

AGENDA ITEM #: _____

DATE: August 31, 2020

CAR #: 2020-7053



CITY COUNCIL ACTION REPORT

SUBJECT: Minor Land Division of City of Goodyear Recreation Campus

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Anthony Humphrey, Senior Project Manager

Summary: A Minor Land Division creating one lot and one tract and declaring rights-of-way and easements for the 85.84-acre Goodyear Recreation Campus located at the southwest corner of Estrella Parkway and Harrison Street.

Recommendation: Approve the Minor Land Division of City of Goodyear Recreation Campus, attached hereto, subject to the following stipulation:

1. Any technical corrections to the minor land division required by the City Engineer shall be made prior to the recordation of the minor land division.

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 property encompassing the Goodyear Recreation Campus was rezoned to PFD (Public Facilities District) on August 19, 2019, with City Council adoption of Ordinance No. 2019-1447.
- The site plan for the Goodyear Recreation Campus was administratively approved on September 30, 2019.

Staff Analysis

A minor land division does not typically require approval from the City Council. However, this minor land division incorporates declarations for rights-of-way and easements, and therefore

requires Council approval. The minor land division is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development and declaring required rights-of-way and easements.

Attachments

1. Aerial Photo
2. Minor Land Division