

CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: Preliminary plat for Estrella Parcel 11.E	STAFF PRESENTER: Alex Lestinsky, Planner II CASE NUMBER: 18-500-00017 APPLICANT: Pete Teiche, Newland Communities
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PROPOSED ACTION:

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

1. Compliance with the stipulations stated in Section 2 of Ordinance No. 2018-1413, the ordinance adopting the Lucero Planned Area Development (PAD) Amendment, dated October, 2018;
2. Prior to approval of all final plats platting any portion of the property included in the preliminary plat for Parcel 11.E, 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;
3. Full street improvements to Sendero Drive from Hillside Drive into Parcel 11.E shall be constructed and completed prior to the issuance of the first Certificate of Occupancy for any structure within Parcel 11.E;
4. The 20-foot Emergency Vehicle Access Easement that connects Parcel 11.F1 and 11.E and the full street improvements to West Ardmore Road from the western boundary of the Parcel 11.F.1 to the intersection of Hillside Drive shall be constructed and completed prior to the issuance of the first Certificate of Occupancy for any structure within Parcel 11.E;
5. The Emergency Vehicle Access Easement reflected in this preliminary plat shall be recorded prior to the recordation of the final plat for Parcel 11.E;
6. Written approval from Tucson Electric Power (TEP), in a form acceptable to the City Attorney or his designee, for construction of improvements within TEP's easement shall be provided to the City concurrent with or prior to the submittal of Civil Construction Drawings;
7. A CLOMR for Estrella Parcel 11.E and shall be submitted and approved by the City prior to submitting Final Plat and Construction Drawings and a CLOMR shall be approved by FEMA prior to the issuance of any construction permits within Parcel 11.E.

BACKGROUND AND PREVIOUS ACTIONS:

On November 26, 2018, the City Council adopted Ordinance No. 2018-1413 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 – Lucero PAD designated as Open Space
- East – Lucero PAD, Future Parcel 11.F1
- South – Lucero PAD, Future Parcel 11.I1
- West – King Ranch PAD, designated as residential

The typical lot within the subdivision will be 52-feet wide and 120-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.E 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	5.12	2.56	5.85	2.93	Station #184	12.94	6.47	13.67	6.83

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 a main entry from Sendero Drive. The parcel is also provided access through W. Ardmore Road, which is the main roadway through parcel 11.F1. 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.E. 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.

RECOMMENDATION:

This parcel consists of 28.85 acres subdivided into 93 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