

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

DATE: July 9, 2018

CAR #: 2018-6410

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

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**SUBJECT: Final Plat for Christopher  
Todd Communities at Estrella Commons**

**STAFF PRESENTER:** Alex Lestinsky,  
Planner II

**CASE NUMBER:** 18-850-00002

**OTHER PRESENTER:** Clayton Neilson,  
WestLand Resources

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**PROPOSED ACTION:**

Approve the Final Plat for Christopher Todd Communities at Estrella Commons, subject to the following stipulations:

1. Prior to recordation of this final plat, please provide an update Title Report. If the Title Report shows there is a Deed of Trust on the property prior to recordation of the final plat than the following Lender's Consent shall be provided on the final plat:

**LENDER'S CONSENT AND SUBORDINATION**

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

(Name of Beneficiary),

BY: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS  
\_\_\_\_ OF (Name of Beneficiary), FOR THE  
PURPOSES CONTAINED HEREIN.

\_\_\_\_\_  
NOTARY PUBLIC

2. Prior to recordation of this final plat, public utility easement(s) along the south side of W. Fillmore Street as shown on this final plat shall be conveyed to the City, in a form acceptable to the City Attorney or his/her designee, and the easement(s) shall be recorded in the Official Records of Maricopa County (MCR) and the recorded document number shall be inserted on this final plat to reflect such conveyance;
3. Prior to recordation of this final plat, a water meter easement on the south side of W. Fillmore Street as shown on this final plat shall be conveyed to the City, in a form acceptable to the City Attorney or his/her designee, and the easement shall be recorded in the Official Records of Maricopa County (MCR) and the recorded document number shall be inserted on this final plat to reflect such conveyance;
4. Prior to recordation of this final plat, the Map of Dedication Estrella Commons – Evergreen, conveying to the City right-of-way for W. Roosevelt Street and for West Fillmore Street shall be recorded in the Official Records of Maricopa County (MCR) and the recorded document number shall be inserted on this final plat to reflect such conveyances;
5. Prior to recordation of this final plat, a water meter easement on the north side of W. Van Buren Street as shown on this final plat shall be conveyed to the City, in a form acceptable to the City Attorney or his/her designee, and the easement shall be recorded in the Official Records of Maricopa County (MCR) and the recorded document number shall be inserted on this final plat to reflect such conveyance;
6. Prior to recordation of this final plat, the labels and linework for the water meter easement along the south side of W. Fillmore Street as shown on this final plat and the water meter easement along the north side of W. Van Buren Street as shown on this final plat shall be removed from sheets FP02 and FP03;

7. Prior to recordation of this final plat, the labels and linework for the public utility easement(s) along the south side of W. Fillmore Street as shown on this final plat shall be removed from sheet FP02; and
8. 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 Estrella Commons PAD Amendment was approved by City Council on October 23, 2017 by Ordinance No. 17-1368

### **STAFF ANALYSIS:**

The applicant is requesting approval of the Final Plat for Christopher Todd Communities replating a portion of the Estrella Crossroads Phase 2 final plat and creating a single parcel for the Christopher Todd Communities development.

### **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.

- The subdivision will create a multi-family development 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 Estrella Commons PAD. 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