



# CantaMía Pod 4

Final Plat  
Project Narrative

A 170 Lot Residential Development

South of Estrella Parkway and Willis Road

March 2015





## **Goodyear, Arizona**

Pod 4  
Final Plat Project Narrative

### **Prepared for:**



8601 North Scottsdale Road  
Suite 220  
Scottsdale, AZ 85253  
480.214.7400

### **Prepared by:**



2141 E Highland Avenue  
Suite 250  
Phoenix, AZ 85016  
602.490.0535

March 2015

## TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 SURROUNDING LAND USES .....	1
3.0 PROJECT PURPOSE .....	1
4.0 PROJECT DESCRIPTION .....	1
5.0 PHASING PLAN .....	2
6.0 BENEFITS TO CITY .....	3
7.0 LANDSCAPING MATERIALS .....	3
8.0 ZONING COMPLIANCE.....	3

## FIGURES

Figure 1	Vicinity Map
Figure 2	CantaMia Land Use Exhibit

## TABLES

Table 1	Pod 4 Land Use
Table 2	Pod 4 Lot Mix
Table 3	Pod 4 Open Space

## APPENDICES

Appendix A	Figures
------------	---------

## 1.0 INTRODUCTION

AV Homes, Inc. seeks approval for a final plat for Pod 4 of the CantaMia – Phases 2 and 3 Preliminary Plat. Pod 4 is comprised of Parcels 15, 16, 17, and 19. The Preliminary Plat was approved by City Council on December 15, 2014 (Case No. 14-500-00004). The Project is located within the City of Goodyear (the City) southwest of Estrella Parkway and southeast of Willis Road (generally south of the intersection). Refer to **Figure 1, Vicinity Map** for Project location.

The final plat for Pod 4 proposes 170 single-family lots with 45' x 110', 60' x 117', and 70' x 117' typical lot sizes. The Pod 4 final plat is proposed as a master plat to encompass all of Phases 2 and 3. Portions outside of the Pod 4 boundary will be shown as tracts

## 2.0 SURROUNDING LAND USES

The surrounding land uses for the Project are as follows:

- East – Parcel 10 of CantaMia
- South - The boundary of the Project is located on the Pecos Road alignment. The roadway is not planned to be constructed along this alignment. The property at the southeastern boundary is vacant, the General Plan designation is Light Industrial (LI), and zoned PAD. The majority of the property is vacant, the General Plan designation is Low-Density Residential (LDR), and zoned Agricultural/Urban (AU). This larger property is State Trust Land.
- West/Northwest – Future development within CantaMia

## 3.0 PROJECT PURPOSE

AV Homes hereby submits the Final Plat for Pod 4 (Parcels 15, 16, 17, and 19) within CantaMia the City of Goodyear for review and approval. Pod 4 is within Phase 2 of CantaMia. The construction plans and infrastructure improvements are in the process of being reviewed by the City Engineering Department. These plats establish the dimensions of the lots, tracts, and private streets contained within each respective parcel. The plats will also dedicate public easements to the City for use by public utilities and emergency/services access.

## 4.0 PROJECT DESCRIPTION

CantaMia is a master-planned active adult community located at the southwest corner of the Estrella Parkway and Willis Road intersection. The overall project extends south approximately 1 mile to the section line coincident to the Pecos Road alignment. This plat dedicates all lots, streets, and easements for Pod 4 as well as tracts for the balance of undeveloped land within Phases 2 and 3 of CantaMia. This approach has been discussed and agreed upon by staff at the City. The purpose is to define areas of future development, and to make minor modifications to boundaries as shown in the associated approved PAD and preliminary plat. Phase 2 of CantaMia is the southwest portion of the overall project, with frontage along Willis Road. CantaMia is a private, gated community with private streets and public utilities. A private community center has been constructed and maintained for the benefit of all residents of CantaMia.

The various development statistics are given for each parcel in Pod 4 in the following tables:

<b>Table 1: Pod 4 Land Use</b>		
<b>Parcel Number</b>	<b>Proposed Typical Lot Size</b>	<b>Proposed Number of Lots</b>
15	70 x 117	45
16	45 x 110	46
17	60 x 117	46
19	60 x 117	33
<b>Total</b>	<b>-</b>	<b>170</b>

<b>Table 2: Phase II Lot Mix</b>		
<b>Typical Lot Size</b>	<b>Number of Lots</b>	<b>Percent of Lots</b>
45 x 110	46	27%
60 x 117	79	46%
70 x 117	45	26%
<b>Total</b>	<b>170</b>	<b>100%</b>

<b>Table 3: Pod 4 Open Space Area</b>	
<b>Parcel Number</b>	<b>Proposed O/S Area</b>
	<b>AC</b>
15	1.63
16	2.33
17	1.77
19	5.05
<b>Total</b>	<b>10.78</b>

## 5.0 PHASING PLAN

The Final Plat associated with this submittal is contained in Phase 2 of CantaMia. A Phasing plan has been submitted concurrent with the construction drawings that identify existing infrastructure, proposed Pod 4 infrastructure, and future infrastructure. The phasing plan includes water, sewer, effluent, and roadways.

## **6.0 BENEFITS TO CITY**

The overall CantaMia project represents approximately 3,500 residents that can work and shop within the City of Goodyear corporate limits, generating a substantial stream of sales tax revenues.

## **7.0 LANDSCAPING MATERIALS**

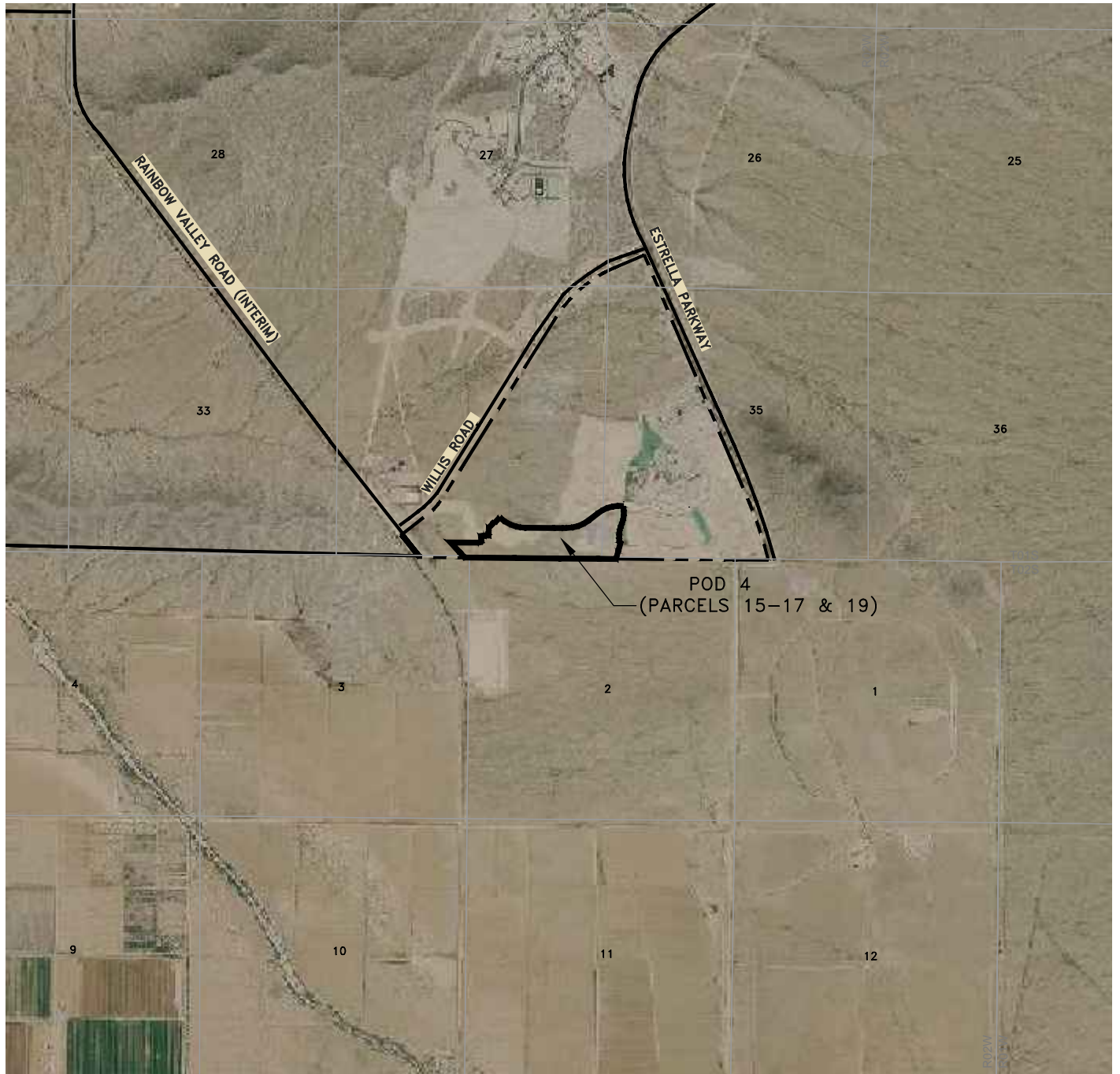
Landscape plans for the Parcels have been submitted for review to the City of Goodyear.

## **8.0 ZONING COMPLIANCE**

The proposed final plat is consistent with the approved fourth amended PAD (Case No. 14-210-00004) approved on October 16, 2014 and the preliminary plat (Case No. 14-500-00004) which was approved by City Council on December 15, 2014.

# APPENDIX A

## FIGURES



## LEGEND

POD 4 BOUNDARY



CANTAMIA BOUNDARY



PROJ.NO.:	1018
DATE:	DEC 2014
SCALE:	N.T.S.
DRAWN BY:	DF
CHECKED BY:	

CANTAMIA AT ESTRELLA MOUNTAIN RANCH  
PHASE 2 – POD 4  
GOODYEAR, ARIZONA

FIG. 1: VICINITY MAP

**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436



PHASE 2			
POD	PARCEL	TYPICAL LOT SIZE	LOT COUNT
4	15	70' X 117'	45
	16	45' X 110'	46
	17	60' X 117'	46
	19	60' X 117'	33
	TOTAL POD 4 LOTS		170
5	23	70' X 117'	35
	24	60' X 117'	37
	25	45' X 110'	46
	26	60' X 117'	41
TOTAL POD 5 LOTS		159	
6	18	60' X 117'	26
	20	70' X 117'	47
	21	60' X 117'	31
	22	60' X 117'	26
TOTAL POD 6 LOTS		130	
7	27	60' X 117'	18
	28	70' X 117'	50
	29	60' X 117'	54
	30	45' X 110'	40
	TOTAL POD 7 LOTS		162
TOTAL PHASE 2			621

PHASE 2 LOT MIX		
TYPICAL LOT SIZE	NUMBER OF LOTS	PERCENT OF LOTS
45' X 110'	132	21%
60' X 117'	312	50%
70' X 117'	177	29%
TOTAL	621	100%

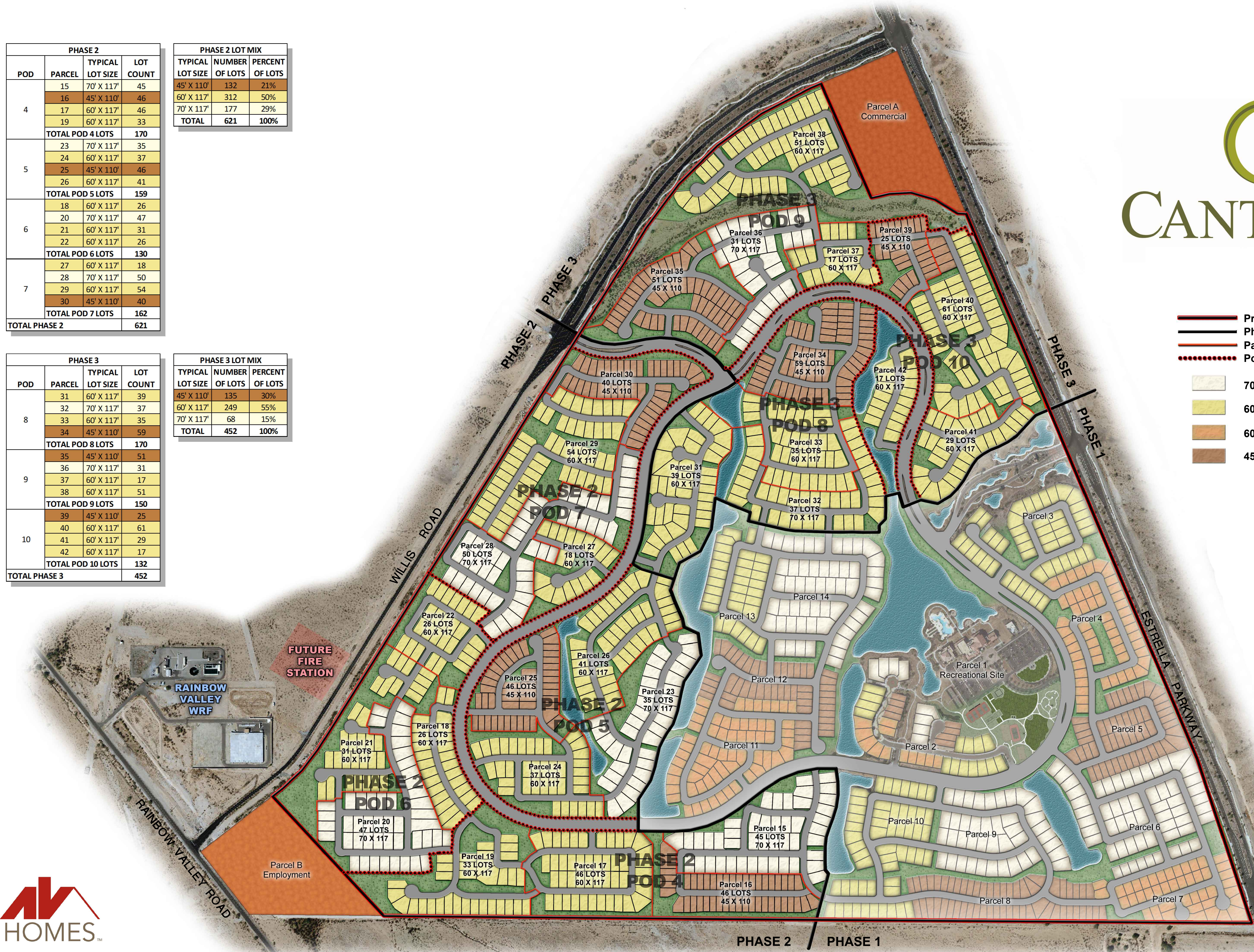
PHASE 3			
POD	PARCEL	TYPICAL LOT SIZE	LOT COUNT
8	31	60' X 117'	39
	32	70' X 117'	37
	33	60' X 117'	35
	34	45' X 110'	59
	TOTAL POD 8 LOTS		170
9	35	45' X 110'	51
	36	70' X 117'	31
	37	60' X 117'	17
	38	60' X 117'	51
	TOTAL POD 9 LOTS		150
10	39	45' X 110'	25
	40	60' X 117'	61
	41	60' X 117'	29
	42	60' X 117'	17
	TOTAL POD 10 LOTS		132
TOTAL PHASE 3			452

PHASE 3 LOT MIX		
TYPICAL LOT SIZE	NUMBER OF LOTS	PERCENT OF LOTS
45' X 110'	135	30%
60' X 117'	249	55%
70' X 117'	68	15%
TOTAL	452	100%



# CANTAMIA®

- Project Boundary
  - Phase Boundary
  - Parcel Boundary
  - Pod Boundary
- 
- 70' x 117 - Minimum Lot Size
  - 60' x 117 - Minimum Lot Size
  - 60' x 86 - Minimum Lot Size
  - 45' x 110 - Minimum Lot Size



Canta Mia at Estrella - Phase 2 & 3  
CONCEPTUAL SITE PLAN

Proj. 1018 NOV, 2014 **HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE

U:\1000\1018\PLANNING\Site Planning\Phase 3\1018-PH2&3 CSP GRAPHIC 2014-1117.dwg 11/17/2014 1:29 PM