

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

DATE: April 10, 2017

COAC #: 16-5949

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT: Final Plat for El Cidro Parcel  
1D Phase 1**

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

**CASE NUMBER:** 16-520-00007

**APPLICANT:** Scott Moore, BET  
Investments

**PROPOSED ACTION:**

Approve the Final Plat for El Cidro Parcel 1D Phase 1, subject to the following stipulations:

1. Compliance with all applicable stipulations in all ordinances zoning and/or rezoning the property to the El Cidro Final PAD, as well as any subsequent Ordinances amending the Final PAD zoning. If the property owner or developer fails to comply with any of the stipulations contained in said Ordinances, or fails to comply with any other city codes and regulations in the development of the El Cidro PAD, then the City Engineer, or designee, with respect to such property owner or developer, may suspend the issuance of building or construction permits within the subdivision parcel in violation until the developer or homebuilder cures the item in default;
2. Prior to recordation, an updated Title Report completely clearing the Lender from the Title or documentation from the Title Company specifying that the Lender has been officially cleared from the Title will be required to be submitted. The Title Report dated May 25, 2016 was written in a manner that makes it appear they are not clear if the Deed of Release (2016-0341846) fully released the loan;
3. Compliance with the obligations stated in the Amended & Restated Development Agreement for El Cidro Ordinance No. 16-1769 dated June 13, 2016, or the most recent version as approved by City Council;
4. Any technical correction to the final plat required by the City Engineer shall be made prior to the recordation of the final plat;
5. Prior to recordation of the final plat, the restrictive covenant and HOA ratification shall be revised per the direction of the City Engineer;
6. Final Plat for El Cidro Parcel 1D Phase 1 shall not be recorded until the Development Agreement Regarding Temporary Retention Basin is recorded and in effect. If agreement cannot be reached on the terms of this development agreement, the final plat shall not be recorded until an alternative solution is reached and all actions necessary to implement the alternative solution have been taken and all approvals obtained. Depending upon the solution, this may include a redesign and replatting of El Cidro Parcel 3, Phase 1A and/or the replatting of other portions of El Cidro Phase 1A;

7. Final Plat for El Cidro Parcel 1D Phase 1 shall not be recorded until RID has finalized the termination of their easement(s) and the use of any associated facilities;
8. Final Plat for El Cidro Parcel 1D Phase 1 shall not be recorded until a stipulation covering the use of the WAPA easement as a tailwater overflow for the property to the north entitled Cotton Commons;
9. Prior to (Plat or MOD) recordation, a Homeowner's Association for the community must be created.
10. El Cidro Parcel 1D Phase 1 Final Plat shall not be recorded until the MOD for 173rd Avenue is recorded;
11. El Cidro Parcel 1D Phase 1 Final Plat shall not be recorded until El Cidro Parcel 2 is recorded; and,
12. Signage shall be provided along the WAPA easement prohibiting public access. The size, number, and location of the signage shall be determined by the City Engineer.

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

- The 16-5949 - Staff Report PAD Zoning was approved by City Council on October 15, 2002 by Ordinance 02-778 and amended March 5, 2007 by Ordinance No. 07-1060, April 14, 2008 by Ordinance No. 08-1111, and on May 24, 2010 by Ordinance No. 10-1215.
- The preliminary plat for El Cidro was approved by City Council on August 25, 2014. A one year extension was approved by City Council by COAC No. 16-5759.

### **STAFF ANALYSIS:**

The applicant is requesting approval of the Final Plat for El Cidro Parcel 1D Phase 1 subdividing 14.563 acres into 58 lots and 4 tracts, which is consistent with what was approved with the preliminary plat for this parcel.

#### **Fire Department:**

Nearest Goodyear Fire Station	Shortest path		Longest path		2 <sup>nd</sup> nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184	7.13	3.07	7.57	3.29	#182	13.23	6.12	13.69	6.35

#### **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 public streets which will be maintained by the City.
- This subdivision plat will create 58 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 16-5949 - 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