

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

<b>SUBJECT: Preliminary plat for Palm Gate</b>	<b>STAFF PRESENTER:</b> Alex Lestinsky, Planner II
	<b>CASE NUMBER:</b> 18-500-00002
	<b>APPLICANT:</b> Robert Atherton, Atherton Engineering, Inc.

**PROPOSED ACTION:**

Approve a request for a preliminary plat for Palm Gate, subject to the following stipulations:

1. Prior to recordation of the final plat, the reciprocal easements, restrictions, and maintenance agreement shall be recoded and the recording number shall be written on the final plat.

**BACKGROUND AND PREVIOUS ACTIONS:**

On November 22, 2004, the City Council adopted Ordinance No. 04-924 approving the Palm Valley Crossing PAD which designated the subject parcel as Mixed Use Commercial.

**STAFF ANALYSIS:**

Existing land uses and zoning surrounding the subject property include the following:

- North – Palm Valley Crossing PAD – TownePlace Suites by Marriott
- East – C-2, Goodwill
- South – Van Buren Street, vacant land zoned I-1
- West – Vacant land zoned I-1

The request is to subdivide the approximate 10-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. Access is provided through all of these lots through an access easement that runs through a portion of all lots.

**Phoenix-Goodyear Airport:**

Although this parcel may experience aircraft overflights, the site is not within or adjacent to the high noise or accident potential zones for the Phoenix Goodyear Airport, and is outside the traffic pattern airspace of the Phoenix Goodyear Airport.

**Luke Air Force Base:**

The subject property is not located in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will this parcel be adversely impacted.

**Fire Department:**

The property is served by Fire Station 183 located near Litchfield Road and Avalon Drive. Emergency responses to Palm Gate are within the 5-7 minute estimate.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#183	5.05	2.52	5.41	2.71	#184/181	7.37	3.68	7.73	3.87

**Police Department:**

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

**Water/Wastewater:**

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

**Streets/Access:**

The subdivision will have an entry from Van Buren Street. Cross access is provided to all of the lots on a portion of all lots, to be established on the final plat.

**FISCAL ANALYSIS:**

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

**RECOMMENDATION:**

This parcel consists of 10.66 acres subdivided into 5 commercial lots and one tract. The preliminary plat is consistent with the land use and development standards approved by the Palm Valley Crossing PAD. 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. Staff recommends approval. The Planning and Zoning Commission recommended approval of the item (7-0) on August 8, 2018.

**ATTACHMENTS:**

1. Aerial Photo
2. Preliminary Plat