

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

<b>SUBJECT: Preliminary Plat of PV303 West II</b>	<b>STAFF PRESENTER:</b> Steve Careccia, Planner III
	<b>CASE NUMBER:</b> 18-500-00019
	<b>APPLICANT:</b> Nicholaus Fischer, Merit Partners

**PROPOSED ACTION:**

Approve the request for a Preliminary Plat of PV303 West II, subject to the following stipulations:

1. Compliance with the stipulations stated in Section 2 of Ordinance No. 2018-1391, the ordinance amending the land being developed as the PV303 Planned Area Development;
2. Trees shall be placed along the east property line, including the area between the private access easement and the east property line, in accordance with the Zoning Ordinance and PV303 Planned Area Development;
3. Prior to obtaining construction permits and final plat recordation, the proposed water easements for all required water lines for each phase shall be recorded and the recording number shall be added to each final plat, respectively;
4. Prior to obtaining construction permits and final plat recordation, the proposed sewer easements for all required sewer lines for each phase shall be recorded and the recording number shall be added to each final plat, respectively;
5. The property owner shall dedicate the following rights-of-way, in form and substance acceptable to the City Engineer and in accordance with an approved phasing plan, prior to or concurrent with recordation of any Final Plat:
  - a. East half of Cotton Lane right-of-way, 55 feet from centerline.
6. The 40' Access & Utility Easement within Tract A shall be recorded prior to obtaining construction permits and final plat recordation;
7. The underground placement of all permanent utilities, excluding power lines 69 kV or larger, within the proposed development, and abutting the Development's portion of perimeter arterial streets shall be completed per phase prior to issuance of the first Certificate of Occupancy;
8. The property owner is responsible for the half-street improvements along Cotton Lane and Indian School Road. Improvements shall include, but are not limited to, curb, gutter,

sidewalk, paving, half street width of the median, landscaping, landscape irrigation, street lights, traffic signals (as necessary), signing and striping. Improvements shall be completed in accordance with an approved phasing plan prior to issuance of the first Certificate of Occupancy; and,

9. This development is responsible for 25% of the cost to install a traffic signal at the intersection of Indian School Road and Cotton Lane. 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 within the project. 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 probable cost of such signal, which shall be approved by the City Engineer or his/her designee.

### **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 Phase West II. The property is intended for Light Industrial uses.

The Planning and Zoning Commission considered this item at their regular meeting of December 5, 2018. The Commission unanimously voted (5-0) to forward a recommendation of approval to the City Council.

### **STAFF ANALYSIS:**

#### **Surrounding Uses:**

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

- North – Indian School Road and undeveloped property designated for industrial uses.
- South – Thomas Road alignment and undeveloped property within the PV303 PAD designated for commercial development and an APS electrical substation.
- East – Loop 303 Freeway.
- West – Cotton Lane and undeveloped property within the PV303 PAD designated for industrial uses.

#### **Details of the Request:**

The request is for a preliminary plat subdividing 121.95 acres into five lots. The subdivision is intended to facilitate the development of light industrial uses on the property.

#### **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	3.89	1.95	5.76	2.88	#184/181	9.37	4.69	11.26	5.63

**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 city of Goodyear will not provide water or wastewater service to the property. (Liberty is the water and wastewater service provider.)

**Streets/Access:**

The property is adjacent to Indian School Road and Cotton Lane (city of Goodyear rights-of-way). 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 parcel. 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