

AGENDA ITEM #: _____

DATE: August 7, 2019

CAR #: 2019-6738



P&Z COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for Estrella Parcel 9.43

CASE NUMBER: 19-500-00005

STAFF PRESENTER(S): Alex Lestinsky, Planner III

APPLICANT: Pete Teiche, Newland Communities

Summary: Preliminary Plat for Estrella Parcel 9.43

Recommendation:

Recommend approval of the preliminary plat for Estrella Parcel 9.43, subdividing approximately 27 acres into 73 lots and 11 tracts, subject to the following stipulations:

1. 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;
2. The proposed 20' Sewer Easement required to connect Estrella Mountain Ranch Parcel 9.43 to the existing sewer within Estrella Mountain Ranch Parcel 9.6 shall be recorded prior to final plat approval and recordation;
3. 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."

Fiscal Impact: 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.

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-60. This designation allows single family detached homes with a minimum lot width of 60 feet and development standards that are similar to the city's R1-6 district.

This preliminary plat has not been previously presented to the Planning and Zoning Commission nor City Council.

Staff Analysis

Current Policy:

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:

The request is to subdivide approximately 27 acres into 73 lots and 11 tracts. The subdivision will have two points of access off of W. Calistoga Drive.

Surrounding development includes:

- North – Estrella Montecito Parcel 9.8 (in development, SFD-60)
- South – Future Estrella Montecito Parcel 9.42 (SFD-60)
- East – Estrella Montecito Parcel 9.6 (built out, SFD-PR)
- West – Future Estrella Montecito Parcel 9.7 (SFD-60)

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:

Fire station 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	7.97	3.98	8.41	4.21	Station #184	22.71	11.36	23.16	11.58

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 subdivision will be served by city of Goodyear water and wastewater utilities. Subdivision plats in Estrella include documentation regarding the amount of water being used in terms of Equivalent Dwelling Units (EDUs).

Streets/Access:

The subdivision will have two primary entries off W. Calistoga 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.

Attachments

1. Aerial Photo
2. Preliminary Plat