

AGENDA ITEM #: _____

DATE: May 9, 2016

COAC #: 16-5829

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Map of Dedication for North
159th Avenue and West McDowell Road**

STAFF PRESENTER: Steve Careccia,
Planner III

CASE NUMBER: 15-550-00004

OTHER PRESENTER: Troy Mortensen,
Sunbelt Holdings

RECOMMENDATION:

Approve the Map of Dedication (MOD) for North 159th Avenue and West McDowell Road, subject to the following stipulation:

1. Prior to recordation, the applicant shall update the dedication language to show all owners of property impacted by the MOD, as follows:
 - a. First paragraph – Add Heather Howard LLC and I-10 & Pebble Creek LLC as owners
 - b. Public streets – Add I-10 & Pebble Creek LLC as owner
 - c. Restrictive covenants – Add Heather Howard LLC as owner
2. Prior to recordation, the property owner shall make payment in full for the first half of 2015 taxes for Parcel No. 500-05-004V (as related to Parcel Nos. 500-05-004W & 500-05-004X); and,
3. The proposed traffic signal at 159th Avenue and McDowell Road shall not be installed until a traffic signal warrant has been met. The City shall be responsible for 25% (southwest corner) of the cost for the traffic signal. The City share shall be comprised of traffic signal equipment and a cash contribution. The owner of the property at the southeast corner of 159th Avenue and McDowell Road shall be responsible for 25% (southeast corner) of the cost for the traffic signal. Said property owner shall also front the cost for the northeast corner (25%) and northwest corner (25%) and be reimbursed in the future for these costs when said corners develop and payment is received by the City, subject to a reimbursement agreement with the City.

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 159th Avenue within the Palm Valley Phase VIII PAD.

BACKGROUND AND PREVIOUS ACTIONS:

On May 9, 2005, the City Council approved the Final Planned Area Development (PAD) zoning for Palm Valley Phase VIII with the adoption of Ordinance No. 05-940.

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 159th Avenue.

North 159th Avenue is a collector roadway with 60 feet of right-of-way at its southern end. In addition, a 10-foot public utility easement and landscape easement along both sides of the roadway will be included with the dedication.

The proposed road alignment established with this MOD is consistent with the Palm Valley Phase VIII PAD. The public roadway 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 Palm Valley Phase VIII, 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 approximately 685 feet of roadway upon acceptance of the constructed improvements.

ATTACHMENTS:

1. Aerial Photo
2. Map of Dedication