

AGENDA ITEM #: _____

DATE: August 7, 2019

CAR #: 2019-6747



PLANNING & ZONING COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for Pradera Phase 2B & 3

CASE NUMBER: 18-500-00008

STAFF PRESENTER(S): Steve Careccia, Planner III

APPLICANT: Kelly Hall, Tofino Development Company

Summary: Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road.

Recommendation: Recommend approval of the Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road (the "Property"), subject to the following stipulations:

1. Owner is responsible for constructing full half-street improvements, as required in the City of Goodyear Engineering Design Standards and Policies Manual except for median and median landscaping improvements, along those portions of Lower Buckeye Road, Citrus Road, Durango Street, and 183rd Avenue adjacent to the Property. Such street improvements shall include, but are not limited to, bike lanes, 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 Lower Buckeye Road and Citrus Road that Owner is required to construct. Owner shall provide an engineer's estimate that meets city of Goodyear requirements of the cost of a full median and full median landscaping with the construction drawings for the street improvements Owner is required to construct. The in-lieu payment shall be based on the estimated cost of the improvements as approved by the City Engineer or designee. The in-lieu payments for the medians and median landscaping shall be paid prior to the recordation of any final plat subdividing all or part of the Property;
2. 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”) prior to issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion. 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 cost of the full traffic signal at the intersection of S. Citrus Road and W. Lower Buckeye Road.
 - b. 25% of the cost of the full traffic signal at the intersection of W. Durango Street and S. 183rd Avenue.
 - c. 25% of the cost of the full traffic signal at the intersection of S. 183rd Avenue and W. Lower Buckeye Road.
 - d. 50% of the cost of the full traffic signal at the intersection of Lower Buckeye Road and 181st Avenue.
3. The final plat for Phase One of Pradera shall be recorded prior to the recordation of a final plat within Phases 2B or 3;
4. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the Property frontage of South Citrus Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;
5. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the property frontage of West Lower Buckeye Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, whichever is earlier;
6. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of West Durango Street. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;
7. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of South 183rd Avenue. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

8. Owner shall dedicate to the city all necessary Public Utility Easements (PUE) along the Property frontage of South Citrus Road, West Lower Buckeye Road, West Durango Street and South 183rd Avenue, and all interior public roadways. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedications shall occur prior to the issuance of the first civil construction permit within such portion of the Property or when requested by the City Engineer or designee, whichever is earlier;
9. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Water Delivery Lines Cost Recovery Resolution 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747, currently \$243,271.00;
10. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Wastewater Trunk Lines Cost Recovery Resolution 06-1065 as amended by Resolution No. 14-1622 and Resolution No. 16-1748, currently \$396,976.00;
11. Owner shall apply to the Arizona Department of Water Resources for the extinguishment of all Type 1 water rights appurtenant to the Property and request that any assured water supply credits issued by Arizona Department of Water Resources as a result of such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to the recordation of the first final plat subdividing all or part of the Property;
12. All offsite improvements shall be constructed per the approved Phasing Plan;
13. Owner shall install a dust free compacted milling surface from Citrus Road to the western boundary of Mr. West's property (APN 502-42-008M) prior to the issuance of the first Certificate of Occupancy for any building within the Property;
14. The Public Sales Report and final plat shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,
15. The Public Sales Report and final plat shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road.

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.
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Background and Previous Actions

On July 10, 2006, the City Council approved a Planned Area Development (PAD) for Pradera with the adoption of Ordinance No. 2006-1021. A preliminary plat for Pradera was also approved on this date.

On August 25, 2008, a final plat for Pradera was approved. This final plat was never recorded, and on June 10, 2019, the City Council rescinded the August 25, 2008 final plat approval for Pradera and approved a new final plat for Phase One of Pradera subdividing 50.1 acres into 160 single lots.

On May 14, 2018, the City Council adopted Ordinance No. 2018-1385 rezoning the approximately 160 acres making up the Pradera PAD from the PAD (Planned Area Development) zoning district to the R1-4 and R1-6 (Single Family Detached) zoning districts.

The preliminary plat being presented covers development of Phase 2B & 3 of Pradera.

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 request is to subdivide approximately 89 acres into 311 single family lots and 23 tracts for a development known as Pradera. The development is generally located at the northwest corner of Lower Buckeye Road and Citrus Road. The overall net density is 3.5 dwelling units per acre.

The preliminary plat consists of two phases – 2B and 3. The typical lot sizes in Phase 2B include 55 feet wide by 120 feet deep and 65 feet wide by 130 feet deep. The typical lot size in Phase 3 is 50 feet wide by 115 feet deep. Provided open space is 22.98 acres (26%).

Surrounding development includes:

- North – Proposed Paseo Ridge residential development zoned R1-6 and existing residential property within Maricopa County zoned RU-43.
- South – Proposed residential development within the Levinson PAD.
- East – Citrus Road and proposed residential development within the La Jolla Vista PAD.
- West – South 183rd Avenue and agricultural land within Maricopa County zoned RU-43.

Phoenix Goodyear Airport:

The subdivision is located within the traffic pattern airspace of the Phoenix Goodyear Airport. A proposed stipulation requires the developer to inform potential residents of airport operations and the potential for attendant noise.

Luke Air Force Base:

The subdivision is 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:

Fire station 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
#184/181	6.38	3.19	6.99	3.50	Station #182	13.50	6.75	14.12	7.06

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:

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

Streets/Access:

The subdivision will have access to Citrus Road, Durango Street and Lower Buckeye Road through Phase 1 of Pradera. Phase 1 is currently under development.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District.

Staff Findings:

The preliminary plat is consistent with the development standards established with the city of Goodyear R1-4 and R1-6 (Single Family Detached) zoning districts. 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. Preliminary Plat