

AGENDA ITEM #: _____

DATE: April 10, 2017

COAC #: 17-6043

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Preliminary Plat for Centerra Crossings Phase 2	STAFF PRESENTER: Karen Craver, AICP Planner III CASE NUMBER: 17-500-00003 OTHER PRESENTER: Justin Evinger, P.E. Beck Consulting Engineers, Inc.
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PROPOSED ACTION:

Approve the preliminary plat for Centerra Crossings Phase 2 subdividing the existing 7.97 acre Parcel 3 into five separate parcels, located at the southeast corner of Estrella Parkway and Van Buren Street, subject to the following stipulations:

1. Compliance with the stipulations stated in Section 2 of Ordinance 11-1248, the ordinance adopting the Centerra Crossings PAD Amendment, dated September 8, 2011; and
2. The developer shall pay the City \$87,500 toward the cost of the traffic signal at the intersection of Estrella Parkway and the Main Entrance into Centerra, which is on Centerra Drive, prior to the issuance of the next building permit within the platted property.

BACKGROUND AND PREVIOUS ACTIONS:

On May 8, 2014, the Development Services Department approved a Minor Land Division subdividing the 26.75-acre Centerra Crossings Mixed Use Development property into three parcels:

- The existing AZ General Hospital emergency room is located on one of those parcels
- The second, and largest of the three, is now approved for the Avilla at Centerra Crossings residential development
- The third includes the remainder of the Estrella Parkway and Van Buren Street frontages

This preliminary plat proposes to subdivide the third parcel into five parcels identified as Centerra Crossings Phase 2.

The City Council 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.

Surrounding Area:

North – Van Buren Street, and the Estrella Crossroads commercial center

South – Centerra Boulevard, which provides a buffer for the Centerra single family community

East – Site plan-approved Avilla at Centerra Crossings; a 184-unit residential development

West – Estrella Parkway, and the portion of the Hudson Commons PAD designated for commercial development

Details of the Request:

The Centerra Crossings Phase 2 preliminary plat proposes the:

- Subdivision of Parcel 3 of the 2014-approved Minor Land Division into five parcels, all with frontage on either Estrella Parkway or Van Buren Street
- Construction of additional drives from Estrella Parkway and Van Buren Street that will provide access to multiple commercial parcels
- Completion of the north-south interior spine road of Centerra Crossings, along the rear of the commercial parcels, providing access to Centerra Drive
- Provision of secondary access to the Avilla residential development
- Extension of ingress/egress and water & sewer easements

Impact to City Services:

Fire Response:

The Centerra Crossings site is served by Fire Station #184/#181, located at 16161 W. Yuma Road, near Sarival Avenue. Emergency response times and distances are below.

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/#181	3.28	1.64	3.91	1.96	Station #185	5.76	2.87	6.02	3.00

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 Centerra Crossings Phase 2 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 Centerra Crossings Phase 2 will be from Estrella Parkway, Van Buren Street, and Centerra Drive. Existing median cuts and turn lanes will be utilized, as well as a new turn lane from Estrella and a new median cut in Centerra.

Solid Waste/Recycling:

In accordance with City of Goodyear standard solid waste collection policy, the commercial parcels will contract with a private solid waste hauler.

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.

Planning & Zoning Commission:

Following a staff presentation, at its March 15, 2017 meeting, the Commission voted 4 to 0 to recommend approval of the preliminary plat, subject to stipulations. No member of the public attended the Commission meeting.

Process Improvement:

In an effort to assist the customer in meeting their goal to commence construction as soon as possible, staff accepted the final plat submittal the day after the Planning & Zoning Commission meeting. The final plat has been reviewed for conformance with the preliminary plat, and for compliance with the city's Subdivision Regulations. Should the City Council choose to approve the preliminary plat at its April 10, 2017 meeting, the final plat has been placed on the same meeting agenda for Council consideration and possible approval.

RECOMMENDATION:

The Centerra Crossings Phase 2 preliminary plat:

- Creates five new lots for commercial development;
- Extends access and utilities to those lots;
- Provides secondary access to residential development;
- Is consistent with the land use and development standards of the Centerra Crossings Mixed Use Development; and,
- Is in compliance with the technical requirements of the city's Subdivision Regulations.

Therefore, staff, and the Planning & Zoning Commission, recommend approval, subject to stipulations.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Preliminary Plat