



City Council Report

Date: May 2, 2016
To: City Council
Through: Karolyn Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
Subject: Development Agreement for the Property Located on the North Side of Baseline Road West of the Loop 202 Freeway (Baseline/202 Project)

Strategic Initiatives



Purpose and Recommendation

This report provides a summary of the Development Agreement (DA) for the Baseline/202 Project that is associated with Rezoning Case Z16-004 which includes a Planned Area Development (PAD) modification and site plan. This DA will be considered along with action on the PAD and site plan that is scheduled for action on May 2, 2016.

This property was originally zoned for multi-family and office/commercial with a DA in 2008. In 2014 the property was rezoned to multi-family, office/commercial and residential small lot with a PAD and conceptual site plan. The DA was not modified in 2014 but the PAD did include a Design Booklet that laid out the requirements for a high quality development. The current proposal provides a site plan for the multi-residence development and makes a few modifications to the PAD standards approved with the 2014 case.

Staff is recommending approval of the Resolution authorizing the City Manager to enter into this Development Agreement which also terminates the prior DA from 2008.

Background

The property in question consists of approximately 52.4 acres located at the Northwest section of Baseline and the 202. The original conceptual site plan from 2008 was never built and the land has remained undeveloped. The applicant is currently proposing a phased development with plans to initially construct a multi-residence project between the loop 202 ADOT property and Hawes Rd. Subsequent development anticipated at some point in the future will include a limited amount of

commercial and small lot single family residences. The first phase of the project is planned to include approximately 324 multi-resident units with related facilities and amenities.

Discussion

The following is a summary of the proposed Development Agreement (DA):

- Termination of the 2008 DA
- Anticipation of approximately three phases of development with the multi-residential on the North side of Baseline, East of Hawes to be developed first.
- The DA obligates all future developers and/owners of this land to comply with the terms of the DA.
- The term of the DA is 20 years from execution.
- The North half of Baseline Road, adjacent to the first phase of development will be improved to City Standards with a raised median that extends across the frontage of the multi-residence parcel and to a point West of the parcel's frontage.
- Improvement of Hawes Rd., North of Baseline is deferred until initiation of the next phase of the development.
- Platting of the larger project will be required as part of Phase 2 construction.
- A traffic signal must be constructed at the intersection of Hawes Rd. and Baseline. The signals facing East and West on Baseline, and South Hawes must be completed as part of Phase 1. The fourth leg of the signal, facing North Hawes must be completed in conjunction with the next phase of development.
- The DA also includes a City Share commitment for the City to reimburse the Developer for no more than \$100,000 as the City's portion of the traffic signal. The developer must initiate construction of the traffic signal within 18 months of the execution of the DA to be eligible for the City Share reimbursement. The funding for the City Share reimbursement comes from the Transportation Department.
- Development standards, amenity requirements, and use restrictions are included for both the commercial and multi-residential development.
- There are specific requirements for community involvement, specifically the Sunland Village East community.
- The second phase of development shall include improvements to the remaining Baseline frontage and extension of the raised median to Hawes Rd.
- Solid Waste service is to be provided to the multi-residential development as long as the City service costs do not exceed 10% of the cost of a private provider.

Alternatives

Council could elect to not approve the DA. If this occurs the project will not be developed and it is likely that the property will remain vacant.

Fiscal Impact

By approving this DA Council is committing to reimbursing the Developer for up to \$100,000 of City Share funding for construction of the traffic signal.

Coordinated With

The Development Services Department coordinated development of this DA with the City Attorney's Office, the Owner and Applicant, and the Transportation Department.