

AGENDA ITEM #: _____

DATE: August 7, 2019

CAR #: N/A



PLANNING & ZONING COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat Approval for Bennett Meadows

CASE NUMBER: 19-500-00008

STAFF PRESENTER(S): Karen Craver, AICP, Planner III

OTHER PRESENTER(S): Jack Gilmore, Gilmore Planning & Landscape Architecture

Summary: Preliminary plat for Bennett Meadows subdividing approximately 28 acres at the northwest corner of Sarival Avenue and Harrison Street into 90 single family lots and eight (8) tracts.

Recommendation:

Recommend approval of the request for a preliminary plat for Bennett Meadows, subject to the following stipulations:

1. The Owner is responsible for constructing full half street improvements, except for median and median landscaping improvements, for S. Sarival Avenue and W. Harrison Street along the frontage of the subdivided property as required in the Engineering Design Standards and Policies Manual. Such road improvements shall include, but are not limited to, bus bays, curbs, gutters, sidewalks, paving, landscaping, street signage, and lighting. Owner shall make an in-lieu payment for one-half the cost of a full median and full-median landscaping, for medians within the sections of S. Sarival Avenue and Harrison Avenue. The in-lieu payment shall be based on the estimated cost of the improvements as determined by the City Engineer or designee and the in-lieu payments for the medians shall be paid prior to the recordation of any final plat subdividing all or part of the property. A separate set of plans for all applicable improvements required along S. Sarival Avenue and W. Harrison Street shall be submitted prior to the approval of a final plat subdividing all or part of the Property;
2. The Owner is responsible for a proportionate share of the cost of full traffic signals at intersections adjacent to the Property as follows:
 - a. Owner shall remit an in-lieu payment for 25% cost of the full traffic signal at the intersection of W. Harrison Street & S. Sarival Avenue prior to

recordation of the first final plat subdividing all or part of the Property. 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.

3. The Civil Construction Documents to be submitted with the Final Plat shall depict the construction of a required twelve inch (12") water line along the frontage of the property within the section of Sarival Avenue.
4. Prior to recordation of the final plat, Owner shall provide a permanent non-revocable drainage easement over, across and through the portion of the property to the south (the "Burdened Property") of the property being platted identified in the preliminary grading and drainage plans submitted with the preliminary plat which easement shall be for the benefit of the entire property being platted (the "Benefitted Property") and that allows run-off from the Benefitted Property generated by a storm event greater than a 100 year 6 hour storm event to flow through, across and under the Burdened Property. The easement shall be in a form approved by the City Attorney or his designee.
5. Prior to the issuance of the first certificate of occupancy for any building, including model homes, within the property being platted, Owner shall provide a gate with automatic pre-emption device, acceptable to the City of Goodyear Fire Chief or his designee, for the emergency access point off of Sarival Avenue.

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 June 26, 2017, the City Council adopted Ordinance No. 17-1354 rezoning the approximately 28-acre Bennett Meadows site from Single Family Residential R1-10 to Single Family Residential R1-6. On January 22, 2018, the City Council approved the original preliminary plat for Bennett Meadows subdividing the 28 acres into 90 lots and eight (80) tracts, however, Bennett Meadows did not submit a final plat, or apply for an extension of the preliminary plat approval prior to its expiration on January 22, 2019. Therefore, the preliminary plat has been resubmitted for approval.

Staff Analysis

Current Policy

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with the property's zoning, 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. The required reports and studies submitted in connection with the application for the preliminary plat have been approved and demonstrate compliance with applicable subdivision regulations and design principals and the proposed preliminary plat demonstrates compliance with the property's zoning, public objectives, subdivision design principles and standards, and streets and thoroughfare planning, including open space requirements. An approved preliminary plat expires 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 28 acres located at the northwest corner of Sarival Avenue and Harrison Street into 90 single family lots. The subject property was previously rezoned from the R1-10 zoning district to the R1-6 zoning district. The R1-6 zoning district is intended to provide for high-quality housing on smaller lots with a minimum lot width of 60 feet and a minimum net site area of 6,000 square feet. The applicant proposes 60-foot wide lots, with the addition of 70-foot wide lots along the north and south property lines in order to provide consistency with the adjacent R1-7 zoning districts to the north and south. Although a homebuilder has not yet been announced, the development will adhere to the City of Goodyear Design Guidelines.

Surrounding Properties

- North: R1-7: Legacy Ranch; single family residential with adjacent lots 70' in width.
- West: PAD: Canyon Trails #3; single family residential with adjacent lots 60' in width.
- South: R1-7: Curtis Commons, single family residential with adjacent lots 70' in width.
- East: PAD: Wildflower Unit 4, single family residential with adjacent lots east of Sarival Avenue 60' in width.

Phoenix-Goodyear Airport

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace, but is located approximately two miles from the 65 LDN noise contour line and should not be impacted by airport noise.

Luke Air Force Base

The subject property is located within the vicinity of a military airport, but is approximately 2.5 miles from the 65 Ldn high noise contour.

Impact on City Services

Fire Department:

The subject property is served by Fire Station 184/181 located near Sarival Avenue and Yuma Road, approximately one mile south of Bennett Meadows. Emergency response times to Bennett Meadows are shown below.

| 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 | 2.84 | 0.92 | 3.33 | 1.16 | Station #185 | 9.8 | 4.4 | 10.29 | 4.64 |

Police Department:

The subject property is located within an existing police patrol beat and the current level of service within the beat can accommodate future development.

Streets/Access:

The streets within Bennett Meadows will be public. Access to the development will be located at the intersection of 163rd Lane and Harrison Street, and will be facilitated by a southbound deceleration lane to be constructed on Sarival Avenue onto Harrison Street. An emergency access easement will be provided at the northeast corner of the development via Sarival Avenue over Tract A.

Water & Wastewater:

The subject property is located within the city of Goodyear water and wastewater service areas. Infrastructure and capacity are available.

Solid Waste/Recycling:

Solid waste and recycling services for future development will be provided by the city of Goodyear.

Attachments

1. Aerial Photo
2. Preliminary Plat