

AGENDA ITEM #: _____

DATE: May 9, 2016

COAC #: 16-5827

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Preliminary plat for La
Ventilla Phase 3**

STAFF PRESENTER: Steve Careccia,
Planner III

CASE NUMBER: 16-500-00001

OTHER PRESENTER: Alex Fish, with
AndersonBaron, on behalf of the property
owner, KB Homes

RECOMMENDATION:

Approve a request for a preliminary plat for La Ventilla Phase 3, subject to the following stipulations:

1. Compliance with the stipulations stated in Section II of Ordinance No. 99-649, the ordinance adopting the Canyon Trails Phase I Planned Area Development;
2. Streets within the subdivision shall be privately owned and maintained. In the event a request is made by the homeowners association (HOA) to dedicate the streets to the city of Goodyear, and the city chooses to accept the dedication, the HOA shall bring the streets to then-current city standards before the city will accept the dedication. A note to this effect shall be placed on the final plat;
3. 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";
4. The developer shall provide a city-approved shade canopy over all tot lot play equipment and show such on the landscape construction plans to be submitted with the final plat;
5. 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 to be submitted with the final plat;

6. All lots with view fencing adjacent to common open space areas shall be required to have completed rear yard landscaping within 90 days of issuance of a certificate of occupancy for the dwelling, with such requirement being included in the CC&Rs for the subdivision;
7. The development shall provide visitor parking spaces in accordance with the Parking and Refuse Exhibit for La Ventilla Phase 3 approved with the La Ventilla Phase 3 Preliminary Plat. Parking for visitors shall be allowed along one side of the private street. The HOA shall place signage indicating where parking is not permitted. Compliance with the parking provisions shall be included in the CC&Rs for the subdivision;
8. The parking of recreational vehicles, boats and trailers shall not be allowed anywhere within the subdivision except for within a fully enclosed garage and such restriction shall be included in the CC&Rs for the subdivision;
9. Residents shall store all individual refuse and recycling containers in the garage or behind a privacy wall such that the containers are not visible to neighboring properties, except for the 24-hour period beginning at dusk on the day prior to collection and ending at dusk on the day of collection. The requirement shall be included in the CC&Rs for the subdivision;
10. All common landscape and open space improvements and recreational amenities within the subdivision shall be completed prior to issuance of the first certificate of occupancy for a dwelling unit within the subdivision;
11. The developer shall establish a HOA for La Ventilla, with said HOA owning and maintaining all private streets, tracts, private open space areas, trails, and other community amenities and maintaining all roadway rights-of-way landscaping, except for arterial median landscaping. A note shall be placed on the final plat indicating HOA acceptance of ownership and maintenance responsibilities for all private streets, tracts, private open space areas, trails, and other community amenities and maintenance responsibilities for roadway rights-of-way landscaping, except for arterial median landscaping;
12. The developer shall install landscaping and irrigation within the private yards of those lots fronting the private street and within those yards fronting a motor court. Said landscaping and irrigation shall be installed within 30 days of issuance of the certificate of occupancy for the dwelling and such requirement shall be included in the CC&Rs for the subdivision;
13. All landscaping within private yards fronting a private street or motor court shall be maintained by the HOA. Plant material that does not survive or is removed shall be promptly replaced by the HOA within 30 days. This requirement shall be included in the CC&Rs for the subdivision;

14. The CC&Rs for the subdivision shall be submitted with the final plat for review and approval by the city;
15. All trails and active open space areas within the subdivision shall have pedestrian-scale security lighting and shall be shown on the landscape construction plans to be submitted with the final plat;
16. Two story homes shall not be located adjacent to Sarival Avenue unless a 20-foot wide landscape buffer is placed along the entire section of Sarival Avenue located adjacent to the subject property;
17. A development envelope for each court home lot shall be established by building setbacks. No additional buildings shall be placed outside this development envelope;
18. No two story court homes shall be placed along the south and east boundaries of the subject property, except two story court homes will be permitted on Lots 43 and 44, subject to the provision of a minimum 20-foot building setback from the south property lines of Lots 43 and 44;
19. The engineering construction plans for La Ventilla Phase 3 shall include the repair of the first flush storm drain pipe under Sarival Road;
20. The reduction in the left-turn queue length will require approval from ADOT. Prior to the submittal of engineering construction plans for La Ventilla Phase 3, the applicant shall submit confirmation of said ADOT approval to the Engineering Department;
21. Trees and shrubs shall not be placed within the proposed water easement along Sarival Road and the final location of the easement shall be determined at the time of engineering construction plan review; and,
22. No final plat consistent with the preliminary plat being approved herein shall be approved until a rezoning ordinance amending the zoning requirements for the subject property to allow for the development reflected in the preliminary plat is effective.

PURPOSE:

This application is requesting approval of a preliminary plat for La Ventilla Phase 3 located at the southeast corner of Interstate 10 and Sarival Avenue. The plat consists of 14.79 acres that will be subdivided into 100 single family court home lots and six 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 Canyon Trails PAD, as amended. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. The Planning and Zoning Commission recommended approval of this item at their regular meeting of April 20, 2016.

BACKGROUND AND PREVIOUS ACTIONS:

On July 26, 1999, the City Council adopted Ordinance No. 99-649 approving the Canyon Trails Phase I PAD. The Canyon Trails Phase I PAD, as amended, designates the subject parcel as Town Home (8-15 dwelling units per acre). An application to change subject property's land use from Town Home to Court Home (6-7 dwellings per acre) has been submitted concurrently with this request.

The preliminary plats for La Ventilla Phase 1 (110 court homes) and La Ventilla Phase 2 (109 court homes) were approved by the City Council on November 18, 2013. These subdivisions are located across Sarival Avenue to the west of La Ventilla Phase 3.

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 – Interstate 10.
- South – Existing single family residential development within the Canyon Trails PAD.
- East – Existing single family residential development within the Canyon Trails PAD.
- West – Sarival Avenue, city of Goodyear water storage facility and single family residential court home development (La Ventilla Phase 1) within the Canyon Trails PAD.

The applicant is requesting approval of a preliminary plat for La Ventilla Phase 3 located at the southeast corner of I-10 and Sarival Avenue. This plat consists of 14.79 acres that will be subdivided into 100 single family court home lots and six tracts. The court home lots will range in size from approximately 2,882 square feet to 5,200 square feet. The proposed density is 6.76 dwelling units per acre.

The plat will subdivide the property into a series of court home lots configured around a motor court. The typical configuration will consist of four to six lots. The interior lots will front onto the motor court while the two lots at the motorcourt entrance will front onto the private street. All garages will access the motorcourt.

The subdivision design will incorporate use and benefit easements on the lots. These easements will allow residents on one lot to legally use a part of an adjoining lot. Privacy walls will be

constructed to reflect the area of use rather than property lines. The purpose of the use and benefit easement is to give residents a larger, private outdoor space.

Each of the proposed court homes will have a two-car garage. The CC&Rs for the subdivision will require homeowner's vehicles to be parked in the garage. Parking for visitors will be allowed in 51 designated parking spaces. Visitor parking will only be permitted on one side of the street.

Single family detached court homes are intended for this subdivision. Homes will range in size from approximately 1,954 square feet to 2,845 square feet. Homes will be offered in both one and two stories. One story court homes will be located on the lots adjacent to the existing residential development to the east and south, with the exception of Lot Nos. 43 and 44. However, these two lots will observe a larger setback (20 feet). The intended court homes will be the same court homes currently being built within La Ventilla Phase 1.

A landscape area (Tract C) with an approximate width of approximately 88 feet will separate Phase 3 from the right-of-way for I-10. An ADOT sound wall has been constructed along a portion of the subject property's freeway frontage. As recommended by the noise study submitted with the plat, the developer will construct an 11-foot high privacy wall along the north property line of those lots south of I-10 (Lot Nos. 2, 3, 6, 7, 10 & 11) that are not shielded by the existing ADOT noise wall. This wall will provide additional freeway noise mitigation and is predicted to reduce the exterior noise level to 64 dB.

Phoenix-Goodyear Airport:

The subject property is within the traffic pattern airspace of the Phoenix-Goodyear Airport and approximately 2.5 miles from the projected 65 Ldn noise contour for the airport. 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 located within the vicinity of a military airport and approximately 1.5 miles from the 65 Ldn noise contour for Luke AFB. Proposed stipulations require the developer to inform potential residents of base operations and the potential for attendant noise.

Fire Department:

- The Station Response Analysis indicates the subdivision is within a 4-6 minute response time from Fire Station No. 184.
- A second point of ingress/egress for emergency access to the subdivision will be provided from Sarival Avenue (near Lot No. 1).

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.

Streets/Access:

All streets within the subdivision will be private. Gates are not proposed. The subdivision will have one point of access to Sarival Avenue. As previously noted, a second point of access for emergency use will be provided.

Access to Sarival Avenue will be provided via a restricted median opening. A left-turn out of the development will not be permitted. The traffic study for La Ventilla Phase 3 indicates the intersection will operate at an acceptable level of service as configured.

School Districts:

The subject property is located within the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD). In accordance with the Canyon Trails development agreement, three elementary school sites were reserved within the PAD, with two elementary schools developed to date. The developer will also make a voluntary contribution per dwelling to each school district (\$455 to AESD and \$195 to AFUHSD).

Parks and Open Spaces:

The subdivision will include 5.11 acres (37%) of open space. A trail is proposed in Tract C that will connect to the existing trail within the Canyon Trails development to the east and then extend west to Sarival Avenue. A recreational area is proposed in Tract D. This area will include a tot lot, ramada and turf areas. A pool facility is located within La Ventilla Phase 1. Residents will also have access to the trail system serving the overall Canyon Trails development.

PUBLIC PARTICIPATION:**Citizen Review Meeting:**

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

Planning and Zoning Commission Meeting:

The Planning and Zoning Commission considered this item at their regular meeting of April 20, 2016. The Commission reviewed the access to the property and the provision of visitor parking spaces. The Commission then unanimously voted (6-0) to forward a recommendation of approval to the City Council. No one from the public spoke on this item.

STAFF ANALYSIS:

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 Canyon Trails PAD, as amended. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision.

FISCAL ANALYSIS:

A fiscal impact analysis was not conducted for this item.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat
3. Project Narrative