

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Lucero Dedications Related to Offsite Infrastructure	STAFF PRESENTER: Linda Beals, Real Estate Coordinator CASE NUMBER: None OTHER PRESENTER: None
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PROPOSED ACTION:

Accept the dedication from NNP III – EMR 3, LLC, a Delaware limited liability company of the following:

1. Special Warranty Deed for Star Tower Lift Station Site
2. Special Warranty Deed for Lost Lift Station Site
3. Temporary Access Easement – Lost Lift Station
4. Permanent Access Easement – Lost Lift Station
5. Sewer Line Easement for the A3 Sewer Force Main
6. Permanent Sewer Line and Access Easement – Existing Sewer Line

BACKGROUND AND PREVIOUS ACTIONS:

On June 27, 2016, the Council adopted Ordinance No. 16-1333 conditionally rezoning the Lucero property by adopting the Lucero Planned Area Development (PAD) dated March 18, 2016. Since then, the Owner has been moving forward with platting the property. On March 27, 2017, Council approved six preliminary plats, for six different parcels within Lucero (Parcels 11-A1, 11- A2, 11-B, 11-C, 11-F2, 11-G) consisting of a total of approximately 150 acres, and final plats for parcels 11-F2, 11-C and 11-G are being brought forward for approval.

STAFF ANALYSIS:

NNP III – EMR 3 LLC, a Delaware limited liability company (“NNP III – EMR 3”) and NNP III – EMR 4 LLC, a Delaware limited liability company (“NNP III – EMR 4”) are developers of approximately 617 acre within Estrella, commonly known as the Lucero Planned Area Development (“Lucero”). The Lucero property, is generally located on the west side of Estrella Parkway, south of the Estrella Star Tower to the intersection of Estrella Parkway and Cotton Lane. NNP III-EMR 3 owns approximately 565 acres within Lucero and NNP III – EMR 4 owns the remainder of approximately 52 acres.

NNP III – EMR 3 and NNP III – EMR 4 are in the process of subdividing Lucero, and have obtained council approval of six preliminary plats and are bringing forward final plats for three of the six approved preliminary plats. The easements and deeds being presented herein are needed for the City to have access to and the ability to operate and maintain various sewer related improvements needed to serve Lucero that have been or will be constructed.

The Permanent Sewer Line and Access Easement is over an existing sewer line easement that was dedicated to the City and recorded in the official records of Maricopa County Recorder on January 30, 1997 at instrument 97-0059150. The Permanent Sewer Line and Access Easement being presented herein provides clearer terms and broader access rights than the existing easement and upon its recordation, the existing easement will terminate.

FISCAL ANALYSIS:

There will be no fiscal impact to the city in fiscal year 2018 or future years, related to the dedication of the deeds and easements.

RECOMMENDATION:

City staff recommends the approval of acceptance of the special warranty deeds for the Lost and Star Tower Sewer Lift Stations along with the various easements being presented herein.

ATTACHMENTS:

1. Special Warranty Deed for Star Tower Lift Station Site
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