

Via Email

Maricopa County Board of Supervisors
Chairman Tom Galvin, District 2 (district2@maricopa.gov)
Vice Chair Kate Brophy McGee, District 3 (district3@maricopa.gov)
Supervisor Debbie Lesko, District 4 (district4@maricopa.gov)
Supervisor Mark Stewart, District 1 (district1@maricopa.gov)
Supervisor Steve Gallardo, District 5 (district5@maricopa.gov)
301 West Jefferson Street
Phoenix, Arizona 85003

November 3, 2025

RE: BNSF Logistics Park Phoenix – CPA 2024006
REQUEST FOR CONTINUANCE

Dear Chairman Galvin, Vice Chair Brophy McGee, Supervisor Lesko, Supervisor Stewart and Supervisor Gallardo,

BNSF is submitting this letter to formally request that the Maricopa County Board of Supervisors grant a continuance of Major Comprehensive Plan Amendment CPA 2024006 to the February 25, 2026 Board of Supervisors meeting. Consistent with prior requests, BNSF is requesting this continuance such that the hearing schedule for the Major Comprehensive Plan Amendment is allowed to align with the companion rezoning request for the Logistics Park Phoenix project, Case Number Z2024072.

As discussed in detail below and acknowledged by Maricopa County staff, BNSF filed a Major Comprehensive Plan Amendment application to correct a mapping error associated with the 2023 White Tank Grand Avenue Area Plan. And although BNSF's Major Comprehensive Plan Amendment is narrowly focused on correcting this error, BNSF has consistently asked that a hearing on the Major Comprehensive Plan Amendment be continued to allow it to align with the rezoning case. BNSF believes it is in the best interest of the County, community stakeholders and the project as a whole to be presented as a single comprehensive package once the rezoning case is ready to move forward. One of the most significant considerations related to the Logistics Park Phoenix project is regional transportation. BNSF, for nearly a year and a half, has been working through a deliberate and thoughtful process with Maricopa County, the Maricopa Association of Governments, the Arizona Department of Transportation and the City of Surprise to evaluate regional transportation solutions. BNSF remains committed to this process and believes BNSF and the transportation agencies are very close to arriving at a regional transportation solution. A meeting with the transportation agencies to discuss what we believe is close to the final transportation proposal is being scheduled for November 13, 2025.

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BNSF respectfully requests this continuance to allow this process to play out in a way that is respectful of the significant investment of time and resources that have been devoted to this important public private partnership.

As to the substance of CPA 2024006, on May 31, 2024, BNSF filed a Major Comprehensive Plan Amendment application and a rezoning application with Maricopa County to facilitate development of the planned Logistics Park Phoenix project. Logistics Park Phoenix, which is slated for development on approximately 4,321 acres in northwest Maricopa County, is a \$3.2 billion private investment that includes a rail-served intermodal terminal, logistics center, and logistics park to facilitate the transportation, storage, and distribution of goods throughout the Phoenix metropolitan area and the broader Southwest region. Logistics Park Phoenix will create 76,000 jobs for the region and generational economic impacts for the benefit of the state, county and local communities. The intent of this letter is to address the Major Comprehensive Plan Amendment application, which is scheduled for hearing by the Board of Supervisors this coming Wednesday, November 5, 2025.

The Major Comprehensive Plan Amendment applies to 839 acres of the overall 4,321 acres and is a limited scope application that restores the long-standing (in place for more than 20 years) Industrial designation on BNSF's property. This Industrial designation was inadvertently deleted when Maricopa County updated the White Tank Grand Avenue Area Plan in December 2023. Correcting this error ensures that the entirety of the 4,321-acre BNSF property is classified as an employment center as intended.

An important point is that but for the unintentional deletion of the longstanding Industrial classification, a Major Comprehensive Plan Amendment would not have been required. The mistake was addressed directly in the November 2024 Maricopa County Staff Report for the Planning and Zoning Commission hearing on this same Major Comprehensive Plan Amendment. The staff report addressed the County's intent for the BNSF property noting that "This area has always been considered appropriate for industrial development." "The White Tank Grand Avenue Area Plan anticipated industrial development on and around this site and intended to emulate the City of Surprise General Plan designation" (which is Employment). Staff goes on to state that "this Major CPA is required in-part because the industrial designation that existed ... appears to have been inadvertently deleted in the 2023 version. Adoption of this CPA would rectify this error. This area of the site has been designated for industrial development in both the historical Maricopa County and recent City of Surprise land use plans." Maricopa County staff made additional public comments at the November 2024 Planning and Zoning Commission hearing confirming the error. Planning Division Manager, Darren Gerard, explained that the area of BNSF's proposed project was designated as "industrial/mixed use employment" when the White Tank Grand Avenue Area Plan was first adopted and mapped in 2000. Mr. Gerard explained that, when the White Tank Grand Avenue Area Plan was updated in 2023, Maricopa County had "no intention" of changing that planning designation. To the contrary, the 2023 White Tank Grand Avenue Area Plan narrative emphasized that the goal was to incorporate the industrial designation attached by the

City of Surprise, and that, from the County's perspective, the area was a prime growth area.

At the Planning and Zoning Commission meeting of November 7, 2024, Mr. Gerard acknowledged that the area of BNSF's property was depicted as residential due to a "mapping error," a characterization that he later called an "inadvertent map error." He explained that the objective of the current application to amend the Comprehensive Plan is to "fix a mistake" made by the County. In making her motion to recommend approval of the Major Comprehensive Plan Amendment, Commissioner Millhaven emphasized that the County had an "ethical responsibility" to fix its own mistake. The Planning and Zoning Commission recognized the limited scope of the application, acknowledged that the intent was to rectify the error, and voted unanimously to approve the Major Comprehensive Plan Amendment request.

While the rezoning application has generated robust community discussion, it is still working its way through the review process with Maricopa County and stakeholder agencies. It has not yet been scheduled for public hearings. The rezoning application will address the specifics of the project including the zoning for the property, development standards for the project, public infrastructure solutions, and mitigation measures. BNSF is working with the regional transportation agencies on a robust package of regional transportation commitments by BNSF, which will be memorialized in a development agreement.

BNSF is committed to working with Maricopa County as well as our community partners and stakeholders as the rezoning process moves forward. As noted above, BNSF requests that the Board grant this continuance to allow conversations regarding a regional transportation solution to come to their natural conclusion, especially given that the next meeting with the transportation agencies is scheduled in less than two weeks. A continuance will allow the complete Logistics Park Phoenix project to be brought forward to the Board early next year – this would include the Major Comprehensive Plan Amendment, the rezoning application and a development agreement that memorializes a robust regional transportation package. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "L Kreger".

Lacy Kreger
General Director Economic Development

Cc: Ms. Jen Pokorski, Maricopa County Manager
Mr. Tom Ellsworth, Maricopa County Planning Director