

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

DATE: February 24, 2020

CAR #: 2020-6906



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Approve the Replat of Palm Valley Crossing Lots 8 and 9 subject to stipulations

**STAFF PRESENTER(S):** Katie Wilken, Planning Manager

**APPLICANT:** James Brucci, Hunter Engineering

**Summary:** A Replat of Lots 8 and 9 of Palm Valley Crossing subdividing approximately 7 acres into 6 lots and at the intersection of N. 137<sup>th</sup> Avenue and W. Auto Drive.

**Recommendation:** Approve the Replat of Palm Valley Crossing Lots 8 and 9 attached hereto subject to the following stipulations:

1. 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;
2. 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

The preliminary plat of Palm Valley Crossing Lots 8 and 9 was approved by the City Council on November 26, 2018. A Replat of Palm Valley Crossing Lots 8 and 9 was approved by the City Council on November 18, 2019. Following the approval of the final plat, the property owner made some changes to the cross access easements and emergency access easements which require approval by the City Council.

## **Staff Analysis**

The replat 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. Replat of Palm Valley Crossing Lots 8 and 9
2. Preliminary Plat Council Action Report
3. Aerial Photo