

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION FORM**

SUBJECT: Preliminary Plat for Paseo Place Parcel 1 subdividing approximately 40 acres into 136 single-family lots and 13 open space tracts generally located at the northwest corner of Yuma Road and 183rd Avenue alignment in an R1-6, Single Family Residential District

STAFF PRESENTER: Christopher Flodin, Architectural Planner

CASE NUMBER: 14-500-00006

APPLICANT: Chris Patton P.E., Rick Engineering, on behalf of Melcor Development Arizona Inc.

RECOMMENDATION:

Approval a request for the Preliminary Plat from Melcor Development Arizona Inc. to subdivide approximately 39.40 acres into 136 single-family residential lots and 13 open space tracts for a development known as Paseo Place Parcel 1 generally located at the northwest corner of Yuma Road and 183rd Avenue alignment in an R1-6, Single Family Residential Zoning District, subject to the following stipulations:

1. The subdivision shall be developed in compliance with the City of Goodyear Zoning Ordinance, Subdivision Regulations, and Engineering Design Standards for Public Works Construction, Maricopa Association of Governments (MAG) Standards for Public Works Construction and all other applicable codes and ordinances. All Development on the subject property shall comply with the prevailing City of Goodyear Design Guidelines;
2. Compliance with the stipulations stated in Ordinance 2006-1016 that rezoned the land and established the development concepts and standards contained in the Paseo Ridge Phase 2 Rezone Development Plan dated May 9, 2006. If the developer or homebuilder fails to comply with any of the stipulations contained in said Ordinance, or fails to comply with any other City codes and regulations in the development of Paseo Place, then the Development Services Director, or designee, with respect to such developer or homebuilder may suspend issuance of building or construction permits within the subdivision parcel in violation until the developer or homebuilder cures the item in default;
3. The applicable zoning stipulations regarding residential design and development shall be included as notes on the final plat;
4. The first Final Plat shall not be recorded until all of the following conditions are satisfied:
 - a. All construction plans for onsite and offsite infrastructure have been approved, with appropriate phasing. This includes all infrastructure necessary per minimum City standards for the associated Parcel(s) and additionally those identified in the CRO for West Goodyear Central Planning Area.

- b. All required financial assurances are in place. Performance bonding or letters of credit will be required to be provided to the City in the amount of 100% of the cost for the offsite and onsite improvements that have been identified as being the responsibility of the Developer.
- 5. Please note that the Developer shall be responsible for installing the regional wastewater trunk lines and regional water delivery mains identified in the 2014 West Goodyear Central Planning Area Master Water Study, as updated by CVL in the West Goodyear Central Planning Area Master Water Study, as approved by the City on January 15, 2013; 2014 West Goodyear Central Planning Area Master Wastewater Trunk Line Study by CVL as updated in the West Goodyear Central Planning Area Master Wastewater Trunk Line Study Update as approved by the City on January 15, 2013; and/or identified as benefiting the Property in any adopted Cost Recovery Resolution of Intention; and all of the regional wastewater trunk lines, regional water delivery mains and regional reclaimed water lines the Developer is responsible for constructing shall be constructed in conjunction with the recordation of the first final plat subdividing all or part of the Property, or as modified by a Development Agreement.
 - a. The water mains required to be constructed upon recordation of the first Final Plat include lines C, D, E, and a portion of F from 183rd to the west property line as identified in the West Goodyear Central Planning Area (WGCPA) Master Water Study Update dated 3/21/2014 along with either; a 12" water line from Yuma Rd. to the main in Van Buren Street (line D) OR a 12-inch water line in Durango St. from Citrus to 183rd Ave. alignment and a 12-inch water line in 183rd Ave. and looped within Paseo Place Parcel 2 from Durango St. to Yuma Rd.; and water lines necessary to provide looped connections between the mains in Yuma and 183rd to the water lines within the property. The sewer mains required to be constructed upon recordation of the first Final Plat include line N, as identified in the WGCPA Master Sewer Study Update dated 3/21/2014, along with the sewer line within Yuma Road between 183rd and the west property line.
 - b. The proportionate share of the cost of constructing existing lines that are included in previously adopted Cost Recovery Resolutions of Intention and which were sized and located to serve Paseo Place Parcel 1 but are not mentioned within this comment, shall also be paid at or prior to the recording of the first Final Plat, as required by existing Cost Recovery Ordinances.
 - c. It is not necessary to submit reclaimed water improvement plans or final reports as identified in the WGCPA Master Reclaimed Water Study Update with the construction documents. The City is currently in the process of revising the Reclaimed Water Policy.
- 6. This project is financially responsible for 25% of the cost to construct the traffic signals at the intersection of Yuma and 183rd. If warranted, this project will be responsible to construct this signal at the time of development. If not warranted, an in-lieu payment shall be collected for the Developer's financially responsible portion of the signal cost prior to receiving civil permits.

7. The existing concrete roadway located beneath the A/C pavement in Yuma Road shall be removed in association with the half street improvements of the arterial for this project.
8. Any modifications to irrigation facilities shall be coordinated with the appropriate Irrigation District/private owner.
9. At the time of development, all new or existing utilities shall be placed underground except power lines 69 kV or larger.
10. A current Soils Report, including all of the information outlined in the City of Goodyear EDS&PM Section 4.1.9.B.1, is required with the construction documents submittal.
11. All private storm-water management facilities shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement will include any and all maintenance easements required to access and inspect the storm-water management facilities, and to perform routine maintenance as necessary to ensure proper functioning of the storm-water management facility. In addition, a binding covenant specifying the parties responsible for the proper maintenance of all storm-water management facilities shall be secured prior to approval of final subdivision plat and issuance of any permits for land disturbance activities.
12. A variance to the City Engineering Standards has been approved specifically for this project. Said variance is to allow the placement of a private irrigation pipe in an easement in the back yards of the lots along the northern boundary of the development. This variance does not include the ability to construct access manhole(s) within the backyard of a home. Should the final design of the irrigation pipe require access manhole(s) at intermediate point(s) along the pipe, an additional tract accessible from the right-of-way shall be provided to access the manhole. Additionally, the Final Plat must include language designating maintenance responsibilities to the HOA for the irrigation pipe. The language shall include how and when necessary maintenance will occur and protocols to notify residents of scheduled activities related to the irrigation pipe (at least 24-hour notice).
13. Building permits for vertical construction shall not be issued until improvements ensuring adequate water, wastewater and emergency service for the subdivision have been completed;
14. The provision of adequate access, water, and sewer must be made to accommodate the subdivision, prior to approval of any building permits for the subdivision;
15. The Developer shall provide emergency access and fire hydrants in locations to be approved by the Fire Chief, or his designee, prior to vertical construction in each phase of development;
16. The Developer shall demonstrate and ensure to the Fire Chief, or his designee, that adequate fire flow and capacity exists prior to the first certificate of occupancy being issued for the subject property;

17. The Property Owner and/or Developer shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to Paseo Place Parcel 1 and request that any assured water supply credits issued by DWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of any final plat for the development;
18. All utilities within and abutting the subject property, including cable television, shall be placed underground, with the exception of 69 kV or larger electric lines. This shall be shown on the construction plans submitted with the final plat, noted on the final plat, and completed as each phase is developed, prior to the issuance of the first Certificate of Occupancy in such phase.
19. All utilities shall be installed per the approved Cost Recovery Ordinance.
20. All improvement plans, including civil engineering and landscape plans, shall be reviewed and approved by the City Engineer, or his designee, prior to recordation of the final plat for this subdivision;
21. The Developer shall construct off-site improvements in accordance with a phasing plan approved by the City Engineer;
22. The Developer shall comply with the approved West Goodyear Planning Area Master Water, Sewer, and interim Water Reports;
23. The Developer shall control dust throughout the project site as required by the State, City, and the County Bureau of Air Pollution on temporary access ways during construction;
24. The Developer shall keep the property weed and debris free during construction;
25. Street names shall be approved by the City Engineer, or his designee, prior to approval of the final plat for Paseo Place Parcel 1;
26. The Developer shall dedicate the necessary rights-of-way and utility easements in a form and substance acceptable to the City Engineer, or his designee, with the final plat for this subdivision;
27. The Developer shall provide for the dedication of the following rights-of-way, in form and substance acceptable to the City Engineer, or his designee, prior to or concurrent with recordation of any final plat:
 - a. North half of Yuma Road, right-of-way, 75 feet from centerline;
 - b. West half of 183rd Avenue right-of-way, 30 feet from centerline;
28. Improvements made on all arterial, collector and local roads within and abutting Paseo Place Parcel 1 shall comply with the City of Goodyear's prevailing engineering design standards, except as modified by the City Engineer;
29. The Developer will be responsible for the half-street and half-median improvements along those portions of Yuma Road adjacent to this development. An Engineer's estimate

that meets City of Goodyear requirements shall be provided to determine costs for the improvements that are not required to be constructed in conjunction with the site's development. The half-streets shall be constructed with the following minimum improvements: three 12-foot travel lanes, one four-foot wide bike lane with curb and gutter (adjacent to development), and one four-foot shoulder (opposite of the development) for a total of 44 feet of pavement. All roadway centerlines shall be dimensioned on the final plat;

30. The Developer or successor shall warranty all public and private improvements constructed by the developer or successors within the City of Goodyear rights-of-way, tracts and easements for a period of not less than two (2) years from the date of acceptance by the City Engineer, or his designee;
31. The Developer shall submit a current Phase I Environmental Survey designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City Engineer deems necessary dependent upon the contents of the Phase I survey. Such survey shall cover publicly dedicated rights-of-way, easements, or other parcels of land dedicated to the public and shall be submitted with the final plat for the project. Any environmental conditions identified by the Phase I Environmental Site Assessment shall be addressed and remediated to the satisfaction of the City Engineer, or his designee, prior to recordation of any final plat for the project;
32. The Developer shall provide easements with a width of at least 20 feet in areas where City of Goodyear sewer and water lines are constructed and right-of-way does not currently exist. The surface of the easement shall be improved with an all-weather surface. Easements shall be dedicated by separate instrument and all documents needed to process the easements shall be provided to the City of Goodyear prior to construction plan approval. Permits will not be issued for on-site sewer construction until the off-site sewer line construction project has commenced;
33. The Developer shall ensure that all on-site and off-site water lines are part of a looped system that will be connected to at least two City of Goodyear water sources at all times;
34. If the required retention basins do not drain within the prescribed time frame, the developer shall be responsible for implementing alternative corrective measures for the duration of the project's warranty period and shall identify such alternative method or methods on the grading and drainage plans and submit to the City Engineer, or his designee, for review and approval prior to the issuance of the grading permit for the project;
35. The Developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: "Paseo Place Parcel 1 is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. The Owner does release and discharge the City of Goodyear and the developer from any liability for any and all claims for future damages to persons or property and complaints

of any kind that may arise at any time in the future from the operation of such aircraft near and over the area;”

36. The Public Sales Report and final plat shall include a statement that Paseo Place Parcel 1 is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport;
37. The Developer shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix-Goodyear Airport Traffic Pattern Area and noise contours. This display shall include a twenty-four by thirty-six inch (24”x36”) map at the main entrance of such sales facility and shall include the approximate locations of the homes or apartments being sold or leased clearly depicted. The required contents of the map shall be provided by the City of Goodyear;
38. The Public Sales Report and final plat shall include a statement that Paseo Place Parcel 1 is in the vicinity of a proposed 230 kV overhead electric line planned along the west side of Perryville Road;
39. The following information shall be disclosed in the public sales report and final plat and shall be provided in a separate acknowledgment, which shall run with the land, to be signed by the initial homebuyer: Paseo Place Parcel 1 is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses;
40. The following information shall be disclosed in the public sales report and final plat and shall be provided in a separate acknowledgement, which shall run with the land, to be signed by the initial homebuyer: Paseo Place Parcel 1 is in proximity to the proposed Loop 303 freeway and may be subject to potential noise intrusion, vibrations, dust and all other effects that may be caused by said freeways and the construction of thereof;
41. No growing of crops shall be permitted within 50 feet of any occupied residential dwelling;
42. Building elevations and color schemes for all homes to be constructed within Paseo Place Parcel 1 shall be submitted to the City for design review and approval prior to submittal of single-family standard (or custom) construction plans;
43. Four-sided architecture is required for all dwelling units within the Paseo Place Parcel 1. Architectural details provided on the front elevation shall also be provided on the side and rear elevations of the building;
44. Dwelling units with the same elevation or color scheme within the Paseo Place Parcel 1 shall not be placed side-by-side or across the street from each other, unless the elevation is fundamentally different as determined by the Development Services Director , or his designee;

45. No more than three two-story homes shall be permitted side-by-side, and three consecutive two-story homes must be followed by a minimum of two single-story homes;
46. No two-story homes shall be permitted along an arterial road unless there is a 35-foot wide landscape tract between said right-of-way and the lot line;
47. No two-story homes shall be permitted on corner lots. The final plat for Paseo Place Parcel 1 shall contain a note listing all lots subject to this stipulation;
48. Dwelling units located on lots that front a T-intersection shall be configured so that the non-livable portions of the dwelling face oncoming traffic. The final plat for Paseo Place Parcel 1 shall contain a note listing all lots subject to this stipulation;
49. Driveways upon key lots shall be located on the opposite side of the lot from the view obstruction;
50. All two-car garages shall have minimum interior dimensions of 18 feet wide by 20 feet deep, clear of obstructions;
51. The Developer shall establish a Homeowners Association (HOA) for Paseo Place Parcel 1, with said HOA owning and maintaining all open space areas, trails, and other community amenities and maintaining all arterial and collector road rights-of-way landscaping except for arterial median landscaping. A note shall be placed on each final plat indicating HOA ownership and maintenance responsibilities of these tracts;
52. The Developer shall submit a copy of the legal documents pertaining to the establishment of the HOA and any Conditions, Covenants and Restrictions (CC&Rs) associated with the proposed development for City Staff review and comment prior to approval of any final plat;
53. All lots backing up to significant internal open space areas shall have rear yard view fences as determined by City Staff during the formal landscape plan review. Those lots that have view fences shall be required to complete their rear yard landscaping within 90 days of the issuance of a Certificate of Occupancy for the dwelling;
54. The Developer shall provide and install a front yard landscape package for each dwelling within 60 days of issuance of the Certificate of Occupancy for that dwelling. The CC&Rs shall contain language reflecting this requirement;
55. The Developer shall include a note on the final plat and require each homebuyer to sign an acknowledgment statement accepting maintenance responsibility for the landscaping between the sidewalk and curb in front of their home, and the side yard for homes on corner lots. The CC&Rs for Paseo Place Parcel 1 shall state that the HOA will enforce maintenance if there is non-compliance with this requirement;
56. The Developer shall improve all tot lots within the project with approved shade canopy's over the play equipment;

57. The Developer shall provide pedestrian scale security lighting for all trails and active recreational areas within the project;
58. The location of mail boxes is to be integrated within the development and their design shall utilize the same types of building materials used throughout the development;
59. The Developer shall minimize the creation of four-way local road intersections within the Paseo Place Parcel 1. Should four-way intersections be created, the Developer shall place STOP signs at all of these intersections;
60. The Developer shall ensure that all perimeter walls viewable from public roadways have an exposed face not to exceed eight feet in height; and,
61. Open space improvements and associated amenities located within a phase of development shall be substantially completed upon issuance of the first Certificate of Occupancy for any single-family dwelling unit within that phase.

PURPOSE:

The request is for approval of a preliminary plat for Paseo Place Parcel 1. The preliminary plat consists of 39.40 acres that will be subdivided into 136 single-family lots and 13 open space tracts. The proposed Paseo Place preliminary plat is consistent with the requirements of the City's Subdivision Regulations, and Design Guidelines. The proposed density is consistent with the City's General Plan and the proposed development will be compatible with the surrounding area.

BACKGROUND AND COMMUNITY BENEFIT:

Current Policy

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site.

The City has a policy that development pays its own way. This preliminary plat request adheres to this policy in that the developer will be paying his proportionate share of the infrastructure costs to serve the properties proposed for development in the area generally bounded by Interstate 10 on the north, MC85 on the south, Cotton Lane on the east, and Perryville Road on the west. This area is referred to as the West Goodyear Central Planning (WGCP) area.

Historical Information:

On May 23, 2005, the City Council adopted Resolution No. 2005-981 approving a Memorandum of Understanding (MOU) with sixteen owners of property located in the west Goodyear planning area. The MOU addresses the funding and provision of fire service,

wastewater treatment plant capacity, and water and sewer infrastructure to the area. A density bonus of 0.85 dwelling units per acre was awarded to participating property owners in return for their commitment to pre-pay specified development fees. The MOU also streamlines the development review process by allowing the submittal of Preliminary and Final PADs concurrently for City Council approval. Development Agreements formalizing the terms of the MOU are to be approved within 120 days of MOU approval. The owner of the subject property is a participant in the MOU.

The Development Agreement for Paseo Place (aka Paseo Ridge) was approved by council on June 6, 2006, through ordinance 06-1043.

DISCUSSION:

Background:

The General Plan Land Use Map designates the subject property as Neighborhood. The Development Standards for Neighborhoods allows for Low Density Residential. Single family detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category. The 2025 General Plan encourages Neighborhood development that supports the City's desired community character and vision by providing trails, open space, and internal and external connectivity.

Existing land uses surrounding the subject property include the following:

- **North** – The proposed La Privada residential development with a proposed density of 3.10 du/ac.
- **South** – The approved Las Ventanas residential development with a density of 3.01 du/ac
- **East** – The proposed La Privada residential development with a proposed density of 3.10 du/ac.
- **West** – Undeveloped Maricopa County land zoned Rural Residential (R-43) and a single-family home on approximately two acres.

Details of the Request:

The applicant is requesting the subdivision of 39.40 acres into 136 single-family lots for a residential project known as Paseo Place Parcel 1, generally located at the northwest corner of Yuma Road and 183rd Avenue. Paseo Place Parcel 1 proposes a lot yield of 136 single-family residential lots on 39.40 net acres resulting in a density of 3.45 units per acre. Paseo Place Parcel 1 proposes a minimum 7,200-square foot lot for this phase, with a 60-foot minimum lot width.

The Paseo Place Parcel 1 project is proposing the following development:

	Lot Size	Lot Sq. Footage	Lot Yield
Paseo Place Parcel 1	60ft x 120ft	7,200 sf.	132
	70ft x 120ft	8,400 sf.	4
			136

The R1-6 development standards are:

	Single-Family Residential (R1-6) Standards
Minimum Lot Area	6,000 sf
Minimum Lot Width	60ft
Minimum Lot Depth	100ft
Maximum Lot Coverage	40%
Minimum Setbacks	
Front	20ft (10ft for Side Entry Garage)
Rear	20ft
Total Both Sides	15ft
Minimum Side Yard	5ft
Street Side	10ft
Maximum Height	30ft

There are two main entrances into the Paseo Place Parcel 1 development. Access to the eastern portion of Parcel 1 is provided via 183rd Avenue, while access from the south is provided to Yuma Road via the 183rd Avenue alignment. All roadways within the development will be built to public road standards and dedicated to the City of Goodyear.

Approximately 8.50 acres or 21.57% (net acreage) of open space are proposed in the Paseo Place Parcel 1 development. Amenities proposed within these areas include a pocket park with pedestrian connections to surrounding trails, residential lots facing open space, Butterfly Garden, Ramada with BBQ and seating, community gardens, and a shaded tot lot. A Homeowners Association (HOA) will maintain all community open space tracts, amenities, and right-of-way landscaping.

Staff Analysis:

The proposed subdivision plat is consistent with prevailing R1-6, Single-Family Residential Zoning District standards, the Low Density Residential land use designation as specified on the General Plan Land Use Map, and current subdivision regulations set forth by the City of Goodyear. This land use was intended for residential development of the type and intensity proposed with the Paseo Place Parcel 1 development.

The Zoning Ordinance requires that 12% of the project area be reserved as open space. There are 1.26 acres of active recreation and 7.24 acres of passive recreation for a total of 8.50 acres. The 8.50 acres represents 21.57% (net acreage) of open space which for this development will exceed this requirement and is consistent with the goals established within the Parks, Recreation, Trails, and Open Space Master Plan.

DEPARTMENTAL/FUNCTIONAL IMPACTS:

Phoenix-Goodyear Airport Impact:

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace. However, the property is located over four miles from the 65 LDN noise contour line and should not be significantly impacted by airport noise.

Luke AFB Impact:

The subject property is located in the vicinity of a military airport and is approximately 0.75 miles from the high noise zone and 1.5 miles from the accident potential zones. Luke AFB has commented that the proposed Paseo Place Parcel 1 development complies with the recommended densities as stated in the Graduated Density Concept and recommends that the developer pursue an aggressive notification procedure to inform potential homebuyers of base operations.

Electric Impact:

Electric service will be provided by APS. A substation to serve the area within the vicinity of Paseo Place Parcel 1 is anticipated along Yuma Road, west of Citrus Road. A specific location for the substation has yet to be determined by APS. In addition, there is a proposed 230 kV transmission line system to locate on the west side of Perryville Road. This proposed transmission line will run from Southern Road to Indian School Road.

Fire Response Times Impact:

Fire Station No. 184, at Yuma and Wildflower Drive/Village Blvd. is located approximately 3 miles from the subject property.

Currently Paseo Place Parcel 1 is not within the desired four-minute response time goal for fire and emergency services and will be serviced by Fire Station No. 4 at Yuma Road and Wildflower Drive until new fire stations are constructed in the El Cidro Ranch development, and in the vicinity of Van Buren Road and Citrus Road pursuant to the MOU. The City is currently evaluating potential sites in the west Goodyear planning area for the two fire stations.

Schools Impact:

The planned Paseo Place Parcel 1 development lies within the jurisdiction of the Liberty Elementary School District and the Buckeye Union High School District. The developer will commit to the Southwest Cities/Schools/Developer Compact with a donation to each of the school districts.

Solid Waste Impact:

Solid waste collection will be provided at curbside by the City of Goodyear in accordance with standard solid waste collection policy at the time.

Storm Water Impact:

The developer will be required to retain all storm water drainage generated by this development on the site. Off-site flows that currently pass through the site will need to be accommodated. The acceptance and discharge facilities proposed for the off-site flows are considered conceptual as preliminary calculations, sizes, depths, elevations, etc., have not been provided. It shall be understood that based on the conceptual nature of the information

provided, the project layout approved with the PAD and preliminary plat may need to be modified during the construction plan review to provide facilities that meet the City of Goodyear's requirements. These issues will be addressed during construction plan review and prior to recording of any final plats for the project.

Wastewater Impact:

The 16 developers within the MOU are responsible for constructing any regional wastewater trunk lines. If the Paseo Place developer or another developer within the WGCP area advances this infrastructure, then the City has agreed to use the Cost Recovery Ordinance to provide a mechanism for that developer to be reimbursed from other benefited property owners.

Water Impact:

The 16 developers associated with the MOU will fund a water study to determine the water facilities (wells, storage tanks, treatment, and transmission lines) needed to serve the properties within the WGCP area.

The 16 developers are responsible for constructing any water delivery mains. If the developer of Paseo Ridge Parcel 1 or another developer within the WGCP area advances this infrastructure, then the City has agreed to use the Cost Recovery Ordinance to provide a mechanism for that developer to be reimbursed from other benefited property owners.

The Developer will be required to extinguish any irrigation groundwater rights and transfer them to the City as part of the final subdivision platting process.

CITIZEN PARTICIPATION:

Citizen Review Meeting:

A citizen review meeting is not required for a preliminary plat.

Planning and Zoning Commission Meeting:

The Planning and Zoning Commission is set to consider this item at its regular meeting on April 15th 2015.

FISCAL IMPACT:

The development will be responsible for extending and constructing all infrastructure necessary to serve the site. Additional revenue initially will be generated through the payment of construction sales taxes and development impact fees, but residential development generally has a net negative impact on the general fund.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Preliminary Plat
3. Conceptual Landscape Plan
4. Community Garden Exhibit
5. Butterfly Garden Exhibit