

AGENDA ITEM #: _____

DATE: September 16, 2020

CAR #: 2019-7056



PLANNING & ZONING COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for Estrella Parcel 9.28

CASE NUMBER: 20-500-00009

STAFF PRESENTER(S): Steve Careccia, Principal Planner

APPLICANT: Pete Teiche, Newland Communities

Summary: Preliminary Plat for Estrella Parcel 9.28 subdividing approximately 20.64 acres into 67 residential lots and 15 tracts generally located north of Willis Road and Mountain Vista Drive, within the Montecito Planned Area Development (PAD).

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

1. The property shall be developed in conformance with Montecito Planned Area Development Amendment dated January 3, 2018;
2. All lots that have view fences adjacent to common open space shall be required to complete their rear yard landscaping within 90 days of the issuance of a Certificate of Occupancy;
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.";

5. Owner shall dedicate to the city by separate instrument a 10-foot wide Public Utility Easement (PUE) located along the northeasterly right-of-way boundary of S. 179th Avenue and the northerly right-of-way boundary of W. South Fork Drive. The easement shall be approved in form by the City Attorney or his/her designee and recorded prior to final plat recordation and its recording information inserted onto the final plat;
6. Owner shall dedicate by separate instrument a Temporary Drainage Easement (TDE) located adjacent and westerly of Tract G. The easement shall be approved in form by the City Attorney or his/her designee and recorded prior to final plat recordation and its recording information inserted onto the final plat;
7. Owner shall dedicate by separate instrument a Temporary Drainage Easement (TDE) located adjacent and northeasterly of Lots 29, 30 and S. 179th Avenue. The easement shall be approved in form by the City Attorney or his/her designee and recorded prior to final plat recordation and its recording information inserted onto the final plat;
8. Owner shall dedicate by separate instrument a Drainage Easement (TDE) located along W. Willis Road within future Parcel 9.25 to convey storm water from Parcel 9.28 to an existing basin constructed as part of Parcel 9.30 with recording information _____, M.C.R. The easement shall be approved in form by the City Attorney or his/her designee and recorded prior to final plat recordation and its recording information inserted onto the final plat;
9. Owner shall dedicate to the city by separate instrument a 20-foot wide Sanitary Sewer Easement located between the intersections of S. 181st Avenue & W. South Fork Drive and S. 181st Lane & W. Windmere Drive in Parcel 9.30 within the future Parcel 9.25. The easement shall be approved in form by the City Attorney or his/her designee and recorded prior to final plat recordation and its recording information inserted onto the final plat.
10. If Parcels 9.30 and 9.29 are not constructed at the same time as Parcel 9.28, then a fire apparatus access road shall be required to 182nd Drive. The temporary fire apparatus access road is to be shown on the grading and paving plans included in the construction document submittal; and,
11. An appropriate turn-around is required at the end of 180th Drive if Parcels 9.30 and 9.29 are not constructed at the same time as Parcel 9.28. The approved turn-around is to be shown on the grading and paving plans included in the construction document submittal.

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 site is located on the west side of Willis Road and north of 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 (single family detached with a minimum lot width of 50 feet).

On September 23, 2019, the City Council approved a preliminary plat for Estrella Parcel 9.28. However, subsequent that approval, changes were made to the subdivision that required the submittal of a new preliminary plat for Parcel 9.28. Changes included a minor revision to street alignments, an increase in gross area (18.7 acres to 20.64 acres), an increase in number of lots (64 to 67), and an increase in open space (4.42 acres to 5.76 acres). The land use designation, minimum lot size and residential product type have not changed.

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:

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

- North – Estrella Mountain Ranch Parcel 9.26 zoned PAD.
- East – Willis Road and then CantaMia zoned PAD
- South – Estrella Mountain Ranch Parcel 9.22 zoned PAD.
- West – Estrella Parcel 9.29, 182nd Drive and then Estrella Mountain Ranch Parcels 9.5 and 9.31 zoned PAD.

The subdivision is intended for single-family detached housing. The typical lot within the subdivision will be 50 feet wide by 115 feet deep. The average lot area is 6,691 square feet. In conformance with the development standards established in the Montecito PAD, minimum

setbacks are as follows: 18 feet to the front, 5 feet for the sides, and 10 feet for the rear. Maximum lot coverage is 75%. A specific 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 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, the Estrella community is primarily served by Fire Station No. 182, which is located near Estrella Parkway and Santa Maria Drive.

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 from West Willis Road. Additional access will be provided from South 182nd Drive through the future Estrella Parcel 9.30.

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.

Staff Findings:

The preliminary plat is consistent with the development standards established with the Montecito PAD. 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.

Attachments

1. Aerial Photo
2. Preliminary Plat