

AGENDA ITEM #: _____

DATE: December 3, 2018

CAR #: 2018-6529

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Re-Plat for CantaMia Parcels 32-34	STAFF PRESENTER: Katie Wilken, CASE NUMBER: 18-520-00020 APPLICANT: Zach Hilgart, HilartWilson
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PROPOSED ACTION:

Approve the Re-Plat for CantaMia Parcels 32-34, subject to the following stipulations:

1. Prior to recordation of the final plat for CantaMia Parcels 32-34, the Re-Plat of CantaMia Tract 2 Phase 2 & Tract 1 Phase 3 shall be recorded and the recording number added to the title, dedication language, and all other designated areas on the CantaMia Parcels 32-34 final plat.
2. Prior to recordation of the CantaMia Parcels 32-34 final plat, all required financial assurances for onsite and offsite improvements shall be in place.
3. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.
4. Prior to recordation of the final plat, Owner shall submit an updated title report for the property and shall modify this Re-Plat to reflect the current ownership and/or to include Lender Consent and Subordination in a form approved by the City Attorney or his designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this Re-Plat is authorized to do so.

BACKGROUND AND PREVIOUS ACTIONS:

- The 2018-6529 - Council Action Report Zoning was approved by City Council on April 20, 2005 by Ordinance No. 2005-947
- The preliminary plat for CantaMia – Phases 2 and 3 was approved by City Council on December 15, 2014. The preliminary plat for parcel 32 was updated and approved by City Council on October 22, 2018
- A Master Plat for CantaMia – Phases 2 and 3 was approved by City Council on November 9, 2015
- A Re-Plat of CantaMia Tract 2 Phase 2 & Tract 1 Phase 3 is being presented to City Council during the December 3, 2018 meeting.

STAFF ANALYSIS:

The applicant is requesting approval of the Re-Plat for CantaMia Parcels 32-34 subdividing approximately 33 acres into 135 lots and 20 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 2018-6529 - 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. Re-Plat