

**Project Narrative
For
Alsup 303 Industrial Park
Proposed Industrial Project
NEC Alsup and Camelback Roads
Glendale, Arizona**

PREPARED FOR:
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PREPARED BY

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March 4, 2020

H.E. PROJECT NO. MERT013

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Lisa Collins-Rastovsky
Zoning Administrator

City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

**Re: Project Narrative for Alsup 303 Industrial Park - NEC Alsup Road
(159th Ave) and Camelback Road.**

The proposed project will consist of developing approximately 73 acres that will include two warehouse buildings that would be approximately 731,305 sf and 432,350 sf. The buildings would be planned for industrial distribution uses 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 several of the recently approved PADs in the area.

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 face north and south with the building covering a large portion of the site. Several alternative site plans have been developed with various building combination and parking

arrangements. Parking spaces will include roughly 756 cars and 420 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 both Camelback and Alsup Roads. Alsup road is also referred to as 159th Avenue in this area.

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 this property and looks forward to working with City staff for the duration of the project.

Thank you,

Michael S Buschbacher II

Michael S. Buschbacher II, AICP
Principal Planner