

AGENDA ITEM #: _____

DATE: January 9, 2017

COAC #: 17-5963

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Preliminary plat for Estrella Mountain Ranch Parcel 7.5

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 16-500-00007

APPLICANT: Pete Teiche, Newland Communities

RECOMMENDATION:

Approve a request for a preliminary plat for Estrella Mountain Ranch Parcel 7.5, subject to the following stipulations:

1. Compliance with the stipulations stated in Section II of Ordinance No. 08-1114, the ordinance amending the land uses within Montecito Village at Estrella Planned Area Development, as amended;
2. The final plat submittal shall include a cost estimate detailing an alternative method to dispose of retained stormwater runoff, such as a pumping system. 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 approval of construction letter;
3. 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;
4. Financial assurance in a form and an amount as set forth herein to cover the costs to correct any stormwater erosion and/or disposal problems with the retention basins constructed within the Property that may arise during the first five (5) years following the completion of the retention basins. This includes modifications to ensure that the retention basins completely drain within a 36-hour time frame following a storm event. Plans and a cost estimate for an alternative method to dispose of retained stormwater runoff within the entire Property, such as a gravity bleed off system or a dry well bleed off system shall be submitted to the City for review prior to the recordation of the first final plat subdividing all or part of the Property. Upon approval of an alternative method for disposing of retained stormwater runoff, the City will use the cost estimate in determining the appropriate financial assurance amount. Upon completion of the retention basins within the Property and prior to the written Notice of Approval from the City, a bond, in a form acceptable to the City Attorney or his designee, shall be provided to the City to cover the costs of constructing the approved alternative stormwater disposal system. The bond shall be provided prior to the issuance of a Notice of Approval by the City and the release of the subdivision bond provided to ensure the construction of the External Infrastructure. The City shall be entitled to withhold

building permits, without liability to the City, if the bond required herein is not provided. Unless notification has been provided that any of the retention basins constructed within the Property are not completely draining with a 36-hour time frame following a storm event, the City shall release and return the bond provided pursuant to the requirements herein no later than ten (10) business days after the date that is five (5) years after the effective date of such bond. If notification has been provided that any of the retention basins constructed within the Property are not completely draining with a 36-hour time frame following a storm event within the date that is five (5) years of the effective date of the bond provided for herein, the bond shall be released after the completion of approved stormwater disposal system;

5. Prior to Final Plat recordation, proof of consent from the HOA will be required acknowledging they approve the responsibility of maintaining the retention basin pump; and,
6. Per Ordinance 08-1114, the developer or their successor in interest shall be responsible for a proportionate share of the cost to install all traffic signals required to facilitate the development of Montecito Village at Estrella. The developer shall either construct the signals when warranted, or pay the proportionate share for the cost to design and install the required signals to the City within 60 days after approval of a traffic warrant by the City Traffic Engineer, or his designee. The developer or their successor in interest may receive development impact fee credits for the contributed costs for these traffic signals at the time of development if such credits are available and applicable to the property development.

PURPOSE:

The applicant is requesting approval of a preliminary plat for Estrella Parcel 7.5 located at the southwest corner of Estrella Parkway and Calistoga Drive. The plat consists of 17.93 acres that will be subdivided into 65 single family detached residential lots and eight 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 Montecito Village 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 May 12, 2008, the City Council adopted Ordinance No. 08-114 approving the Montecito Village Phase 3 PAD Amendment. The Montecito Village PAD, as amended, designates the subject parcel as Single Family Detached Creative Lot Zone (SFD-CL).

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 – West Calistoga Drive
- South – Estrella Parcel 7.6
- East – South Estrella Parkway
- West – Estrella Parcel 7.6

The preliminary plat for Parcel 7.5 consists of 17.93 acres that will be subdivided into 65 single family residential lots and 8 tracts. The existing zoning allows for development of single family residential. The proposed gross density is 3.63 dwellings per acre.

The typical lot within the proposed subdivision will be 47 feet wide and 120 feet deep. As designated in the PAD, minimum setbacks are 10 feet for the front (18 feet for the garage), 6 feet for the sides, and 15 feet for the rear. Lot coverage is 75%. The maximum building height is 35 feet or two stories. Single family detached residential housing is intended for this subdivision. Beazer Homes has expressed interest in this parcel.

Phoenix-Goodyear Airport:

Although Parcel 7.5 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, a general note will be included 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 in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will Parcel 7.5 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 three miles to the northeast of Parcel 7.5. Emergency responses to Parcel 7.5 are within the 6-8 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	6.12	2.56	6.53	2.72	#326 (Buckeye)	15.78	7.39	16.09	7.55

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 Calistoga 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 7.5.

Parks and Open Spaces:

The subdivision will include 5.12 acres (28.6%) of open space. A recreational area is proposed in Tract C. 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 and development standards approved by the Montecito Village PAD. The proposed density of 3.63 dwelling units per acre (du/ac) is consistent with the 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