

10450 N. 74<sup>th</sup> Street, Suite 200  
Scottsdale, Arizona 85258  
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**Project Narrative**  
**For**  
**Organics LOOP 303**  
**Proposed Industrial Project**  
**SWC Bethany Home and Sarival Roads**  
**Glendale, Arizona**

PREPARED FOR:  
Russell Organics, LLC &  
Roth Development Corp.

PREPARED BY

HUNTER ENGINEERING, INC.  
10450 N. 74<sup>th</sup> STREET, SUITE 200  
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May 18<sup>th</sup>, 2021

H.E. PROJECT NO. ROTH010  
SR#21-0057

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May 18th, 2021

**George V. Gehlert, Senior Planning Project Manager**

City of Glendale, Development Services Division  
5850 West Glendale Avenue, Suite 212  
Glendale, Arizona 85301

**Re: Project Narrative for Organics 303 Development SWC of Bethany Home Road and Sarival Road**

**Introduction**

The development team representing the Russell Organics/Roth Development Corp. will initially include Hunter Engineering, Butler Design Group and Southwest Traffic. The proposed project will consist of developing approximately 75± acres with two buildings that combined would equal approximately 850,000 square feet. The buildings would be planned for uses such as warehouse, industrial distribution, manufacturing and e-commerce. These uses would include associated truck parking, auto parking and other on-site and off-site infrastructure improvements. Please see the draft conceptual site plan attached to this application.

**Requested Changes**

The site is located within Maricopa County and will seek to be annexed into the City of Glendale. The annexation is proposed to include the net area of the site without some of the right of ways that will remain in the County. The existing Maricopa County zoning designation is RU-43 and will be proposed to be transferred to align with the closest similar zoning designation in the City of Glendale during the annexation, which is RR-45. The City of Glendale land use designation for the property is Luke Compatible Land Use, which allows for the use of employment based commercial developments as a part of the overall mix of uses appropriate for the region and the City. The PAD will seek to rezone the property to a M-1 Light Industrial PAD to bring the newly annexed property into conformance with the planned land use of Luke Compatible Land Use, which allows for M-1 Light Industrial.

The developer will seek to rezone the property with a PAD Overlay that will provide the unique development characteristics needed to meet the current demand for industrial warehouse and manufacturing space in the area, most specifically taller building heights to allow for state-of-the-art warehouse and manufacturing equipment.

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### **Site Location & Characteristics**

The Site is currently open farm land with active crop cultivation. Portions of the site may be developed in two phases. If developed in two phases, during the first of two phases of development, a portion of the site may remain in agricultural use. The site is bounded by State Route Loop 303 to the west, Bethany Home Road to the north, Sarival Road to the East and the Missouri Ave alignment to the south. Many of the properties in the vicinity have recently been annexed into Glendale and rezoned to a Light Industrial (M-1) PAD Overlay and have projects in various stages of development, including the site directly to the north of Bethany Home Road. There are no residential lots adjacent to the project.

### **Project Scope**

The general plan designation allows for light industrial/manufacturing uses, so M-1 zoning would be consistent with the proposed general plan designation and would be the preferred zoning designation after the land is annexed into Glendale. The owner would like to run the Annexation and PAD submittal as close to concurrently as possible within the framework of the City submittal process. Upon successful completion of the Rezoning process, the development team would like to submit for Design/Site Plan Review and seek approval to submit construction documents.

The buildings will be comprised of two mid-sized warehouse or manufacturing spaces with associated office on the corners of the building. Loading docks will face north and south with the buildings covering a large portion (60%±) of the site. The design intent of the architecture is to create an attractive, first class, 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.

### **Drainage & Site Access**

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.

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Building down spouts will be directed/piped to retention basins located mainly on the south portion the site in the Luke No Build Zone. Primary access to the site will be from the Loop 303 at Bethany Home Road interchange. Segments of interior drive aisles and roadways will be most likely developed as private streets that will connect from Bethany Home Road and N. Sarival Rd to the site. This site is unique in that it can provide for mostly all Right Turns for access and egress, which is favored by truck drivers.

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*

Michael S. Buschbacher II, AICP

**Principal Planner**