

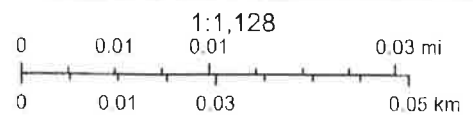
Map



October 16, 2023

AERIAL MAP

ANNEXATION AN-260



Puda Properties 1, LLC

RECEIVED/ACCEPTED

11-8-23

**REQUEST for ANNEXATION
CASE No. AN260
PUDA PROPERTIES 1, LLC**



On 2.6 acres

15901 W. Northern Ave

October 20, 2023

Revised 11-7-23

Prepared For:

Puda Properties 1, LLC

Prepared By:

GILMORE PLANNING & LANDSCAPE ARCHITECTURE, INC.

October 20, 2023
Revised November 7, 2023

Mr. Evan Evangelopoulos
Glendale Planning Dept
5850 W Glendale Ave
Glendale, AZ 85301



Re: **Request for Annexation AN-260**
Puda Properties 1, LLC
15901 W. Northern Ave

Evan:

On behalf of James Puda, Puda Properties 1 LLC (property owner), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this request for Annexation. As you know, our office filed for a Team Pre-App that included a narrative and a variety of exhibits relative to this request, Case No. SR 23-0293.

1. Introduction

The subject property for this annexation includes 2.89 acres of privately owned property, located at the southwest corner of W. Northern Ave and N Alsup Ave in the unincorporated area of Maricopa County. There are two parcels that comprise the 2.88 acres:

Parcel 1 – The north parcel includes approximately 13,577sf or .31 acres and is owned by the Adaman Irrigation Water District (AIWD)

0. The Maricopa County Assessor's office indicates that this area is part of parcel 501-49-003, which fronts onto W Northern Ave at the existing 33' ROW boundary.

Parcel 2 – The south parcel includes approximately 112,211sf or 2.58 acres and is owned by Puda Properties 1, LLC. The County Assessor identifies this parcel as: 501-49-007J.

The combined area; 13,577sf plus 112,211sf total 125,788sf or 2.89 acres, which represents the area proposed for this annexation. The east side is defined by a 40' ROW (33' existing ROW plus 7' dedication) along the west side of N Alsup Ave, which will remain under Maricopa County jurisdiction. Please refer to enclosed **Exhibit 1- Vicinity Map** and **Exhibit 5 - County Parcel Map** for the location of this subject property. This property is located approximately 1.4 miles northwest of Luke AFB, and a portion of this site is within their 65 Ldn noise contour that crosses diagonally through the property, please refer to **Exhibit 6-Noise Contour Map** prepared by Maricopa County and adopted by Luke AFB. This regional area west of Luke AFB along the Loop 303, Northern Parkway and the new Desert Diamond Casino that is now under construction is generating substantial industrial growth along with a variety of hospitality interests. In addition to this annexation, Mr. Puda is also submitting separate applications for a Minor General Plan Amendment (Minor GPA) and General Commercial C-2 Zoning on the property to attract a commercial business that can support this regional growth. Dennis Keogh, PE – Keogh Engineering is the Civil Engineer for these applications.

2. Annexation

As described above, the land area included in this request for annexation includes two parcels, AIWD (Parcel 1) and Puda Properties 1, LLC (Parcel 2). The City of Glendale is currently in process to annex the existing 33' of County ROW along the south side of the centerline of W. Northern Ave, which establishes the north boundary of this annexation. The east annexation boundary is located 40' west of the N Alsup Ave centerline, which represents the west half ROW that will remain under Maricopa County jurisdiction. A legal description for the Annexation has been prepared, refer to **Exhibit 3** that defines the perimeter of the subject property.

3. Glendale General Plan

The Glendale General Plan 2040 designates the northwest portion (1.13 ac) of the Subject Property as Low Density Residential 0-1 Du/Ac (LDR-1). This designation is intended to support low density semi-rural residential on lots that have a minimum lot area of one acre. The southeast portion (1.5 ac) is designated as LCLU because of the 65Ldn noise contour. A Minor GPA has been filed that will amend the northwest portion from LDR-1 to Luke Compatible Land Use (LCLU) to allow commercial and office uses.

The proximity to Luke AFB has changed the land use character surrounding the Base to protect its long-term operations. Where residential development is restricted because of the 65Ldn noise contour, other commercial and office uses are permitted.

4. Existing & Proposed Zoning

Maricopa County issued a Special Use Permit (SUP - Z2008031), and a Military Compatibility Permit (MCP 2010006) on this property approximately 10 years ago for a construction storage yard. These zoning boundaries align with the 65Ldn noise contour as illustrated on **Exhibit 2 Existing Site Plan** that was filed for these applications. Glendale's General Plan 2040 designates the northwest portion of this site as Low Density Residential (LDR-1), and the southeast half as Luke Compatible Land Use (LCLU), which is within the 65Ldn noise contour. The presence of this noise contour will not permit residential uses, but certain commercial uses are permitted.

A Use Compatibility and Consistency Determination (UCCD) has been filed through the Maricopa County Planning Dept and commercial / office uses have been approved by Luke AFB, Case No UC2023019, please refer to **Exhibit 8**. The proposed zoning for the entire Puda Property is General Commercial C-2.

5. Luke Air Force Base Noise Contours

Maricopa County treats these noise contours as a property line and therefore will not allow construction of a structure that may cross over the contour. On a small 2.6-acre parcel, that

restriction imposes difficult site planning. Under the County's jurisdiction, the property can only develop as two inefficient triangular parcels. Under Glendale's jurisdiction, this limitation does not exist as long as the more restrictive use has been approved by Luke AFB. The property may develop as one parcel, which provides great flexibility for site planning.

6. Existing Use

There is a 4,700sf structure on-site that has been used as an office, with other portions of the property used as a construction storage yard, please refer to enclosed **Exhibit 7 Aerial Plan**. The SUP associated with that use has lapsed. There is mature landscaping on-site that may be salvaged depending on the proposed commercial use and the on-site circulation and parking. The Legal Description is included here as a separate attachment.

7. Surrounding Uses

North: The north side of the subject property is defined by a 38'-45' wide parcel that extends from N. Alsup Ave west approximately one-half mile to N. Sarival Ave. This narrow parcel is owned by the Adaman Irrigation Water District. North of this narrow parcel is W. Northern Ave, a section line arterial with 66' of total ROW. North of Northern Ave are agricultural production fields that are under the jurisdiction of the City of Glendale and zoned PAD for employment uses. The Desert Diamond Casino is under construction at the southwest corner of the Northern Parkway and Sarival Ave.

East: The east side is defined by N. Alsup Ave, the mid-section road between Sarival Ave and Reems Rd. East side of Alsup are four single family homes fronting north towards W. Northern Ave, all zoned RU-43 under County jurisdiction. These homes are within the Luke Compatible Land Use area.

Southeast: The area south of the single-family homes is in agricultural production and zoned PAD for industrial development in the City of Glendale.

South: to the south are two single family homes fronting onto N Alsup Ave, and zoned RU-43 under County jurisdiction. The first home immediately south is situated approximately 52' south of the subject property. A screen wall and landscape can effectively create a visual screen. The proposed commercial use will be required to enhance this common boundary as part of the POD Application. The impact may be traffic that circulates on-site near this common boundary. The current construction storage use on-site has historically generated a similar level of traffic that included construction equipment. As commercial operation, the amount of traffic could be similar, but not expected to have any more impact.

West: The existing land use along the entire west side is the Marbil Nursery Creations, a plant nursery on 7.9 acres that fronts towards W. Northern Ave. The south half of this nursery is within Luke's 65 Ldn noise contour and has the same residential restrictions, but as a

commercial use, there is no conflict. This property is zoned RU-43. As an adjacent commercial operation, there should be a minimal impact.

These surrounding land uses and zoning are referenced on the enclosed **Exhibit 4 Context Plan**.

8. Access / Circulation

Currently, N. Alsup Ave provides the only direct vehicular access to the property. There are two lanes of traffic, one each way, within an existing 66' wide ROW. The Owner acknowledges that an additional 7' of ROW will be required to increase the west side ROW from 33' to 40'. Future improvements for N Alsup Ave will be coordinated with MCDOT and qualified during the Site Plan Approval process.

Along the north property line and shared with the Adaman Irrigation Water District (AIWD) is a graded frontage road that extends from N Alsup Ave west to the driveway access off W Northern Ave for the Marbil Nursery. There is no direct access to W Northern Ave from the subject property. Future development by a commercial user seeking access to W Northern Ave will be required to coordinate the dedication of additional ROW. The current south side ROW is 33' from the section line, and an additional 22' will be required from AIWD to create the required 55' south half ROW. An additional 10' maybe required to provide a minimum 65' ROW for a right turn deceleration lane approaching N Alsup Ave. These dedications and improvements may also require that a portion of the subject property be transferred to the AIWD). A final solution will be determined in negotiations with AIWD and the City of Glendale when the next commercial user prepares a Team Pre-App for Site Plan Approval.

9. Development Plan

There is no proposed site plan associated with this request. The purpose here is to gain annexation and to establish commercial C-2 zoning that will allow the property to be made available to the local market. Approving the C-2 zoning will permit the property to be presented to potential commercial users with the understanding that the City of Glendale will impose development standards per the zoning ordinance, site plan approval stipulations, and any specific requests from Luke AFB. The extensive development activity along the Loop 303, Northern Expressway, and the new Desert Diamond Casino located to the northwest of this site has prompted the Owner to pursue this application. When this property has been acquired for a commercial use, there will be a subsequent application for Site Plan Approval.

Maricopa County treats these noise contours as a property line and therefore will not allow construction of a structure that may cross over the contour. On a small 2.6-acre parcel, that restriction imposes difficult site planning. Under the County's jurisdiction, there would either be two one acre plus parcels available, or remain as one parcel with the site's parking placed on

the contour. Under the City of Glendale, there is no restriction as long as the more restrictive use has been approved by Luke AFB, which provides great flexibility for site planning.

10. Economic Development Considerations

Commercial Use: As yet, there is no commercial user for this property. The initial goal is to complete the annexation and establish the Commercial C-2 Zoning. Puda Properties will then introduce this 2.6 acres to the west side market as commercially zoned property, and thereby reducing the entitlement schedule to a Site Plan Approval process and then applying for a Building Permit. As commercially zoned property, there are a variety of potential users. Considering the expanding industrial market and the new Desert Diamond Casino, the expectation is for a single commercial user that is seeking proximity to these employment and hospitality users. Potential commercial uses could be building material sales with inventory storage, service commercial, general contractor's office, professional office, etc. As the market evolves and the industrial projects continue to develop north of W Northern Ave and east of N Alsup Ave, we believe the commercial interests will also increase.

Dedications: Regarding the public street improvements, Staff reviews have indicated that a 55' south half ROW will be required and potentially expanding to 65' approaching N Alsup Ave. The required dedication will impact the Adaman Irrigation Water District property that owns an approximate 45' wide parcel separating the subject property from W Northern Ave. N Alsup Ave is under County jurisdiction and has an existing west half ROW of 33'. An additional 7' of dedication is required to create a 40' ROW. The final design criteria and instruments of dedication will occur as part of the Site Plan Approval process in coordination with the Glendale Traffic and Engineering Depts.

Leased or Owner Occupied: The preference by Puda Properties is to sell the property to an end user. The expectation for this sized property would be as a single owner operator.

11, Project Utilities

Water: Adaman Water Company:

Wastewater: Septic. EPCOR is the local provider, but their Section 208 and CC&N service area is defined by W Northern Ave, which places this property outside their service area.

Power: Arizona Public Service (APS).

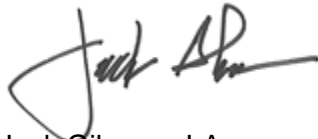
Police & Fire: City of Glendale, following annexation.

Evan Evangelopoulos
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Evan, it is our hope that in the near future, EPCOR will elect to expand their service area to include the approximate 800 acres that is the “donut-hole” in the middle of their 10,828-acre CC&N service area. Water is available from the Adaman Irrigation Water District, but the current capacity will have some challenges for fire flow. Adaman management has indicated that “upgrades are in works”. This will be monitored by the Owner, but it may be necessary that the initial project may require a storage tank and booster pump to satisfy volume and pressure requirements for fire flow.

We look forward to working with you and city staff, and ready to assist to further this request.

Respectfully,



Jack Gilmore, LA

cc: James Puda, Puda Properties 1, LLC
Dennis Keogh, Keogh Engineers
File

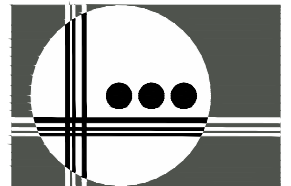
Exhibits

1. Vicinity Map
2. Exiting Site Plan (Related to Prior Approved Use)
3. Legal Description
4. Context Plan
5. County Parcel Map
6. Maricopa County PlanNet – Noise Contour Map
7. Aerial View
8. Use Compatibility & Consistency Determination (UCCD)
9. EPCOR – Waste Water Service Area
10. Property Deed



PUDA PROPERTIES - NORTHERN AVENUE

EXHIBIT 1 VICINITY MAP



GILMORE
 PLANNING & LANDSCAPE ARCHITECTURE
 2211 N. 7th Street T 602.266.5622
 Phoenix, Az 85006 www.getgilmore.com

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 MARICOPA COUNTY, ARIZONA
 PREPARED FOR: PADU PROPERTIES

SCALE: NTS
 DATE: 3.29.23
 GPLA JOB# 23---

