

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

DATE: May 20, 2019

CAR #: 2019-6627



## CITY COUNCIL ACTION REPORT

**SUBJECT: Final plat for Phase One of Pradera**

**STAFF PRESENTER(S):** Katie Wilken, Planning Manager

**OTHER PRESENTER(S):** Kelly Hall, Tofino Development Company

**Summary:** Rescind the August 25, 2008 final plat approval for Pradera and approve the final plat for Phase One of Pradera subdividing 50.1 acres into 160 lots and 14 tracts generally located at the northwest corner of Citrus Road and Lower Buckeye Road.

### **Recommendation:**

Rescind the August 25, 2008 final plat approval for Pradera; and

Approve a final plat for Phase One of Pradera (18-520-00022) subdividing 50.1 acres into 160 lots and 14 tracts generally located at the northwest corner of Citrus Road and Lower Buckeye Road, subject to the following stipulations:

1. With the development of any portion of the property included within the final plat for Phase One of Pradera, owner shall construct all of the infrastructure identified for Phase One on the Phasing Plan for Pradera, a copy of which is attached hereto, as may be modified in the future in a writing signed by the City Engineer or his/her designee in the exercise of his/her sole discretion;
2. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat;
3. Prior to recordation of the final plat, a Temporary Construction Easement and Drainage Easement, approved by the City Attorney or his/her designee, shall be obtained and recorded, which easement is for the granted for the benefit the Pradera Property to provide for the construction and maintenance of a drainage channel as reflected in the Pradera Improvement Plans and to allow for the conveyance of off-site storm water flows;
4. All financial assurances for offsite infrastructure shall be in place prior to final plat recordation;

5. All civil construction plans for both onsite and offsite improvements shall be approved prior to recordation of the final plat;
6. Prior to recordation of the final plat, the reimbursements owed per cost recovery ordinance for water delivery lines of \$293,746.00 and for wastewater trunk lines of \$1,210,097.00 shall be paid;
7. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. Owner shall pay to the city the proportionate share of the cost of such signal (“in-lieu payment”) prior to recordation of the first final plat subdividing all or part of the Property. If owner makes an in lieu payment, the payment shall be based on the actual cost of the traffic signal if it has been constructed or, if the payment is required before the signal is constructed, then it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. Owner’s traffic signal obligation is as follows:
  - a. 25% of the cost of the full traffic signal at the intersection of Lower Buckeye Road and Citrus;
  - b. 25% of the cost of the full traffic signal at the intersection of Durango Street and Citrus Road; and,
  - c. 50% of the cost of the full traffic signal at the intersection of Watkins Street and Citrus Road.
8. Prior to recordation of the final plat, a 30-foot irrigation easement granted to Roosevelt Irrigation District for the location where the replacement irrigation facilities are or have been constructed, as reflected in the final plat shall be recorded;
9. Prior to recordation of the final plat, an in-lieu payment shall be provided to the city for the medians within Citrus Road and Lower Buckeye Road for the right of way being dedicated on the final plat. The in-lieu payment shall be for one-half (1/2) of the cost of the full median and full median landscaping. The in-lieu payment shall be based on the actual cost if the median and landscaping have been completed or upon an engineer’s estimate of the probable cost of such improvements, which shall be approved by the City Engineer or his designee, if the payment is made before the median and landscaping has been completed; and,
10. Prior to recordation of the final plat, all scrivener’s errors shall be corrected, including the following: paragraph 4 in the dedication section shall be corrected to replace the word designed with the word designated; paragraph 8 shall be corrected to declare all tracts for the use and enjoyment of the owners within the Pradera Community Association and providing for the conveyance, in fee, of such tracts upon the completion of the improvements within such tracts; and correct the typographical error in Homeowner’s Association Ratification.

**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 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 two years after construction.

## **Background and Previous Actions**

On July 10, 2006, the City Council approved a Planned Area Development (PAD) for Pradera with the adoption of Ordinance No. 2006-1021. A preliminary plat for Pradera was also approved on this date. On August 25, 2008, a final plat for Pradera was approved. This final plat was never recorded. Prior to approval of the subject final plat for Pradera Phase One, this prior final plat approval will need to be rescinded by the City Council.

On May 14, 2018, the City Council adopted Ordinance No. 2018-1385 rezoning the approximately 160 acres making up the Pradera PAD from Final Planned Area Development (PAD) to R1-4 and R1-6, Single Family Detached Residential. This rezoning replaced the PAD for Pradera as approved with Ordinance No. 2006-1021.

## **Staff Analysis**

The applicant is requesting approval of the final plat for Pradera subdividing 50.1 acres into 160 lots and 14 tracts. The lot sizes proposed within this subdivision are 60 feet wide by 125 feet deep and 75 feet wide by 130 feet deep.

The proposed final plat is consistent with the land use, development standards, and density applicable to the subdivision and with the approved preliminary plat and final 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
3. Phasing Plan