

AGENDA ITEM # \_\_\_\_\_

DATE: April 28, 2014

COAC NUMBER: 14-5246

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT:** Preliminary plat for Estrella  
Parcel 5.9

**STAFF PRESENTER:** Steve Careccia,  
Planner III

**CASE NUMBER:** 13-500-00011

**APPLICANT:** Nick McKee, Rosewood  
Homes

**RECOMMENDATION:**

Approve a request for a preliminary plat for Estrella Parcel 5.9 subdividing 28.1 acres into 61 single family residential lots and 23 tracts located on the west side of Golf Club Drive, south of San Miguel Drive, within the Golf Village at Estrella PAD, subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance No. 99-652, the ordinance establishing the Golf Village at Estrella PAD. If the property owner or developer fails to comply with any of the stipulations contained in Ordinance No. 99-652 or fails to comply with any other City codes and regulations in the development of Estrella Parcel 5.9, then the City Engineer, or designee, with respect to such property owner or developer may suspend the issuance of building or construction permits within the subdivision parcel in violation until the developer or homebuilder cures the item in default;
2. Prior to final plat approval, the property owner shall be responsible for demonstrating that adequate potable water resources exist to serve the proposed subdivision pursuant to the Northern Solutions Water Facilities Agreement, or the property owner shall be responsible for developing and constructing all infrastructure needed to provide potable water service to the subdivision;
3. Common landscape and open space improvements within the platted parcel shall be completed upon issuance of the first certificate of occupancy for a dwelling unit with the plat for such parcel;
4. All tracts, associated landscaping and amenities within this subdivision shall be owned and maintained by the homeowners association (HOA). A note shall be placed on the final plat indicating HOA ownership and maintenance responsibilities of these tracts;
5. Tract J shall include recreational amenities, including a swimming pool, spa, covered loggia, outdoor furniture, barbeque grill and an activity lawn;

6. The HOA shall be responsible for the maintenance of all front yard landscaping for the residential lots. Plant material that does not survive or is removed shall be promptly replaced by the HOA within 30 days. Such requirement shall be placed within the CC&Rs for this subdivision;
7. The HOA shall enforce on-street parking restrictions within this subdivision. Such restrictions shall be placed within the CC&Rs for this subdivision;
8. The CC&Rs for the subdivision shall be recorded prior to or concurrently with the final plat for this subdivision;
9. The developer 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 per the Goodyear General Plan 2003-2013 (Policy B-3e of Section 9.2). This display shall include a 24-inch by 36-inch map at the main entrance of such sales facilities and shall include the approximate locations of the homes being sold clearly depicted;
10. The following information shall be disclosed in the Public Sales Report and shall be provided in a separate waiver agreement, which shall run with the land, for each initial homebuyer to sign: "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";
11. The developer shall disclose in the Public Sales Report the existence of all utility easements and lines within the vicinity of this subdivision;
12. All residential buildings constructed in this subdivision shall be submitted to the Development Services Department for review and approval prior to submittal of any single family building permit application. Elevations shall conform to the city's prevailing design guidelines;
13. City approval of plans for perimeter wall details, open space, community amenities, landscaping and subdivision signage shall be obtained prior to recordation of the final plat;
14. The location of mail boxes is to be integrated within the development and their architectural design shall utilize the same type of building materials used throughout the subdivision. The location and design of the mail boxes shall be included within the landscape construction plans for this subdivision;
15. View fencing shall be provided for lots along the golf course;

16. A lot with view fencing shall be required to have completed rear yard landscaping within 90 days of the issuance of a certificate of occupancy for the dwelling on that lot. Such requirement shall be placed within the CC&Rs for this subdivision;
17. The developer shall provide and install a front yard landscape package for each dwelling within 60 days of issuance of the certificate of occupancy for that dwelling;
18. Prior to the approval of the final plat for this parcel, the developer shall demonstrate to the City that adequate wastewater resources exist to serve the proposed development; and,
19. The design of the modified turn-around areas for sanitation shall be approved by the City Engineer, or designee, prior to the submittal of any final plat or construction plans.

**PURPOSE:**

The preliminary plat for Parcel 5.9 consists of 28.1 acres that will be subdivided into 61 single family residential lots and 23 tracts located on the west side of Golf Club Drive, south of San Miguel Drive, within the Golf Village at Estrella PAD. The preliminary plat is consistent with the land use, development standards, and density established by the Golf Village PAD. 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. The Planning and Zoning Commission unanimously voted (6-0) to recommend approval of the item at its regular meeting of March 19, 2014.

**BACKGROUND AND COMMUNITY BENEFIT:**

**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.

**Historical Information:**

On May 10, 1999, the City Council adopted Ordinance No. 99-652 approving an amendment to the Estrella Greens PAD and Estrella Phase Two PAD to facilitate the development of the Golf Village PAD. The PAD designates the subject parcel as High Density Residential, which permits residential development at a density of 12 dwelling units per acre or greater.

A preliminary plat for Parcel 5.9 was originally approved by the City Council on December 10, 2007. This preliminary plat provided for 86 condominiums on 28.1 acres. However, the approval expired as a final plat for the parcel was not submitted within the 12-month approval period for preliminary plats.

**Surrounding Properties:**

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

- North – Golf course within the Golf Village PAD.
- South – Existing residential development within Parcels 91 and 95B of the Golf Village PAD.
- East – Golf course, Golf Club Drive and existing residential development within Parcel 91 of the Golf Village PAD and a utility easement containing overhead electrical lines, a high-pressure gas line and wastewater line.
- West – Golf course, existing residential development within Parcel 95A and proposed residential development within Parcel 5.5 of the Golf Village PAD.

**Details of the Request:**

The preliminary plat for Parcel 5.9 consists of 28.1 acres that will be subdivided into 61 single family residential lots and 23 tracts. Although the existing zoning would allow development at 12 du/a or greater, the proposed density is 2.17 du/a. The amount of open space proposed is 16.5 acres (58%). This includes all areas designated for active and passive use as well as all tracts designated for roads and utilities.

Attached single family homes are intended for this subdivision. With this design, each home will be located on its own lot but will share a common wall and property line with an adjoining home. The proposal includes configurations with both two and three attached homes.

The typical lot within the proposed subdivision will be approximately 50 feet wide and 120 feet deep. The proposed minimum setbacks are 18 feet for the front (10 feet for side-loaded garage) and 15 feet for the rear. The side setback is 5 feet for the unattached side while the attached sides have a zero setback. Lot coverage is 75%. The maximum building height is 30 feet or two stories.

Rosewood Homes is the intended developer of this subdivision. Examples of the proposed housing product are attached.

**Staff Analysis and Findings:**

The preliminary plat is consistent with the land use, development standards, and density established by the Golf Village PAD. 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.

The proposed development will provide additional housing opportunities within the City of Goodyear and a different type of housing product with smaller yards, which require less maintenance. The development of the property will provide an increase in the City's construction sales tax revenues.

## **DEPARTMENTAL/FUNCTIONAL IMPACTS:**

### **Luke Air Force Base:**

The subject property is not within the vicinity of Luke Air Force Base and the subdivision should have no impact on base operations. A general note will be included on the final plat to inform the public and homeowners of the military base and potential for over-flights.

### **Phoenix-Goodyear Airport:**

The subject property is outside the traffic pattern airspace of the Phoenix-Goodyear Airport and the subdivision should have no impact on airport operations. A general note will be included on the final plat to inform the public and homeowners of the airport and potential for over-flights.

### **School Districts:**

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. The school districts have indicated that they have adequate capacity to accommodate the projected new students within the Golf Village PAD, which this subdivision is a part.

### **Fire Department:**

The subdivision will be served by Fire Station No. 182 located approximately one mile from the property. City staff continues to monitor development within this portion of Estrella with regards to the need for a new fire station to serve the area.

### **Solid Waste/Recycling:**

In accordance with City of Goodyear standard solid waste collection policy, residential solid waste and recyclables collection will be provided curbside by the City.

### **Stormwater:**

The conveyance of stormwater shall be in accordance with City of Goodyear Engineering Design Standards and Policies Manual.

### **Streets/Access:**

All streets within this subdivision will be private and owned and maintained by the HOA. The subdivision will have one gated access point onto Golf Club Drive. To provide a second point of emergency access, an emergency access road is provided at the west end of Fairway Drive. This access road will provide a connection between this parcel and Parcel 5.5 to the west.

### **Water/Wastewater/Reclaimed Water:**

This subdivision will be served by City of Goodyear water and wastewater utilities. The City and Newland Communities have entered into an agreement that will provide additional water supplies necessary to serve the Estrella area. This preliminary plat has been found to be in conformance with the terms of that agreement such that the agreement provides that preliminary plats may be approved provided that certain conditions are fulfilled, including payments being made to the City and improvements either being completed or financially guaranteed prior to recording of the final plat. The developer has fulfilled these conditions

and has sufficient water available for this subdivision. Common areas will be watered with non-potable water through a private non-potable water system.

**PREVIOUS ACTION AND DISCUSSION:**

This specific preliminary plat has not been previously before the City Council. A preliminary plat for Parcel 5.9 was originally approved by the City Council on December 10, 2007, that provided for 86 condominiums on 28.1 acres. However, the approval expired as a final plat for the parcel was not submitted within the 12-month approval period for preliminary plats.

**Planning and Zoning Commission:**

The Planning and Zoning Commission considered this item at its regular meeting of March 19, 2014. The Commission unanimously voted (6-0) to forward a recommendation of approval to the City Council. No one from the public spoke on this item.

**FISCAL ANALYSIS:**

No information is available as a fiscal analysis is not conducted on subdivision plats.

**ATTACHMENTS:**

1. Aerial Photo
2. Preliminary Plat
3. Project Narrative
4. Illustrative Landscape Plan
5. Home Design
6. Building Footprint