

AGENDA ITEM #: _____

DATE: June 12, 2019

CAR #: 2019-6694



P&Z COMMISSION ACTION REPORT

SUBJECT: DeRosier Ranch Preliminary Plat

CASE NUMBER: 18-500-00009

STAFF PRESENTER: Katie Wilken, Planning Manager

APPLICANT: Jason Hadley, Espiritu Loci

Summary: Preliminary Plat for DeRosier Ranch

<p>Recommendation:</p> <ol style="list-style-type: none">1. Recommend approval of the preliminary plat for DeRosier Ranch subdividing 45 acres into 109 single family lots, and 14 tracts, subject to the following stipulations:<ol style="list-style-type: none">1. This preliminary plat shall not become effective until rezoning ordinance No. 2019-1432 has been approved and becomes effective;2. Before presenting this preliminary plat to Council for approval, the preliminary plat shall be updated to remove information that is not part of the subdivision requirements, this includes, by way of example, depictions of garages, parking spaces, and sidewalks;3. Except as otherwise provided in a Development Agreement approved by the City of Goodyear City Council, Owner shall, at Owner's sole cost, design, install, and/or construct, all infrastructure, on-site and or off-site, convey all land necessary for such infrastructure, and acquire all capital equipment as required in the Engineering Design Standards and Policies Manual, the City of Goodyear Integrated Water Master Plans, the Goodyear Zoning Ordinance, the Goodyear City Code, including the subdivision ordinance and Ordinance No. 2019-1432. This includes, but is not limited to, full road improvements located entirely within the boundaries of the Property, full half-street improvements for roadways along the boundaries of the Property, all drainage facilities, and all water and sewer infrastructure needed to allow the city to provide water and wastewater service to the Property at build out;4. The Property shall be developed consistent with the stipulations in Ordinance 2019-1432 and the construction drawings and final plats presented to Council shall be consistent with such zoning stipulations;
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5. Prior to approval of civil construction drawings, which are necessary for the issuance of civil construction permits and prior to the recordation of a final plat subdividing all or part of the property, the offsite retention basin located near the southwest corner of the site shall be sized as needed to retain the necessary offsite flows currently being released onsite or an alternative solution shall be approved.
6. Prior to approval of all final plats and approval of civil construction drawings, which are necessary for the issuance of civil construction permits, all proposed water and sewer easements shall be labeled and dimensioned in the final plats being presented to Council (EDS&PM 5.1.2.B.4 & 6.2.2.A.1.d).
7. The civil construction drawings submitted with the final plat shall not reflect concrete sidewalks within the water and sewer easements being granted to the City;
8. All civil construction drawings submitted for this project shall be consistent with an approved phasing plan and shall demonstrate compliance with all applicable federal, state, county and local rules, policies regulations, and ordinances (“Development Regulations”);
9. Prior to approval of civil construction drawings and prior to approval of the first final plat for the Property the final presented to Council and the construction drawings shall not allow left turn movements from S. 168th Lane into Tract C;.
10. Prior to approval of civil construction drawings and prior to approval of any final plat for the Property, final plats presented to Council and the construction drawings shall not allow for pedestrian traffic across Yuma Road from the intersection of South 170th Ave and W. Yuma Road; and.
11. Prior to approval of civil construction drawings and prior to approval of any final plat for the Property, the construction drawings and final plat shall ensure that the total flow listed in all water models of the Final Water Report matches the total flow listed in the report table. The total flows in each model shall also include the associated irrigation demands.

Fiscal Impact: 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.

Background and Previous Actions

On December 13, 1999, the City Council adopted Ordinance No. 99-676 rezoning 782 acres known as Canyon Trails Phase II from Preliminary Planned Area Development (PAD) Mixed Uses to Final Planned Area Development (PAD) Mixed Uses. All but 5.91 acres of the 45.51 acres are within this district. The remaining 5.91 acres are zoned AU. The site is located south of W. Yuma Road, east of N. Cotton Lane (future Loop 303), north of W. Pima Street, and west of Canyon Trails Unit 4 South. The preliminary plat is not consistent with the existing zoning, but a rezoning ordinance (Ordinance No. 2019-1432) is being presented to the Commission at the Planning & Zoning Commission meeting on June 12, 2019 during which this preliminary plat is being presented and will be presented to the City Council for approval after that. This preliminary plat has not previously been presented to the Planning and Zoning Commission or the City Council.

Staff Analysis

Current Policy:

Prior to subdividing a property, the 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.

Details of the Request:

The applicant is requesting preliminary plat approval to subdivide approximately 45 acres located on the west side of Cotton Lane, north of Yuma Road, into 109 single family lots. The lots will be 35 - 45 feet wide and 80 feet deep. 26.28 percent of the site will be open space.

North – Existing mixed-use (Canyon Trails Town Center)

South – Existing single family residential (Canyon Trails Phase II),

East – Existing single family residential (Canyon Trails Phase II)

West – Agricultural land and Future Loop 303

Luke Air Force Base:

The subject property is located within the vicinity of a military airport. Notice was provided to Luke AFB and they have indicated that given the location of the subject property, base operations will not be adversely impacted by this proposed mixed-use development.

Phoenix-Goodyear Airport:

The subject property is located within the Phoenix-Goodyear Traffic Pattern Airspace. Given the location of the property, airport operations will not be adversely impacted by this proposed multi-family development.

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District.

Fire Response:

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	5.36	2.68	5.82	2.91	#185	10.35	5.18	10.81	5.41

Police Response:

The multi-family rental 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.

Streets/Transportation:

The subject property will have direct access to both W. Pima Street and W. Yuma Rd.

At the time of site plan review, the required connections to public streets will be reviewed for compliance with City engineering and public safety standards.

Water/Wastewater:

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

Staff Findings:

The preliminary plat is consistent with the land use, development standards and density approved by the DeRosier Ranch 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.

Attachments

1. Aerial Photo
2. Narrative
3. Preliminary Plat
4. Conceptual Landscape Plan