

AGENDA ITEM #: _____

DATE: January 15, 2020

CAR #: 2019-6852



P&Z COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for Estrella Parcel 12.24

CASE NUMBER: 19-500-00014

STAFF PRESENTER: Alex Lestinsky, Planner III

APPLICANT: Pete Teiche, Newland Communities

Summary: Preliminary Plat for Estrella Parcel 12.24, subdividing approximately 24 acres of property into 80 lots and 8 tracts.

Recommendation:

Recommend approval of the preliminary plat for Estrella Parcel 12.24 attached hereto, subject to the following stipulations:

1. The submittal for a final plat for Parcel 12.24 shall provide for a looped water system and prior to recordation of any final plat subdividing all or part of Parcel 12.24, all easements and/or right-of-way located outside the boundaries of Parcel 12.24 that are needed for the looped water system shall be provided to the city;
2. The final plat for Parcel 12.24 shall provide for a temporary turn-around at the end of South 172 Avenue south of lots 26 and 27 unless South 172 Avenue has been extended to connect to another street and easements for the temporary turn-around outside the boundaries of Parcel 12.24 shall be provided prior to recordation of any final plat subdividing all or part of Parcel 12.24;
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; and
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 12.24 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 22, 1987, the City Council adopted Ordinance No. 87-217 approving the Estrella Phase One PAD which designated the subject parcel as Medium Density Single Family (Single Family).

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 24 acres into 80 lots and 8 tracts. The subdivision will be accessed from Estrella Parkway.

Surrounding development includes:

- North – Vacant land (Parcel 12.25) currently designated as Junior High School
- East – Vacant land, designated as open space
- South – Parcel 12.23 – designated for Patio Home

- West – Estrella Parkway; Golf Village parcel 26

The typical lot within the subdivision will be 47-feet wide and 115-feet deep. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides, and 20-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. A specific housing product or homebuilder has yet to be determined.

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 less than a mile from Parcel 12.24.

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 Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#182	2.16	1.08	2.94	1.47	#184/181	16.86	8.43	17.63	8.81

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:

The parcel will be accessible by two points of entry off of Estrella Parkway. Additionally, at build-out, 173rd Lane and 172nd Avenue will connect to Parcel 12.23 directly south of the site and also includes an entry drive off of Estrella Parkway. All streets within the subdivision will be public and constructed to city standards.

Attachments

1. Aerial Photo
2. Preliminary Plat