

AGENDA ITEM #: _____

DATE: August 31, 2020

CAR #: 2020-7032



CITY COUNCIL ACTION REPORT

SUBJECT: Estrella Parcel 9.43 Final Plat

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Curtis Brown, Kimley-Horn and Associates, Inc.

Summary: A Final Plat subdividing approximately 26.96 acres into 73 lots and 11 tracts generally located west of 185th Avenue and south of Calistoga Drive.

Recommendation: Approve the Final Plat of Estrella Parcel 9.43 attached hereto, subject to the following stipulations:

1. Prior to the recordation of the Final Plat of Estrella Parcel 9.43, Owner shall, at no cost to the city, dedicate to the city a 20' wide sewer easement in the area depicted in the final plat that is adjacent to and east of section of Tract H. The easement area shall be lien free and free of all other encumbrances unless specifically approved by the City, and the easement shall be in a form approved by the City Attorney or his/her designee. The easement shall be recorded and the recording information shall be included on the Final Plat of Estrella Parcel 9.43 prior to recordation of the final plat;
2. Prior to recordation of the Final Plat of Estrella Parcel 9.43, Owner shall have recorded a drainage easement that allows for stormwater flows from off-site properties that historically flow through Parcel 9.43 to be diverted through a temporary drainage easement along the eastern, western and southern boundary of this final plat. The drainage easement shall remain in effect until an alternative solution that accommodates the off-site flows has been approved by the City Engineer or his designee and the appropriate easements and/or reservations have been recorded. The easement shall be in a form acceptable to the City Attorney or his designee in the exercise of his/her reasonable discretion. The easement recording information shall be included on the final plat prior to its recording;
3. The Public Sales Report for this subdivision shall include the following: "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.";
4. Prior to recordation of the Final Plat for Estrella 9.43, the following shall be added as a note 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.; and

5. The Property Owner shall require each initial homebuyer to sign a waiver agreement that includes the following statement: “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.” Prior to recordation the Final Plat for Estrella Parcel 9.43, a note with this requirement shall be included on the final plat; and
6. Any technical corrections to this final plat required by the City Engineer or his designee shall be made prior to the recordation of the Final Plat of Estrella Parcel 9.43.

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

The preliminary plat of Estrella Parcel 9.43 was approved by the City Council on August 19, 2019.

Staff Analysis

The final plat substantially conforms to the approved preliminary plat, and, as set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city’s subdivision regulations and engineering standards, and 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 Council Action Report
3. Final Plat