

RECEIVED

4-5-2024

MINOR GENERAL PLAN AMENDMENT
For
PUDA PROPERTIES 1, LLC
GPA23-06



On 2.6 acres

15901 W. Northern Ave

October 26, 2023

Revised 1-15-24 / 4-4-24

Prepared For:

Puda Properties 1, LLC

Prepared By:

GILMORE PLANNING & LANDSCAPE ARCHITECTURE

1. PROJECT INTRODUCTION

On behalf of James Puda, Puda Properties 1 LLC (Owner), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this Application for a Minor General Plan Amendment (Minor GPA) to change the land use designation on 2.63 acres from Low Density Residential 0-1 Du/Ac (LDR-1) and Luke Compatible Land Use Area (LCLU) to all LCLU. A large portion of the property is within Luke AFB's 65Ldn (Day Night Average Sound Level) noise contour and currently designated on Glendale's General Plan as Luke Compatible Land Use Area (LCLU). Since the location of the noise contour is not fixed, this Minor GPA will include the entire subject property, which includes 2.63 acres. This property is located at 15901 W. Northern Ave at the southwest corner of W. Northern Ave and N Alsup Ave in the unincorporated area of Maricopa County. There is in process an application to Annex the entire 2.63 acres into the City of Glendale, Case No - AN260.

In conjunction with this Minor GPA is a complimentary rezoning application (ZON23-09) that requests General Commercial C-2 zoning over the entire site. These two applications will be processed concurrently and will follow parallel citizen participation and staff reviews leading to a joint virtual neighborhood meeting and public hearings. Please refer to **Exhibit 'A'** - Vicinity Map, **Exhibit 'B'** - Aerial Map, and **Exhibit 'C'** - County Parcel Map for the location of this subject property. The County Assessor identifies this parcel as: 501-49-007J. This property is located approximately 1.4 miles northwest of Luke AFB, and the southeast portion of this site is within their 65Ldn noise contour.

This Minor GPA Application requests the City's support to amend the land use designation on the northwest portion from LDR-1 to Luke Compatible Land Use Area (LCLU) to permit commercial development on the entire property. We believe the approval of this commercial land use can best serve the City of Glendale by supporting the extensive development activity along the Loop 303, Northern Parkway, and the new Desert Diamond Casino located northwest of this site.

2. MINOR GENERAL PLAN AMENMENT

2.1 General Plan Designation – Existing

The Glendale General Plan 2040 designates the northwest portion 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 is designated as LCLU because of the 65Ldn noise contour. 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 employment uses are permitted. The land area immediately north of W Northern Ave is Regional Mixed Use (RMU) and LCLU. The division of these land uses follows the same 65Ldn noise contour. Please refer to **Exhibit 'D'** - Existing General Plan Land Uses.



2.2 General Plan Designation - Proposed

This application is seeking the City's approval to amend the entire 2.63 acres to Luke Compatible Land Use Area (LCLU), refer to **Exhibit 'H'** - *Legal Description* for this defined area. This request will establish the LCLU designation over the entire subject property. Please refer to **Exhibit 'E'** - *Proposed General Plan Land Uses*. The noise contour boundary has been established by Maricopa County and approved by Luke AFB, which is the common reference for the surrounding municipalities, refer to **Exhibit 'G'** – *Noise Contour Map*. The purpose of this request is to allow for general commercial uses that will not conflict with flight operations at Luke AFB, but support the regional growth of industrial and other compatible employment-oriented uses.

The General Plan states that *"The Luke Compatible Land Use Area designation is applied to lands surrounding Luke AFB that are delineated by the 1988 Air Installation Compatible Use Zone (AICUZ) 65Ldn noise contour. The General Plan recognizes and supports the state legislation related to the continued, viable operations of military installations. Permitted uses shall follow the Arizona land use compatibility requirements and Arizona Revised Statute 28-8481"*.

The General Plan recognizes *"Loop 303 Corridor located west of Luke AFB provides a connection between Interstates 10 and 17, and represents a major growth opportunity in the Glendale Municipal Planning Area (MPA). Shopping and employment centers will be the primary development, with relatively low-density residential growth surrounding the corridor"*.

Considering the General Plan designations of Regional Mixed Use and LCLU north of W Northern Ave, the landscape nursery immediately west which is a wholesale commercial operation, and the restriction of any new residential to the south and east, this request for LCLU is a very appropriate land use that fits into this mix of employment uses along the Loop 303 and the existing and restricted land uses. The location and size of this property seems to support an opportunity for either commercial or professional office uses.

Some of the more relevant Guiding Principles referenced under the Land Use Element 2.2 in the General Plan 2040 include:

- *Policy GA-1.3 - The City shall assign higher priorities to projects that foster City employment and revenue objectives.*

Similar to the previous response, this commercial land use can support new jobs and commercial services that create tax revenue. This commercial use can also generate interests for additional commercial development on adjacent properties.

- *Policy LU-2.1 - The City shall ensure that all new development near Luke AFB is compatible in land use type and densities/intensities.*

Luke AFB has indicated their support for commercial land uses per UCCD Application UC2023019.

- *Policy GA-5.1 & 5.3 - The City shall encourage economic diversity in each Growth Area and pursue a better balance of jobs to housing in the community by increasing local employment and thereby reducing travel demand and improving quality of life.*

Although this property is relatively small at 2.6-acres, the intent purpose is to establish a commercial business that can be proximate to both employees and local services for the extensive growth associated with Loop 303, the Northern Parkway, and the Desert Diamond Casino.

3. PROPERTY DESCRIPTION

3.1 Existing Land 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. 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.

3.2 Surrounding Land 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 buffer. The proposed commercial use will be required to enhance this common boundary as part of a future Site Plan Approval 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 a commercial operation, the amount of traffic could be similar, but with less noise as a result of removing the construction equipment.

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 65Ldn 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.

3.3 Existing & Proposed Zoning

The existing zoning reflects two use permits granted by Maricopa County; Special Use Permit (SUP) Case No Z2008031 for the northwest side (1.13 acres) and a Military Compatible Permit (MCP) Case No MCP-2010006 for the southeast side (1.5 acres), which represents the entire 2.63-acre parcel. The underlying zoning is RU-43 Rural Zoning District. Please refer to **Exhibit 'F' – Existing Site Plan** that was prepared for the previous user that illustrates the location of these previously approved zoning districts. The 10-year approval for the SUP has passed. Subject to the City Council's approval of the annexation and this Minor GPA, the Owner is requesting under a separate rezoning application that Commercial C-2 Zoning be granted on the entire property to attract a commercial business in response the rapidly expanding industrial development in the surrounding area.

4. AREA 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 as part of the Site Plan Approval process.

The subject property is separated from W Northern Ave by a linear 38-45' wide parcel owned by the Adaman Irrigation Water District (AIWD). Along the south side of the AIWD property and the north side of the subject property is a shared graded frontage road that extends from N Alsup Ave west to the driveway access 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 Northern Ave may be required to coordinate the dedication of additional ROW as well as negotiate with Adaman to gain direct driveway access. The current south side ROW of W Northern Ave is 33' from the section line, and an additional 22' will be required from AIWD, and possibly 32' 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) to allow for the continued operation of the irrigation service downstream. 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.

5. CONCLUSION AND SUMMARY

This property is situated within a regional area that is experiencing a rapid transition from agricultural farming to various urban land uses. There is substantial industrial / employment development along the Loop 303 and around the new Desert Diamond Casino that will bring significant opportunities for local employment. The presence of Luke AFB must also be considered as the iconic land use for this west area. The effort to protect their flight operations have been one of the primary land use elements influencing General Plan Land Uses within Maricopa County, the City of Glendale and the other surrounding west side municipalities. Considering this location and the existing land use features described, Low Density Residential no longer reflects the highest and best use for this location. The proposed LCLU land use can allow commercial development that will support the expanding industrial employment and the new Desert Diamond Casino. This location offers a proximate commercial site with expedient access to W Northern Ave and Sarival Ave, both designated as arterials, and N. Alsup Ave a mid-section collector.

This Minor GPA supports the goals of the General Plan 2040 with a complimentary land use that can enhance Glendale's tax base and protect the flight operations at Luke AFB. The project team requests Staff support and the City Council's approval of this Minor General Plan Amendment.

TABLE OF EXHIBITS

Exhibit 'A' – Vicinity Map

Exhibit 'B' – Aerial Plan

Exhibit 'C' – County Parcel Map

Exhibit 'D' – Glendale General Land Use Plan.

Exhibit 'E' – Proposed Glendale General Land Use Plan

Exhibit 'F' – Existing Site Plan (Previous Use).

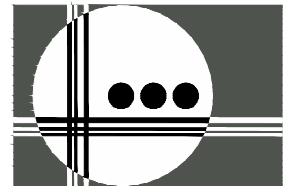
Exhibit 'G' – Maricopa County Noise Contour Map

Exhibit 'H' – Legal Description – LDR-1 to LCLU



PUDA PROPERTIES - NORTHERN AVENUE

EXHIBIT A 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: PUDA PROPERTIES

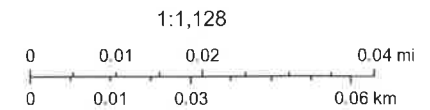
SCALE: NTS
 DATE: 3.29.23
 GPLA JOB# 23---





October 26, 2023

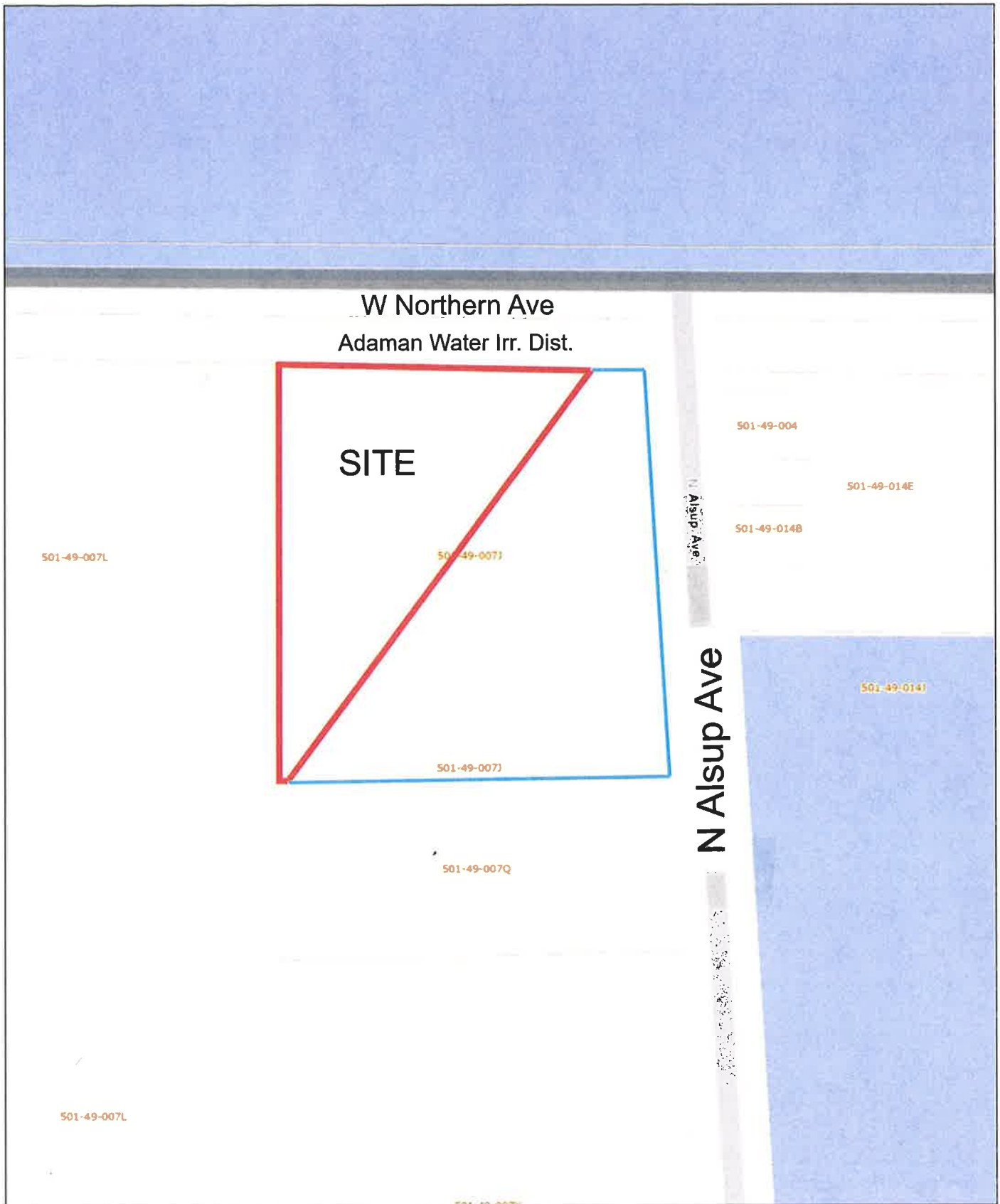
EXHIBIT 'B'
AERIAL MAP
MINOR GPA



Maricopa County GIO, Maricopa County Assessor's Office

SR 23-0293

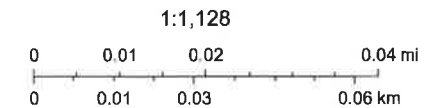
Map



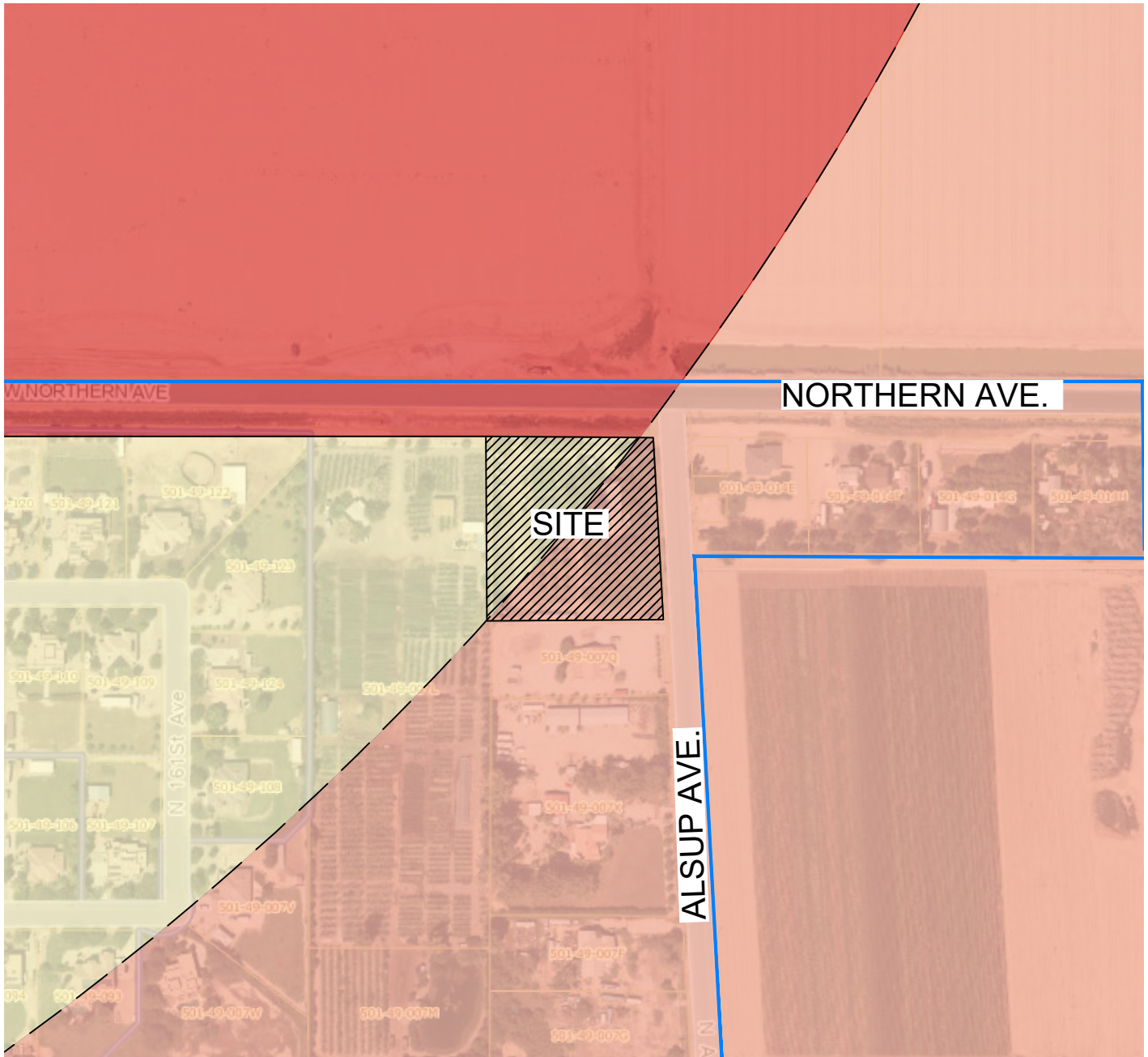
October 26, 2023





EXHIBIT C

COUNTY PARCEL MAP



Maricopa County GIO, Maricopa County Assessor's Office

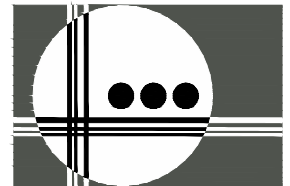


-  GLENDALE CITY LIMITS
-  LOW DENSITY RESIDENTIAL: 0-1 DU/AC
-  REGIONAL MIXED USE
-  LUKE COMPATIBLE LAND USE AREA

PUDA PROPERTIES - SR-23-0293

NORTHERN AVENUE

EXHIBIT D GLENDALE GENERAL PLAN 2040

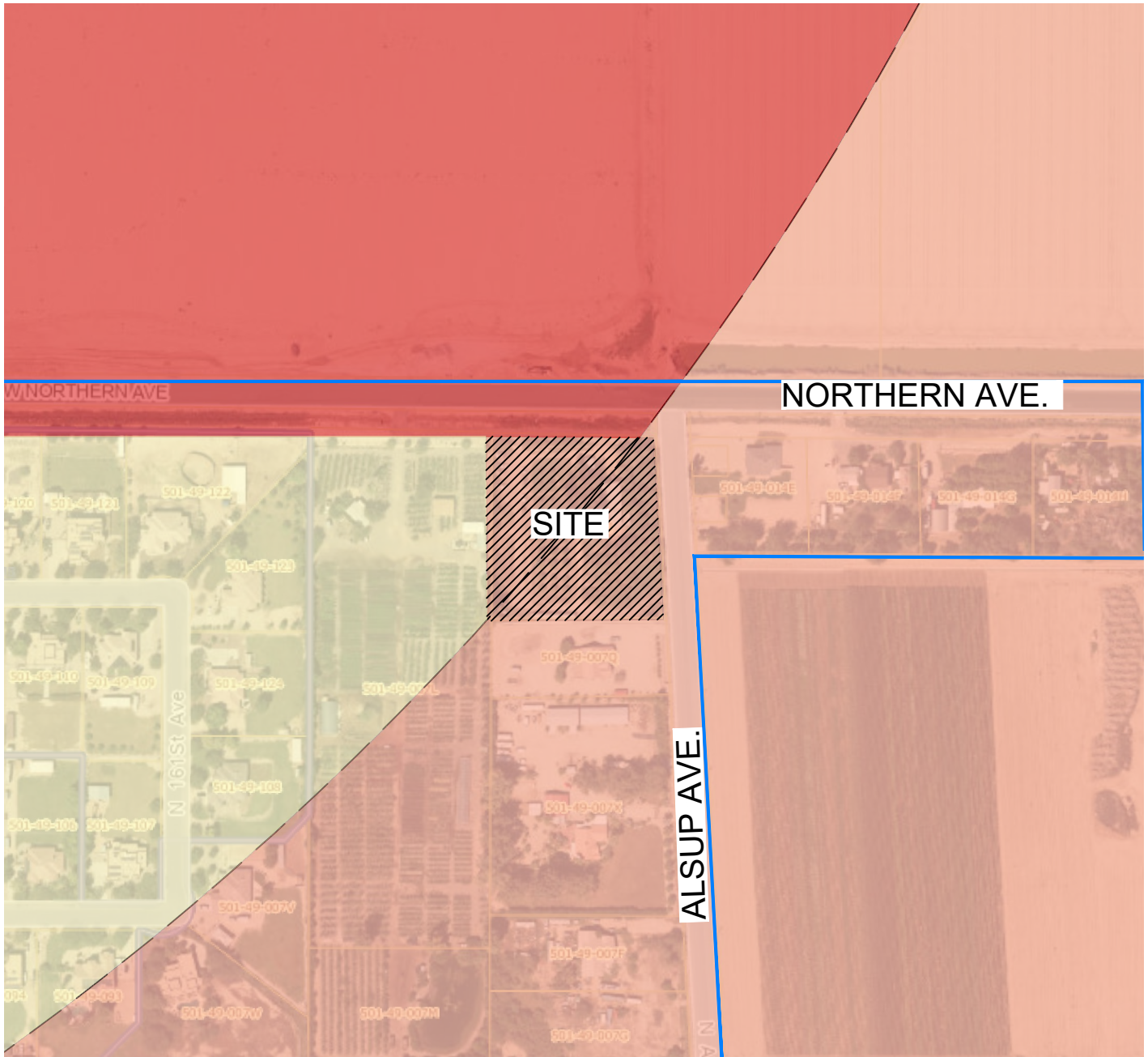






MARICOPA COUNTY, ARIZONA
PREPARED FOR: PADU PROPERTIES

SCALE: 1" = 300'
DATE: 11.20.23
GPLA JOB# 23---



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2211 N. 7th Street T 602.266.5622
Phoenix, Az 85006 www.getgilmore.com



-  GLENDALE CITY LIMITS
-  LOW DENSITY RESIDENTIAL: 0-1 DU/AC
-  REGIONAL MIXED USE
-  LUKE COMPATIBLE LAND USE AREA

PUDA PROPERTIES - SR-23-0293 **EXHIBIT E**
NORTHERN AVENUE **GLENDALE**
 GENERAL PLAN 2040
 PROPOSED

MARICOPA COUNTY, ARIZONA
 PREPARED FOR: PADU PROPERTIES

SCALE: 1" = 300'
 DATE: 11.20.23
 GPLA JOB# 23---



SITE PLAN

FOR
J&S SAND SPREADERS
15901 W. NORTHERN AVE.
LITCHFIELD PARK, AZ 85340

▲ REQUESTED FOR SPECIAL USE PERMIT Z2008031
&
▲ MILITARY COMPATIBILITY PERMIT MCP2010006



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEER

KEOGH ENGINEERING, INC.
14150 W. MCDOWELL ROAD
GOODYEAR, ARIZONA 85395
PHONE: (623) 535-7260
FAX: (623) 535-7262
CONTACT: DENNIS KEOGH
KEOGH@KEOGHENGINEERING.COM

ENTIRE PROPERTY LEGAL DESCRIPTION

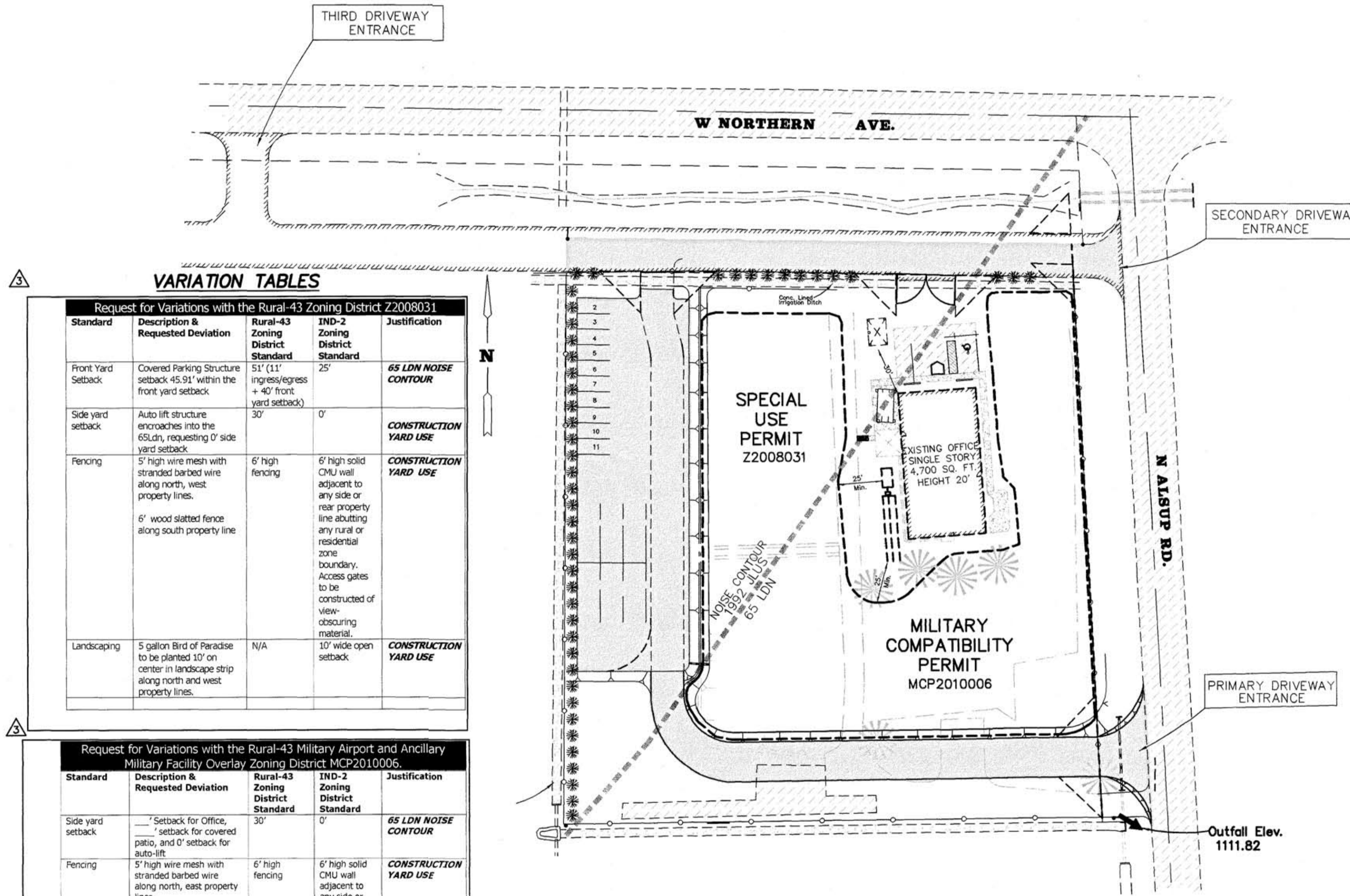
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER OF CORNER OF SAID SECTION 6;
THENCE NORTH 89°29'26" WEST ALONG THE NORTH SECTION LINE 33.07 FEET;
THENCE SOUTH 03°18'09" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ALSUP ROAD 78.27 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 03°18'09" EAST 348.44 FEET;
THENCE SOUTH 88°58'24" WEST 334.86 FEET;
THENCE NORTH 00° 00'00" EAST 356.66 FEET;
THENCE SOUTH 89°29'26" EAST 314.75 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 2.632 ACRES OR 114,650 SQUARE FEET.

SPECIAL USE PERMIT Z2008031 LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER OF CORNER OF SAID SECTION 6;
THENCE NORTH 89°16' 43" WEST ALONG THE NORTH SECTION LINE 33.07 FEET;
THENCE SOUTH 03°04' 40" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ALSUP ROAD 78.27 FEET;
THENCE NORTH 89°16' 43" WEST, A DISTANCE OF 52.08 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 35°12' 11" WEST, A DISTANCE OF 370.09 FEET;
THENCE SOUTH 41°41' 31" WEST, A DISTANCE OF 68.03 FEET;
THENCE SOUTH 89°11' 53" WEST, A DISTANCE OF 5.45 FEET;
THENCE NORTH 0°13' 26" EAST, A DISTANCE OF 356.59 FEET;
THENCE SOUTH 89°16' 43" EAST, A DISTANCE OF 262.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 1.130 ACRES OR 49,223 SQUARE FEET.

MILITARY COMPATIBILITY PERMIT MCP 2010006

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER OF CORNER OF SAID SECTION 6;
THENCE NORTH 89°16' 43" WEST ALONG THE NORTH SECTION LINE 33.07 FEET;
THENCE SOUTH 03°04' 40" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ALSUP ROAD 78.27 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°16' 43" WEST, A DISTANCE OF 52.08 FEET;
THENCE SOUTH 35°12' 11" WEST, A DISTANCE OF 370.09 FEET;
THENCE SOUTH 41°41' 31" WEST, A DISTANCE OF 68.03 FEET;
THENCE NORTH 89°11' 53" EAST, A DISTANCE OF 329.41 FEET;
THENCE NORTH 3°04' 40" WEST, A DISTANCE OF 348.44 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 1.502 ACRES OR 65,427 SQUARE FEET.



VARIATION TABLES

Request for Variations with the Rural-43 Zoning District Z2008031

Standard	Description & Requested Deviation	Rural-43 Zoning District Standard	IND-2 Zoning District Standard	Justification
Front Yard Setback	Covered Parking Structure setback 45.91' within the front yard setback	51' (11' ingress/egress + 40' front yard setback)	25'	65 LDN NOISE CONTOUR
Side yard setback	Auto lift structure encroaches into the 65LDN, requesting 0' side yard setback	30'	0'	CONSTRUCTION YARD USE
Fencing	5' high wire mesh with stranded barbed wire along north, west, property lines. 6' wood slatted fence along south property line	6' high fencing	6' high solid CMU wall adjacent to any side or rear property line abutting any rural or residential zone boundary. Access gates to be constructed of view-obscuring material.	CONSTRUCTION YARD USE
Landscaping	5 gallon Bird of Paradise to be planted 10' on center in landscape strip along north and west property lines.	N/A	10' wide open setback.	CONSTRUCTION YARD USE

Request for Variations with the Rural-43 Military Airport and Ancillary Military Facility Overlay Zoning District MCP2010006

Standard	Description & Requested Deviation	Rural-43 Zoning District Standard	IND-2 Zoning District Standard	Justification
Side yard setback	Setback for Office, patio, and 0' setback for auto-lift	30'	0'	65 LDN NOISE CONTOUR
Fencing	5' high wire mesh with stranded barbed wire along north, east property lines. 6' high slatted fence along south property line	6' high fencing	6' high solid CMU wall adjacent to any side or rear property line abutting any rural or residential zone boundary. Access gates to be constructed of view-obscuring material.	CONSTRUCTION YARD USE
Landscaping	5 gallon Bird of Paradise to be planted 10' on center in landscape strip along north and west property lines	N/A	10' wide open setback.	CONSTRUCTION YARD USE

KEY MAP
NOT TO SCALE

BENCHMARK
BRASS ROD IN HANDHOLE 25' EAST OF WELL SITE IN FRONT OF WILDLIFE WORLD ZOO ON SOUTH SIDE OF NORTHERN. ELEVATION =1135.10 "NAVD 88"

BUILDING STRUCTURE TABLE

DESCRIPTION	DIMENSIONS	SQ. FOOTAGE	HEIGHT	BLDG. PERMIT #
OFFICE	50' x 94'	4,700 SQ. FT.	20 FT.	---
COVERED PARKING	16' x 12'	192 SQ. FT.	10 FT.	---
COVERED PATIO	16' x 16'	256 SQ. FT.	10 FT.	---
AUTO LIFT	20' x 12'	240 SQ. FT.	10 FT.	---
TOTAL SQUARE FOOTAGE		5,388 SQ. FT.		
TOTAL LOT COVERAGE		4.7%		

PARKING TABLE

PARKING SPACE	DIMENSIONS	NUMBER
STANDARD PARKING SPACE	9' x 18'	11
ADA PARKING SPACE	12' x 20'	1
TRUCK & TRAILER PARKING	14' x 35'	6

NOTE: ALL PARKING SPACES MUST BE STRIPED PER THE MCZO

- UTILITIES**
- WATER ADAMAN WATER COMPANY
 - SEWER RURAL METRO
 - FIRE SHERIFF'S DEPARTMENT
 - POLICE ARIZONA'S PUBLIC SERVICE
 - ELECTRIC SOUTHWEST GAS (NONE)
 - GAS QWEST
 - TELEPHONE COX COMMUNICATIONS
 - CABLE LITCHFIELD PARK
 - SCHOOLS MARICOPA WATER DISTRICT
 - IRRIGATION
 - REFUSE COLLECTION WASTE MANAGEMENT

LIGHTING NOTE
THE SUBJECT SITE IS IN COMPLIANCE WITH MARICOPA COUNTY OUTDOOR LIGHTING 1112. NO PROPOSED OUTDOOR LIGHTING

OWNER/DEVELOPER
J&S SAND SPREADERS
C/O PUDA PROPERTIES I, LLC.
ATTN: JIM PUDA
15901 W. NORTHERN AVE.
LITCHFIELD PARK, AZ 85340
PHONE (623) 386-9907

ORIGINAL CREATION DATE OF ZONING PROCESS
FEBRUARY 2007

REVISIONS

NO.	DATE	DESCRIPTION	BY
▲	2/20/12	REVISED PER STIPULATIONS	DFK
▲	8/2/12	REVISED PER STIPULATIONS	DFK
▲	9/10/12	REVISED PER STIPULATIONS	DFK

SITE SUMMARY

TOTAL SITE AREA	
GROSS ACREAGE	2.896 AC.
NET ACREAGE	2.632 AC.
APN#501-49-007J	
EXISTING ZONING	RURAL-43 MILITARY AIRPORT AND ANCILLARY MILITARY FACILITY OVERLAY ZONING DISTRICT
EXISTING LAND USE	S.U.P. CONSTRUCTION LOT STORE/MAINTAIN VEHICLES
PROPOSING ZONING	RURAL-43 MILITARY AIRPORT AND ANCILLARY MILITARY FACILITY OVERLAY ZONING DISTRICT WITH A MILITARY COMPATIBILITY PERMIT MCP2010006 AND SPECIAL USE PERMIT Z2008031
SCHOOL DISTRICT	AGUA FRIA UNION
OFFICE, SINGLE STORY	5,388 SQ. FT.
LOT COVERAGE	5,388 SQ. FT. 114,658 SQ. FT. = 4.7 % NET

NOTE
APPROXIMATELY 1.50 ACRES ARE LOCATED WITHIN THE HIGH NOISE ACCIDENTAL POTENTIAL ZONE (HNAPZ) WITH MILITARY COMPATIBILITY PERMIT MCP 2010006
APPROXIMATELY 1.13 ACRES ARE LOCATED OUTSIDE THE HIGH NOISE OR ACCIDENTAL POTENTIAL ZONE (HNAPZ) WITH SPECIAL USE PERMIT Z2008031

REQUEST STATEMENT
SPECIAL USE PERMIT FOR THE OUTDOOR CONTRACTOR'S YARD WITHIN THE RURAL-43 ZONING DISTRICT AND A MILITARY COMPATIBILITY PERMIT FOR THE OUTDOOR CONTRACTOR'S YARD WITHIN THE RURAL-43 MILITARY AIRPORT AND ANCILLARY FACILITY OVERLAY ZONING DISTRICT."

APPROVED COPY

APPROVAL
Z2008031
Per Contingent
By: BOS

MCP2010006

RECEIVED OCT -2 2012

SHEET 1 OF 2

PREPARED FOR
J&S SAND SPREADERS

SITE PLAN
FOR
J&S SAND SPREADERS
15901 W. NORTHERN AVE.
LITCHFIELD PARK, AZ 85340

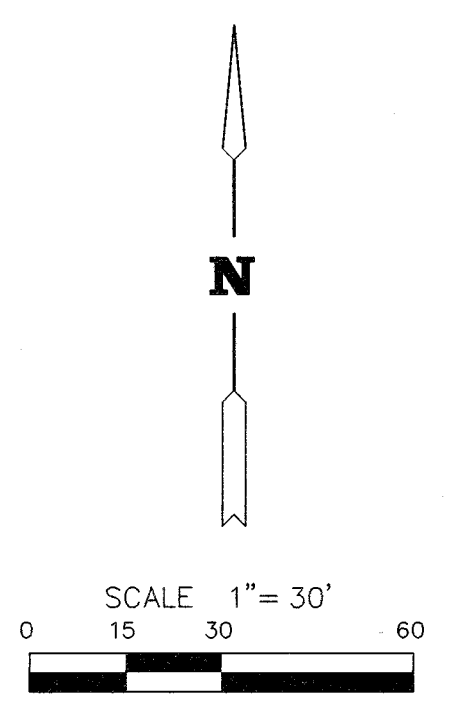
Keogh Engineering, Inc.
14150 W. MCDOWELL ROAD • GOODYEAR, ARIZONA 85395
PHONE: (623) 535-7260 FAX: (623) 535-7262
EMAIL: keogh@keoghengineering.com

DRAWN BY	RMV
CHECKED BY	DFK
FIELD WORK BY	EM
DATE	FEB., 2011
JOB NO.	20018
MAP NO.	E-20018

AutoCad Version: 16.0 Login Name: RUDY
Plot Date / Time: 09/22/12 10:01am Layout Name: S_1
Full File Path: L:\20018\20018-Site Plan - 1 - Cover.dwg

RURAL 43 SETBACKS
 FRONT - 51' (11'+40')
 SIDE - 30'
 REAR - 40'

RURAL 43 MAANFOD SETBACKS
 FRONT - 51' (11'+40')
 SIDE - 30'
 STREET SIDE - 20'
 REAR - 40'



LEGEND

- BIRD OF PARADISE TREES
- EXISTING BIRD OF PARADISE TREES
- PINE TREES
- PALM TREE
- CITRUS TREE
- PECAN TREE
- EUCALYPTUS TREE
- EXISTING PAVEMENT
- EXISTING DIRT ROAD
- NEW RECLAIMED ASPHALT PER MAG SPEC. 709 OR 2.5" AC/6" ABC IN DRIVEWAYS (R/W)
- NOISE CONTOUR
- (R) RECORD
- (M) MEASURE
- TRAFFIC FLOW
- NEW PIPE
- EXISTING PIPE
- DIRECTION OF FLOW
- PROPERTY LINE

B201207702

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/20/12	REVISED PER STIPULATIONS	DFK
2	8/02/12	REVISED PER STIPULATIONS	DFK
3	9/10/12	REVISED PER STIPULATIONS	DFK

SHEET 2 OF 2

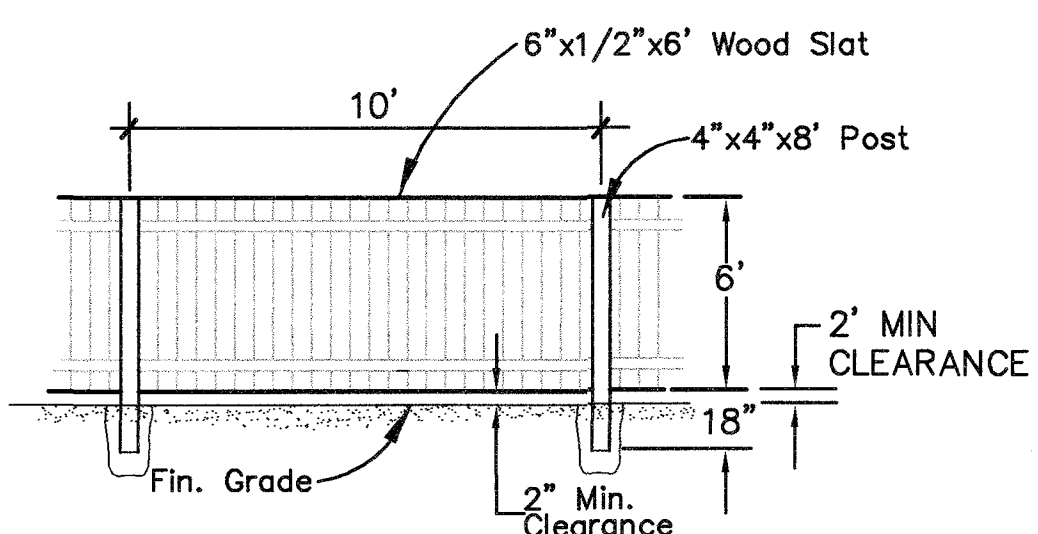
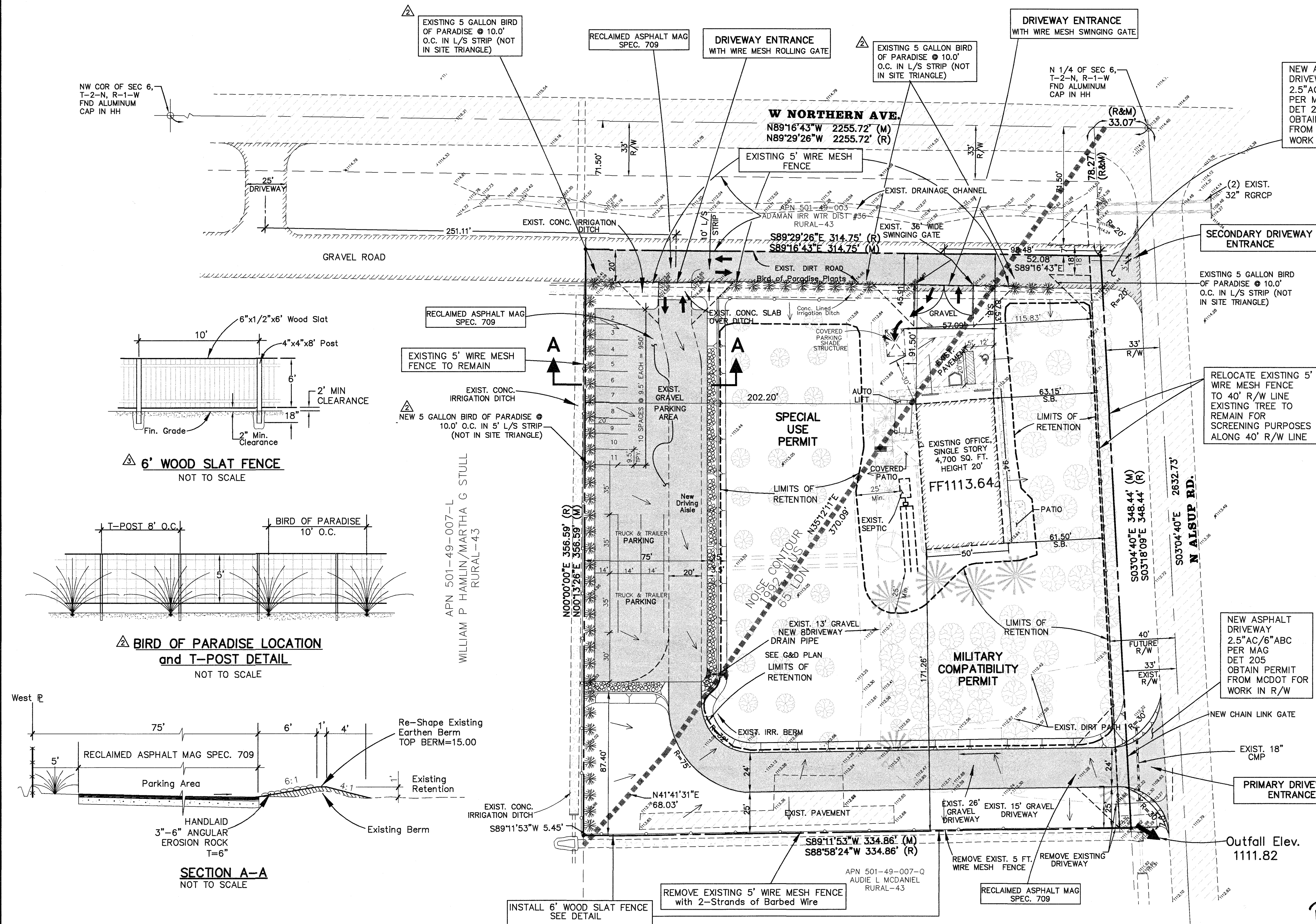
PROFESSIONAL ENGINEER
 DENNIS FRANK
 KEOPH
 ARIZONA, U.S.A.
 Exp. 08/5/2018

DRAWN BY MDK
 CHECKED BY DFK
 FIELD WORK BY EM
 DATE OCTOBER, 2013 JOB NO. 20018 MAP NO. E-20018

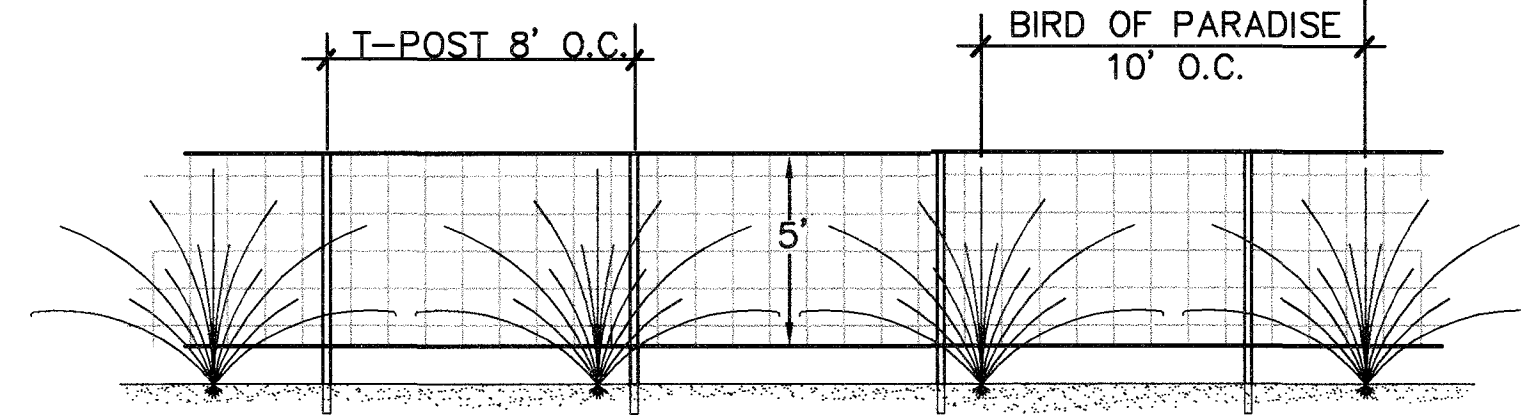
PREPARED FOR
J&S SAND SPREADERS

SITE PLAN FOR
J&S SAND SPREADERS
 15001 W. NORTHERN AVE.
 LITCHFIELD PARK, AZ 85340

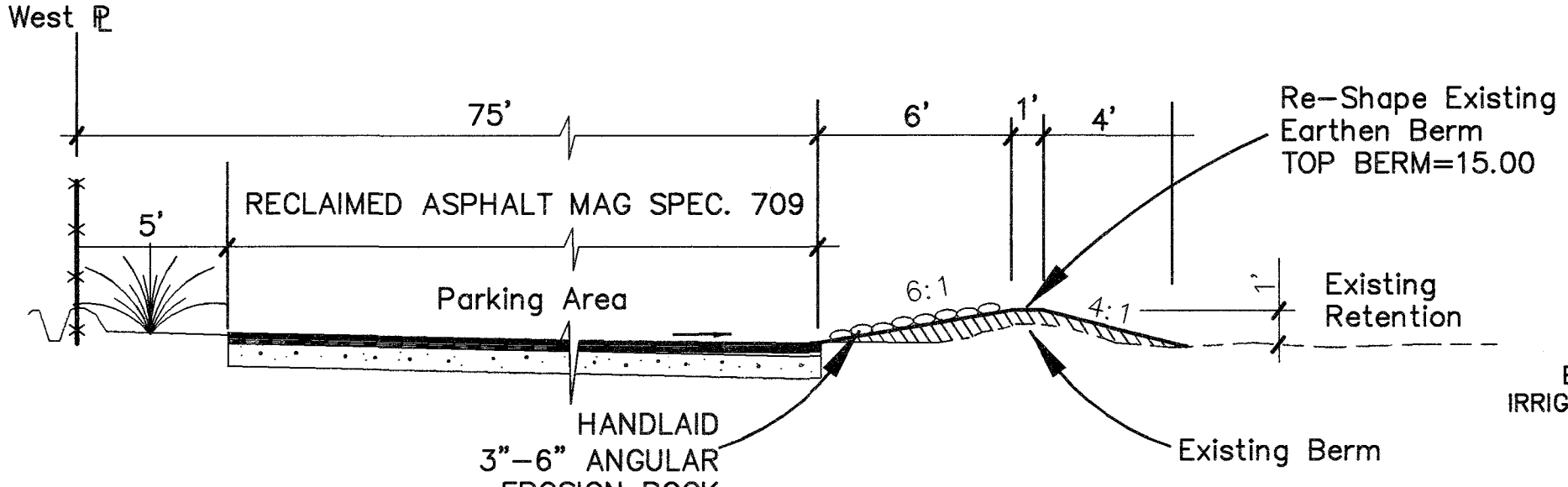
Keogh Engineering, Inc.
 14150 W. McDOWELL ROAD • GOODYEAR, ARIZONA 85395
 PHONE: (623) 535-7260 FAX: (623) 535-7282
 EMAIL: keogh@keoghsengineering.com



6' WOOD SLAT FENCE
NOT TO SCALE



BIRD OF PARADISE LOCATION and T-POST DETAIL
NOT TO SCALE



SECTION A-A
NOT TO SCALE

PARKING TABLE

PARKING SPACE	DIMENSIONS	NUMBER
STANDARD PARKING SPACE	9' x 18'	11
ADA PARKING SPACE	12' x 20'	1
TRUCK & TRAILER PARKING	14' x 35'	6

NOTE: ALL PARKING SPACES MUST BE STRIPED PER THE MCZO

SITE VISIBILITY TRIANGLE NOTE

NO STRUCTURES, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25-FOOT SIGHT VISIBILITY TRIANGLES

AutoCad Version: 16.0
 Login Name: RUDY
 Plot Date / Time: 09/22/12 10:02am
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 Full File Path: L:\20018\20018-Site Plan - 2 - Plan.dwg



EXHIBIT 'G'

Maricopa County I



Puda Properties 1, LLC

SR 23-0293

RECEIVED

1-15-2024

REZONING APPLICATION
for
PUDA PROPERTIES 1, LLC



On 2.6 acres

15901 W. Northern Ave

October 26 2023

Revised January 15, 2024

Prepared For:

Puda Properties 1, LLC

Prepared By:

GILMORE PLANNING & LANDSCAPE ARCHITECTURE

Project Team

Property Owner: Puda Properties 1, LLC
Attn: James Puda
42307 N 259th Ave
Morristown, AZ 85342
jimpuda@gmail.com

Project Location: 15901 W. Northern Ave
Litchfield Park, AZ 85340

Assessor Parcel: 501-49-007J

Project Area: 2.9 Gross Acres / 2.63 Net Acres

Project Team: Land Planner / Landscape Architect
Jack Gilmore, LA
Gilmore Planning & Landscape Architecture
2211 N. Seventh Street, Phoenix, AZ 85006
(602) 266-5622 / jgilmore@getgilmore.com

Civil Engineer
Dennis Keogh, PE
Keogh Engineering
650 N. 137th Ave. #110, Goodyear, Arizona 85338
(623) 535-7260 / keogh@keoghengineering.com

1. Project Introduction

On behalf of Puda Properties 1 LLC (Property Owner), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this application to rezone 2.9 gross acres (2.6 net acres) from the current County zoning of SUP and MCP to General Commercial C-2. The subject property is situated at 15901 W. Northern Ave at the southwest corner of W. Northern Ave and N Alsup Ave in the unincorporated area of Maricopa County. Please refer to **Exhibit 1 - Vicinity Map** and **Exhibit 2 Aerial Map** for the location of this subject property. The County Assessor identifies this parcel as: 501-49-007J (**Exhibit 3**). This property is located approximately 1.4 miles northwest of Luke AFB, and a portion of this site is within their 65Ldn noise contour that crosses diagonally through the property (**Exhibit 4**).

Associated with this rezoning request are two separate applications; one for annexation (Case No AN260), and a second filed in conjunction with this rezoning for a Minor General Plan Amendment (Minor GPA). The Minor GPA will amend the Low-Density Residential Land Use LDR-1 to Luke Compatible Land Use (LCLU) to establish a single land use to permit commercial and office uses. Subject to the City Council's approval of the annexation and Minor GPA, this rezoning request seeks the Council's approval to amend the County's SUP and MCP zoning to Glendale's General Commercial C-2 zoning to permit the development of commercial/office businesses. This regional area west of Luke AFB along the Loop 303 and Northern Parkway is generating substantial industrial growth along with a variety of hospitality interests. The Project Team believes that the new Desert Diamond Casino now under construction will attract even more commercial activity.

2. General Plan Conformance

The City of Glendale's General Plan 2040 has designated this property has both Luke Compatible Land Use Area (LCLU) and Low Density Residential 0-1 Du/Ac (LDR-1). This parcel is divided diagonally by the Luke AFB's 65 DNL noise contour that impacts a triangular area of approximately 13,200sf at the southeast corner, approximately 11% of the net site area. Refer to the **Exhibit 5 - Glendale General Plan** that illustrates the proposed General Plan Land Use associated with the Minor GPA.

3. Existing Land 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 for a previous tenant J&S Sand Spreaders. The SUP associated with that use has lapsed. There is no direct access to W Northern Ave. There is a gravel drive that parallels the north side of the property that extends from N Alsup Ave west to a shared access driveway with Marbil Nursery Creations, please refer to **Exhibit 6 – Context Map**.

4. Existing Zoning

The existing zoning reflects two use permits granted by Maricopa County; Special Use Permit (SUP) Case No Z2008031 for the northwest side (1.13 acres) and a Military Compatible Permit (MCP) Case No MCP-2010006 for the southeast side (1.5 acres), which represents the entire 2.63-acre parcel. The underlying zoning is RU-43 Rural Zoning District. Please refer to **Exhibit 7 – Existing Site Plan** that was prepared for the previous user that illustrates the location of these previously approved zoning districts. **Exhibit 8A** represents the legal description for the previous Special Use Permit (SUP), and **Exhibit 8B** represents the legal description for the current Military Compatible Permit (MCP). The 10-year approval for the SUP has lapsed. Subject to the City Council's approval of the annexation and related Minor GPA, the Owner is requesting with this application General Commercial C-2 Zoning on the property to attract a commercial business in response the rapidly expanding industrial development in the surrounding area. In researching the land use restrictions associated with the 65Ldn noise contour, our project team elected to file a Use Compatibility and Consistency Determination (UCCD) through the Maricopa County Planning Dept to establish Luke AFB's support for a commercial/office uses. That application was approved by Luke AFB, Case No UC2023019 - **Exhibit 9**.

5. Surrounding Land Uses

The surrounding land uses and zoning are referenced on the enclosed **Exhibit 6 Context Plan**, and further defined as follows:

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 and within the 65Ldn noise contour.

South: to the south are two single family homes fronting onto N Alsup Ave, and zoned RU-43 under County jurisdiction. Both are within the 65Ldn contour. The first home immediately south is situated approximately 52' south of the subject property. A screen wall and landscape can effectively create a visual buffer. The proposed commercial use

will be required to enhance this common boundary as part of the Site Plan Approval review. 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 a 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 65Ldn 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.

6. Access / Circulation

Direct access to the subject property is only available from two driveways off N. Alsup Ave, a mid-section collector that will remain under County jurisdiction. N Alsup Ave has 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 presented with the application for Site Plan Approval.

There is no direct access to W Northern Ave. Future development by a commercial user seeking direct access to W Northern Ave may/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, and possibly 32' to provide a minimum 65' ROW for an eastbound right turn lane approaching N Alsup Ave. These dedications and improvements may also require that the ditch be piped and 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 a commercial user prepares a Team Pre-App for Site Plan Approval, that will also include a Traffic Statement.

There is secondary access off W Northern Ave along the north property line that is shared with the Adaman Irrigation Water District (AIWD) and the Marbil Nursery. This is an existing gravel frontage road that extends from N Alsup Ave west to the driveway access for the Marbil Nursery, refer to **Exhibit 7 – Existing Site Plan**.

7. Infrastructure

Water: Adaman Irrigation Water District is the water provider for domestic service. There is a 4" water line in N Alsup Ave that currently services the property. A new commercial business will need to evaluate the existing water service for adequate volume and pressure. 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 for fire flow.

Sewer: There is an existing septic system on-site. Although EPCOR has constructed a relatively new sewer main in W Northern Ave, the subject property is situated outside of their CC&N boundary, which restricts their ability to provide service. 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.

Site Grading & Drainage: The site is relatively flat with the existing grade falling generally from north to south. The Project is within Zone ‘X’ and outside any designated floodplain boundary, but will be responsible for collecting storm water flows from a 100-year 2-hour event, as well as from the adjacent half street rights-of-way. Future coordination will need to occur with the City of Glendale’s Engineering Staff on site drainage and retention. The first application for site plan approval will include a Preliminary Drainage Report and Preliminary Grading and Drainage Plan.

8. Development Plan

There is no proposed site plan associated with this request. The purpose of this application is to gain annexation and to establish the General 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.

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. The UCCD Application that was presented and approved by Luke AFB included commercial and office use without any specific type.

9. Project Landscape

Landscape Theme: The size and quantities of plant material shall conform to the landscape standards in Chapter 19 of the Glendale Zoning Ordinance. The selection of plant material prescribed for trees, shrubs, groundcovers and accents will be selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). The landscape theme will include enhancing the quantities of trees and shrub massing at strategic points along the frontages of W Northern Ave and N Alsup Ave.

10. Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Aerial Map

Exhibit 3 – County Parcel Map

Exhibit 4 – Luke AFB Noise Contour Map

Exhibit 5 – Glendale General Plan 2040 – (Proposed Minor Gen. Plan Amend. PA 23-06)

Exhibit 6 – Context Plan

Exhibit 7 – Existing Site Plan (Prior Use)

Exhibit 8A – Legal Description RU-43 Special Use Permit to C-2

Exhibit 8B – Legal Description RU-43 Military Compatible Permit to C-2

Exhibit 9 – Use Compatibility & Consistency Determination – LUKE AFB Approval Letter



PUDA PROPERTIES - NORTHERN AVENUE

MARICOPA COUNTY, ARIZONA
PREPARED FOR: PADU PROPERTIES

EXHIBIT 1 VICINITY MAP

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



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Map



October 26, 2023

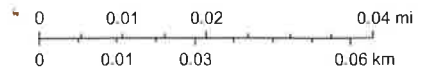
EXHIBIT 2

Aerial Map

REZONING SUP to C-2

Puda Properties 1, LLC

1:1,128



Maricopa County GIO, Maricopa County Assessor's Office

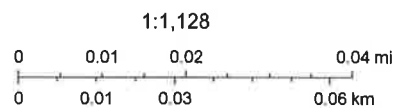
SR 23-0293

Map



October 16, 2023

EXHIBIT 3 County Parcel Map



Maricopa County GIO, Maricopa County Assessor's Office

Puda Properties 1, LLC

SR 23-0293



PlanNet

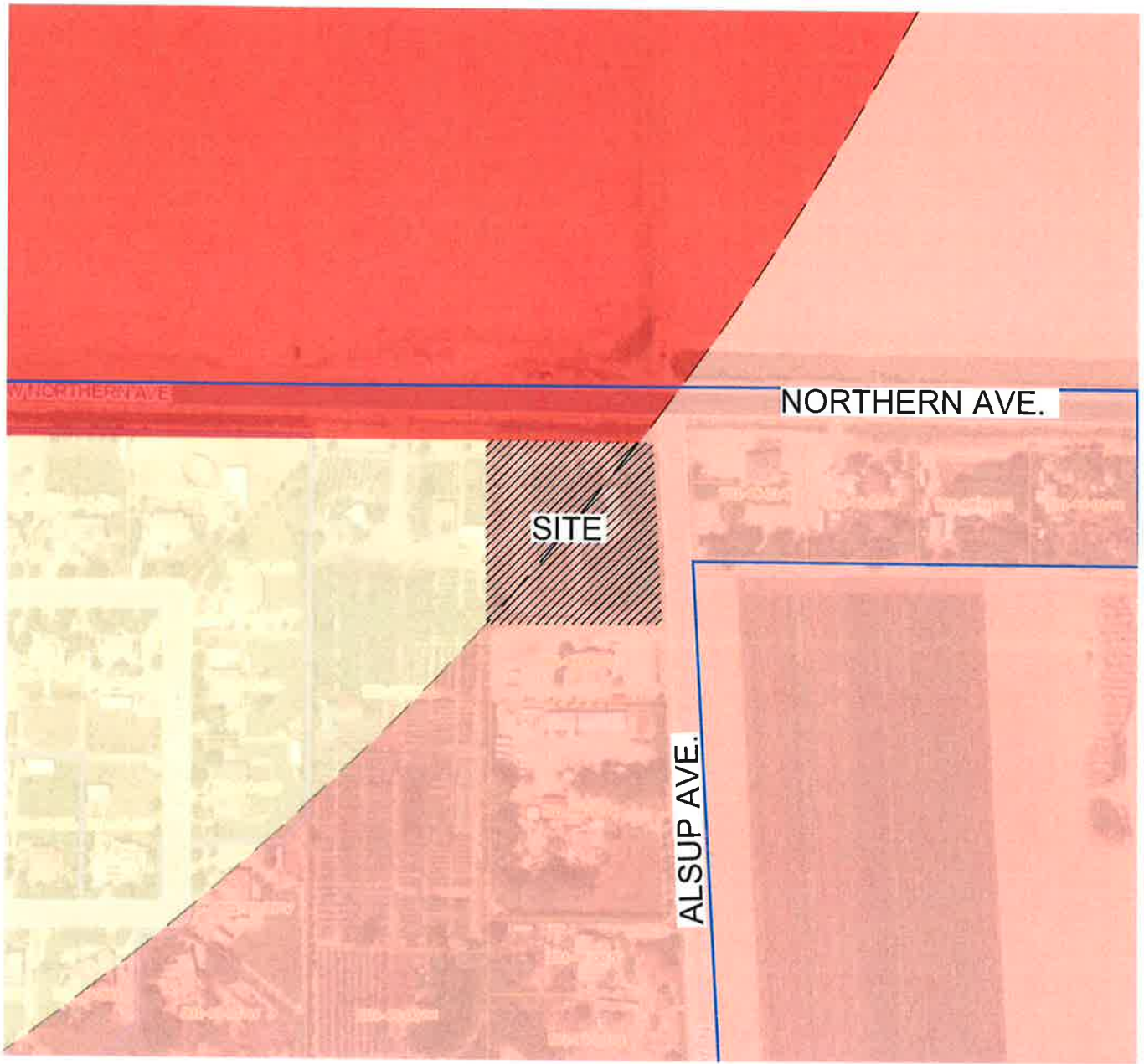
Maricopa County I





EXHIBIT 4



Puda Properties 1, LLC

SR 23-0293

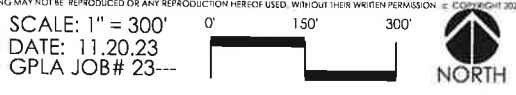


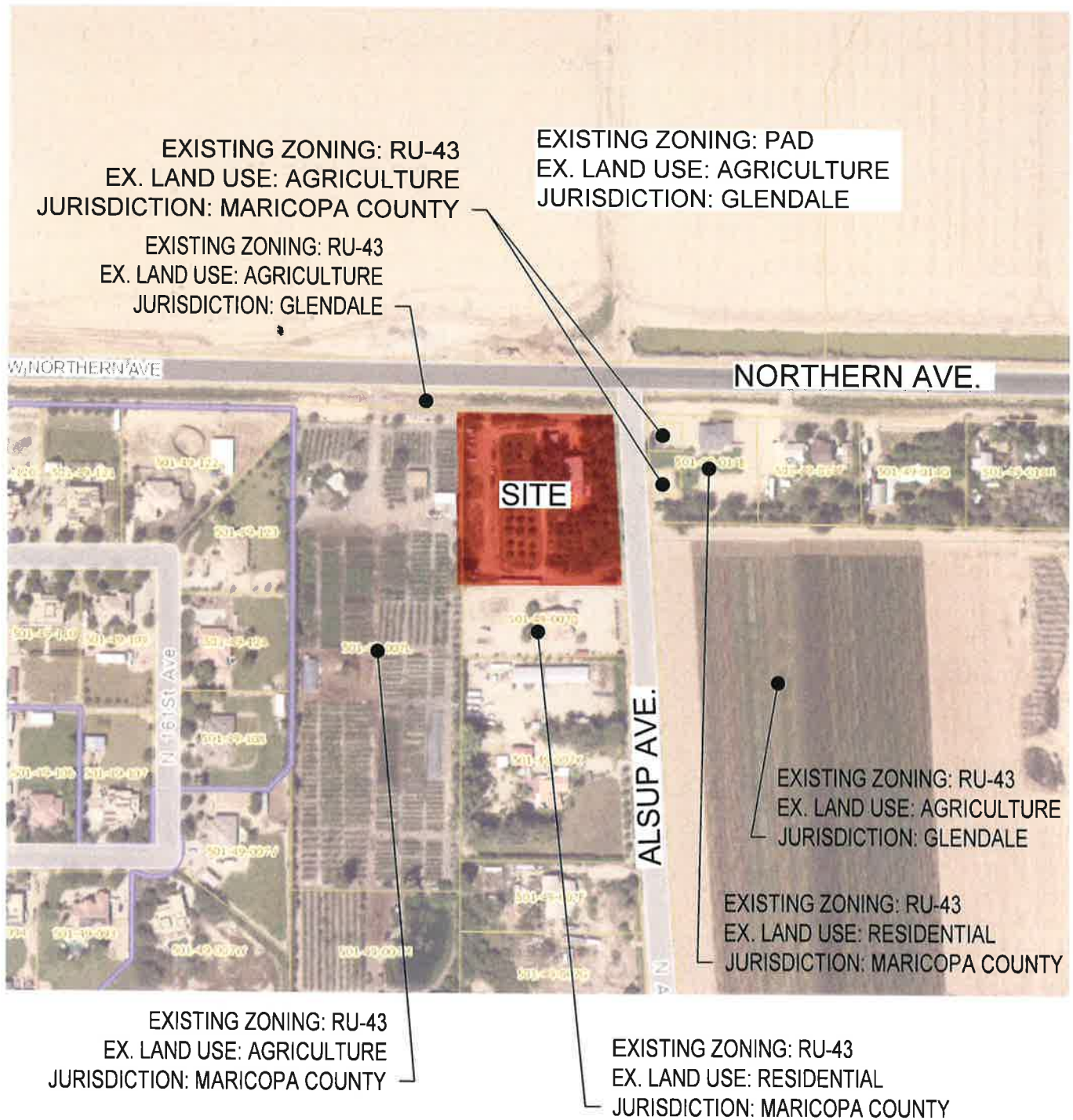
-  GLENDALE CITY LIMITS
-  LOW DENSITY RESIDENTIAL: 0-1 DU/AC
-  REGIONAL MIXED USE
-  LUKE COMPATIBLE LAND USE AREA

PUDA PROPERTIES - SR-23-0293 NORTHERN AVENUE

EXHIBIT 5
GLENDALE
GENERAL PLAN 2040
PROPOSED

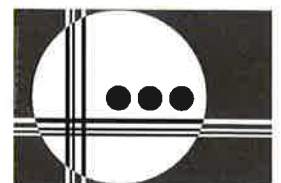
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PREPARED FOR: PADU PROPERTIES





PUDA PROPERTIES - NORTHERN AVENUE

EXHIBIT 6 CONTEXT PLAN



GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street | 602.266.5622
Phoenix, AZ 85006 | www.gelgilmore.com

MARICOPA COUNTY, ARIZONA
PREPARED FOR: PADU PROPERTIES

SCALE: 1" = 300'
DATE: 3.29.23
GPLA JOB# 23---



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