

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Extend the Rosewood Golf Villas Final Plat approval for 90 additional days to June 21, 2015

CASE NUMBER: 14-520-00007

STAFF PRESENTER: Katie Wilken, Interim Planning Manager

COMPANY CONTACT: Nick McKee, Rosewood Homes

RECOMMENDATION:

Approve an extension for the Rosewood Golf Villas Final Plat approval, extending the approval date for 90 additional days to June 21, 2015.

PURPOSE:

Since the approval of the Rosewood Golf Villas Final Plat on December 15, 2014, Rosewood Homes has been working with staff to finalize construction plans for the development. The applicant hereby requests an additional 90 day extension for the previously approved final subdivision plat.

BACKGROUND AND COMMUNITY BENEFIT:

Rosewood Golf Villas (a.k.a. Estrella Parcel 5.9) subdivides 28.1 acres into 61 single family residential lots and 23 tracts and is located on the west side of Golf Club Drive, south of San Miguel Drive, within the Golf Village at Estrella PAD. The final plat was approved by City Council on December 15, 2014.

Final Plat approvals expire if the final plat is not recorded with the Maricopa County Recorder within 90 calendar days from the date that the Council approved the final plat. Prior to the expiration of the final plat approval, a subdivider may request an extension of the final plat approval. Council may grant a 90 day extension of the final plat approval if the subdivider demonstrates that:

- There has been no significant substantive change in the Engineering Standards since this Final Plat was approved. *Since the Final Plat approval on December 15, 2014 there has been no changes to the Engineering Standards and thus this Final Plat would be in compliance with current standards.*
- That the final plat, including the supporting documents, continue to comply with all applicable requirements. *Since the Final Plat approval on December 15, 2014 there has been no changes to the applicable requirements and thus this Final Plat would be in compliance with current standards and requirements.*

- That the subdivider has expended substantial effort and made substantial progress towards the completion of the engineering construction plans for the subdivision improvements. *Since the approval of this Final Plat, Rosewood Homes has continued to pursue the completion of these plans and improvements.*

If the extension is granted, the final plat approval shall be valid for 90 days from the date Council approved the request for an extension, and the final plat approval shall expire if the final plat is not recorded with the Maricopa County Recorder within 90 days from the date the Council approved the request for an extension of the final plat approval.

PREVIOUS ACTIONS AND DISCUSSION:

At the regular meeting of City Council on December 15, 2014, Council approved the request for a final plat for Rosewood Golf Villas. This final plat subdivided 28.1 acres into 61 single family residential lots and 23 tracts located on the west side of Golf Club Drive, south of San Miguel Drive, within the Golf Village at Estrella PAD

FISCAL ANALYSIS:

At this time there no fiscal impact analysis was done.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Rosewood Golf Villas Final Plat
3. Rosewood Golf Villas Staff Report, dated December 15, 2014