

**CITY OF GOODYEAR
PLANNING & ZONING COMMISSION ACTION FORM**

SUBJECT: Preliminary plat for Estrella Mountain Ranch Parcel 3.14	STAFF PRESENTER: Alex Lestinsky, Planner II CASE NUMBER: 16-500-00002 APPLICANT: Pete Teiche, Newland Communities
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RECOMMENDATION:

Recommend approval of a request for a preliminary plat for Estrella Mountain Ranch Parcel 3.14, subject to the following stipulations:

1. Compliance with the stipulations stated in Section II of Ordinance No. 08-1103, the ordinance amending the land uses for Parcel 3.14 within Estrella Phase I Planned Area Development, dated November 22, 2007;
2. A letter from Southwest Gas indicating its approval of the gas line crossing on 175th drive and 176th Drive shall be provided to the City Engineer prior to authorization to construct public improvements;
3. Prior to approval of the civil construction documents, the proposed sewer pipe shall be centered within the easement on Tract B to the greatest degree possible;
4. With the development of Parcel 3.14, the developer shall provide access from San Miguel Drive to the existing sewer easement adjacent to Corgett Wash via 12 feet of mountable curb. The easement shall be cleared of vegetation, raised to grade, where necessary, and all other obstructions shall either be removed or relocated from the easement;
5. The developer (NNP III – Estrella Mountain Ranch, LLC) or their successor in interest shall be responsible for 25 percent of the cost to design and install a traffic signal at the intersection of San Miguel and Estrella Parkway. The developer shall provide funds to the City for signal design and installation within 60 days after approval of the final plat or a traffic warrant by the City Traffic Engineer, or his designee, or at the time of issuance of fifty percent (50%) of the building permits for the maximum number of housing units permitted within the development, whichever comes first;
6. Prior to final plat approval, NNP III – Estrella Mountain Ranch, LLC shall demonstrate to the City that adequate potable water resources exist to serve the proposed development pursuant to the Northern Solutions Water Facilities Agreements;
7. The following information shall be included as a note on the final plat: “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"; and,

8. The developer shall provide financial assurance in a form and amount acceptable to the City to cover the costs to correct any stormwater erosion and disposal problems (i.e. retention basins that do not drain within a 36-hour time frame) that may arise during the first 5 years following the completion of the initial project construction. A cost estimate detailing an alternative method to dispose of retained stormwater runoff, such as gravity bleed off system or a pumping system, shall be submitted to the City for review with the first construction document submittal. The City will use the cost estimate in determining the appropriate final assurance amount. This financial assurance must be submitted with the warranty bond prior to issuance of the acceptance of construction letter and commencement of the warranty period.

PURPOSE:

This application is requesting approval of a preliminary plat for Estrella Parcel 3.14 located at the northwest corner of Estrella Parkway and San Miguel Drive. The plat consists of 14.43 acres that will be subdivided into 44 single family detached residential lots and seven 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 Estrella Phase 1 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.

BACKGROUND AND PREVIOUS ACTIONS:

On January 28, 2008, the City Council adopted Ordinance No. 08-1103 approving the Estrella Phase I PAD. The Estrella Phase I PAD, as amended, designates the subject parcel as Patio Home Residential (PH) (4-8 dwelling units per acre).

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 – Existing single family residential development (Parcel 33) and a vacant parcel zoned Church PAD
- South – San Miguel Drive, open Space, and single family residential
- East – Estrella Parkway and vacant Estrella Phase 1 PAD
- West – Corgett Wash and existing Parcel 55, single family residential

The preliminary plat for Parcel 3.14 consists of 14.43 acres that will be subdivided into 44 single family residential lots and 7 tracts. The existing zoning allows for development of single family homes or patio homes between 4-8 dwelling units per acre. The proposed gross density is 3.05 dwellings per acre, however the net density, which adjusts for natural, undeveloped acreage is calculated at 4.22 dwellings per acre. The net density is used to calculate the projected water demand which will require the use of 36.1 Equivalent Dwelling Units (EDUs) for the 44 lots proposed. The amount of proposed gross open space is 6.84 acres or 47.4% while the net open space is 2.74 acres or 26.3%, well in excess of the 15% minimum required.

The typical lot within the proposed subdivision will be 50 feet wide and 100 feet deep. As designated in the PAD, minimum setbacks are 10 feet for the front (18 feet for the garage), 5 feet for the sides, and 10 feet for the rear. Lot coverage is 60%. The maximum building height is 35 feet or two stories. Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined. All house plans will be reviewed for conformance with the PH designation for Parcel 3.14.

Phoenix-Goodyear Airport:

Although Parcel 3.14 may experience aircraft overflights, the site is not within or adjacent to the high noise or accident potential zones for the Phoenix Goodyear Airport, and is outside the traffic pattern airspace of the Phoenix Goodyear Airport. However, 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 not located in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will Parcel 3.14 be adversely impacted. However, a general note will be included on the final plat to inform the public and homeowners of base operations and the potential for over-flights.

Fire Department:

Currently, Estrella Mountain Ranch is served by Fire Station 182 located near Estrella Parkway and Santa Maria Drive, approximately one-half mile to the northeast of Parcel 3.14. Emergency responses to Parcel 3.14 are within the 0-4 minute estimate.

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 within Estrella Phase I.

Streets/Access:

The subdivision will have two points of entry off of San Miguel Drive. All streets within the subdivision will be public and constructed to city standards.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Westar Elementary School and Estrella Foothills High School are located approximately one mile from Parcel 3.14.

Parks and Open Spaces:

The subdivision will include 6.84 acres (47.4%) of open space. A recreational area is proposed in Tract E. This area will include a tot lot, ramada and turf areas.

PUBLIC PARTICIPATION:

Citizen Review Meeting:

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

STAFF ANALYSIS:

The preliminary plat is consistent with the land use, development standards and density approved by the Estrella Phase One PAD. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development

FISCAL ANALYSIS:

The development will be responsible for extending and constructing all infrastructure necessary to serve the site. Additional revenue initially will be generated through the payment of construction sales taxes and development impact fees, but residential development generally has a net negative impact on the City General Fund.

ATTACHMENTS:

1. Aerial Photo
2. Fire Station 182 Exhibit
3. Preliminary Plat
4. Project Narrative