

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for Estrella Parcel 11.B	STAFF PRESENTER: Katie Wilken, Planning Manager CASE NUMBER: 17-520-00010 APPLICANT: Pete Teiche, Newland Communities
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PROPOSED ACTION:

Approve the Final Plat for Estrella Parcel 11.B, subject to the following stipulations:

1. Stormwater management facilities shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement will include any and all maintenance easements required to access and inspect the stormwater management 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 approval of final subdivision plat and issuance of any permits for land disturbance activities. (EDS&PM 9.3.1.C.b) This agreement must be received by the Engineering Department prior to Final Plat recordation;
2. Prior to the recordation of Final Plat all construction plans required to serve the subject property for onsite and offsite infrastructure shall be approved, with appropriate phasing. This includes, but is not limited to
 - 2.1 All offsite sewer infrastructure plans, including but not limited to, the Lost Lift Station and corresponding 8” parallel force mains, and 8” gravity sewer mains (mains across Hillside Drive from Parcel F2 to the Park, Parcel D1 to Parcel C, and Parcel D2 to Parcel D3, and the main across Sendero Drive from Parcel C to Parcel H);
 - 2.2 All offsite water infrastructure plans, including but not limited to, the 16” main along Hillside Drive, the 8” main along Sendero Drive, the 16” main along Estrella Parkway, the 12” 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);
 - 2.3 All downstream drainage facility improvement plans, specified in the Community 11 Master Drainage Report (March 7, 2016);
 - 2.4 All offsite improvement plans along Hillside Drive; and
 - 2.5 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
3. The Lucero Development, as defined in the PAD zoning, is responsible for the future traffic signals at both intersections of Hillside Drive and Estrella Parkway pursuant to the terms of the Lucero Development Agreement;

4. Prior to Final Plat recordation, the Map of Dedication for Hillside Drive shall be recorded;
5. Prior to Final Plat recordation, all offsite easements associated with the required infrastructure shall be recorded;
6. Prior to the recordation of the Final Plat, Owner shall have conveyed to the HOA the property identified in the Community 11 Master Drainage Study approved by the City as accepting the drainage flows the property is required to accommodate. Such conveyance shall be in a form approved by the City Attorney and shall be subject to a restrictive covenant that requires the HOA to operate, maintain, repair and replace the drainage facilities that are to be constructed within the property as identified in the Master Drainage Study and that allows the City to enforce the covenant in the event of a breach of the covenant and to recover in addition to any damages its costs, including reasonable attorneys fee, The covenants shall run with the land and shall be binding upon any subsequent owner of all or a portion of the property being conveyed; and,
7. Developer shall construct the drainage facilities that are to be constructed within the property conveyed to the HOA as described above as identified in the Master Drainage Report for Estrella Community 11, dated March 7, 2016, approved April 29, 2016.

BACKGROUND AND PREVIOUS ACTIONS:

- The Lucero PAD Zoning was approved by City Council on June 27, 2016 by Ordinance 16-1333
- The preliminary plat for Estrella Parcel 11.B was approved by City Council on March 27, 2017

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for Estrella Parcel 11.B subdividing 27.4 acres into 100 lots and 11 tracts, which is consistent with what was approved with the preliminary plat for this parcel.

FISCAL ANALYSIS:

Any areas that will be maintained by the City are constructed by the developer and then conveyed to the City 2 years after construction.

- This subdivision plat includes public streets which will be maintained by the City.
- This subdivision plat will create 100 new homes that the City will provide services to including water, wastewater, sanitation, police, and fire.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the Lucero PAD and with 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 parcel by identifying the required infrastructure needed to serve the development. Staff recommends approval.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat
3. Preliminary Plat Staff Report