

AGENDA ITEM #: _____

DATE: September 11, 2019

CAR #: 2019-6768



PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat for Prologis Commerce Park at Goodyear

CASE NUMBER: 19-500-00009

STAFF PRESENTER(S): Steve Careccia, Planner III

APPLICANT: Jake Earley, Hunter Engineering

Summary: Preliminary Plat for Prologis Commerce Park at Goodyear subdividing 112.38 acres into five lots and one tract generally located at the northeast corner of Bullard Avenue and Yuma Road. The subdivision will facilitate light industrial development on the property.

Recommendation: Approve the Preliminary Plat for Prologis Commerce Park at Goodyear subdividing 112.38 acres into five lots and one tract generally located at the northeast corner of Bullard Avenue and Yuma Road, subject to the following stipulations:

1. The property owner is responsible for a proportionate share of the costs for adjacent traffic signals. The property owner shall either construct such signal(s) when warranted or pay to the city the proportionate share of the cost of such signal(s) (“in-lieu payment”) prior to issuance of the first civil construction permit within the subject property, or when project phasing requires, or when requested by the City Engineer or designee, whichever is earlier. If the property owner makes an in-lieu payment, then the payment shall be based on the actual cost of the traffic signal if it has been constructed, or if the payment is required before the signal is constructed, then it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. The property owner’s traffic signal obligation is as follows:
 - a. 25% of the cost of the full traffic signal at the intersection of S. Bullard Avenue and W. Yuma Road.
 - b. 25% of the cost of the full traffic signal at the intersection of S. Bullard Avenue and the W. Harrison Street alignment.
2. The property owner shall dedicate to the city, in fee, an additional 42-feet of right-of-way along the subject property frontage of W. Yuma Road. Such dedication shall be made prior to the issuance of the first civil construction permit within the subject

property or when requested by the City Engineer or designee, whichever is earlier, except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her sole discretion;

3. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, the owner of the portion of the property adjacent to W. Yuma Road who first obtains a construction permit for development with the portion of the property adjacent to W. Yuma Road shall construct full half-street improvements for a Scenic Arterial street for the entirety of W. Yuma Road between S. Bullard Avenue and S. 143rd Avenue. The Yuma Road improvements include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape, landscape irrigation, street lighting, and, unless an in-lieu payment is requested as provided herein, a half a median and the installation of one-half the median landscaping. If requested by the City Engineer or his/her designee, the owner constructing the Yuma Road Improvements shall, rather than constructing one-half a median and installing one-half the median landscaping, remit an in-lieu payment for the costs of the median and median landscaping. The in-lieu payment shall be paid prior to the issuance of a permit for the Yuma Road Improvements and the amount of the payment shall be one-half (1/2) of the cost of the full median and full median landscaping. The in-lieu payment shall be based on the actual cost if the median and landscaping have been completed or upon an engineer's estimate of the probable cost of such improvements, which shall be approved by the City Engineer or his designee, if the payment is made before the median and landscaping has been completed;
4. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, the owner of the portion of the property adjacent to S. Bullard Avenue who first obtains a construction permit for development with the portion of the property adjacent to S. Bullard Avenue shall construct full half-street improvements for a Major Arterial for the entirety of S. Bullard Avenue between W. Yuma Road and the W. Harrison Street alignment. The Bullard Avenue Improvements include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, street lighting, and, unless an in-lieu payment is requested as provided herein, a half-median and half median landscaping in accordance with that certain document titled "Bullard Avenue Corridor Design Treatment Strategies November 2018." If requested by the City Engineer or his/her designee, the owner constructing the Bullard Avenue Improvements shall, rather than constructing one-half a median and installing one-half the median landscaping, remit an in-lieu payment for the costs of the median and median landscaping. The in-lieu payment shall be paid prior to the issuance of a permit for the Bullard Avenue Improvements and the amount of the payment shall be one-half (1/2) of the cost of the full median and full median landscaping. The in-lieu payment shall be based on the actual cost if the median and landscaping have been completed or upon an engineer's estimate of the probable cost of such improvements, which shall be approved by the City Engineer or his designee, if the payment is made before the median and landscaping has been completed;

5. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, the owner of the portion of the property adjacent to S. 143rd Avenue who first obtains a construction permit for development with the portion of the property adjacent to S. 143rd Avenue shall complete the construction of the full half-street improvements for an Industrial Collector, as approved on the Beck Property Preliminary Plat, case number 12-500-00006 for the section of S. 143rd Avenue fronting the entire length of the property. Improvements include, but may not be limited to sidewalks, street frontage landscape and landscape irrigation, and street lighting; and,
6. The subject property shall be developed in substantial conformance with the design strategies as established within that certain document titled “Bullard Avenue Corridor Design Treatment Strategies November 2018”. Landscape and hardscape design concepts are not approved as part of this preliminary plat, and conformance with the design strategies shall be determined at time of construction plan review.

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 December 17, 2018, the subject property was rezoned to the I-1 (Light Industrial) zoning district with City Council adoption of Ordinance No. 2018-1414. A site plan to facilitate industrial development on the subject property was administratively approved on March 28, 2019.

Staff Analysis

Current Policy:

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:

The request is to subdivide approximately 112.38 acres into five lots and one tract generally located at the northeast corner of Bullard Avenue and Yuma Road. The subdivision is intended to facilitate industrial development on the subject property in conformance with the city’s I-1 (Light Industrial)

zoning district. The tract will eventually be purchased by the city for use as a landscaped entry feature.

Uses and zoning districts surrounding the subject property include:

North – Industrial warehouse zoned I-1 (Light Industrial).

South – Yuma Road, the Phoenix Goodyear Airport, and undeveloped property zoned PAD (City Center Airpark) intended for light industrial use.

East – 143rd Avenue, warehouse/distribution zoned I-1 (Light Industrial), and undeveloped property zoned I-1 (Light Industrial).

West – Undeveloped property zoned I-1 (Light Industrial) and C-2 (General Commercial).

Public and Departmental Impacts:

Luke AFB:

The subject property is not located within the overflight boundary of Luke Air Force Base. Given the commerce and light industrial nature of development intended on the subject property, base operations will not be adversely affected by this subdivision.

Phoenix Goodyear Airport:

The subject property is located within the traffic pattern airspace of the Phoenix Goodyear Airport. Given the commerce and light industrial nature of development intended on the subject property, airport operations will not be adversely affected. Stipulations related to notification and hazard determination are applicable to the subject property from the 2018 rezoning action for the property.

Fire Department:

Emergency response times and distances are provided 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	3.86	1.93	5.37	2.69	#183	6.84	3.42	8.5	4.25

Police Department:

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

Streets/Transportation:

The property is adjacent to Bullard Avenue, Yuma Road, and 143rd Avenue. As noted in the stipulations of approval, the future development of the property will require the dedication of rights-of-way and completion of half-street improvements for these roadways in accordance with applicable engineering standards. Development along Bullard Avenue will adhere to the standards established with the Bullard Avenue Corridor Design Treatment Strategies.

Water/Wastewater/Sanitation:

Water and wastewater service will be provide by the city of Goodyear. Water and wastewater infrastructure is present in the area. Non-residential sanitation service will be provided by a private waste collection company.

Staff Findings:

The preliminary plat is consistent with the development standards established with the city of Goodyear I-1 (light Industrial) zoning district and the technical requirements of the city's subdivision regulations and design standards. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

1. Aerial Photo
2. Preliminary Plat