

West Goodyear Central Planning Area

**Amended & Restated Development Agreement
for La Jolla Vista & Amber Meadows Properties**



City Council Meeting

June 24, 2013

Agenda

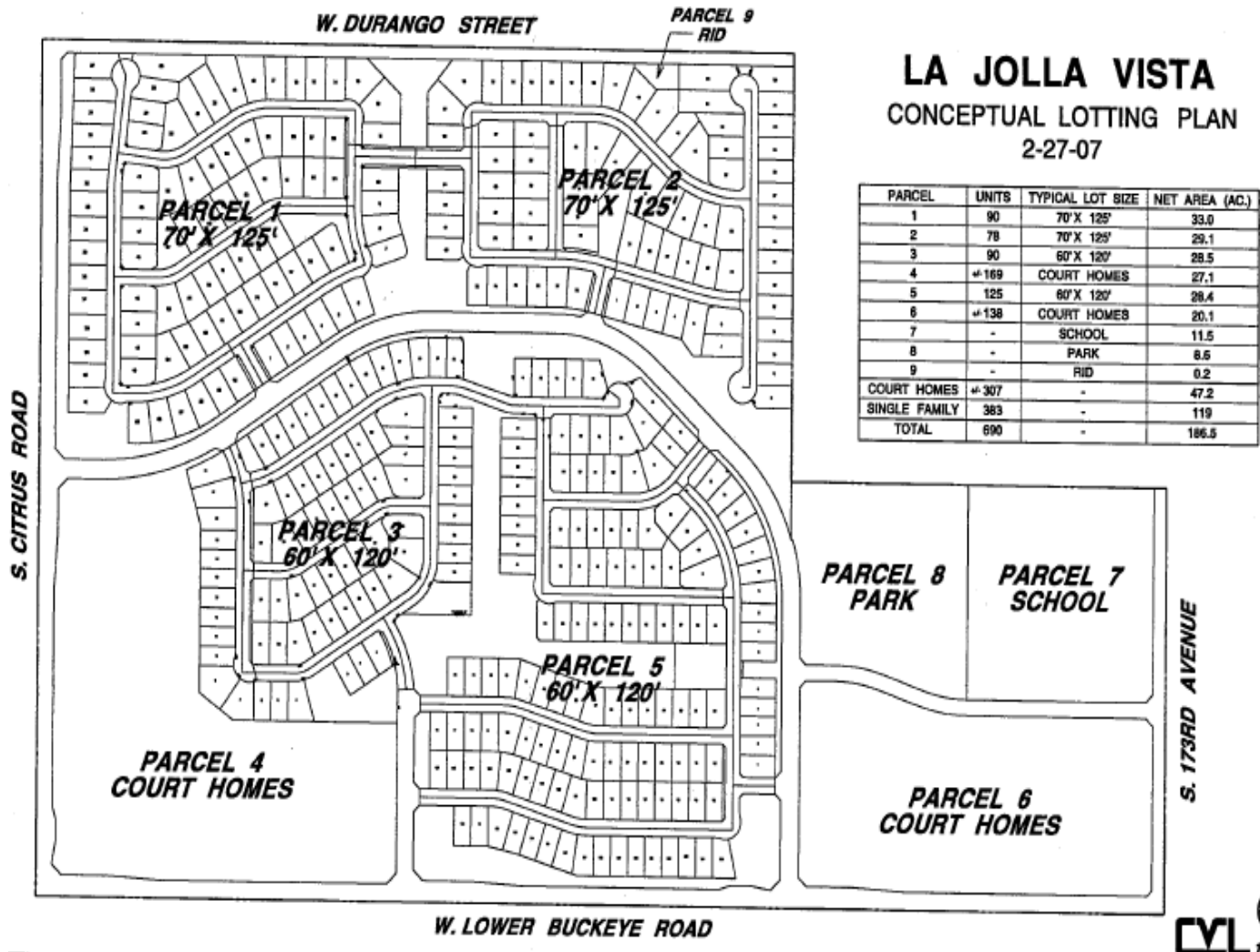
- La Jolla Vista & Amber Meadows Properties
- 2005 Pre-Annexation Development Agreement
- 2013 Amended Development Agreement
- Next steps



La Jolla Vista Final Plats



La Jolla Vista Lotting Plan



Amber Meadows Final Plat



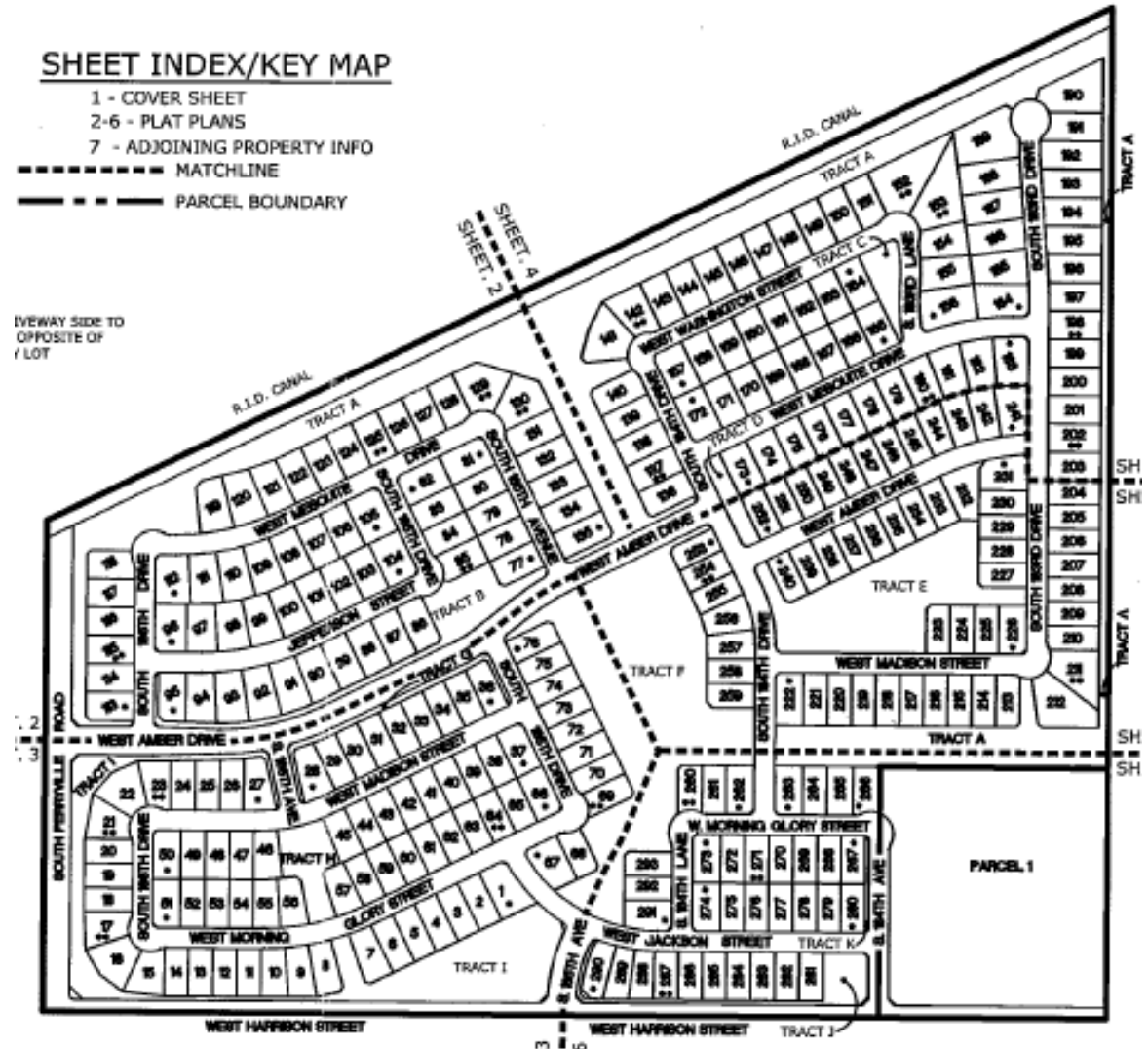
Amber Meadows Plan

SHEET INDEX/KEY MAP

- 1 - COVER SHEET
- 2-6 - PLAT PLANS
- 7 - ADJOINING PROPERTY INFO

----- MATCHLINE
 - - - - - PARCEL BOUNDARY

IVEWAY SIDE TO
 OPPOSITE OF
 LOT



2005 Pre-Annexation Development Agreement

Developer Obligations:

- The owner of La Jolla Vista entered into a Pre-Annexation Development Agreement
- The owner agreed to make a series of pre-paid financial contributions:
 - Paid prior to recordation of the first final plat for the subdivision
 - Credited toward applicable development impact fees as building permits were pulled
- The owner agreed to construct all regional water and wastewater lines identified in master utility studies needed to serve their development
- Pre-pay financial contribution for Fire/EMS O&M



2005 Pre-Annexation Development Agreement

City Obligations:

- The City agreed to undertake a 2.0 MGD expansion of the wastewater treatment plant
- Construct water facilities (wells, storage, etc.)
- Construct and equip the fire/EMT stations needed to serve the West Goodyear Planning Area
- Grant a .85 dwelling unit per acre density above the base General Plan designation for each of the West Goodyear Properties



2013 Amended Development Agreement

- Staff is confident the City's existing or planned water and wastewater facilities are sufficient to serve planned West Goodyear properties.
- Staff further concluded that Fire and EMT services can be provided to the West Goodyear Properties from Fire Station 184 (Yuma & Wildflower) and Fire Station 185 until such time as the station(s) intended to serve this area are constructed.



2013 Amended Development Agreement

Key Terms

- The La Jolla Vista Master Plat and at least one of the four parcel plats must be recorded by May 31, 2014
- The Amber Meadows Plat must be recorded by May 31, 2014
 - Failure to record by specified date will result in the expiration of final and preliminary plat previously approved
- Owner is responsible for constructing all regional lines needed to serve the property, identified in Master Utility Studies
- Prior to recordation of the first final plat, Owner is to remit payment owed under Cost Recovery Resolution



2013 Amended Development Agreement

Key Terms

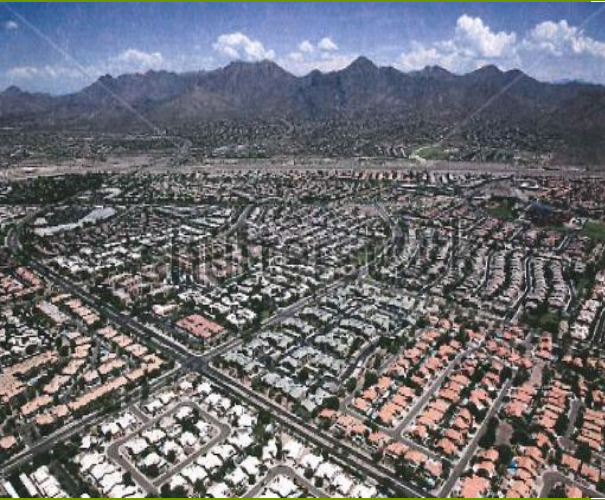
- Owner responsibility for all pre-paid contributions identified were eliminated.
- Owners continue to be required to construct and fund regional water and wastewater system improvements by Cost Recovery Resolution of Intention.



Next Steps

- Staff will be working with other property owners to bring back amended agreements consistent with La Jolla Vista & Amber Meadows Agreements
- Staff will bring back new Cost Recovery Ordinance for Council review/action





Questions?

