

AGENDA ITEM #: _____

DATE: March 28, 2016

COAC #: 16-5788

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Preliminary Plat for Arroyo Ranch	STAFF PRESENTER: Steve Careccia, Planner III CASE NUMBER: 14-500-00008 APPLICANT: Bruce Tully, Trapezium Consulting Group
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RECOMMENDATION:

Approve a Preliminary Plat for a development known as Arroyo Ranch, subject to the following stipulations:

1. Compliance with those stipulations stated in Section II of Ordinance No. 14-1316 that rezoned the land being developed as Arroyo Ranch;
2. The following language shall be added to the final grading and drainage plan submitted to the Engineering Department and shall be included on the final plat prior to recordation: Individual grading plans for each lot shall be submitted to the city of Goodyear to establish finished floors and lot drainage patterns. The lot drainage pattern shall not significantly change the natural drainage pattern;
3. The construction plans submitted to the Engineering Department shall show a 45-foot radius for the turnaround at the entry gate;
4. Prior to the approval of engineering construction plans, the applicant shall provide the City Engineer, or designee, confirmation from the US Army Corps of Engineers that no conflicts exist between any Section 404 Washes that may be located within the subdivision and the subdivision's improvements. If permits from the US Army Corps of Engineers are required, then copies of the permits shall also be submitted;
5. The property owner shall be required to construct all off-site wastewater improvements necessary to provide service to the property in accordance with the city of Goodyear Wastewater Master Plan, with improvements including, but not limited to, wastewater service lines, a lift station and water reclamation facility. However, if the city and property owner determine that an interim wastewater solution is warranted, then the property owner shall enter into a development agreement with the city. Said development agreement shall address the property owner's responsibility to construct the interim system improvements and the improvements necessary to transition to the final wastewater solution as identified in the wastewater master plan. This development agreement shall be approved prior to recordation of the final plat for the property;

6. Prior to recordation of the final plat, a public utility easement for dry utilities and a utility easement for city water and wastewater lines, from Elliot Road to the subdivision boundary, shall be dedicated by separate instrument; and,
7. The final plat shall include the following note: Privacy fencing shall only be allowed within the development envelope established for each lot, and not outside the development envelope or along lot boundaries.

PURPOSE:

This request is for a preliminary plat subdividing 39.9 acres into 40 single family residential lots and 14 tracts for a development known as Arroyo Ranch, generally located 4,000 feet east of the intersection of Elliot Road and Rainbow Valley Road. The minimum lot size is 20,000 square feet with custom homes intended for the development. The proposed density is one unit per acre. Staff finds the requested preliminary plat is consistent with the land use, zoning standards, and technical requirements of the city's Subdivision Regulations and the Arroyo Ranch Planned Area Development (PAD). The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. At their regular meeting of February 17, 2016, the Planning and Zoning Commission considered this request and unanimously voted (5-0) to forward a recommendation of approval to the City Council.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property was annexed into the city of Goodyear in 1987. The Goodyear 2025 General Plan designates the subject property as Scenic Neighborhood on the land use plan. The Scenic Neighborhoods land use designation encourages residential development at a density of one unit per acre along with the preservation of natural features and landscape.

The City Council approved the rezoning of the property from Agricultural Urban, AU, to Final PAD on December 15, 2014, with the adoption of Ordinance No. 14-1316. The rezoning will facilitate the development of a custom home subdivision to be called Arroyo Ranch.

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 and other public facilities necessary to serve the subdivision. An approved preliminary plat expires 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:

Land uses and existing zoning surrounding the site include the following:

- North – Vacant desert land owned by the Arizona State Land Department zoned Agricultural Urban (AU)
- South – Vacant desert land owned by the Arizona State Land Department zoned Agricultural Urban (AU)
- East – Single family estate residential development within Estrella Parcel 58 zoned Low Density Residential PAD (2.5 dwelling units per acre)
- West – Vacant desert land owned by the Arizona State Land Department zoned Agricultural Urban (AU)

The subject request proposes to subdivide 39.9 acres into 40 single family residential lots and 14 tracts. The proposed density is one unit per acre.

The minimum lot size is 20,000 square feet. Custom homes are intended for the lots. A development envelope will be placed on each lot at the time of final plat. The proposed home, improvements and privacy walls will be allowed only within the development envelope in accordance with the Arroyo Ranch PAD.

The amount of open space provided is 9.94 acres (24.7%). In addition, each residential lot along the perimeter of the subdivision will provide a 30-foot wide natural desert buffer at the rear of the lot. All open space amenities will be passive (i.e. benches, trails). No active amenities are proposed within the subdivision. A wash that runs through the development will be retained as open space. The HOA will maintain all common open space areas and landscaping.

All streets within the subdivision will be private. Said streets are designated as Tract A on the preliminary plat. The HOA will maintain the private streets.

All lots adjacent to Estrella Parcel 58 will be developed with single story custom homes as designated on the preliminary plat.

Phoenix-Goodyear Airport:

The subject property is located outside of the Phoenix-Goodyear Airport Traffic Pattern Airspace and is approximately 4.6 miles from the 65 Ldn high noise zone. The development will not have an adverse effect on airport operations and notice will be provided on the final plat and within the Public Sales Report.

Luke Air Force Base:

The subject property is not located within the vicinity of a military airport and is approximately 6.6 miles from the 65 Ldn high noise zone. While the development will not have an adverse effect on base operation, the property is near one of the southern departure corridors, so notice will be provided on the final plat and within the Public Sales Report.

Fire & Police Departments:

- The Station Response Analysis indicates the subdivision will be within a 6-8 minute response time from Station No. 182.
- 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.
- A second point of emergency access to the subdivision will be provided through Tract F, between Lots 8 and 9, via a connection to Estrella Parcel 58. The emergency access road connecting the two developments will be built to city standards applicable to emergency access roads (20-foot roadway within a 30-foot easement).

Water/Wastewater/Reclaimed Water:

Water and wastewater service will be provided by the city of Goodyear. Utility connections to existing service lines within Estrella Parcel 58 will be constructed through Tracts E and F. The property owner has obtained sufficient EDUs to accommodate the development of Arroyo Ranch. Wastewater for this area is planned to flow to the future Pecos Road Water Reclamation Facility (WRF). In the interim, wastewater will gravity flow to a lift station near the entrance of the subdivision, which will then pump the flows to an existing line in Estrella Parcel 58. Wastewater will be processed at the Corgett WRF in the interim.

Streets/Access:

The development will be provided vehicular access from Elliot Road. Improvements to Elliot Road will be constructed to ensure safe turning movements onto the subdivision entry road. The subdivision entry road will be a public street from Elliot Road, through an easement across State-owned land that has been dedicated to the city, to the point where it meets the subdivision boundary. The balance of the entry road and all streets within the subdivision will be privately owned and maintained by the HOA. Installation and maintenance of all landscaping improvements within the median and along the sides of the entry road will be the responsibility of the HOA.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Future students will attend Estrella Mountain Elementary School and Estrella Foothills High School. Both districts have indicated that they have sufficient capacity to accommodate the students generated from this development.

Other:

Residential solid waste and recyclables collection will be provided at curbside by the city of Goodyear in accordance with standard solid waste collection policy.

PUBLIC PARTICIPATION:**Planning and Zoning Commission Meeting:**

The Planning and Zoning Commission considered the Arroyo Ranch preliminary plat at their regular meeting of February 17, 2016. The Commission asked about turning movements from Elliot Road into the subdivision. Staff responded that the applicant will be constructing turn lanes on Elliot Road. The Commission also asked about public notification for preliminary plats. Staff responded that public notice is not required for plats. However, comments from the public were

solicited and addressed at the time of the property's rezoning in 2014. The Commission unanimously voted (5-0) to forward a recommendation of approval to the City Council. No one from the public voiced opposition to the request.

STAFF ANALYSIS:

Staff finds that the preliminary plat is consistent with the land use, zoning standards, and technical requirements of the city's Subdivision Regulations and the Arroyo Ranch PAD. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision.

FISCAL ANALYSIS:

A fiscal impact analysis was not performed on this item.

ATTACHMENTS:

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