

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

**SUBJECT: Replat of Lot 9 of Estrella Falls
Regional Shopping Center**

STAFF PRESENTER: Katie Wilken,
Planning Manager

CASE NUMBER: 18-520-00030

APPLICANT: Cardell Andrews, Olsson
Associates

PROPOSED ACTION:

Approve the replat of Lot 9 of Estrella Falls Regional Shopping Center, subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance No. 00-679, the Ordinance that rezoned the land being developed as Estrella Falls Regional Shopping Center;
2. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is designated as Mixed-Use Commercial by the Goodyear Planned Regional Center Planned Area Development (PAD). The PAD was approved by the City Council on February 14, 2000, with the adoption of Ordinance No. 00-679.

The final plat for The Market at Estrella Falls (MCR 2016-0682119) was approved by the City Council on August 22, 2016. Lot 9 was included within this 11 lot commercial subdivision.

STAFF ANALYSIS:

This request is a replat of Lot 9 of the Estrella Falls Regional Shopping Center. The replat will carve out approximately 1.5 acres of Lot 9 to create Lot 12 in the center for future tenant use. All future development will conform to the development and design standards established by the PAD.

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 replat is consistent with the land use and development standards approved by the Goodyear Planned Regional Center PAD applicable to this property. The replat is consistent with the technical requirements of the City's subdivision regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

ATTACHMENTS:

1. Aerial Photo
2. Replat