

AGENDA ITEM #: _____

DATE: February 24, 2020

CAR #: 2020-6910



CITY COUNCIL ACTION REPORT

SUBJECT: Conditionally Approve Final Plat of Elwood Logistics Center subject to stipulations in Council Action Report 2020-6910

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Jake Earley, Hunter Engineering

Summary: A Final Plat consolidating eight (8) individual parcels totaling 84.54 acres into one lot at the southeast corner of Sarival Avenue and Elwood Street.

Recommendation: Approve the Final Plat of Elwood Logistics Center, attached hereto, subject to the following stipulations:

1. Prior to final plat recordation, all civil construction documents shall be approved by the City Engineering Department;
2. Prior to final plat recordation, a current Title Report, dated no more than 30 days before the date of recordation, reflecting the ownership of the Property at the time of recordation shall be submitted to the City Engineering Department for review;
3. 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; and
4. 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

The preliminary plat of Elwood Logistics Center, consolidating eight (8) individual parcels totaling 84.54 acres into one lot, was approved by the City Council on October 28, 2019. In addition, on October 28, 2019, Council also approved the rescission of the unrecorded Sarival Crossing Business Park final plat approved by the Council on June 23, 2008, on the subject property of this final plat.

Staff Analysis

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. Final Plat
2. Preliminary Plat Council Action Report
3. Aerial Photo