

AGENDA ITEM #: _____

DATE: October 26, 2020

CAR #: 2020-7089



CITY COUNCIL ACTION REPORT

SUBJECT: Map of Dedication for El Cidro Infrastructure Phase 1B

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Krista Zinser, CVL Consultants

Summary: A Map of Dedication to dedicate right-of-way and public utility easements required to construct South Citrus Road and West El Cidro Drive.

Recommendation: Approve the Map of Dedication for El Cidro Infrastructure Phase 1-B (the “MOD”), attached hereto, subject to the following stipulations:

1. The RID easement shown on this MOD shall be recorded prior to the recordation of this MOD and the recording number shall be written on this MOD.
2. A 10’ Public Utility Easement (PUE) located directly east of and adjacent to the easterly boundary of this MOD from the intersection of S. Citrus Road and W. Broadway Road to W. El Cidro Drive shall be recorded concurrently with or immediately after the recording of this MOD.
3. Prior to recordation of the MOD, Owner shall submit an updated title report for the property and shall modify the MOD to reflect the current ownership and current lender including 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 the MOD is authorized to do so.
4. No permits shall be issued for any work within the right-of-way being dedicated on the MOD until drainage easement(s) determined by the City Engineer or his designee as being needed to accept storm water run-off from the street improvements to be constructed within the right-of-way being dedicated on the MOD have been provided to the City and recorded. The drainage easements shall be in a form approved by the City Attorney or his designee and will require the property owner where the drainage facilities will be located to maintain the easement areas consistent with the approved grading and drainage plans.

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. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Background and Previous Actions

- The 2020-7089 - Council Action Report PAD Zoning was approved by City Council on October 15, 2002 by Ordinance 02-778 and amended March 5, 2007 by Ordinance No. 07-1060, April 14, 2008 by Ordinance No. 08-1111, and on May 24, 2010 by Ordinance No. 10-1215.
- The preliminary plat for El Cidro was approved by City Council on August 25, 2014. A one year extension was approved by City Council by COAC No. 16-5759. The first final plats subdividing portions of the property included in the preliminary plat were recorded on June 28, 2017 for El Cidro Parcels 2, 3, and 1D phase 1.

Staff Analysis

The proposed road alignment established with this MOD is consistent with the El Cidro PAD. The public roadway and associated utilities will be constructed by the applicant. The public road and city utilities will be accepted by the city of Goodyear after satisfactory completion of the improvements and warranty period. The Engineering Department has reviewed this MOD and recommends that it be approved.

The approval of this MOD and the construction of the improvements within the right-of-way being dedicated therein will facilitate development of the portions of El Cidro located with the Final Plat of El Cidro – Phase 1 Parcel 1B, the Final Plat of El Cidro – Parcel 1 D Phase 2, and the Final Plat of El Cidro – Phase 1 Parcel 1E, all of which are being presented for approval by separate action, and it will provide the city with the necessary right-of-way and easements for the development of the public roadway system within the area. Staff recommends approval.

Attachments

1. Aerial Photo
2. Map of Dedication for El Cidro Infrastructure Phase 1-B