

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Re-Plat for PV303 East – Phase A, Lot 5	STAFF PRESENTER: Katie Wilken, Planning Manager CASE NUMBER: 18-520-00007 APPLICANT: Troy Mortensen, Sunbelt Holdings
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PROPOSED ACTION:

Approve the Re-Plat for PV303 East – Phase A, Lot 5, subject to the following stipulations:

1. An updated Title Report showing Liberty Utilities (Litchfield Park Water & Sewer) Corporation as the Owner of Tract A shall be submitted to the City for review prior to recordation of this final plat; and,
2. Any technical corrections to the map of dedication required by the City Engineer shall be made prior to the recordation of this map of dedication.

BACKGROUND AND PREVIOUS ACTIONS:

- The 2018-6555 - Council Action Report Zoning was approved by City Council on March 27, 2017 by Ordinance No. 17-1346
- A replat of PV303 East – Phase A was approved by City Council and then recorded on February 11, 2016.

STAFF ANALYSIS:

The applicant is requesting approval of the Re-Plat for PV303 East – Phase A, Lot 5 subdividing 30.4 acres into 1 lot, 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 re-plat is consistent with the land use, development standards, and density approved by the 2018-6555 - Council Action Report PAD and with the approved preliminary plat for this parcel. The re-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