

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for Estrella Parcel 11.A1	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 17-520-00014
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Approve the Final Plat for Estrella Parcel 11.A1, 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. All financial assurances for offsite infrastructure shall be in place prior to Final Plat recordation.

BACKGROUND AND PREVIOUS ACTIONS:

- The 2018-6474A - Council Action Report Zoning was approved by City Council on June 27, 2016 by Ordinance No. 16-1333
- The preliminary plat for Estrella Parcel 11.A1 was approved by City Council on March 27, 2017

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for Estrella Parcel 11.A1 subdividing 37.09 acres into 77 lots and 8 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.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the 2018-6474A - Council Action Report 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