

AGENDA ITEM #: 7.3

DATE: October 23, 2017

CAR #: 17-6184

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

<b>SUBJECT:</b> Preliminary plat for Estrella Commons	<b>STAFF PRESENTER:</b> Steve Careccia, Planner III
	<b>CASE NUMBER:</b> 17-500-00007
	<b>APPLICANT:</b> Brian Nicholls, PE, EPS Group

**PROPOSED ACTION:**

Approve a preliminary plat for Estrella Commons subdividing 105.73 acres into 429 single family lots and 40 tracts approximately located at the southeast corner of Interstate 10 and Estrella Parkway within the Estrella Commons Planned Area Development (PAD) 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 final plat shall provide Pedestrian Access Easements in conformance with the approved preliminary plat;
3. The final plat shall include an 80-foot wide landscape buffer adjacent to Interstate 10 and the landscape construction plans for the landscape buffer shall include a minimum of one 36-inch box trees per 15 feet of buffer length. Trees may be grouped as long as aforesaid quantity of trees is provided;
4. 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;
5. Two-story homes may not be placed on corner lots. The final plat shall provide a note stating that two story homes may not be placed on corner lots. The note shall also list all lots subject to this stipulation;
6. 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;
7. Prior to issuing construction permits, the City shall require documentation establishing that the property owner, and owner's contractors and agents, have the legal right to access the

property to the west of the owner's property as necessary to construct the offsite infrastructure that is to be constructed;

8. Prior to final plat recordation, the temporary drainage easements for each of the temporary drainage basin that are to be constructed shall be recorded;
9. A City and FEMA-approved CLOMR shall be required prior to obtaining construction permits for Phase 2. Any plan approval in the area of Phase 2 shall be conditional upon final approval of the CLOMR. Modifications to the plans may be required based on the final approved CLOMR unless otherwise approved by the city of Goodyear Floodplain Administrator at the Floodplain Administrator's sole discretion subject to the following: The city of Goodyear Floodplain Administrator shall not grant the approval referred to herein if the approval violates any federal, state, or local law, rule, regulation and/or ordinance or if the approval will expose the City to any liability it would not otherwise have if the CLOMR was obtained prior to the City's issuance of construction permits of Phase 2;
10. Coordination with RID will be required for the relocation of their facilities;
11. 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;
12. 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; and,
13. A sound wall located on the south side of Interstate 10 acceptable to the City Engineer shall be constructed on the property. The Developer shall submit a sound wall plan detail to be located on the south side of Interstate 10 for City review and approval prior to the approval of a final plat, and 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.

#### **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 has decided to redesign the layout of the subdivision, and therefore has submitted this current application for preliminary plat.

## **STAFF ANALYSIS:**

### **Current Policy:**

Prior to subdividing a property, the property 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 – Interstate 10.
- South – Existing single family development (Rancho Mirage) and proposed mixed-use development within the Estrella Commons PAD.
- East – Bullard Wash.
- West – Proposed mixed-use development and multi-family development within the Estrella Commons PAD.

### **Details of the Request:**

The applicant is requesting approval of a preliminary plat for Estrella Commons. The property consists of 105.73 acres that will be subdivided into 429 single family residential lots and 40 tracts. The gross density is 4.06 dwelling units per acre.

The proposed amount of open space is 18.02 acres (17%). Two main park sites are proposed (north park & south park), with park sizes and locations coordinated with the Parks Department. The subdivision also provides for several connections to the future Bullard Wash trail and adjacent commercial areas to the west.

The preliminary plat proposes two lot sizes – 50 feet wide by 115 feet deep and 60 feet wide by 120 feet deep. As designated in the PAD, the minimum front setbacks are 10 feet to a side-entry garage and 15 feet to livable area. Minimum side setbacks are six feet and nine feet. The minimum rear setback is 20 feet. Maximum lot coverage is 60% for the 50-foot wide lots and 50% for the 60-foot wide lots. The maximum building height is 30 feet or two stories. Standard single family detached residential housing is intended for this subdivision. Fulton Homes is the intended home builder for this development.

Following the submittal of the staff report to the Planning and Zoning Commission, the applicant's engineer asked that Stipulation No. 9 be revised to clarify that construction drawings for development within Phase 2 may be submitted for review but that permits will not be issued for construction within Phase 2 until final approval of a City and FEMA-approved CLOMR is obtained. Stipulation No. 9 has been revised accordingly.

**Luke Air Force Base:**

The subject property is within the vicinity of Luke Air Force Base. 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 within the traffic pattern airspace of the Phoenix Goodyear Airport. 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 Avondale Elementary School District and the Agua Fria Union High School District. In accordance with a previously approved agreement between the property owner and school districts, the developer will make a voluntary contribution per dwelling unit to the school districts. The districts have indicated they will have the student capacity to serve the development.

**Fire Response:**

Below are the response times for this development:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	5.24	2.62	6.36	3.18	#184/181	5.42	2.71	5.55	2.77

**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. Three points of access to the City's public street network will be provided.

The developer will construct a sound wall along the northern property line of the subdivision, adjacent to Interstate 10. The sound wall will be located approximately 80-85 feet from the freeway travel lane. A landscape buffer with a width of 80 feet will then be located between the sound wall and proposed homes. The sound wall will be approximately 17-20 feet in height. For comparison

purposes, the existing ADOT sound walls along Interstate 10, to the west of the subject property, are approximately 18-20 feet in height.

**Water/Wastewater:**

This subdivision will be served by city of Goodyear water and wastewater utilities.

**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. The following future impacts are anticipated:

- 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;
- 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; and,
- This preliminary plat will permit the development of 429 single family homes, which will require public services such as water, wastewater, sanitation, and police and fire services.

**RECOMMENDATION:**

The preliminary plat is consistent with the land use, development standards, and density approved by the Estrella Commons 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.

At their regular meeting of October 11, 2017, the Planning and Zoning Commission unanimously voted (5-0) to recommend approval of this item to the City Council.

**ATTACHMENTS:**

1. Aerial Photo
2. Preliminary Plat
3. Preliminary Landscape Plan