

AGENDA ITEM #: _____

DATE: February 24, 2020

CAR #: 2020-6913



CITY COUNCIL ACTION REPORT

SUBJECT: Approve a one-year Extension of the Estrella Parcel 11.F1 Preliminary Plat Approval

STAFF PRESENTER(S): Alex Lestinsky, Planner III

APPLICANT: Pete Teiche, Newland Communities

Summary: A one-year extension of the preliminary plat approval for Estrella Parcel 11.F1, which consists of approximately 18 acres into 58 lots and 6 tracts located within the Lucero community in Estrella.

Recommendation:

Approve a one-year extension of the Preliminary Plat of Estrella Parcel 11.F1 attached hereto.

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 for Estrella Parcel 11.F1 was approved by the City Council on February 25, 2019. Staff received the request to extend the preliminary plat on November 27, 2019, prior to the expiration.

Staff Analysis

Council may grant a 12-month extension of preliminary plat approval if the subdivider demonstrates that:

- There has been no significant substantive change in the Engineering Standards;

- The Engineering Department has reviewed the extension request and has confirmed that there has been no significant substantive change to the Engineering Standards.
- The approved preliminary plat, including the supporting documents, continue to comply with all applicable requirements;
 - Staff has reviewed the extension request and has confirmed that the preliminary plat and all supporting documents continues to comply with all applicable requirements.
- That the subdivider has expended substantial effort to create a final plat and engineering plans.
 - Stipulation #6 of the preliminary plat approval requires written approval from Tucson Electric Power (TEP) in order to submit engineering plans which are submitted concurrently with the final plat. Newland has indicated that they are still working with TEP to obtain this written approval which has caused delay in submitting the final plat and engineering plans.

Attachments

1. Aerial Photo
2. Preliminary Plat, approved on February 25, 2019
3. Preliminary Plat Council Action Report, February 25, 2019
4. Extension Request, dated November 27, 2019