

AGENDA ITEM #: _____

DATE: September 21, 2016

COAC #: N/A

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

**SUBJECT: Preliminary plat for Estrella
Parcel 11.B**

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 16-500-00006

APPLICANT: Pete Teiche, Newland
Communities

RECOMMENDATION:

Recommend approval of a request for a preliminary plat for Estrella Parcel 11.B, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 16-1333, the ordinance adopting the Lucero Planned Area Development (PAD) Amendment, dated March 18, 2016;
2. 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;
3. 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”;
4. All subdivision improvements proposed and/or stipulated in the preliminary plat approval shall be constructed in one phase. If multiple construction phases of the subdivision improvements is desired, a subdivision improvement phasing plan shall be submitted for review and approval. Note: Separate construction plans sets shall be designed for each construction phase and submitted for review and approval. Each plan set will be approved and permitted independently of other phases;
5. Prior to the recordation of the Final Plat, all construction plans for onsite and offsite infrastructure shall be approved, with appropriate phasing. This includes, but not limited to:
 - 5.1. All offsite sewer infrastructure plans, including but not limited to, the Lost Lift Station and corresponding 8” parallel force mains, and 8” gravity sewer mains (mains across Hillside Drive from Parcel F2 to the Park, Parcel D1 to Parcel C, and Parcel D2 to Parcel D3, and the main across Sendero Drive from Parcel C to Parcel H);

- 5.2. All offsite water infrastructure plans, including but not limited to, the 16" main along Hillside Drive, the 8" main along Sendero Drive, the 16" main along Estrella Parkway, the 12" main along Estrella Parkway and the Site 13 Zone 2 pump (compliant with the recommendations from the Estrella Master Water Report dated May 20, 2016);
- 5.3. All downstream drainage facility improvement plans, specified in the Community 11 Master Drainage Report (March 7, 2016);
- 5.4. All offsite improvement plans along Hillside Drive; and,
- 5.5. All offsite improvement plans for both intersections of Hillside Drive and Estrella Parkway, including a deceleration lane, left turn lane, all associated signage and striping, curb and gutter and adjacent sidewalk.
6. The Final Plat shall not be recorded until all required financial assurances are in place. Performance bonding or letters of credit will be required to be provided to the City in the amount of 100% of the cost for the offsite and onsite improvements that have been identified as being the responsibility of the Developer;
7. This project is financially responsible for 100% of the cost to construct the future traffic signals at both intersections of Hillside Drive and Estrella Parkway. If warranted, this project will be responsible to construct this signal at the time of development. If not warranted, an in-lieu payment shall be collected for the Developer's financially responsible portion of the signal cost prior to receiving permits;
8. At the time of development, all new or existing utilities shall be placed underground except power lines 69 kV or larger;
9. All private stormwater management facilities shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement will include any and all maintenance easements required to access and inspect the stormwater management facilities, and to perform routine maintenance as necessary to ensure proper functioning of the stormwater management facility. In addition, a binding covenant specifying the parties responsible for the proper maintenance of all stormwater management facilities shall be secured prior to approval of final subdivision plat and issuance of any permits for land disturbance activities;
10. A current Phase 1 Environmental Assessment designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made is required prior to any final plat approval;
11. A current Soils Report, including all of the information outlined in the City of Goodyear EDS&PM Section 4.1.9.B.1, is required with the construction documents submittal;
12. Prior to Final Plat recordation, the Map of Dedication for Hillside Drive shall be recorded; and,
13. Prior to Final Plat recordation, all offsite easements associated with the required infrastructure shall be recorded.

PURPOSE:

This application is requesting approval of a preliminary plat for Estrella Parcel 11.B located within the Lucero (Community 11) Planned Area Development (PAD). The plat consists of 27.4 acres that will be subdivided into 100 single family detached residential lots and 11 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 Lucero PAD Amendment. 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 June 27, 2016, the City Council adopted Ordinance No. 16-1333 approving the Lucero PAD Amendment. The Lucero PAD Amendment, designates the subject parcel as Low Medium Density Residential.

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 – Future Neighborhood Commercial property as designated by the Lucero PAD Amendment
- East – Estrella Parkway
- South – Future Parcel G, Low Medium Density Residential per the Lucero PAD Amendment.
- West – Hillside Drive and open space for future Village Park per the Lucero PAD Amendment.

The typical lot within the subdivision will be 47-feet wide and 115-feet deep. As designated in the PAD, minimum setbacks are 10-feet to the living area for the front (18-feet to front loaded garage), 6-feet for the sides, and 10-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined.

Phoenix-Goodyear Airport:

Although this parcel 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 this parcel 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 and a half miles south of Lucero. Emergency responses to Parcel 11.B are within the 6-8 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 Hillside Drive, which is the main collector street that runs through Lucero and is being built with this parcel. 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. Estrella Elementary School and Estrella Foothills High School are located approximately 3-4 miles from Parcel 11.B. During the PAD process, these school districts provided letters to the City indicating adequate capacity with the development of Lucero.

Parks and Open Spaces:

The subdivision will include 9.08 acres (33.1%) of open space. Active open space is found in Tract E.

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 Lucero PAD Amendment. 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.

As noted in the Streets/Access Analysis, the infrastructure plans for Hillside Drive, which is the access point that provides access to all parcels in Lucero, was submitted for review with this parcel. It will be the first phase of development in Lucero in order to provide access to Parcel 11.B and all other parcels on the eastern half.

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