

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

**SUBJECT: Extension of Pebble Creek
Marketplace Final Plat**

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 17-520-00030

APPLICANT: John Dorsett, W.M. Grace

PROPOSED ACTION:

Approve a 90-day extension of the Pebble Creek Marketplace Final Plat approval, extending the approval date to February 24, 2019.

BACKGROUND AND PREVIOUS ACTIONS:

- A Preliminary Plat for Pebble Creek Marketplace was approved by City Council on September 14, 2015.
- A one-year extension of the Preliminary Plat for Pebble Creek Marketplace was approved by City Council on September 12, 2016.
- On August 20, 2018, the City Council conditionally approved the Pebble Creek Marketplace Final Plat, subdividing 29 acres into 8 lots and 1 tract, which was consistent with the preliminary plat for the parcel.

CURRENT POLICY:

Pursuant to Section 15-2-5(I) of the Goodyear City Code:

- Final plat approvals expire if the final plat is not recorded within 90 calendar days from Council approval of the plat except if an extension is requested prior to the expiration of the final plat.
- Prior to the expiration, the subdivider may request a one-time extension of the approval.
- The final plat approval will continue in effect following the receipt of a request for an extension received prior to the plat expiration until the City acts upon the request.
- The Council may grant a 90 day extension if the conditions set forth in section 15-2-5(I) of the Goodyear City Code are met.

STAFF ANALYSIS:

Council may grant an extension if:

- It is determined that there has been no significant substantive change in the Engineering Design Standards & Policy Manual (EDS&PM)
 - The Engineering Department has reviewed the extension request and has confirmed that there has been no significant substantive change in the EDS&PM.

- It is determined that the final plat, including the supporting documents, continues to comply with all applicable requirements
 - The Engineering Department has reviewed the extension request and has confirmed that the final plat, including the supporting documents, continues to comply with all applicable requirements.
- The subdivider demonstrates that there has been substantial effort expended and substantial progress made towards completion of the engineering construction plans for the subdivision improvements
 - Since the final plat was approved, the subdivider has completed the engineering construction plans and they have been approved by the city.

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:

Option 1: Approve the final plat extension. This will have the effect of extending approval to February 24, 2019. If the final plat is not recorded before February 24, 2019, it will expire and the applicant will have to apply for a new preliminary plat and final plat.

Option 2: Deny the final plat extension. This will have the effect of expiring both the final plat and preliminary plat. In order to move forward a new preliminary plat application submittal will need to be made, reviewed, and approved by both the Planning Commission and the City Council and then a new final plat application submittal can be made, reviewed, and approved by Council. This process would take approximately 4 months.

Staff recommends approval of the extension request, extending the approval date to February 24, 2019.

ATTACHMENTS:

1. Aerial Photo
2. Final Plat, approved on August 20, 2018
3. Final Plat Council Action Report, from August 20, 2018
4. Extension Request, dated November 15, 2018