

AGENDA ITEM #: _____
DATE: September 14, 2020
CAR #: 2020-7044



CITY COUNCIL ACTION REPORT

SUBJECT: Preliminary Plat for Estrella Parcel 11.H

CASE NUMBER: 20-500-00004

STAFF PRESENTER: Alex Lestinsky, Senior Planner

APPLICANT: Stuart Barney, Newland Communities

Summary: Preliminary Plat for Estrella Parcel 11.H, subdividing approximately 25 acres of property into 67 lots and 5 tracts.

Recommendation:

Approve the preliminary plat for Estrella Parcel 11.H attached hereto, subject to the following stipulations:

1. Compliance with the stipulations stated in Section 2 of Ordinance No. 2018-1413, the ordinance adopting the Lucero Planned Area Development (PAD) Amendment, dated October, 2018;
2. Prior to approval of all final plats platting any portion of the property included in the preliminary plat for Parcel 11.H, 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;
3. Prior to or concurrent with the recordation of the Final Plat for this subdivision, the Owner shall obtain approval and recordation of a Map of Dedication for the extension of S. Sendero Drive to establish this subdivision's secondary access point and approval of the Construction Documents for the extension of S. Sendero Drive to provide a secondary access point to this subdivision; 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 11.H 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 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 of property that may arise at any time in the future from the operation of such aircraft near and over the area.”

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 November 26, 2018, the City Council adopted Ordinance No. 2018-1413 approving the Lucero PAD Amendment. The Lucero PAD Amendment, designates the subject parcel as Low/Medium Density Residential.

The Planning & Zoning Commission recommended approval of the preliminary plat (6-0) on August 26, 2020.

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 25 acres into 67 lots and 5 tracts. The subdivision will be accessed from Hillside Drive and Sendero Drive.

Surrounding development includes:

- North – Lucero Open Space; Parcel 11.C
- East – Hillside Drive; Parcels 11.D1 and 11.D2
- South – Parcel 11.D3
- West – Tucson Electric Power (TEP) and SRP Easements; Parcel 11.I2

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 approximately 4 miles from Lucero.

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	4.29	2.14	4.91	2.45	#184/181	12.11	6.05	12.73	6.36

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, one off of Hillside Drive and one off of Sendero Drive. All streets within the subdivision will be public and constructed to city standards.

Attachments

1. Aerial Photo
2. Preliminary Plat