

AGENDA ITEM # \_\_\_\_\_

DATE: February 8, 2016

COAC NUMBER: 16-5750

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT:** Final plat of Palm Valley 303  
East Phase A

**CASE NUMBER:** 14-520-00002

**STAFF PRESENTER:** Steve Careccia,  
Planner III

**APPLICANT:** Troy Mortensen, Project  
Manager, Sunbelt Holdings

**RECOMMENDATION:**

Approve the final plat of Palm Valley 303 East Phase A subdividing 373 acres into five lots and four tracts generally located between Indian School Road and Camelback Road, east of the Loop 303, within the Palm Valley 303 Planned Area Development, subject to the General Notes and Phasing Notes stated on the final plat and with the following stipulations:

1. Compliance with those stipulations stated in Ordinance Nos. 07-1097 and 11-1243, the ordinance that rezoned the land being developed as Palm Valley 303;
2. Prior to recordation of the final plat, all plat sheets shall be signed and sealed by a professional engineer or surveyor licensed by the State of Arizona;
3. Prior to recordation of the final plat, the applicant shall reconcile the legal description on the final plat and within the Title Report for the property; and,
4. Prior to the issuance of any building permit within the subdivision, a stormwater maintenance agreement prepared pursuant to Section 9.1.3.C.11.b of the Engineering Design Standards & Policy Manual shall be submitted and approved by the City Engineer, or designee.

**PURPOSE:**

The subject request is for approval of the Palm Valley 303 East Phase A final plat. The final plat consists of 373 acres that will be subdivided into five lots and four tracts. As designated in the Palm Valley 303 Final PAD, land uses for the subject property include Warehouse/Distribution, Light Industrial, Office, and Commercial. The final plat is consistent with the approved preliminary plat for Palm Valley 303 East Phase A. The lot sizes and configuration proposed with the final plat are consistent with the development plan established for this area by the Palm Valley 303 Final PAD.

## **BACKGROUND AND COMMUNITY BENEFIT:**

### **Current Policy**

According to state and local laws, the subdivision of land must be reviewed and approved by the local governing body before recordation of a final plat.

Final plat approval shall be valid for a period of 90 calendar days from the date of Council approval. The final plat shall expire if it is not recorded with the Maricopa County Recorder within the 90-day approval period. Prior to recordation, engineering construction plans shall be approved and all necessary financial assurances shall be in place. A 90-day extension of approval may be considered by the City Council.

### **Historical Information:**

The City Council approved the Final Planned Area Development (PAD) zoning for Palm Valley 303 with the adoption of Ordinance No. 07-1097 on January 14, 2008. The Council approved an amendment to the Palm Valley 303 PAD development standards with the adoption of Ordinance No. 11-1243 on July 11, 2011. The preliminary plat for Palm Valley 303 East Phase A was approved by the Council on August 20, 2012.

The Palm Valley 303 PAD designates the land area in the final plat with Warehouse/Distribution, Light Industrial, Office, and Commercial land uses.

## **DISCUSSION:**

### **Background:**

Land uses surrounding the subdivision include the following:

- North – Property utilized for agricultural purposes zoned AD-2 (Maricopa County)
- South – Undeveloped property within the Palm Valley 303 PAD designated for commercial development.
- East – Undeveloped property within the Palm Valley 303 PAD designated for light industrial development.
- West – Loop 303.

### **Details of the Request:**

The applicant is requesting approval of a final plat consisting of 373 acres that will be subdivided into five lots and four tracts. As designated in the PAD, land uses for the property include Warehouse/Distribution, Light Industrial, Office, and Commercial.

### **Staff Analysis and Findings:**

The final plat is consistent with the approved preliminary plat for Palm Valley 303 East Phase A. The lot sizes and configuration proposed with the final plat are consistent with the development plan established for this area by the Palm Valley 303 Final PAD.

## **FUNCTIONAL/DEPARTMENTAL IMPACTS:**

### **Luke Air Force Base:**

Luke Air Force Base has reviewed the development and recommended that the applicant review the sound attenuation requirements found in A.R.S. 28-8482 and provide a strong notification program. Conditions of the Palm Valley 303 PAD approval require the developer to disclose and notify prospective purchasers and tenants of the proximity of Luke Air Force Base and the attendant noise, vibrations, and other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base.

### **Fire Response:**

Fire response will be provided from Fire Station No. 185, which is located at the southwest corner of Pebble Creek Parkway and Clubhouse Drive. The Station Response Analysis indicates the subdivision is within a 6-8 minute response time from Station No. 185.

### **Police Response:**

The subdivision is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

### **Streets/Access:**

The subdivision will have access to Indian School Road, Camelback Road, Sarival Avenue and Pebble Creek Parkway.

### **Water/Wastewater Utility:**

Water and wastewater will be provided by Liberty Utilities.

## **PREVIOUS ACTION AND DISCUSSION:**

This final plat has not previously been before the Council.

## **FISCAL IMPACT:**

A Fiscal Impact Analysis was not conducted for this item.

## **ATTACHMENTS:**

1. Aerial Photo
2. Final Plat