

AGENDA ITEM #: _____

DATE: September 16, 2020

CAR #: 2019-7058



PLANNING & ZONING COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat of Goodyear Civic Square Parcel A at Estrella Falls

CASE NUMBER: 20-500-00005

STAFF PRESENTER(S): Steve Careccia, Principal Planner

APPLICANT: Braden Bott, Ryan Companies

Summary: Preliminary Plat for Goodyear Civic Square Parcel A at Estrella Falls subdividing approximately 47.75 acres into eight lots located between McDowell Road and Monte Vista Drive and between 150th Drive and the Bullard Wash, within the Goodyear Civic Square at Estrella Falls Planned Area Development (PAD).

Recommendation: Recommend approval of a request for Goodyear Civic Square Parcel A at Estrella Falls, subject to the following stipulations:

1. The property shall be developed in conformance with Goodyear Civic Square PAD dated June 27, 2019;
2. The Owner shall disclose to all future purchasers and tenants that the property 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. Such disclosure statement shall also be included in the Public Sales Report and as a note on any final plat encompassing the property;
3. An additional fire hydrant shall be located on Lot 7 required to comply with hose lay requirements as determined by the Fire Marshal or designee, which shall comply with hydrant spacing requirements in the Engineering Design Standards and Policies Manual;
4. Owner shall provide to the City an AutoCAD file with City Standard layers utilized, file formatting, and correct COGO information with the construction drawing and final plat submittal; and,
5. Street names are not approved at this time. Street names internal to the platted area shall be determined prior to final plat approval.

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 intent of the Goodyear Civic Square 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 allowance of 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, 150th 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. Outside the core area, uses may include educational uses, multi-family residential, hospitals, trade schools, office, general commercial and retail uses. Parcel A is the area being subdivided with this preliminary plat.
2. Parcel B is approximately 42 acres. This parcel is bounded by Monte Vista Drive, 150th 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, 150th 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 the approximately 47.75-acre property into eight lots. The subdivision is intended for a mix of uses in accordance with the Goodyear Civic Square at Estrella Falls PAD.

City Hall is intended to be developed on Lot 3 and the civic park will be developed on Lot 4. A mixed-use office building is proposed on Lot 6 and the adjoining parking garage on Lot 7. No other development is known at this time.

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

- North – Monte Vista Drive and Goodyear Civic Square PAD, Parcel B.
- East – 150th Drive and the Goodyear Planned Regional Center PAD.
- South – McDowell Road and undeveloped property zoned AG (Agricultural).
- West – The Bullard Wash.

Phoenix-Goodyear Airport:

The subdivision is located within the traffic pattern airspace of the Phoenix Goodyear Airport. A proposed stipulation requires the developer to provide notice 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 provide notice of base operations and the potential for attendant noise.

Fire Department:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	5.19	2.59	5.19	2.59	Station #183	5.98	2.99	5.98	2.99

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 subject property will be served by Liberty Utilities.

Streets/Access:

The subdivision will have access to the surrounding public streets, including McDowell Road, 150th Drive and Monte Vista Drive. The first phase of development will provide at least two points of access from McDowell Road and 150th Drive.

Staff Findings:

The preliminary plat is consistent with the development standards established with the Goodyear Civic Square at Estrella Falls PAD. The preliminary plat is consistent with the technical requirements of the city's subdivision regulations and engineering design standards. 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