

**CITY OF GOODYEAR
COUNCIL 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:

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. If the foregoing easement is not obtained, the owner shall, prior to approval of the final plat, design an alternative drainage solution that diverts the storm water run-off generated by a storm event greater than a 100 year 6 hour storm event off the property within the boundaries of the preliminary plat and protects the proposed finished floor elevations to the minimum required by the Engineering Design Standards and Policies Manual.
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 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 currently proposes:

- The subdivision of 43.07 acres into seven parcels
- The construction of two internal private streets that will provide access from Indian School Road to the parcels
- The extension of Liberty Utilities water and sewer lines to the parcels
- 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, and by Fire Station #183 located at 3075 N. Litchfield Road. 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:

As currently proposed, primary access from Indian School Road to the seven parcels will be via two private streets. 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.

Planning and Zoning Commission Meeting:

At its August 9, 2017 regular meeting, following a presentation by staff and by the applicant, the Commission voted 5 to 0 to recommend approval of the preliminary plat subject to the stipulations of approval that had been provided in the Commission staff report.

Following the Commission meeting, the applicant advised that the Commission staff report stipulation requiring an easement for excess storm water run-off be modified to provide an alternative in the event they were unable to obtain an easement from the adjacent property owner. The stipulation presented to the Commission has been revised accordingly in this Council Action Report.

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:

As currently proposed, the PV303 East II South preliminary plat:

- Creates five new parcels for commercial development, as well as two parcels for the Refinery Church;
- Creates new private streets and provides utilities to the 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 and the Planning and Zoning Commission recommend approval, subject to stipulations.

ATTACHMENTS:

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