

AGENDA ITEM #: _____

DATE: December 7, 2020

CAR #: 2020-7034



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat of Goodyear Civic Square Parcel B – Phase 2

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Daniel Auxier, EPS Group

Summary: A Final Plat subdividing 22.35 acres into 163 residential lots and 21 tracts located at the northwest corner of North 150th Drive and West Monte Vista Road within the Goodyear Civic Square Planned Area Development.

Recommendation: Approve the Final Plat of Goodyear Civic Square Parcel B – Phase 2, attached hereto, subject to the following stipulations:

1. The Final Plat of Goodyear Civic Square Parcel B – Phase 2 (the “Phase 2 Final Plat”) shall not be recorded until the Final Plat of Goodyear Civic Square Parcel B – Phase 1, which is being presented for approval during the December 7, 2020 City Council Meeting (the “Phase 1 Final Plat”) has been approved and recoded in the Official Records of Maricopa County;
2. No building permits for structures within the property in the Phase 2 Final Plat shall be issued until all of the following have occurred: (1) all of the drainage facilities that are to be constructed and installed within the Phase 1 Final Plat property pursuant to approved construction plans for the Phase 1 Final Plat have been completed; (2) easements needed for the construction of drainage facilities that are to be constructed and installed within city-owned property have been obtained and the drainage facilities that are to be constructed within the city-owned property pursuant to approved construction plans for the Phase 1 Final Plat have been completed; and (3) all of the drainage facilities that are to be constructed and installed with the Phase 2 Final Plat property pursuant to approved construction plans for the Phase 2 Final Plat have been completed;
3. No building permits for structures within the property in the Phase 2 Final Plat shall be issued until all of the water and sewer infrastructure improvements that are to be constructed within the Phase 1 Final Plat property pursuant to approved construction plans for the Phase 1 Final Plat have been completed and all of the water and sewer infrastructure improvements that are to be constructed with the Phase 2 Final Plat property pursuant to approved construction plans for the Phase 2 Final Plat property have been completed;

4. Except as otherwise provided herein, no building permits for structures within the property in the Phase 2 Final Plat shall be issued until all of the public street improvements that are to be constructed within the Phase 1 Final Plat property have been completed and all of the street improvements (public and private) that are to be constructed within the Phase 2 Final Plat property have been completed. Notwithstanding the foregoing, provided that all of the infrastructure improvements identified above have been permitted, are under construction, and financially assured, the City of Goodyear Building Official may issue building permits for structures within the Phase 2 Final Plat property prior to the completion of the infrastructure improvements identified herein upon a determination by the Building Official that all infrastructure improvements needed to provide utility services and for emergency services to the structure for which a building permit is being requested has been completed and accepted by the City Engineer subject to the completion of the two-year warranty period. No Certificate of Completion or Certificate of Occupancy shall be issued for any structure within the Phase 2 Final Plat property until all of the infrastructure improvements identified herein have been completed and accepted by the City Engineer subject to completion of the two-year warranty period;
5. No improvements, including storm drain improvements, shall be constructed within property owned by the City and no work shall be undertaken on property owned by the City until Owner has obtained a temporary construction easement allowing for such work. The form of the easement shall be in form required by the City Attorney or his designee. No building permits for the construction of any structure on the property shall be issued until the on-site and off-site storm drain improvements reflected in any plan approved by the City Engineer or his designee have been completed;
6. Prior to the issuance of final grading and drainage construction permits, a completed Storm Water Maintenance Agreement (SWMA), in a form approved by the City Attorney or his designee and by the City Engineer or his designee in the exercise of their reasonable discretion, executed by the property owner shall be recorded in the Official Records of Maricopa County;
7. 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; and,
8. 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 subject property is a part of the Goodyear Civic Square Planned Area Development (PAD). The PAD was approved on July 8, 2019, with City Council adoption of Ordinance No. 2019-1440.

The preliminary plat of Goodyear Civic Square Parcel B was approved by the City Council on December 16, 2019. The subject final plat is phase two of Parcel B.

Staff Analysis

The property included in the Preliminary Plat of Goodyear Civic Square Parcel B is being subdivided through separate final plats. The residential portion of the property within the Preliminary plat is included in two separate final plats: the Final Plat of Goodyear Civic Square Parcel B – Phase 1 (the “Phase 1 Final Plat”) and the Final Plat of Goodyear Civic Square Parcel B – Phase 2 (the “Phase 2 Final Plat”), both of which are being presented for council approval during the December 7, 2020 regular meeting of the City Council. Although separately platted, the infrastructure needed to support the property within each of the two plats is co-dependent upon each other. That is certain infrastructure within the Phase 1 Plat is required to support development within the Phase 2 Plat and vice versa. Stipulations to address this co-dependency have been included to ensure that all of the infrastructure outside the boundaries of the Phase 2 Plat needed to support the development of the property within the Phase 2 Plat will be constructed and the necessary easements dedicated

The final plat, subject to the stipulations herein, substantially conforms to the approved preliminary plat and, as set for in the Preliminary Plat Council Action Report attached hereto, 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. Preliminary Plat Council Action Report
3. Preliminary Plat
4. Final Plat of Goodyear Civic Square Parcel B – Phase 2