

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

**SUBJECT: Approve the Re-Plat for
CantaMia Tract 2 Phase 2 and Tract 1
Phase 3**

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 18-520-00017

APPLICANT: Zach Hilgart, HilgartWilson

PROPOSED ACTION:

Approve the Re-Plat for CantaMia Tract 2 Phase 2 & Tract 1 Phase 3 to the following stipulations:

1. Prior to recordation of this final plat, all required financial assurances for onsite and offsite improvements shall be in place.
2. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.
3. 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 EMR Villages X PAD 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
- A Master Plat for CantaMia – Phases 2 and 3 was approved by City Council on November 9, 2015

STAFF ANALYSIS:

The applicant is requesting approval of the Re-Plat for CantaMia Tract 2 Phase 2 & Tract 1 Phase 3 subdividing 144.6 acres into 5 parcels and 1 tract, creating the main road within CantaMia, which is consistent with what was approved with the preliminary 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 Re-Plat is consistent with the land use, development standards, and density approved by the EMR Villages X PAD and with the approved preliminary plat for this parcel. The Re-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
3. Original Final Plat Staff Report, dated November 9, 2015