

AGENDA ITEM #: _____

DATE: January 27, 2020

CAR #: 2020-6879



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat for Pradera – Phase 2B

CASE NUMBER: 19-520-00022

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Kelly Hall, Tofino Development Company

Summary: Final plat for Pradera – Phase 2B subdividing 15.4 acres into 60 single family lots and six tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road. The subdivision will facilitate single family residential development on the property.

Recommendation: Approve the final plat for Pradera – Phase 2B subdividing 15.4 acres into 60 single family lots and six tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road, subject to the following stipulations:

1. All civil construction plans for both onsite and offsite improvements shall be approved prior to recordation of the final plat;
2. The offsite improvements, such as roadways and utilities required to serve this development, shall be constructed prior to or concurrent with this development;
3. The homeowner's association shall be established prior to the recordation of this final plat;
4. The Public Sales Report shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road;
5. The Public Sales Report shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,
6. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.

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

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, and on June 10, 2019, the City Council rescinded the August 25, 2008 final plat approval for Pradera and approved a new final plat for Phase One of Pradera subdividing 50.1 acres into 160 single lots.

On May 14, 2018, the City Council adopted Ordinance No. 2018-1385 rezoning the approximately 160 acres making up the Pradera PAD from the PAD (Planned Area Development) zoning district to the R1-4 and R1-6 (Single Family Detached) zoning districts.

On August 19, 2019, the City Council approved the preliminary plat that encompassed Pradera Phase 2B.

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