

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for Estrella Parcel 11.C	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 17-520-00011
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Approve the Final Plat for Estrella Parcel 11.C, subject to the following stipulations:

1. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat;
2. Prior to recordation of the Final Plat, all offsite easements associated with the required infrastructure shall be recorded; and,
3. All financial assurances for offsite infrastructure shall be in place prior to Final Plat recordation.
4. The Final Plat shall not be recorded until owner provides documentation that establishes the water and sewer easement being dedicated in Tract B is not subject to any existing easement(s) that require the easement holder's' consent, including easements held by Tucson Electric Power or until owner obtains written consent from the existing easement holder whose consent is required.

BACKGROUND AND PREVIOUS ACTIONS:

- The Lucero PAD Zoning was approved by City Council on June 27, 2016 by Ordinance 16-1333
- The preliminary plat for Estrella Parcel 11.C was approved by City Council on March 27, 2017

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for Estrella Parcel 11.C subdividing 25.91 acres into 91 lots and 9 tracts, which is consistent with what was approved with the preliminary plat for this parcel.

FISCAL ANALYSIS:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees.

Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. 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 91 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 Lucero 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