

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Map of Dedication for APS Bullard Substation	STAFF PRESENTER: Katie Wilken, Planning Manager CASE NUMBER: 18-550-00001 APPLICANT: Tracy Wieczorek, APS
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PROPOSED ACTION:

Approve the Map of Dedication (MOD) for APS Bullard Substation, subject to the following stipulations:

1. Prior to recordation of this map of dedication, all civil construction plans for onsite and offsite infrastructure shall be approved;
2. Prior to recordation of this map of dedication, all required financial assurances for onsite and offsite improvements shall be in place; and,
3. Any technical corrections to the map of dedication required by the City Engineer shall be made prior to the recordation of this map of dedication.

BACKGROUND AND PREVIOUS ACTIONS:

- The subject property was rezoned to I-1, Light Industrial on September 24, 2018 by Ordinance 2018-1407.

STAFF ANALYSIS:

Current Policy:

- MOD approval is valid for 90 calendar days from Council approval of the MOD
- The approval expires if the MOD is not recorded with the County within the 90 days
- Prior to the expiration, the property owner may request a one-time extension of the approval
- The extension may be granted by Council, extending the approval 90 calendar days from the date of the extension vote

Details of the Request:

The property owner is dedicating the right-of-way and public utility easements required to construct this portion of Bullard Road between Van Buren Street and Yuma Road adjacent to the APS Bullard Substation.

FISCAL ANALYSIS:

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.

RECOMMENDATION:

The proposed road alignment established with this MOD is consistent with the Bullard Road plans. The approval of this MOD will facilitate development of the APS Bullard Substation and the Bullard Road alignment, and will provide the City with the necessary right-of-way and easements for the development of the public roadway system within the area. The Engineering Department has reviewed this MOD and recommends that it be approved.

ATTACHMENTS:

1. Aerial Photo
2. Map of Dedication