

AGENDA ITEM #: \_\_\_\_\_

DATE: November 6, 2019

CAR #: 2019-6818



## P&Z COMMISSION ACTION REPORT

**SUBJECT:** Preliminary Plat for Estrella Parcel 12.36

**CASE NUMBER:** 19-500-00006

**STAFF PRESENTER:** Alex Lestinsky, Planner III

**APPLICANT:** Pete Teiche, Newland Communities

**Summary:** Preliminary Plat for Estrella Parcel 12.36, subdividing approximately 18 acres of property into 40 lots and 5 tracts.

**Recommendation:**

Recommend approval of the preliminary plat for Estrella Parcel 12.36 attached hereto, subject to the following stipulations:

1. Owner shall submit an updated title report and an ALTA Survey for Parcel 12.36, with the submittal of a final plat for Estrella Parcel 12.36.
2. Prior to or concurrent with the recordation of any final plat for Estrella Parcel 12.36, Owner shall dedicate a minimum of a 25-foot wide secondary emergency access easement that connects the west end of Corto Lane to the Estrella Parkway right of way. The final location of the secondary emergency access shall be determined during construction plan review and shall be included on the final plat for Estrella Parcel 12.36. Unless determined by the City Attorney or his designee that such consent is not necessary, Owner shall obtain written consents, in a form acceptable to the City Attorney or his designee, from entities that have an interest in the area in which the secondary emergency access is to be located consenting to easement and the improvements that are to be constructed therein.
3. Owner shall construct full street improvements for a Minor Collector for the section of W. San Miguel Drive fronting the entire length of the Property from Estrella Parkway to the entrance to 12.36 on 173<sup>rd</sup> Lane, which improvements shall include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting. Improvements shall be completed prior to the issuance of the first certificate of occupancy within the Property.
4. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. Owner shall pay to the City the proportionate share of the cost of such signal(s) ("in-lieu payment") prior to issuance of the first civil construction permit

within the Property or when requested by the City Engineer or designee. The payment shall be based on the actual cost of the traffic signal. Owner's traffic signal obligation is as follows:

- a. 25% of the cost of the full traffic signal at the intersection of S. Estrella Parkway and W. San Miguel Drive.
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 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 12.36 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 note 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.

**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 June 24, 2019, the City Council adopted Ordinance 2019-1435, rezoning the property to Planned Area Development (PAD) subject to the Estrella Parcel 12.36 PAD. 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. The preliminary plat presented herein, subject to the satisfaction of the conditions of approval and as discussed below, satisfies the foregoing requirements. 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 18 acres into 40 lots and 5 tracts. The subdivision will be accessed from Estrella Parkway.

Surrounding development includes:

- North – Parcel 12.37, 12.39, 12.40, existing single family residential; City of Goodyear Water tank site, designated Community Maintenance Facility (Estrella Phase 1 PAD)
- East – Powerline easement, designated Community Maintenance Facility (Estrella Phase 1 PAD)
- South – Vacant land (Parcel 12.25) currently designated as Junior High School
- West – San Miguel Drive; Parcel 3.14, currently under development

Typical lot sizes in this parcel are 50' x 105'. The approved development standards for the Estrella 12.36 PAD reflect the city's R1-6 zoning district with deviations to the setbacks. In order to proceed, the PAD required 1 amenity element, 2 connectivity elements, and 2 streetscape elements must be provided. The amenity and connectivity elements have been satisfied through the preliminary plat review and are detailed below. Streetscape elements (paver driveways, porches and courtyards, or an additional design feature similar in scope) will be determined during Residential Design Review.

- Amenity Element (1): Estrella includes two major community facilities (Presidio & Starpointe Residents Club) and community parks throughout. Starpointe and the North Lake is located approximately one mile north of this site, and the Foothills Community Park is located approximately one mile south. Furthermore, significant washes and hillsides have been preserved creating significant open spaces that include active recreation opportunities.
- Connectivity Elements (2):
  - Infill – This property is adjacent to existing residential and is near existing schools and commercial property.
  - Trail System Connections – The property is adjacent to the Estrella Loop Trail which connects to the Maricopa Trail.
  - Small Blocks – The blocks proposed in this subdivision do not exceed the 660-foot maximum to qualify for this option.
  - No subdivision perimeter wall – The subdivision is not closed off by a subdivision perimeter wall. There are still backyard privacy walls.
- Streetscape Elements (1):
  - Decorative paver driveways
  - Porches and Courtyard on 100% of homes, with at least 50% of the homes having a covered front porch that is at least 48 square feet.

- Detached Sidewalks
- Additional design features similar in scope as determined by the Zoning Administrator

#### **School Districts:**

The school districts were notified of the rezone request and did not provide any comment or opposition to the proposal.

#### **Luke Air Force Base and Phoenix Goodyear Airport:**

The subject property is located in the vicinity of Luke Air Force Base and the Phoenix Goodyear Airport Traffic Pattern Airspace. A stipulation has been included to require a general note on the final plat to inform the public and homeowners of base and airport operations and the potential for attendant noise and potential over-flights.

#### **Fire Department:**

Emergency response times and distances are provided below:

Nearest Fire Station	Shortest path		Longest path		2nd Nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#182	1.44	0.72	1.75	0.88	#184	16.13	8.06	16.45	8.22

#### **Police Department:**

This parcel is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

#### **Solid Waste/Recycling:**

Solid waste and recycling will be provided by the city of Goodyear.

#### **Water/Wastewater:**

Water and wastewater services will be provided by the city of Goodyear.

#### **Streets/Transportation:**

This parcel receives access off Estrella Parkway through San Miguel Avenue, which would be developed along with this parcel. Cotton Lane is planned for development east of this parcel, but there is no planned access to this parcel from Cotton Lane, therefore does not require any future dedication on this plat. An emergency access easement for emergency vehicles that connects the westernmost cul-de-sac to Estrella Parkway will be provided prior to or concurrently with the recordation of the final plat for Parcel 12.36.

#### **Attachments**

1. Aerial Photo
2. Preliminary Plat