

AGENDA ITEM #: _____

DATE: October 16, 2019

CAR #: 2019-6775



PLANNING & ZONING COMMISSION ACTION REPORT

SUBJECT: Preliminary Plat Approval for Elwood Logistics Center

CASE NUMBER: 19-500-00011

STAFF PRESENTER: Karen Craver, AICP, Planner III

OTHER PRESENTER: Jake Earley, Hunter Engineering

Summary: Preliminary plat for Elwood Logistics Center consolidating eight (8) individual parcels totaling 84.54 acres into one lot.

Recommendation:

Recommend approval of the rescission of the unrecorded Sarival Crossing Business Park final plat approved by City Council on June 23, 2008; and,

Recommend approval of the request for a preliminary plat for Elwood Logistics Center, subject to the following stipulations:

1. Owner shall construct the full traffic signal at the intersection identified below 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 Property or when requested by the City Engineer or designee. If Owner makes an in lieu payment, 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 it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. Owner's traffic signal obligation is as follows:
 - a. 25% of the cost of the full traffic signal at the intersection of S. Sarival Avenue and W. Elwood Street;
2. Owner shall dedicate to the City, lien free and in fee right-of-way along the Property frontage of W. Elwood Street as depicted in the pre-plat. Except as otherwise approved in a written phasing plan approved by the City Engineer or his/her designee in his/her sole discretion, such dedication shall be made at the earlier of the following: prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee. If a written phasing plan has been

approved by the City Engineer of his/her designee the dedication required herein shall be made at the time prescribed in the phasing plan;

3. Owner shall dedicate to the City, lien free and in fee, right-of-way along the Property frontage of S. Sarival Avenue as depicted in the pre-plat. Except as otherwise approved in a written phasing plan approved by the City Engineer or his/her designee in his/her sole discretion, such dedication shall be made at the earlier of the following: prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee. If a written phasing plan has been approved by the City Engineer of his/her designee the dedication required herein shall be made at the time prescribed in the phasing plan;
4. Owner of the Property along the frontage of S. Sarival Avenue, W. Elwood Street, and W. Eddie Albert Way shall dedicate to the City all necessary Public Utility Easements (PUE) and sidewalk easements along the Property frontage of S. Sarival Avenue, W. Elwood Street, and W. Eddie Albert Way as depicted on the plat. Such dedications 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;
5. Owner shall dedicate all easements and rights-of-way as required in applicable development regulations, and all other easements reflected on this plat, including the sewer access easement. Except as otherwise approved in a written phasing plan approved by the City Engineer or his/her designee in his/her sole discretion, such dedication shall be made at the earlier of the following: prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee. If a written phasing plan has been approved by the City Engineer of his/her designee the dedication required herein shall be made at the time prescribed in the phasing plan;
6. Owner shall construct full half-street improvements as required in the applicable development regulations in effect at the time of construction for the sections of S. Sarival Avenue and W. Elwood Street 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 and Owner shall construct the remaining improvements necessary for the completion of the full half-street improvements as required in the applicable development regulations in effect at the time of construction for the section of W. Eddie Albert Way. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, the half-street improvements required herein shall be completed prior to the issuance of the first certificate of occupancy within the Property. If a written phasing plan has been approved by the City Engineer of his/her designee the improvements required herein shall be completed within the time prescribed in the phasing plan;

7. Owner shall 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;
8. Owner shall dedicate on the final plat a sewer easement adjacent to Elwood Street and sewer access easements as reflected in the preliminary plat, the language of which is to be provided by the City Engineer or his/her designee; and,
9. Owner shall comply with the terms of the Development set forth in the Development Agreement for Elwood Logistics Center recorded in the official records of Maricopa County on June 6, 2019, as instrument 2019 0421761 (the “Development Agreement”), including, but not limited to, the requirements regarding the construction of infrastructure improvements for Elwood Street adjacent to the property defined as the Arizona Galvanizing Property in the Development Agreement and adjacent to the property defined as the Sun DS Farms Property in the Development Agreement. Construction plans for the improvements to W. Elwood Street adjacent to the Property required in stipulation 6 and the construction of the additional improvements to W. Elwood Street required in the Development Agreement shall be approved prior to the city council’s consideration of a final plat for the Property.

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 March 27, 2006, the Council adopted ordinance 2006-995 rezoning the subject property to Planned Area Development (PAD) zoning district to create the Sarival Crossing Business Park PAD. Council adopted ordinance 2007-1080 on August 27, 2007 amending the PAD to adjust the approved land use patterns; and on June 23, 2008, the City Council approved the Sarival Crossing Business Park final plat. The Sarival Crossing Business Park final plat has not been recorded. On March 25, 2013, the subject property was rezoned from the PAD Zoning District and the General Industrial Park (I-2) Zoning District to the Light Industrial Park (I-1) Zoning District with a PAD Overlay with the adoption of Ordinance No. 13-1281.

A site plan to facilitate development of a 1,310,258 square foot speculative distribution warehouse facility on the subject property was administratively approved by staff on September 21, 2018. A building permit submittal is currently under review by staff. Before proceeding with

development, the owner is seeking to plat the property to combine all of the existing parcels into one lot, which requires the rescission of the existing final plat.

Staff Analysis

Current Policy

The consolidation of multiple properties into a single property, together with the dedication of road rights-of-way and public utility easements, requires that the property be platted. The property owner must submit a preliminary plat that demonstrates compliance with the property's zoning, public objectives, and subdivision design principles. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities and other public facilities necessary to serve the property. The required reports and studies submitted in connection with this proposed preliminary plat have been approved, and demonstrate compliance with applicable subdivision regulations and design principals. This proposed preliminary plat demonstrates compliance with the property's zoning, public objectives, and subdivision design principles and standards. An approved preliminary plat expires 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 applicant is requesting preliminary plat approval to consolidate eight (8) individual parcels, totaling 84.54 acres, into one lot in order facilitate development of a 1,310,258 square foot speculative distribution warehouse facility, for which site plan approval was granted by staff on September 21st. Road rights-of-way and utility easements necessary to accommodate the 1.3 million sq. ft. facility will be dedicated during the final plat approval process.

Surrounding Properties

- North: PAD: Sarival Village single family development
- West: PAD: Goodyear Crossing Industrial Park (Macy's, Amazon, Blue Buffalo)
- South: I-2: Industrial development along Eddie Albert Way
- East: I-2: Arizona Galvanizing and Lort's Manufacturing

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.

Impact on City Services

Fire Department:

The subject property is served by Fire Station 184/181 located near Sarival Avenue and Yuma Road. Emergency response times to the Elwood Logistics Center development are shown 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	4.31	2.16	4.31	2.16	#182	12.14	6.07	12.14	6.07

Police Department:

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

Streets/Access:

Three driveways into the Elwood Logistics Center development will be constructed by the owner on the south side of Elwood Street. The owner will also constructed a median within Elwood that provides access to the three driveways, as well as access to 161st Avenue which leads into the Sarival Village single family residential community on the north side of Elwood Street. The owner will also construct two additional driveways into the Elwood Logistics Center development on the east side of Sarival Avenue. There will not be a median in Sarival Avenue.

In addition to constructing the improvements immediately adjacent to the site, pursuant to a Development Agreement the owner will also complete full-street improvements on Elwood Street between the east end of the site and the existing full-street improvements east of the Arizona Galvanizing facility located on the south side of Elwood Street. Pursuant to the same Development Agreement, the owner will be reimbursed for a portion of that work by the owner of the SunDS Farms property located on the north side of Elwood Street.

Water & Wastewater:

The subject property is located within the city of Goodyear water and wastewater service areas. Infrastructure and capacity are available.

Solid Waste/Recycling:

Solid waste and recycling services for the Elwood Logistics Center development will be provided by a commercial hauler.

Attachments

1. Aerial Photo
2. Preliminary Plat