

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

DATE: June 22, 2020

CAR #: 2020-6975



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Preliminary Plat for Curve at Estrella Commons

**CASE NUMBER:** 19-500-00017

**STAFF PRESENTER(S):** Steve Careccia, Principal Planner

**OTHER PRESENTER(S):** Jason Sanks, Sustainability Engineering Group

**Summary:** Preliminary plat for Curve at Estrella Commons subdividing 7.65 acres into 64 residential lots and nine tracts generally located east of the intersection of Estrella Parkway and Roosevelt Street, within the Curve at Estrella Commons Planned Area Development (PAD). The subdivision will facilitate the development of single-family residential court homes on the subject property.

**Recommendation:** Approve the preliminary plat for Curve at Estrella Commons subdividing 7.65 acres into 64 residential lots and nine tracts generally located east of the intersection of Estrella Parkway and Roosevelt Street, within the Curve at Estrella Commons Planned Area Development (PAD), subject to the following stipulations:

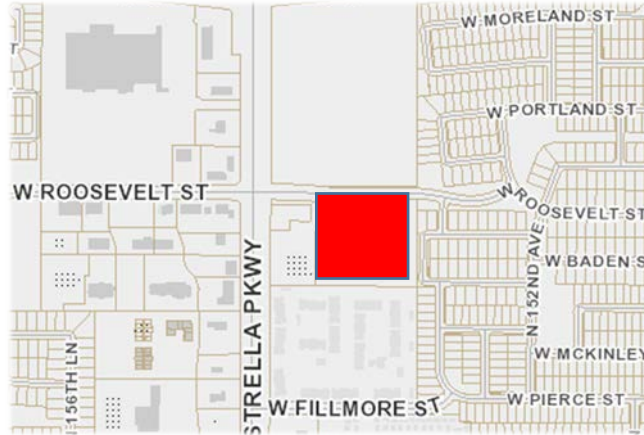
1. The Property shall be developed in accordance with the provisions of Ordinance 2020-1465 adopted April 27, 2020, which includes developing the Property in conformance with the Curve at Estrella Commons PAD except as modified by the stipulations in Ordinance 2020-1465;
2. The Public Sales Report and final plat shall include a statement that the property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport;
3. Any fire access point of entry that will be visible from Roosevelt Street shall be developed with fire access gates that are metal or wrought-iron, painted to match the walls and fences constructed within the Property, and that otherwise meet all applicable building and fire code standards for such gates;
4. A pedestrian sidewalk at least five feet in width, along with 24-inch box shade trees planted 25-feet on center, shall be constructed/installed along the south side of the shared driveway with the property to the west, and shall provide pedestrian access from such shared driveway to the adjacent property to the west;

5. The development of the Property shall comply with the city of Goodyear Engineering Design Standards and Policies and the city of Goodyear Subdivision regulations in effect at the time the Property is developed; accordingly, the Property shall be developed in substantial conformance with Exhibits 6 and 7 to the Curve at Estrella Commons PAD subject to modifications as may be required by the City Engineer or his/her designee to comply with applicable city of Goodyear Engineering Design Standards and Policies and/or city of Goodyear subdivision regulations in effect at the time of development;
6. Owner shall complete full half-street improvements for the section of W. Roosevelt Street (Minor Collector designation) fronting the Property. Improvements include, but are not limited to, landscaping and landscape irrigation. Improvements shall be completed prior to issuance of the first certificate of occupancy for any structure within the Property;
7. Owner shall provide a shaded, turn key tot lot within the Property prior to the issuance of the first certificate of occupancy for a dwelling unit within the Property; and,
8. If not previously recorded, Owner shall dedicate an access easement for the use of the properties immediately adjacent to the west (APN 500-16-382C and 500-16-382D) on the final plat. If said access easement has previously been recorded, recordation information shall be shown on the final plat.

**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 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**

The subject property consists of approximately 7.6 acres generally located east of the northeast corner of Estrella Parkway and Roosevelt Street.



The General Plan Land Use Plan designates the subject property as 'Business and Commerce'. The 'Business and Commerce' land use category provides for the growth and development of shopping, office and entertainment areas along with high-density residential and public and community facilities.

The 7.6-acre subject property is zoned Final PAD (Planned Area Development) and is part of the Curve at Estrella Commons PAD. The PAD zoning was approved by the City Council on April 27, 2020 with the adoption of Ordinance No. 2020-1465. Pursuant to the PAD, the property is intended for the development of single-family court homes.

The Planning and Zoning Commission considered this item at their regular meeting of June 10, 2020. After the staff and applicant presentations and Commission discussion, the Commission unanimously voted (5-0) to forward a recommendation of approval to the City Council. There was no opposition to this project voiced at the meeting.

## **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 7.65 acres into 64 residential lots and nine tracts. The lots are intended for court homes, and will be generally configured in pods surrounding a common driveway. Lot sizes will vary from 2,150 square feet to 4,723 square feet.

As proposed in the Curve at Estrella Commons PAD, the court homes are intended to be rentals. However, as a platted subdivision, the lots could be sold to individual owners should the developer decide to no longer offer the homes for rent.

The preliminary plat designates 12.3% (0.9 acres) of the property as open space. In accordance with zoning stipulations, a shaded tot lot will be provided and available for use upon initial opening. Other amenities include an outdoor BBQ with bar seating, dog park, outdoor fireplace and lounge seating, and a game lawn, as noted on the Conceptual Landscape Plan, attached hereto.

**Surrounding Area:**

- North – Roosevelt Street and undeveloped property within the Estrella Commons PAD designated as the ‘District’.
- South – Multi-family residential complex currently under construction on property within the Estrella Commons PAD.
- East – Low density single family residential currently under construction on property within the Estrella Commons PAD.
- West – Proposed commercial development zoned C-2 (General Commercial) intended for a grocery store and restaurant.

**Luke Air Force Base:**

The subject property is located within the vicinity of a military airport. A stipulation of approval will require the developer to provide notice of base operations to future residents and tenants of the proposed residential development.

**Phoenix-Goodyear Airport:**

The subject property is located within the Traffic Pattern area of the Phoenix-Goodyear Airport. A stipulation of approval will require the developer to provide notice of airport operations to future residents and tenants of the proposed residential development.

**School Districts:**

By separate agreement(s) with the District(s), the developer will pay a contribution of \$650 per residential unit to the Avondale Elementary School District and Agua Fria Union High School District.

**Fire Response:**

Emergency response times and distances 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
#185	4.95	2.47	5.17	2.58	#184/181	5.13	2.56	5.35	2.67

Two points of access will be provided - one for general public use and another for emergency use only. The emergency access point is located in the northeast corner of the property, and this location has been determined to be acceptable to the Fire Department. All city standards for

emergency access, such as surfacing, signage and gates/barriers, will be applicable at time of design and construction. Any gates visible from the public street will be architecturally enhanced, as noted in the proposed stipulations of approval.

**Police Response:**

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

**Streets/Transportation:**

The subject property will have access to Roosevelt Street. All internal streets will be private. The development is proposed to be gated.

**Water/Wastewater:**

The subject property will be served by the city of Goodyear. Existing public infrastructure is located adjacent to the property, and the property owner and/or developer will be responsible for the costs of making the necessary connections to these existing services.

**Staff Findings:**

The preliminary plat is consistent with the development standards and stipulations of approval established with the Curve at Estrella Commons PAD. 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.

**Attachments**

1. Aerial Photo
2. Preliminary Plat
3. Conceptual Landscape Plan