

AGENDA ITEM #: _____

DATE: May 14, 2018

CAR #: 2018-6333

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final plat for Estrella Commons Phase 1	STAFF PRESENTER: Katie Wilken, Planning Manager CASE NUMBER: 17-520-00032 APPLICANT: Norm Nicholls, Fulton Homes
--	---

PROPOSED ACTION:

Approve the final plat of Estrella Commons Phase 1 subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance No. 15-1321, the Ordinance rezoning the land being developed as Estrella Commons;
2. The developer/home builder 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. Prior to final plat recordation, the temporary drainage easements for each of the temporary drainage basin that are to be constructed shall be recorded;
4. A sound wall located on the south side of Interstate 10 acceptable to the City Engineer shall be constructed on the property. Such wall shall be constructed prior to issuance of the first Certificate of Occupancy for a residential unit within 500 feet of the Interstate 10 right-of-way, excluding model homes;
5. If financial assurances are not currently in place, then financial assurances for the Estrella Commons Phase 1 infrastructure, including all offsite infrastructure, shall be in place prior to the recordation of the final plat;
6. Prior to final plat recordation, the temporary grading easement along the east boundary line shall be recorded and the recording number shall be added to the plat;
7. Building permits, including those permits for model homes, will not be issued prior to the recordation of the offsite collector Map of Dedication for Roosevelt Street and Fillmore Street;
8. The developer shall be responsible for a proportional share of the constructed traffic signal at the intersection of Estrella Parkway and Roosevelt Street, in the amount of \$56,293, as

established by the City Special Public Improvements Resolution No. 04-934. The developer shall remit such payment prior to recordation of the final plat; and,

9. The developer shall be responsible for 50% of the Estrella Parkway median landscaping in the amount of \$31,020, as established by the City Special Public Improvements Resolution No. 04-934. The developer shall remit payment prior to recordation of the final plat.

BACKGROUND AND PREVIOUS ACTIONS:

On April 13, 2015, the City Council adopted Ordinance No. 15-1321 approving a PAD amendment to allow single family development within the Estrella Commons PAD. As amended, the Estrella Commons PAD designates the subject property as Single Family Residential. The residential density may vary between 3-8 dwelling units per acre.

On February 22, 2016, the City Council approved a preliminary plat for Estrella Commons. This approval subdivided 105.6 acres into 365 single family lots. However, the developer of the property decided to redesign the layout of the subdivision and subsequently submitted a new application for preliminary plat. On October 23, 2017, the City Council approved a new preliminary plat that subdivided 105.73 acres into 429 single family lots (4.06 du/a).

STAFF ANALYSIS:

Estrella Commons will be platted in two phases. The applicant is requesting approval of a final plat for Estrella Commons Phase 1. Of the overall 105.73 encompassing Estrella Commons, the Phase 1 final plat will subdivide 94.06 acres into 389 single family lots and 38 tracts. The remaining 11.67 acres will be final platted in a subsequent plat. The two lot sizes within this subdivision are (1) 50 feet wide by 115 feet deep and (2) 60 feet wide by 120 feet deep. The proposed number of lots and lot sizes are in conformance with the Estrella Commons PAD and the portion of the approved preliminary plat applicable to this property.

The overall development will provide 18.02 acres (17%) of open space. Two main park sites will be provided, with park sizes and locations coordinated with the Parks Department. The development will also provide connections to the future Bullard Wash trail and adjacent commercial areas.

Fire Response:

Below are the emergency service response times to this development:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#185	5.24	2.62	6.36	3.18

2nd Nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#184/181	5.42	2.71	5.55	2.77

Public Participation:

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

FISCAL ANALYSIS:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax, and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues, and the increased demand for commercial and retail development.

The following specific future fiscal impacts are anticipated:

- This final plat will permit the development of 389 single family homes, which will require public services such as water, wastewater, sanitation, and police and fire services;
- The developer is responsible for a proportional share of the constructed traffic signal at the intersection of Estrella Parkway and Roosevelt Street in the amount of \$56,293 as established by the City Special Public Improvements Resolution No. 04-934. The developer shall remit payment prior to recordation of the final plat; and,
- The developer is responsible for 50% of the Estrella Parkway median landscaping in the amount of \$31,020 as established by the City Special Public Improvements Resolution No. 04-934. The developer shall remit payment prior to recordation of the final plat.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the Estrella Commons PAD and the portion of the approved preliminary plat applicable to this property. 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