

AGENDA ITEM #: _____

DATE: June 22, 2020

CAR #: 2020-6937



CITY COUNCIL ACTION REPORT

SUBJECT: Amend Stipulation number 5 of the Stipulations of Approval of the Final Plat for Goodyear Planned Regional Center Parcel 12

CASE NUMBER: 20-520-00005

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Taylor Earl, Earl & Curley PC

Summary: Request to amend Stipulation No. 5 from the final plat approval for Goodyear Planned Regional Center (GPRC) Parcel 12 to remove the requirement for the secondary fire access gate to be automatic.

Recommendation: Amend Stipulation Number 5 of the stipulations of approval of the Final Plat for Goodyear Planned Regional Center Parcel 12 approved by the Goodyear City Council on July 9, 2018 to read:

5. Any fire access point of entry that will be visible from PebbleCreek Parkway shall be developed with fire access gates that are metal or wrought-iron, painted to complement the walls and fences constructed within the Property, and that otherwise meet all applicable building and fire code standards for such gates.

Fiscal Impact: The amendment of stipulation 5 of the stipulations of approval of the Final Plat for Goodyear Planned Regional Center Parcel will have not fiscal impact to the city.

Background and Previous Actions

On July 9, 2018, the City Council approved, with stipulations, a final plat for Goodyear Planned Regional Center Parcel 12. Stipulation No. 5 specifically stated: “The secondary access point provided for emergency access shall have an automatic gate.”

The Parcel 12 subdivision is configured with a secondary emergency access way from PebbleCreek Parkway. The subject request is to amend Stipulation No. 5, as approved with this final plat, by removing the requirement for the access way gate to be automatic. The applicant has indicated that installing an automatic gate presents significant upfront costs due to the need for mechanical equipment and extension of electricity service. The applicant further indicated that,

upon installation, the automatic gate will generate additional, recurring maintenance obligations for the homeowners' association, as the gate will need to be regularly tested and serviced to ensure proper operation should an emergency event occur. As such, rather than providing an automatic gate, the applicant would prefer to provide a manually operated six-foot high wrought iron gate. The gate would be designed to complement the neighborhood and comply with all applicable building, fire and engineering requirements.

Staff Analysis

The request to amend Stipulation No. 5 will not affect the approval of the proposed subdivision, as it will remain consistent with the General Plan and compatible with the surrounding area. The subdivision will remain consistent with the technical requirements of the city's subdivision regulations and engineering standards, and continue to provide for the orderly development of the property by identifying the required infrastructure needed to serve the development. Finally, the secondary access way and gate will be designed in conformance with all applicable building, fire and engineering codes. The Fire Department has reviewed this proposal, and finds it acceptable.

Attachments

1. Aerial Photo
2. Final Plat Council Action Report #2018-6411
3. Final Plat
4. Secondary Access Gate Rendering