

AGENDA ITEM #: _____

DATE: September 10, 2018

CAR #: 2018-6447

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Approve a request for a replat of Province at Estrella Mountain Ranch – Parcel 2 (CantaMia)	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 18-520-00013
	APPLICANT: Zach Hilgart, HilgartWilson

PROPOSED ACTION:

Approve a request for a replat of Province at Estrella Mountain Ranch – Parcel 2 (CantaMia), including the abandonment of the Vehicle Non-Access Easement (VNAE) as shown on said replat, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 2005-947, the ordinance rezoning the land being developed as Estrella Mountain Ranch Village X; and,
2. Any technical corrections to the replat required by the City Engineer shall be made prior to the recordation of the replat.

BACKGROUND AND PREVIOUS ACTIONS:

- On June 13, 2005, the City Council adopted Ordinance No. 2005-947 approving a rezoning of approximately 567 acres to Planned Area Development (PAD) for Estrella Mountain Ranch Village X. The rezoning was to facilitate the development of an active adult community named Province but now known as CantaMia.
- On January 22, 2007, the City Council approved a final plat for Parcel 2 of Province at Estrella Mountain Ranch. The final plat has been recorded.
- On October 29, 2013, the City Council approved a replat of CantaMia Parcel 2 (Lots 39-43) and Tract F to increase the depth of the referenced lots.

STAFF ANALYSIS:

The applicant is requesting approval of the replat to expand an existing model home park for the overall CantaMia development. The replat will be applicable to six existing lots (Lot Nos. 32-37) within Parcel 2 and create seven lots (Lot Nos. 32-37A/B). Model homes and other improvements currently exist within Parcel 2 on Lot Nos. 20-27 and 38-40. A site plan for the model home park was approved on July 31, 2018.

As a result of the replat, a Vehicle Non-Access Easement (VNAE) that had previously been dedicated to the city, needs to be abandoned. Additional VNAE's, the need for which will result from the replat, are being dedicated.

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 following specific future fiscal impacts are anticipated:

- This subdivision plat includes private streets that will be maintained by the HOA.
- This subdivision plat will be developed with model homes, which will result in the sale of new homes and increased development within the city.
- This development will result in creation of new homes that will require public services such as water, wastewater, sanitation, police, and fire.

RECOMMENDATION:

The replat is consistent with the land use, development standards, and density approved by the 2018-6447 - Council Action Report and 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. Replat