

AGENDA ITEM #: _____

DATE: December 7, 2020

CAR #: 2020-7117



CITY COUNCIL ACTION REPORT

SUBJECT: Approve Final Plat for First Park at PV303 South

STAFF PRESENTER(S): Katie Wilken, Planning Manager

APPLICANT: Grant Hirneise, P.E., Hunter Engineering

Summary: A Final Plat subdividing 193.70 acres into three lots and one tract at the northeast corner of Citrus Road and Thomas Road.

Recommendation: Approve the Final Plat for First Park at PV303 South, attached hereto, subject to the following stipulations:

1. Prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy and/or Certificate of Occupancy for any structure within the Final Plat for First Park at PV303 South (the “First Park Final Plat South”), the underground placement of all permanent utilities, excluding power lines 69 kV or larger, that is required to be installed within or adjacent to the lot where such structure is located as a condition of development, shall be completed;
2. Except as otherwise provided herein, no Certificate of Completion, Temporary Certificate of Occupancy and/or Certificate of Occupancy for any structure within property included within the Final Plat for First Park at PV303 South (the “Property”) shall be issued until all of the following infrastructure improvements has been completed, at no cost to the City, and accepted by the City Engineer subject to completion of the two-year warranty period:
 - a. N. Citrus Road – half-street improvements required for a minor arterial, except for the half median and half median landscaping, along or adjacent to the frontage of the Property, which improvements shall include, but is not limited to: pavement, sidewalk, curb and gutter, landscaping, landscape irrigation, street lights, traffic signals, signing and striping;
 - b. West Thomas Road – half-street improvements required for a minor arterial, except for the half median and half median landscaping, along or adjacent to the frontage of the Property, which improvements shall include, but is not limited to: pavement, sidewalk, curb and gutter, landscaping, landscape irrigation, street lights, traffic signals, signing and striping;
 - c. Osborne Road – full-street improvements for an industrial collector along or adjacent to the frontage of the Property, which shall include, but is not limited

to: pavement, sidewalk, curb and gutter, landscaping, landscape irrigation, street lights, traffic signals, signing and striping;

Provided that all of the infrastructure improvements identified above have been permitted, are under construction, and financially assured, the City of Goodyear Building Official may issue a Certificate of Completion, Temporary Certificate of Occupancy and/or a Certificate of Occupancy prior to the completion of the infrastructure improvements identified above upon a determination by the Building Official that all infrastructure improvements needed to provide utility services and for emergency services to the structure for which a Certificate of Completion, Temporary Certificate of Occupancy and/or a Certificate of Occupancy is being sought has been completed and accepted by the City Engineer subject to the completion of the two-year warranty period. Notwithstanding the foregoing, no Certificate of Occupancy shall be issued for any structure within any lot within the Property until all of the infrastructure improvements identified above that are along the frontage of such lot have been completed and accepted by the City Engineer subject to completion of the two-year warranty period;

3. Prior to recordation of the First Park Final Plat South, an in-lieu payment for 50% of the cost of a full median and full median landscaping for the section of N. Citrus Road along or adjacent to the frontage of the Property. The in-lieu payment shall be 50% of the actual cost of the full median and full median landscaping if the median and landscaping have been constructed and installed or if the payment is required before the full median and median landscaping has been constructed and installed, the payment shall be based on the estimated cost of the full median and median landscaping as determined by the City Engineer or his designee;
4. Prior to recordation of the First Park Final Plat South, an in-lieu payment of \$145,000 shall be made to the city, which represents 25% of the current cost of a traffic signal required at N. Citrus Road and W. Thomas Road;
5. Prior to recordation of the First Park Final Plat South, an in-lieu payment of \$140,000 shall be made to the city, which represents 25% of the current cost of a traffic signal required at N. Citrus Road and W. Osborne Road;
6. The owner(s) of any lots within the Property that are adjacent to any other intersection within the Property shall, at no cost to the city, construct a full traffic signal (three legs) that is required based on a Traffic Impact Analysis/Traffic Study approved by the City Engineer or his designee shall construct full traffic signals (3 way) that will require a traffic signal based on approved Traffic Study shall be responsible for constructing a traffic signal. If a traffic signal required hereunder is adjacent to two lots within the Property is constructed in connection with the development of one of the two lots, the owner of the adjacent lot shall remit an in-lieu payment for 50% of the cost of the traffic signal prior to the issuance of any building permits the adjacent lots;
7. Prior to recordation of the final plat, Owner shall submit an updated title report for the property and shall modify this plat to reflect the current ownership and current lender,

including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the Property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the persons executing this final plat are authorized to do so; and,

8. 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. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Background and Previous Actions

The preliminary plat for First Park PV303 was approved by the City Council on December 17, 2018. Lot 1 of the Final Plat for First Park at PV303 South, located directly at the northeast corner of Citrus Road and Thomas Road, will be the location of the XPO Logistics facility currently under construction document review. Lot 2 of the final plat, located immediately east of Lot 1 and fronting on Thomas Road, will be the location of the KeHe Manufacturing facility currently under construction document review. Lot 3 of the final plat, located immediately north of Lots 1 and 2 and extending northward to the Osborn Road alignment, has been included in the final plat for future development, as well as to dedicate the necessary right-of-way for the construction of Osborn Road.

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