

AGENDA ITEM #: _____

DATE: October 22, 2018

CAR #: 2018-6477

**CITY OF GOODYEAR
CITY COUNCIL ACTION REPORT**

SUBJECT: CantaMia Phase 3 Parcel 32
Preliminary Plat

STAFF PRESENTER: Steve Careccia,
Planner III

CASE NUMBER: 18-500-00011

APPLICANT: Zach Hilgart, Hilgart Wilson

PROPOSED ACTION:

Approve a request for a preliminary plat for CantaMia Phase 3 Parcel 32, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 2005-947, the ordinance rezoning the land being developed as Estrella Mountain Ranch Village X;
2. Prior to recordation of the replat of CantaMia Phase 3 Parcels 32-34, all construction plans required to serve the subject property for onsite and offsite improvements shall be approved and financially assured;
3. Prior to recordation of the replat of CantaMia Phase 3 Parcels 32-34, the replat of CantaMia Tract 2 Phase 2 and Tract 1 Phase 3 (infrastructure plat) shall be recorded;
4. Prior to the approval of all final plats platting any portion of the property included in the preliminary plat for Parcel 32, owner shall demonstrate to the city that adequate potable water resources exist to serve the proposed final plat in the form of Equivalent Dwelling Units (EDU) pursuant to any development agreement with the City. The EDU calculation demonstrating compliance with such agreement shall be placed on the final plat;
5. Prior to recordation of the final plat: the civil construction plans for the offsite retention basin located within Parcel 30 shall be approved and financial assurances acceptable to the City Engineer shall be provided to the city; and a restrictive covenant, in a form acceptable to the City Attorney or his designee shall be recorded reserving Parcel 30 for the installation of drainage facilities, requiring the owner of the Parcel 30 to maintain such facilities and authorizing the City and any other person damaged by the breach of the covenant to enforce the covenants;
6. Common landscape and open space improvements within the platted parcel shall be completed prior to the issuance of the first certificate of occupancy for a dwelling unit within the platted property;
7. All lots with view fencing adjacent to common open space areas shall be required to have completed rear yard landscaping within 120 days of issuance of a certificate of occupancy for the dwelling; and

8. Where lots abut internal landscape/open space, rear yard view fences to meet community design guidelines may be installed by the homeowner at the homeowner's expense.

BACKGROUND AND PREVIOUS ACTIONS:

On June 13, 2005, the City Council adopted Ordinance No. 2005-947 approving a rezoning of approximately 567 acres to Planned Area Development (PAD) for Estrella Mountain Ranch Village X. The rezoning was to facilitate the development of an active adult community named Province but now known as CantaMia.

On December 15, 2014, the City Council approved a preliminary plat for CantaMia Phases 2 and 3 subdividing approximately 326 acres into 1,073 single family lots. The approved preliminary plat includes Parcel 32. A final plat for Parcel 32 has not been previously approved.

In conformance with the CantaMia PAD, the developer is reducing the lot width in Parcel 32 from 70 feet to 60 feet. As such, an application for a new preliminary plat was required to make the change. The change in lot width will result in an increase of four lots (from 37 to 41 lots). No changes to the street layout are proposed. The amount of proposed open space will slightly increase.

The Planning and Zoning Commission considered this item at their regular meeting of October 10, 2018. The Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council.

STAFF ANALYSIS:

Surrounding Uses:

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

- North – CantaMia Parcel 33
- East – CantaMia Parcel 42
- South – CantaMia Parcel 14
- West – CantaMia Parcel 31

Details of the Request:

The request is for a preliminary plat subdividing 11.26 acres into 41 single family lots and 10 tracts. The proposed subdivision is designated as Parcel 32 within the CantaMia active adult community. The parcel is located inside the CantaMia Parkway loop road.

The typical lot within the subdivision will be 60 feet wide and 117 feet deep. As designated in the PAD, minimum buildings setbacks are as follows: front – 20 feet, side – five feet, and rear – 15 feet. Lot coverage is 60%. The maximum building height is 30 feet.

Phoenix Goodyear Airport:

Although this subdivision may experience aircraft overflights, the property is not within or adjacent to the airport's high-noise or accident potential zones and is outside the traffic pattern

airspace. Stipulations of zoning approval require the developer to inform future residents of airport operations and the potential for attendant noise.

Luke Air Force Base:

Although this subdivision may experience aircraft overflights, the property is not located within the vicinity of Luke AFB. It is anticipated that the proposed residential development will not adversely impact base operations, nor will this parcel be adversely impacted. A general note will be included on the final plat to inform the future residents of base operations and the potential for over-flights.

Fire Department:

Response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#182	11.34	5.67	11.93	5.97	#184/181	26.03	13.02	26.63	13.31

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:

The city of Goodyear will provide utility service to this property.

Streets/Access:

All streets within the subdivision will be private and maintained by the HOA. Access to public roadways will be provided by a main collector loop (CantaMia Parkway). Two points of access to the subdivision are provided through the adjacent parcels to the south.

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:

The preliminary plat is consistent with the technical requirements of the city's subdivision regulations and engineering standards. The preliminary plat is consistent with the land use, development standards and density approved by the CantaMia PAD for the parcel. 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 item (7-0) on October 10, 2018.

ATTACHMENTS:

1. Aerial Photo – CantaMia
2. Aerial Photo – Parcel 32
3. Preliminary Plat