CITY OF GOODYEAR
COUNCIL ACTION REPORT (CAR)

SUBJECT: Final plat for Hudson Commons	**STAFF PRESENTER:** Katie Wilken, Planning Manager
	CASE NUMBER: 17-520-00019
	APPLICANT: David George, Hilgart Wilson

PROPOSED ACTION:

Approve the final plat for Hudson Commons, subject to the following stipulations:

1. Compliance with the stipulations stated in Section 2 of Ordinance No. 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 ¾ access, per page 19 of the approved TIA, with the offsite improvements shown on the Hudson Commons Commercial Site Plan;

3. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat;

4. Improvement plans and financial assurance for Estrella Parkway shall be provided and approved prior to final plat recordation;

5. Unless the final plat is recorded after the Development Agreement for Hudson Commons as approved by City Council on October 2, 2017 is in effect, improvement plans and financial assurance for Van Buren Street and Hudson Street shall be provided and approved prior to plat recordation; and,

6. Prior to the construction of a sewer line within City owned property that has not otherwise been declared public right of way, the property owner shall acquire from the City any easements the City determines is necessary for construction, maintenance, and repair of a sewer line until the two-year warranty period has expired and the City issues a final acceptance of the sewer line.

BACKGROUND AND PREVIOUS ACTIONS:

- The Hudson Commons PAD was approved by the City Council on January 11, 2016 with the adoption of Ordinance No. 16-1326.

- The preliminary plat for Hudson Commons was approved by the City Council on April 10, 2017.

STAFF ANALYSIS:

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. An analysis of the subdivision design's conformance with City regulations is conducted at the preliminary plat stage. The applicant may then move on to final engineering of the subdivision. The final plat must be found to substantially conform to the approved preliminary plat. Approval of a final plat is valid for 90 days from the date of City Council approval.

Details of the Request:
The request is to subdivide 100.8 acres into three parcels, which will facilitate the development of commercial, single family residential, and multi-family residential land uses on the property. Subdivision plats to further subdivide the single family residential portion of the site into individual lots will be processed at a later time.

Fire Analysis:
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	2.81	1.41	4.37	2.19	Station #185	6.21	3.10	6.46	3.23

FISCAL ANALYSIS:

There is no direct budget impact associated with this final plat. The following future impacts are anticipated:

- This final plat will create four parcels that will be developed with single family, multi-family, and commercial land uses. These developments will require public services such as water, wastewater, sanitation, and police and fire services.

- The single family portion of the development is anticipated to have public streets. These streets will be maintained by the city of Goodyear.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density established by the Hudson Commons Planned Area Development (PAD) and with the City's subdivision regulations and the preliminary plat for this parcel.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat
3. Preliminary Plat Staff Report