

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

DATE: May 9, 2016

COAC #: 16-5825

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

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**SUBJECT: 90-day extension of the West Calistoga Drive Map of Dedication approval**

**STAFF PRESENTER:**

Karen Craver, AICP, Planner III

**CASE NUMBER:** 15-550-00003

**APPLICANT:** Stuart Barney, Newland Communities

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**RECOMMENDATION:**

Approve a 90-day extension of the West Calistoga Drive Map of Dedication approval, extending the approval date to August 9, 2016.

**PURPOSE:**

Approval of the extension request will provide the necessary time for Newland Communities to complete the city engineering roadway construction plan review and approval process, following issuance of the construction permit for the adjacent Parcel 9.8. (Karen Craver, Planner III)

**BACKGROUND AND PREVIOUS ACTIONS:**

On January 25, 2016, the City Council approved the Map of Dedication (MOD), submitted by Newland Communities, dedicating the full-width right-of-way and public utility easements necessary to extend West Calistoga Drive in a westerly direction to provide two points of access for Estrella Mountain Ranch Parcel 9.8.

**CURRENT POLICY:**

Following the same procedure for final plat approval and extension:

- MOD approval is valid for 90 calendar days from Council approval of the MOD.
- The approval expires if the MOD is not recorded with the County within the 90 days.
- Prior to the expiration, the property owner 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 MOD, including the supporting documents, continues to comply with all applicable requirements
  - The Engineering Department has reviewed the extension request and has confirmed that the MOD, including the supporting documents, continues to comply with all applicable requirements.
- The property owner demonstrates that there has been substantial effort expended and substantial progress made towards completion of the engineering construction plans for the roadway improvements
  - The property owner has been diligently working with Southwest Gas to address a final plat stipulation for the adjacent Parcel 9.8, which will lead to permit approval and issuance for the final plat. The engineering construction plans for West Calistoga Drive are in the final stage of city review, and at such time as the permit is issued for the final plat, it will be appropriate for the permit for the roadway construction to be issued as well.

#### **FISCAL ANALYSIS:**

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

#### **ATTACHMENTS:**

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