

AGENDA ITEM #: _____

DATE: August 24, 2020

CAR #: 2020-7028



CITY COUNCIL ACTION REPORT

SUBJECT: Preliminary Plat for Cottonflower Marketplace Lots 1A-4 & 6-9

CASE NUMBER: 20-500-00001

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Michael Hreha, Larson Engineering, Inc.

Summary: Preliminary Plat for Cottonflower Marketplace Lots 1A-4 & 6-9 subdividing approximately 10.27 acres into 8 lots.

Recommendation:

Approve the preliminary plat for Cottonflower Marketplace Lots 1A-4 & 6-9, subdividing approximately 10.27 acres into 8 lots, subject to the following stipulations:

1. A title report shall be submitted to the City within 30 days of the date of the conditional approval of this final plat. If the property is not owned by the owner identified in the Preliminary Plat attached hereto, the approval of the Preliminary Plat is revoked.
2. No final plat shall be approved for any of the property included within the preliminary plat unless and until access easement(s) providing access to all lots within the preliminary plat that do not have direct access to a city street have been obtained and reflected on the final plat.

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 October 12, 1999 the City Council adopted Ordinance No. 99-666 approving the Cottonflower PAD which designated the subject parcel as Neighborhood Commercial.

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. The required reports and studies submitted in connection with the application for the preliminary plat have been approved and demonstrate compliance with applicable subdivision regulations and design principals and the proposed preliminary plat demonstrates compliance with the property's zoning, public objectives, subdivision design principles and standards, and streets and thoroughfare planning, including open space requirements. 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:

This parcel consists of 10.27 acres and this preliminary plat will subdivide the parcel into 8 lots within an existing commercial center. An additional two lots currently exist within the commercial center and are not a part of this preliminary plat. A portion of the existing Cottonflower Marketplace was created in August 2014 by the Minor Land Division for Cottonflower Marketplace creating two lots (Lot 1 and 2). Lot 2 of the MLD as well as land not within a plat, which consists of approximately 10.27 acres is being preliminary platted into 8 lots. The entire Cottonflower Marketplace commercial subdivision has entrances off of West Yuma Road and South Cotton Lane.

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

- North – Canyon Trails Phase II Planned Area Development (PAD)
- East – Agricultural Urban Zoning District and Canyon Trails Phase II PAD
- South – Cottonflower PAD and C-1 Zoned Parcel for Avondale Moose Lodge
- West – Cottonflower PAD

Luke Air Force Base and Phoenix Goodyear Airport:

The subject property is located in proximity to Luke AFB. It is anticipated that the proposed development of the subject property will not adversely impact base operations, nor will the subject property be adversely impacted.

Fire Department:

Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	2.94	1.47	3.13	1.56	#185	11.89	5.94	12.07	6.03

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 the city of Goodyear. Existing public infrastructure is located adjacent to the property, and the property owner and/or developer will be responsible for the costs of making the necessary connections to these existing services.

Streets/Access:

The subdivision will have access to West Yuma Road and South Cotton Lane. All internal drives will be private.

School Districts:

The subject property is commercial in nature and thus will not directly generate any students attending schools.

Staff Findings:

The preliminary plat is consistent with the development standards established within the Cottonflower PAD. The preliminary plat is consistent with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The information that accompanied it demonstrated the adequacy of utilities, open space and other public facilities necessary to serve the site. The Planning and Zoning Commission recommended approval/denial of the preliminary plat by a vote of (6-0) at their regular meeting on August 12, 2020.

Attachments

1. Aerial Photo
2. Preliminary Plat