

AGE: A ITEM # _____

DATE: June 23, 2014

COAC NUMBER: 14-5293

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Final plat for The Sanctuary
at Sarival Village

STAFF PRESENTER: Steve Careccia,
Planner III

CASE NUMBER: 14-520-00003

APPLICANT: Rich Zacher, Empire
Residential

RECOMMENDATION:

Approve a request for a final plat for The Sanctuary at Sarival Village subdividing 5.43 acres into 26 single family lots and five tracts located at the southwest corner of Lower Buckeye Parkway and 161st Lane within the Sarival Village Planned Area Development as amended, subject to the following stipulations:

1. Compliance with the stipulations contained within Ordinance No. 13-1286, the ordinance that amended the Sarival Village Planned Area Development (PAD) for this property;
2. Common landscape and open space improvements shall be completed upon issuance of the first certificate of occupancy for a dwelling unit within the subdivision and shall be noted on the final plat;
3. All open space areas and other community amenities shall be privately owned and maintained by the homeowners association (HOA) as noted on the final plat;
4. 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;
5. 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 overflights 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"

6. Building elevations for all dwellings to be constructed in this subdivision shall be submitted to City staff for review and approval prior to submittal of any single family building permit application. Elevations shall conform to the city's prevailing design guidelines. Elevations shall also be compatible with the homes in the surrounding Sarival Village PAD in terms of colors and materials;
7. The same elevation for dwelling units shall not be placed side by side or across the street from one another unless the elevation is fundamentally different as determined by City staff during the residential design review process and shall be noted on the final plat;
8. Two-story homes shall not be permitted on corner lots (Lots 1, 20, 21, and 26) as noted on the final plat;
9. No more than three (3) two-story homes will be allowed side by side. Three (3) consecutive two-story homes must be followed by a minimum of two (2) single-story homes;
10. All lots with view fencing adjacent to common open space areas (Lots 7 and 8) shall be required to have completed rear yard landscaping within 90 days of issuance of a certificate of occupancy for the dwelling as noted on the final plat;
11. 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 as noted on the final plat;
12. Performance bonding or letter of credit shall be provided to cover all subdivision improvements that have been identified as being the responsibility of the developer prior to recording of the final plat;
13. All technical corrections to the final plat required by the City Engineer shall be made prior to recordation of the final plat; and,
14. The final plat shall not be recorded until all of the following have occurred:
 - a. The City Engineer has been provided documentation establishing the formation of The Sanctuary at Sarival Village Association, an Arizona Non-Profit corporation.
 - b. The third paragraph of the Dedication on the final plat has been corrected to read:

ALL TRACTS AS SHOWN ON SAID PLAT SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY AT SARIVAL VILLAGE ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ARE CONVEYED TO THE SANCTUARY AT SARIVAL VILLAGE ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FOR

THE PURPOSES AS SET FORTH IN THE TRACT USAGE AND AREA
TABLE SHOWN HEREON.

- c. The HOA Ratification and Acknowledgement and the Acknowledgement for the HOA's Ratification and Acknowledgement has been corrected to reflect it is being executed by a person authorized to consent on behalf of THE SANCTUARY AT SARIVAL VILLAGE ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION to the ownership, dedication and maintenance obligations reflected in the final plat and the corrected HOA Ratification and Acknowledgement and the Acknowledgement for the HOA's Ratification and Acknowledgement has been approved by the City Attorney, or designee.

PURPOSE:

The applicant is requesting approval of a final plat for The Sanctuary at Sarival Village. This parcel consists of 5.43 gross acres that will be subdivided into 26 single family residential lots and 5 tracts. The final plat is consistent with the land use, development standards, and density approved by the Amended Sarival Village PAD and with the approved preliminary plat for this parcel. The final plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development.

BACKGROUND AND COMMUNITY BENEFIT:

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. Approval of a final plat is valid for 90 days from the date of City Council approval.

Historical Information:

On May 26, 1998, the City Council adopted Ordinance No. 98-603 which rezoned approximately 320 acres of property along the east side of Sarival Avenue from Durango Street to Elwood Street to Final PAD (Sarival Village). A preliminary subdivision plat for the 320 acres in Sarival Village was approved by the Council on December 14, 1998. Several final plats were subsequently approved, and homes have been constructed on all platted lots. With the exception of this 5.43 acre subject property, the entire Sarival Village PAD has been developed.

On July 8, 2013, City Council adopted Ordinance No. 13-1286 which approved an amendment to the Sarival Village Planned Area Development (PAD) to change the land use designation of this 5.43 acre property from Mixed Use (Commercial) to Residential (S.F. 5.0 dwelling units per acre), subject to stipulations.

On December 9, 2013, the City Council approved the preliminary plat for The Sanctuary at Sarival Village.

Surrounding Properties:

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

- North – Lower Buckeye Parkway and a neighborhood park within the Sarival Village PAD.
- South – Single-family residential homes within the Sarival Village PAD.
- East – 161st Lane and single-family residential homes within the Sarival Village PAD.
- West – Single-family residential homes within the Sarival Village PAD and Sarival Avenue.

Details of the Request:

The applicant is requesting approval of a final plat for The Sanctuary at Sarival Village. This parcel consists of 5.43 gross acres that will be subdivided into 26 single family residential lots and 5 tracts. The gross residential density is 4.78 dwelling units per acre, which is under the 5.0 dwelling units per acre allowed by the amended Sarival Village PAD. The amount of proposed open space within the preliminary plat is 1.03 acres (19%).

The typical lot within the proposed subdivision will be 45 to 51 feet in width, with a depth of 110 feet. As designated in the Amended Sarival Village PAD, minimum building setbacks for each lot are 18 feet for the front (10 feet for side entry and recessed garages), 5 feet for the sides, and 15 feet for the rear. Maximum lot coverage is 50%. The maximum building height is 30 feet or two stories.

The subdivision will include two small neighborhood park areas that will be designed for active and passive recreation use. The park areas will contain turf areas, tot lots, playground equipment, benches, barbeque grills, and shade structures.

Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined for the subdivision. Building elevations and color schemes for all houses to be constructed in the subdivision are required to be submitted to city staff for review and approval prior to the submittal of single-family standard construction plans.

Staff Analysis and Findings:

The final plat is consistent with the land use, development standards, and density approved by the Amended Sarival Village PAD and with the approved preliminary plat for this parcel. The final plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development.

DEPARTMENTAL/FUNCTIONAL IMPACTS:**Luke Air Force Base:**

The subject property is located within the vicinity of a military airport and is approximately four miles from the high noise zone and accident potential zones. It is anticipated that the proposed development of the site will not adversely impact, nor be adversely impacted by, base operations. Stipulations have been recommended to require the property owner and/or developer to inform future purchasers of base operations and the potential for attendant noise.

Phoenix-Goodyear Airport:

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace. The property is located approximately 1.25 miles from the 65 Ldn noise contour lines. It is anticipated that the proposed development intended for the site will not adversely impact airport operations. Stipulations have been recommended to require the property owner and/or developer to inform future purchasers of airport operations and the potential for attendant noise.

School Districts:

The subject property is located within the Avondale Elementary School District (Desert Star Elementary School) and the Agua Fria Union High School District (Desert Edge High School). When the Sarival Village PAD was originally approved, the total number of units permitted and anticipated was 1,211 and the school sites were planned and built based upon this unit projection. Ultimately, only 1,111 units were constructed. Thus, the addition of 26 homes should not have a significant impact on the existing schools because the overall total number of units is still less than the 1,211 units that were originally anticipated. An elementary charter school is located at the northwest corner of Lower Buckeye Parkway and Village Boulevard, which is within ¼ mile of the subject property.

Fire Department/Police Department:

The nearest fire station to the subject property is Fire Station No. 4 located at the intersection of Yuma Road and Wildflower Drive/Village Boulevard at a distance of approximately one mile.

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 will be in accordance with City of Goodyear Engineering Design Standards and Policies Manual with on-site retention provided.

Streets/Access:

Access to this portion of Sarival Village will be provided from 161st Lane, which is a fully improved right-of-way. All streets will be public and constructed to city standards.

Water/Wastewater/Reclaimed Water:

This subdivision will be served by City of Goodyear water and wastewater utilities.

PREVIOUS ACTIONS AND DISCUSSION:

This specific item has not been previously before the City Council. As noted earlier, the City Council approved the preliminary plat for The Sanctuary at Sarival Village on December 9, 2013.

FISCAL ANALYSIS:

A fiscal impact analysis was not conducted for this item.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Final Plat