

AGENDA ITEM # _____

DATE: January 25, 2016

COAC NUMBER: 16-5742

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: MAP OF DEDICATION
FOR A PORTION OF WEST
CALISTOGA DRIVE WITHIN
ESTRELLA MOUNTAIN RANCH**

STAFF PRESENTER:

Karen Craver, AICP, Planner III

CASE NUMBER: 15-550-00003

APPLICANT: Pete Teiche,
Newland Communities

RECOMMENDATION:

Approve the map of dedication (MOD) for a portion of West Calistoga Drive adjacent to Parcel 9.8 within Estrella Mountain Ranch (EMR).

PURPOSE:

By this MOD, Newland Communities is dedicating the full-width right-of-way and public utility easements necessary to extend West Calistoga Drive in a westerly direction to provide two points of access for EMR Parcel 9.8.

BACKGROUND AND COMMUNITY BENEFIT:

To date, West Calistoga Drive has been constructed as far west as the eastern boundary line of EMR Parcel 9.8. Previous construction of Calistoga occurred in segments as single family residential parcels were developed in a westerly direction from the intersection of Calistoga with Estrella Parkway. It is because the roadway has been constructed in segments that previous MODs, and this MOD, dedicate the full-width right-of-way so that the complete 4-lane median-divided roadway can be constructed to allow for both westbound and eastbound traffic.

The roadway construction will be completed by the developer of EMR Parcel 9.8, and after satisfactory completion of the improvements and expiration of the two-year warranty period, the roadway will be accepted by the City of Goodyear. The Engineering Department has reviewed this MOD and has recommended that it be approved.

The approval of this MOD and construction of the West Calistoga Drive extension will facilitate the development of 106 new single family residential lots on EMR Parcel 9.8.

PREVIOUS ACTIONS AND DISCUSSIONS:

Similar to a final plat, a map of dedication is taken directly to Council for review and approval.

FISCAL ANALYSIS:

This dedication of right-of-way and public utility easements will be done at no cost to the City of Goodyear, and the roadway improvements will be completed by the developer of EMR Parcel 9.8. The City will be responsible for maintenance of the roadway upon acceptance of the completed roadway improvements.

ATTACHMENTS:

1. Aerial Photo
2. Map of Dedication