

AGENDA ITEM # _____

DATE: August 22, 2016

COAC NUMBER: 16-5887

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Replat of Lot 9 of Estrella Falls Regional Shopping Center

STAFF PRESENTER: Steve Careccia,
Planner III

CASE NUMBER: 16-520-000005

APPLICANT: Len Swartz, Olsson
Associates

RECOMMENDATION:

Approve the Replat of Lot 9 of Estrella Falls Regional Shopping Center, subject to the following stipulation:

1. Compliance with those stipulations stated in Ordinance No. 00-679, the ordinance that rezoned the land being developed as the Goodyear Planned Regional Center;

PURPOSE:

The Replat of Lot 9 of the Estrella Falls Regional Shopping Center proposes to subdivide Lot 9 to create two additional lots and one tract. Newly created Lot 10 will be the location of the Harkins Theater while Lot 11 is proposed for future commercial use. Newly created Tract A will be established for drainage purposes. The replat is consistent with the land use and development standards established by the Goodyear Planned Regional Center Planned Area Development (PAD) and with the City's subdivision regulations.

BACKGROUND AND PREVIOUS ACTIONS:

- The 147.93-acre Estrella Falls Regional Shopping Center is a part of the larger Goodyear Planned Regional Center Planned Area Development (Goodyear PRC PAD). The regional shopping center is located at the northwest corner of Bullard Avenue and McDowell Road.
- The commercial component of the Goodyear PRC PAD was approved by the City Council on February 14, 2000, with the adoption of Ordinance No. 00-679.
- The final plat for the Estrella Falls Regional Shopping Center was approved by the City Council on September 24, 2007. This final plat consists of nine lots intended for commercial development.

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. Approval of a final plat is valid for 90 days from the date of City Council approval.

DETAILS OF THE REQUEST:

The Replat of Lot 9 of the Estrella Falls Regional Shopping Center proposes to subdivide Lot 9 to create two additional lots and one tract. Newly created Lot 10 will be the location of the Harkins Theater while Lot 11 is proposed for future commercial use. Newly created Tract A will be established for drainage purposes.

STAFF ANALYSIS:

The replat is consistent with the land use and development standards approved by the Goodyear Planned Regional Center PAD and is consistent with the technical requirements of the City's Subdivision Regulations.

FISCAL ANALYSIS:

A fiscal analysis was not conducted for this item.

ATTACHMENTS:

1. Aerial Photo
2. Replat of Lot 9 of Estrella Falls Regional Shopping Center
3. Final Plat for Estrella Falls Regional Shopping Center (recorded 2008)