

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

<p>SUBJECT: Final Plat for PebbleCreek Phase II Unit 55C</p>	<p>STAFF PRESENTER: Katie Wilken, Planning Manager</p> <p>CASE NUMBER: 17-520-00001</p> <p>APPLICANT: Jeff Uhrick, B&R Engineering</p>
---	---

PROPOSED ACTION:

Approve the Final Plat for PebbleCreek Phase II Unit 55C, subject to the following stipulations:

1. Compliance with those conditions stated in Section II of Ordinance No. 98-620 and Ordinance No. 98-621, rezoning the land being developed as PebbleCreek Phase II.
2. PebbleCreek Phase II Unit 55C shall meet all City Codes, Standards, and Ordinances except those exempted in the PebbleCreek Development Agreements.

BACKGROUND AND PREVIOUS ACTIONS:

On August 19, 1998, the City Council approved Ordinance Nos. 98-620 and 98-621 conditionally rezoning approximately 1610.51 acres to be developed as the second phase of the PebbleCreek Golf Resort. Phase II is generally located between Indian School Road and McDowell Road, and between PebbleCreek Parkway and the Loop 303. On October 26, 2015, the City Council approved the preliminary plat for Unit 55.

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for Unit 55C subdividing 14.86 acres into 83 lots and three tracts, which is consistent with what was approved with the preliminary plat for this parcel.

Fire Department:

The parcel will be served by Fire Station 185 which is located approximately 1.92 miles from the subject property. Emergency response times to Unit 48 are within 4-5 minutes.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	4.85	1.92	5.42	2.21	#183	7.84	3.42	8.37	3.68

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the PebbleCreek Phase II PAD and with the approved preliminary plat for this parcel. The final plat is consistent with the technical requirements of the city's Subdivision Regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development. Staff recommends approval.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat
3. Preliminary Plat Staff Report