

AGENDA ITEM #: _____

DATE: April 10, 2017

COAC #: 17-6053

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Amendment to the
Condominium Plat of the Village at Rio
Paseo Condominium**

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 17-520-00004

APPLICANT: Thomas Lemon, Maracay
Homes

PROPOSED ACTION:

Approve the Amendment to the Condominium Plat of the Village at Rio Paseo Condominium, subject to the following stipulation:

1. 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 17-6053 - Staff Report PAD Zoning was approved by City Council on September 24, 2001 by Ordinance No. 01-762.
- The preliminary condominium plat for Rio Paseo Parcel 7 was approved by City Council on October 25, 2004.
- The final condominium plat for Rio Paseo Parcel 7 was approved by the City Council on March 28, 2005. The final condominium plat consists of 13.26 acres and 144 condominium units. To date, 27 condominium units have been constructed.

STAFF ANALYSIS:

The applicant is requesting approval of the final condominium plat for Rio Paseo Parcel 7 to amend the airspace for 117 condominium units proposed to be built. The applicant has recently purchased the property and intends to complete the development by building the remaining 117 condominium units. The applicant has made several changes to the interior of the condominium units, which has resulted in the need for this amendment. However, no changes to the layout of the development, amount of open, number of units or density are proposed.

Fire Analysis:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	3.8	1.9	4.0	2.0	#183	4.3	2.2	4.5	2.3

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 will create 117 new condominium units that the City will provide services to including sanitation, police, and fire. Water and wastewater are provided by Liberty Utilities.
- Streets within the development have been constructed. The development is gated with private streets.

RECOMMENDATION:

The amendment is consistent with the land use, development standards, and density approved by the 17-6053 - Staff Report PAD. The amendment only proposes to modify the interior airspace for the 117 unbuilt units, so the amendment is consistent with the design approved with the final condominium plat for Rio Paseo Parcel 7. As such, staff recommends approval.

ATTACHMENTS:

1. Aerial Photo
2. Amendment to the Condominium Plat of the Village at Rio Paseo
3. Condominium Plat of the Village at Rio Paseo (Approved 2005)
4. Condominium Plat Staff Report (COAC No. 05-2385)