

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for Sedella Parcel 2C	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 17-520-00020
	APPLICANT: Bruce Schroeder, Meritage Homes

PROPOSED ACTION:

Rescind the November 13, 2006 approval of the Sedella Parcel 2C final plat in its entirety and then approve a Final Plat for Sedella Parcel 2C 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 this final plat, the Typical Lot Detail shall be revised to show a minimum front yard setback of 20 feet for all lots and product types;
3. Prior to recordation of this final plat, financial assurance for the Camelback Road half-street improvements, from Perryville Road to Citrus Road, shall be in place; and,
4. Prior to recordation of this final plat, all onsite improvements shall be financially assured.
5. Prior to recordation, the owner shall provide documentation, acceptable to the City Attorney or his designee, that demonstrates the signatory is authorized to sign the plat, including the granting of the dedications thereon and accepting maintenance and development obligations, on behalf of the owner. The signature block shall be revised as needed to reflect the authorized signatory.

BACKGROUND AND PREVIOUS ACTIONS:

- The City Council approved the Sedella Planned Area Development (PAD) on May 18, 2005 with the adoption of Ordinance No. 05-946.
- A preliminary plat for Sedella was approved on May 18, 2005.
- A final plat for Sedella Parcel 2C was approved on November 13, 2006. The final plat was never recorded.
- As previously noted, a final plat for Parcel 2C was approved by the City Council on November 13, 2006. Given the time that has passed since this original approval, the applicant has decided to submit a new application for final plat. Because the currently approved plat was approved prior to the adoption of the ordinance that provides for the automatic termination of plats not recorded within the prescribed time period, Council

needs to rescind the previously approved plat for Sedella Parcel 2C prior to taking action on the subject Parcel 2C final plat.

STAFF ANALYSIS:

The applicant is requesting approval of a final plat subdividing 33.97 acres into 75 single family lots. The typical lot size is 90 feet wide by 140 feet deep. Private streets are proposed.

Fire Department:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	7.91	3.96	8.71	4.36	#183	12.20	6.10	13.00	6.50

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.

The following specific future fiscal impacts are anticipated:

- This development includes private streets that will be maintained by the HOA.
- This development will result in the creation of approximately 75 new homes that will require public services such as wastewater, sanitation, police, and fire.
- Water service will be provided by a private utility (Epcor).

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the Sedella PAD 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. A Final Plat of Sedella Parcel 2C