

AGENDA ITEM # _____

DATE: January 25, 2016

COAC NUMBER: 16-5741

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: FINAL PLAT FOR
ESTRELLA MOUNTAIN RANCH
PARCEL 9.8**

STAFF PRESENTER:
Karen Craver, AICP, Planner III

CASE NUMBER: 15-520-00006

APPLICANT:
Pete Teiche, Newland Communities

RECOMMENDATION:

Approve the final plat for Estrella Mountain Ranch Parcel 9.8, subdividing 38.15 acres into 106 single family residential lots and 13 open space, landscape, and drainage tracts, generally located on the north side of West Calistoga Drive, west of South 184th Avenue, within the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD), subject to the following stipulations:

1. Compliance with the development standards, design guidelines, design concepts, and other provisions contained within the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD) as adopted by Ordinance No. 04-917 and the stipulations thereto; compliance with the Montecito Phase 3 PAD Amendment as adopted by Ordinance No. 08-1114 and the stipulations thereto; and compliance with the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD) Amendment as adopted by Ordinance No. 14-1295 and the stipulations thereto; except as modified herein;
2. A stormwater maintenance agreement prepared pursuant to Section 9.1.3.C.11.b. of the Engineering Design Standards & Policy Manual (EDS&PM) shall be submitted to and approved by the Engineering Department and executed prior to final plat recordation;
3. Prior to final plat recordation, the title of the final plat shall be revised to include the Quarter Section(s) within which the proposed subdivision is located;
4. Prior to final plat recordation, all off-site easements shall be recorded and the MCR numbers shown on the final plat;
5. Prior to final plat recordation, all drainage and all water and sewer easements shall be recorded and the MCR numbers shown on the final plat;

6. Prior to issuance of any on-site construction permit, a letter from the owner of the existing gas easement must be submitted to the Engineering Department stating that the proposed waterline construction and associated easement at the crossing of the existing gas main is acceptable; and
7. If the NNP Common Facilities (except the NNP Well 2 Facilities) as that term is defined in the Northern Solution Water Facilities Agreement dated as March 2, 2012, recorded in the official records of Maricopa County as instrument 2012 0179581, as it has been amended, have not been substantially completed, as that term is defined in the Fourth Amendment to Northern Solution Water Facilities Agreement dated September 28, 2015, recorded in the official records of Maricopa County as Instrument 2015 0707611, the following stipulation shall be included on the final plat prior to recordation:

Except as otherwise provided in paragraph 4.1 of the Fourth Amendment to Northern Solution Water Facilities Agreement dated September 28, 2015, recorded in the official records of Maricopa County as Instrument 2015 0707611 ("Fourth Amendment") no building permits for vertical construction (i.e. ground up construction) shall be issued until Owner has substantially completed, as that term is described in paragraph 2 of the Fourth Amendment, the construction of the NNP Common Facilities (except for the NNP Well 2 Facilities), as that term is 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

PURPOSE:

Newland Communities, Inc., is requesting approval of the final plat for Estrella Mountain Ranch Parcel 9.8 in order to market a shovel-ready property to a single family residential home builder.

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.

Final plat approval shall be valid for a period of 90 calendar days from the date of City Council approval, and shall expire if it is not recorded with the Maricopa County Recorder within the 90-day approval period. Prior to recordation, engineering constructions plans shall be approved and all necessary financial assurances shall be in place. A 90-day extension of approval may be considered by Council.

Historical Information:

- On October 12, 2004, the City Council adopted Ordinance No. 04-917 amending the previously approved Estrella Phase II Final PAD and approving the Estrella Villages VII and IX PAD within which Parcel 9.8 is located.

- On May 12, 2008, by adopting Ordinance No. 08-1114, the City Council approved an amendment to the Estrella Villages VII and IX PAD, identified as the Montecito Phase 3 PAD Amendment, within which Parcel 9.8 is located. Changes in market conditions necessitated the amendment.
- On May 19, 2014, the City Council adopted Ordinance No. 14-1295 again amending the Estrella Villages VII and IX PAD. Once again, changes in market conditions necessitated the amendment.
- On August 31, 2015, the City Council approved the preliminary plat for Parcel 9.8.

Surrounding Properties:

Land uses and existing zoning surrounding Parcel 9.8, include the following:

- **North:** Undeveloped lands within Estrella Phase II, zoned PAD and planned for single family residential development
- **East:** Developed single family residential lots within Coronado Village at Estrella Mountain Ranch, zoned PAD
- **South:** Calistoga Drive and undeveloped land within Montecito Village at Estrella Mountain Ranch, zoned PAD and planned for single family residential development
- **West:** An electric transmission line corridor and undeveloped lands within Estrella Phase II, zoned PAD and planned for single family residential development

Details of the Request:

Newland Communities has submitted a final plat that:

- Subdivides the 38.15-acre Parcel 9.8 into 106 single family lots and 13 open space, landscape and drainage tracts
- Creates a resulting density of 2.78 dwelling units per acre
- Establishes a minimum 7,200-square foot lot with a minimum 60-foot lot width and a minimum 120-foot lot depth
- Provides two points of access off the north side of the westward extension of Calistoga Drive
- Provides 9.9 acres (26% of the parcel) of open space
- Provides a pocket park with a ramada and a shaded tot lot as additional amenities

Staff Analysis and Findings:

The final plat is:

- Consistent with the approved preliminary plat
- Consistent with the development standards of the Estrella Mountain Ranch Villages VII and IX PAD
- Consistent with the City's Subdivision Regulations, General Plan, and Parks, Recreation, Trails, and Open Space Master Plan

FUNCTIONAL/DEPARTMENTAL IMPACTS

Luke AFB:

Parcel 9.8 is not located in proximity to Luke AFB but it is located within a departure corridor. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will Parcel 9.8 be adversely impacted. However, a general note is included on the final plat to inform the public and homeowners of base operations and the potential for over-flights. The existing PAD also contains a stipulation that requires the developer to inform future residents of base operations and the potential for attendant noise.

Phoenix-Goodyear Airport:

Parcel 9.8 is outside the traffic pattern airspace of the Phoenix-Goodyear Airport and the proposed development should have no impact on airport operations. A general note is included on the final plat to inform the public and homeowners of the airport and potential for over-flights. The existing PAD also contains a stipulation that requires the developer to inform future residents of airport operations and the potential for attendant noise.

Fire Department:

Parcel 9.8 will initially be served by Fire Station No. 182 located at the intersection of Estrella Parkway and Spring Drive. The response time is estimated to be between 6 to 8 minutes.

Police Department:

Parcel 9.8 is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

Schools:

Parcel 9.8 is located within the Liberty Elementary School District and the Buckeye Union High School District. The final plat will facilitate the development of previously approved single family residential dwelling units accounted for in 2008, with an amendment to the Estrella Villages VII and IX PAD. The 2008 amendment, identified as the Montecito Phase 3 PAD Amendment, established a maximum number of residential units that are being distributed throughout the various parcels in Villages VII and IX. The development of Parcel 9.8 will not alter or impact existing or planned school facilities.

Open Space:

Parcel 9.8, part of The Estrella Villages VII and IX PAD, borders the Coronado Village and Montecito Village sections of the PAD that identified locations for neighborhood parks to serve this area of Estrella. Provisions for the continuation of access from existing development to the east through Parcel 9.8 and the adjacent Parcel 9.9, to the mountainous open space areas within and north of Parcel 9.9, have been included on the final plat. Additional open space and a pocket park within Parcel 9.8 itself have also been included on the final plat.

Solid Waste:

In accordance with City of Goodyear standard solid waste collection policy, residential solid waste and recyclables collection will be provided curbside by the City.

Stormwater:

Parcel 9.8 is required to address stormwater management in accordance with City Engineering & Design Standards. Stormwater management improvements for Parcel 9.8 include retention basins and open space improvements for the management of stormwater within and through Parcel 9.8.

Streets/Transportation:

Two points of access to Parcel 9.8 will be constructed off the north side of the westward extension of Calistoga Drive. The developer will be required to construct all street infrastructure identified as being needed for the development of Parcel 9.8, in accordance with City Engineering & Design Standards.

Water/Wastewater/Reclaimed Water:

Parcel 9.8 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. The final plat has been found to be in conformance with the terms of that agreement. Common areas will be watered with non-potable water through a private non-potable water system.

PREVIOUS ACTIONS AND DISCUSSION:

A final plat is taken directly to City Council for review and approval. Council has not previously considered this final plat.

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. Final Plat