

Position Paper

On

Administrative Approval for PAD

Reduced Processing Times are Critical for Large Scale Non-Retail Developments

Economic Development agrees with this request to have site plans in a Planned Area Development (PAD) be approved administratively. The information I received from Greater Phoenix Economic Council, Arizona Commerce Authority and site selectors support the need to reduce site plan processing times to meet aggressive build-to-suit timelines. If our process is not competitive with other Cities, it could/would be a discriminator. This is especially important for larger scale development, e.g. data centers, distribution/warehouse, and fulfillment centers. These developments put time as priority one when making final decisions to approve a site. Currently, Glendale, Goodyear, Surprise and Buckeye are actively competing for the same projects. El Mirage needs to reduce permitting times to remain competitive. This is especially true when pursuing leads with Glendale. The Wolf properties offer land at the same price, better infrastructure and permitting fees within three weeks of submittal.

Greater Phoenix Large Scale Non-Retail Market

According to GPEC prospect analysis, 80% of large scale (+250,000sf) developments pursue existing structures over build-to-suit. El Mirage has no existing inventory putting us in the 20% of leads. Many Cities e.g. Surprise, Goodyear, Glendale are building Spec buildings to meet the growing demand for existing buildings. JFL Properties is also looking to build smaller office spec buildings. *For El Mirage to be competitive within the 20% of build-to-suit projects in the Greater Phoenix market, we must streamline our processing times and look for ways to improve services.*



Thomas P Doyle, MBA
Economic Development Manager
City of El Mirage