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Annexation 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.
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H.E. PROJECT NO. ROTH010
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September 13, 2021

George V. Gehlert, Senior Planning Project Manager

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

Re: PAD 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 PAD 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 is 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 this PAD Overlay application 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 a quarter mile east of 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.

Annexation Benefits

Annexation provides many benefits including economic ones. Here are the seven goals to be met as per the 2019 City of Glendale Annexation Policy

- a) The financial analysis impact to Glendale, including one-time and reoccurring revenues and expenses is based on other similar projects in the Loop 303 Corridor, the annexation area could generate a positive net fiscal impact to the City by 2025-2026 with revenues exceeding expenditures quickly with current market conditions. Based on other similar projects in the Loop 303 Corridor, the annexation area could generate a positive net fiscal impact to the City of about \$130,000 per year by 2025 with revenues exceeding expenditures by about 40%.) Source: Bethany 303 annexation.
- b) Potential for desired growth, job creation and other opportunities will likely be realized on this site. Over the long term, Organics 303 is projected to generate a positive net fiscal impact to the City of Glendale given the expected characteristics of this development. This site is important from an economic development perspective and will increase the inventory of leasable industrial spaces that the City has to offer and will add new jobs to the area. In terms of fiscal results, the ultimate impacts will depend on whether the space is leased, or owner occupied and the density of employment, however revenues significantly exceed expenditures based on assumptions of previous analysis in the corridor.
- c) The site will further the growth of the City and as a result build civic pride and sense of community through the opportunities brought by new industrial and commercial development. Since this annexation is consistent with the 2019 City of Glendale Annexation Policy it will provide long term benefits that the

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City want to have in Glendale. This allows the City to effectively manage urban development, allow for the efficient planning and provision of services, create a stronger community, and ensure high quality developments in accordance with City standards.

- d) There are no impacts to existing parks, trails and open spaces programs. The area being annexed is mostly vacant farmland that is no longer in production. Narrow paved and some dirt roads are being improved to widen streets and road and have been adding sidewalks and landscaped frontages in the area since development began in the Loop 303 Corridor.
- e) Public services will be expected for fire and police as a primary benefit of being annexed into the City of Glendale. As the City annexes new property into the City limits it is also obtaining a new revenue stream to further build and develop local public safety resources. The demand for services will typically be less compared to other types of land uses such as retail and residential uses.
- f) This proposal supports the mission of Luke Air Force Base in a unique and important way. By developing warehouse and other light industrial uses adjacent and around Luke Air Force Base, undesirable land uses for flight operations are being removed from development consideration and in turns helps keep the base in operation and support the mission of the base to continue to function as a critical service to the region, state, and country.
- g) The City's natural heritage, natural environments, and historic resources will be minimally impact if at all since this is mostly vacant farmland. As mentioned above, the area is mostly vacant farmland with no significant natural features such as mountains, rivers or native desert open space. The only significant historic resource that is nearby, Luke Air Force Base is helped by this type of light industrial development since it protects the base from development such as residential that is contrary to flight operations at and around the base.

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 both the Annexation and Rezoning

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process, the development team would like to submit for Design 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. Building down spouts will be directed/piped to retention basins and underground storage tanks. 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