

AGENDA ITEM #: \_\_\_\_\_

DATE: December 4, 2019

CAR #: 2019-6814



## **PLANNING AND ZONING COMMISSION ACTION REPORT**

**SUBJECT: Preliminary Plat for Goodyear Civic Square Parcel B**

**CASE NUMBER:** 19-500-00013

**STAFF PRESENTER(S):** Steve Careccia, Planner III

**APPLICANT:** Branden Lombardi, BB Living Residential

**Summary:** Preliminary plat for Goodyear Civic Square Parcel B subdividing 42.5 acres into 290 residential lots and 45 tracts generally located at the southwest corner of Virginia Avenue and 150<sup>th</sup> Drive, within the Goodyear Civic Square Planned Area Development. The subdivision will facilitate single family residential development on the subject property.

**Recommendation:** Approve the Preliminary Plat for Goodyear Civic Square Parcel B, as attached hereto, subdividing 42.5 acres into 290 residential lots and 45 tracts generally located at the southwest corner of Virginia Avenue and 150<sup>th</sup> Drive, subject to the following stipulations:

1. The property shall be developed in conformance with the Goodyear Civic Square at Estrella Falls Planned Area Development dated June 27, 2019;
2. The homeowners' association and/or property manager for this subdivision shall enforce the solid waste pickup areas as established and identified on the preliminary plat, as attached hereto;
3. The final design of the subdivision shall include sufficient space for individual solid waste container placement to meet the minimum separation requirements as specified in City Code;
4. The final design of the subdivision shall be configured in such a way that allows for individual solid waste containers to be serviced without requiring service vehicles to reverse;
5. Prior to approval of the construction documents, a hose lay exhibit shall be provided for the green court and townhome lots (Lot Nos. 101-290). Any dwelling units exceeding

150 feet of hose lay, as provided for on the hose lay exhibit, shall require fire sprinklers as determined by the Fire Chief or his/her designee; and,

6. The Public Sales Report and final plat shall include a statement that the development 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.

**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

The subject property is a part of the Goodyear Civic Square Planned Area Development (PAD). The PAD was approved on July 8, 2019, with City Council adoption of Ordinance No. 2019-1440.

The Goodyear Civic Square PAD will permit the development of a mix of uses on the property. The intent of the PAD is to create an urban, pedestrian-oriented development that will be a center for civic administration, services and events. The area is also intended for the development of higher intensity office and commercial development. Another key component of the PAD is the provision for higher density residential development, which will support the commercial development anticipated in the area and help activate the civic spaces.

The PAD has been divided into three separate development parcels – A, B and C. An overview of each parcel is provided below:

1. Parcel A is approximately 48 acres. This parcel is bounded by McDowell Road, 150<sup>th</sup> Drive, Monte Vista Drive and the Bullard Wash. Parcel A will contain the core area intended for city hall and the approximate two-acre civic park. Uses permitted within the core area are intended to support a more pedestrian-oriented, urban environment, with such uses including government and professional offices, services and retail, and entertainment, among other uses. Prohibited within the core area will be drive-through uses, such as drive-through restaurants, with the exception that a financial institution may have a drive-through subject to use permit approval. Outside of the core area, uses may include educational uses, multi-family residential, hospitals, trade schools, office, general commercial and retail uses.
2. Parcel B is approximately 42 acres. This parcel is bounded by Monte Vista Drive, 150<sup>th</sup> Drive, Virginia Avenue and the Bullard Wash. Uses permitted within this parcel include single family and multi-family residential. Properties and/or units may be offered for sale

or rent. Maximum residential densities are not established. Instead, development standards, such as maximum height and setbacks, will control and guide development. This subject request for preliminary plat is for Parcel B.

3. Parcel C is approximately 17 acres. This parcel is bounded by the Estrella Falls Regional Center to the south and east, 150<sup>th</sup> Drive and Encanto Boulevard. Uses permitted within Parcel C include a mix of commercial, service and residential type uses.

## 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 42.5 acres into 290 single family lots and 45 tracts for Parcel B of the Goodyear Civic Square PAD (see Figure 1). The subject property is bounded by Monte Vista Drive, 150<sup>th</sup> Drive, Virginia Avenue and the Bullard Wash. As previously noted, uses permitted within this parcel include single family and multi-family residential and properties and/or units may be offered for sale or rent.



*Figure 1 – Goodyear Civic Square Parcel B*

As proposed with this preliminary plat, the northern portion of the subdivision will be platted with lots intended for conventional, detached single family homes. The typical lot size will be 45 feet wide by 105 feet deep. The southern portion of the property will be platted with green court homes and townhome lots. The typical green court home lot is 34 feet wide by 77 feet deep and is intended

for detached single family court homes. The typical townhome lot is 23 feet wide by 64 feet deep and is intended for attached housing.

Surrounding development includes:

- North – Virginia Avenue and existing residential development within the Rio Paseo PAD.
- South – Monte Vista Road and proposed mixed-use development within the Civic Square PAD, Parcel A.
- East – 150<sup>th</sup> Drive and proposed mixed-use development within the Civic Square PAD, Parcel C.
- West – Bullard Wash park.

**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. A proposed stipulation requires the developer to inform potential residents of base operations and the potential for attendant noise.

**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	3.70	1.85	4.10	2.05	#183	5.90	2.95	6.08	3.04

**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.

**Solid Waste:**

The city of Goodyear will provide solid waste pick-up service to the subject property.

**School Districts:**

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

**Streets/Access:**

The subject property will have access to 150<sup>th</sup> Drive and Monte Vista Road. All internal streets will be public. The green court homes and townhomes will front onto public streets or open space and utilize private, shared driveways for rear garage access.

**Water/Wastewater:**

The subject property will be served by Liberty Utilities.

**Staff Findings:**

The preliminary plat is consistent with the development standards established within the Civic Square 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. Preliminary Plat