



City of Maricopa

Legislation Details (With Text)

File #:	RES 17-15	Version:	1	Name:	Tortosa Development Agreement Resolution
Type:	Resolution	Status:		Status:	Passed
File created:	5/18/2017	In control:		In control:	City Council Regular Meeting
On agenda:	6/6/2017	Final action:		Final action:	6/6/2017
Title:	A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Development Agreement between the City of Maricopa and Maricopa Development, LLC, a Delaware limited liability company (“Maricopa Development”); WM Sub TT, LLC, an Arizona limited liability company (“WM Sub TT”); TOUSA Recovery Acquisition, LLC, a Delaware limited liability company (“Tousa”); RMG Tortosa 220, LLC, an Arizona limited liability company (“RMG Tortosa”); and Pacific Magic, LLC, an Arizona limited liability company (“Pacific Magic”) in compliance with A.R.S. §9-500.05. Discussion and Action.				
Sponsors:	Bill Fay				
Indexes:	Well Planned Quality Growth and Development				
Code sections:					
Attachments:	1. Resolution, 2. Development Agreement				

Date	Ver.	Action By	Action	Result
6/6/2017	1	City Council Regular Meeting	Approved	Pass

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Development Agreement between the City of Maricopa and Maricopa Development, LLC, a Delaware limited liability company (“**Maricopa Development**”); WM Sub TT, LLC, an Arizona limited liability company (“**WM Sub TT**”); TOUSA Recovery Acquisition, LLC, a Delaware limited liability company (“**Tousa**”); RMG Tortosa 220, LLC, an Arizona limited liability company (“**RMG Tortosa**”); and Pacific Magic, LLC, an Arizona limited liability company (“**Pacific Magic**”) in compliance with A.R.S. §9-500.05. Discussion and Action.

Tortosa South a complex association of several parcels of varying sizes, different owners, and one of three sections of the Tortosa PAD to be developed. The property is located south of Honeycutt Road and between Murphy Road and Hartmann Road. Over the years, a complex series of agreements, counter offers, and conflicting documents have created a difficult to discern collection of entitlements and obligations running with the property. Additionally, the area is fenced in by canals and unpaved roads making emergency access difficult. Staff has been in discussion with the owners to create a development agreement (DA) to clarify and document the obligations and entitlements in one clear location and secure an emergency access in the south. The development agreement requires the City, through impact fees and contributions from other properties, to build any improvements to Hartmann and Bowlin Roads. The DA requires the owners to dedicate and build an emergency access and complete improvements to Murphy Road.

This item will be presented by Public Works Director/City Engineer William P. Fay.

Staff recommends that the Mayor and City Council approve the Development Agreement between the Tortosa South owner group and the City of Maricopa.