

AGENDA ITEM #: _____

DATE: March 23, 2020

CAR #: 2020-6921



CITY COUNCIL ACTION REPORT

SUBJECT: Conditionally Approve the Final Plat of Sedella Parcel 2B, subject to stipulations

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Anthony Sumner, Sandbox Development Consultants, Inc.

Summary: A Final Plat subdividing 66.70 acres into 178 single family lots at the southwest corner of Citrus Road and Camelback Road.

Recommendation: Approve the Final Plat of Sedella Parcel 2B, attached hereto, subject to the following stipulations:

1. The Map of Dedication titled “Map of Dedication for Citrus Road – South of Camelback” providing for the dedication of right-of-way along the eastern boundary of the development known as Sedella for the construction of Citrus Road and the Map of Dedication titled “Sedella Phase 2 Camelback Road – North Sedella Parkway to North Citrus Road” providing for the dedication of right-of-way along the northern boundary of the Sedella subdivision for the construction of Camelback Road shall be recorded prior to the recordation of this final plat;
2. If not already paid, then prior to recordation of the Final Plat for Sedella Parcel 2B, owner shall remit to the city an in lieu payment for ½ the costs of a constructing a full median and ½ the costs of installing the full median landscaping for the section of West Camelback Road identified as Phase 2 of West Camelback Road in the Preliminary Plat for Sedella, which is the section of Camelback Road from North Sedella Parkway to North Citrus Road;
3. If not already paid, then prior to recordation of the Final Plat for Sedella Parcel 2B, owner shall remit to the city an in lieu payment for ½ the costs of a constructing a full median and ½ the costs of installing the full median landscaping for the section of Citrus Road identified as Phase 2 of West Camelback Road in the Preliminary Plat for Sedella, which is the section of Citrus Road from West Camelback Road south to West Campbell Avenue
4. Prior to recordation of this final plat, Owner shall dedicate to the City, lien free and in a form acceptable to the City, an eight foot (8’) public utility easement along N. 179th

Drive within the area identified in the Final Plat for Sedella Parcel 2B as MWD Replacement Well Site 13-22 (Not a Part);

5. Prior to recordation of this final plat, the Water Easement within Tract K shall be recorded and the recording number provided in the place holder;
6. No building permits for any structure within boundaries of the Final Plat for Sedella Parcel 2B shall be issued until the Final Plat for Sedella Parcel 2 B has been recorded and Owner has dedicated to the City in fee, lien free and free of any easement not specifically approved by the City, the property at the northeast corner of West Camelback Road and North Citrus Road identified on page 5 of the Final Plat for Sedella Parcel 2B as MWD Well Site 13-22 (50x50) and Well, Book 331, Pages 102-104 (the Existing MWD Well Site”);
7. Prior to recordation of the Final Plat for Sedella Parcel 2B, the following note shall be added to final plat the following note shall be added to the plat: No building permits for any structure within boundaries of the Final Plat for Sedella Parcel 2B shall be issued until Owner has dedicated to the City in fee, lien free and free of any easement not specifically approved by the City, the property at the northeast corner of West Camelback Road and North Citrus Road identified on page 5 of the Final Plat for Sedella Parcel 2B as MWD Well Site 13-22 (50x50) and Well, Book 331, Pages 102-104 (the Existing MWD Well Site”);
8. Prior to recordation of the final plat, Owner shall submit an updated title report for the property and shall modify this plat to reflect the current ownership and current lender including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this final plat is authorized to do so;
9. Following the recordation of the Final Plat for Sedella Parcel 2B and following the dedication to the City of the Existing MWD Well Site as described above, no more than 89 single family building permits, or approximately 50% of the parcel, shall be issued within the boundaries of the Final Plat of Sedella Parcel 2B until all of the following conditions are satisfied:
 - a. The City Engineer, or designee, has approved improvement plans for the intersection of Camelback Road and Citrus Road, including but may not be limited to, pavement plans, signing and striping plans and the relocation of Maricopa Water District Infrastructure;
 - b. Financial Assurances have been posted for one hundred percent of the construction costs for the improvements on the approved improvement plans for the intersection of Camelback Road and Citrus Road; and,
 - c. All necessary easements and rights-of-ways to facilitate the construction of the improvements on the approved improvement plans for the intersection of Camelback Road and Citrus Road have been recorded.

10. 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 Sedella Planned Area Development (PAD) was approved by the City Council on June 13, 2005, with the adoption of Ordinance No. 05-946.
- The preliminary plat for Sedella was approved by the City Council on June 13, 2005.

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.

Attachments

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