

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

SUBJECT: Preliminary plat for Estrella Parcel 11.D1	STAFF PRESENTER: Alex Lestinsky, Planner II
	CASE NUMBER: 18-500-00001
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Recommend approval of a request for a preliminary plat for Estrella Parcel 11.D1, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 16-1333, the ordinance adopting the Lucero Planned Area Development (PAD) Amendment, dated March 18, 2016; and
2. Prior to recordation of the Final Plat, all offsite easements associated with the required infrastructure shall be recorded; and
3. All financial assurances for offsite infrastructure shall be in place prior to Final Plat recordation; and
4. All subdivision improvements proposed and/or stipulated in the preliminary plat approval shall be constructed in one phase. If multiple phases of the subdivision improvements is desired, a subdivision improvement phasing plan shall be submitted for review and approval. Note: Separate construction plans sets shall be designed for each construction phase and submitted for review and approval. Each plan set will be approved and permitted independently of other phases; and
5. Unless modified by separate agreement, the Lucero Development, as defined by the PAD, is financially responsible for 100% of the cost to construct the future traffic signals at both intersections of Hillside Drive and Estrella Parkway. If warranted, this project will be responsible to construct this signal at the time of development. If not warranted, an in-lieu payment shall be collected for the Developer's financially responsible portion of the signal cost prior to recordation of the final plat; and
6. Prior to 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 finding 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:

On June 27, 2016, the City Council adopted Ordinance No. 16-1333 approving the Lucero PAD Amendment. The Lucero PAD Amendment, designates the subject parcel as Low Medium Density Residential.

STAFF ANALYSIS:

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

- North – Future Parcel 11.C and 11.H
- East – Future Parcel 11.F2
- South – Estrella Parkway
- West – Future Parcel 11.D2

The typical lot within the subdivision will be 47-feet wide and 115-feet deep. As designated in the PAD, minimum setbacks are 10-feet to a side entry garage for the front (18-feet to front loaded garage), 6-feet for the sides, and 20-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined.

Phoenix-Goodyear Airport:

Although this parcel may experience aircraft overflights, the site is not within or adjacent to the high noise or accident potential zones for the Phoenix Goodyear Airport, and is outside the traffic pattern airspace of the Phoenix Goodyear Airport. However, proposed stipulations require the developer to inform potential residents of airport operations and the potential for attendant noise.

Luke Air Force Base:

The subject property is not located in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will this parcel be adversely impacted. However, a general note will be included on the final plat to inform the public and homeowners of base operations and the potential for over-flights.

Fire Department:

Currently, Estrella Mountain Ranch is served by Fire Station 182 located near Estrella Parkway and Santa Maria Drive, approximately two miles south of Lucero. Emergency responses to Parcel 11.D1 are within the 5-7 minute estimate.

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	3.67	1.84	4.07	2.03	Station #184	13.79	6.90	14.19	7.09

Police Department:

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.

Water/Wastewater/Reclaimed Water:

The subdivision will be served by city of Goodyear water and wastewater utilities within Estrella Phase I.

Streets/Access:

The subdivision will have two entries off of Hillside Drive, which is the main collector street that runs through Lucero. The parcel also has access to Parcel 11.D1 which will provide the main entry from Hillside Drive. All streets within the subdivision will be public and constructed to city standards.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Estrella Elementary School and Estrella Foothills High School are located approximately 3-4 miles from Parcel 11.D1. During the PAD process, these school districts provided letters to the City indicating adequate capacity with the development of Lucero.

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 development includes public streets that will be maintained by the City.
- This development will result in the creation of approximately 89 new homes, which will require public services such as water/wastewater, sanitation, police, and fire.

RECOMMENDATION:

This parcel consists of 24.67 acres subdivided into 89 single family detached residential lots and five tracts. The preliminary plat is consistent with the land use, development standards and density approved by the Lucero PAD Amendment. 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. Staff recommends approval.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat