

AGENDA ITEM #: _____

DATE: April 10, 2017

COAC #: 17-6045

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Final Plat for PebbleCreek
Phase 2 Unit 48**

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 17-520-00002

APPLICANT: Jeff Uhrick, B&R
Engineering

PROPOSED ACTION:

Approve the Final Plat for PebbleCreek Phase 2 Unit 48, subject to the following stipulations:

1. Compliance with those conditions stated in Section II of Ordinance No. 98-620 and 98-621, rezoning the land being developed as PebbleCreek Phase II; and,
2. PebbleCreek Phase 2 Unit 48 shall meet City Codes, Standards, and Ordinances, except those exempted in the PebbleCreek Development Agreements.

BACKGROUND AND PREVIOUS ACTIONS:

- The 17-6045 - Staff Report PAD Zoning was approved by City Council on August 24, 1998 by Ordinance Nos. 98-620 and 98-621
- The preliminary plat for PebbleCreek Phase 2 Unit 48 was approved by City Council on March 6, 2017

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for PebbleCreek Phase 2 Unit 48 subdividing 46.74 acres into 130 lots and 11 tracts, which is consistent with what was approved with the preliminary plat for this parcel.

Fiscal Analysis:

Any areas that will be maintained by the City are constructed by the developer and then conveyed to the City 2 years after construction.

- This subdivision plat includes private streets
- This subdivision plat will create 130 new homes that the City will provide services to including water, wastewater, sanitation, police, and fire.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the 17-6045 - Staff Report PAD and with the approved preliminary plat for this parcel. The final plat is consistent with the technical requirements of the city's Subdivision Regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development. Staff recommends approval.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat
3. Preliminary Plat Staff Report