



ZON24-03

CROW 303 AZ (Luke Logistics) PAD Amendment

Planning Commission Hearing – September 26, 2024

Alex Lerma
Senior Planner



Request

Request rezone from RR-45 (Rural Residence-45) to PAD (Planned Area Development)

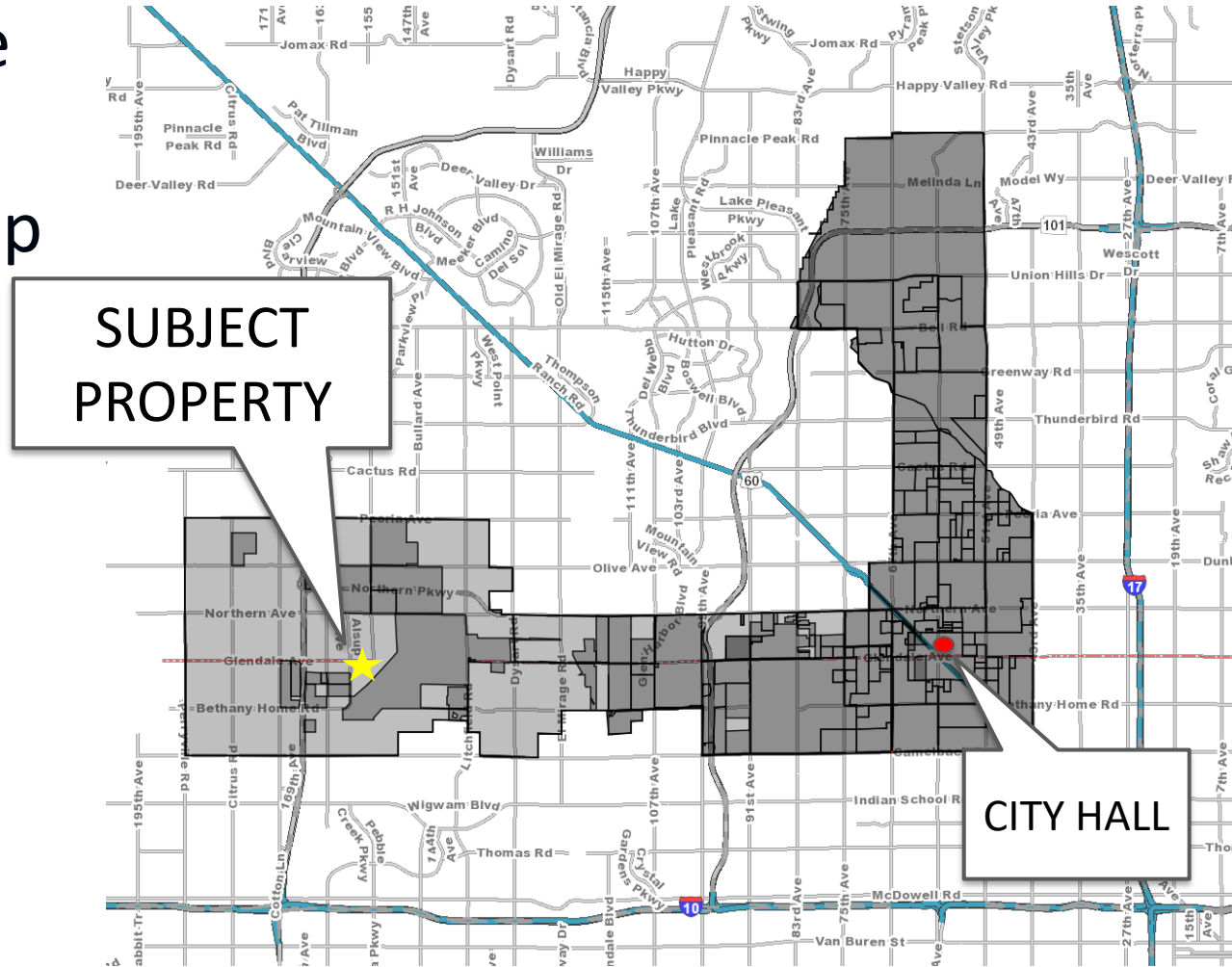
Applicant/Owner:

Michael Buschbacher, Earl and Curley PC, Luke 303 LLC



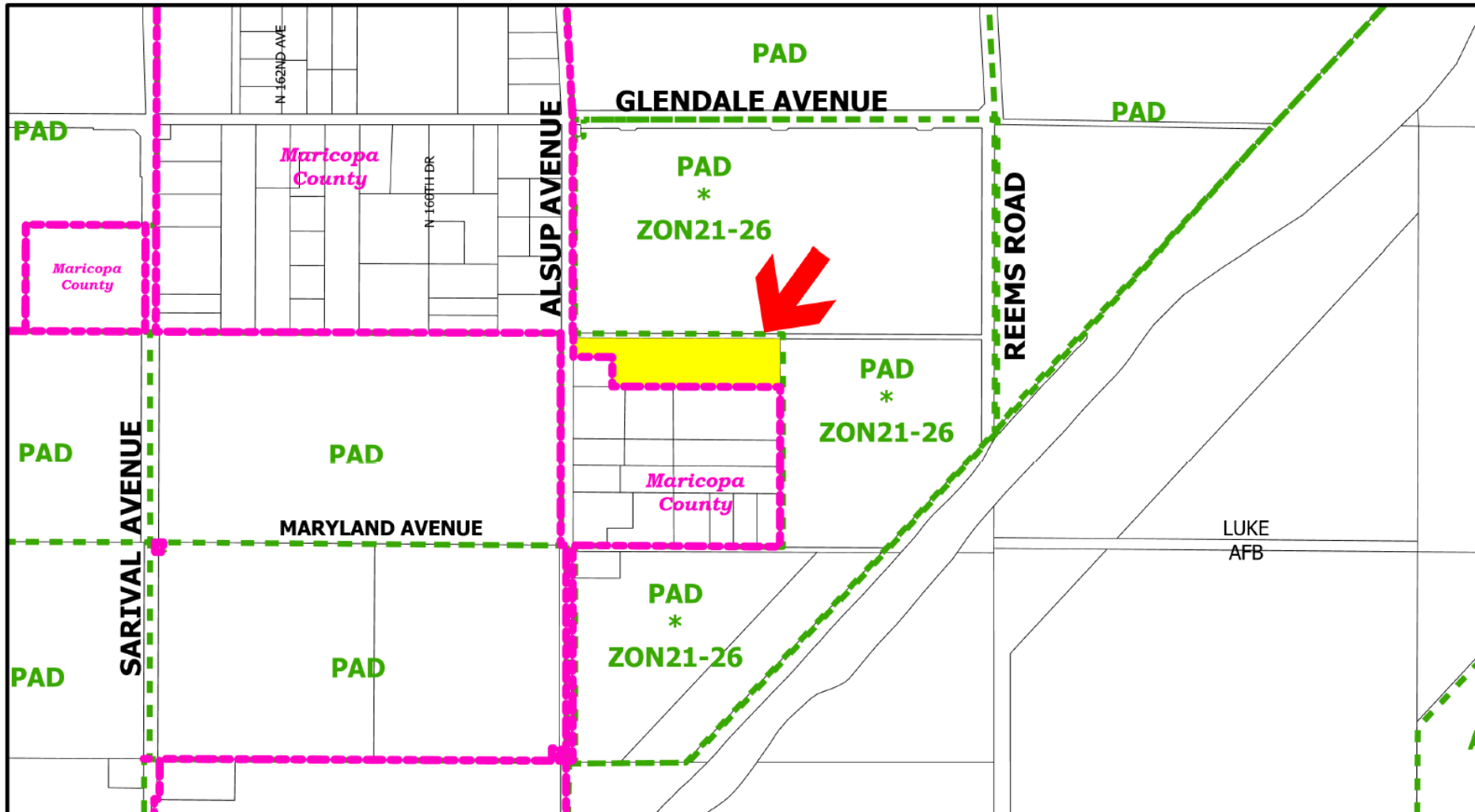
Vicinity Map

Located at the Southeast corner of Alsup Avenue and Ocotillo Road



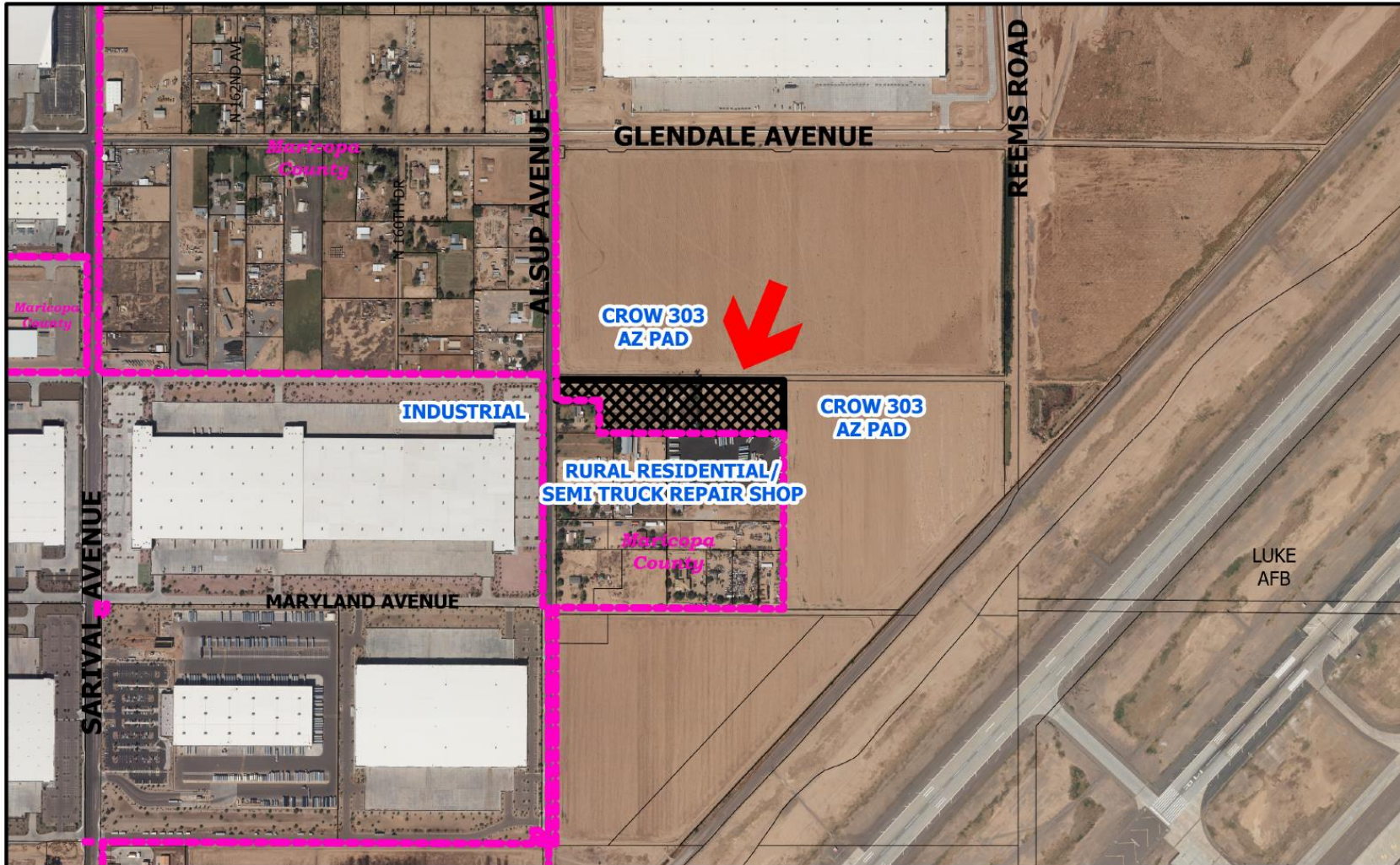


Zoning Map





Aerial Map





Expanded Area



Conceptual Plan





Public Involvement

- Notice mailed May 13, 2024.
- Neighborhood meeting held May 29, 2024.
- Hearing notices mailed on August 30, 2024.
- Request advertised in *The Arizona Republic* on September 4, 2024.
- Property posted on-site September 6, 2024.



Findings & Analysis

- The amendment solely entails the expansion of the Luke Logistics development area to approximately 9 additional acres. Site design will be essential for mitigation and buffering purposes as land uses transition from residential to industrial.
- The project will continue to be oriented for industrial and general commercial land uses with no intention to allow residential land uses to the development area.



Findings & Analysis

- The amendment encourages greater innovation and supports the industrial intensity of the Crow 303 industrial complex by increasing parking, increasing access off Alsup Avenue, and providing additional site connects to the west and southwest of the development area.
- The development has designed the site to mitigate building height and proximity adjacent to the existing residential uses. The PAD design standards take special consideration to the scale of the overall development.



Findings & Analysis

- Adequate utilities exist in the area. Off-site improvements along Alsup Avenue will need to be coordinated with Maricopa County and the Maricopa County Department of Transportation (MCDT).
- The proposed development is consistent with several of the goals and policies contained within in the General Plan including Goal MA-1.



Recommendation

The Planning Commission should recommend approval of ZON24-03, subject to the following stipulations:

1. Development shall be in full conformance with the Crow 303 PAD Amendment Narrative, date stamped August 14, 2024.



Continued:

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, FFA Obstruction Evaluation/ Airport Airspace Analysis (OE/AAA) will be required prior to approval of any building permits.



Continued:

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.



Continued:

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.



Continued:

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.



Continued:

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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