

AGENDA ITEM #: _____

DATE: June 12, 2019

CAR #: 2019-6679



P&Z COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for Compass Datacenters

CASE NUMBER: 19-500-00012

STAFF PRESENTER: Karen Craver, AICP, Planner III

APPLICANT: Logan Hopp, P.E., HilgartWilson

Summary: Preliminary plat for the 217-acre Compass Datacenters project to be located on the west side of Bullard Avenue, from Yuma Road to approximately one-eighth mile south of Van Buren Street.

Recommendation:

Recommend approval of the request for a preliminary plat for Compass Datacenters, subject to the following stipulations:

1. Owner shall dedicate, in fee and at no cost to the City, Tract A as reflected in the Compass Datacenters Pre-plat (the "Bullard Wash Property"). Unless otherwise provided in a development agreement approved by the City Council, Owner shall dedicate the Bullard Wash Property prior to the recordation of the first final plat subdividing all or part of the Property
2. Owner shall channelize the Bullard Wash Property pursuant to an approved CLOMR/LOMR process to bring that portion of the Property that is currently in the floodplain out of the floodplain. The CLOMR/LOMR shall be approved pursuant to the Engineering Design Standards and Policies Manual in effect at the time of development and shall be approved by FEMA. The channelization of the portion of Bullard Wash adjacent to the Property shall be designed and constructed as a single project and unless otherwise approved in a development agreement approved by the City Council, the channelization shall be completed prior to the issuance of any certificate of occupancy within the Property;
3. Owner shall design and construct within the Bullard Wash Property, Improvements adjacent to the eastern boundary of the Bullard Wash Property consisting of a 10 to 12-foot compacted DG path, along with a landscaped buffer of 10-feet on each side of the compacted DG path consistent with the trail section depicted in the West Bullard PAD Overlay (the "Bullard Wash Path Improvements"). The 10 to 12-foot compacted DG

path and the 10-foot wide landscape buffers on each side of the DG path shall be located on a berm adjacent to what will be the western boundary of the Property, following the dedication of the Bullard Wash Property unless it is determined by the City Engineer at the time of civil plan review that relocation of the Path and landscape buffers is required to meet applicable requirements in the Engineering Design Standards and Policies Manual, in which case the required improvements shall remain unchanged, but shall be relocated as needed to comply with applicable requirements. Unless otherwise approved by a development agreement approved by Council, the Bullard Wash Path Improvements shall be completed prior to the issuance of any certificate of occupancy within the Property;

4. Unless otherwise provided in a development agreement approved by the City, Owner shall construct Traffic Signals at the intersections set forth below if warranted or, at the discretion of the City Engineer, shall pay the City an In-Lieu Payment for the proportionate share of the costs of such Traffic Signals when requested by the City Engineer. If Owner is requested to make an In-Lieu Payment, the amount of the In-Lieu Payment shall be based on the actual cost of the Traffic Signal if already constructed or if the In-Lieu Payment is requested before the Traffic Signal is constructed it shall be based on the estimated cost of the Traffic Signal as reasonably determined by the City Engineer:
 - a. 25% of the cost of the full traffic signal at the intersection of S. Bullard Avenue and Yuma Road;
 - b. 50% of the cost of the full traffic signal at the intersection of S. Bullard Avenue and the W. Harrison Street alignment;
5. Owner shall dedicate to the City, in fee, an additional 32-feet of right-of-way along the eastern boundary of the Property for Bullard Avenue. Except as otherwise provided in a development agreement approved by the City Council, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;
6. Owner shall dedicate to the City, in fee, an additional 42-feet of right-of-way along the southern boundary of the Property for Yuma Road. Except as otherwise provided in a development agreement approved by Council, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;
7. Owner shall dedicate to the City all Public Utility Easements (PUE) reflected in the Compass Datacenters Preliminary Plat. Unless otherwise provided in a development agreement approved by the City Council such dedication shall be made prior to the issuance of the first civil construction permit within such portion of the Property or when requested by the City Engineer or designee, whichever is earlier;
8. Owner shall design and construct full half-street improvements for a Major Arterial for the section of Bullard Avenue fronting the entire length of the Property, which improvements shall include, but are not limited to, pavement, curb and gutter,

sidewalks, street frontage landscape and landscape irrigation, and street lighting (the “Bullard Avenue Improvements”). Unless otherwise provided in a development agreement approved by City Council, the Bullard Avenue Improvements shall be completed prior to the issuance of the first certificate of occupancy within the Property;

9. Owner shall design and construct, full half-street improvements for the section of West Yuma Road from Bullard Avenue to the western boundary of Bullard Wash (the “Yuma Road Improvements”). The half-street improvements shall include all of the improvements required in the applicable Development Regulations, including the requirements for a low-flow crossing over the portion of Yuma Road that crosses Bullard Wash (i.e. the Yuma Road Low Flow Crossing). Unless otherwise provided in a development agreement approved by the City Council, the Yuma Road Improvements shall be completed prior to the issuance of the first certificate of occupancy within the Property.
10. Owner shall pay the City an In-Lieu Payment for twenty-five percent (25%) of the cost of a six (6) lane bridge with a median on West Yuma Road over the Bullard Wash (“Yuma Road Bridge”). The in-lieu payment shall be based on the actual cost of the Yuma Road Bridge if it has been constructed or, if the payment is required before the Yuma Road Bridge has been constructed, it shall be based on the estimated cost of the Yuma Road Bridge as determined by the City Engineer or designee. Unless otherwise provided in a development agreement approved by Council, the in-lieu payment shall be paid prior to the issuance of the first civil construction permit.
11. Except as otherwise provided in a development agreement approved by the Goodyear City Council, Owner shall pay \$1,144,461.06 towards the cost of the Van Buren Improvements prior to the earlier of the following:
 - a. Recordation of the first final plat subdividing all or part of the portion of the Property rezoned by Ordinance 2019-1422, or,
 - b. The issuance of the first civil construction permit for any work related to the development of any portion of the Property rezoned by Ordinance 2019-1422;
12. Except as otherwise provided in a Development Agreement approved by the City of Goodyear City Council, if more than 1,500 gallons per acre per day of potable water to serve the Property, which acreage shall exclude the portion of the Property being dedicated, conveyed and/or sold to the City, Owner shall, at Owner’s sole cost, provide the City with a physically and legally available supply sufficient to provide the additional potable water in excess of 1,500 gallons per acre per day that satisfies the Arizona Department of Water Resources (“ADWR”) standards for modifications of Designations of Assured Water Supply to increase the City’s water portfolio in its Designation of assured Water Supply by an amount equivalent to the amount of additional water required and that provides for sufficient extinguishment credits or renewable supplies to offset the additional water demands;
13. Except as otherwise provided in a Development Agreement approved by the City of Goodyear City Council, Owner shall, at Owner’s sole cost, design, install, and/or

construct, all infrastructure, on-site and or off-site, convey all land necessary for such infrastructure, and acquire all capital equipment necessary to allow the city to provide water and wastewater service to the Property at build out: and,

14. Because all Engineering Reports typically required for Preliminary Plat approval were previously reviewed and approved with the Compass Datacenters Site Plan approval, should the Site Plan approval expire, this Preliminary Plat approval shall expire simultaneously unless a Final Plat for all or part of the Property is approved prior to Site Plan expiration.

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.

Background and Previous Actions

On February 11, 2019, the City Council adopted Ordinance 2019-1422 rezoning approximately 67 acres of the Goodyear Airport Commons PAD Overlay to the I-1, Light Industrial Zoning District, subject to stipulations. On March 25, 2019, the City Council adopted Ordinance 2019-1428 rezoning the approximately 56-acre West Bullard PAD Overlay North to the I-1, Light Industrial Zoning District, subject to stipulations, and also adopted Ordinance 2019-1429 rezoning the approximately 103-acre West Bullard PAD Overlay South to the I-1, Light Industrial Zoning District, subject to stipulations. On March 27, 2019, staff approved a site plan for the development of Compass Datacenters and a second APS 69kV substation on the three I-1, Light Industrial zoned properties.

As reported during the rezoning process, development of the first two data center buildings will necessitate construction of the first APS 69kV electrical substation on the west side of Bullard Avenue, 1/2 mile south of Van Buren Street. This will also require 69kV electrical lines to be brought from Van Buren Street down the west side of Bullard Avenue on 65-foot poles to the first substation. The second 69kV electrical substation, approved with the site plan and to be owned by Compass, will also be required for the first two data center buildings. It will be located directly west of the first substation.

With the development of additional data center buildings, a third electrical substation will need to be built directly west of the second. It is anticipated that the third will be a 230kV substation and it will also be owned by Compass. The 230kV substation will have equipment 50 to 60 feet tall, surrounded by a 12-foot wall. The route of the 230kV electrical lines, on poles 140 to 160

feet tall, is not known at this time. APS will conduct an 18-24 month public siting process to determine line routes.

Staff Analysis

Current Policy:

The consolidation of multiple properties into a single development property, together with the dedication of road rights-of-way and public utility easements, requires that the property be platted. The process requires review of the preliminary plat by the Planning and Zoning Commission and approval by the City Council. The final plat is then taken directly to the City Council for approval. The proposed plats must be consistent with the General Plan and should not adversely impact the surrounding area.

Details of the Request:

The proposed preliminary plat for Compass Datacenters consolidates the I-1, Light Industrial zoned properties for development of the datacenters project, as well as creating a second APS substation site to serve the project and other adjacent industrial projects. The first APS substation site, fronting on Bullard Avenue and directly east of the second substation site, was previously approved through the Minor Land Division process. The preliminary plat also creates a parcel at the corner of Bullard Avenue and Yuma Road that will be incorporated into the Bullard Avenue Corridor Enhanced Design Treatment. Dedication of Bullard Avenue and Yuma Road rights-of-way and public utility easements will occur with the final plat, currently under review by staff.

Surrounding Land Uses and Zoning:

Phoenix-Goodyear Airport:

Although the subject property may experience aircraft overflights, the site is not within the high noise contours of the Phoenix Goodyear Airport.

Luke Air Force Base:

The subject property is not located in proximity to Luke AFB and it is anticipated that the proposed development of the subject property will not adversely impact base operations, nor will the subject property be adversely impacted.

Fire Department:

The rezone property will be served by Fire Station #184/181 located at 16161 West Yuma Road, and by Fire Station #183 located at 3075 N. Litchfield Road. Emergency response times and distances are below.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	4.93	2.46	4.93	2.46	Station #183	7.69	3.84	7.69	3.84

Police Department:

The subject property is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater/Reclaimed Water:

The subject will be served by city of Goodyear water and wastewater utilities.

Streets/Access:

The subject property will have two primary entries off Bullard Avenue. A secondary emergency access will be located off of Yuma Road.

Attachments

1. Aerial Photo Exhibit
2. Preliminary Plat