

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Map of Dedication for Hillside Drive and Sendero Drive	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 17-550-00001
	APPLICANT: Pete Teiche, Newland Communities

PROPOSED ACTION:

Approve the Map of Dedication (MOD) for Community 11, Hillside Drive and Sendero Drive, subject to the following stipulations:

1. Prior to recordation of this MOD all construction plans for onsite infrastructure need to be approved and financially assured;
2. Prior to recordation of this MOD all offsite water infrastructure plans, including but not limited to, the 16" and 12" mains along Hillside Drive, the 8" main along Sendero Drive, the 12" and 16" mains along Estrella Parkway and the Site 13 Zone 2 pump (compliant with the recommendations from the Estrella Master Water Report dated May 20, 2016) shall be approved and financially assured;
3. Prior to recordation of this MOD all downstream drainage facility improvement plans, specified in the Community 11 Master Drainage Report (March 7, 2016) shall approved and financially assured;
4. Prior to recordation of this MOD, the Owner shall have conveyed to the HOA the property identified in the Community 11 Master Drainage Study approved by the City as accepting the drainage flows the property is required to accommodate. Such conveyance shall be in a form approved by the City Attorney and shall be subject to a restrictive covenant that requires the HOA to operate, maintain, repair and replace the drainage facilities that are to be constructed within the property as identified in the Master Drainage Study and that allows the City to enforce the covenant in the event of a breach of the covenant and to recover in addition to any damages it costs, including reasonable attorneys fee. The covenants shall run with the land and shall be binding upon any subsequent owner of all or a portion of the property being conveyed; and,
5. Prior to recordation of this MOD, the approval and recordation of a Development Agreement may supersede the requirement that the Owner shall have conveyed to the HOA the property identified in the Community 11 Master Drainage Study approved by the City as accepting the drainage flows the property is required to accommodate before recordation. The Development Agreement will, however, not remove the requirement that the Owner shall have conveyed to the HOA the property identified in the Community 11 Master Drainage Study approved by the City as accepting the drainage flows the property is required to accommodate.

BACKGROUND AND PREVIOUS ACTIONS:

- The Lucero PAD Zoning was approved by City Council on June 27, 2016 by Ordinance 16-1333

STAFF ANALYSIS:

The property owner is dedicating right-of-way, public utility easements and landscape easements required to construct Hillside Drive and a portion of Sendero Drive. Both roadways are minor collectors with 70 feet and 60 feet of right-of-way, respectively. In addition, an 8 foot wide public utility easement is included along both sides of the subject roadways. Hillside Drive will consist of a travel lane and bike lane in each direction that is separated by a median and Sendero Drive will consist of a travel lane and bike lane in each direction. Hillside Drive has an 8 foot sidewalk on one side of the street and the parcels that abut Hillside Drive will have tracts dedicated for a trail and additional landscaping. This methodology was planned for in the Lucero PAD.

FISCAL ANALYSIS:

- The 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.

RECOMMENDATION:

The proposed road alignments established with this MOD are consistent with the Lucero PAD. 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.

ATTACHMENTS:

1. Aerial Photo
2. Map of Dedication