



# CITY OF EL MIRAGE

## DEVELOPMENT APPLICATION FORM

### Official Use

Case No: \_\_\_\_\_ Date Received: \_\_\_\_\_ Planning & Zoning Commission Meeting: \_\_\_\_\_ City Council Meeting: \_\_\_\_\_

### PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

### ACTION REQUESTED (Check one)

- Conditional Use Permit
- General Plan Amendment:  Major  Minor
- Planned Area Development (PAD)
- Planned Area Development Amendment
- Rezoning
- Site Plan Approval
- Site Plan Amendment
- Preliminary Plat
- Final Plat
- Other: \_\_\_\_\_

### PROPERTY INFORMATION:

Name of Project: Copperwing Logistics Center Acreage: 6.369  
 Property Address/Location: Approximately 1,320 feet west of the northwest corner of Dysart Road and the Northern Parkway  
 Assessor's Parcel Number: 501-47-001F and a portion of 501-47-001E (see attached legal description)

### APPLICANT / OWNER INFORMATION:

Applicant: Gammage & Burnham PLC / Stephen W. Anderson  
 Address: 40 N. Central Avenue, 20th Floor  
 City/ST/Zip: Phoenix, AZ 85004  
 Phone: (602) 256-4422  
 Email: sanderson@gbllaw.com  
 Signature: \_\_\_\_\_

OWNER: JOHN F LONG FAMILY RECOVABLE LIVING TRUST / Jacob F. Long  
 Address: 1118 E. Missouri Avenue, Suite A  
 City/ST/Zip: Phoenix, AZ 85014  
 Phone: (602) 272-0421 x508  
 Email: tim@jflong.com  
 Signature: \_\_\_\_\_

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

# **NARRATIVE**

**JOHN F. LONG PROPERTIES**  
**COPPERWING LOGISTICS CENTER**  
**CITY OF EL MIRAGE**  
**GENERAL PLAN AND PAD AMENDMENTS**  
**PROJECT NARRATIVE**

At roughly 1,400 acres, the Copperwing Logistics Center is the primary industrial development in the City of El Mirage. The City originally approved the Planned Area Development (“PAD”) for this property in 2000. For several years, development opportunities for the area were scarce, but with the construction of the Northern Parkway, development at the Copperwing Logistics Center has taken off.

The purpose of this proposed Amendment to the PAD is to incorporate into the PAD a very small remnant parcel (the “Property”) left over from construction of the Northern Parkway. When the Parkway was developed, the Property was created along the north side of the Parkway, approximately 1,320 feet west of Dysart Road. The Property is a 6.369 acre, triangular parcel, and is presently shown by the Maricopa County Assessor as all of Parcel No. 501-47-001F and most of Parcel No. 501-47-001E. The Property is completely surrounded by the Parkway on the south (and a ten foot strip of land in the City of Glendale) and the Logistics Center on the north and east. It made sense for John F. Long Properties to acquire the Property, and then fold it into the Logistics Center PAD. John F. Long Properties did indeed acquire the Property from MCDOT, and now – having deannexed the Property

from Glendale into El Mirage, with the unanimous support of the El Mirage City Council – is ready to add the Property to the PAD.

John F. Long Properties is proposing no revisions to the PAD itself. The Property will be subject to all of the existing conditions and provisions of the PAD. No specific end user of the Property is known at this time, so there are no site plan or elevations included with this application, nor any drainage or traffic reporting. The Property is literally less than one half of one percent of the size of the PAD. The ultimate development of the Property will have no impact on any other properties outside the Logistics Center. This proposed addition is logical and should be processed as a matter of course.

The Property is not currently included in the City's General Plan map. The Logistics Center is currently designated as Commercial / Employment. The Property should be added to the General Plan Map with the same land use designation. This request constitutes a minor amendment to the City's General Plan, and can therefore be processed concurrently with this PAD Amendment request.

In accordance with the City's requirements, John F. Long Properties is submitting separately a Citizen Review Plan.

# **LEGAL DESCRIPTION**

**CITY OF GLENDALE DEANNEXATION PARCEL  
AND CITY OF EL MIRAGE ANNEXATION PARCEL  
LEGAL DESCRIPTION**

A portion of that property as shown in that certain document entitled "Special Warranty Deed" recorded as document number 2019-0047564 records of Maricopa County, Arizona being situated within a portion of the Southeast Quarter of Section 34, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found brass cap in hand hole accepted as the South Quarter corner of said Section 34 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 34 thereof bears South 89°17'14" East, 2624.32 feet;

Thence South 89°17'14" East, 1310.70 feet along the south line of the Southeast Quarter of said Section;

Thence leaving said south line, North 00°42'46" East, 124.94 feet to the **POINT OF BEGINNING**, said point also being 10.00' north of and parallel with the northerly Right-of-Way line of Northern Parkway as shown on the Maricopa County Department of Transportation Record of Survey filed as Book 1114, page 23 records of Maricopa County, Arizona being on a non-tangent curve, concave northeasterly, having a radius of 2440.00 feet, the center of which bears North 04°20'23" East;

Thence along said parallel curve northwesterly, through a central angle of 28°46'23", an arc length of 1225.33 feet to a non-tangent line being the north line of said Special Warranty Deed;

Thence South 89°17'14" East, 1148.64 feet along said north line to the Northeast corner of said deed;

Thence leaving said north line, South 00°02'34" West, 375.09 feet along the east line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 277450 sq. ft. (6.369 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

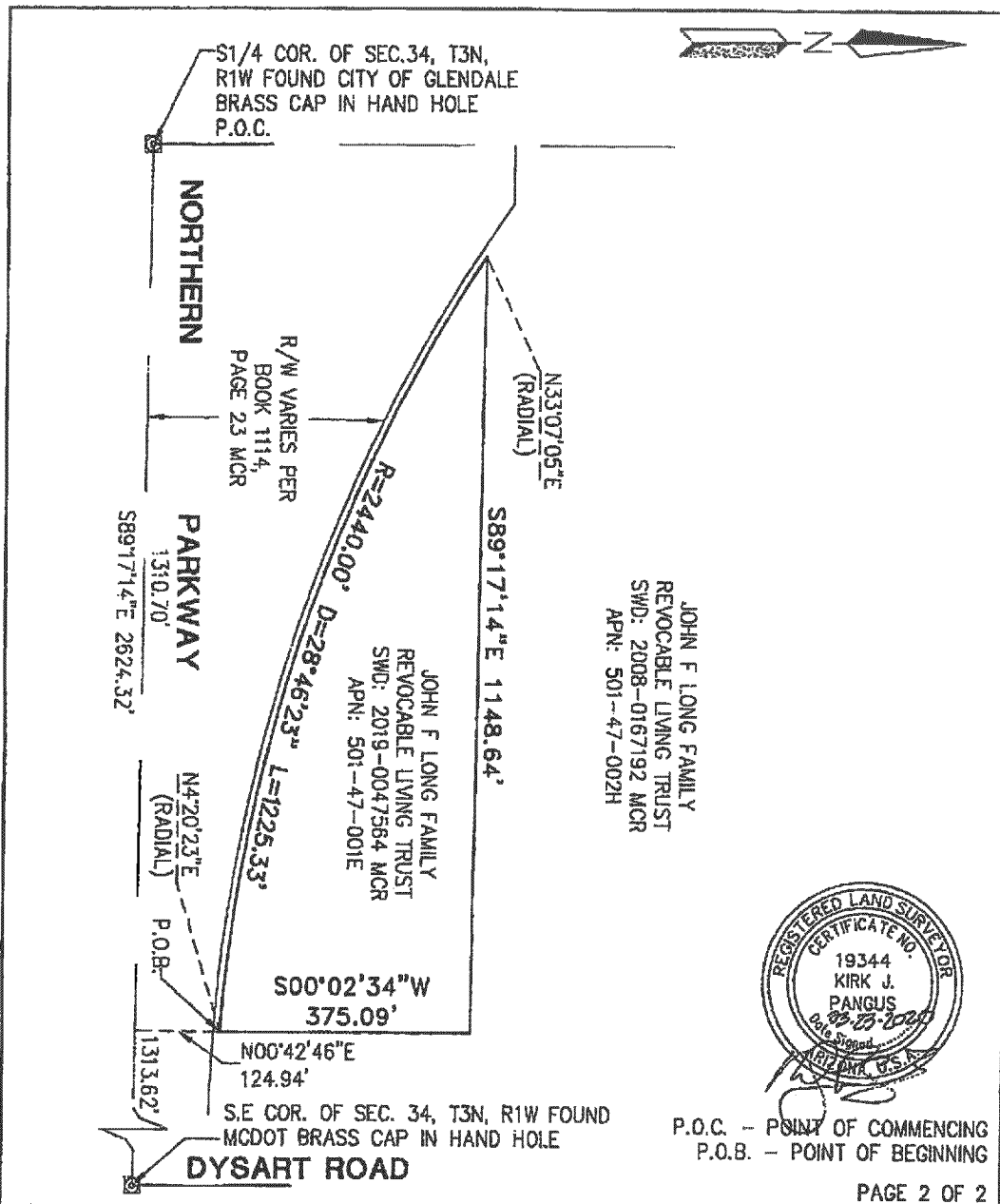
Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1680  
Date: March 2020



March 20, 2020

U:\1600\1680\SURVEY\DOCS\1680-COG-COEM ANNEX-DEANNEX PRCL LEGAL.dwg

Page 1 of 2



PAGE 2 OF 2

|                  |  |   |
|------------------|--|---|
| PROJ.NO.: 1680   | CITY OF GLENDALE DEANNEXATION PARCEL                         | <b>HILGARTWILSON</b><br>2141 E. HIGHLAND AVE., STE. 250<br>PHOENIX, AZ 85016<br>P: 602.490.0535 / F: 602.368.2436 |
| DATE: MARCH 2020 | AND CITY OF EL MIRAGE ANNEXATION PARCEL<br>GLENDALE, ARIZONA |   |
| SCALE: NTS       | <b>EXHIBIT</b>   |   |
| DRAWN BY: DSP    |  |   |
| CHECKED BY: KJP  |  |   |

©2020, HILGARTWILSON, LLC U:\1620\1680\SURVEY\DOCS\1680-COR-COM ANNEX-DEANNEX PRD, EX1.dwg 3/23/2020 9:20 AM

**DEED**

**SECURITY TITLE AGENCY**

15180233-5-2-1--  
Hoyp

When recorded, Interoffice Mail to:  
Maricopa County  
Real Estate Department  
2801 W. Durango St.  
Phoenix, AZ 85009 (SS)

EXEMPT ARS § 11-1134, A3

C-64-18-075-M-00

C-64-18-075-M-01

15180233

**SPECIAL WARRANTY DEED**

Project: TT195/Northern Parkway Phase 1  
MCDOT Item #: D-22283-EX  
Assessor's Parcel No.: 501-47-001E &  
501-47-001F

Maricopa County, a political subdivision of the State of Arizona, GRANTOR, for the sum of **Sixty-Thousand Dollars and 00/100 Dollars (\$60,000.00)**, and other valuable consideration, receipt and sufficiency of which are hereby acknowledged, paid by **Jacob F. Long, Trustee of the John F. Long Family Revocable Living Trust under Agreement dated February 26, 2008**, GRANTEE, by this Deed does grant, sell, and convey unto the said GRANTEE all that certain real property situated in the County of Maricopa, State of Arizona, described as follows:

See Attached Exhibit "A"

Attached hereto and incorporated herein

The GRANTOR hereby conveys unto GRANTEE all warranties of title for its acts and not the acts of others, of any nature whatsoever.

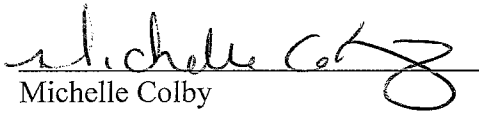
This property conveyance is subject to: assessments, reservations, easements, rights-of-way, and deed restrictions as may appear on record.


The parcel of land herein conveyed shall have no right or easement of access to W. Northern Parkway.

Project: TT195/Northern Parkway Phase 1  
MCDOT Item #: D-22283-EX  
Assessor's Parcel No.: 501-47-001E &  
501-47-001F

**GRANTOR:**

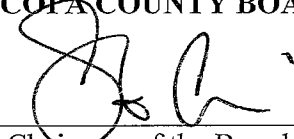
**RECOMMENDED FOR APPROVAL:**

  
Michelle Colby  
Director, Real Estate Department

  
Jennifer Toth, P.E.  
Director, Maricopa County Department  
of Transportation

**ACCEPTED AND APPROVED**

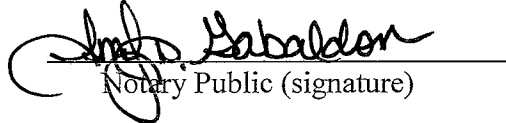
**MARICOPA COUNTY BOARD OF SUPERVISORS**

By   
Chairman of the Board

Before me, Amy D. Gabaldon, Notary Public in and for said County, State  
of Arizona, on this day acknowledges Steve Chucchi,  
known to me to be the person whose name is subscribed to the foregoing instrument as the  
Chairman of the Board of the Political Subdivision described in the foregoing instrument.

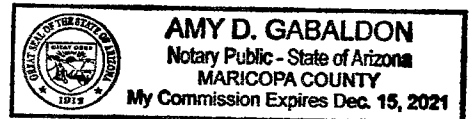
Given under my hand and seal of the office this 10<sup>th</sup> day of October, 2018

My Commission Expires 12/15/21

  
Notary Public (signature)

Approved as to form and within the powers  
and authority of the Board of Supervisors

Approved as to form   
Deputy Maricopa County Attorney



ACCEPTANCE

Project: TT195/Northern Parkway Phase 1  
MCDOT Item #: D-22283-EX  
Assessor's Parcel No.: 501-47-001E &  
501-47-001F

GRANTEE: Jacob F. Long, Trustee of the John F. Long Family Revocable Living Trust  
dated February 26, 2008

By: Jacob F. Long, Trustee

Jacob F Long Trustee

STATE OF ARIZONA     )  
  )ss  
COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me the 25<sup>th</sup> day of September, 2018, by Jacob F. Long, Trustee, GRANTEE.

My Commission Expires: 4-19-2022

Shirley J. Seeley  
Notary Public (signature)



The names and addresses of the Beneficiaries of the John F. Long Family Revocable Living Trust dated February 26, 2008 are:

Manya J. Long  
Shirley Long  
Jacob F. Long  
1118 E. Missouri Ave.  
Phoenix, AZ 85014

**Parcel No. 501-47-001E, 01F**  
**Project No. TT195**  
**Northern Avenue Parkway**  
**Sarival Avenue to Dysart Road**  
**Item No. D22283-EX**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the South 500.00 feet of the Southwest quarter (SW4) of the Southeast quarter (SE4) of Section 34, Township 3 North, Range 1 West, G&SRB&M, Maricopa County, Arizona, being referred to as "DESCRIPTION OF REMAINDER" assessor parcels "501-47-001C, 01D" of the FINAL ORDER OF CONDEMNATION Recording No. 2014-0390433, Records of the Recorder, Maricopa County. Said Portion is more particularly described as follows:

**COMMENCING** at the Southeast corner of said Section 34 monumented by a Brass Cap in Handhole bearing South 00°02'16" West, a distance of 2626.68 feet from the East quarter corner of said Section 34, monumented by a Brass cap in Handhole;

Thence North 89°16'59" West along the South line of said Section 34, a distance of 1313.66 feet;

Thence departing said South line, North 00°43'01" East, a distance of 126.90 feet to the **POINT OF BEGINNING**, said point being the **BEGINNING** of a non-tangent curve concave northeasterly, with a radial bearing of South 04°21'05" West, having a radius of 2438.00 feet;

Thence Northwesterly, along said curve to the right, through a central angle of 28°41'55", an arc distance of 1221.16 feet to a point of non-tangency;

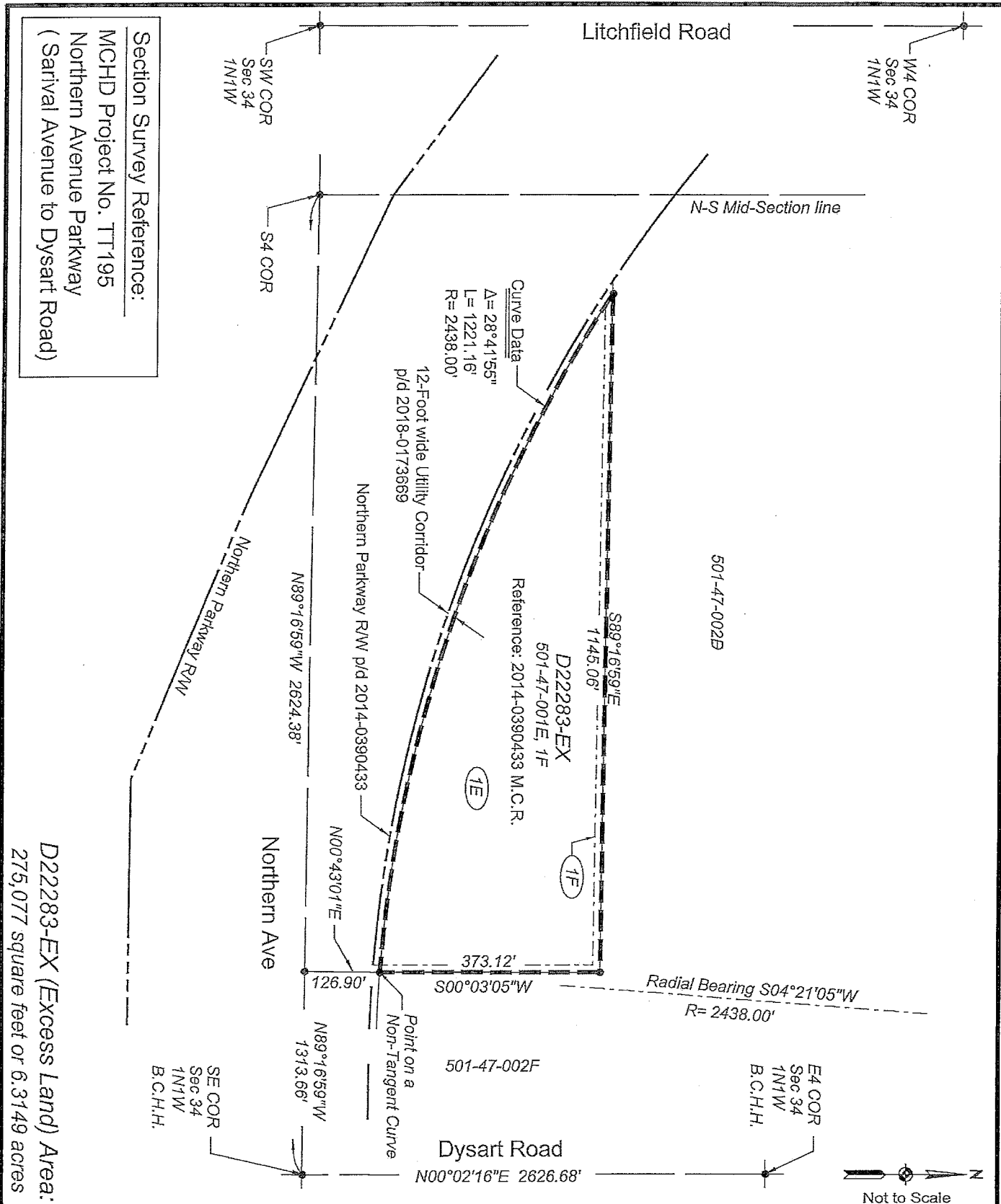
Thence South 89°16'59" East, a distance of 1145.06 feet;

Thence South 00°03'05" West, a distance of 373.12 feet to the **POINT OF BEGINNING**.

The above described parcel contains 275,077 square feet or 6.3149 acres more or less.

|   |                       |                 |
|---|-----------------------|-----------------|
| MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION      |                       |                 |
| Prelim: 3-21-2018 JLS                             | Chk: <i>D-08-2018</i> | Appr: <i>ca</i> |
| Rev: 8-17-2018; 10-08-2018                        |                       |                 |
| Maricopa County Public Works Real Estate Division |                       |                 |

**GRANTOR** \_\_\_\_\_ **DATE** \_\_\_\_\_

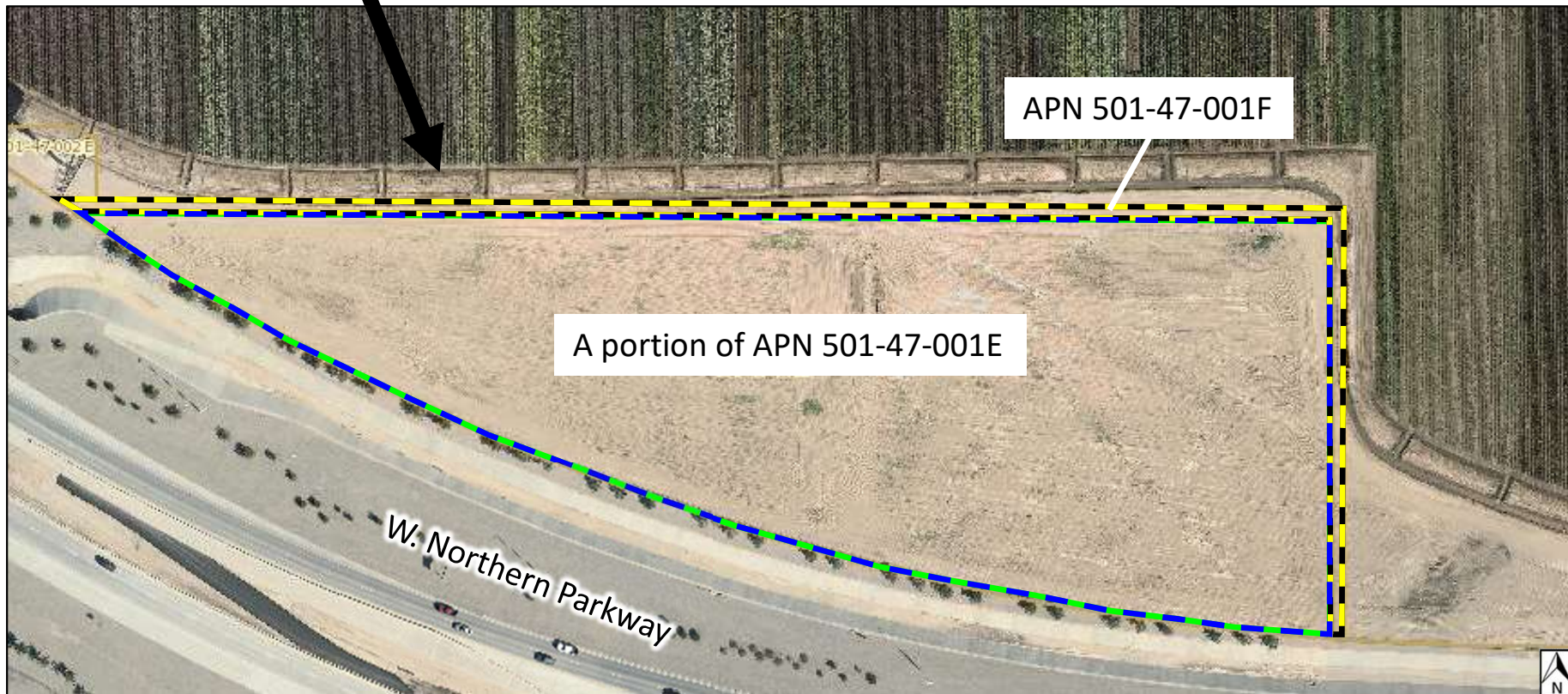
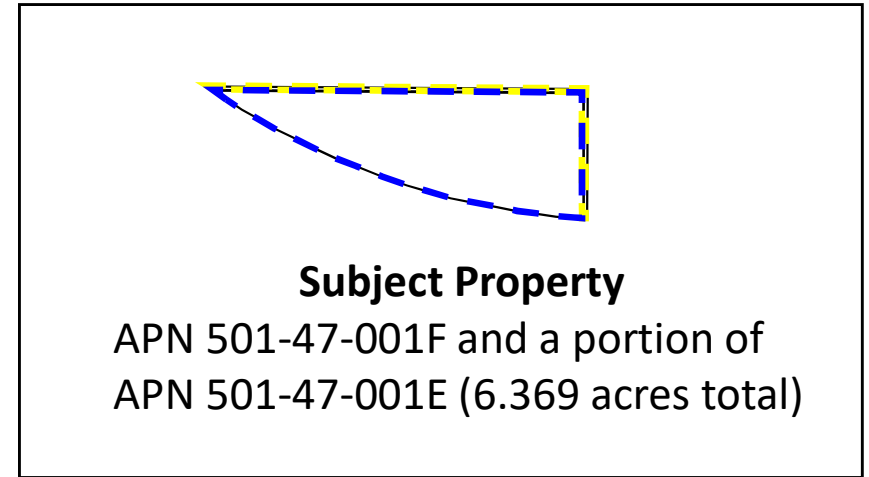
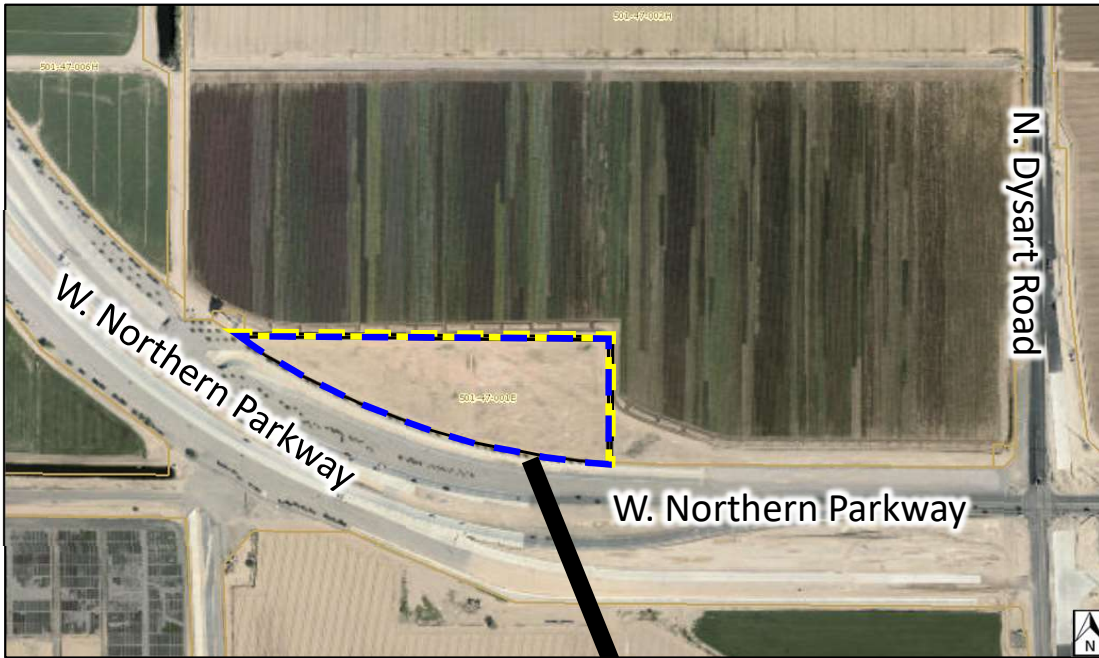


D22283-EX (Excess Land) Area:  
 275,077 square feet or 6.3149 acres

|   |                    |                 |          |               |
|---|--------------------|-----------------|----------|---------------|
| MARICOPA COUNTY REAL ESTATE DIVISION                  |                    |                 |          |               |
| NORTHERN AVENUE PARKWAY (Sarival Road to Dysart Road) |                    |                 |          |               |
| PROJECT No. TT195                                     | ITEM No. D22283-EX | DATE 08-17-2018 | M.C.H.D. | RW AGENT S.S. |

# AERIAL MAP

# Aerial Photo of Subject Property



# **CITIZEN REVIEW PLAN**

**JOHN F. LONG PROPERTIES**  
**COPPERWING LOGISTICS CENTER**  
**CITY OF EL MIRAGE**  
**GENERAL PLAN AND PAD AMENDMENTS**  
**CITIZEN REVIEW PLAN**

The subject applications propose to fold a small, 6 acre parcel at the very southwest corner of the City into the existing 1,400 acre Copperwing Logistics Center. The parcel in question is completely surrounded by land owned by the applicant, and is otherwise adjacent to the Northern Parkway. In other words, no residents of El Mirage will be impacted by this proposal.

In accordance with Section 154.152.D of the City Zoning Ordinance, the applicant hereby submits this Citizen Review Plan.

Subsection 1: Impacted parties and agencies. A list of all landowners within 200 feet of the subject 6 acre parcel is attached here as **Exhibit 1**. A letter from Luke Air Force Base confirming no impact due to this proposal is attached here as **Exhibit 2**.

Subsections 2 thru 4 and Section E: Form of Notice and Response. The applicant will send a letter to all parties listed on **Exhibit 1**. The form of letter is attached as **Exhibit 3**. This mailed notice will be in addition to the separately required posting of the site. The applicant will respond to any inquiries from notified parties. The applicant will report the

outcome of any such contacts and discussions to City staff in advance of any public hearings by submitting a Citizen Review Report.

**EXHIBIT 1**  
**PROPERTY OWNERS WITHIN**  
**200 FEET OF SUBJECT PARCEL**

**John F. Long Copperwing Logistics PAD 200 Foot Buffer**

| <b>Parcel Number</b>      | <b>Owner</b>  | <b>Address</b>                       | <b>City</b> | <b>State</b> | <b>ZIP</b> |
|---------------------------|---|--------------------------------------|-------------|--------------|------------|
| 501-47-001E               | JOHN F LONG FAMILY REVOCABLE LIVING TRUST                       | 1118 E MISSOURI AVE STE A            | PHOENIX     | AZ           | 85014-2710 |
| 501-47-001F               | JOHN F LONG FAMILY REVOCABLE LIVING TRUST                       | 1118 E MISSOURI AVE STE A            | PHOENIX     | AZ           | 85014-2710 |
| 501-47-002E               | ALGODON CENTER LLLP   | 1118 E MISSOURI AVE SUITE A          | PHOENIX     | AZ           | 85014      |
| 501-47-002H               | JOHN F LONG FAMILY REVOCABLE LIVING TRUST                       | 1118 E MISSOURI AVE STE A            | PHOENIX     | AZ           | 85014-2710 |
| 501-47-020                | G F PROPERTIES L L C  | 9801 N LITCHFIELD RD                 | EL MIRAGE   | AZ           | 85335      |
| <b>Interested Parties</b> |   |                                      |             |              |            |
|                           | <b>Interested Party</b>   | <b>Address</b>                       | <b>City</b> | <b>State</b> | <b>ZIP</b> |
|                           | City of Glendale<br>Attn: Lisa Collins                          | 5850 W. GLENDALE AVE, SUITE 212      | GLENDALE    | AZ           | 85301      |
|                           | Arizona Department of Transportation<br>Attn: Louis J. Malloque | 205 S. 17TH AVENUE MAIL DROP<br>612E | PHOENIX     | AZ           | 85007      |
|                           | Gammage & Burnham PLC<br>Attn: Cheryl Griemsmann                | 40 N. CENTRAL AVENUE, 20TH FLOOR     | PHOENIX     | AZ           | 85004      |

**EXHIBIT 2**  
**LETTER OF NO IMPACT FROM**  
**LUKE AIR FORCE BASE**



**DEPARTMENT OF THE AIR FORCE  
AIR EDUCATION AND TRAINING COMMAND**

12 August 2020

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Mr. Jose A. Macias  
City of El Mirage Community & Development Services  
10000 n. El Mirage Road  
El Mirage AZ 85335

Re: PZ20-07-18; Copperwing Re-Zone (APN: 501-47-001E)

Mr. Macias

Thank you for the opportunity to provide comments on the Pre-Application for John F. Long Properties Copperwing Logistics Center. This application is requesting a re-zoning of 6 acres from Rural-43 to Industrial. The site is located at 13402 W. Northern Ave in El Mirage, AZ. The parcel is entirely inside the Luke AFB 1988 JLUS 75 Ldn "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request, as described in the narrative, will not negatively impact the flying operations at Luke AFB. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

A handwritten signature in black ink that reads "Chris P. Toale".

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing  
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

**EXHIBIT 3**  
**NOTICE OF FILING LETTER**

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

FORTY NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE  
(602) 256-4448  
cgriemsmann@gbllaw.com

[insert date]

Dear Property Owner or Interested Party:

On behalf of the John F. Long Family Revocable Living Trust, we recently filed application PZ20-07-18 with the City of El Mirage ("City") to 1) add 6.369 acres of land, located approximately 1,320 feet west of the northwest corner of Dysart Road and Northern Avenue, to the City's General Plan as Commerce / Industry Park, and 2) to rezone 6.369 acres of land, located approximately 1,320 feet west of the northwest corner of Dysart Road and Northern Avenue, from Rural Area (RA) to Employment / Industry (EI) for inclusion in the Copperwing Logistics Center PAD. Please see the enclosed aerial photograph.

At 1,400 acres, the Copperwing Logistics Center is one of the largest business parks in the southwestern United States and is destined to become a key logistics hub for Arizona. Located with immediate access to the Northern Parkway, the Center provides the ability to attract small businesses, large distribution centers, and tech/manufacturing facilities. The six acres being added to this massive Logistics Center will have no impact on our neighbors or the City of El Mirage. This is a remnant parcel left over from the construction of the Northern Parkway. The proposed General Plan change is in conformance with the City's General Plan, and the proposed zoning change will allow the subject property to be included in the Copperwing Logistics Center PAD.

The City of El Mirage Planner assigned to this case is Jose A. Macias, he can be reached at (623) 876-2977 or [jmacias@elmirageaz.gov](mailto:jmacias@elmirageaz.gov). Mr. Macias can answer your questions regarding the City review and hearing processes. You may also write to the City of El Mirage Community Development Department at 10000 N. El Mirage Road, El Mirage, AZ 85335, referencing Case Number PZ20-07-18. Your correspondence will be made part of the case file. Planning and Zoning and City Council meetings have been scheduled to consider these requests:

**Planning & Zoning Meeting:** September 15, 2020 at 5:30 P.M.

**City Council Meeting:** October 6, 2020 at 6:00 P.M.

City of El Mirage, City Hall Council Chambers | 10000 N. El Mirage Road, El Mirage, AZ 85335

If you are unable to attend the hearings or have questions regarding the development proposal, please contact me at (602) 256-4448 or [cgriemsmann@gbllaw.com](mailto:cgriemsmann@gbllaw.com). If you are not the property owner and have sold the property in the interim, please forward this letter to the new owner.

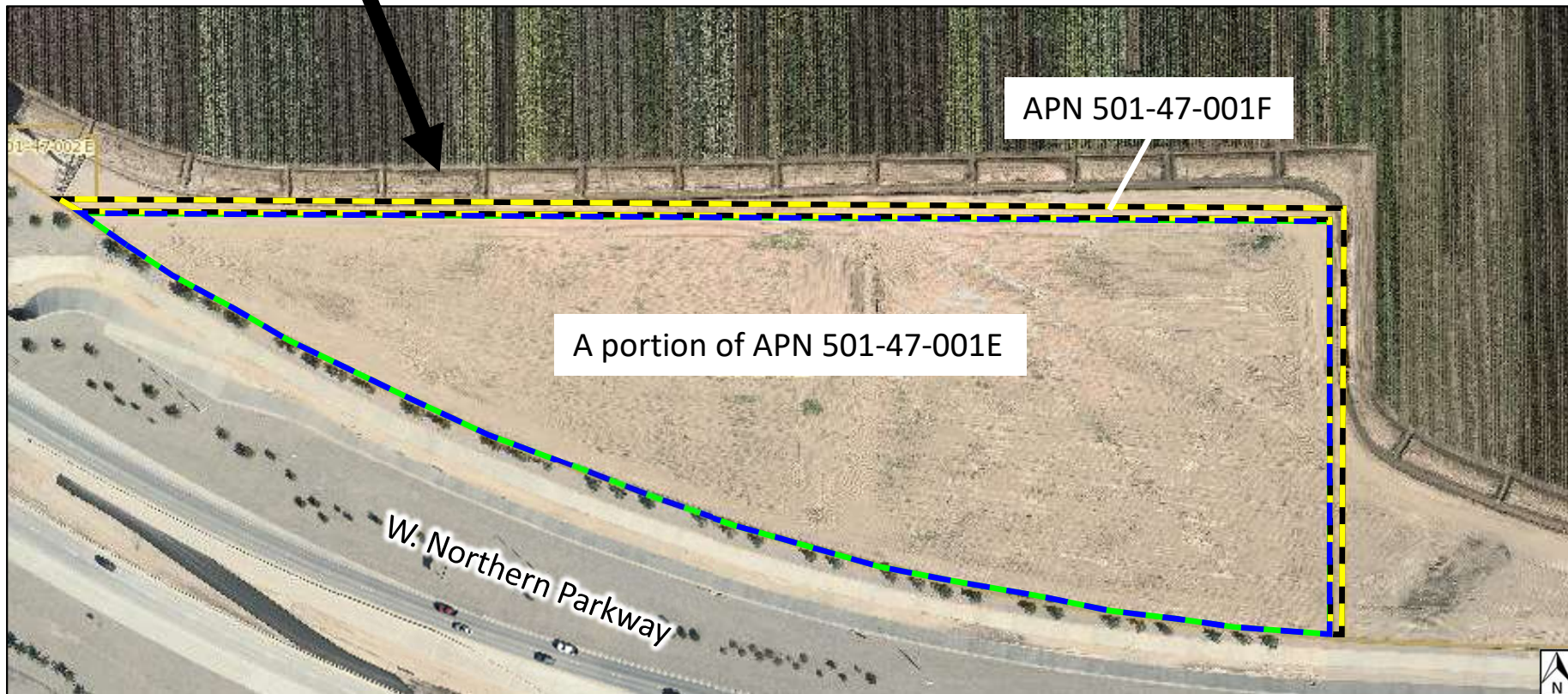
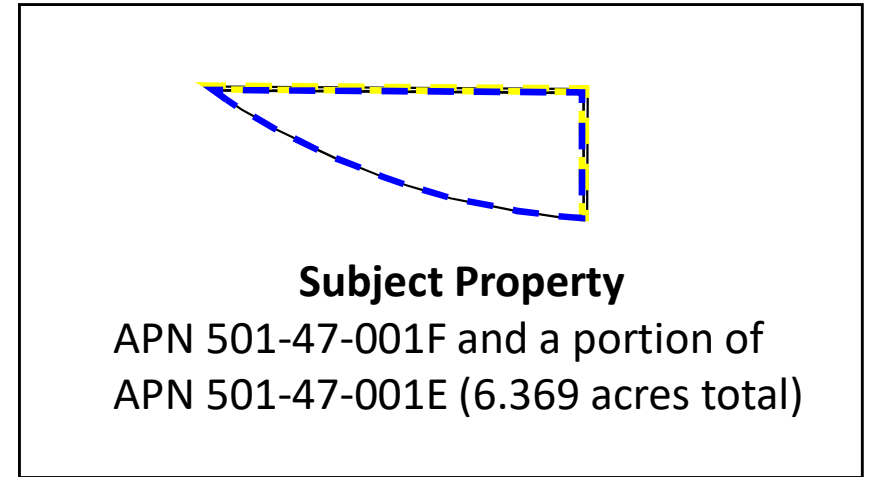
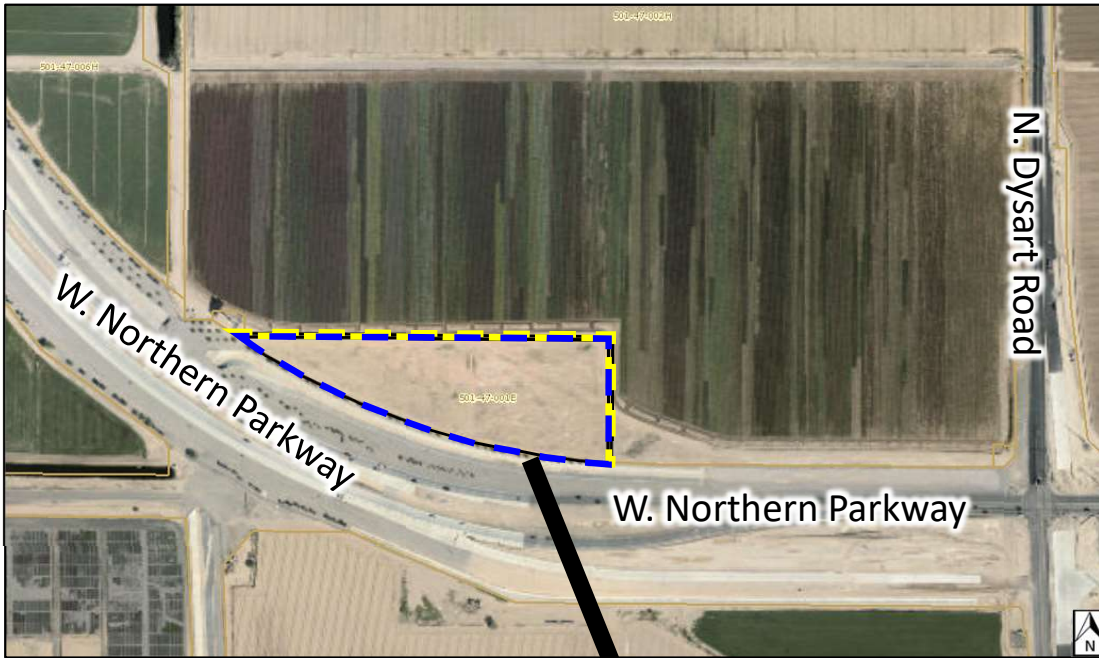
Sincerely,  
GAMMAGE & BURNHAM, PLC

*Cheryl Griemsmann*

By,  
Cheryl Griemsmann  
Land Use Planner

Enclosures

# Aerial Photo of Subject Property



# AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of El Mirage's posting requirements for

Case# PZ20-07-18, located at Approximately 1,320 feet west of the northwest of the corner of Dysart Road and Northern Avenue

on August 27th, 2020

See attached photo exhibits.

For applicant:

Applicant's name

Dynamite Signs  
Sign Company Name

Maria Hitt  
Sign Company Representative

Subscribed and sworn to be on this 27th day of August, 2020 by

Maria Hitt  
Sign Company Representative

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad  
Notary Public



My Commission expires: 10-25-20





**DEPARTMENT OF THE AIR FORCE  
AIR EDUCATION AND TRAINING COMMAND**

12 August 2020

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
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CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing  
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing