

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Replat of Province at Estrella Mountain Ranch – Parcel 2 (CantaMia)

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 18-520-00028

APPLICANT: Zach Hilgart, HilgartWilson

PROPOSED ACTION:

Approve the Re-Plat of a Re-Plat of Province at Estrella Mountain Ranch – Parcel 2 (CantaMia) including the abandonment of a Vehicle Non-Access Easement as reflected in said re-plat, subject to the following stipulations:

1. Compliance with the stipulations stated in Section I of Ordinance No. 2005-947, the ordinance rezoning the land being developed as Estrella Mountain Ranch Village X; and,
2. Any technical corrections to the replat required by the City Engineer shall be made prior to the recordation of the replat.

BACKGROUND AND PREVIOUS ACTIONS:

- On June 13, 2005, the City Council adopted Ordinance No. 2005-947 approving a rezoning of approximately 567 acres to Planned Area Development (PAD) for Estrella Mountain Ranch Village X. The rezoning was to facilitate the development of an active adult community named Province but now known as CantaMia.
- On January 22, 2007, the City Council approved a final plat for Parcel 2 of Province at Estrella Mountain Ranch. The final plat has been recorded.
- On October 29, 2013, the City Council approved a replat of CantaMia Parcel 2 (Lots 39-43) and Tract F to increase the depth of the referenced lots.
- On September 10, 2018, the City Council approved a replat of the Province at Estrella Mountain Ranch – Parcel 2 (CantaMia), in order to expand the existing model home park for the CantaMia development.

STAFF ANALYSIS:

The applicant is requesting approval of a replat of the replat to revert the parcels back to what was approved previously for these lots. The replat will be applicable to seven existing lots (Lot Nos. 32-37A & 37B) within Parcel 2 and revert back to six lots (Lot Nos. 32-37). Model homes and other improvements currently exist within Parcel 2 on Lot Nos. 20-27 and 38-40. A site plan for the model home park was approved on July 31, 2018.

The replat requires the abandonment of a vehicle non-access easement (“VNAE”) that had been granted to the city and to the HOA in the prior replat. Without the abandonment, a vehicle non-access easement would run through one of the newly created lots. (Prior to the replat, the VNAE was located on the boundary of a residential lot and tract.) The city has authority to dispose of easements it no longer needs. The City has no need for a VNAE that runs through a residential lot. Moreover, the property owner is conveying a VNAE to the city and HOA along the boundary of the replatted residential lot and tract. The HOA is agreeing to the abandonment and acceptance of the replacement VNAE as well.

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 city does not need a VNAE that runs through a residential lot and the replat is consistent with the land use, development standards, and density approved by the 2019-6564 - Council Action Report and 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. Replat