

AGENDA ITEM #: _____

DATE: September 28, 2020

CAR #: 2020-7047



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat of CantaMia Parcel 38

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Joshua Robinson, HilgartWilson

Summary: A Final Plat (Case No. 19-520-00015) subdividing approximately 25.59 acres into 52 single family lots and six tracts generally located south of Willis Road, west of Estrella Parkway, within the CantaMia Planned Area Development (PAD).

Recommendation: Approve the Final Plat of CantaMia Parcel 38, attached hereto, subject to the following stipulations:

1. Prior to recordation of this final plat, the Slope and Drainage Easement located northeast of Parcel 38 shall be recorded and the recording number shall be written on this plat;
2. Common landscape and open space improvements within this final plat shall be completed prior to the issuance of the first certificate of occupancy for any dwelling within the final plat;
3. The developer shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix-Goodyear Airport Traffic Pattern Area and noise contours per the Goodyear General Plan 2025 (Objective GD-2-4, Policy a). This display shall include a 24-inch by 36-inch map at the main entrance of such sales facilities and shall include the approximate locations of the homes being sold clearly depicted;
4. All lots with view fencing adjacent to common open space areas shall be required to have completed rear yard landscaping within 120 days of issuance of a certificate of occupancy for the dwelling;
5. The developer shall provide and install a front yard landscape package for each dwelling within 90 days of issuance of the certificate of occupancy for that dwelling;
6. Prior to the issuance of a any building permit for any structure within Parcel 38, all offsite infrastructure needed for the City to provide water and sewer service to the

development with Parcel 38, including but not limited to the infrastructure within Parcels 35, 36 and 37, shall be completed;

7. Owner shall include the following statement in the Public Sales Report for the sale of Property within Parcel 38: CantaMia may be subject to attendant noise, vibrations, dust and all other effects that be caused by overflights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport.;
8. When each lot is sold to the initial homebuyer, the lot owner shall require the initial homebuyer to execute a waiver agreement, which shall run with the land, that includes the following statement: “This development is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over-flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. The buyer does release and discharge the City of Goodyear, developer, and homebuilder 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.”;
9. The location of mail boxes is to be integrated within the development and their architectural design shall match the specification and type of mailbox used throughout Phase 1 of CantaMia. The location and design of the mail boxes shall be included within the landscape construction plans for this subdivision;
10. Owner shall include the following statement in the Public Sales Report for the sale of property within Parcel 38: “CantaMia is in proximity to the proposed Loop 303 Freeway, Willis Road and Rainbow Valley Road and may be subject to potential noise intrusion, vibrations, dust, and all other effects that may be associated with such roadways.”
11. When each lot is sold to the initial homebuyer, the lot owner shall require the initial homebuyer to execute a waiver agreement, which shall run with the land, that includes the following: “CantaMia is in close proximity to the proposed Loop 303, Willis Road, and Rainbow Valley Road and may be subject to potential noise intrusion, vibrations, dust and all other effects that may be caused by said roadways. The buyer does release and discharge the City of Goodyear the developer and the homebuilder from any liability from any 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 said roadways.”;
12. Owner shall include the following statement in Public Sales Report for the sale of property within Parcel 38: CantaMia is adjacent to land designated for development as commercial or industrial uses and may be subject to potential noise intrusion, vibrations, dust, and all other effects that may be associated with such uses.;
13. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat; and,

14. Prior to recordation of the final plat, Owner shall submit an updated title report for the property and shall modify this plat to reflect the current ownership and current lender including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this final plat is authorized to do so.

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 EMR Villages X PAD zoning was approved by City Council on April 20, 2005 with the adoption of Ordinance No. 2005-947, with several subsequent amendments since adoption.
- Development was originally known as Village X, then Province, and now CantaMia.
- A Preliminary Plat Amendment of Phase 2 and 3 of CantaMia (formerly Province at Estrella Mountain Ranch) for CantaMia – Phases 2 and 3, which included CantaMia Parcels 36 and 37, was approved by City Council on December 15, 2014.
- A Master Plat for CantaMia – Phases 2 and 3 – and replat of Tract A, Parcel 13 was approved by City Council on November 9, 2015.

Staff Analysis

The final plat substantially conforms to the approved preliminary plat and 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. Preliminary Plat
4. Final Plat