

AGENDA ITEM # \_\_\_\_\_

DATE: May 18, 2015

COAC NUMBER: 15-5611

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT:** Resolution authorizing preparation and execution of amendments to applicable development agreements to extend expiration dates of existing approved final plats for three West Goodyear Properties: Pradera, Amber Meadows, and La Jolla.

**STAFF PRESENTER:** Bob Beckley,  
Deputy City Manager

**COMPANY  
CONTACT:** N/A

**RECOMMENDATION:**

ADOPT RESOLUTION NO. 15-1708, AUTHORIZING THE PREPARATION AND EXECUTION OF AMENDMENTS TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PRADERA, THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR AMBER MEADOWS, AND THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR LA JOLLA VISTA, EXTENDING THE EXPIRATION DEADLINES FOR THE EXISTING APPROVED FINAL PLATS FOR PRADERA, AMBER MEADOWS, AND LA JOLLA VISTA UNTIL OCTOBER 31, 2015 AND PROVIDING FOR AN EFFECTIVE DATE.

**PURPOSE:**

To extend the expiration deadlines of existing approved final plats for three West Goodyear Properties, Pradera, Amber Meadows, and La Jolla Vista, while City staff and owners of property in the West Goodyear Central Planning Area work on a revised development strategy and corresponding changes to existing and future development agreements for West Goodyear Properties.

**BACKGROUND AND COMMUNITY BENEFIT:**

Since 2005, the City has been working with a number of owners of property in the West Goodyear Central Planning Area (the "WGCPA"), which is generally bounded by Interstate 10 on the north, MC 85 on the south, Cotton Lane on the east and Perryville Road on the west (collectively the "West Goodyear Properties"). Over the years, the City has entered into various agreements with the owners of the West Goodyear Properties providing terms for development of their respective properties.

As a result of what has been termed the "Great Recession" starting in late 2007, none of the West Goodyear Properties have been developed except for Las Brisas, which was under development at the time the recession hit. In an effort to spur development in the WGCPA, the City has repeatedly modified the agreements and the strategy for the development of the West Goodyear Properties. In each case, the City eliminated, or reduced the obligations associated with the development of the West Goodyear Properties

that were deterring development, or modified the agreements to include terms that would facilitate the development process.

Notwithstanding the efforts that have been made to date, development has yet to occur in the WGCPA. This is the result of a fundamental shift in residential development that has occurred since the Great Recession. Whereas in the past, homebuilders would acquire large numbers of lots within a development at the outset of a project, they now are acquiring smaller numbers of lots at a given time. This shift has hampered developers' abilities to finance all of the public infrastructure that will eventually be needed to serve the platted property at the time of final plat. Staff has heard this from everyone who has approached the City about developing the West Goodyear Properties.

There recently has been some renewed interest in development of the West Goodyear Properties, but the current development strategy and requirements for development are continuing to have a deterrent effect. Staff and certain owners of the West Goodyear Properties are working on a revised development strategy. Assuming an agreement on the revised strategy is reached, the revised development strategy will be reflected in modifications to existing development agreements in place for certain West Goodyear Properties and in new development agreements for other West Goodyear Properties that will be presented to Council in September 2015.

Three of the West Goodyear Properties, Pradera, Amber Meadows, and La Jolla Vista, have approved final plats that will expire September 2015. Any revised development strategy and corresponding changes to existing and future development agreements for the West Goodyear Properties that will be presented to Council for consideration will provide for an extension of the expiration dates of the existing approved final plats for Pradera, Amber Meadows, and La Jolla Vista to October 31, 2015; and

In the interim, in order to allow the City and the owners of the West Goodyear Properties time to work through the details of a revised development strategy for the WGCPA, the expiration dates for the existing approved final plats for Pradera, Amber Meadows, and La Jolla Vista need to be extended. Staff is seeking authorization for the City Attorney to draft, and the City Manager to execute, amendments to the development agreements for Pradera, Amber Meadows, and La Jolla Vista, extending the expiration dates of their respective existing approved final plats to October 31, 2015.

#### **PREVIOUS ACTIONS AND DISCUSSION:**

Although Council has been presented with numerous development agreements and amendments thereto, and with amended and restated development agreements and amendments thereto, this is the first time Council is being presented with this issue.

#### **FISCAL ANALYSIS:**

There is no fiscal impact resulting from an interim extension of the expiration dates of the currently existing approved final plats for Pradera, Amber Meadows, and La Jolla Vista.

**ATTACHMENTS:**

Resolution No. 15-1708