

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

DATE: July 11, 2016

COAC NUMBER: 16-5861

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT:** Final Plat for Sedella Parcel  
3C

**STAFF PRESENTER:** Steve Careccia,  
Planner III

**CASE NUMBER:** 16-520-000002

**APPLICANT:** Bruce Schroeder,  
Meritage Homes

**RECOMMENDATION:**

Rescind the July 9, 2007 approval of the Sedella Parcel 3C Final Plat in its entirety and approve the Final Plat for Sedella Parcel 3C, subject to the following stipulations:

1. Compliance with those stipulations stated in Ordinance No. 05-946, the ordinance that rezoned the land being developed as Sedella;
2. The applicant shall provide financial assurance in a form and amount acceptable to the City to cover the costs to correct any stormwater erosion and disposal problems that may arise during the first five years following the completion of the initial project construction. A cost estimate detailing an alternative method to dispose of retained stormwater runoff shall be submitted to the City for review with the first construction document submittal. The City will use the cost estimate in determining the appropriate final assurance amount. This financial assurance must be submitted with the warranty bond prior to issuance of the acceptance of construction letter and commencement of the warranty period;
3. The applicant shall submit a new title report for Parcel No. 502-30-002G that has not been prepared sooner than 30 days prior to recordation. The new title report shall reflect the full payment of all applicable tax years prior to recordation; and,
4. Should the new title report referenced in the previous stipulation reflect a change in ownership and/or the existence of a lender, the final plat shall be revised to reflect the new ownership and to include the lender's consent and subordination clause, in a form acceptable to the City Attorney, subordinating the loan to all the easements and restrictive covenants in the final plat and releasing from the loan all property being dedicated in the final plat. Said revision, if applicable, shall occur prior to recordation of the final plat.

**PURPOSE:**

The applicant is requesting approval of the Final Plat for Sedella Parcel 3C subdividing 51.2 acres into 119 single family lots and five tracts. The final plat is consistent with the land use,

development standards, and density established by the Sedella Planned Area Development (PAD) and with the City's subdivision regulations and the preliminary plat for this parcel.

### **BACKGROUND AND PREVIOUS ACTIONS:**

- The Sedella PAD zoning was approved by the City Council on June 13, 2005 by Ordinance 05-946.
- The preliminary plat for Sedella was approved by the City Council on June 13, 2005.
- A final plat for Parcel 3C was approved by the City Council on July 9, 2007. Given the time that has passed since this original approval, the applicant decided to submit a new application for final plat. Prior to taking action on the Parcel 3C final plat, the approval for the previously approved Parcel 3C final plat will need to be rescinded by the City Council.

### **CURRENT POLICY:**

According to state and local laws, the subdivision of land must be reviewed and approved by the local governing body before recordation of a final plat. An analysis of the subdivision design's conformance with City regulations is conducted at the preliminary plat stage. The applicant may then move on to final engineering of the subdivision. The final plat must be found to substantially conform to the approved preliminary plat. Approval of a final plat is valid for 90 days from the date of City Council approval.

### **DETAILS OF THE REQUEST:**

The applicant is requesting approval of the Final Plat for Sedella Parcel 3C subdividing 51.2 acres into 119 single family lots and five tracts. The minimum lot width is 75 feet. The local streets will be private.

### **STAFF ANALYSIS:**

The final plat is consistent with the land use, development standards, and density approved by the Sedella PAD and with the approved preliminary plat for this parcel. The final plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development.

### **FISCAL ANALYSIS:**

A fiscal analysis was not conducted for this item.

### **ATTACHMENTS:**

1. Aerial Photo
2. Final Plat
3. Preliminary Plat Staff Report