

AGENDA ITEM #: \_\_\_\_\_

DATE: May 13, 2019

CAR #: 2019-6659



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Extension of Vistas at Palm Valley Final Plat Approval

**STAFF PRESENTER(S):** Joe Schmitz, Long Range Planner

**OTHER PRESENTER(S):** Jason Jarvis, Meritage Homes

**Summary:** Meritage Homes has requested approval of a 90-day extension of the Final Plat for the Vistas at Palm Valley that was approved on February 11, 2019. The developer has encountered some unanticipated delays in obtaining approval of a Certificate of Assured Water Supply due to implementation of a new water model by Arizona Department of Water Resources. Issuance of the CAWS for this project is anticipated by the end of May.

**Recommendation:**

Approve a 90-day extension of the Vistas at Palm Valley Final Plat approval, extending the approval date to August 11, 2019, as requested by Meritage Homes.

**Fiscal Impact:** 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 infrastructure necessary to serve the site and will generate one-time revenue for the city through the payment of permit fees, 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.

### Background and Previous Actions

The zoning for the Vistas at Palm Valley Final Planned Area Development (PAD) was approved by the City Council on August 28, 2017 by the adoption of Ordinance No. 17-1351, and Resolution No. 17-1803.

The PAD zoning allowed development of the 53.3 acres located at the southwest corner of Palm Valley Boulevard and Litchfield Road with 32.6 acres of Low Density Single Family Detached Uses and 20.7 acres with Medium Density Residential Single Family Attached Uses.

The Preliminary Plat for Vistas at Palm Valley was approved by the City Council on December 11, 2017, and the Final Plat for the Vistas at Palm Valley was approved by the City Council on February 11, 2019. Since the time the Final Plat was approved, the developer has experienced delays in obtaining the requisite approvals for its construction documents; the line extension agreements required by Liberty Utilities; and the Certificate of Assured Water Supply (CAWS) from Arizona Department of Water Resources (ADWR). A CAWS is necessary for this project because it had previously been a golf course under a CAWS that the original developer SunCor obtained for Palm Valley. However, conversion of the golf course to residential development required submission of an application for a new CAWS. Liberty Utilities is a service provider and does not have an assured water designation that can be used for the CAWS. The application process usually takes 3-4 months and usually is initiated at the time a preliminary plat is approved. This process has been delayed due to the implementation of a new water model. City staff has worked to facilitate consideration and approval of the project by ADWR. Based on staff discussion with ADWR, it is anticipated that the CAWS will be issued by the end of May.

## **Staff Analysis**

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 request for the extension was received prior to the expiration of the final plat approval.

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. Rough grading has been completed and a sewer line extension has been installed from the project to McDowell Road.

## **Attachments**

1. Aerial Photo
2. Final Plat, approved on February 11, 2019
3. Final Plat Council Action Report, from February 11, 2019
4. Extension Request