

AGENDA ITEM #: _____

DATE: July 9, 2018

CAR #: 2018-6411

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for Goodyear Planned Regional Center Parcel 12	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 17-520-00035
	APPLICANT: Jannelle Speake, KB Home

PROPOSED ACTION:

Approve a final plat for Goodyear Planned Regional Center (GPRC) Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue within the Goodyear Planned Regional Center Planned Area Development, subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance No. 01-762, as amended, and Ordinance No. 17-1374, the ordinances rezoning the land being developed as Goodyear Planned Regional Center Parcel 12;
2. The developer/home builder 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-inch by 36-inch map at the main entrance of such sales facility and shall include the approximate locations of the homes being sold clearly depicted;
3. The property owner and/or developer shall construct a trail connection over city-owned property that connects the pedestrian trail being constructed within the Property with the existing city of Goodyear trail located north of the Property;
4. The property owner and/or developer is responsible for the ultimate half-width street improvements for Pebble Creek Parkway along the entire frontage of the property. Said improvements shall include, but not be limited to, street frontage landscape, median landscape, and landscape irrigation. The property owner and/or developer shall provide a two-year warranty on all public improvements dedicated to the city of Goodyear;
5. The secondary access point provided for emergency access shall have an automatic gate;
6. Prior to recordation of the final plat, the civil construction drawings for all offsite and onsite improvements shall be approved;
7. Prior to recordation of the final plat, the HOA shall be established and the name shall be added to the applicable locations within the Dedication Language, HOA Ratification and Consent, and all other pertinent areas on the final plat; and,

8. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.

BACKGROUND AND PREVIOUS ACTIONS:

- The 12.24-acre subject property is part of the Goodyear Planned Regional Center Planned Area Development (GPRC PAD).
- The subject property is a portion of Parcel 12 as designated in the PAD.
- On November 20, 2017, the City Council adopted Ordinance No. 2017-1374 changing the land use on the subject property from Court Home to Single Family.
- Also on November 20, 2017, the City Council approved a preliminary plat for Parcel 12 subdividing 12.24 acres into 52 single family lots.

STAFF ANALYSIS:

Current Policy:

According to state and local laws, the subdivision of land must be reviewed and approved by the local governing body before recordation of a final plat. An analysis of the subdivision design's conformance with city regulations is conducted at the preliminary plat stage. The applicant may then move on to final engineering of the subdivision. The final plat must be found to substantially conform to the approved preliminary plat. Approval of a final plat is valid for 90 days from the date of City Council approval.

Details of the Request:

This request is a final plat for the GPRC PAD Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue. The typical lot size will be 46 feet wide by 125 feet deep.

Fire Department:

Emergency response times and distances 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	1.87	.94	2.34	1.17	#183	5.49	2.74	5.94	2.97

Since only one point of public ingress/egress will be provided to the development, a secondary access point from Pebble Creek Parkway will be provided for emergency use only, with an automatic access gate as noted in the stipulations. This access point is located just south of the APS substation. With the provision of this secondary access, two points of access for emergency responders will be provided. This proposal, including its configuration and location, has been accepted by the Fire Department.

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.

There is no direct budget impact associated with this final plat. Future anticipated impacts include:

- This development includes private streets and parks that will be constructed by the developer and maintained by the homeowner's association.
- This development is adjacent to Pebble Creek Parkway, an existing public street. New landscaping installed in the median will be maintained by the city.
- This development will result in the creation of approximately 52 new single family homes, which will require public services such as sanitation, police, and fire.
- This development will construct approximately 30 feet of concrete trail that will be maintained by the city.
- There will be no impact to the city's water and wastewater utilities since the development is located within the service area of Liberty Utilities.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the Goodyear Planned Regional Center PAD for this parcel and with the approved preliminary plat. The final plat is consistent with the technical requirements of the city's Subdivision Regulations.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat
3. Preliminary Plat Staff Report