

AGENDA ITEM #: \_\_\_\_\_

DATE: July 13, 2020

CAR #: 2020-7002



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Approve Map of Dedication for Indian School Road subject to stipulations

**CASE NUMBER:** 20-550-00002

**STAFF PRESENTER(S):** Katie Wilken, Planning Manager

**APPLICANT:** Warren Russell, P.E., Goodwin and Marshall

**Summary:** A map of dedication to dedicate .032 acres of right-of-way adjacent to the northern edge of existing Indian School Road right-of-way, west of Cotton Lane, in order to support the construction of necessary offsite infrastructure improvements for the adjacent Project Hustle economic development project.

**Recommendation:** Approve the Map of Dedication for Indian School Road, attached hereto (the “MOD”), subject to the following stipulations:

1. Any technical corrections to this MOD required by the City Engineer shall be made prior to the recordation of this MOD; and,
2. Prior to recordation of this MOD, the property owner shall submit an updated title report for the property and shall modify this MOD to reflect the current ownership and current lender including on the map of dedication 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 dedicated herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this MOD 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 economic development project known as Project Hustle is an approximately 639,000 square foot warehouse distribution facility to be built on approximately 90 acres on the north side of Indian School Road, approximately 200 feet west of Cotton Lane.

- The Project Hustle Site Plan was approved by the Development Review Committee on April 16, 2020.
- Civil engineering construction documents and building construction documents for Project Hustle are currently under review by city staff.

## **Staff Analysis**

The right-of-way width and road alignment established with this map of dedication (MOD) is consistent with the city of Goodyear Transportation Master Plan. The approval of this MOD will provide the necessary city right-of-way width in which Project Hustle can construct the offsite infrastructure improvements required by the project.

## **Attachments**

1. Aerial Photo
2. Map of Dedication