

AGENDA ITEM #: \_\_\_\_\_

DATE: June 22, 2020

CAR #: 2020-6978



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Approve Map of Dedication for West Broadway Road subject to stipulations

**CASE NUMBER:** 19-550-00002

**STAFF PRESENTER(S):** Katie Wilken, Planning Manager

**APPLICANT:** Ryan Weed, P.E., CVL Consultants

**Summary:** A map of dedication to dedicate the right-of-way required to construct a portion of West Broadway Road, from a point approximately 567 feet west of South Litchfield Road to a point approximately 1,350 feet west of South Litchfield Road, southwest of the future APS Broadway Substation.

**Recommendation:** Approve the Map of Dedication for Broadway Road, attached hereto (the “MOD”), subject to the following stipulations:

1. If not already paid, then prior to recordation of this map of dedication (MOD), the Owner shall pay to the City an in-lieu payment in the amount of \$29,032.00 for ½ the costs of constructing a full median and ½ the costs of installing the full median landscaping within that portion of the Broadway Road right-of-way being dedicated in this MOD;
2. Any technical corrections to this MOD required by the City Engineer shall be made prior to the recordation of this MOD;
3. Prior to recordation of this MOD, the property owner shall submit an updated title report for the property and shall modify this MOD 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 dedicated herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this MOD is authorized to do so; and,
4. This MOD shall be recorded prior to the recordation of the minor land division for the Broadway Substation Minor Land Division (MLD).

**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**

Owner SDC PHX 1, LLC (Stream Data Centers) is in the process of subdividing approximately 78.4 acres at the northwest corner of Litchfield Road and Broadway Road into two (2) lots through the Minor Land Division process. Lot 1, the southern lot will be approximately 26.1 acres and Lot 2, the northern lot, is approximately 51.3 acres. Lot 1 is being created to provide the location of the Broadway APS Substation that will serve the Stream Data Center at the southwest corner of Litchfield Road and Lower Buckeye Road.

- The Broadway APS Substation Site Plan was approved by the Planning and Zoning Division on February 6, 2020.
- The Broadway APS Substation MLD was approved by the Planning and Zoning Division on April 24, 2020, but needs to be revised prior to recordation to reflect the dedication of the right-of-way for Broadway Road.

## **Staff Analysis**

The proposed road alignment established with this map of dedication (MOD) is consistent with the city of Goodyear Transportation Master Plan. The approval of this MOD will provide the city with the necessary right-of-way for the development of the public roadway system within the area, and will facilitate development of a secondary emergency access to the Broadway APS Substation. A 10-foot public utility easement (PUE) adjacent to the section of Broadway Road being dedicated is also being dedicated in this MOD.

## **Attachments**

1. Aerial Photo
2. Map of Dedication