

Project Narrative
For
New River Road Truck Parking
Proposed Industrial Rezone
SEC Orangewood Avenue and New River Road
Glendale, Arizona

PREPARED FOR:
Reich Brothers

PREPARED BY

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H.E. PROJECT NO. REIC001
SR# 20-0072

January 6, 2020

Edward Vigil, Planner
City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

Re: Project Narrative for the New River Road Truck Parking Lot

The proposed project will consist of developing approximately 9.49 acres with car, truck and tractor trailer parking. The site would include associated truck parking, auto parking and other on-site and off-site infrastructure improvements.

The site is within the City of Glendale municipal boundary within the area referred to as Glen Harbor, adjacent to the New River Corridor. The existing A-1 agriculture zoning designation is not appropriate for the light industrial use of a truck parking lot. The General Plan Land Use Map designates the site as Business Park. The proposed use of truck parking is consistent with the intended use and is allowed in the Business Park category. The project seeks to correct the zoning designation to allow for truck parking. A rezone from Agricultural (A-1) to Light Industrial (M-1) would bring the site into conformance with the intended use and would be better suited due to the adjacency with other M-1 zoning in the area and within the Glen Harbor Business Park.

As mentioned above, 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 submit at this time only for a re-zoning of the land to bring it into conformance with the planned use. At a later point the developers may submit a site plan for review. The site will be comprised mostly of truck parking spaces for semi-tractor trailers, trucks and other vehicles. Access to the site is from both Orangewood Avenue and New River Road. A concept site plan has been included with this rezoning submittal package. Parking spaces will include roughly 200 trailers stalls depending on the final site plan that moves forward.

The design intent is to create an attractive, quality facility that functions as, simple, clean and orderly parking facility. The project will seek to correct fences, define the parking spaces and the associated circulation and appropriate directional signage.

Any landscape material shall be minimized to allow for the free movement of the larger vehicle throughout the site. Any landscape required shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will be compatible with the environmental conditions of the area.

Surface drainage will be used for retention of the 100-year, 2-hour event and will be directed to retention basins located throughout the site.

Our team has spent some time during the past week working on project research and determining the 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

Michael S. Buschbacher II, AICP
Principal Planner