

AGENDA ITEM #: _____

DATE: February 10, 2020

CAR #: 2019-6899



COUNCIL ACTION REPORT

SUBJECT: Approve the Subdivision and Establishment of Easements and Right-of-Way of City Owned Property generally located north of intersection of Litchfield Road and Western Avenue commonly known as the Western Avenue Properties

CASE NUMBER: 19-520-00025

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

Summary: Approving the subdivision of city owned property on the east side of Litchfield Road north of the intersection of Litchfield and Western and establishment of easements and declaration of right-of-ways over newly created lots and/or tract.

Recommendation:

Approve the Minor Land Division of Properties on Pico Drive, which properties are commonly known as the Western Avenue Properties, and the dedications included therein and authorize the Mayor or her designee to execute the Minor Land Division on behalf of the city of Goodyear authorizing the subdivision of the city's property and granting the easements and declaring right-of-way reflected in the Minor Land Division.

Fiscal Impact: A fiscal impact analysis has not been conducted on this specific project, however, the costs associated with the work required for the disposal of the Former Public Facilities Site is addressed in the Council Action Report presented for the Budget Transfer for Western Avenue (CAR 2020-6844). Upon the completion of the work itemized in CAR 2020-6844, staff will move forward with disposing of the remainder of the property. The disposal of the property should generate some one-time revenue and will permanently eliminate the on-going maintenance costs currently being incurred. In addition, the new property owners will be responsible for constructing any new or additional 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 during any redevelopment of the property.

Background and Previous Actions

During a Work Session on May 20, 2019, staff presented Council with options for the disposition of certain city owned property which formerly housed public safety facilities, including the Old Squad Room, Old 911 (Goodyear's First Fire Station), and Old City Hall, located on the east side of Litchfield Road just north of the intersection of Litchfield Road and Western Avenue (the

“Former Public Facilities Site”). All of the buildings are unoccupied and present an on-going maintenance obligation on the city. Direction was received to dispose of these structures, with the goal of having building Old 911 being conveyed to a non-profit to be operated as a fire museum and the other two buildings (the Old Squad Room and the Old City Hall) being sold as a combined unit.

The Former Public Facilities Site was developed as single property with three buildings, with shared utilities. To dispose of the Old 911 separately from the Old Squad Room and the Old City Hall, the city needs to subdivide the property to create two legal lots and separate the shared utilities. One lot would be for the Old 911 and the other lot for the Old Squad Room and the Old City Hall. In addition to the creation of the two lots, a separate tract needs to be created for a small corner of the portion of the property, where the Old Squad Room and the Old City Hall are located, because staff discovered during the subdivision process, that this portion of the Former Public Facilities Site is actually used as right-of-way.

Because only two lots and one tract are being created, a Minor Land Division rather than a final plat is the vehicle for subdividing the property. Minor Land Divisions are generally handled by Development Services without the need for Council approval. However, in this case, Council approval of the MLD is required because the property being subdivided is city-owned property and a number of dedications are required. These dedications include easements that will be needed by the City when the properties are no longer owned by the city, easements needed for utilities that cross over the newly created lots, cross access easements, and declarations of right-of-way for the tract being created.

Staff Analysis

Details of the Request:

The Minor Land Division will create two (2) lots and one Tract. Combined they will equal approximately 31,106 square feet or 0.714 acres of land, more or less.

Existing land uses and zoning surrounding the subject property include the following:

- North – Litchfield Subdivision Number 1 (Zoned R1-7)
- East – Litchfield Subdivision Number 1 (Zoned R1-7)
- South – Rear of Commercial Properties along Western Avenue (Zoned I-2 and C-2)
- West – Bayless Southwest Goodyear Center – Vacant (Zoned C-2)

Luke Air Force Base and Phoenix Goodyear Airport:

The Minor Land Division will not impact the existing conditions or future uses allowed within these properties.

Fire Department:

Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles

#184/181	5.83	2.91	5.86	2.93		#183	6.49	3.25	6.78	3.39
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Police Department:

The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the subdividing of the property.

Water/Wastewater:

The subdivision will be served by city of Goodyear water and wastewater utilities.

Streets/Access:

The parcels will retain their existing access to North Litchfield Road and East Pico Drive.

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. The parcel is zoned Planned Area Development with an underlying commercial use, thus the property will not cause impact to the school district in terms of school children.

Attachments

Minor Land Division of Properties on Pico Drive