

AGENDA ITEM #: _____

DATE: October 16, 2019

CAR #: 2019-6795



P&Z COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for Abel Ranch

CASE NUMBER: 19-500-00007

STAFF PRESENTER(S): Alex Lestinsky, Planner III

APPLICANT: Zach Hilgart, HilgartWilson, LLC

Summary: Preliminary Plat for Abel Ranch, subdividing approximately 217 acres into 451 lots and 35 tracts

Recommendation:

Recommend approval of the preliminary plat for Abel Ranch, subject to the following stipulations:

1. Any additional sewer easements that may be required for lots 439 to 451, as shown on the preliminary plat, shall be recorded prior to construction permit issuance of these lots to provide an outlet to the proposed lift station along W. Indian School Road as well as the force main from the lift station to the outlet at N. Citrus Road;
2. The Owner shall provide for the dedication in fee, lien free and at no cost to the City, of the following rights-of-way adjacent to the subject property, in form and substance acceptable to the City Engineer prior to or concurrent with recordation of any Final Plat:
 - a. South half of Camelback Road right-of-way, 65 feet from centerline;
 - b. East half of Citrus Road right-of-way, 55 feet from centerline.
3. The Owner shall either construct traffic signals at the following intersection when warranted or pay to the City the proportionate share of the costs to install the required signals when requested by the City Engineer, or his/her designee. Owner's proportionate share of the costs for the traffic signals at the following intersections are as follows:
 - a. 12.5% at Camelback Road and Citrus Road;
 - b. 25% at Citrus Road and Campbell Avenue;
 - c. 50% at Camelback and main collector from site.

4. The Owner shall construct, at no cost to the City, the half-street improvements for Citrus Road and Camelback Road, adjacent to the subject property except as expressly provided herein. 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. Notwithstanding the foregoing, at the request of the City Engineer or designee, rather than constructing the median and installing the median landscaping, 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 Citrus Road and Camelback Road Owner adjacent to the subject property. 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 and median landscaping shall be paid prior to the recordation of any final plat subdividing all or part of the property adjacent to Citrus Road and Camelback Road. Unless the City Engineer or his/her designee approves a written phasing plan, the improvements referred to herein shall be completed prior to issuance of the first certificate of occupancy within the Property, including model homes;
5. Approval from Maricopa Water District (MWD) for all vegetation within the proposed MWD easements will be required;
6. All MWD easements listed to be abandoned shall be abandoned prior to recordation of the associated final plat;
7. Each phase of construction shall be submitted as a separate construction drawing submittal and shall not be submitted as one package. If the subject property is platted as one final plat rather than by separate final plats for discrete portions of the property, the financial assurance and construction drawings for all phases shall be submitted and approved prior to final plat recordation;
8. 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 per phase prior to issuance of the first Certificate of Occupancy, including those for model homes;
9. The temporary drainage easement located west of Lots 170-173 shall be recorded prior to the recordation of the final plat of the phase including said lots or unless alternative drainage facilities are provided and approved by the City of Goodyear;
10. The Developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: "Abel Ranch is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. The Owner does release and discharge the City of Goodyear from any liability for any and all claims for future damages and complaints of any kind to persons or property that may arise at any time in the future from the operation of such aircraft near and over the area";
11. The Public Sales Report and final plat shall include a statement that Abel Ranch 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;

12. The Developer shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix-Goodyear Airport Traffic Pattern Area and noise contours. This display shall include a 24"x36" map at the main entrance of such sales facility and shall include the approximate locations of the homes being sold clearly depicted.

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 August 8, 2018, the City Council adopted Ordinance No. 2018-1395, rezoning the property to Single Family Residential (R1-6) and Agricultural Urban (AU).

This preliminary plat has not been previously presented to the Planning and Zoning Commission nor 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 request is to subdivide approximately 217 acres into 451 lots and 35 tracts. The subdivision will be accessed from two entry points along Citrus Road and one off of Camelback Road.

Surrounding development includes:

- North – Future Residential within the Maricopa County jurisdiction
- South – The property immediately south of the proposed Abel Ranch development is zoned General Commercial (C-2) and PAD (TEN303 Business Park).

- East – A portion of the property to the east is zoned Light Industrial (I-1) and General Commercial (C-2).
- West – Citrus Road and the Sedella Community (1.98 du/ac) (PAD)

School Districts:

Agua Fria Union High School District and Litchfield Elementary School District were notified of the rezoning application with a maximum of 451 residential units. Neither District objected to the

Luke Air Force Base and Phoenix Goodyear Airport:

The subject property is located in the vicinity of Luke Air Force Base and the Phoenix Goodyear Airport Traffic Pattern Airspace. A stipulation has been included to require a general note on the final plat to inform the public and homeowners of base and airport operations and the potential for attendant noise and potential 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
#185	7.70	3.85	7.80	3.90	#183	6.00	12.00	6.00	12.00

The City currently owns property for a future fire station (2025 CIP) located at the northwest corner of Indian School Road and Citrus Road and is approximately 0.5 miles from the southern entry to Abel Ranch.

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:

EPCOR is the water provider and city of Goodyear is the wastewater service provider.

Streets/Access:

The subject property will have two direct connections to Citrus Road and one entry off of Camelback Road. The main entry into the subdivision is planned for Citrus Road and Meadowbrook Avenue. 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.

Staff Findings:

The preliminary plat is consistent with the development standards established with the city of Goodyear Single Family Residential (R1-6) and Agricultural Urban (AU) zoning districts. The preliminary plat is consistent with the technical requirements of the city's subdivision regulations and the additional development regulations referred to Section 15-2-3(B) 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