

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Preliminary plat for Estrella Parcel 7.1

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 18-500-00005

APPLICANT: Pete Teiche, Newland
Communities

PROPOSED ACTION:

Approve a request for a preliminary plat for Estrella Parcel 7.1, 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. In order to comply with the required off-street parking, each plot plan shall include at least one residential driveway between the private court and garage that does not block the private court and that is not less than 20 feet in length and 10 feet in width;
3. The location of all fire lane signage shall be provided with the construction documents;
4. A CLOMR is required for Parcel 7.1 and shall be submitted and approved by the City prior to submitting Final Plat and Construction Drawings and no permits for any work within Parcel 7.1 shall be issued until a FEMA approved CLOMR has been obtained and provided to the City;
5. Owner shall be responsible for the completion of the half-street improvements along W. Calistoga Drive and S 178th Avenue fronting along the property. Said improvements shall include, but are not limited to landscaping and landscaping irrigation. Improvements shall be completed prior to the issuance of the first certificate of occupancy with the property being platted;
6. If warranted when any development of Parcel 7.1 commences, owner shall construct the traffic signal at the intersection of W. Calistoga Drive and Estrella Parkway. If not warranted when development commences, an in-lieu payment of 25% of the cost to construct a traffic signal at the intersection of W. Calistoga Drive and Estrella Parkway shall be paid within 60 days after approval of a traffic warrant by the City Traffic Engineer, or his designee;
7. The developer shall provide an acknowledgement statement in the Public Sales Report and on each final plat of the Montecito development indicating that the property is located near the Phoenix/Goodyear Airport and Luke Air Force Base and may be subject to noise caused by aircraft overflights;

8. 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: "This property 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 note 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;
9. Prior to the approval of all final plats platting any portion of the property included in the preliminary plat for Parcel 7.1, 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.
10. The tract tables for all final plats platting any portion of the property included in the preliminary plat for Parcel 7.1 shall replace references to private streets with "Private Court" and shall include as Access for Emergency Services, Governmental Services and Trash Collection.
11. Prior to final plat approval, developer shall correct the recording number(s) for the CC&Rs referenced on the plat.

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 SF-CH (Court Home).

The Planning and Zoning Commission recommended approval (7-0) on October 10, 2018. Following the Planning and Zoning Commission meeting, the applicant requested that the timing of the in-lieu contribution for the traffic signal at the intersection of W. Calistoga Drive and Estrella Parkway be modified so that rather than remitting the in-lieu payment prior to the recordation of any final plat that includes all or part of the property subject to the preliminary it would be paid within 60 days after the approval of a traffic warrant by the City Traffic Engineer or his designee. Engineering staff approved the modification and stipulation 6 was revised accordingly. In addition, the applicant advised that the recording number for the CC&Rs referenced on the plat were not accurate, so stipulation 11 was added to require that the correct recording numbers be included on the final plat.

STAFF ANALYSIS:

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

- North – Existing Montecito Parcel 7.2
- East – Estrella Parkway

- South – Calistoga Drive and Parcel 7.5
- West – Bougainvillea Park

The typical lot within the subdivision will be 52-feet wide and 79-feet deep. As designated in the PAD, minimum setbacks are 5-feet to the front (the side abutting the shared court), 5-feet for the sides, and 15-feet for the rear (10-feet to a covered patio). Lot coverage is 75%. The maximum building height is 30 feet. Court homes are intended for this subdivision. A specific housing product or homebuilder has yet to be determined. Typically in packs of 6, the homes will share a private driveway court that will provide access to the garages of each home. The PAD requires 0.5 parking spaces per unit in addition to the 2 car garage requirement. In order to meet this requirement, stipulation #2 requires at least one driveway space that does not block the shared court. Additionally, there are 9 off street spaces that are being provided throughout the parcel.

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, a general note will be included on the final plat 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 7.1 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	5.09	2.55	5.52	2.76	Station #184	19.78	9.89	20.22	10.11

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 an entry off Calistoga Drive by 177th Drive and off 178th Avenue by Cassia Street. 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. Westar Elementary School and Estrella Foothills High School are located approximately 1 mile from Parcel 7.1.

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.

- This development is responsible for 25% of the traffic signal at W. Calistoga Drive and Estrella Parkway. The developer shall either construct the traffic signal if warranted at the time of the development or provide an in-lieu payment within 60 days after the approval of a traffic warrant.

RECOMMENDATION:

This parcel consists of 20.88 acres subdivided into 80 single family detached residential lots and 32 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 (7-0) on October 10, 2018. Staff recommends approval the modification to Stipulation 6 and the addition of Stipulation 11.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat