

AGENDA ITEM #: _____

DATE: August 19, 2019

CAR #: 2019-6745



CITY COUNCIL ACTION REPORT

SUBJECT: Re-plat and Abandonment for Ballpark Village Lot 10

STAFF PRESENTER(S): Katie Wilken, Planning Manager and Linda Beals, Real Estate Coordinator

OTHER PRESENTER(S): Steve Duryea, Dibble Engineering

Summary: The abandonment of portions of the rights-of-way of South Ballpark Way and West Festival Way adjacent to Lot 10 of the Final Plat of Ballpark Village – Wood Corporate Campus, and the re-plat of Lot 10 pursuant to the abandonment.

Recommendation:

1. ADOPT RESOLUTION NO. 2019-1992 DECLARING PUBLIC RIGHTS-OF-WAY FOR PORTIONS OF SOUTH BALLPARK WAY AND WEST FESTIVAL WAY ADJACENT TO LOT 10 OF THE FINAL PLAT OF BALLPARK VILLAGE – WOOD CORPORATE CAMPUS TO BE UNNECESSARY FOR PUBLIC ROADWAYS AND VACATING AND ABANDONING SUCH UNNECESSARY PUBLIC ROADWAYS; RESERVING AND DECLARING A UTILITY EASEMENT FOR EXISTING PUBLIC UTILITIES WITHIN THE ABANDONED ROADWAYS; IMPOSING CONDITIONS FOR THE ABANDONMENT TO BECOME EFFECTIVE; PROVIDING FOR THE RECORDATION OF THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.
2. Approve the Re-plat of a portion of Ballpark Village – Wood Corporate Campus, subject to the following stipulations:
 1. Prior to recordation of the re-plat all of the conditions necessary for the recordation of Resolution No. 2019-1992 shall have been satisfied;
 2. Any technical corrections to the re-plat required by the City Engineer shall be made prior to the recordation of the re-plat;
 3. Resolution 2019-1992 shall be recorded prior to the recordation of the re-plat; and,
 4. The re-plat shall be recorded immediately following the recordation of Resolution 2019-1992.

Fiscal Impact: There is no anticipated direct fiscal impact associated with this action in the current fiscal year.
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Background and Previous Actions

The Final Plat for Ballpark Village – Wood Corporate Campus was approved by the City Council on July 14, 2008, and recorded in the records of the Maricopa County Recorder on July 21, 2008.

Staff Analysis

The Final Plat for Ballpark Village – Wood Corporate Campus dedicated to the city, amongst other rights-of-way, South Ballpark Way and West Festival Way adjacent to Lot 10 of the final plat. With construction of the Goodyear Ballpark, portions of the South Ballpark Way and West Festival Way rights-of-way were improved as an extension of the entry plaza for the ballpark. However, the plaza improvements constructed within the portions of the rights-of-way are not consistent with improvements allowed within city streets, and there are no actual street improvements, or any future need for street improvements within the portions of the rights-of-way where the plaza improvements are located. Therefore, city staff has determined it is in the best interest of the city to abandon portions of the rights-of-way where the plaza improvements are located and incorporate the property into Lot 10 by way of a re-plat of Lot 10 of the Ballpark Village Final Plat.

In addition, because there are existing public utilities within the portions of the South Ballpark Way and West Festival Way rights-of-way, it is necessary, upon the abandonment of the right-of-way for the city to declare a utility easement within the abandoned area. The easement will be limited to the operation, maintenance, replacement and/or repair of existing public utilities.

Upon satisfaction of the conditions set forth above, the rights-of-way the city is proposing to vacate, abandon and relinquish will no longer be needed for public use, and the existing utilities within the rights-of-way will be reserved through the declaration of a utility easement. The re-plat is consistent with the land use and development standards, and is consistent with the technical requirements of the city's Subdivision Regulations. The proposed subdivision provides for the orderly development of the parcel by vacating rights-of-way that are no longer necessary and reserving necessary existing utilities within a declared utility easement. Accordingly, staff recommends approval of Abandonment Resolution No. 2019-1992 and of the Re-plat of Lot 10 of Ballpark Village.

Attachments

1. Resolution No. 2019-1992
 - a. Exhibit A – Legal Description
 - b. Exhibit B – Depiction of Abandonment Area
 - c. Exhibit C - Re-plat for Ballpark Village Lot 10
2. Re-plat for Ballpark Village Lot 10
3. Aerial Photo