

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

Annexation Project Narrative

For

**Cotton 303 Industrial
Proposed Industrial Project**

**NEC Olive & 173rd Avenues
Glendale, Arizona**

PREPARED FOR:

Iron Rock Development II, LLC

PREPARED BY

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

August 8th, 2022

H.E. PROJECT NO. EISN005
SR#21-0240
AN-240

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

August 8th, 2022

George V. Gehlert, Senior Planning Project Manager

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

Re: Annexation Project Narrative for Cotton 303 Development NEC of Olive and 173rd Avenue

Introduction

The development team representing the Iron Rock 2, LLC will initially include Hunter Engineering, Ware Malcolm and Southwest Traffic. The proposed project will consist of developing approximately 66.71± acres with one or two buildings that combined would equal approximately 1,100,000 square feet. The building(s) 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 the adjacent public right of ways, which 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's zoning ordinance, which is A-1. The City of Glendale General Plan land use designation for the property is LDR 2.5 - Low Density Residential. A minor General Plan Amendment will be pursued concurrently with the rezone to the Regional Mixed Use (RMU) land use designation. Regional Mixed Use allows for employment uses within the Luke Compatible Land Use (LCLU) designation. The use of employment based commercial developments as a part of the overall mix of uses is appropriate within the RMU land use. The PAD will seek to rezone the property to a M-1 "type" Light Industrial PAD to bring the newly annexed property into conformance with the planned land use of Regional Mixed Use, which allows for M-1 Light Industrial.

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

The PAD 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.

Site Location & Characteristics

The Site is currently open farmland with active crop cultivation. The site will develop in one phase. The site is bounded by Cotton Lane to the east, Olive Avenue to the south, 173rd Avenue to the west, and Mountain View Road to the north. There is an industrial rail served site directly adjacent to the east. Many of the properties in the vicinity are large lot residential and include a small residential subdivision. Other similar light industrial warehouse projects have recently located nearby State Route Loop 303, directly east of Cotton Lane and to the south along the new 303 freeway. Operations would be typical for a light industrial warehouse, distribution and manufacturing use and could potentially employ up to several hundred employees. Hours of operation would be typical for these types of uses and would normally occur during the day with possibly some around the clock operations.

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 \$240,000 per year by 2025, in addition to the 4.2 million one-time revenues, with overall 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, Cotton 303 Industrial project 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

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

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. The site is within the City of Glendale planning boundaries.

- 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 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

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

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 will for this site will seek an amendment that allows for light industrial/manufacturing uses. The property would be rezoned A-1 Agricultural, as part of the annexation process. The PAD would then seek M-1 Light Industrial zoning to 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, PAD and the amendment submittals as close to concurrently as possible within the framework of the City submittal process. Upon successful completion of the Annexation, Minor General Plan Amendment and Rezoning process, the development team would like to submit for Design Review and seek approval to submit construction documents.

The buildings will be comprised of one large or 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 either the Northern or Peoria Avenue interchanges. Segments of interior drive aisles and

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

roadways will be most likely developed as private streets that will connect from Cotton Lane, Olive Avenue and 173rd Avenue, 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