



# PLANNING COMMISSION REPORT

**CASE:** ZON24-03 CROW 303 AZ (LUKE LOGISITICS) PAD LOCATED SOUTH OF THE SOUTHEAST CORNER OF WEST OCOTILLO ROAD AND NORTH ALSUP AVENUE  
**CASE #:** ZON24-03  
**MEETING DATE:** 09/26/2024  
**FROM:** Alejandro Lerma, Senior Planner, Planning, alerma@glendaleaz.com, 623 930-2810

## **SUBJECT**

ZON24-03 A request by Michael Buschbacher on behalf of Earl and Curley PC, representing Luke 303 LLC, to allow the expansion of the existing Crow 303 AZ PAD (ZON21-26) development area to an additional nine (9) acres. The request is to rezone approximately 9 acres from RR-45 (Rural Residence-45) to PAD (Planned Area Development). The site is located at the southeast corner of Alsup Avenue and Ocotillo Road and is in the Yucca Council District.

Presented by: Alex Lerma, Senior Planner

## **REQUEST**

Planning Commission recommendation to amend the Rezone classification for Crow 303 AZ (ZON24-03).

## **APPLICANT/OWNER**

Michael Buschbacher on behalf of Earl & Curley PC, representing Luke 303 LLC.

## **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

## **SUMMARY**

Request zoning action to allow the expansion of the existing Crow 303 AZ PAD (ZON21-26) development area for approximately nine (9) additional acres. The expanded 9-acre area is proposed to be used as an additional trailer parking area for the overall Luke Logistics development.

## **BACKGROUND INFORMATION**

### **General Plan Designation:**

The property is designated as LCLU (Luke Compatible Land Uses).

### **Zoning Classification:**

RU-43 (Rural - One Acre Per Dwelling Unit) Maricopa County Zoning.

### **Property Location and Size:**

The subject site is approximately 9 acres in size and is located at the southeast corner of Alsup Avenue and Ocotillo Road and is in the Yucca District.

### **History:**

The property is currently within Maricopa County jurisdiction and zoned RU-43 (Rural - One Acre Per

Dwelling Unit). However, the property is currently in review for Annexation through application AN-234. The site has historically been used for agricultural purposes. The site is currently being used as a single-family residential property and for agricultural purposes. Once annexed into municipal limits, the property will receive the closest municipal zoning of RR-45 (Rural Residence-45).

At the January 11, 2022, City Council public hearing, the existing Luke Logistics development area was annexed into city limits through annexation case AN-234. At the January 25, 2022, City Council public hearing and through Ordinance No. O22-10, the 146 acre development area was rezoned from RR-45 (Rural Residence-45) to PAD (Planned Area Development).

Ordinance No. O22-10, which established the Crow 303 AZ PAD, included nine (9) stipulations related to off-site improvements, access, and site restrictions. Eight (8) of those stipulations will be transferred over to this request as part of Planning staff's recommendation with minor modifications.

### **Project Details:**

The applicant seeks to extend the Luke Logistics development boundaries to approximately an additional 9-acre area. The rezoning request will enable the subject property to incorporate into the CROW 303 AZ Planned Area Development boundaries originally established through zoning case ZON21-26. The Luke Logistics development site currently includes 146 acres and is directly north and east of the subject property. The subject property includes two (2) remnant parcels that were intended to be incorporated into the Crow 303 PAD (ZON21-26) industrial development, however, at the time of the original Crow 303 annexation and rezone approval, the subject parcel was not included as it had not yet been acquired by the applicant.

The CROW 303 AZ Planned Area Development purpose is to allow development that is in line with light industrial and general commercial land uses which are compatible to Luke Air Force Base. Incorporating the subject property into the CROW 303 AZ PAD development area will require the site to abide by the same entitlements, development standards, landscape standards and design standards as the rest of the development area.

Based on the Conceptual Site Plan, the subject property is depicted as fully integrated with the overall Luke Logistics development and is intended to provide the needed additional trailer parking area for the overall development. ADA connectivity will be designed into the overall site and extend to the larger CROW 303 AZ PAD.

The property is presently within the water service area of Adaman Mutual Water Company. Sewer to the site will be provided by EPCOR. Fire and Police Services are provided through the regional automatic aid agreement.

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 (MCDT). Ocotillo Road is considered a private drive in this area.

### **CITIZEN PARTICIPATION TO DATE:**

#### **Applicant's Citizen Participation Process:**

On May 13, 2024, the applicant mailed notification letters to adjacent property owners and interested parties. An in-person neighborhood meeting was conducted on May 29, 2024. There were two (2) attendees at said meeting. Those in attendance voiced concerns about all the industrial development in the area. The applicant's Citizen Participation Final Report is attached.

#### **Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Arizona Republic* on September 4, 2024. Notification

postcards of the public hearing were mailed to adjacent property owners and interested parties on August 30, 2024. The property was posted on September 6, 2024.

## **STAFF FINDINGS AND ANALYSIS**

### **Required PAD Purpose:**

Through the Unified Development Code, the purpose of Planned Area Development district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

### **Section 35.2.901(A) of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:**

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

- o **Staff Analysis:**

**The proposed PAD amendment solely entails the expansion of the development area to the previously approved CROW 303 AZ PAD (ZON21-26). The amendment will include approximately 9 additional acres to the project for a total of approximately 155 acres to the overall PAD area. The incorporation of the additional property is intended to be used for truck parking for the Luke Logistics development area. Understanding that the additional 9 acres are located directly south of existing rural county residential properties, site design will be essential for mitigation and buffering purposes as land uses transition from residential to industrial.**

**The PAD's landscape and screening requirements conform with those in the UDC (Unified Development Code) for industrial uses. Section 35.4.205. A.2 will require the property to install a minimum of an eight (8) foot block wall adjacent to the residential properties. Per Table 4.100-4 Business/Industrial District, a minimum fifteen (15) foot wide landscape buffer with a minimum of one (1) screening tree per twenty-five (25) linear feet of the required buffer area will be required.**

2. Encourage residential development to provide a mixture of housing types and designs.

- o **Staff Analysis:**

**The project will continue to be oriented towards industrial and general commercial land uses with a primary focus on industrial distribution and warehousing. There is no intention to allow residential land uses to the development area.**

**The property is within the 75 and 80 LDN noise contours of Luke Air Force Base. Luke Compatible land uses within these contours prohibit residential uses, therefore, residential uses within the Crow 303 AZ (Luke Logistics PAD) are prohibited.**

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

- o **Staff Analysis:**

**The PAD amendment encourages greater innovation and supports the industrial intensity of the Crow 303 industrial complex. This is achieved by increasing parking, increasing access off Alsup Avenue, and providing additional site connects to the west and southwest of the development area.**

**The intent of the Crow 303 AZ PAD is to allow industrial; manufacturing, e-commerce, and office uses with development standards that allow appropriate flexibility for such developments. Site development will continue to support the change in land use patterns from rural residential to industrial along the Loop 303 corridor and near the Luke Air Force Base.**

**The PAD allowed land uses which are commercial, industrial, and employment in nature, will be compatible with adjacent industrial uses and those westbound, along the Loop 303 Freeway Corridor. Design standards and performance standards have been put in place to mitigate the development from adjacent land uses that are incompatible.**

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.
  - **Staff Analysis:**

**The property as it stands is zoned for residential uses. Due to the proximity to the Luke Air Force Base along with the Luke Compatibility Land Uses, the property would not be afforded the right to develop as a residential property. The annexation and rezone, with a PAD amendment, allows the property to develop as an industrial site, which is Luke Compatible. Additionally, by allowing the incorporation of the property into the Crow 303 AZ PAD, the property can be utilized to support the PAD by providing effective circulation and parking.**

**The development has designed to mitigate building height and proximity adjacent to the existing residential uses through increased setbacks and enhanced landscaping areas. The PAD design standards take special consideration to the scale of the overall development. By applying deeper setbacks, the scale of the buildings will not dominate the view in the area. In addition, building architectural detail will be increased adjacent to building entries and commercial corners to emphasize human scale. Colors and design patterns will be used to de-emphasize building mass and develop visual interest by creating an overall pleasing aesthetic throughout the development area.**

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
  - **Staff Analysis:**

**Adequate utilities exist in the area. The property is currently within the Adaman Mutual Water Company water service area. Sewer will be provided by EPCOR. Grading and drainage is provided for the 100 year-2 hour storm events and will outfall surface flows into retention basins that will act as additional common open space. The subject property is located at the southeast corner of Alsup Avenue and Ocotillo Road. Off-site improvements along Alsup Avenue will need to be coordinated with Maricopa County and the Maricopa County Department of Transportation (MCDT) and will not be maintained by City of Glendale. Ocotillo Road is currently a private road. As part of the original PAD approval (ZON21-26) for the Crow 303 AZ project, a Traffic Study was approved. The City of Glendale Transportation Department waived a new TIS and has approved the proposal.**

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the Glendale Plan.

- **Staff Analysis:**

**The proposed development is consistent with several of the goals and policies contained within the General Plan. One of the General Plan goals is for newly annexed properties and future development to be compatible with the continued operation of Luke AFB / Glendale Municipal Airport (Goal MA-1). The property is located within the 75 and 80 Luke Air Force Base (AFB) Noise Contour. Through the design review process, staff will ensure that all new development near Luke AFB is compatible with land use type and site design. Luke AFB will be included in all new developments proposed near the AFB (Policy LU-2.1).**

### **RECOMMENDATION**

Should the Planning Commission recommend approval of ZON24-03, it should be subject to the stipulations in the staff report.

### **PROPOSED MOTION**

Move to recommend approval of ZON24-03, subject to the following stipulations:

1. Development shall be in substantial conformance with the Crow 303 PAD Amendment Narrative, date stamped August 14, 2024.
2. Off-site improvements along Alsup Avenue shall be coordinated with Maricopa County and Maricopa County Department of Transportation (MCDT).
3. Due to the proximity to the Luke Air Force Base, FAA Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) will be required prior to approval of any building permit.
4. The developer shall place overhead powerlines on Glendale Avenue underground.
5. The developer will need to coordinate with The Cubes at Glendale on possible shared access of the private drive that will be constructed in the Reems Road alignment, south of Glendale Avenue.
6. Access along Glendale Avenue shall be aligned with the Bickman Industrial access points.
7. The developer will be required to work with the appropriate water company to extend a water distribution main in Alsup Avenue from Glendale Avenue to the south end of the project. The main should be able to supply fire hydrants along Alsup Avenue with the required flow per the Fire Code. The line should also be sized to provide domestic and fire flow requirements to Crow 303 in addition to future developments south of Crow 303.
8. Access shall continue to be provided to the State and Federal Government (Luke Air Force Base) through the easement located along the East property boundaries adjacent to Luke Air Force Base as recorded in Maricopa County Recorder Docket 3643 page 267.
9. The design of the intersection of Reems Road and Glendale Avenue shall be coordinated with the Bickman Industrial project to the north and The Cubes at Glendale project to the east.
10. Digital Billboards or signs with electronic displays shall not be allowed.
11. Any development standards not mentioned in the PAD shall conform to the City of Glendale Unified Development Code for the M-1 zoning district.

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### **Attachments**

Narrative  
CP Final Report\_without labels  
Prop207  
ZON Map  
Aerial Map  
PowerPoint Presentation

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