

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

SUBJECT: Preliminary Plat for Estrella Parcel 9.28	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 19-500-00002
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Recommend approval of a request for Preliminary Plat approval for Estrella Parcel 9.28, subject to the following stipulation:

1. No final plat that includes any of the property included in the preliminary plat for Parcel 9.28 shall be recorded until a final plat in substantial conformance with the preliminary plat for Estrella Parcel 9.30 approved September 11, 2019 has been recorded.
2. No certificates of occupancy, except for model homes, shall be issued within Parcel 9.28 until the public infrastructure required to support the development reflected in the preliminary plat for Parcel 9.30 approved September 11, 2019 has been completed.
3. 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.
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: "Parcel 9.28 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 not 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.

BACKGROUND AND PREVIOUS ACTIONS:

The site is located on the west side of West Willis Road and east of South 182nd Drive and north of West Mountain Vista Drive. On January 22, 2018, the City Council adopted Ordinance No. 2018-1380 approving the Montecito PAD Amendment which designated the subject parcel as SFD-50.

STAFF ANALYSIS:

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

- North – Estrella Mountain Ranch Parcel 9.26 (PAD).
- East – AV Homes of Arizona, LLC, across Willis Road (PAD).
- South – Estrella Mountain Ranch Parcel 9.22 (PAD).
- West – Estrella Mountain Ranch Parcel 9.5 and 9.31, across 182nd Drive (PAD).

The typical lot within the subdivision will be 50-feet wide and 115 to 120-feet deep. The average lot size is 6,749 square feet. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides, and 10-feet for the rear. Maximum 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.

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.

Fire Department:

Currently, Estrella Mountain Ranch is served by Fire Station 182 which is 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:

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 primary vehicular access at two locations off of West Willis Road. Additional access will be provided from South 182nd Drive through the future Estrella Parcel 9.30. To ensure the required access, a stipulation has been added to require the completion of the infrastructure within Estrella Parcel 9.30 before certificates of occupancy with Parcel 9.28, except for model homes, has been completed. 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 18.71 acres subdivided into 64 single family detached residential lots and 8 tracts. Planned open space consists of 23.59% of the site. The Preliminary Plat is consistent with the land use, development standards and density approved by the PAD zoning. The Preliminary Plat is consistent with the technical requirements of the City's Subdivision Regulations and Engineering Design Standards. 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