

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

**SUBJECT: Preliminary plat for Estrella
Parcel 11.F1**

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 18-500-00018

APPLICANT: Pete Teiche, Newland
Communities

PROPOSED ACTION:

Approve a request for a preliminary plat for Estrella Parcel 11.F1, 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.F1, 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. A CLOMR for Estrella Parcel 11.F1 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.F1.
4. 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.F1;
5. The full street improvements to West Ardmore Road the from the western boundary of the Parcel 11.F1 to the intersection of Sendero Drive shall be constructed and completed prior to the issuance of the first Certificate of Occupancy for any structure within Parcel 11.F1;
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. The water line that will connect Parcel 11.F1 through Parcel 11.E to the line within Sendero Drive shall be constructed concurrent with the improvements within Parcel 11.F1.

8. Unless plans for a secondary fire access point and water looping for Parcel 11.F1 are submitted and approved and all easements in a form approved by the City Attorney, or designee, needed for the secondary fire access point and water looping are provided to the City, construction Drawings and Plats for Parcels 11.F1 and 11.E shall be approved and constructed concurrently and shall be completed prior to the issuances of the first Certificate of Occupancy for any structure within Parcel 11.F1.
9. Prior to the issuance of civil construction permits for Parcel 11.F1, the right of way for the portion of W. Ardmore Road between Parcels 11.Fa and 11.E shall be dedicated to the City in fee by either a Map of Dedication or separate instrument approved by the City.

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. The Planning and Zoning Commission recommended approval (6-0) of the request on February 13, 2019.

STAFF ANALYSIS:

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

- North – Lucero Open Space; Parcels 11.A1 & 11.A2
- East – Estrella Parkway; Parcel 11.G
- South – Village Park; Parcel 11.C
- West – Parcel 11.E

The typical lot within the subdivision will be 60-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.F1 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	4.29	2.14	4.91	2.45	Station #184	12.11	6.05	12.73	6.36

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 off of Hillside Drive. The parcel also connects to Parcel 11.E which gets access from Sendero 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.F1. 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 approximately 18 acres subdivided into 58 single family detached residential lots and six 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. The Planning and Zoning Commission recommended approval (6-0) of the request on February 13, 2019.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat