

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT**

SUBJECT: PV303 East II South Preliminary Plat	STAFF PRESENTER: Karen Craver, AICP Planner III CASE NUMBER: 17-500-00005 OTHER PRESENTER: Bob Bambauer, Sunbelt Holdings
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PROPOSED ACTION:

Recommend that City Council approve the preliminary plat for PV303 East II South subdividing 43.07 acres into seven parcels, located at the southeast corner of SR303 and Indian School Road, subject to the following stipulations:

1. Prior to approval of the final plat, the owners of all of the property within the boundaries of the preliminary plat shall obtain a permanent easement, in a form acceptable to the City Attorney or his designee, that will run with the land for the benefit of their respective properties that allows storm water run-off generated by a storm event greater than a 100 year 6 hour storm event from their respective properties to be delivered and conveyed to the ultimate downstream outfall.
2. PV303 East II South is financially responsible for 50% of the cost to construct the traffic signal at the intersection of Indian School Road and 166th Avenue, and the full 50% in-lieu payment shall be collected from the applicant prior to final plat recordation.

BACKGROUND AND PREVIOUS ACTIONS:

The preliminary plat for PV303 East II South has not previously been presented to the Planning & Zoning Commission or the City Council.

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: Planned light industrial development within the PV303 PAD

Southeast: Pebble Creek RV storage and planned golf course expansion

West: State Road 303

Details of the Request:

The PV303 East II South preliminary plat proposes:

- The subdivision of 43.07 acres into seven parcels
- The construction of two internal private streets that will provide access from the parcels to Indian School Road
- The extension of Liberty Utilities water and sewer lines
- The completion of the landscaping of Indian School Road and the two internal private streets

Impact to City Services**Fire Response:**

The subject property will be served by Fire Station #185 located at 15875 W. Clubhouse Drive. 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
#185	3.31	1.65	3.83	1.91	#183	7.60	3.80	8.10	4.05

Police Services:

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

Water & Wastewater:

Water and wastewater services will be provided by Liberty Utilities.

Stormwater:

A storm water management system and a storm water pollution prevention plan will be developed in accordance with City of Goodyear Engineering Design Standards as part of the review and approval of future development on the subject property.

Streets/Access:

Primary access to the seven parcels will be via two private streets to be constructed by the PV303 PAD master developer, Sunbelt Holdings. One of the streets will be constructed at an existing Indian School Road full median break that will be signalized when warranted. An in-lieu payment towards the signalization will be collected from Sunbelt Holdings prior to final plat recordation. The second private street will be constructed further to the west on Indian School Road and will provide for right-in/right-out turning movements.

Solid Waste/Recycling:

Solid waste and recycling services for future development will be contracted through a commercial provider.

Luke Air Force Base

Luke AFB has reviewed the preliminary plat request and determined that it will not have a negative impact on the flying operations at Luke AFB. The base did note that the site is inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The base also requested the opportunity to provide additional comments as development occurs to ensure there are no conflicts with flying operations.

Public Participation

A Citizen Review Meeting and advertised public hearings before the Planning and Zoning Commission or City Council are not required as part of the preliminary plat approval process.

FISCAL ANALYSIS:

There is no immediate impact to the current fiscal year budget associated with the approval of the preliminary plat. The following future fiscal impacts are anticipated:

- Before final plat recordation, the developer shall pay to the City an in lieu payment for 50% of the costs for the design and construction of a traffic signal at Indian School Road and 166th Avenue.

RECOMMENDATION:

The PV303 East II South preliminary plat:

- Creates seven new parcels for commercial development, as well as a parcel for the Refinery Church;
- Creates new private streets and utilities to the proposed parcels;
- Is consistent with the land use and development standards of the PV303 PAD; and,
- Is consistent with the technical requirements of the City's Subdivision Regulations.

Therefore, staff recommends approval, subject to stipulations.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Project Narrative
3. Preliminary Plat