

AGENDA ITEM #: _____

DATE: June 8, 2020

CAR #: 2020-6959



CITY COUNCIL ACTION REPORT

SUBJECT: Approve Final Plat for Estrella Parcel 9.30 subject to Stipulations and Accept Dedication of a Permanent Non-Exclusive Drainage and Access Easement and two Public Utility, Sidewalk and Access Easements required for the development of Estrella Parcel 9.30

CASE NUMBER: 19-520-00017

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Pete Teiche, Newland Communities

Summary: Final Plat for Estrella Parcel 9.30 subdividing approximately 14.86 acres into 62 residential lots and eight tracts generally located at the northeast corner of Mountain Vista Drive and 182nd Drive, within the Montecito Planned Area Development (PAD).

Recommendation:

1. Approve Final Plat of Estrella Parcel 9.30, subject to the following stipulations:
 - 1.1. Prior to recordation of this final plat, the permanent drainage easement referred to above shall be recorded and the recording information shall be inserted on the final plat;
 - 1.2. Prior to recordation of this final plat, the two public utility easements referred to above shall be recorded and the recording information shall be inserted on the final plat; and,
 - 1.3. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.
 - 1.4. 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.

2. Accept the dedication of the Permanent Non-Exclusive Drainage and Access Easement Agreement attached hereto for drainage facilities located east of S. 181st Lane and W. Mountain Vista Drive within the portion of Estrella known as Parcel 9.25.
3. Accept the dedication of two Public Utility, Sidewalk and Access Easements attached hereto, one of which is for an 8-foot easement along the northern right-of-way of W. Amber Ridge Way to the east of Tract F and the other is for a 10-foot easement along the eastern right-of-way for S. 181st Lane between W. Amber Ridge Way and W. Mountain Vista Drive.

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 site is located on the west side of West Willis Road and east of South 182nd Drive and north of West Mountain Vista Drive. On January 22, 2018, the City Council adopted Ordinance No. 2018-1380 approving the Montecito PAD Amendment, which designated the subject parcel as SFD-50 (minimum lot width of 50 feet). The preliminary plat for Estrella Parcel 9.30 was approved by the City Council on September 23, 2019.

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.

The storm water run-off from Estrella Parcel 9.30 and the adjacent roadway will be retained and disposed of on an adjacent parcel, Estrella 9.25. Because the storm water run-off is not located within the boundaries of the final plat, a separate drainage easement is required. The drainage facilities on Estrella Parcel 9.25 will be maintained by the Villages at Estrella Mountain Ranch Community Association (the "HOA"). The city is a grantee under the easement to allow it to step in and make any repairs that may be required if the HOA fails to do so and then to bill the HOA for the cost of the repairs. In addition to the drainage easement two public utility easements are required for the development of the Property, neither of which is within the boundaries of the final plat.

Attachments

1. Final Plat of Estrella Parcel 9.30
2. Permanent Non-Exclusive Drainage and Access Easement Agreement
3. 2 Public Utility, Sidewalk and Access Easements
4. Aerial Photo
5. Preliminary Plat Council Action Report
6. Preliminary Plat