

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

SUBJECT: Preliminary plat for Hudson Commons Parcel 2	STAFF PRESENTER: Alex Lestinsky, Planner II CASE NUMBER: 18-500-00013 APPLICANT: Joe Cable, Bowman Consulting
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PROPOSED ACTION:

Recommend approval of a request for a preliminary plat for Hudson Commons Parcel 2, subject to the following stipulations:

1. The owner shall, at its sole cost, construct or cause to be constructed a decorative screening wall around the RID well site and shall replicate the theme wall approved with the landscape plans for this preliminary plat. The plans for this wall shall be reviewed with the construction documents and shall be constructed prior to the issuance of the first building permit (excluding model homes) within the property subject to this preliminary plat;
2. All final plats that include all or part of the property subject to this preliminary plat shall include a note that “no more than two 2-story homes shall be permitted adjacent to each other where backing to the landscape tract along Van Buren Street”;
3. All final plats that include all or part of the property subject to this preliminary plat shall include a note that requires each homeowner to sign an acknowledgement statement accepting maintenance responsibility for the landscaping between the sidewalk and the curb in front of their single family lot, and for corner lots, the landscaping between the sidewalk and the curb in front of and on the side of their single family lot. The final plat shall also include a note stating that the CC&Rs for the Hudson Commons single family parcels shall include a similar provision and shall provide for the enforcement of this maintenance obligation by the HOA. The final plat shall also include a note stating that the HOA is responsible for maintaining the landscaping between the sidewalk and the curb in front of the single family lots, and for corner lots, the landscaping between the sidewalk and the curb in front of and on the side of the single family lots, if the property owner fails to maintain such landscaping. Alternatively, if the HOA is to maintain this area, the final plat shall include a note stating the HOA is responsible for maintaining the landscaping between the sidewalk and the curb in front of the single family lots, and for corner lots, the landscaping between the sidewalk and the curb in front of and on the side of the single family lots;
4. All open space areas, trails, and other community amenities shall be privately owned and maintained by a Homeowners Association (HOA);

5. The neighborhood park, referred to as the Central Park Area on this plat, shall be completed prior to issuance of the first building permit (excluding model homes) within the property subject to this Preliminary Plat;
6. The developer shall provide an acknowledgement statement in the Public Sales Report and for all final plats that include any or all of the property included within this preliminary plat that Hudson Commons is located near the Phoenix/Goodyear Airport and Luke Air Force Base and may be subject to noise caused by aircraft overflights;
7. The developer shall provide a waiver agreement for each initial homebuyer to sign, and shall include the following statement in the waiver agreement as well as a similar statement in the Public Sales Report and on the final plat: "Hudson Commons is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at or taking off from the Phoenix-Goodyear Airport and Luke Air Force Base. The Owner does release and discharge the City of Goodyear from any liability for any and all claims for future damages and complaints of any kind to persons or property that may arise at any time in the future from the operation of such aircraft near and over the area."
8. All offsite infrastructure improvements required by the approved preliminary plat, which shall include all improvements required by the Engineering Standards, including, but not limited to, full street improvements to Hudson Street from Estrella Parkway to the entry into the property subject to this preliminary plat, and water and sewer infrastructure, shall be completed prior to the issuance of a certificate of occupancy within the property subject to this preliminary plat. All improvements shall be constructed in conformance with approved construction drawings unless otherwise approved by the City Engineer or her/his designee;
9. The Owner will be responsible half street improvements along the entire frontage of N. 158th Avenue. Improvements shall include but are not limited to curb, gutter, sidewalk, paving, landscaping, landscape irrigation, street lights, traffic signals (as necessary), signing and striping;
10. Owner shall dedicate the east 32-feet of right-of-way for N. 158th Avenue;
11. Owner shall comply with the terms of the Hudson Commons Development Agreement (recorded document 2017-0742078) as it may be amended from time to time;
12. Coordination with RID will be required for all work, including landscaping, within the RID easement;
13. All improvements within Phase 1 and Phase 1A, as shown on the preliminary plat, shall be constructed concurrently;
14. All phases can be platted on one final plat, however, except as otherwise provided in the Hudson Commons Development Agreement at it may be amended from time to time, financial assurances shall equal 100% of the estimated cost to construct all: on-site improvements within the boundary of all final plats that include any or all of the property subject to this preliminary plat and for all improvements that are needed to serve the property subject to the preliminary plat which are adjacent to the boundary of all final plats and/or outside the boundaries of all final plats that include any or all of the property

subject to this preliminary plat and the financial assurances required herein shall not be determined by separate phasing limits on construction plans;

15. Owner shall, at its sole cost, construct or cause to be constructed a decorative screening wall around the RID well site, which shall replicate the approved perimeter wall of the subdivision, prior to issuance of the first building permit (excluding model homes) within the single family development parcel of Hudson Commons; and
16. If warranted at the time of any development of the property subject to this preliminary plat, Owner shall construct a traffic signal at the intersection of Estrella Parkway and Hudson Street/Centerra Drive;
17. This development is responsible for 25% of the cost to install a traffic signal at the intersection of Van Buren Street and 158th Avenue. If warranted this project will be responsible to construct the signal at the time of development. If not warranted, or if the traffic signal is being constructed by others during the development of the property, or if the traffic signal was constructed by others, an in-lieu payment shall be collected for the development's proportionate share of the signal cost prior to issuance of the first building permit (excluding model homes) within the single family development parcel of Hudson Commons. The in-lieu payment shall be based on the actual cost of the traffic signal if it has already been constructed or upon an engineer's estimate of the probably cost of such signal, which shall be approved by the City Engineer or his/her designee.

BACKGROUND AND PREVIOUS ACTIONS:

On January 11, 2016, the City Council adopted Ordinance No. 16-1326 approving the Hudson Commons Final Planned Area Development which designated the land use for the subject parcel as Single-Family. The Final PAD Zoning for the Property was amended by Ordinance 17-1370 to modify certain development standards applicable to the portion of the property designated as MF-24. On October 23, 2017, the City Council approved the Hudson Commons Final plat subdividing the property into three (3) parcels, and on January 22, 2018, prior to the expiration of the Hudson Commons Final Plat, the City Council approved a 90 day extension of the final plat approval. The Hudson Commons Final Plat was recorded in the official records of Maricopa County on April 29, 2018 at Book 1382 of Maps Page 12 document 2018-0296996.

STAFF ANALYSIS:

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

- North – Canyon Trails Commercial Shopping Center
- East – Hudson Commons Commercial & Hudson Commons Multi-family residential (single-story rentals)
- South – Future city recreation & aquatics center (University Park PAD)
- West – Existing Wildflower Ranch Single Family Residential Development

The typical lot within the subdivision will be 50'x115' (5,750 SF Lots) and 60'x120' (7,200 SF Lots). As designated in the PAD, minimum setbacks are 20-feet to the front, 5-feet for the sides, and 15-feet for the rear. Lot coverage is 55% (5,750 SF Lots) and 50% (7,200 SF Lots). The

maximum height for residential units is 30 feet. Richmond American has purchased the property and intends to develop single-family homes in conformance with the PAD requirements.

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. However, a general note will be included on the final plat to inform the public and homeowners of airport operations and the potential for attendant noise.

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. However, a general note will be included on the final plat to inform the public and homeowners of base operations and the potential for over-flights.

Fire Department:

Emergency response times are as follows:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	3.57	1.78	4.97	2.49	Station #185	6.38	3.19	6.79	3.39

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/Reclaimed Water:

The subdivision will be served by city of Goodyear water and wastewater utilities.

Streets/Access:

The subdivision will have three points of entry. The main entry off of Estrella Parkway is Hudson Street. There are two entries into the neighborhood off of 158th Avenue.

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Wildflower Elementary School and Centerra Mirage Elementary School are approximately 0.5 miles to the west and east, respectively. Desert Edge High School are located less than a mile south of the subject property.

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.

- The Owner is responsible for 25% of the traffic signal at the Van Buren Street and 158th Avenue intersection

RECOMMENDATION:

This parcel consists of 66.39 acres subdivided into 250 single family detached residential lots and 20 tracts. The preliminary plat is consistent with the land use, development standards and density approved by the Hudson Commons 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