

TOWN OF PARADISE VALLEY

**Franciscan Renewal Center
Town Council Meeting
May 10, 2018**



Key Questions

Does the Town Council desire to adopt ordinance 2018-06; authorizing a land exchange with Franciscan Renewal Center (FRC)?



History

- The land exchange with the FRC was negotiated as part of the Managerial Amendment to the FRC SUP
- Initially, at the time that FRC requested building permits for certain improvements staff requested that FRC deed to the Town the Lincoln Drive ROW that the Town does not currently own
- FRC did not initially believe that the request was fully appropriate
- Staff then negotiated with the FRC, as part of the Managerial Amendment process, to obtain a mutually agreeable exchange of a Town-owned remnant in return for a deed to Lincoln Drive right-of-way and easements over other parts of Lincoln Drive and part of Cactus Wren Road



Land Exchange Proposal

- The Managerial amendment proposed that FRC would deed or grant easements to the Town and build the curvilinear sidewalk in return for the Town (pursuant to ARS §9-407) giving FRC the 8' alleyway and \$24,999 in exchange
- FRC has already built the curvilinear sidewalk and completed the remainder of the managerial amendment requirements
- The Town would transfer an 8' wide alley that runs along the western border of the FRC property
- On its southern border FRC would deed to the Town the area where the current Lincoln Drive ROW is and grant roadway easements for the areas back of sidewalk, thus giving the Town the full 65' ROW cross-section identified in the General Plan
- On its northern border the FRC would grant a 15' wide roadway easement on the Cactus Wren alignment, thus giving the Town an easement that covers the remaining roadway area that is paved, but not within the Town boundaries



Land Exchange Areas/Equivalence

- Town Transfers Fee Title- alley 8 feet in width; 12,884 square feet
- FRC Transfers Fee - Lincoln Drive (part of which is located in the Town and part of which is located in Maricopa County)
 - Parcel 33 feet and 331.11± feet long (portion in Town boundaries)
 - Parcel 40 feet and 662.17± feet long (portion in the County)
 - Totals approximately 37,415 square feet
- FRC Grants Easements - 2 other parcels of real property (Cactus Wren and Lincoln Drive)
 - Parcel 15 feet wide and 357 feet long (abuts Cactus Wren Road) and contains 5,353 square feet
 - Parcel 25 feet wide and 993.33 feet long (additional area back of sidewalk, consists of 662.17± feet located in County and 331.11± feet in the Town) and contains 24,834 square feet

Due to the difference in value of the FRC Property and FRC Easement Properties compared to the Town Parcel, the Town will pay FRC an “equivalence payment” of \$24,999



Town Owns – 8' Alley/ROW



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FRC Owns – 33' of Lincoln Drive



Town Owns - 7' of Lincoln Drive ROW



FRC Owns - 25' Back of Curb - Easement



FRC Owns – 40' of Lincoln Drive (In County)



FRC Owns – 25' Back of Curb (In County) - Easement



FRC Owns – 15' of Cactus Wren- Easement



Questions

Does the Council have any questions regarding the Land Exchange contemplated by Ordinance 2018-06?

