

AGENDA ITEM #: _____

DATE: July 11, 2016

COAC #: 16-5860

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Map of Dedication for Sedella Phase 3 North La Maroma Drive and North Sedella Parkway

STAFF PRESENTER: Steve Careccia, Planner III

CASE NUMBER: 16-550-00002

APPLICANT: Bruce Schroeder, Meritage Homes

RECOMMENDATION:

Approve the Map of Dedication (MOD) for Sedella Phase 3 North La Maroma Drive and North Sedella Parkway subject to the following stipulations:

1. The project shall provide financial assurance in a form and amount acceptable to the City to cover the costs to correct any stormwater erosion and disposal problems that may arise during the first 5 years following the completion of the initial project construction. A cost estimate detailing an alternative method to dispose of retained stormwater runoff shall be submitted to the City for review with the first construction document submittal. The City will use the cost estimate in determining the appropriate final assurance amount. This financial assurance must be submitted with the warranty bond prior to issuance of the acceptance of construction letter and commencement of the warranty period;
2. A new title report shall be submitted that has not been prepared sooner than 30 days prior to recordation. Please make sure that the Title Report matches the information for the parcels impacted by the MOD. (EDS&PM 9.1.3.B.10)
 - a. New Title Report should show the full payment of 2014 taxes and interest for Parcel No. 502-30-002G.
 - b. New Title Report should show the full payment of 2015 first half taxes and interest for Parcel No. 502-30-002G.
3. Should the new title report referenced in the previous stipulation reflect a change in ownership and/or the existence of a lender, the Map of Dedication shall be revised to reflect the new ownership and to include the lender's consent and subordination clause, in a form acceptable to the City Attorney, subordinating the loan to all the easements and restrictive covenants in the Map of Dedication and releasing from the loan all property being dedicated in the Map of Dedication. Said revision, if applicable, shall occur prior to recordation of the Map of Dedication.

PURPOSE:

By this MOD, the property owner is dedicating the right-of-way, public utility easements and landscape easements required to construct a portion of North La Maroma Drive and North Sedella Parkway within the Sedella PAD.

BACKGROUND AND PREVIOUS ACTIONS:

- The Sedella PAD zoning was approved by the City Council on June 13, 2005 by Ordinance 05-946.
- The preliminary plat for Sedella was approved by the City Council on June 13, 2005.

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

STAFF ANALYSIS:

The property owner is dedicating right-of-way, public utility easements and landscape easements required to construct a portion of North La Maroma Drive and North Sedella Parkway.

Both roadways are collectors with 80 feet of right-of-way. In addition, a 10-foot wide public utility easement and landscape easement is included along both sides of the subject roadways.

The proposed road alignments established with this MOD are consistent with the Sedella PAD. The public roadways and associated utilities will be constructed by the applicant. The public road and city utilities will be accepted by the city of Goodyear after satisfactory completion of the improvements and warranty period. The Engineering Department has reviewed this MOD and recommends that it be approved.

The approval of this MOD will facilitate development within this phase of Sedella, and will provide the city with the necessary right-of-way and easements for the development of the public roadway system within the area.

FISCAL ANALYSIS:

This dedication of right-of-way and easements will be performed at no cost to the city of Goodyear. Roadway improvements will be constructed by the developer. The City will be responsible for the maintenance of the roadway upon acceptance of the constructed improvements.

ATTACHMENTS:

1. Aerial Photo
2. Map of Dedication