

AGENDA ITEM #: _____

DATE: April 24, 2017

COAC #: 17-6055

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Approval of three re-plats within the PV303 PAD

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBERS: 17-520-00005, 17-520-00007 & 17-520-00008

APPLICANT: Troy Mortensen, Sunbelt Holdings

PROPOSED ACTION:

1. Approve the Re-plat of PV303 East Phase A, Lots 3 and 4;
2. Approve the Re-plat of Palm Valley Phase V Parcels 18 – 22; and
3. Approve Re-plat of PV303 East Phase A Lot 1R, subject to the following stipulations:
 1. Any technical corrections to any of the three re-plats being approved herein as required by the City Engineer or her designee, including, but not limited to, changes to the re-plat title and the statement of ownership, and corresponding changes within the re-plats necessitated by such changes shall be made prior to the recordation of the re-plats;
 2. The Re-Plat of PV 303 East Phase A Lot 1 R shall not be recorded until after the Re-Plat of Palm Valley Phase V Parcels 18-22 has been recorded; and
 3. The section of Sarival Avenue within the Re-Plat of PV 303 East Phase A, Lots 3 and 4 shall be labeled “to be abandoned in the future by separate instrument” prior to recordation.

BACKGROUND AND PREVIOUS ACTIONS:

The PV303 East Phase A Final Plat was approved by City Council on February 11, 2016, subdividing 373 acres into 5 lots, extending from Camelback Road on the north to Indian School Road on the south, and from the SR 303 on the west to the Pebblecreek Parkway alignment on the east.

The Palm Valley Phase 5 Parcels 18 – 22 Final Plat was approved by City Council on November 22, 2004, subdividing 53 acres into 129 single family lots and 3 large tracts for future development. The largest tract, Tract Q, is at the northwest corner of Sarival Avenue and Indian School Road, within the PV303 PAD.

These three re-plats have not previously been presented to the Planning and Zoning Commission or City Council.

STAFF ANALYSIS:

The three re-plats have been submitted to facilitate development of PV303 East. These are three separate applications, however, because they all relate to the same project area, they are being presented to Council together.

1. The applicant is requesting approval of the Re-plat of PV303 East Phase A, Lots 3 and 4 to subdivide 2 of the original 5 lots within the Final Plat of PV 303 East Phase A (Lots 3 and 4) into 4 lots totaling 198.5 acres;
2. The Applicant is requesting approval of the Re-plat of Palm Valley Phase V Parcels 18 – 22 to remove Tract Q from the Final Plat of Palm Valley Phase V Parcels 18-22 so that it can be included within a re-plat of a portion of the Final Plat of PV 303 East Phase A; and
3. The applicant is requesting approval of the Re-plat of PV303 East Phase A Lot 1R to combine Lots 1 and 2 and Tract D of the Final Plat of PV 303 East Phase A, and Tract Q created by the Re-plat of Palm Valley Phase V Parcel 18-22 referred to in item #2 above, to create one 136.9-acre lot to be known as Lot 1R.

The three re-plats, being proposed to change the size and shape of existing lots, are consistent with the three final plats and with the PV303 Planned Area Development. There were a total of 6 lots prior to the re-platting requests, and after recordation there will be a total of 5 lots.

Fiscal Analysis:

Sells Drive, located adjacent to the southern boundary of the area within the Re-plat of PV303 East Phase A, Lots 3 and 4 and adjacent to the northern boundary of the area within the Re-plat of PV303 East Phase A Lot 1R was recently constructed by the PV303 PAD developer and will be turned over to the City for maintenance after expiration of the two-year warranty period. Sarival Avenue, adjacent to the eastern boundary of the area within the Re-plat of PV303 East Phase A Lot 1R was recently widened by the PV303 PAD developer and will be turned over to the City for maintenance after expiration of the two-year warranty period.

RECOMMENDATION:

The three re-plats are consistent with the land use and development standards approved by the PAD, and with the approved final plats for the property. The re-plats are consistent with the technical requirements of the city's Subdivision Regulations and Engineering Design Standards, and provide for the orderly development of the property by identifying the required infrastructure needed to serve the development. Staff recommends approval.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Re-plat of PV303 East Phase A, Lots 3 and 4
3. Re-plat of Palm Valley Phase V Parcels 18 – 22
4. Re-plat of PV303 East Phase A Lot 1R
5. PV303 East Ph A Final Plat
6. Palm Valley Ph 5 Final plat