

AGENDA ITEM #: _____

DATE: May 20, 2019

CAR #: 2019-6662



CITY COUNCIL ACTION REPORT

SUBJECT: Acceptance and Termination of Easements Associated with the Bungalows at Estrella Development

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

OTHER PRESENTER(S): None

Summary: Acceptance of easements required for the development of the Bungalows at Estrella including a Water Meter and Line Easement and a Sidewalk Easement and a Street Turnaround Easement, as well as the issuance of a Termination of Temporary Turnaround Easement. The Bungalows at Estrella are located within the Master Plat of Hudson Commons southwest of Van Buren Street and Estrella Parkway.

Recommendation:

Approve the acceptance of the Water Meter and Line Easement, Sidewalk Easement and the Street Turnaround Easement, as well as the issuance of the Termination of Temporary Turnaround Easement.

Fiscal Impact: There will be no fiscal impact to the city in the fiscal year 2019 or future years related to the dedication of these easements.

Background and Previous Actions

The Master Plat of Hudson Commons was approved by Council in January of 2018, and recorded in the records of Maricopa County on April 19, 2018 at Book 1382, Page 12. The plat included the existing Temporary Turnaround Easement which shall be terminated upon the approval and recording of the Termination of Temporary Turnaround Easement.

Staff Analysis

Due to the timing of the various projects within the Master Plat of Hudson Commons, including the Bungalows at Estrella it has been determined that the Temporary Turnaround Easement on the westerly end of Hudson Street should be realigned requiring the termination and re-dedication of the easement. The turnaround area will be needed until the street is extended.

Based upon the review of the plans associated with the Bungalows at Estrella it was also determined that the Water Meter and Line Easement and Sidewalk Easement are required in order to approve the final plans for the development.

Estrella Van Buren Properties, Inc. an Arizona corporation and Estrella Parkway, LLC, an Arizona limited liability company have provided the required, executed, forms of easements to the City.

Staff is recommending the approval of the acceptance of the Water Meter and Line Easement, Sidewalk Easement and the Street Turnaround Easement, as well as the issuance of the Termination of Temporary Turnaround Easement.

Attachments

1. Water Meter and Line Easement
2. Sidewalk Easement
3. Street Turnaround Easement
4. Termination of Turnaround Easement