

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

**SUBJECT:** Map of Dedication for Estrella Commons - Evergreen

**STAFF PRESENTER:** Katie Wilken,  
Planning Manager

**CASE NUMBER:** 17-550-00008

**APPLICANT:** Brian Nicholls, EPS Group

**PROPOSED ACTION:**

Approve the Map of Dedication (MOD) for Estrella Commons - Evergreen, subject to the following stipulations:

1. Prior to recordation of this MOD, the civil construction drawings for all offsite improvements shall be approved;
2. Prior to recordation of this MOD, all financial assurances for offsite infrastructure shall be in place;
3. Prior to recordation of this MOD, a Temporary Drainage Easement adjacent to the east side Estrella north of W. Fillmore Street as shown on the Final Plat and a Temporary Drainage Easement adjacent to the north side of W. Fillmore Street as shown on the MOD shall be conveyed to the City, in a form acceptable to the City Attorney or his/her designee. The easements shall be recorded in the official records of the MCR and the recorded document numbers of the MCR shall be inserted into this MOD;
4. Prior to recordation of this MOD, the existing access easement and retention easement recorded in the official records of the Maricopa County Recorder ("MCR") as document 2017-0962919 shall be abandoned and the abandonment instrument shall be recorded in the official records of the MCR and the recorded number inserted into this MOD; and,
5. Any technical corrections to the MOD required by the City Engineer shall be made prior to the recordation of the MOD.

**BACKGROUND AND PREVIOUS ACTIONS:**

- On April 13, 2015, the City Council adopted Ordinance No. 15-1321 approving a PAD amendment to facilitate the development of single family development within the Estrella Commons PAD.
- On October 23, 2017, the City Council approved a preliminary plat for Estrella Commons subdividing 105.73 acres into 429 single family lots.

- On May 14, 2018, the City Council approved a final plat for Estrella Commons Phase I subdividing 94.06 acres into 389 single family lots.

### **STAFF ANALYSIS:**

#### **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

#### **Details of the Request:**

The property owner is dedicating the rights-of-way, public utility easements and temporary drainage easements for portions of West Roosevelt Street and West Fillmore Street required for the development of Estrella Commons. West Roosevelt Street and West Fillmore Street are both classified as collector roads.

### **FISCAL ANALYSIS:**

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax, and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues, and the increased demand for commercial and retail development.

The following specific future fiscal impacts are anticipated:

- The dedication of rights-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 these roadways upon acceptance of the constructed improvements.

### **RECOMMENDATION:**

The proposed road alignments established with this MOD are consistent with the Estrella Commons PAD. The approval of this MOD will facilitate development within Estrella Commons, and will provide the city with the necessary rights-of-way and easements for the development of the public roadway system within the area. The Engineering Department has reviewed this MOD and recommends that it be approved.

**ATTACHMENTS:**

1. Aerial Photo
2. Map of Dedication