



AGENDA ITEM # 9 J.  
DATE: June 13, 2005  
COAC NUMBER: 05-2523

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

<b>SUBJECT:</b> Preliminary Plat for Sedella subdividing 638.71 acres into 1,168 single-family lots located between Camelback Road and Indian School Road and between Citrus Road and Perryville Road within the Sedella Planned Area Development.	<b>STAFF PRESENTER:</b> Steve Careccia, Planner II  <b>APPLICANT:</b> Shelly McTee, Biskind, Hunt, & Taylor, PLC  <b>CASE NUMBER:</b> PS-10-05
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**RECOMMENDATION:**

That the City Council approve for the Preliminary Plat for Sedella subdividing 638.71 acres into 1,168 single-family lots located between Camelback Road and Indian School Road and between Citrus Road and Perryville Road within the Sedella Planned Area Development, subject to the following stipulations:

1. The final plat shall comply with the City of Goodyear Subdivision Ordinance and all other applicable codes and ordinances;
2. The final plat shall comply with the development concepts and standards contained in the Sedella Final PAD Development Plan, dated May 2005, as amended;
3. The final plat shall comply with those stipulations stated in the Ordinance rezoning the land being developed as Sedella;
4. The provision of adequate access, water, and sewer to accommodate the subdivision prior to approval of any building permit for the subdivision;
5. The location of all fire hydrants and access ways for emergency equipment shall be reviewed and approved by the Fire Chief, or his designee, prior to the commencement of any vertical construction within each phase of the subdivision;
6. Adequate fire flow and capacity must be demonstrated and ensured by the Fire Chief, or his designee, prior to the first Certificate of Occupancy for the subdivision;
7. The Developer shall provide for the dedication of the following rights-of-way, in form and substance acceptable to the City Engineer, or his designee, prior to or concurrent with recordation of any final plat for the property:
  - a. South half of Camelback Road right-of-way, 65 feet from centerline;
  - b. North half of Indian School Road right-of-way, 65 feet from centerline;
  - c. West half of Citrus Road right-of-way, 55 feet from centerline;
  - d. East half of Perryville Road right-of-way, 55 feet from centerline.

8. The Developer shall provide for the dedication of any necessary rights-of-way and utility easements in a form and substance acceptable to the City Engineer, or his designee, with the final plat for the property;
9. The completion of right-of-way and roadway improvements including, but not limited to, pavement, curb and gutter, sidewalks, street lighting, and landscaping within and abutting the subdivision as per the Engineering Design Standards, or as deemed acceptable by the City Engineer, or his designee;
10. Improvements made on all arterial, collector, and local streets abutting and within the Sedella development shall comply with the City of Goodyear's prevailing Engineering Design Standards, except as modified by the City Engineer;
11. The Developer shall be responsible for a proportionate share of the costs for adjacent traffic signals. The Developer shall either construct these signals when warranted or pay to the City the proportionate share of the costs to install the required signals when requested by the City Engineer, or his designee;
12. Approval of proposed street names by the City Engineer, or his designee, prior to final plat approval;
13. All modifications to any existing RID irrigation system shall be coordinated with and approved by the Roosevelt Irrigation District prior to approval of improvement plans for the subdivision by the City Engineer or his designee;
14. All improvement plans, including civil and landscape plans, shall be reviewed and approved by the City Engineer, or his designee, prior to recordation of the final plat for the subdivision;
15. The Developer or successors shall warranty all public improvements constructed by the developer or successors within City of Goodyear rights-of-way and easements for a period of two (2) years from the date of acceptance by the City Engineer;
16. The underground placement of all permanent utilities, excluding power lines 69 kV or larger, within the proposed development, and abutting the Development's portion of perimeter arterial streets per phase prior to issuance of the first Certificate of Occupancy, including those for model homes;
17. All drainage and retention concepts shall meet with the approval of the City Engineer, or his designee, prior to City Council approval of any final plat for the property;
18. The Developer shall conduct geotechnical testing to a depth of 20 feet for retention basins within Sedella as designated by the City Engineer, or his designee, during the review of the final drainage report;
19. The Developer shall submit a plan with the final drainage report for this subdivision that identifies alternative methods for storm water disposal in the event the storm water

disposal methods proposed by the developer are not effective. The Developer will be responsible for implementing corrective measures for the duration of the project's warranty period;

20. The Developer shall submit a current Phase 1 Environmental Survey designating the City of Goodyear as named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City Engineer deems necessary dependent upon the contents of the Phase 1 survey. Such survey shall cover publicly dedicated rights-of-way, easements, or other parcels of land dedicated to the public and shall be submitted with the final plat for the project. Any environmental conditions identified by the Phase I Environmental Site Assessment shall be addressed and remediated to the satisfaction of the City Engineer, or his designee, prior to approval of any final plat for the project;
21. The Developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: "Sedella 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 and Meritage Homes 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";
22. The Public Sales Report and final plat shall include a statement that Sedella is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport;
23. The following information (a) shall be disclosed in the public sales report and (b) shall be provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: Sedella is in proximity to the proposed Loop 303 freeway and may be subject to potential noise intrusion, vibrations, dust, and all other effects that may be caused by said roadway;
24. 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 twenty-four by thirty-six inch (24"x36") map at the main entrance of such sales facility and shall include the approximate locations of the homes or apartments being sold or leased clearly depicted. The required contents of the map shall be provided by the City of Goodyear;
25. The following information (a) shall be disclosed in the public sales report and (b) shall be provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: Sedella is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses;

26. The following information (a) shall be disclosed in the public sales report and (b) shall be provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: Sedella is in proximity to the Arizona Motor Sports Park, generally located at Camelback Road and Reems Road, and may be subject to potential noise intrusion;
27. The following information (a) shall be disclosed in the public sales report and (b) shall be provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: Single-family residential parcels within Sedella may abut land designated for commercial development, fire station, elementary school, or APS electrical substation and, therefore, may be subject to noise intrusion and all other effects associated with such uses;
28. The developer shall submit a copy of the legal documents pertaining to the establishment of a Homeowners Association and any restrictive covenants associated with the proposed development for City Staff review and comment prior to approval of any final plat for the property;
29. The maximum height of any subdivision perimeter wall is restricted to eight (8) feet;
30. All front yard setbacks shall be measured from the property line as opposed to the back of curb or sidewalk;
31. All development on the subject property shall comply with the prevailing City of Goodyear Design Guidelines;
32. All housing products to be constructed within the project shall be submitted to the City for Design Review and approval prior to submittal of single-family standard (or custom) construction plans;
33. The Developer shall de-emphasize the garage element of all dwelling units by using techniques such as front porches and livable areas of the home that project forward the garage, side entry or recessed garages, or other design elements acceptable to the Community Development Director, or his designee;
34. Dwelling units with the same elevation or color scheme within the Sedella PAD shall not be placed side by side or across the street from each other, unless the elevation is fundamentally different as determined by the Community Development Director, or his designee;
35. Homebuilders within Sedella shall provide for a total wall assembly with a minimum thermal resistance (*R*-value) of 19 and shall demonstrate this with the submission of standard building plans to be reviewed and approved by City staff which shall specify the use of 2"x6" construction or acceptable equivalent for outer walls of homes. The City shall review the exterior house wall construction standards with respect to noise abatement to ensure that the 2"x6" construction standard is maintained;

36. The developer, homebuilder, or homeowner 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. The CC&Rs shall contain language reflecting this requirement and providing a mechanism for the developer to install the front yard landscaping in the event the homeowner fails to install said landscaping within the 60 day time period;
37. All two-car garages shall have minimum interior dimensions of 18 feet x 20 feet;
38. No more than three two-story homes shall be permitted side by side, and three consecutive two-story homes must be followed by a minimum of two single-story homes;
39. No two-story homes shall be permitted on lots adjacent to the commercial parcels, elementary school, fire station, or APS substation unless a landscape buffer of at least 35 feet in width separates the two uses;
40. All lots abutting Camelback Road, Indian School Road, Citrus Road, and Perryville Road shall be developed with single-story homes unless there is a thirty-five-foot (35') wide landscaped tract between the previously stated rights-of-way and the lot line;
41. All corner lots shall be developed with single-story homes;
42. The final plat(s) for the property shall contain a note listing those lots restricted to single-story homes and a corresponding symbol shall be placed on the final plat(s) indicating those lots restricted to single-story homes;
43. Dwelling units on lots fronting a T-intersection shall be configured so that the non-livable portions of the dwelling face oncoming traffic. The final plat(s) for the property shall contain a note listing those lots subject to headlight intrusion and a corresponding symbol shall be placed on those lots;
44. Driveways on key lots shall be located on the opposite side from the lot line that the key lot has in common with the corner lot and a corresponding note shall be placed on the final plat(s);
45. All open space areas, trails, and other community amenities shall be privately owned and maintained by the Sedella Homeowners Association (HOA), and that a note be placed on each final plat indicating HOA ownership and maintenance responsibilities of these tracts;
46. All lots adjacent to common open spaces having view fences shall be required to complete their rear yard landscaping within ninety (90) days of the issuance of a Certificate of Occupancy;
47. The Developer shall improve all tot lots within the project with an approved shade canopy over the play equipment;

48. The Developer shall provide pedestrian scale security lighting for all trails and active recreational areas within the project;
49. Landscape and other open space improvements located within a phase of development shall be completed upon issuance of the first Certificate of Occupancy for a single-family dwelling unit within that phase;
50. The Developer shall post signage on the property that identifies (a) Sedella is in a 'Luke AFB overflight area' and (b) the Luke AFB 65 Ldn noise contour. The final configuration, location, and quantity of the signage are subject to review and approval by the Community Development Director, or his designee, prior to approval of any final plat for the project;
51. The Developer shall execute an avigation easement over the entire Sedella property, record the document in the Maricopa County Recorder's office, and provide the City of Goodyear Community Development Department with a copy of the recorded easement prior to approval of any final plat or site plan for the property. Said easement shall be in form and substance acceptable to the Community Development Director, or his designee;
52. The Developer shall control dust as required by the State, City, and the County Bureau of Air Pollution on temporary access ways during construction with a dust proof road surface;
53. The Developer shall keep the property weed and debris free;
54. The applicant shall provide Paseo Rest Stops, as provided on the Conceptual Parks, Trails, and Open Space Plan dated May 2005, and Final PAD Development Plan dated May 2005, at all trail intersections where no other active amenities are proposed;
55. The applicant shall provide a neighborhood park, with associated amenities, and incorporate the trail system in the area within the vicinity of the 12-acre commercial parcel as originally shown on the Conceptual Parks, Trails, and Open Space Plan dated December 2004, which is a part of the Final PAD Development Plan dated March 2005;
56. The applicant shall provide tot lots within 1,000 feet of every single-family dwelling, and shall demonstrate compliance with this provision on a revised Conceptual Parks, Trails, and Open Space Plan and on a revised Preliminary Plat prior to City Council approval of the Final PAD; and,
57. The Developer shall finalize plans for a Multi-Use Trail along the south side of Camelback road within the project's boundaries prior to the approval of any final plat for the project.

**COMMUNITY BENEFIT:**

- An increase in the housing stock currently available in the City of Goodyear.
- An increase in residential growth north of Interstate 10 to support development of the planned Regional Center.

## **DISCUSSION:**

### **Background**

The General Plan Land Use Map designates the subject property as Rural Residential and Community Commercial. The Rural Residential Land Use classification permits a density of 0 to 2 dwelling units per acre, with a target density of 0.2 dwelling units per acre (1 dwelling unit per 5 acres).

The property was annexed into the City of Goodyear on September 12, 1989, with Ordinance No. 89-284 and rezoned to the Agricultural (AG) zoning district with Ordinance No. 89-285.

The City Council approved Preliminary PAD zoning for Sedella on January 24, 2005, with the adoption of Ordinance No. 2005-931 and Supplementary Zoning Map 04-207. An application to rezone the property to the Final PAD zoning district was submitted on March 30, 2005.

The property is located within an area subject to the Graduated Density Concept (GDC) as outlined by Luke Air Force Base. The GDC calls for graduating densities away from the 65 Ldn. Per the GDC, a maximum of 2 units per acre is recommended from the 65 Ldn to ½ mile, 4 units per acre from ½ mile to 1 mile, and 6 units per acre from 1 mile to 3 miles. The City of Goodyear has adopted the GDC within the General Plan through Objective A-2 and associated Policies.

Land uses surrounding the subject property include the following:

- North – Camelback Road and then property zoned Rural-43 and R1-18 (Maricopa County) utilized for residential and agricultural purposes.
- South – Indian School Road and then property zoned Agricultural (AG) utilized for agricultural purposes.
- East – Citrus Road and then property zoned Agricultural (AG) utilized for agricultural purposes.
- West – Perryville Road and then property zoned Rural-43 (Maricopa County) utilized for residential and agricultural purposes.

The subject property is located within the Litchfield Elementary School District and the Agua Fria Union High School District.

### **Details of the Request**

The applicant is requesting approval of a preliminary plat consisting of 638.71 gross acres that will be subdivided into 1,168 single-family residential lots and 27 tracts (See Exhibit). The density is 1.83 dwelling units per gross acre and 1.98 dwelling units per net acre.

The preliminary plat provides for four different lot sizes, which will be developed as follows:

<b>Lot Size</b>	<b>Acreage</b>	<b>Number of Units</b>	<b>Percentage</b>
100' x 145'	72.5	144	12
90' x 140'	104.5	210	18
75' x 135'	143.5	357	31
65' x 130'	151.0	457	39
<b>Total</b>	<b>471.5</b>	<b>1,168</b>	<b>100 %</b>

The proposed residential development standards are as follows:

<b>Lot Size</b>	<b>Front Setback</b>	<b>Side Setback (Total Sides)</b>	<b>Rear Setback</b>	<b>Lot Coverage</b>
100' x 145'	20'	10' (20')	25'	45%
90' x 140'	20'	10' (20')	25'	45%
75' x 135'	18' - 21'	5' (15')	25'	45%
65' x 130'	18' - 21'	5' (15')	20'	50%

A 16-acre commercial parcel is proposed at the northwest corner of Citrus Road and Indian School Road and a 12-acre commercial parcel is proposed at the northeast corner of Perryville Road and Indian School Road. The permitted uses and development standards for these parcels will be based on the C-2 (Community Commercial) zoning district and as set forth in the Final PAD.

A 2-acre site for a fire station is proposed just north of the 16-acre commercial parcel. A 2-acre site for an APS substation is proposed just west of the 16-acre commercial parcel. A 230 kV overhead electrical line is proposed along the southern boundary of the project within an APS easement. An 18.7 acre site (Tract A) for an elementary school and community park is proposed within the project. The site will have frontage onto three adjacent roadways.

The development will have direct access onto Citrus Road, Camelback Road, Perryville Road, and Indian School Road. Internal circulation will be facilitated by an internal loop collector road. At this time, all streets within the development are anticipated to be public and will be built to City standards.

Potable water will be provided by the Arizona-American Water Company. The developer has indicated that sewer service will be provided by the Litchfield Park Service Company (LPSCO).

Total open space is 121.5 acres (19%). Sixty-four acres (10%) of park space are proposed. Amenities within these areas will include ball fields, sports courts, tot lots, ramadas, picnic areas, and a trail system, including an equestrian trail along Perryville Road. The PAD states that 14 acres of the provided open space will be outside of the project's drainage and retention system. Security lighting from dusk till dawn will be provided throughout all open

space areas. A homeowners association (HOA) will maintain all open space tracts, drainage features, and right-of-way landscaping.

#### Planning and Zoning Commission Action

The Planning and Zoning Commission heard this item at their regularly scheduled meeting of May 18, 2005. Items of discussion included the distance between the substation and nearest residential lots and the need for additional disclosure of the proposed public uses (i.e. substation, fire station). The Commission voted 5-0 to forward a recommendation of approval to the City Council.

#### Analysis

The preliminary plat is consistent with the development permitted for this parcel by the Sedella PAD and City of Goodyear General Plan.

A Development Agreement and a Fire Service Agreement have been submitted to the City for review. The Fire Service Agreement addresses the Developer's participation in the capital and operation and maintenance costs for the new fire station. The Development Agreement addresses the required infrastructure, development fees, and entitlements for the project. City Council approval of the Development Agreement and Fire Service Agreement is required prior to or concurrent with approval of the Final PAD and this preliminary plat. Construction within Sedella will not occur unless the infrastructure needs of the property and the 4-minute fire service response time are met.

Ten percent of the project area is required to be reserved as open space. The 121.5 acres of open space proposed with the development will exceed this requirement.

Luke Air Force Base has reviewed the development and recommended that the applicant review the sound attenuation requirements found in A.R.S. 28-8482 and provide an aggressive notification program. Conditions of plat approval require the developer to provide several means of disclosure and notification for prospective homebuyers.

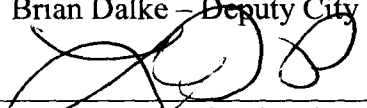
The Developer will commit to the Southwest Cities/Schools/Developer Compact with the donation of the elementary school site and contribution of funds to the high school district. Correspondence from the school districts indicates their support of the dedicated school site and monetary donations.

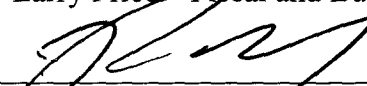
#### **FISCAL IMPACT:**

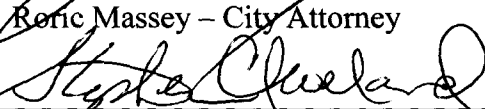
The economic impact analysis for this proposal indicates a positive cumulative impact on the General Fund of \$2,601,683 (net present value) over a ten year period, which includes construction sales tax. Without construction sales tax, the impact is a net present value of \$858,847.

**REVIEWED BY:**


  
Brian Dalke – Deputy City Manager

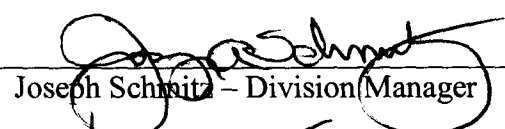
  
Larry Price – Fiscal and Budget Officer

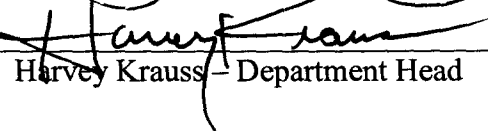
  
Ronic Massey – City Attorney

  
Stephen Cleveland – City Manager

**PREPARED BY:**

  
Steve Careccia – Preparer

  
Joseph Schmitz – Division Manager

  
Harvey Krauss – Department Head