

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

<b>SUBJECT:</b> Mountain Ranch Marketplace Re-plat	<b>STAFF PRESENTER:</b> Katie Wilken, Planning Manager  <b>CASE NUMBER:</b> 17-520-00034  <b>APPLICANT:</b> Rob Schramm, Kitchell Development Company (KDCNC, LLC)
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**PROPOSED ACTION:**

Approve the re-plat of a Minor Land Division of Lot 1 of the Mountain Ranch Marketplace at Estrella Final Plat.

**BACKGROUND AND PREVIOUS ACTIONS:**

- The final plat of Mountain Ranch Marketplace at Estrella was approved by City Council on February 23, 2009.
- A Minor Land Division of Lot 1 of the final plat was approved by staff on October 28, 2016.

**STAFF ANALYSIS:**

KDCNC, LLC is requesting approval of the re-plat to provide multiple building ownership entities their own property lines and tax parcels within the Mountain Ranch Marketplace shopping center.

**FISCAL ANALYSIS:**

Although a fiscal impact analysis has not been conducted regarding the re-plat, all remaining development within Mountain Ranch Marketplace will have an ongoing fiscal impact on the city. The remaining development will generate one-time revenue for the city through payment of permit fees, 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 additional commercial and retail development. All public infrastructure necessary to serve the site was constructed with the initial development of the center.

**RECOMMENDATION:**

The re-plat is consistent with the land use and development standards of the Estrella Mountain Ranch PAD, and with the approved Minor Land Division of Lot 1 of Mountain Ranch Marketplace at Estrella. The re-plat is consistent with the technical requirements of the city's

Subdivision Regulations, and the re-plat provides for the orderly build-out of Mountain Ranch Marketplace. Staff recommends approval.

**ATTACHMENTS:**

1. Aerial Photo
2. Master Plan
3. Final Plat
4. Minor Land Division
5. Re-plat