

AGENDA ITEM #: _____

DATE: October 23, 2017

CAR #: 17-6193

**CITY OF GOODYEAR
COUNCIL ACTION REPORT (CAR)**

SUBJECT: Final plat of Estrella Parcel 9.1	STAFF PRESENTER: Katie Wilken, Planning Manager CASE NUMBER: 17-520-00024 APPLICANT: Pete Teiche, Newland Communities
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PROPOSED ACTION:

Approve the final plat of Estrella Parcel 9.1 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. 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;
3. 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";
4. The developer shall provide a City-approved shade canopy over all tot lot play equipment;
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 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";
6. Any technical corrections to the final plat required by the City Engineer shall be made prior to recordation of the final plat;

7. Stormwater management facilities shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement shall include any and all maintenance easements required to access and inspect the stormwater management facility 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 issuance of any permits for land disturbance activities. This agreement must be received by the Engineering Department prior to recordation of the final plat; and,
8. Prior to the recordation of the final plat, all construction plans required to serve the subject property for onsite and offsite infrastructure shall be approved with phasing, as appropriate.

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.

A preliminary plat for Parcel 9.1 was resubmitted in 2017, and subsequently approved by the City Council on August 21, 2017.

STAFF ANALYSIS:

The applicant is requesting approval of the final plat of Estrella Parcel 9.1 subdividing 22.91 acres into 92 single family residential lots and 11 tracts.

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

FISCAL ANALYSIS:

There is no direct budget impact associated with this final plat. The following future impacts are anticipated:

- This final plat will permit the development of 92 single family homes, which will require public services such as water, wastewater, sanitation, and police and fire services.
- This final plat proposes public streets, which will be maintained by the city of Goodyear.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the Montecito PAD and the approved preliminary plat for this parcel. The final 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. Final Plat
3. Preliminary Plat Council Action Report