

AGENDA ITEM #: _____

DATE: August 22, 2016

COAC #: 16-5878

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

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

RECOMMENDATION:

Approve a 90-day extension of the West Calistoga Drive Map of Dedication (MOD) approval, extending the approval date to November 22, 2016.

PURPOSE:

Approval of the extension request will provide the necessary time for Newland Communities to post financial assurances and record the Calistoga MOD, upon finalizing a Crossing License with Southwest Gas related to the development of 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. On May 9, 2016, the City Council granted a 90-day extension of the MOD approval, extending the approval date to August 9, 2016.

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 an 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 issuance of a permit for the final plat. The engineering construction plans for West Calistoga Drive have been approved, and at such time as the permit is issued for the final plat, the permit for the construction of Calistoga will 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