

AGENDA ITEM #: _____

DATE: March 6, 2017

COAC #: 17-6010

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Final Plat for Replat of Parcel
23 CantaMia Phase 2 Tract 3**

STAFF PRESENTER: Joe Schmitz, Long
Range Planner

CASE NUMBER: 16-520-00019

OTHER PRESENTER: Zach Hilgart,
HilgartWilson, LLC representing AV Homes

PROPOSED ACTION:

Approve the Final Plat for the Replat of Parcel 23 of CantaMia Phase 2 Tract 3 requested by AV Homes to increase the number of lots in Parcel 23 from 35 to 38 along S. 180th Drive, south of W. Wildwood Drive, subject to the following 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. Any technical corrections to the final plat required by the City Engineer shall be made prior to recordation of the final plat; and,
3. 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;

These 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.

BACKGROUND AND PREVIOUS ACTIONS:

- The EMR Village X Planned Community PAD Zoning was approved by City Council on April 20, 2005 by Ordinance 05-947.

- The Preliminary Plat for CantaMia Phases 2 and 3 was approved by the City Council on December 15, 2014 to allow subdividing 326.49 acres into 1,073 single family lots and 168 tracts.
- The final master plat for CantaMia Phases 2 and 3, which included Tract 3 in Phase 2, was approved by the City Council on November 9, 2015.
- The Replat of CantaMia Phase 2, Tract 3 was approved by the City Council on July 11, 2016 and created Parcels 23, 24, 25 and 26 in Pod 5 which were subdivided into 159 lots and 26 tracts.

STAFF ANALYSIS:

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. A replat which increases the number of lots also must be reviewed and approved by the local governing body. Approval of a final plat is valid for 90 days from the date of City Council approval.

Details of Request:

The applicant is requesting approval of the Final Plat for the Replat of Lots 9-35 in Parcel 23 in CantaMia Phase 2 Tract 3 to change the lot width of 27 lots from 70 feet to 60 feet. As a result of this reduction in lot width the number of lots will be 30 – a net increase of three lots. The minimum lot width required by the Single Family Detached Primary Residential (SFD-PR) Zoning in CantaMia is 60 feet. This proposed replat is consistent with the land use, development standards, and density established by the amended EMR Village X Planned Area Development (PAD) and with the City's subdivision regulations and the preliminary plat approved for this parcel. The previously platted streets and open space will remain unchanged.

Impact to City Services:

Phoenix-Goodyear Airport:

The subject property may experience aircraft overflights, but it is outside the traffic pattern airspace of the Phoenix Goodyear Airport. A general note has been placed on the final plat to inform the public and homeowners of airport operations and the potential for attendant noise.

Luke Air Force Base:

The subject property is not located within the territory considered to be in the vicinity of a military airport, such as Luke Air Force Base. A general note has been 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 and CantaMia are served by Fire Station 182 located near Estrella Parkway and Santa Maria Drive, approximately 5.46 miles to the northeast of Parcel 23. Emergency responses to Parcel 23 are expected to be about 11 minutes and increase to about 26 minutes for the next nearest Goodyear fire station.

| Nearest Fire Station | Shortest path | | Longest path | | 2 nd Nearest COG Fire Station | Shortest path | | Longest path | |
|----------------------|---------------|-------|--------------|-------|--|---------------|-------|--------------|-------|
| | Mins | Miles | Mins | Miles | | Mins | Miles | Mins | Miles |
| #182 | 10.92 | 5.46 | 11.37 | 5.68 | #184 | 25.58 | 12.79 | 26.03 | 13.01 |

Police Department:

The subdivision is located within an existing Police patrol beat and the current level of service within that beat can accommodate the three lot increase in the number of lots.

Water/Wastewater/Reclaimed Water:

The CantaMia development is served by the City of Goodyear water and wastewater utilities that have been developed within Estrella Phase I. Pursuant to the Northern Solution Water Facilities Agreement entered into by the City and Newland Communities, AV Homes has acquired three additional water service Equivalent Dwelling Units from Newland Communities. This has been verified with Newland Communities and an EDU calculation has been included on the final plat.

Streets/Access:

This subdivision is served by private streets. The principal connection to the public street system is by way of a collector roadway named CantaMia Parkway which connects to Estrella Parkway, and by way of a temporary secondary access point off Willis Road on the Nighthawk Way alignment which is restricted to use by emergency personnel only. This temporary access point will be replaced with permanent gated access point along the boundary between Phases 2 and 3 on the Mountain Vista Way alignment.

School Districts:

This project will have no impact on the school systems since it is an age restricted community.

Parks and Open Spaces:

The original Parcel 23 covered 12.55 acres and included 3.22 acres (25.58%) of open space. The replat covers 5.953 acres and there are no changes to the amount of open space provided.

Public Participation:

No public notice is required for a final plat.

Fiscal Analysis

No formal fiscal impact analysis has been done for this plat, however, by increasing the number of lots there should also be an increase in the construction sales tax generated by Parcel 23 compared to whatever was expected previously.

RECOMMENDATION:

Approval of the Final Plat for the Replat of Lots 9-35 in Parcel 23 in CantaMia Phase 2 Tract 3 will change the lot width of 27 lots from 70 feet to 60 feet and increase the number of lots by three. This proposed replat is consistent with the land use, development standards, and density established by the amended EMR Village X Planned Area Development (PAD) and with the

City's subdivision regulations and the preliminary plat approved for this parcel. It is the recommendation of staff that the City Council approve the Final Plat for the Replat of Parcel 23 of CantaMia Phase 2 Tract 3, subject to stipulations.

ATTACHMENTS:

1. Aerial Photo
2. Original Re-Plat of CantaMia Phase 2 Tract 3 – Recorded Final Plat
3. Proposed Re-Plat of Parcel 23 of CantaMia Phase 2 Tract 3