

AGENDA ITEM #: _____

DATE: January 6, 2020

CAR #: 2020-6850



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat for Prologis Commerce Park at Goodyear

CASE NUMBER: 19-520-00019

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Jake Earley, Hunter Engineering

Summary: Final 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 Final 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. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. 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 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, then 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. 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. Owner is responsible for a proportionate share of the costs for construction of the adjacent street median. Owner shall provide to the city the following required payments, unless items are warranted for construction with development of any portion of this site:
 - a. 50% cost of the future median for W. Yuma Road for the entire frontage of this development to be paid in-lieu prior to final plat recordation.

- b. Owner shall construct the full median within S. Bullard Avenue for the section of roadway fronting the entire length of the Property.
3. The property owner shall dedicate to the City, in fee, an additional 42-feet of right-of-way along the property frontage of W. Yuma Road. 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, except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her sole discretion;
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 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. Improvements include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, street lighting, and half-median;
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. 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. Improvements include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, street lighting, and half-median, in accordance with that certain document titled "Bullard Avenue Corridor Design Treatment Strategies November 2018";
6. 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 No. 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;
7. 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 final plat, and conformance with the design strategies shall be determined at time of construction plan review;
8. Owner shall provide to the city, prior to recordation, an updated and current title report for the entire area within the proposed plat boundary; and,

9. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat.

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. The preliminary plat for this property was approved by the City Council on September 23, 2019.

Staff Analysis

The final plat substantially conforms to the approved preliminary plat, and as set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and 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 Council Action Report
3. Final Plat