

AGENDA ITEM #: _____

DATE: February 13, 2017

COAC #: 17-6000

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Estrella Commons Preliminary
Plat Extension**

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 14-500-00001

OTHER PRESENTER: Kelly Hayes,
Evergreen Development

PROPOSED ACTION:

Approve an extension of the Estrella Commons Preliminary Plat approval to February 22, 2018, subject to the stipulations approved by City Council on February 22, 2016.

BACKGROUND AND PREVIOUS ACTIONS:

The preliminary plat for Estrella Commons was approved by City Council on February 22, 2016 and is due to expire on February 22, 2017. Evergreen Devco has been working to secure a homebuilder for the project.

STAFF ANALYSIS:

Estrella Commons is located southeast of I-10 and Estrella Parkway. The preliminary plat subdivides 105.6 acres into 365 single family lots and 39 tracts. The approval was subject to 27 stipulations.

Pursuant to the City of Goodyear Subdivision Regulations, preliminary plat approvals expire 12 months from the date of Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension is obtained prior to the expiration date. Prior to the expiration of the preliminary plat approval, a subdivider may request an extension of the preliminary plat approval. Council may grant an additional 12 month extension of the preliminary plat approval if the subdivider demonstrates that there has been no significant substantive change in the Engineering Standards; the approved preliminary plat, including the supporting documents, continue to comply with all applicable requirements; and the subdivider has expended substantial effort to create a final plat and engineering plans.

1. No significant substantive change in the Engineering Standards.
Since February 22, 2016 when the Preliminary Plat was approved by the City Council, there have been no changes to the Engineering standards.

2. The approved preliminary plat, including supporting documents, continue to comply with applicable requirements.

Since February 22, 2016 when the Preliminary Plat was approved by the City Council, there have been no changes to the applicable requirements and the preliminary plat, including the supporting documents, continue to comply with current standards and all applicable requirements.

3. The subdivider has expended substantial effort to create a final plat and engineering plans.

Evergreen has worked diligently to secure a homebuilder that could build the quality product that the Estrella Commons PAD requires while also investing a significant amount of money in infrastructure costs.

Evergreen Devco has stated that they have recently opened escrow to sell the property to Fulton Homes. Staff held a pre-application meeting with Fulton Homes and they plan to modify the existing plat, however, Evergreen Devco has requested an extension to the preliminary plat until the new preliminary plat is submitted by Fulton Homes, approved by the City Council, and escrow is closed on the property.

RECOMMENDATION:

Since there have been no changes to the City's standards impacting preliminary plats and the applicant has been working with a homebuilder and the City on the project, it is reasonable to allow the subdivider the additional time requested.

ATTACHMENTS:

1. Aerial Photo
2. Original Preliminary Plat Staff Report
3. Estrella Commons Preliminary Plat