

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

DATE: February 24, 2020

CAR #: 2020-6915



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Accept the Dedication of a Temporary Turnaround Access Easement for West Mountain Sky Avenue from AV Homes, LLC and Conditionally Approve Re-Plat of CantaMia Parcel 35 Lots 32-51 subject to stipulations.

**STAFF PRESENTER(S):** Christian M. Williams, Planner II and Linda Beals, Real Estate Coordinator

**OTHER PRESENTER(S):** None

**Summary:** Accept the dedication of the Temporary Turnaround Access Easement located on the westerly end of W. Mountain Sky Avenue, and conditionally approve the Re-plat for the CantaMia Parcel Lots 32-51 subdividing 5.16 acres into 20 lots and five (5) tracts subject to stipulations herein.

### **Recommendation:**

1. Accept the dedication of the Temporary Turnaround Access Easement (W. Mountain Sky Avenue) from AV Homes, an Arizona limited liability company.
2. Conditionally approve the Re-plat for the CantaMia Parcel Lots 32-51 (Case #19-520-00023) proposed by HilgartWilson subdividing 5.16 acres into 20 lots and five (5) tracts located in the Village X at Estrella Mountain Ranch Planned Area Development (CantaMia at Estrella) generally located south of the southwest corner of Estrella Parkway and Willis Road, subject to the following stipulations:
  1. Prior to recordation of this final plat, the temporary turn-around easement shall be recorded and the recording number shall be written on this 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. 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. 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**

- The EMR Villages X PAD Zoning was approved by City Council on April 20, 2005 by Ordinance No. 2005-947
- A Preliminary Plat Amendment of Phase 2 and 3 of Cantamia (formerly Province at Estrella Mountain Ranch) for a Subdivision Cantamia – Phases 2 and 3, which included CantaMia Parcel 35 was approved by City Council on December 15, 2014
- A Master Plat for CantaMia – Phases 2 and 3 was approved by City Council on November 9, 2015
- A Re-Plat of CantaMia Parcel 35 was approved by Council on June 24, 2019.

## **Staff Analysis**

The applicant is requesting approval of the Re-Plat for CantaMia Parcel 35 Lots 32-51 subdividing approximately 5.16 acres into 20 lots and five (5) tracts located, which is consistent with what was approved with the preliminary plat for this parcel.

The proposed Re-Plat is consistent with the land use, development standards, and density applicable to the subdivision and with the approved preliminary plat. 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.

The Temporary Turnaround Access Easement is required as an interim condition until W. Mountain Sky Avenue is extended to the East. This easement provides rights of ingress and egress for all vehicles and persons providing or performing governmental services, emergency services, services on behalf of the city, including refuse collection and/or permitted work within the easements granted to the city. A separate easement has been granted from the AV Homes, Inc. to the Homeowners Association to provide ingress and egress to the residents.

A final plat does not require public notice to be provided and final plats are not reviewed by the Planning & Zoning Commission.

## **Attachments**

1. Aerial Photo
2. Temporary Turnaround Access Easement
3. Re-Plat
4. Preliminary Plat