

AGENDA ITEM #: _____

DATE: August 9, 2017

CAR #: 17-6135

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION REPORT**

SUBJECT: Preliminary plat for Estrella Parcel 9.1	STAFF PRESENTER: Steve Careccia, Planner III
	CASE NUMBER: 17-500-00006
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Approve a preliminary plat for Estrella Parcel 9.1 subdividing 22.91 acres into 92 single family lots and 11 tracts located approximately 800 feet north of the northwest corner of Estrella Parkway and Willis Road within the Montecito Phase Three Planned Area Development (PAD) subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance No. 08-1114, the Ordinance establishing the Montecito Phase Three PAD Amendment;
2. All open space areas, trails, and other community amenities shall be privately owned and maintained by the homeowners association (HOA), and a note shall be placed on the final plat indicating HOA ownership and maintenance responsibilities of these tracts. The final plat shall also indicate which entity (HOA or homeowner) will be responsible for maintaining the landscaping within the area between the back of curb and sidewalk along local residential streets. If the homeowner is to maintain this area, then the following information shall be provided in a separate acknowledgement, which shall run with the land, for each initial homebuyer to sign: "The homeowner shall be responsible for maintaining the landscape area between the curb and sidewalk";
3. A note shall be included on the Final Plat that specifically identifies the HOA will be responsible for maintaining the eight-inch bleed-off pipe within Tract D;
4. The developer shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix-Goodyear Airport Traffic Pattern Area and noise contours. This display shall include a 24-inch by 36-inch map at the main entrance of such sales facilities and shall include the approximate locations of the homes being sold clearly depicted;
5. The following information shall be disclosed in the Public Sales Report and shall be provided in a separate waiver agreement, which shall run with the land, for each initial homebuyer to sign: "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”;

6. Two-story homes shall not be permitted on corner lots or lots within 35 feet of Estrella Parkway. The final plat for this subdivision shall contain a note listing all lots subject to this stipulation;
7. No more than three two-story homes will be allowed side by side. Three consecutive two-story homes must be followed by a minimum of two single-story homes. Such language shall be included as a note on the final plat;
8. Dwelling units located on lots that front a T-intersection shall be configured so that the non-livable portions of the dwelling face oncoming traffic. The final plat for this subdivision shall contain a note listing all lots subject to this stipulation;
9. The developer shall provide a City-approved shade canopy over all tot lot play equipment and show such on the landscape plans submitted with the final plat; and,
10. The following information shall be disclosed in the Public Sales Report and shall be provided in a separate waiver agreement, which shall run with the land, for each initial homebuyer to sign: “This subdivision is adjacent to land designated for multi-family development and may be subject to potential noise intrusion, vibrations, dust, and all other effects that may be associated with such development.” The final plat shall include a note stating the same.

BACKGROUND AND PREVIOUS ACTIONS:

On May 12, 2008, the City Council adopted Ordinance No. 08-1114 approving a PAD amendment to facilitate the development of Montecito Phase Three. The Montecito PAD designates the subject parcel as Single Family Detached Creative Lot, which permits single family residential development at a density between 6 – 10 du/a.

A preliminary plat for Parcel 9.1 was originally approved by the City Council on February 28, 2011. The approval expired as a final plat for the parcel was not submitted within the 12-month approval period for preliminary plats.

A preliminary plat for Parcel 9.1 was resubmitted in 2012, and subsequently approved by the City Council on May 13, 2013. An application for final plat was submitted but not approved. As such, the approval for the preliminary plat has since expired.

STAFF ANALYSIS:

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.

Surrounding Properties:

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

- North – Estrella Parcel 7.14.
- South – Proposed single family and multi-family development within the Montecito Phase Three PAD.
- East – Estrella Parkway and undeveloped property within the Estrella Phase Two PAD planned for single family residential development.
- West – Estrella Parcel 9.2.

Details of the Request:

The applicant is requesting approval of a preliminary plat for Estrella Parcel 9.1. This parcel consists of 22.91 acres that will be subdivided into 92 single family residential lots and 11 tracts. The gross density is 4.02 dwelling units per acre. The amount of proposed open space is 6.33 acres (27%).

The typical lot within the proposed subdivision will be 52 feet wide and 104 feet deep. As designated in the PAD, minimum setbacks are 10 feet for the front, 6 feet for the sides, and 15 feet for the rear. Maximum lot coverage is 75%. The maximum building height is 30 feet or two stories. Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined.

The parcel has an approximate overall slope of 2%. A mound (approximately 20 feet in height) in the central portion of the parcel will be graded to accommodate the subdivision.

Luke Air Force Base:

The subject property is not within the vicinity of Luke Air Force Base and the subdivision should have no adverse impact on base operations. A general note will be included on all final plats to inform the public and homeowners of the military base and potential for over-flights.

Phoenix-Goodyear Airport:

The subject property is outside the traffic pattern airspace of the Phoenix-Goodyear Airport and the subdivision should have no adverse impact on airport operations. A general note will be included on all final plats to inform the public and homeowners of the airport and potential for over-flights.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. The school districts have previously indicated that they have adequate capacity to accommodate the projected new students within this portion of the PAD.

Fire Response:

Emergency response times and distances are below:

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	7.31	3.65	7.81	3.90	#184/181	22.03	11.01	22.23	11.26

Police Response:

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.

Solid Waste/Recycling:

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:

The conveyance of stormwater shall be in accordance with city of Goodyear Engineering Design Standards and Policies Manual.

Streets/Access:

All streets in this subdivision will be public streets. City code requires two points of access to the subdivision. Ultimately, the two points of access will be from (1) West Galveston Street and (2) South 178th Lane. West Galveston Street has been constructed, but South 178th Lane will not be completed until the parcel to the south of Parcel 9.1 is platted and developed. Therefore, to provide a second point of access, the developer will dedicate a temporary 20-foot wide access easement from Estrella Parkway into the subdivision. This easement will only be for police, fire and other emergency vehicles. The developer will construct the emergency access as an all-weather roadway in accordance with City engineering standards.

Water/Wastewater/Reclaimed Water:

This subdivision will be served by city of Goodyear water and wastewater utilities. Common areas will be watered with non-potable water through a private non-potable water system.

Public Participation:

Neither public notice nor public hearings are required for preliminary plat applications.

FISCAL ANALYSIS:

There is no direct budget impact associated with this preliminary plat.

RECOMMENDATION:

The preliminary plat is consistent with the land use, development standards, and density approved by the Montecito PAD for this parcel. 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.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat