

AGENDA ITEM #: _____

DATE: March 23, 2020

CAR #: 2020-6916



CITY COUNCIL ACTION REPORT

SUBJECT: Map of Dedication for Sedella Phase 2 Camelback Road – North Sedella Parkway to North Citrus Road

CASE NUMBER: 17-550-00002

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Bruce Schroeder, Meritage Homes

Summary: A map of dedication to dedicate the right-of-way required to construct a portion of Camelback Road, from North Sedella Parkway to North Citrus Road, adjacent to the Sedella Planned Area Development (PAD).

Recommendation: Approve the Map of Dedication for Sedella Phase 2 Camelback Road – North Sedella Parkway to North Citrus Road attached hereto (“MOD”), subject to the following stipulations:

1. If not already paid, then prior to recordation of this map of dedication, owner shall remit to the city an in-lieu payment for ½ the costs of constructing a full median and ½ the costs of installing the full median landscaping for the section of West Camelback Road identified as Phase 2 of West Camelback Road in the Preliminary Plat for Sedella, which is the section of Camelback Road from North Sedella Parkway to North Citrus Road;
2. If not already paid, then prior to recordation of this map of dedication, owner shall remit to the city an in-lieu payment for ½ the costs of constructing a full median and ½ the costs of installing the full median landscaping for the section of Citrus Road identified as Phase 2 of West Camelback Road in the Preliminary Plat for Sedella, which is the section of Citrus Road from West Camelback Road south to West Campbell Avenue;
3. Prior to the recordation of this map of dedication, all civil construction plans for the portion of West Camelback Road being dedicated to the City in this MOD shall be approved by the City Engineer or her designee;
4. 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; and,

5. Prior to recordation of this map of dedication, the property owner shall submit an updated title report for the property and shall modify this map of dedication to reflect the current ownership and current lender, including on the map of dedication a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this map of dedication is authorized to do so.

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.

Background and Previous Actions

- The Sedella Planned Area Development (PAD) was approved by the City Council on June 13, 2005 with the adoption of Ordinance No. 05-946.
- The preliminary plat for Sedella was approved by the City Council on June 13, 2005.

Staff Analysis

The proposed road alignment established with this map of dedication (MOD) is consistent with the city of Goodyear Transportation Master Plan and Sedella PAD. The approval of this MOD will facilitate development within this phase of Sedella, and will provide the city with the necessary right-of-way for the development of the public roadway system within the area. The required public utility easement (PUE) along West Camelback Road will be dedicated with the final plat for Sedella Phase 2B.

Attachments

1. Aerial Photo
2. Map of Dedication