

AGENDA ITEM #: _____

DATE: June 8, 2020

CAR #: 2020-6957



CITY COUNCIL ACTION REPORT

SUBJECT: Approve Final Plat of CantaMia Parcel 36 and Parcel 37 subject to stipulations

CASE NUMBER: 19-520-00013

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Joshua Robinson, HilgartWilson

Summary: A Final Plat subdividing 14.63 acres into 48 single family lots and 13 tracts generally located at the northeast corner of Mountain Vista Drive and CantaMia Parkway, within the CantaMia Planned Area Development (PAD).

Recommendation: Approve the Final Plat of CantaMia Parcel 36 and Parcel 37, subject to the following stipulations:

1. Prior to obtaining a certificate of occupancy for Parcels 36 and 37, the offsite infrastructure within Parcel 35, needed to service Parcels 36 and 37, shall be constructed;
2. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat; and,
3. Prior to recordation of the final plat, the property 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.

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 EMR Villages X PAD zoning was approved by City Council on April 20, 2005 with the adoption of Ordinance No. 2005-947, with several subsequent amendments since adoption.
- Development was originally known as Village X, then Province, and now CantaMia.
- A Preliminary Plat Amendment of Phase 2 and 3 of CantaMia (formerly Province at Estrella Mountain Ranch) for CantaMia – Phases 2 and 3, which included CantaMia Parcels 36 and 37, was approved by City Council on December 15, 2014.
- A Master Plat for CantaMia – Phases 2 and 3 – and replat of Tract A, Parcel 13 was approved by City Council on November 9, 2015.

Staff Analysis

The final plat substantially conforms to the approved preliminary plat, and as set forth in the attached preliminary plat Council Action Form, 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. Aerial Photo
2. Final Plat
3. Preliminary Plat City Council Action Form
4. Preliminary Plat