

AGENDA ITEM #: _____

DATE: September 23, 2019

CAR #: 2019-6731



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat for Estrella Parcel 7.1

STAFF PRESENTER(S): Katie Wilken, Planning Manager

OTHER PRESENTER(S): Pete Teiche, Newland Communities

Summary: A request for final plat approval for the 20.88-acre Estrella Parcel 7.1 to be developed on the west side of Estrella Parkway and the north side of Calistoga Drive. Lot sizes are typically 52' x 79' and eighty lots are planned.

Recommendation: Approve the Final Plat for Estrella Parcel 7.1 subject to the following stipulations:

1. Owner shall remit to the City an in-lieu payment of 25% of the cost to construct a traffic signal at the intersection of W. Calistoga Drive and Estrella Parkway, which shall be paid prior to the recordation of this final plat;
2. No construction permits for buildings within the platted property shall be issued until FEMA has issued an approved CLOMR for the platted property and no construction permits for buildings on Lots 40, 48-58, 61-72 and 77 shall be issued until FEMA has issued an approved LOMR that removes said Lots from the existing floodplain;
3. Prior to recordation of the final plat, Owner shall provide the City with an updated title report and if there have been any changes in ownership and/or lenders on the property, the final plat shall be revised to reflect the current ownership and lenders on the property;
4. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat;
5. All financial assurances for offsite infrastructure shall be in place prior to Final Plat recordation.

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.
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Background and Previous Actions

The preliminary plat for Estrella Parcel 7.1 was approved by the City Council on October 22, 2018, by a vote of 6 to 0.

Staff Analysis

The final plat substantially conforms to the approved preliminary plat, and, as set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

1. Aerial Photo
2. Preliminary Plat Council Action Report
3. Final Plat