

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

DATE: December 7, 2020

CAR #: 2020-7112



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Replat of Lot 1 Airport Gateway at Goodyear and Minor Land Division of Goodyear Fire Station 181

**STAFF PRESENTER(S):** Christian Williams, Planner

**APPLICANT:** Chad Billings, DFDG Architecture

**Summary:** Approving a Replat of Lot 1 Airport Gateway at Goodyear and a Minor Land Division of Fire Station 181 needed to create a lot for the replacement Fire Station 181.

**Recommendation:** APPROVE RESOLUTION 2020-2117 APPROVING REPLAT OF LOT 1 OF AIRPORT GATEWAY AT GOODYEAR AND MINOR LAND DIVISION OF GOODYEAR FIRE STATION 181; PROVIDING AUTHORITY TO MODIFY TO MAKE TECHNICAL CORRECTIONS; PROVIDING DIRECTION FOR RECORDATION OF DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**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

A Public Facilities District, which serves the fire station portion of this property (which will be removed from Lot 1 with this replat) was approved by the City Council on November 18, 2019.

### Staff Analysis

The City Council approved a Capital Improvement Project for the construction of a new replacement station for Fire Station 181. The site of the replacement station is generally located at the southwest corner of Celebrate Life Way and 143<sup>rd</sup> Avenue. The city purchased a 4.09-acre portion of a former Arizona Department of Transportation (ADOT) property, and a small .89-acre portion of Lot 1 of Airport Gateway at Goodyear which fronts 143<sup>rd</sup> Avenue. The .89-acre piece was needed to provide vehicular access to the larger 4.09-acre (former ADOT) parcel.

Because of the separate ownerships, creating a single lot from the two pieces of property requires the following:

- A minor land division to split the 4.09 acres purchased from ADOT from the remainder of the ADOT property.
- A replat of Lot 1 of Airport Gateway at Goodyear to remove the eastern .89-acre portion from Lot 1 of Airport Gateway at Goodyear.
- A minor land division to combine the 4.09 acres and the .89 acres into one lot

A Minor Land Division Map of ADOT Parcel No. 500-10-880 (the “ADOT MLD”) dividing the former ADOT property into two lots, Lot 1 being the 4.09 acres the city purchased from ADOT and Lot 2 being the remainder of the ADOT property, has been administratively approved. The ADOT MLD has not been recorded pending the approval of replat of Lot 1 of Airport Gateway at Goodyear and the approval of a second minor land division combining the 4.09 acres and .89 acres into one lot.

The proposed Resolution 2020-2117 seeks approval of the Replat of Lot 1 of Airport Gateway at Goodyear and the approval of the Minor Land Division of Goodyear Fire Station 181. The Replat of Lot 1 of Airport Gateway at Goodyear reconfigures Lot 1 of Airport Gateway at Goodyear by releasing the .89 acres from the lot. The Minor Land Division of Goodyear Fire Station 181 combines the 4.09 acres and the .89 acres the city acquired for the replacement Fire Station 181 site into one lot. The resulting lot being created by the Minor Land Division of Goodyear Fire Station 181 substantially conforms to the approved zoning, and, as set forth in the attached Public Facilities District Approval Letter and Site Plan, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision 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.

## **Attachments**

1. Resolution 2020-2117 with the following exhibits
  - Minor Land Division Map of ADOT Parcel No. 500-10-880
  - Replat of Lot 1 of Airport Gateway at Goodyear
  - Minor Land Division of Goodyear Fire Station 181
2. Aerial Photo
3. Public Facilities District Approval Letter and Site Plan