

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for Pebble Creek Marketplace

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 17-520-00030

APPLICANT: John Dorsett, W.M. Grace

PROPOSED ACTION:

Approve the Final Plat for Pebble Creek Marketplace, subject to the following stipulations:

1. Prior to recordation of this final plat, financial assurances providing assurance of the construction of the required onsite and offsite infrastructure improvements shall be provided;
2. The Owner(s) shall complete the construction of a traffic signal at the intersection of McDowell Rd and the main entrance to the site prior to the City's issuance of any building permits for vertical construction within the platted property.

BACKGROUND AND PREVIOUS ACTIONS:

- The Pebble Creek Marketplace PAD Zoning was approved by City Council on November 17, 2014, by Ordinance No. 14-1314.
- The preliminary plat for Pebble Creek Marketplace was approved by City Council on September 14, 2015, and a one-year extension was approved by City Council on September 12, 2016.

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for Pebble Creek Marketplace subdividing approximately 29 acres into 8 lots and 1 tract for commercial use, 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.

RECOMMENDATION:

The final plat is consistent with the land use, development standards, and density approved by the Pebble Creek Marketplace PAD 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