

**CITY OF GOODYEAR
PLANNING & ZONING COMMISSION ACTION FORM**

**SUBJECT: Preliminary plat for Estrella
Parcel 11.A1**

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 16-500-00004

APPLICANT: Pete Teiche, Newland
Communities

RECOMMENDATION:

Recommend approval of a request for a preliminary plat for Estrella Parcel 11.A1, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 16-1333, the ordinance adopting the Lucero Planned Area Development (PAD) Amendment, dated March 18, 2016;
2. Prior to final plat approval, NNP III – Estrella Mountain Ranch, LLC shall demonstrate to the City that adequate potable water resources exist to serve the proposed development pursuant to the Northern Solutions Water Facilities Agreements;
3. The following information shall be included as a note on the final plat: “This development is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over-flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. The owner does release and discharge the city of Goodyear, developer, and homebuilder from any liability for any and all claims for future damages and complaints of any kind to persons or property that may arise at any time in the future from the operation of such aircraft near and over the area”;
4. All subdivision improvements proposed and/or stipulated in the preliminary plat approval shall be constructed in one phase. If multiple construction phases of the subdivision improvements is desired, a subdivision improvement phasing plan shall be submitted for review and approval. Construction plan phasing shall conform to Section 2.11 of the Engineering Design Standards and Policy Manual;
5. Prior to the recordation of the Final Plat, all construction plans for onsite and offsite infrastructure shall be approved, with phasing, as appropriate, or as modified by separate agreement. This includes, but not limited to:
 - 5.1. All offsite sewer infrastructure plans, including but not limited to, the Lost Lift Station as described by the Master Sewer Report and corresponding 8” parallel force main, Lift Station A1 and corresponding 4” force main, Lift Station A2 and corresponding 4” force main, and 8” gravity sewer mains (mains across Hillside Drive from Parcel F2 to the Park, Parcel D1 to Parcel C, and Parcel D2 to Parcel D3, and to Parcel A2, and the 8” main across Sendero Drive from Parcel H to Parcel C);

- 5.2. All offsite water infrastructure plans, including but not limited to, the 16” main along Hillside Drive, the 8” main along Sendero Drive, the 16” main along Estrella Parkway, the 12” main along Estrella Parkway and the Site 13 Zone 2 pump (compliant with the recommendations from the Estrella Master Water Report dated May 20, 2016);
 - 5.3. All downstream drainage facility improvement plans, specified in the Community 11 Master Drainage Report (March 7, 2016);
 - 5.4. All offsite improvement plans along Hillside Drive; and,
 - 5.5. All offsite improvement plans for both intersections of Hillside Drive and Estrella Parkway, including a deceleration lane, left turn lane, all associated signage and striping, curb and gutter and adjacent sidewalk.
6. Unless modified by separate agreement, the Lucero Development, as defined by the PAD, is financially responsible for 100% of the cost to construct the future traffic signals at both intersections of Hillside Drive and Estrella Parkway. If warranted, this project will be responsible to construct this signal at the time of development. If not warranted, an in-lieu payment shall be collected for the Developer’s financially responsible portion of the signal cost prior to recordation of the final plat;
 7. Prior to Final Plat recordation, the Map of Dedication for Hillside Drive shall be recorded.

PURPOSE:

This application is requesting approval of a preliminary plat for Estrella Parcel 11.A1 located within the Lucero (Community 11) Planned Area Development (PAD). The plat consists of 37.09 acres that will be subdivided into 77 single family detached residential lots and eight tracts. Staff finds that the preliminary plat is consistent with the land use, zoning standards, and technical requirements of the city’s Subdivision Regulations and the Lucero PAD Amendment. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision.

BACKGROUND AND PREVIOUS ACTIONS:

On June 27, 2016, the City Council adopted Ordinance No. 16-1333 approving the Lucero PAD Amendment. The Lucero PAD Amendment, designates the subject parcel as Low Density Residential.

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:

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

- North – King Ranch
- East – Lucero Parcel A2
- South – Open Space within the Lucero Development
- West – Open Space within the Lucero Development

The typical lots within the proposed subdivision will be 60-feet wide and 120-feet deep and 70-feet wide by 130-feet deep. As designated in the PAD, minimum setbacks are 10-feet for the front (18-feet for front facing garage), 6-feet for the sides, and 20-feet for the rear. Lot coverage is 60%. The maximum building height is 30-feet. Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined.

Phoenix-Goodyear Airport:

Although this parcel may experience aircraft overflights, the site is not within or adjacent to the high noise or accident potential zones for the Phoenix Goodyear Airport, and is outside the traffic pattern airspace of the Phoenix Goodyear Airport. However, proposed stipulations require the developer to inform potential residents of airport operations and the potential for attendant noise.

Luke Air Force Base:

The subject property is not located in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will this parcel be adversely impacted. However, a general note will be included on the final plat to inform the public and homeowners of base operations and the potential for over-flights.

Fire Department:

Currently, Estrella Mountain Ranch is served by Fire Station 182 located near Estrella Parkway and Santa Maria Drive, approximately one and a half miles southeast of Lucero. Emergency responses to Parcel 11.A1 are within the 6-8 minute estimate.

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/Reclaimed Water:

The subdivision will be served by city of Goodyear water and wastewater utilities within Estrella Phase I.

Streets/Access:

The subdivision will be accessed from the two entry points provided in parcel 11.A2 off of Valencia Drive and Fawn Drive. Parcel 11.A2 is required to be built prior to or concurrent with parcel 11.A1 in order to provide public access. Newland has requested to have the option at final plat to make the streets within parcel 11.A1 & 11.A2 private. The streets are to be constructed to city standards and the entries into parcel 11.A2 have been designed to satisfy city standards in either private or public dedication scenario.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Estrella Elementary School and Estrella Foothills High School are located approximately 3-4 miles from Parcel 11.A1. During the PAD process, these school districts provided letters to the City indicating adequate capacity with the development of Lucero.

Parks and Open Spaces:

The subdivision will include 13.81 acres or (37.26%) of open space.

PUBLIC PARTICIPATION:

Citizen Review Meeting:

A citizen review meeting is not required for a preliminary plat.

STAFF ANALYSIS:

The preliminary plat is consistent with the land use, development standards and density approved by the Lucero PAD Amendment. 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.

Newland Communities has worked with staff to allow the option to create private streets during the final plat process. All of the streets within parcel 11.A1 and 11.A2 are designed per the city's engineering standards and the narrative includes the request for flexibility. The option is requested to provide the option for potential homebuilders who are interested in the two parcels with private streets.

FISCAL ANALYSIS:

The development will be responsible for extending and constructing all infrastructure necessary to serve the site. Additional revenue initially will be generated through the payment of construction sales taxes and development impact fees, but residential development generally has a net negative impact on the City General Fund.

ATTACHMENTS:

1. Aerial Photo

2. Fire Station 182 Exhibit
3. Preliminary Plat
4. Project Narrative