



CITY COUNCIL ACTION REPORT

SUBJECT: A REPLAT OF LOT 1 OF A MINOR LAND DIVISION MAP OF TRACT YY OF “PUEBLO VERDE”

STAFF PRESENTER(S): Marty Crossland, Deputy Director of Engineering Development

OTHER PRESENTER(S): N/A

SUMMARY: A Replat subdividing approximately 3.158 acres located at the southeast corner of S. Sarival Avenue and W. Yuma Road (the “Property”) into two (2) lots.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION:

Conditionally approve the Replat of Lot 1 of a Minor Land Division Map of Tract YY of “Pueblo Verde” subdividing approximately 3.158 acres into 2 lots subject to stipulations (Marty Crossland, Deputy Director of Engineering Development):

STIPULATIONS:

1. Any technical corrections to this final plat required by the City Engineer or his designee shall be made prior to the recordation of the Final Plat; and
2. In the lot table, with the final mylar, include the final total gross and net acreage adjacent to the Area Square Feet; and,
3. Prior to recordation of the Final Plat, Owner shall submit an updated title report for the property included within the Final Plat (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,

4. Prior to the recordation of the Final Plat or the issuance of any construction permits for work within the Property, whichever is earlier, Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear.

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:

On November 8, 2004, the Property was rezoned from Preliminary Planned Area Development (PAD) to Planned Area Development (PAD) by Ordinance No. 04-921. The Property has an underlying land use designation equivalent to the city's C-1 (Neighborhood Commercial) zoning district.

Council approved the Final Plat for Pueblo Verde, which included the Property, on March 28, 2005, and which was recorded on October 24, 2005 in Book 787 Page 14 M.C.R. The Property was included within what was identified as Tract YY on the final plat. On April 26, 2021, the City Council approved a Special Use Permit for the development of an approximately 3.8-acre convenience storage (mini-storage) on a portion of Tract YY. A Minor Land Division Map of Tract YY Per Final Plat of "Pueblos Verde" (the "MLD") was administratively approved by the City Engineer and Development Services Director and recorded in Book 1686 Page 50 M.C.R. on August 2, 2022. This minor land division subdivided Tract YY into two lots (Lot 1 and Lot 2). If developed, the mini-storage will be located on Lot 2 of the MLD.

On June 26, 2023, the city Council approved a Use Permit for a convenience use for a drive-through restaurant on an approximately 1.28-acre of Lot 1 of the MLD. The proposed replat subdivides Lot 1 of the MLD into two lots (Lots 1A and 1B). The drive-through restaurant is anticipated to be located largely on Lot 1A, if this Final Plat is approved.

Since the approval of the original preliminary plat, Tract YY, the commercial parcel has been further subdivided from a total of one (1) lot to a total of two (2) lots. If this Final Plat is approved, the original Tract YY will have been subdivided to create a total of three (3) lots, increasing the overall lot count within the overall Pueblo Verde PAD by two (2).

STAFF ANALYSIS:

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 and zoning requirements.

ATTACHMENTS:

1. Replat of Lot 1 of a Minor Land Division Map of Tract YY of "Pueblo Verde"
2. Aerial Map