

Cotton 303 Industrial

Project Narrative NEC Olive & 173rd Avenues Minor General Plan Amendment (MGPA)

1st Submittal Date: April 29, 2022
Resubmittal Date: September 1, 2022

City of Glendale: SR#22-0240, AN-240, GPA22-03 and ZON22-12

Applicant/Representative:



**TIFFANY
& BOSCO**
P.A.

2525 E. Camelback Road
Phoenix, AZ 85016

September 1, 2022

George V. Gehlert, Senior Planning Project Manager
City of Glendale, Development Services Division
5850 West Glendale Avenue, Suite 212
Glendale, Arizona 85301

Re: Minor General Plan Amendment (GPA) Project Narrative for Olive 303 Industrial PAD

INTRODUCTION

The development team includes Tiffany & Bosco, P.A., Hunter Engineering, Ware Malcolm and Southwest Traffic. The proposed project will consist of developing approximately 64.09 ± acres with one or two buildings which could be 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 the PAD/MGPA 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 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 current General Plan Land Use designation is LDR 2.5, which allows Low Density Residential from 1 to 2.5 du/ac. This project will seek a minor General Plan Amendment to modify the general plan to RMU (Regional Mixed Use) to Planned Commercial (PC).

The developer will seek a Minor General Plan Amendment (MGPA) concurrently with a rezone with the related PAD 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.

SITE LOCATION & CHARACTERISTICS

The Site is currently open farm land with active crop cultivation. The site is a half mile west of State Route Loop 303, and 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. 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 east of Cotton Lane. There is an industrial rail served site directly adjacent to the east, known as Fertizona. Other properties in the vicinity are large lot residential with a future subdivision located across 173rd Ave. to the west.

PROJECT SCOPE

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

The buildings will be comprised of either one single building or two mid-sized warehouse or manufacturing spaces with associated office on the corners of the building. Loading docks will most likely face east and west due to the shape of the site, with the buildings covering a large portion (60%±) of the site. There will be screening, landscaping, parking areas, and internal drives to buffer these docking areas from nearby residential properties. 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. Adequate site buffering between the adjacent residential uses and the proposed light industrial are provided in the site plan.

These buffers meet the requirements for separation as per the City of Glendale Zoning Ordinance and development standards.

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 interchange. Segments of interior drive aisles and roadways will be most likely developed as private streets that will connect from both Olive and 173rd Avenues, 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. However, limitations to truck traffic going north on 173rd Avenue including signage and driveway design are being proposed to alleviate issues with truck traffic to neighborhoods north of the subject site.

Our team has provided updates to the MGPA narrative and related PAD documents based on review comments by the City of Glendale and other updates to the project since the first review. The developer is sincerely excited about this this property and looks forward to continuing working with City staff for the duration of the project.

Thank you,

Ray Banker
Planner
Tiffany & Bosco, P.A.