

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

<b>SUBJECT:</b> Preliminary plat for City Center Airpark	<b>STAFF PRESENTER:</b> Steve Careccia, Planner III
	<b>CASE NUMBER:</b> 15-500-00006
	<b>APPLICANT:</b> Heidi Tilson, CVL Consultants

**PROPOSED ACTION:**

Approve a preliminary plat for City Center Airpark subdividing 351.1 acres into five parcels generally located along Bullard Avenue, south of Yuma Road, within the City Center Airpark Planned Area Development (PAD), subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance No. 06-1054, the ordinance rezoning the land being developed as City Center Airpark;
2. As stipulated in Ordinance No. 06-1054, the underground placement of all permanent utilities, excluding power lines 69 kV or larger, within the proposed development, and abutting the development's portion of perimeter arterial streets per development phase prior to issuance of the first certificate of occupancy within that development phase;
3. Developer shall be required to satisfy all applicable development and payment obligations as set forth in the Development Agreement for City Center Airpark (MCR 20061619064) as amended by the First Amendment to Development Agreement for City Center Airpark (MCR 20140567660) (collectively the "City Center Airpark Development Agreement"), and in agreements referred to therein, including the Segment E/Segment N/Box Culvert Prepayment Agreement approved by Resolution No. 14-1660, which obligations may include providing rights-of-way dedications, making in-lieu payments, constructing road improvements, and installing traffic signals as a condition of recording final plat(s) to subdivide all or part of property within the City Center Airpark PAD.

**BACKGROUND AND PREVIOUS ACTIONS:**

On December 4, 2006, the subject property was rezoned to Planned Area Development (PAD) with City Council adoption of Ordinance No. 06-1054. The PAD is known as the City Center Airpark. It consists of approximately 412 acres intended for industrial and commercial uses. A development agreement for City Center Airpark was also approved with City Council adoption of Resolution No. 06-1106.

On August 25, 2014, the First Amendment to Development Agreement for City Center Airpark was approved with the adoption of Resolution No. 14-1661

This item has not been previously before the Planning and Zoning Commission nor City Council.

### **STAFF ANALYSIS:**

#### **Current Policy:**

Prior to subdividing a property, the property 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.

#### **Surrounding Properties:**

Development and zoning districts surrounding the subject property include:

North – Yuma Road and undeveloped properties zoned Agricultural Urban (AU), General Commercial (C-2), and Light Industrial (I-1), and proposed and existing residential development zoned Planned Area Development (PAD).

South – Phoenix Goodyear Airport zoned Agricultural (AG),

East – Phoenix Goodyear Airport zoned Agricultural (AG).

West – Proposed City Center zoned Planned Area Development (PAD), Spring Training Complex zoned Planned Area Development (PAD), undeveloped property zoned Agricultural (AG), and baseball development complexes zoned Planned Area Development (PAD).

#### **Details of the Request:**

The request is to subdivide the 351.1-acre subject property into five parcels. The subdivision of the property into these larger parcels will facilitate future development and infrastructure planning. At that time, it is anticipated that future subdivision and site planning of the parcels will occur. No specific development is proposed at this time.

#### **Luke AFB:**

The subject property is located outside the vicinity of a military airport as established by Luke Air Force Base. The proposed development plan will be compatible with base operations given the non-residential nature of the development and its distance from Luke AFB.

#### **Phoenix Goodyear Airport:**

The subject property is located within the Phoenix Goodyear Traffic Pattern Airspace and portions of the property are located within the 60 and 65 Ldn noise contour lines and approach zone for the airport. The proposed development plan will be compatible with airport operations as it places light industrial and general industrial uses within the noise contour areas. No residential uses are proposed.

**Fire Department:**

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	4.19	2.09	4.66	2.33	#185	10.01	5.00	10.42	5.21

**Police Department:**

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

**Solid Waste/Recycling:**

Solid waste and recycling will be provided by private service providers given the commercial and industrial nature of the development.

**Water/Wastewater:**

Water and wastewater service will be provided by the city of Goodyear.

**Stormwater:**

All project stormwater runoff will be contained on the site. The required on-site retention volume will be provided for the 100-year, six-hour storm event in accordance with the engineering design standards.

**Streets/Transportation:**

The property is bounded by Yuma Road on the north and Estrella Parkway to the west. Bullard Avenue runs north-south through the middle of the property while Lower Buckeye Parkway runs east-west. The portions of Estrella Parkway, Bullard Avenue, and Lower Buckeye Road within the property are generally improved. Improvements to Yuma Road, Goodyear Boulevard, and other internal roadways needed to serve the property will be completed in accordance with the requirements set forth in the PAD and development agreements for City Center Airpark.

**Public Participation:**

Neither public notice nor public hearings are required for preliminary plat applications.

**FISCAL ANALYSIS:**

There is no direct budget impact associated with this preliminary plat. Future anticipated impacts include:

- This subdivision will result in the creation of five development parcels, which will require public services such as water/wastewater, police, and fire.
- This subdivision includes public streets that will be maintained by the City.

**RECOMMENDATION:**

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

**ATTACHMENTS:**

1. Aerial Photo
2. Preliminary Plat