

AGENDA ITEM # _____

DATE: March 16, 2015

COAC NUMBER: 15-5565

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Approval of a replat of a replat of Palm Valley Phase VI Perimeter West Final Plat and approval of a resolution conditionally abandoning certain streets, public utility easements and drainage easements

CASE NUMBER: 15-520-00002

STAFF PRESENTER:

Karen Craver, AICP
Planner III

APPLICANT: Troy Mortensen,
Sunbelt Holdings

RECOMMENDATION:

1. Approve a replat of a replat of Palm Valley Phase VI Perimeter West Final Plat approved on October 3, 2011, subdividing 54.60 acres into four (4) lots, generally located on the south side of Camelback Road, between Cotton Lane on the west and the Loop 303 on the east, subject to the following stipulations:
 - a. Compliance with the stipulations in Ordinance Numbers 05-948; 07-1097; and 11-1243 which rezoned the land known as Palm Valley Phase VI Perimeter West, except as otherwise amended by the Palm Valley 303 Final PAD;
 - b. The developer is responsible for the improvement of two adjacent lanes including curb, sidewalk, and half of the median for Camelback Road, Cotton Lane, and Indian School Road (roadway construction within county right-of-way will require a permit from Maricopa County Department of Transportation). The developer shall construct these improvements prior to the issuance of the first certificate of occupancy within the boundaries of this replat;
 - c. The developer shall submit a financial assurance in a form acceptable to the City Engineer for the subdivision improvements in the unimproved and undeveloped portion of the replatted subdivision north of West Minnezona Avenue prior to the recordation of this replat;
 - d. All utilities within and adjacent to the subdivision, including cable television, shall be placed underground (with the exception of electric lines 69kV or larger) as each phase is developed, prior to the issuance of the first Certificate of Occupancy in such phase, and at no cost to the City;
 - e. This project will be responsible for the following traffic signal contributions:
 1. 25% of the traffic signal at Camelback and Cotton Lane;
 2. 25% of the traffic signal at Indian School and Cotton Lane; and,
 3. 50% of the traffic signal at Minnezona Avenue and Cotton Lane.

The Developer shall either construct the signals when warranted, or pay the proportionate share of the cost to install the required signals to the City of Goodyear, when requested by the City Engineer, or his designee;

- f. Construction on any lot in that portion of the subdivision north of Minnezona Avenue shall include the extension of a 16-inch water main north along Cotton Lane and east along Camelback Road to provide a second water connection;
 - g. Draft copies of all proposed private access easements, as reflected on this replat, shall be submitted to the City Engineer for review and approval prior to recordation of this replat;
 - h. All private access easements shall be recorded and the respective Maricopa County Recorder number placed on this replat prior to recordation of this replat;
 - i. Prior to recordation of this replat, a signed Ratification and Consent statement for the acceptance of the water and sewer easements, and a notarized acknowledgment, shall be added to the cover sheet of this replat. The Ratification and Consent statement shall be signed by the appropriate representative of Liberty Utilities;
 - j. A portion of the existing Tract A, currently owned by APS, was included within the boundary of this replat but was not part of the Commitment for Title Insurance included with the submittal. Prior to recordation of this replat, proof that the property has changed ownership to RP PV I, L.L.C. shall be provided to the City Engineer in the form of an updated Commitment for Title Insurance; and,
 - k. Approval of this replat requires City Council to then adopt Resolution No. 15-1700 abandoning and vacating the road right-of-way for West College Avenue and North 169th Avenue and all related public utility easements and temporary drainage easements located within the boundaries of this replat.
2. ADOPT RESOLUTION NO. 15-1700 CONDITIONALLY ABANDONING CERTAIN STREETS AND RELATED PUBLIC UTILITY EASEMENTS AND TEMPORARY DRAINAGE EASEMENTS DEDICATED TO THE CITY IN THE REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT APPROVED BY THE GOODYEAR CITY COUNCIL ON OCTOBER 3, 2011.

PURPOSE:

The purpose of this replat is to consolidate eleven lots, as approved on the October 3, 2011 replat, into four large lots, one of which is planned to accommodate a 600,000 square foot distribution center currently in the site plan approval process. The purpose of the resolution is to abandon certain streets and related public utility easements and

temporary drainage easements, as approved on the October 3, 2011 replat, that are no longer necessary upon approval of this replat.

BACKGROUND AND COMMUNITY BENEFIT:

Current Policy:

Pursuant to state and local laws, the subdivision of land must be reviewed and approved by the local governing body before the recordation of a final plat.

Historical Information:

The entire Palm Valley 303 PAD is generally located between Camelback Road on the north and Indian School Road on the south, and from Citrus Road on the west to approximately one and three-quarter miles east of the Loop 303. The existing zoning of the property is PAD and the 2025 General Plan Land Use Map designates the property as Business & Commercial and Industrial. SunCor Development Company originally owned the property and obtained approval for development of the Palm Valley 303 PAD in 2008.

The entire PAD was acquired by Sunbelt Holdings in July of 2010, and Sunbelt has been focused on development of the area known as Phase VI Perimeter West since then. Phase VI Perimeter West extends from Camelback Road on the north to Indian School Road on the south, and from Cotton Lane on the west to the Loop 303 on the east. Following occupancy of an existing spec building by Sub-Zero at the southern end of Phase VI Perimeter West, Sunbelt received Council approval of a re-plat on October 3, 2011. That replat increased lot sizes in the central portion of Phase VI Perimeter West to accommodate the development of the Dick's Sporting Goods distribution center and other future large users. Now with the planned location of another large distribution center at the northern end of Phase VI Perimeter West, Sunbelt is seeking Council approval of another replat to consolidate eleven lots into four lots.

Community Benefit:

Consolidating smaller lots into larger lots will increase the development potential of Phase VI Perimeter West, thereby increasing job growth and employment opportunities within the City of Goodyear.

DISCUSSION:

Existing land uses and zoning surrounding Phase VI Perimeter West include the following:

- **North** – Agriculture; Unincorporated Maricopa County
- **South** – Agriculture; Zoned PAD (Commercial)
- **East** – Agriculture; Zoned PAD (Warehouse Distribution and Commercial)
- **West** – Agriculture; Zoned PAD, I-1, Light Industrial, and C-2, General Commercial

Details of the Requests:

Sunbelt Holdings has submitted this replat to consolidate eleven lots, as approved on the October 3, 2011 replat, into four large lots, one of which is planned to accommodate a 600,000 square foot distribution center currently in the site plan approval process.

In conjunction with this replat, Sunbelt also submitted an abandonment application to abandon dedicated right-of-way and related public utility easements and temporary drainage easements, as approved on the October 3, 2011 replat.

Staff Analysis and Findings:

This replat is consistent with the Palm Valley Phase VI preliminary plat, the Palm Valley 303 PAD, and the City's General Plan. In addition, the creation of larger lots will serve to attract the low-occupancy businesses (i.e., distribution centers) that serve to protect the mission of Luke Air Force Base.

The abandonment application vacates right-of-way dedicated for the future construction of West College Avenue and North 169th Avenue, along with public utility easements and temporary drainage easements. Upon approval of this replat, the construction of West College Avenue and North 169th Avenue and the associated easements will no longer be necessary. This replat creates private cross-access easements, rather than public streets, to provide access and utilities to the four large lots.

Departmental Impacts:

The replat should have no negative impact on City departments, and the abandonment application will in fact vacate right-of-way for roads that would have required maintenance by the City had the roads been developed.

PREVIOUS ACTIONS AND DISCUSSION:

A replat, being comparable to a final plat, is presented directly to City Council for review and approval. A replat is not presented to the Planning & Zoning Commission for a recommendation to Council.

FISCAL ANALYSIS:

Although a fiscal impact analysis has not been performed, it is expected that the proposed replat creating larger lots will expand the development potential of Perimeter West Phase VI.

ATTACHMENTS:

- Aerial Photo Exhibit
- Proposed Replat Sheet 1
- Proposed Replat Sheet 2
- Resolution 15-1700
- Resolution 15-1700 Exhibit A Legal Description
- Previous Replat Sheet 1