

AGENDA ITEM #: _____

DATE: May 9, 2016

COAC #: 16-5824

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: 90-day extension of the Estrella Mountain Ranch Parcel 9.8 Final Plat approval

STAFF PRESENTER:

Karen Craver, AICP, Planner III

CASE NUMBER: 15-520-00006

APPLICANT: Stuart Barney, Newland Communities

RECOMMENDATION:

Approve a 90-day extension of the Estrella Mountain Ranch Parcel 9.8 Final Plat approval, extending the approval date to August 9, 2016.

PURPOSE:

Approval of the extension request will provide the necessary time for Newland Communities to finalize addressing a stipulation of the final plat involving Southwest Gas, and to complete the city engineering construction plan review and approval process. (Karen Craver, Planner III)

BACKGROUND AND PREVIOUS ACTIONS:

On January 25, 2016, the City Council approved the Final Plat for Estrella Mountain Ranch Parcel 9.8, subdividing 38.15 acres into 106 single family residential lots and 13 open space, landscape, and drainage tracts, generally located on the north side of West Calistoga Drive, west of South 184th Avenue, within the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD), subject to stipulations.

CURRENT POLICY:

Pursuant to Article 15-2 of the Goodyear Subdivision Ordinance:

- Final plat approval is valid for 90 calendar days from Council approval of the plat.
- The approval expires if the plat is not recorded with the County within the 90 days.
- Prior to the expiration, the subdivider may request a one-time extension of the approval.
- The extension may be granted by Council, extending the approval 90 calendar days from the date of the extension vote.

STAFF ANALYSIS:

Council may grant a 90-day extension if:

- It is determined that there has been no significant substantive change in the Engineering Design Standards & Policy Manual (EDS&PM)

- The Engineering Department has reviewed the extension request and has confirmed that there has been no significant substantive change in the EDS&PM.
- It is determined that the final plat, including the supporting documents, continues to comply with all applicable requirements
 - The Engineering Department has reviewed the extension request and has confirmed that the final plat, including the supporting documents, continues to comply with all applicable requirements.
- The subdivider demonstrates that there has been substantial effort expended and substantial progress made towards completion of the engineering construction plans for the subdivision improvements
 - The subdivider has been diligently working with Southwest Gas (SWG) to address a plat-specific stipulation, as well as developing an agreement with SWG that will govern all SWG pipeline crossings within the boundaries of Estrella. Engineering construction plans for the plat are in the final stage of review, and upon finalization of the agreement with SWG, will be ready for permit approval and issuance.

FISCAL ANALYSIS:

Approval of the extension request requires no expenditure of public funds.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat, approved on January 25, 2016
3. Final Plat Staff Report (from January 25, 2016)
4. Extension Request