

AGENDA ITEM #: _____

DATE: May 8, 2017

COAC #: 17-6067

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Preliminary plat for Las Brisas
Phase 2.0**

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 17-500-00001

APPLICANT: Susan Demmitt, Gammage &
Burnham

PROPOSED ACTION:

Approve a preliminary plat for Las Brisas Phase 2.0, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 17-1341, the ordinances rezoning the land being developed Las Brisas Phase 2;
2. The Preliminary Plat is approved in concept, however, RID approval will be required for Final Recordation. Please note that RID may require revisions and that plans should be submitted to them for approval in advance;
3. The City of Goodyear does not have As-Builts for the existing sewer located in Ph 2A.2 or 2B.1. This review is being done under the assumption that the sewer line labeled as Existing within 184th Drive, and West Vista Norte Street has in fact been constructed. If this ends up not being the case then the sewer labeled as existing will be required to be constructed with Phase 2B.1. Prior to Final Plat recordation, the sewer line in question shall be inspected and As-Builts shall be submitted to the City of Goodyear;
4. Prior to recordation of the Final Plat, the developer is responsible for clearing the title for the property within Las Brisas 2B.3 of the easement for ingress and egress and underground utilities and incidental purposes granted in that certain document recorded in the Official Records of Maricopa County as instrument number No. 1990-267666; and,
5. If the Final Plat for Parcel 2C.5 is to record prior to the recordation of the Final Plat for Parcel 3B.2, the existing sewer easement (MCR# 2013-0899735) is to be abandoned (language to be provided by the City) on the Final Plat provided the right of way included in such final plat is dedicated on the Final Plat;
6. If the Final Plat for Parcel 3B.2 is to record prior to the recordation of the Final Plat for Parcel 2C.5, the property owner must dedicate to the City, at owners sole cost and expense, a new sewer easement, within the right of way alignments for West Jones Avenue and South 180th Drive within Parcel 2C.5, as reflected on this approved Preliminary Plat; and,
7. Prior to the recordation of any Final Plats within the boundary of an existing final plat, the previously recorded Final Plat within the same boundary shall be vacated and the right of way previously dedicated abandoned via a process as determined by the City Engineer; and,

8. The development will be responsible for the half-street and half-median improvements along Citrus Road adjacent to this development. An Engineer's estimate that meets City of Goodyear requirements shall be provided to determine costs for the improvements that are not required to be constructed along with the site's development. The half-streets shall be constructed with the following minimum improvements: three 12-foot travel lanes, one four-foot wide bike lane with curb and gutter (adjacent to development), and one four-foot shoulder (opposite of the development) for a total of 44 feet of pavement. (Note: As Perryville Road is anticipated to be annexed into the City at a future date this development will be responsible for costs of the half median improvements). All roadway centerlines shall be dimensioned on the final plat.

BACKGROUND AND PREVIOUS ACTIONS:

The property was zoned Planned Area Development (PAD) on September 11, 2006, under the Las Brisas Phase Two PAD. The PAD established five single-family residential lot sizes that differed from the City's typical lot sizes and a school site. The preliminary plat is subdividing areas of Las Brisas that were already zoned for residential use.

Taylor Morrison is requesting an amendment to the Las Brisas Phase 2 PAD to rezone parcels 2B.1, 2B.2, and 2B.3 to existing zoning districts already allowed within the Las Brisas Phase 2 PAD, and rezone parcel 2C.5 to a new district created by the PAD Amendment.

This preliminary plat and the PAD Amendment will be reviewed by the City Council at the same meeting. If the City Council approves the PAD Amendment, the preliminary plat will be in conformance with the development standards of the PAD.

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, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire 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 113.7 acres into 302 single-family lots and 45 tracts. The preliminary plat consists of four phases: 2B.1, 2B.2, 2B.3, and 2C.5.

Phase	2B.1	2B.2	2B.3	2C.5
# of lots	86	107	123	75
Gross Density	3.52	3.58	3.87	4.0
% Open Space	23.44%	13.03%	19.61%	24.24%
*Typ. Lot Size (2017)	SF-7,800 & SF-6,400	SF-7,000	SF-6,400	SF-5,850

***These proposed lot sizes are being requested in the PAD Amendment**

All phases will be accessible from Las Brisas Drive, which provides access to Citrus Road, Lower Buckeye Road, and 183rd Avenue to Broadway Road.

Surrounding properties include:

- North – Las Brisas Phase 1 and Levinson 160 PAD
- East – Citrus Road and El Cidro PAD
- South – County land
- West – Additional Las Brisas Phase 2 PAD

Phoenix-Goodyear Airport:

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace. However, the property is located over three miles from the 65 Ldn noise contour line and should not be significantly impacted by airport noise.

Luke Air Force Base:

The subject property is located within the territory of a military airport and is approximately one and a half miles from the high noise zone and two and a half miles from the accident potential zones. A stipulation has been included to require a general note on the final plat to inform the public and homeowners of base and airport operations and the potential for attendant noise and potential over-flights.

Fire Department:

The parcel will be served by Fire Station 184 which is located approximately 4.15 miles from the subject property. Emergency response times to Las Brisas Phase 2.0 are within 8-10 minutes.

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	9.3	4.15	10.72	4.86	#182	15.43	7.21	16.86	7.93

Police Department:

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.

Process Improvement:

The preliminary plat and PAD Amendment are being processed at the same time in order to assist the applicant in meeting important deadlines.

FISCAL ANALYSIS:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which

may or may not be offset by increased property values/tax levies, state shared revenues and the demand for commercial and retail development.

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 exceptions as established by the Las Brisas Phase 2 Planned Area Development. The Planning and Zoning Commission recommended approval of the item 6-0 at their April 19, 2017 meeting.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat

Internal Review

☒ Legal Review Complete

Date: 5/1/2017

Reviewed By: Sarah Chilton, Assistant City Attorney

☒ Finance Review Complete

Date: 4/28/2017

Reviewed By: Tamara Blonar, Budget and Research Analyst