

AGENDA ITEM #: _____

DATE: May 8, 2017

COAC #: 17-6069

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Final Plat for EMR Parcel 7.5

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 16-520-00018

APPLICANT: Pete Teiche, Newland
Communities

PROPOSED ACTION:

Approve the Final Plat for EMR Parcel 7.5, subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance 04-917, the ordinance adopting the Estrella Mountain Ranch Villages VII and IX Planned Area Development, as amended;
2. Any technical correction to the final plat required by the City Engineer shall be made prior to the recordation of the final plat; and,
3. Prior to Final Plat recordation, proof of consent from the HOA will be required acknowledging they approve the responsibility of maintaining the retention basin pump.

BACKGROUND AND PREVIOUS ACTIONS:

- The Villages VII & IX PAD Zoning was approved by City Council on October 12, 2004 by Ordinance 04-917, then amended for Parcel 7.5 on February 13, 2017 by Ordinance 17-1339
- The preliminary plat for EMR Parcel 7.5 was approved by City Council on January 9, 2017

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for EMR Parcel 7.5 subdividing 17.93 acres into 65 lots and 8 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 public streets which will be maintained by the City
- This subdivision plat will create 65 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 Villages VII & IX 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

Internal Review

☒ Legal Review CompleteDate: 4/27/2017Reviewed By: Sarah Chilton, Assistant City Attorney☒ Finance Review CompleteDate: 4/28/2017Reviewed By: Tamara Blonar, Budget and Research Analyst