

**Project Narrative  
for**

**Crow 303 AZ  
Annexation & PAD Amendment  
(Luke Logistics)  
SEC W Glendale Avenue  
& N. Alsup Avenue  
Glendale, Arizona**

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## **1. Introduction**

The purpose of this narrative is to provide a summary of our Annexation and PAD Amendment request to add the 8.65± acres located at the southeast corner of West Ocotillo Road and North Alsup Avenue to the existing PAD, which currently includes 146-acres for a new total of approximately 155 acres. This Annexation and PAD Amendment will integrate this 8.65± acres area into the overall Luke Logistics development by Crow Holdings, which was previously annexed and zoned to the CROW 303 AZ PAD as an M-1 Light Industrial Planned Area Development, with a planned total of roughly 1.9 million square feet of industrial warehouse.

The primary use of the PAD will be to remain as a group of light industrial warehouses, with associated circulation, parking, landscaping, and other on-site amenities typical of a light industrial warehouse development. The addition of the land will allow the developer to add truck parking to better compete and market the Luke Logistics development. As the request is to add acreage to the existing PAD, all uses listed in Table A – Permitted Land Uses will be allowed within the proposed additional acreage for a total of 155-acres. In short, the current Annexation and PAD Amendment proposal will allow the two subject parcels (APN 501-60-034 & 501-60-010F) to be fully integrated with the overall Luke Logistics development and at this time is planned to provide that much needed additional trailer parking area. Please see the site plan attached at the end of this narrative. Any of the uses listed within the PAD along with accessory uses and ancillary uses within the PAD will apply to the entirety of the PAD Amendment including the 8.65 acres being added to the PAD. Parcels from the initial PAD rezoning included assessor parcel numbers 501-60-008, 501-60-010E, 501-60-006C, 501-60-006B, and 501-60-006D.

## **2. Background**

During the original applications for annexation and rezone, these two parcels were intended to be included in the applications but could not be because the parcels were in the process of being acquired. This application would incorporate the two subject parcels (totaling 8.65± acres) into the existing 164.39 acres of the CROW 303 AZ PAD for a total of 173.04-acres for the Luke Logistics development. The overall Luke Logistics development has an approved site plan (DR22-0063) along with approved construction documents for offsite improvements along Glendale Avenue (Reference number 231532) and is finalizing approval for construction documents for improvements along Alsup Avenue. The project is well underway and the addition of these two parcels will round out the development.

## **3. Requested Rezoning & Annexation**

The site is located within unincorporated Maricopa County, and we are seeking to annex it into the City of Glendale. Upon annexation, the site's existing RURAL-43 zoning in the County will be initially established with the zoning district of RR-45, as per A.R.S. 9-471, the closest equivalent zoning designation in Glendale's zoning ordinance. Thereafter, the subject PAD Amendment will rezone the property from RR-45 to M-1 Light Industrial PAD, as the PAD is amended through the rezoning process. This request is only to add land to the original CROW 303 AZ PAD.

## 4. Annexation Analysis

The subject applications will enable the addition of land into the CROW 303 AZ PAD that will assist in the overall operation and increase the marketability of the Luke Logistics development. These applications are consistent with several of the requirements of City Council Resolution R19-16, as explained below:

- a. Financial: *Analysis of a fiscal impact to Glendale, including one-time and reoccurring revenues and expenses.*

This addition of land will support the overall Luke Logistics development, which includes five buildings that will add more jobs and tax revenue to the city. One-time expenses include primarily the improvements from the original PAD, such as the improvement of Glendale Avenue. Reoccurring revenues will be generated from the taxes that were originally noted for the annexation of the initial 164 acres, that currently comprise the CROW 303 AZ PAD. This addition of land is a small amount compared to the original annexation and should be considered as a complimentary feature to the original annexation. Little to no additional expenses will be needed to add this very small portion of land relative to the much larger initial annexation area.

- b. Economic Development: *Potential of desired growth; job creation in targeted clusters and opportunities identified in the Glendale Economic Development Strategic Plan.*

This addition of land is an essential part of and will complete the overall Luke Logistics development which includes five large warehouse buildings. This development will attract top-tier end users that require this additional parking for trailers. The end result will be to provide a much-needed service for an industrial development of this size, which in turn will attract more high-end industrial businesses and add more jobs to the community and tax revenue for the City of Glendale.

- c. Civic: *Growth of our political subdivision, civic pride, and sense of community.*

The subject site and the rest of Luke Logistics is part of the Loop 303 Industrial Corridor, which has become a significant source of jobs, tax revenue, and business productivity for the city. Additionally, it is a development type that is compatible with Luke Air Force Base and its mission and objectives. By adding this small area of land, we will better equip Luke Logistics with the parking it needs to operate successfully and to be competitive in the industry.

- d. Planning and Building: *Impacts to Glendale land use program; parks, trail, and open space programs; surrounding properties; extent of compliant/ non-compliant structures*

The subject site is located within and is consistent with the Luke Compatible Land Use general plan designation. Currently, there are no structures planned for the new land being added to the Luke Logistics development, but as mentioned in the introductory paragraphs above, a building or other approved use may at some time in the future be located on the two parcels being added to the project and PAD. The overall focus of this development is to provide industrial warehouse space. This development will not impact any existing parks, trails, or open space programs, as that none have been planned for this industrial corridor in this area. Surrounding properties will be screened with an 8-foot screen wall along the south property line which will provide opaque screening from the adjacent sites.

A landscape buffer will also be included where single-family residential properties are adjacent to the development, as originally planned for in the CROW 303 AZ PAD.

e. Public Safety: *Impacts to existing program: demand for new services*

The amount of land being added to the existing Luke Logistics development is relatively minor. We do not anticipate any notable increase in public safety needs for this site as a result of this minor addition.

We also note that the proposed additional land will include improvements to the adjacent roadway, which ultimately helps support the circulation of public safety in the area.

f. Intergovernmental: *Support the mission of Luke Airforce Base*

This development will comply with all requirements for Luke Airforce Base. As noted above, the Luke Logistics development has already received design review approval and is compatible with the mission and objectives of Luke Airforce Base. The addition of the subject property as parking will not alter that compatibility.

g. Environmental: *Considerations impactful to the City's cultural heritage, natural environment, and historic resources.*

The site is mostly vacant except for an unoccupied, disheveled house that was built around 1974. Searches were completed for the address for the parcel with a structure being added to the PAD. Both the National Register of Historic Places and State HPO records were reviewed and all potential results showed no matches for any listed historic site or building for the parcels being added for this development.

## **5. Changes to the CROW 303 AZ Planned Area Development**

The subject applications will only enable the addition of land into the CROW 303 AZ PAD. The original PAD document has been edited from its originally approved language to the amended PAD to reflect the addition of land.

A PDF copy with the revisions highlighted has been included with this application so that staff can clearly identify where changes were made to reflect the update in the total amount of land within the PAD Amendment. The associated exhibits have also been updated to show the inclusion of the additional 8.65 acres of land and an updated legal description has been provided accounting for the addition of land.

## **6. Land Development, Transportation, and Environmental Solutions**

Several comments were received during the review of the initial preliminary application materials that we feel should be addressed to alleviate any concerns about these issues upfront. Below are the responses to those concerns from staff.

a. Land Development Solutions

Adaman Water Company has included the two parcels being added to the development and PAD within its current Certificate of Convenience and Necessity agreement to provide water to the site. It should be clarified that the existing water main in Glendale Avenue is a 12" water line and not a 16" line as previously noted. The 12" domestic water line will be used to supply the development with potable water for this project.

b. Transportation

It should be noted to clarify that the Right of Way (ROW) and roadway typical section along Alsup Avenue will need to be coordinated with Maricopa County and the Maricopa County Department of Transportation. This road will not be maintained by the City of Glendale. No additional new lane miles will be added to the city for maintenance. The property fronts on Alsup Avenue a county roadway.

ADA connectivity has been designed into the overall site with the Design Review and subsequent submittals. The addition of the truck parking lot will also include ADA connectivity to the larger CROW 303 AZ PAD. These access routes include pedestrian connections to the planned buildings. Any future trailer parking will have limited pedestrian access to maintain safety and security.

Any temporary traffic control required during construction will be submitted by the contractor for approval and permit prior to implementation.

c. Wet Utilities & Public Safety Providers

Adaman Water Company will provide water and EPCOR will provide sewer services to the site. Police and Fire services will be provided by the City of Glendale as per the original Crow 303 AZ Planned Area Development (PAD), section VIII. It is anticipated that the development will not participate in the Automatic Aid System for Police and Fire at this time but may consider it in the future.

d. Environmental

During construction, best management practices will be implemented for proper stormwater management and dust control. A plan will be submitted prior to permit issuance.

Water supply will be provided by Adaman Mutual Water Company. This development is within their current Certificate of Convenience and Necessity (CC&N). Wastewater collection for this development will be provided by EPCOR Water whose sewer runs adjacent to this site.

Lastly, this project will be consistent with Maricopa County requirements for dust control and for stormwater management, as is required through the development process in Maricopa County and the state.

## **7. Fire Department, Airport & Luke Airforce Base Requirements**

In addition to the comments received regarding the issues noted above, comments were also received from the City's Fire Marshall, the Glendale Municipal Airport and Luke Airforce Base. The responses to those comments are noted below.

a. Fire

The addition of land for the PAD will be used for parking tractor trailers and semi-trucks. As the additional land will not include any new buildings, the focus will be to provide the required hydrants located at the appropriate distances from each other for the new parking lot. These hydrants will be provided in conformance with the 2018 International Fire Code and local amendments. Fire hydrants will be added along the Ocotillo Road alignment

which is included with the annexation of the 8.65 acres and will continue to serve as an access point to the Luke Logistics development.

When the subject land is added as parking, additional hydrants will be included within that area. Access gates will comply with the IFC 2018 with local amendments to include a keypad for access by the fire department.

Fire lane signage will be placed along access roads, where needed and will comply with sections D103.6.1 and D103.6.2 of the IFC 2018 and the 2015 design and construction standard detail G-434.

b. Airport

It has been noted that this development and PAD Amendment will not be within the Airport Influence Area.

c. Luke Airforce Base

Lastly, it should be noted that while comments have not yet been received from Luke Airforce Base, efforts will be made to continue the good working relationship with staff at the base and the developer will continue to address specific issues as they are identified throughout the development process. Any comments received from the base will be addressed and responses will be provided at that time. This project will add two more parcels which are completely within the 70 & 75 LDN sound contours and the east most parcel is partially within the 80 LDN for Luke Airforce Base.

## 8. Conclusion

This PAD Amendment allows the developer to circle back to amend the PAD to include land that had been anticipated to be included in the original PAD but was not yet acquired. With the annexation and amendment of the PAD to include the additional 8.65± acres, the Luke Logistics development will be complete, more compatible with surrounding industrial developments and will help to inform end-users in their decision to locate here for their light industrial based businesses. In effect this will improve the marketability of Luke Logistics moving forward. Allowing this 8.65± acre portion to be integrated with the overall Crow Industrial development helps support this flourishing commerce area.



LUKE LOGISTICS - CONCEPTUAL SITE PLAN