

AGENDA ITEM #: _____

DATE: August 26, 2019

CAR #: 2019-6751



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat of First Park PV303 Phase 2

STAFF PRESENTER(S): Katie Wilken, Planning Manager

OTHER PRESENTER(S): Nicholas Fischer, Merit Partners

Summary: A Final Plat subdividing approximately 94 acres into three (3) lots at the intersection of North Cotton Lane and West Thomas Road and Authorizing City Manager's acceptance of the temporary turn around easements that are to be provided prior to plat recordation.

Recommendation: Authorize the City Manager to accept the temporary turn around easement(s) referred to in Stipulation No. 3, which are to be provided prior to plat recordation; and approve the Final Plat of First Park PV303 Phase 2, subject to the following stipulations:

1. Prior to recordation of this final plat, the First Park PV303 Phase 1 Final Plat approved by the Mayor and Council of the City of Goodyear on August 19, 2019 shall be recorded. Phase 1 recordation information shall then be added to Sheets 2 & 4 of this final plat prior to plat recordation;
2. Prior to final plat recordation, a 20-foot water easement granted to Epcor Water located outside the area being platted herein along the eastern and southern boundaries of the property to the west of Lots 1 & 2 on this final plat as reflected on the final plat shall be recorded by separate instrument and its recordation information added to this final plat;
3. Prior to recordation, Owner shall (i) provide the City temporary turn around easement(s) in a form acceptable to the City Attorney or his designee for the area identified as TTE located outside the plat boundaries (ii) revise the plat to delete the dedication of the temporary turn around easement(s); (iii) revise the plat to include the MCR number for the TTE(s) being dedicated by separate instrument;
4. 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;
5. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat; and,

6. All financial assurances for offsite infrastructure and in-lieu payments shall be in provided to the City prior to final plat recordation:
 - a. \$735,808.37 performance bonding for N. Cotton Lane Phase 4 Improvements.
 - b. \$995,202.12 performance bonding for W. Thomas Road Improvements.
 - c. \$225,447.00 in-lieu payment for 50% cost of the future traffic signal at the intersection of W. Thomas Road and N. Cotton Lane.
 - d. \$107,591.50 in-lieu payment for 25% cost of the future traffic signal at the intersection of W. Osborn Road and N. Cotton Lane.

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.

Background and Previous Actions

The preliminary plat of First Park PV303 was approved by the City Council on December 17, 2018.

Staff Analysis

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. In addition, the First Park PV303 Phase 2 Final Plat substantially conforms to the approved First Park PV303 preliminary plat.

Attachments

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