

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

SUBJECT: Preliminary plat for Palm Valley Crossing	STAFF PRESENTER: Alex Lestinsky, Planner II
	CASE NUMBER: 18-500-00014
	APPLICANT: Holly Chilicas, LGE Design Group

PROPOSED ACTION:

Recommend approval of a request for a preliminary plat for Palm Valley Crossing, subject to the following stipulations:

1. A private access easement shall be required for all lots that do not directly access the public ROW. The private access easements shall be recorded by separate instrument prior to final plat recordation or dedicated on the final plat.
2. A private water and sewer easement will be required for all shared water and sewer pipes that cross lot lines. The private water and sewer easements shall be recorded by separate instrument prior to final plat recordation or dedicated on the final plat.

BACKGROUND AND PREVIOUS ACTIONS:

On February 12, 2007, the City Council adopted Ordinance No. 07-1058 approving the Palm Valley Crossing Planned Area Development (PAD) which designated the subject parcel as Automotive and Related Commercial and Service Commercial/Commerce (ARC/SC). Permitted uses and development standards are to be implemented per the Palm Valley Crossing PAD and include uses such as office, manufacturing, wholesale activities, warehousing, and retail sales, as identified in the PAD.

STAFF ANALYSIS:

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

- North – Palm Valley Crossing PAD – ARC/SC, Existing shops building (Litchfield Auto Repair, Argent Solar, Elevate Trampoline Park)
- East – Palm Valley Crossing PAD – ARC/SC
- South – Vacant land zoned C-2 (General Commercial)
- West – Palm Valley Crossing PAD – ARC/SC, Existing buildings (Palm Valley Industrial and Goodyear Business Center)

The request is to subdivide the approximate 7-acre subject property into six parcels. The subdivision of the property into these parcels will facilitate future development and infrastructure planning. A site plan has been submitted for review concurrently with this preliminary plat. The

site plan includes six buildings, one on each parcel, designed for light industrial, office/warehouse uses.

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 Valley Crossing are within the 2-5 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	4.75	2.38	4.75	2.38	#184/181	8.62	4.31	8.62	4.31

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 6.73 acres subdivided into 6 industrial lots. 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.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat