

AGENDA ITEM # _____

DATE: November 9, 2015

COAC NUMBER: 15-5675

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Master Plat for CantaMia
Phases 2 & 3 and the final plat for
CantaMia Pod 4

STAFF PRESENTER: Alex Lestinsky,
Planner I

APPLICANT: Zach Hilgart,
HilgartWilson, LLC

CASE NUMBER: 14-520-00009

RECOMMENDATION:

Approve the master plat for CantaMia Phases 2 & 3 subdividing 326.70 acres into two phases and three tracts and includes the final plat for Pod 4 which is 47.67 acres subdivided into 169 single family lots and 33 tracts generally located southwest of Estrella Parkway and southeast of Willis Road within the Estrella Mountain Ranch Villages X Planned Area Development (PAD), subject to the stipulations set forth in the Notes of the final plat and the following additional stipulations:

1. Compliance with the stipulations stated in Ordinance Nos. 88-257 and 05-947, the ordinance adopting the EMR Village X Planned Area Development, as amended in Case Nos. 13-210-00005 and 14-210-00004, and the stipulations and conditions of approval of the preliminary plat (Case No. 14-500-00004). If the developer or homebuilder fails to comply with any of the stipulations contained in Ordinance Nos. 88-257 or 05-947, or fails to comply with any other City codes and regulations in the development of CantaMia Phases 2 & 3, then the Development Services Director, or his designee, with respect to such developer or homebuilder may suspend issuance of building or construction permits within the subdivision parcel in violation until the developer or homebuilder cures the item in default;
2. No building permits for vertical construction (i.e. ground up construction) shall be issued until the NNP Common Facilities (except for the NNP Well 2 Facilities) as those terms are defined in the Northern Solution Water Facilities Agreement dated as of March 2, 2012 recorded, in the official records of Maricopa County as instrument 2012-0179581 ("Northern Solutions Agreement"), as amended, have been completed, except that the Director of Engineering or designee shall, in his/her sole discretion, be allowed to waive this prohibition to allow for the construction of model homes if the Director of Engineering or designee is satisfied with the progress towards the completion of the NNP Common Facilities;
3. Any technical corrections to the final plat required by the City Engineer shall be made prior to recordation of the final plat;
4. Developer or its Successor shall be responsible for the following payments:

- a) Fifty (50) percent of the cost of the traffic signal on Willis Road at the main entrance;
- b) Fifty (50) percent of the cost of the traffic signal at Estrella Parkway and the entry collector;
- c) Twenty-five (25) percent of the cost of the traffic signal at Willis Road and Estrella Parkway;

Traffic signals shall be installed or an in lieu payment provided to the City as directed by the City Engineer, or his designee, prior to issuance of the first building permit in Phase 2;

- 5. Bus bays shall be required for northbound Willis Road just north of Rainbow Valley Road and just north of the main entrance at such time that the Willis Road improvements are proposed;
- 6. For all lot purchasers within Parcels 20 and 21, the Public Sales Report and future final plat shall include a statement that "Parcels 20 and 21 of CantaMia may be subject to attendant noise, odor and all other effects that may be caused by the operations at the Rainbow Valley Water Reclamation Facility and the owner does further release and discharge the City of Goodyear, Newland Communities and AV 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;"
- 7. Final plats shall not be approved for Parcels 20 and 21, as identified on the preliminary plat and which are located within Tract 2 Phase 2 of this Plat, until appropriate odor control facilities have been installed at the Rainbow Valley Water Reclamation Facility at no cost to the City which will result in the reduction of the required buffer from 1000 feet to 350 feet.
- 8. If there is any change in ownership on the Property or any change in the financial instruments secured by the Property than what is reflected in the Plat, this Plat shall not be recorded until the Plat has been modified to reflect the new ownership and/or the new lender information needed for the Lender Consent and Subordination. Any plat recorded in violation of this stipulation shall be voided and no building permits shall be issued for any development on the Property until the violation has been cured.

PURPOSE:

The master plat for CantaMia Phases 2 & 3 consists of 326.70 acres. The final plat for Pod 4, which is a part of Phase 2, is being subdivided into 169 single family lots and 33 tracts. The final plat is consistent with the land use, development standards, and density approved as part of the EMR Village X PAD. The final plat is consistent with the requirements of the City's Subdivision Regulations.

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 July 25, 1988, the City Council adopted Ordinance No. 88-257 approving the original Estrella Phase II Planned Area Development (PAD) consisting of 5,493 acres. On April 20, 2005, the City Council approved an amendment for Village X of Estrella Mountain Ranch with the adoption of Ordinance No. 2005-947. This amendment facilitated the development of Province, an active adult community, now known as CantaMia. The subject property is designated as Single Family Detached Primary Residential (SFD-PR) and Single Family Attached Creative Lot Residential (SFA-CLR) in the Village X PAD. The City Council approved the preliminary plat for Village X on April 10, 2006. The City Council approved final plat for Province (CantaMia) Parcels 1 through 14 in early 2007. These parcels are currently under construction with single family homes. A community center and model home complex has also been completed.

On July 30, 2013, the City's Development Services Department approved a minor amendment to the Village X PAD. The amendment allowed the SFA-CL land use designation within the PAD to be developed with detached single family homes in addition to attached single family homes. On October 16, 2014, the City's Development Services Department approved a minor amendment to Estrella Mountain Ranch Village X PAD. This minor amendment reduced the total number of single family residential lots from 1,139 to 1,073, increased some lot sizes, replaced some areas of the lakes with open space tracts, and expanded the open space are adjacent to the community to allow the development of additional amenities.

On December 15, 2014, the City Council approved the preliminary plat for CantaMia Phase 2 and 3 consisting of 1,073 single family residential lots and 168 tracts on 326.79 acres.

Surrounding Properties:

Existing and proposed land uses surrounding the subdivision include the following:

- East/Northeast - the property is vacant with a General Plan designation of Neighborhood and Business & Commerce and Zoning District of Final PAD.
- 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 Neighborhood, and zoned PAD. The majority of the property is vacant, the General Plan designation is Neighborhood, and zoned Agricultural/Urban (AU). This property is State Trust Land.
- West/Northwest - The property is generally vacant with a General Plan designation of Neighborhood (with some existing single family detached lots) and Business & Commerce (existing Wastewater Treatment Facility) and Zoning District of Final PAD.

Details of the Request:

The applicant is requesting approval of a master plat for CantaMia Phases 2 & 3 and the final plat for Pod 4, which is a part of Phase 2. The area being platted consists of 326.70 acres that are being subdivided into two phases, 33 tracts, and includes 169 lots within Pod 4. Additional final plats for pods within Phases 2 & 3 will be forthcoming.

Pod 4 includes four parcels in which the typical lots sizes range from 45 feet wide by 110 feet deep to 70 feet wide by 117 feet deep. Approximately 10.78 acres of open space will be provided in Pod 4. Open space areas within Pod 4 and phases 2 and 3 of CantaMia will be owned and maintained by the CantaMia at Estrella Community Association, Inc.

Staff Analysis and Findings:

The final plat is consistent with the land use, development standards, and density approved by the EMR Village X PAD. The final plat is consistent with the requirements of the City's Subdivision Regulations. The plat for Pod 4 fully subdivides parcels 15, 16, 17, and 19 and is in substantial compliance with the approved preliminary plat (Case No. 14-500-00004). The proposed subdivision configuration provides for the orderly development of the property and contains provisions for the extension and construction of necessary infrastructure to serve the development.

Stipulation items 5, 7 and 8 have been included to reiterate some of the items from the preliminary plat approval (Case No. 14-500-00004). As this is a master plat of CantaMia Phases 2 and 3, the re-platting of future Pods will need to comply with these stipulations first and foremost.

The proposed development will provide additional housing opportunities within the City of Goodyear. The development of the property will also 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 more students for the EMR Village X PAD – CantaMia Phase 2 and 3. Since CantaMia is an Age-Restricted Community, as so declared in the CC&Rs, no new students are expected from this residential development.

Fire Department:

The development is served by Fire Station No. 182 located near Estrella Parkway and Spring Drive, which is 3.8 miles to the entrance of CantaMia and an approximate 6-8 minute

response time. A Fire Station is planned on Willis Road, east of the Rainbow Valley Water Reclamation Facility.

Solid Waste/Recycling:

Solid waste collection will be provided at curbside by City of Goodyear in accordance with standard policy and procedures for residential solid waste and recyclables collections.

Stormwater:

The conveyance of stormwater shall be in accordance with City of Goodyear Engineering Design Standards and Policies Manual. There are some washes that flow through the site that currently have flood plains that will need to be adjusted before those portions of Phases 2 and 3 can be final platted.

Streets/Access:

All streets within Phases 2 & 3 will be private and constructed to city standards. The development is currently accessed from Estrella Parkway at Tanglewood Drive with a secondary temporary emergency access at the south end of Estrella Parkway to 174th Drive. The subdivision will have a second gated access point onto Willis Road. As Phases 2 and 3 develop, secondary emergency access will be provided to Willis Road until CantaMia Parkway is extended.

Pod 4 will be accessed off of CantaMia Parkway through 178th and 181st Avenues.

Water/Wastewater:

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. Pod 4 has demonstrated the availability of water and wastewater. Future Pods within Phases 2 & 3 will need to demonstrate availability for water and wastewater with each final plat. The lakes are part of a reclaimed water system which is used to irrigate common areas.

PREVIOUS ACTIONS AND DISCUSSIONS:

The City Council considered and approved the preliminary plat for this item at its regular meeting of December 15, 2014.

FISCAL IMPACT:

A fiscal impact analysis was not conducted for this item.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Narrative
3. Final Plat