

AGENDA ITEM #: _____

DATE: May 13, 2019

CAR #: 2019-6666



CITY COUNCIL ACTION REPORT

SUBJECT: Map of Dedication for APS Bullard Substation – Extension Request

STAFF PRESENTER(S): Katie Wilken, Planning Manager

OTHER PRESENTER(S): Chuck Wurl, Kimley Horn

Summary: Approve an extension of a Map of Dedication for APS Bullard Substation.

Recommendation:

Approve an extension to the approval for the Map of Dedication (MOD) for APS Bullard Substation, subject to the following stipulations:

1. Prior to recordation of this map of dedication, all civil construction plans for onsite and offsite infrastructure shall be approved;
2. Prior to recordation of this map of dedication, all required financial assurances for onsite and offsite improvements shall be in place; and,
3. Any technical corrections to the map of dedication required by the City Engineer shall be made prior to the recordation of this map of dedication.

Fiscal Impact: 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. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Background and Previous Actions

- The subject property was rezoned to I-1, Light Industrial on September 24, 2018 by Ordinance 2018-1407.
- The Map of Dedication was approved by City Council on December 17, 2018 and was valid for 90 days.

Staff Analysis

The property owner is dedicating the right-of-way and public utility easements required to construct this portion of Bullard Road between Van Buren Street and Yuma Road adjacent to the APS Bullard Substation.

The proposed road alignment established with this MOD is consistent with the Bullard Road plans. The approval of this MOD will facilitate development of the APS Bullard Substation and the Bullard Road alignment, and will provide the City with the necessary right-of-way and easements for the development of the public roadway system within the area.

The reason for the extension request is that the construction plan review took longer than anticipated due to outside party reviews. Should the extension be approved, it will expire on August 13, 2019. The construction plans have been approved and the mylars have been received and it is anticipated that the MOD can be recorded on May 14th if the extension is approved.

A 90 day extension is permitted if a request for an extension is received prior to the expiration of the approval. In this case, the date of the extension request is after the expiration date of the MOD. However, APS was in contact with staff about the extension before the MOD had expired and APS's failure to formally file the extension request before the expiration was due to a miscommunication on the part of staff. Accordingly, staff recommends approval of the extension.

Attachments

1. Aerial Photo
2. Map of Dedication
3. APS Extension Request