

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Final Plat for Palm Gate	STAFF PRESENTER: Alex Lestinsky, Planner II CASE NUMBER: 18-520-00003 APPLICANT: Robert Atherton, Atherton Engineering
--	---

PROPOSED ACTION:

Approve the Final Plat for Palm Gate.

BACKGROUND AND PREVIOUS ACTIONS:

- The Palm Valley Crossing PAD Zoning was approved by City Council on November 22, 2004 by Ordinance No. 04-942
- The preliminary plat for Palm Gate was approved by City Council on September 24, 2018.

STAFF ANALYSIS:

The applicant is requesting approval of the Final Plat for Palm Gate subdividing approximately 14 acres into 5 lots and 1 tract, which is consistent 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 Palm Valley Crossing PAD and with the 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. Final Plat