

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

DATE: February 27, 2017

COAC #: 17-6007

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT: Final plat for Las Brisas Phase 2C.6.**

**STAFF PRESENTER:** Katie Wilken,  
Planning Manager

**CASE NUMBER:** 16-520-00015

**OTHER PRESENTER:** Warren Russell,  
Goodwin and Marshall Inc.

**PROPOSED ACTION:**

Approve the final plat for Las Brisas Phase 2C.6 subdividing 28.2 acres into 85 single family lots and 16 tracts generally located at the northeast corner of 183<sup>rd</sup> Avenue and Broadway Road, within the Las Brisas Planned Area Development, subject to the following stipulations:

1. Prior to recordation of this final plat, a title report shall be submitted to the Engineering Department that has not been prepared sooner than 30 days prior to the City's receipt of the application submittal;
2. The developer is responsible for clearing the title for the property within Las Brisas 2C.6 of the easement for ingress and egress and underground utilities and incidental purposes granted in that certain document recorded in the Official Records of Maricopa County as instrument number No. 1990 267666 (Access and Utility Easement) and for removing and relocating all utilities located within the Access and Utility Easement Area. Except for grading permits or underground work that does not cross the Access and Utility Easement area, no permits will be issued until all utility clearances are provided to and accepted by the City Engineer or designee. No vertical building permits, except those relating to an approved model home complex, will be issued anywhere within Las Brisas 2C.6 until a title report has been provided to the City Engineer or designee demonstrating the Access and Utility Easement has been cleared from the title;
3. Prior to recordation of this final plat, the developer shall provide documentation to the Engineering Department that the signing party is authorized to bind the HOA and Taylor Morrison/Arizona;
4. All blank spaces for MCR numbers on the final plat shall be filled in prior to recordation of the plat;
5. Except as otherwise expressly provided in the Development Agreement, as amended and restated, all development shall comply with the stipulations stated in Section II of Ordinance No. 2006-1020 that conditionally rezoned the parcels of land known as Las Brisas Phase Two from the Agricultural Urban zoning district to the Final Planned Area Development zoning district; and,

6. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.

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

The Las Brisas Phase Two property was zoned Planned Area Development (PAD) on September 11, 2006, with the adoption of Ordinance No. 2006-1020. The preliminary plat for Las Brisas Phase Two was also approved on September 11, 2006.

A restated and amended development agreement for Las Brisas Phase Two was approved by the City Council on November 4, 2013, with the adoption of Resolution No. 13-1574. A second restated and amended development was approved by the City Council on May 9, 2016, with the adoption of Resolution No. 16-1766.

### **STAFF ANALYSIS:**

The applicant is requesting approval of a final plat consisting 28.2 acres into 85 single family lots and 16 tracts. The typical lot size is 60 feet wide by 120 feet deep.

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. Final plat approval shall be valid for a period of 90 calendar days from the date of Council approval. The final plat shall expire if it is not recorded with the Maricopa County Recorder within the 90-day approval period. Prior to recordation, engineering constructions plans shall be approved and all necessary financial assurances shall be in place. A 90-day extension of approval may be considered by the City Council.

### **Luke Air Force Base:**

The subject property is located within the vicinity of a military airport. Luke Air Force Base has previously commented that the proposed Las Brisas development complies with the recommended densities as stated in the graduated density concept, and recommends that the developer pursue an aggressive notification procedure to inform potential homebuyers of base operations.

### **Fire Response:**

The nearest city of Goodyear fire station to the subdivision is Station No. 184, which is located at the southwest corner of Yuma Road and Wildflower Drive/South Village Boulevard. A note (#33) was added to the final plat indicating response times may be longer than anticipated given the distance between the subdivision and Fire Station No. 184.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184	9.4	4.7	10.1	5.0	#181	14.4	7.2	15.2	7.6

**Police Department:**

The subject property is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

**Streets/Access:**

All streets will be public. The developer will be responsible for all applicable street improvements within and bordering the subdivision, including, but not limited to, pavement, curb and gutter, sidewalks, and landscaping. Two points of access will be provided – one to West Broadway Road and one to West Las Brisas Drive.

**Water/Wastewater/Reclaimed Water:**

Water and wastewater service will be provided by the City.

**Solid Waste/Recycling:**

Solid waste collection will be provided at curbside by the City in accordance with standard solid waste collection policy.

A Fiscal Impact Analysis was not conducted for this item.

**RECOMMENDATION:**

The final plat is consistent with the approved preliminary plat for Las Brisas Phase Two. The lot size and density proposed with the final plat are consistent with the development plan established for this parcel by the Las Brisas Phase Two PAD zoning. As such, staff is recommending approval of the final plat for Las Brisas Phase 2C.6.

**ATTACHMENTS:**

1. Aerial Photo
2. Las Brisas Phase 2C.6 Final Plat
3. Las Brisas Phase Two Approved Preliminary Plat