

AGENDA ITEM #: _____

DATE: October 24, 2016

COAC #: 16-5903

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Amend the plat for The Cove
at Palm Valley North**

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 16-520-00012

APPLICANT: Chris Moore, Sunrise
Engineering

RECOMMENDATION:

Approve the amendment to the final plat of The Cove at Palm Valley North subject to the following stipulations:

1. Compliance with all terms and conditions and stipulations of the final plat of the Cove at Palm Valley North as recorded at book 1276, page 6, and recording number 2016-0394036 and approved by Case Number 16-520-00001 shall apply as expressly amended herein, and,
2. Any technical corrections to the amendment of the final plat required by the City Engineer shall be made prior to the recordation of the amendment.

PURPOSE:

This amendment adds drainage easements along the common lot lines of the duplexes. These easements are necessary to address the drainage from the roof-lines draining from one lot to another. Other than the new drainage easements, the final plat for The Cove is consistent with the final plat that was approved by City Council on March 14, 2016.

BACKGROUND AND PREVIOUS ACTIONS:

City Council approved the Final Plat for The Cove at Palm Valley North on March 14, 2016. The residential design review was submitted for administrative review on August 10, 2016.

CURRENT POLICY:

Pursuant to state and local laws, the subdivision of land must be reviewed and approved by the local governing body before the recordation of a final plat.

STAFF ANALYSIS:

When the housing product was submitted for permits, staff determined that the rooftop overhang would produce drainage onto the neighboring lot. In order to allow for drainage as a shared use between the duplex lots, an amendment must be processed in order to dedicate these shared drainage easements on the final plat.

FISCAL ANALYSIS:

To the extent that this subdivision will provide for residential land use and development, there will be a net negative impact to the General Fund not including construction sales tax.

ATTACHMENTS:

1. Aerial Photo
2. Narrative
3. Amendment to the Final Plat