

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT**

SUBJECT: Preliminary plat for Estrella Parcels 9.22 and 9.24 A&B	STAFF PRESENTER: Alex Lestinsky, Planner II
	CASE NUMBER: 18-500-00015
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Recommend approval of a request for a preliminary plat for Estrella Parcels 9.22 & 9.24 A&B, 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. Prior to approval of all final plats platting any portion of the property included in the preliminary plat for this parcel, the owner must implement the odor control requirements adjacent to the Water Reclamation Facility, as required by Ordinance Nos. 03-863 and 03-864, or the prevailing odor control requirements at the time of development, whichever is greater; unless an amendment to the Ordinance is approved by City Council;
3. The Owner shall cause signage to be installed at every 100-feet of the edge of the future Water Reclamation Facility build-out boundary, to serve as notification to future property owners that the Water Reclamation Facility may be developed outward at some point;
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: "Parcels 9.22 and 9.24 A&B are subject to odor and all other effects that may be caused by the water reclamation facility. 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 the water reclamation facility near and over the area.";
5. Prior to approval of all final plats platting any portion of the property included in the preliminary plat for this parcel, the 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;
6. 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;

7. 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.”;
8. A CLOMR for the Property must be submitted to the city of Goodyear with the first submittal of civil construction documents for any portion of the Property located within the floodplain and must be approved by FEMA prior to issuance of civil construction permits for any portion of the Property located within the floodplain.
9. Prior to issuance of civil construction permits, the construction plans for all offsite retention/detention basins designed to capture the required volume of stormwater runoff to allow Parcel 9.22 to only retain the first flush shall be approved and the basins shall be constructed prior to or concurrent with Parcel 9.22, or an alternative temporary solution approved by the City Engineer and or their designee shall be provided.
10. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. Owner shall either construct such signal(s) when warranted or pay to the city the proportionate share of the cost of such signal(s) (“in-lieu payment”) when requested by the City Engineer, or his/her designee. If Owner makes an in lieu payment, the payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. Owner’s traffic signal obligation is as follows:
 - a. 25% of the cost of the full traffic signal at the intersection of W. Willis Road and W. Mountain Vista Drive
11. Unless an approved amendment to the recorded document 2006-0299531 is approved prior to the issuance of civil construction permits, implementation of the necessary environmental controls as set forth in the recorded document 2006-0299531 for construction of single family homes within the 1,000 foot setback for the Rainbow Valley Wastewater Treatment Facility shall be provided.

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 parcels as SFD-50.

STAFF ANALYSIS:

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

- North – Montecito Parcel 9.23 (Future Park), Parcel 9.31 (Future SFD-50), Parcel 9.30 (Future SFD-50), and Parcel 9.25 (Future Commercial)
- East – Willis Road; CantaMia Development
- South – Parcels 9.32, 9.38, 9.32, & 9.34, zoned for Business Park
- West – Future Montecito Parcel 9.21

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%. 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. Emergency responses to this parcel 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	8.09	4.04	9.20	4.60	Station #184	22.78	11.39	23.89	11.95

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 two primary entries off West Mountain Vista 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. Westar Elementary School and Estrella Foothills High School are located approximately 2.5 miles from this parcel.

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 53 acres subdivided into 111 single family detached residential lots and 17 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. Staff recommends approval.

ATTACHMENTS:

1. Aerial Photo
2. Preliminary Plat