

CITY COUNCIL REPORT

DATE: September 11, 2015

TO: Mayor and Councilmembers

FROM: Erik Solberg, Public Works Director, Pat Bourque, Public Works Section Director, Adam Miele, Public Works Project Manager

CC: Josh Copley, Jerene Watson, Barbara Goodrich, Leadership Team

SUBJECT: CORE SERVICES MAINTENANCE FACILITY PROJECT
DEVELOPMENT ACTIVITIES UPDATE

Following is an update on the items that are in progress on the Core Services Maintenance Facility & Current PW yard:

- Sale of current Public Works Yard – The City Attorney’s Office is reviewing all documents related to the property to determine if there are any legal issues concerning its sale.

DISCUSSION

The annexation/rezoning/site plan approval is currently in progress and is scheduled to be complete December 2015.

Scheduled milestone dates for these activities are as follows:

Concept Plan Approval

- ✓ November 18, 2014 – Concept Plan Submitted to City (complete)
- ✓ February 9, 2015 – Concept Plan Approval (complete)

Annexation

- ✓ May 5, 2015 – Submitted Application(complete)
- October 28, 2015 – Planning & Zoning Commission Meeting(Tentative)
- November 17, 2015 – City Council – 1st reading on the annexation ordinance & public hearing (Tentative)
- December 1, 2015 – City Council – 2nd reading on the annexation ordinance (Tentative)
- December 26, 2015 – Ordinance effective date

Rezoning

- ✓ January 21, 2015 – Neighborhood Public Meeting (complete)
- ✓ May 5, 2015 – Application submitted (complete)
- October 28, 2015 – Planning & Zoning meeting (Tentative)
- November 17, 2015 – City Council - 1st reading of zoning ordinance (Tentative)
- December 1, 2015 – City Council 2nd reading of zoning ordinance (Tentative)
- December 26, 2015 – Ordinance effective date

Site Plan

- ✓ May 5, 2015 – Initial Site Plan Submitted (complete)
- ✓ June 11, 2015 – Site Plan Resubmittal (complete)
- ✓ July 9, 2015 – Site Plan Approval (complete)

Design

October 2015 – Advertise proposal for a design build contract

December 2015 – Council award contract

Detailed plans and construction drawings are estimated to take approximately 8 months to complete, with an estimated date of completion of May 1, 2016. Construction duration is currently estimated at 12 months, with completion estimated for May 1, 2017.

RECOMMENDATION / CONCLUSION

This report is for information only.

McAllister Ranch Public Works Yard
Tentative Annexation and Rezone Schedule

- 9/9/2015 Site Plan approval by IDS
- 9/11/2015 Legals and maps to Engineering for review
- 9/18/2015 Legals and maps verified by Engineering
- 9/22/2015 Planner mails letter to County Assessor, Recorder, CD Director, BOS (initial contact letter regarding annexation application)
- 9/24/2015 Planner starts on staff reports to P&Z Commission (Annex., R.P. and Zoning)
- 9/28/2015 Deadline for applicant to provide Site Plan corrections and all submittal requirements required for October 28th P&Z meeting
- 10/9/2015 Mail Public Notices & Post Property (public hearing notices)
- 10/11/2015 Advertise annexation (and R.P./Rezone) in newspaper
- 10/27/2015 File blank annexation petition and planner's affidavit with County Recorder [must be 21 days before City Council **public hearing**]
- 10/28/2015 **Planning & Zoning Commission** public hearing
- 11/10/2015 City Council Work Session
- 11/17/2015 **City Council regular meeting** (this will be considered the Public Hearing for the annexation): 1st reading annexation ordinance AND 1st reading zoning ordinance
- 11/30/2015 Annexation petition signed by City Manager [the petition shall not be signed for a waiting period of 30 days after filing the blank petition]
- 12/1/2015 **City Council regular meeting:** 2nd reading annexation ordinance AND 2nd reading zoning ordinance
- 12/15/2015 Notification of Council action to all required entities
- 12/26/15 Ordinance Effective Date (30 days after ordinances are approved by Council]
- Note: *All actions to be in compliance with A.R.S. 9-471. Annexation of territory; procedures; notices; petitions; access to information; restrictions*