

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final plat of PV303East II Phase 1	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 17-520-00021
	APPLICANT: Bob Bambauer, Sunbelt Holdings

PROPOSED ACTION:

Approve the Final Plat of PV303 East II Phase 1, subject to the following stipulation:

1. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the replat.
2. Prior to recordation of the final plat, the final plat shall be revised to rename the references on the plat to a "30' Drainage Easement" to read: 30'Emergency Outfall Easement.
3. Prior to recordation of the final plat, the fourth paragraph under the dedication section dedicating drainage easement drainage easements to the PV303 Commercial Community, Inc. shall be deleted and replaced with the following:

THE MASTER DEVELOPER, INCLUDING ITS SUCCESSORS, HEIRS AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE PV303 COMMERCIAL COMMUNITY, INC THE 30' EMERGENCY OUTFALL EASEMENT ACROSS PARCELS 6 AND 7 FOR THE PURPOSE OF ACCEPTING STORM WATER RUN-OFF GENERATED BY A STORM EVENT GREATER THAN A 100 YEAR 6 HOUR STORM EVENT FROM PARCELS 3, 4, 5, 6 AND 7 AND TRACTS AAA AND BBB AND FROM THE FUTURE PARCELS (PARCEL 1 AND PARCEL 1) ADJACENT TO THE PROPERTY AS SHOWN ON THIS PLAT. THE PV303 COMMERCIAL COMMUNITY, INC SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE GROUND AND BELOW GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, AND RETENTION AND DETENTION BASINS, EROSION CONTROL AREAS AND DRY WELLS.

4. 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.

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.

BACKGROUND AND PREVIOUS ACTIONS:

- The PV303 PAD was approved by the City Council on March 27, 2017, with the adoption of Ordinance No. 17-1346.
- The preliminary plat for PV303 East II was approved by the City Council on August 21, 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 subdividing 18.01 acres into five parcels and two tracts, which will facilitate the development of the property with general commercial uses.

Fire Response:

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	3.05	1.52	3.44	1.72		Station #183	7.34	3.67	7.73	3.87
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FISCAL ANALYSIS:

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

- This final plat will permit the development of five parcels for commercial development. These parcels will require police and fire emergency service.
- The subdivision is within the water and wastewater service area of Liberty Utilities.
- Solid waste and recycling services will be contracted from a private commercial service provider.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the PV303 PAD and with the approved preliminary plat for this parcel. The final plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat
3. Preliminary Plat Staff Report – PV303 East II