

AGENDA ITEM #:  
DATE: 03/28/2022  
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## CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT OF CANTAMIA PARCELS 27, 28, 29 AND 30

STAFF PRESENTER(S): Steve Scinto, Deputy Director of Development Engineering

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### OTHER PRESENTER(S):

Robert Johnson, AV Homes of Arizona

### SUMMARY:

A Final Plat subdividing approximately 44 acres into 162 lots and 18 tracts at the intersection of W. Cantamia Parkway and W. Mountain Vista Drive, within Phase 2 of the Preliminary Plat.

### Recommendation:

Approve the Final Plat of Cantamia Parcels 27, 28, 29 and 30, subject to the following stipulations:

### STIPULATIONS:

1. Any technical corrections to the Final Plat of Cantamia Parcels 27,28,29 and 30 (the "Final Plat") required by the City Engineer or his designee shall be made prior to the recordation of the plat;
2. 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.
3. Prior to the recordation of the Final Plat, a Sewer Line Easement for a sewer line located outside the boundaries of the final plat needed for the city to provide sewer services to the platted property shall be provided to the City and recorded in the official records of the Maricopa County Recorder.

### 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. Any

areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

**BACKGROUND AND PREVIOUS ACTIONS:**

The preliminary plat of Cantamia Phases 2 and 3 was approved by the City Council on December 15, 2014.

**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. The Final Plat is in substantial conformance with the Preliminary Plat.

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