

**Project Narrative
For
Bethany 303
Proposed Industrial Project
NEC Sarival and Claremont
Glendale, Arizona**

**PREPARED FOR:
Jaws 303 LLC**

PREPARED BY

HUNTER ENGINEERING, INC.
10450 N. 74th STREET, SUITE 200
SCOTTSDALE, AZ 85258
(480) 991-3985

January 6, 2020

H.E. PROJECT NO. KUZK001
SR# 19-0297

January 6, 2020

Principal Planner

City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

Re: Project Narrative for Bethany 303 - NEC Sarival Ave. and Claremont Drive

The proposed project will consist of developing approximately 76 acres with multiple buildings that combined would equal approximately 1,250,000 square feet. The buildings would be planned for industrial distribution uses with office and would include associated truck parking, auto parking and other on-site and off-site infrastructure improvements.

The site is within Maricopa County and is currently unincorporated. This project will first request annexation into the city limits of Glendale, Arizona. The existing RU-43 zoning designation from the county would be converted in the annexation to conform with the closest similar zoning designation in the City of Glendale which would be RR-45. Land Use would fall into the adjacent LCLU (Luke Compatible Land Use). The project would then seek to rezone the from Rural Residential (RR-45) with a PAD Overlay which will be consistent with the recently approved PAD for the Lincoln Logistics Project directly to the north and west of this site.

The general plan designation allows for light industrial uses, so the M-1 zoning would be consistent with the proposed general plan designation. The owner would like to run the PAD and annexation concurrently and then would like to submit for site plan approval. Upon successful completion of the Site Plan process, the development team would like to submit construction documents. The buildings will be comprised of mostly warehouse space with office space on the corners of the building. Loading docks will either be internalized or will face north and south with several buildings covering a large portion of the site. A concept site plan will be included in the DR submittal package. Parking spaces will include roughly 1,113 cars and up to 178 trailers stalls depending on the final site plan that moves forward.

The design intent of the architecture is to create an attractive, high quality facility incorporating a simple, clean, warehouse architectural style. The project materials include painted tilt-up panels with store front glass office spaces on the corners.

Landscape design shall be developed to have a consistent look. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and

groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Areas adjacent to the public right of way will be blended into the existing landscape edge treatment.

The drainage for the site flows primarily from the northwest to the southeast. Surface drainage will be used for retention of the 100-year, 2-hour event. Building down spouts will be directed to retention basins located throughout the site.

Access to the site will be from Sarival Avenue. Claremont Street and Maryland Avenue will be developed as shared private streets that will connect to Alsup Avenue to the east.

Our team has spent a significant time during the past month working on project research and determining the infrastructure requirements for the site. The developer of this project is sincerely excited about this property and looks forward to working with City staff for the duration of the project.

Thank you,

Michael S Buschbacher

Michael S. Buschbacher II, AICP
Principal Planner