

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for PebbleCreek Phase II, Unit 49A	STAFF PRESENTER: Katie Wilken, Planning Manager CASE NUMBER: 18-520-00024 APPLICANT: Jeffrey L. Uhrick, B & R Engineering
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PROPOSED ACTION:

Approve the Final Plat for PebbleCreek Phase II, Unit 49A, subject to the following stipulations:

1. Prior to the issuance of a Certificate of Occupancy with Unit 49A, all offsite connecting roadways included in the PebbleCreek Phase II, Units 48, 57, and 60 Final Plats shall have been constructed.
2. All offsite waterlines included in the improvements plans approved for the PebbleCreek Phase II, Unit 48 Final Plat that are necessary to meet the requirements for water looping in the Engineering Design Standards and Policy Manual shall be constructed concurrent with the construction of the public improvements to serve Unit 49A. Certificates of Occupancy within Unit 49A shall not be issued until all of the improvements necessary to provide for water looping with Unit 49A as required in the Engineering Design Standards and Policy Manual have been completed.

BACKGROUND AND PREVIOUS ACTIONS:

- The PebbleCreek PAD Zoning was approved by City Council on August 24, 1998 by Ordinance Nos. 98-620 and 98-621
- The preliminary plat for PebbleCreek Phase II, Unit 49A 1 was approved by City Council on August 20, 2018

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for PebbleCreek Phase II, Unit 49A subdividing 14.65 acres into 74 lots and 7 tracts, which is consistent with what was approved with the preliminary plat for this parcel.

FISCAL ANALYSIS:

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. Any areas that will be maintained by the City are constructed by the developer and then conveyed to the City 2 years after construction.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the PebbleCreek 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