

AGENDA ITEM #: _____

DATE: March 15, 2017

COAC #: N/A

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

SUBJECT: Preliminary plat for Estrella Parcel 11.G	STAFF PRESENTER: Alex Lestinsky, Planner II CASE NUMBER: 16-500-00011 OTHER PRESENTER: Pete Teiche, Newland Communities
---	--

PROPOSED ACTION:

Recommend approval of a request for a preliminary plat for Estrella Parcel 11.G, 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. Construction plan phasing shall conform to Section 2.11 of the Engineering Design Standards and Policy Manual;
5. Prior to the recordation of Final Plat all construction plans for onsite and offsite infrastructure shall be approved, with phasing, as appropriate. This includes, but is not limited to:
 - 5.1 All offsite sewer infrastructure plans, including but not limited to, the Lost Lift Station as described by the Master Sewer Report and corresponding 8” parallel force mains, and 8” gravity sewer main across Hillside Drive from Parcel F2 to the Park located between Parcels C and F1;
 - 5.2 All offsite water infrastructure plans, including but not limited to, the 16” main that transitions to a 12 main north of Parcel B along Hillside Drive, the 12” main

that runs from Estrella Parkway through Parcel B and along Hillside Drive, the 16" 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. Prior to the recordation of the Final Plat, all downstream drainage facilities required to be constructed to support this parcel shall be included in HOA maintained tracts that have been declared for that purpose and have entered into a restrictive covenant, per City Standards, with the City via Final Plat or other recorded document, as approved by the City Engineer;
 7. Construction Drawings and Plats for Parcels F2 and G shall be approved and constructed concurrently, unless plans for a secondary fire access point and a looped water system are submitted and approved;
 8. The Final Plat shall not be recorded until all required financial assurances are in place. A form of financial assurance acceptable to the City Engineer will be required to be provided to the City for the offsite and onsite improvements that have been identified as being the responsibility of the Developer;
 9. The Lucero Development, as defined by the PAD, 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 recordation of the final plat;
 10. Prior to Final Plat recordation, the Map of Dedication for Hillside Drive shall be recorded; and,
 11. Prior to Final Plat recordation, all offsite easements associated with the required infrastructure shall be recorded.

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.

STAFF ANALYSIS:

Existing land uses and zoning surrounding the subject property include the following:

- North – Future Parcel B
- East – Estrella Parkway
- South – Future Parcel F2
- West – Future Parcel F1

The typical lot within the subdivision will be 47-feet wide and 90-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 two miles south of Lucero. Emergency responses to Parcel 11.G are within the 5-7 minute estimate.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#182	5.42	2.21	5.77	2.39	Station #184	12.94	5.97	13.29	6.15

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 one entry off of Hillside Drive, which is the main collector street that runs through Lucero and is being built with this parcel. The parcel also has access to Parcel F2 which has one entry from Hillside 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. Estrella Elementary School and Estrella Foothills High School are located approximately 3-4 miles from Parcel 11.G. During the PAD process, these school districts provided letters to the City indicating adequate capacity with the development of Lucero.

RECOMMENDATION:

This parcel consists of 12.57 acres subdivided into 47 single family detached residential lots and five tracts. 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. Staff recommends approval.

ATTACHMENTS:

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