

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Preliminary plat for Estrella Parcel 9.31	STAFF PRESENTER: Alex Lestinsky, Planner II
	CASE NUMBER: 18-500-00010
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Approve a request for a preliminary plat for Estrella Parcel 9.31, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 2018-1380, the ordinance adopting the Montecito Planned Area Development (PAD) Amendment, dated January 3, 2018;
2. Parcel 9.31 is restricted to single-story units, per the Montecito Planned Area Development Regulations. A note on the final plat shall reflect this requirement;
3. The developer shall provide an acknowledgement statement in the Public Sales Report and on each final plat of the Montecito development indicating that Montecito is located near the Phoenix/Goodyear Airport and Luke Air Force Base and may be subject to noise caused by aircraft overflights;
4. The developer shall provide a waiver agreement for each initial homebuyer to sign, and shall include the following statement in the waiver agreement as well as a similar statement in the Public Sales Report and on the final plat: "Montecito is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at or taking off from the Phoenix-Goodyear Airport and Luke Air Force Base. The Owner does release and discharge the City of Goodyear 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." Developer shall not on the final plat and disclose in the Public Sales Report the proximity of the proposed Loop 303, which may subject the property to noise;
5. 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. This agreement shall be submitted with the first submittal of Construction Drawings;

6. Owner is responsible for half street landscaping improvements along S. 182nd Drive fronting the Property and full street improvements along W. Mountain Vista Drive fronting the Property. Said improvements shall be in accordance with the prevailing Engineering Design Standards at the time the improvement plans are reviewed and approved by the City Engineer, or his designee; and
7. Owner shall dedicate all necessary rights-of-way and public utility easements to facilitate the development of Estrella Parcel 9.31 in form and substance acceptable to the City Engineer, or his/her designee, with the final subdivision plat or when requested by the City Engineer.

BACKGROUND AND PREVIOUS ACTIONS:

On January 22, 2018, the City Council adopted Ordinance No. 2018-1380 approving the Montecito PAD Amendment which designated the subject parcel as SFD-50.

STAFF ANALYSIS:

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

- North – Existing Montecito Parcels 9.6 & 9.5
- East – Future Montecito Parcel 9.30
- South – Mountain Vista Road, Future Montecito Parcel 9.24A
- West – Future Montecito Park Site (Parcel 9.23)

The typical lot within the subdivision will be 65-feet wide and 125-feet deep. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides, and 10-feet for the rear. Lot coverage is 75%. This parcel includes a single-story height restriction in the PAD. A specific housing product or homebuilder has yet to be determined.

The staff report presented to the Planning and Zoning Commission included a stipulation that required the future Montecito Park Site on Parcel 9.23 to be completed prior to the issuance of the first building permit within Parcel 9.31 except for model homes. During the Planning and Zoning Commission meeting, and after discussions with staff regarding the applicant's objections to this stipulation, the Planning and Zoning Commission voted 5-0 to remove the stipulation and to recommend approval of the preliminary plat. The park will be developed with the extension of the Mountain Vista Drive.

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. Emergency responses to Parcel 9.31 are within the 7-10 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	8.65	4.32	8.70	4.35	Station #184	23.34	11.67	23.39	11.70

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.

Streets/Access:

The subdivision will have one primary entry off West Mountain Vista Drive and one off of South 182nd Drive. All streets within the subdivision will be public and constructed to city standards. The West Mountain Vista Drive entrance will also provide the access to the future park.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Westar Elementary School and Estrella Foothills High School are located approximately 2.5 miles from Parcel 9.31.

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.

RECOMMENDATION:

This parcel consists of 16.45 acres subdivided into 42 single family detached residential lots and 4 tracts. The preliminary plat is consistent with the land use, development standards and density approved by the Montecito 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. The Planning and Zoning Commission recommended approval of the preliminary plat with a 5-0 vote on September 12, 2018

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat