

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

SUBJECT: Preliminary Plat for Camelback Center at PV303 (East III)

STAFF PRESENTER: Steve Careccia, Planner III

CASE NUMBER: 18-500-00020

APPLICANT: Dennis O’Neil, Sunbelt Investment Holdings

PROPOSED ACTION:

Approve the request for a Preliminary Plat for Camelback Center at PV303, subject to the following stipulations:

1. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. Owner shall either construct such signal(s) when warranted or pay to the city the proportionate share of the cost of such signal(s) (“in-lieu payment”) when requested by the City Engineer or designee, but no later than the first permit or final plat recorded on the property. If owner makes an in-lieu payment, the payment shall be based on the actual cost of the traffic signal if it has been constructed or, if the payment is required before the signal is constructed, it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. Owner’s traffic signal obligation is as follows:
 - a. 25% of the total costs for the design and construction of a full traffic signal at the intersection of North PebbleCreek Parkway and West Camelback Road.
2. The owner or developer shall dedicate all necessary street rights-of-way and utility easements to facilitate the development of PV303 in form and substance acceptable to the City Engineer, or designee, with the site plan or final subdivision plat, whichever comes first, or when requested by the City Engineer;
3. The owner or developer shall submit a current Phase I Environmental Survey designating the city of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City Engineer deems necessary dependent upon the contents of the Phase 1 survey. Such survey shall cover publicly dedicated rights-of-way, easements, or other parcels of land dedicated to the public and shall be submitted at time of construction plans for the project. Any environmental conditions identified by the Phase I Environmental Site Assessment shall be addressed and remediated to the satisfaction of the City Engineer or designee;
4. All improvement plans, including civil and landscape plans, shall be reviewed and approved by the City Engineer, or designee, prior to issuance of the first building permit or recordation of the final plat for PV303, whichever occurs first;

5. All required offsite infrastructure improvements shall be completed prior to the issuance of a certificate of occupancy;
6. All final plats shall include a statement that PV303 is subject to attendant noise, vibrations and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,
7. All final plats shall include a statement that PV303 is in proximity to the Arizona Motor Sports Park, generally located at Camelback Road and Reems Road, and may be subject to potential noise intrusion, vibrations, dust and all other effects that may be associated with such use.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is a part of the PV303 Planned Area Development (PAD). The PV303 was last amended on June 25, 2018, with City Council adoption of Ordinance No. 2018-1391.

Pursuant to the PV303 PAD, as amended, the subject property is designated as Phases East III. The property is intended for Light Industrial uses.

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 Uses:

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

- North – Undeveloped property and agricultural uses under Maricopa County jurisdiction.
- South – Charles Boulevard and existing single family residential property within Palm Valley Phase 5.
- East – Undeveloped property within the PV303 PAD designated for industrial use.
- West – PebbleCreek Parkway and undeveloped property within the PV303 PAD designated for industrial use.

Details of the Request:

The request is for a preliminary plat subdividing 135.59 acres into two lots – Lot 1 at 58.94 acres and Lot 2 at 77.65 acres. The subdivision is intended to facilitate the development of light industrial uses on the property in accordance with the PV303 PAD.

Luke AFB:

The subject property is located within the vicinity of a military airport. Given the light industrial use of the property, it is anticipated that airport operations will not be adversely impacted by this subdivision. The developer will be required to provide notice of base operations to all future tenants/businesses.

Phoenix Goodyear Airport:

Given the location and distance of the property from the airport, it is anticipated that airport operations will not be adversely impacted by this subdivision. The developer will be required to provide notice of airport operations to all future tenants/businesses.

Fire Department:

Response times 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
#185	2.27	1.14	4.53	2.27	#183	6.56	3.28	8.82	4.41

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:

Liberty Utilities is the water and wastewater service provider.

Streets/Access:

The property is adjacent to Camelback Road, PebbleCreek Parkway and Charles Boulevard. Future development will be responsible for improving adjacent roadways to their ultimate condition and constructing other internal public roadways as needed to serve the development.

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:

The preliminary plat is consistent with the technical requirements of the city's subdivision regulations and engineering standards. The preliminary plat is consistent with the land use and development standards approved by the PV303 PAD for the property. 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