

AGENDA ITEM #: _____

DATE: March 15, 2017

COAC #: N/A

**CITY OF GOODYEAR
PLANNING & ZONING COMMISSION ACTION FORM**

SUBJECT: Preliminary Plat for Hudson Commons	STAFF PRESENTER: Karen Craver, AICP Planner III CASE NUMBER: 17-500-00002 OTHER PRESENTER: David George, P.E., Hilgart Wilson
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PROPOSED ACTION:

Recommend approval of the preliminary plat for Hudson Commons subdividing 102.27 acres into four parcels, located at the southwest corner of Estrella Parkway and Van Buren Street, subject to the following stipulations:

1. Compliance with the stipulations stated in Section 2 of Ordinance 16-1326, the ordinance adopting the Hudson Commons Planned Area Development (PAD), dated November 2015;
2. The existing median break at Estrella Parkway and Center Commercial Access (per naming from the approved TIA) shall be modified to provide $\frac{3}{4}$ access, per page 19 of the approved TIA, with the offsite improvements shown on the Hudson Commons Commercial Site Plan;
3. Modifications to the plat, as required by RID, shall be made before City Council approval of the final plat. If modifications are proposed to the plat after final plat recordation, review and re-approval, following City requirements, will be required. The City Council authorizes the City Engineer to approve minor lot line adjustments, as required by RID, after City Council approval of the final plat and prior to final plat recordation; and
4. An updated Title Report shall be provided for review and approval by the City Engineer, prior to City Council approval of the final plat.

BACKGROUND AND PREVIOUS ACTIONS:

On January 11, 2016, the City Council approved the Hudson Commons Final Planned Area Development (PAD). The PAD designated three land use areas:

- General Commercial at the corner of Estrella and Van Buren
- Multi-family to the south of the commercial and fronting on Estrella
- Single family on the west half of the property, with frontage on Van Buren and 158th Avenue

This preliminary plat proposes to subdivide Hudson Commons into three parcels reflecting those land uses, as well as creating a fourth parcel to encompass a proposed RID well site.

The Commission has not previously reviewed this preliminary plat.

STAFF ANALYSIS:

Current Policy:

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities and other public facilities necessary to serve the subdivision. An approved preliminary plat expires within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat, or an extension has been obtained.

Details of the Request:

The request is subdividing 102.27 acres into four parcels which will facilitate the development of commercial and multi-family residential land uses. A subdivision plat further subdividing the single family residential portion of the site will be processed at a later time.

Surrounding Area:

North – Van Buren Street, and the Safeway at Canyon Trails commercial center

South – The Harrison Street alignment, and the site of the future City park

East – Estrella Parkway, and the Centerra Crossings mixed use development

West – 158th Avenue, and the Wildflower Ranch single family community

Impact to City Services:

Fire Response:

The Hudson Commons site is served by Fire Station #184, located near Yuma Road and Sarival Avenue, approximately 1.4 to 2.2 miles southwest of the site. Emergency responses to the site are within the 2 to 4 minute estimate range.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184	2.81	1.41	4.37	2.19	Station #181	4.78	2.39	6.33	3.17

Police Services:

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

Water & Wastewater:

The subdivision will be served by city of Goodyear water and wastewater utilities.

Stormwater:

A storm water management system will be developed in Hudson Commons to accommodate the drainage needs of the individual parcels, and the run-off from the adjacent half-streets, in accordance with City of Goodyear Engineering Design Standards and Policies Manual.

Streets/Access:

Access to the three parcels, when developed, will be provided from the three perimeter streets; Estrella Parkway, Van Buren Street, and 158th Avenue. In addition, a third public street, Hudson Street, will be constructed off of Estrella Parkway. It will provide access to the commercial parcel on the north and the multi-family parcel on the south, and extend westward to connect with the internal streets of the single family parcel.

Solid Waste/Recycling:

In accordance with City of Goodyear standard solid waste collection policy, the commercial and multi-family parcels will contract with a private solid waste hauler. The single family parcel will be served by the city.

Fiscal Impact:

Although a financial analysis has not been prepared for this subdivision, it will generate sales of the lots and the creation of jobs, thereby having a positive impact on the General Fund. In addition, the development of the lots will result in the payment of construction sales taxes.

Public Participation:

A preliminary plat does not require a Neighborhood Meeting or the publication of a legal notice advertising the Planning & Zoning Commission and City Council meetings.

RECOMMENDATION:

Staff finds that the preliminary plat is compatible with the surrounding area and consistent with the land use, zoning standards and technical requirements of the city's Subdivision Regulations, Design Guidelines, and the PAD regulations for Hudson Commons. Recommend approval of the preliminary plat for Hudson Commons subdividing 102.27 acres into four parcels.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Hudson Commons Site Planning Concept
3. Preliminary Plat