way local residential street sections ranging from 32 feet, with fronting lots and parking both sides of the roadway to a 24 foot roadway section, with no fronting lots and no parking. A 28 foot section will be incorporated where there are lots fronting on ones side of the street and with parking on one side only throughout the majority of the plat with a one-way street sections around the neighborhood park of 21 feet, with parking one side only may also be utilized. All of these street sections have been utilized in previously approved subdivisions, such as Phase 3 South, Marketside Residential and East District Residential Phase 1 around the neighborhood park. The Verrado CMP allows for roadway sections that have sidewalks on one side of the road. The local residential streets within this phase of the East District will have several street segments whereby there will be sidewalks on one side of the road. The sidewalks will be strategically placed and provide for logical connections to the open spaces, parks and the nearby commercial development.

Water Management Plan

EPCOR Water is the water service provider for Verrado. The water distribution system will be extended into Verrado East District along Indian School Road. Water storage is provided by the

Zone 3 South reservoirs, located adjacent to the Raven Golf Course. An amendment to the Planning Unit Water Plan and Update to the Master Water Plan was previously approved for the East District plat.

Wastewater Management Plan

EPCOR Water is the wastewater service provider for Verrado. East District will utilize internalized sewer lines that will drain to a proposed wastewater pumping station to be located immediately east of the existing water treatment facility. This wastewater pumping station will utilize an existing wastewater force main within Indian School Road to convey wastewater to the Tuthill Trunk Sewer, which flows to the Verrado Water Reclamation Facility, located north of McDowell Road just west of the Tuthill Road alignment. An amendment to The Planning Wastewater Plan and Update to the Master Wastewater Plan was previously approved for the East District.

Fire Protection

This final plat and East District are northwest of the Verrado fire station at the southwest corner of Thomas Road and Verrado Way. This fire station will provide immediate emergency service to the proposed plat and future commercial center. The Fire Department and developer are working to locate a communication tower to ensure effective communications in the remote northeastern portions of the City.

Police Protection

The fire station at the southwest corner of Thomas Road and Verrado Way is a joint fire/police facility. The police have used a portion of the facility to give Verrado full police and fire protection coverage. This facility was a part of the original development agreement requiring Verrado to provide these facilities to the community.

Impact on Local Schools

A new elementary school recently opened near the northwest corner of Thomas Road and Verrado Way within Verrado. Elementary and middle schools are open in Verrado's first phase, as well as a high school adjacent to Phase 2A within the East District. The proposed densities were anticipated in the design and capacities of the schools.

Parks, Open Space and Trails

Sidewalks within the proposed plat will connect to the 8' wide sidewalk along the north side of Indian School Road and along both sides of Pioneer Drive. The sidewalk along Indian School Road connects to regional County trails in the Acacia Wash to the west and the trail within the

drainage channel to the east of Phase 2B. Significant open space and play fields are located adjacent to East District within the Verrado High School site. There may be a potential larger park facility in the future adjacent to high school and East District.

Summary

Phase 2B of the East District residential area intends to develop the vacant land north of the commercial center. This phase also begins the development of Park Street as the main collector roadway throughout East District. This plat is strategically located in Verrado's East District, which is somewhat separated physically from the main developed areas of Verrado. Indian School Road is the current main roadway that connects Verrado to all points east including the recently completed Loop 303 freeway. The market for the 45 and 50' wide lots will allow for an additional housing segment to develop with Verrado's market brand.