

# PLANNED AREA DEVELOPMENT

## WOOLF LOGISTICS CENTER



SEC Corner of Reems Road and Peoria Avenue

Case No. ZON17-12

Submitted: November 8, 2017

## DEVELOPMENT TEAM

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## PLANNED AREA DEVELOPMENT

### I. INTRODUCTION

Western Trans, LLC (“Western Trans”) is managing the development of approximately 1,338 acres located at the southeast corner of Reems Road and Peoria Avenue (the “Site”) owned by Woolf Family Enterprises Limited Partnership and related property owners<sup>1</sup> (“Woolf”). A Vicinity Map showing the general boundaries of the Site is provided at **Exhibit 1**. The Site is currently within unincorporated Maricopa County. Western Trans is seeking annexation for approximately 1,337 acres of the 1,338 acre Site into the City of Glendale (“City”). A portion of the Site (a 10’ strip located along Peoria Avenue) was previously included as part of the City’s strip annexation of this area many years ago.

Upon annexation, the Site’s initial zoning designation will be Agriculture (A-1). The City is initiating this rezoning from A-1 to Planned Area Development (“PAD”) to allow development of a new railroad served industrial park called “Woolf Logistics Center” that will utilize existing and future railroad infrastructure and meet a strong demand in the area for rail-served industrial uses.

In March of 2016, Woolf received Maricopa County approval of a Use Compatibility and Consistency Determination (“UCCD” – Maricopa County Case No. UC2016001), finding that the proposed rail-served industrial facility is consistent and compatible with the high noise or accident potential of Luke Air Force Base (“Luke AFB”). Further, in December 2016, Woolf received Maricopa County approval for a Military Compatibility Permit (“MCP” – Maricopa County Case No. MCP2016-0002). The UCCD is provided at **Appendix B**. The MCP is provided at **Appendix C**.

The land uses and other development regulations set forth within the approved MCP are the basis for this PAD. There is an existing Pre-Annexation and Development Agreement (MCR No. 2013-0104447; “PADA”) between the City and numerous private parties, including Woolf, whereby Woolf agreed to develop the Site within City jurisdiction. Further, Section 2 of the PADA provides that the City shall recognize Maricopa County zoning, military compatibility permits, and all other Maricopa County entitlements on the Site.

### II. EXISTING CONDITIONS AND SURROUNDING AREA

Portions of the Site are currently farmed for roses and small grain crops. The remaining portions of the Site are currently fallow farm ground between crop plantings. The Site is adjacent to Northern Avenue (south boundary of the Site), Northern Parkway (located north of Northern Ave., bisecting the southern portion of the Site), Olive Avenue (located north of Northern Pkwy, bisecting the middle of the Site), Peoria Avenue (north boundary of the Site), Reems Road (west boundary of Site) and the 143rd

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<sup>1</sup> A Map and Table of Property Owners is provided at **Appendix A** of this PAD.

Avenue alignment (east boundary of the Site). A Vicinity Map showing the general boundaries of the Site is provided at **Exhibit 1**.

The Site is served by the “Ennis Spur” of Burlington Northern Santa Fe’s (“BNSF”) railroad infrastructure. A Conceptual Master Site Plan is provided at **Exhibit 2** which shows the location of the existing Ennis Spur railroad infrastructure. The Ennis Spur begins northeast of the Site, approaching the east boundary of the Site at the intersection of Olive Avenue and the 143rd Avenue alignment. The Ennis Spur splits at the intersection of Olive Avenue and 143rd Avenue alignment with one leg of the tracks continuing south along the 143rd Avenue alignment (east boundary of the Site) and the other leg continuing west along Olive Avenue to Cotton Lane. Anticipated future extensions of the Ennis Spur serving the Woolf Logistics Center are labeled as “Proposed Rail” on the Conceptual Master Site Plan.<sup>2</sup>

### **III. EXISTING GENERAL PLAN AND ZONING**

The Site is within the City of Glendale’s Planning Area and Maricopa County’s White Tanks/Grand Avenue Area Plan. The proposed Woolf Logistics Center complies with the City of Glendale General Plan’s designation of “Luke Compatible Land Use (LCLU)” and the White Tanks/Grand Avenue Area Plan designation of “Military Compatible,” as both require uses compatible with the adjacent Luke AFB operations. Such compatibility was confirmed in the Site’s approved UCCD and MCP.

The Site is currently located within unincorporated Maricopa County and within the vicinity of Luke AFB, which required Woolf to obtain its MCP from the County for the proposed rail-served industrial development. This PAD is consistent with the County approved MCP.

### **IV. PAD**

Among the objectives of PAD zoning is to encourage creative and effective land use, innovative development to provide a greater variety and intensity of land uses, and provide a process to relate the scale of a project to the unique characteristics of a particular site. With its multiple freeway, roadway, and rail accessibility, Woolf Logistics Center is a one-of-a-kind site with an opportunity to develop as an industrial railroad and freeway served development. It is anticipated that Woolf Logistic Center will operate up to 24 hours per day, 365 days per year, creating many direct and indirect employment opportunities.

Western Trans is proposing a new railroad served industrial development that will utilize both the Existing Rail and Proposed Rail lines of the Ennis Spur railroad infrastructure to promote industrial development on the Site. This PAD Zoning is intended to be consistent with the approved MCP. This PAD, like the MCP, regulates

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<sup>2</sup> Neither this PAD nor anything contained in any ordinance shall prevent, restrict or otherwise regulate the use or occupation of land or improvements for railroad purposes, if the tract concerned is five or more contiguous acres.

land uses, development standards, design guidelines and other development regulations.

a. Permitted and Prohibited Land Uses. A Table of Permitted and Prohibited Land Uses on the Site is provided at **Exhibit 3**.<sup>3</sup>

b. Development Standards. Various development standards were approved as part of the County's MCP approval, which are summarized in the County's MCP Approval Letter (**Appendix C**). Conditions g-i of the MCP Approval Letter were modeled after the development standards under the City's M-1 and M-2 Zoning Districts. Other restrictions at Conditions k (1 & 2) of the MCP Approval Letter were created in collaboration with Luke AFB, such as (i) no new ponds or water features and (2) no new buildings or improvements or expansion of buildings for uses that result in the release of any substance into the air that would impair visibility or otherwise interfere with operating aircraft. This PAD incorporates Development Standards for the Site as shown in the Table below:

Regulation	PAD Development Standard
Maximum Building Height	<p>See Permitted Heights Exhibit at <b>Exhibit 4</b>.</p> <p>Referring to the Permitted Heights Exhibit, within the area shaded "green" between the Mountain View Road alignment and Northern Avenue (except for the APZ-1 area within the southeast corner of the Site), 100 feet of height is permitted except for where Staff administratively approves up to 120 feet of height for accessory structures, architectural embellishments, mechanical screening, and other purposes determined by the Planning Director and/or the Planning Director's designee to be appropriate. The Planning Director and the Planning Director's designee are hereby authorized to administratively approve such height between 100 feet and 120 feet.</p> <p>Prior to the City's issuance of permit(s) for vertical construction of building(s) or other improvements, Developer shall submit FAA form 7460-1 to the FAA</p>

<sup>3</sup> As compared to the UCCD and MCP permitted uses, no additional uses were added to this PAD and this PAD is more restrictive than the MCP allowed uses. A list of uses that were eliminated from this PAD that were previously approved in the MCP is provided below the Table of Permitted and Prohibited Land Uses (**Exhibit 3**). The statutory framework of ARS §28-8481 and the MCP are designed to limit the potential occupancies of the buildings the closer such uses are located to the Luke AFB accident potential zones (APZ 1 and APZ 2). The Table of Permitted and Prohibited Land Uses herein is consistent with the land use regulations provided in ARS §28-8481 and the MCP and, as such, the land uses allowed on the Site typically decrease in occupancy across the Site from the northwest to the southeast.

	Regional Office for the FAA's determination of whether such building(s) or other improvements (as designed) would be a hazard to aviation and what additional conditions (if any) are recommended by the FAA.
Front Yard Setback	25 feet
Side Yard Setback	15 feet
Street Side Yard Setback	25 feet
Rear Yard Setback	15 feet
Lot Coverage	60% of individual parcels
Screening	Loading docks and outdoor storage within 100 feet of a residential district along the perimeter of the Site <sup>4</sup> must be screened by an 8 feet (min.) high CMU wall, or a combination of landscape berm and wall or landscape berm and screened chain link fence with a total height of 8 feet (min.).
Parking	per City of Glendale City Code Section 7.400
Lot Size	Minimum 35,000 square feet
Outdoor Lighting	Outdoor lighting shall be provided with the development of each individual parcel. Sight lighting shall be provided as appropriate within all parking areas, service areas, and building entries and exits. Outdoor lighting shall not impair visibility or otherwise interfere with Luke AFB operations, such as direct or indirect reflective light emissions that interfere with operating aircraft.

c. Design Guidelines

- i. Landscaping. Onsite landscaping will occur concurrently with development of individual parcels. Offsite landscaping will be installed along individual parcel frontages as each individual parcel is developed. A Conceptual Lot Layout showing an example

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<sup>4</sup> Loading docks and outdoor storage located within 100' of the BNSF and Plains LP parcels located north of Olive Avenue are excluded from this screening regulation. The BNSF & Plains LP properties are not being annexed in to the City and are not included in this PAD. Further, the screening regulation is intended to apply where loading docks and outside storage are located proximate to residential uses (along the overall perimeter of the Site). The BNSF and Plains LP parcels are zoned RU-43 within Maricopa County but not used as residential properties. BNSF uses its property for railroad tracks and Plains has a rail-served natural gas business located on its property. Both BNSF and Plains LP are industrial type uses that will be compatible with Woolf Logistics Center and do not need the same protection/regulations as residentially zoned properties around the perimeter of the Woolf Site.

of how individual parcels may be developed is provided at **Exhibit 5**. Woolf Logistics Center will also incorporate a street tree program along Reems Road, Peoria Avenue, Olive Avenue, and Northern Parkway. A Conceptual Street Tree Theme Plan and examples of Conceptual Street Frontage Landscape Layouts are provided at **Exhibit 6**. Entry Monuments, Walls, and Fencing will be installed on the Site, as is determined appropriate for various industrial users and individual parcels. A Conceptual Theme Monument and Theme Column Layout Plan and Wall Types Details are provided at **Exhibit 7**. Exhibits 5-7 are provided to show illustrative examples of the type and theme of landscaping, entry monuments, and walls/fencing that are anticipated to be installed within Woolf Logistics Center. Final landscaping design will be determined on a case-by-case basis to suit the needs of individual users.

- ii. Screening. Screening is intended to be a positive element of the Site which complements the building's architecture and blends with the perimeter landscaping. Screening used at the entrance to the properties should enhance the entry, complement the building's architecture and shall not impair traffic safety by obscuring views. For a building that provides a secured visitor parking area adjacent to the building's publicly accessible street frontage, chain link fencing should not typically be located along the street frontage adjacent to such building's visitor parking area; provided, however, that when and where chain link fencing along the street frontage of a secured visitor parking area would be appropriate under the particular circumstances of a given development's building design, ingress and egress, vehicular and pedestrian circulation, loading and unloading, operations, security and other pertinent circumstances, chain link fencing will be allowed if/as appropriate along all or a portion of the publicly accessible street frontage that is adjacent to such secured visitor parking area with final determination and approval of the chain link fencing being part of the design review application submittal. Long expanses of exposed wall surfaces should be architecturally designed and/or landscaped to prevent monotony. Further, decorative monuments, gates and/or fences in combination with landscaping should be used to provide continuity at the street where openings occur due to driveways or other breaks in the sidewalk or building wall.

Loading and unloading of goods is an integral function of this industrial Site. Loading is traditionally associated with outdoor

storage of goods and truck parking. Loading docks should be located where they can function efficiently without detracting from the aesthetics of the industrial structure. Except as is provided and explained in Footnote 4 on Page 4, Loading docks and outdoor storage within 100 feet of a residential district along the perimeter of the Site must be screened by an 8 feet (min.) high CMU wall, or a combination of landscape berm and wall or landscape berm and screened chain link fence with a total height of 8 feet (min.).

- iii. Architecture. The buildings within Woolf Logistics Center will have a color palette with building materials and architectural details suitable for a railroad served industrial facility within the M-2 (Heavy Industrial) Zoning District. Example photos of the types of buildings and facilities envisioned within Woolf Logistics Center are provided at **Exhibit 8**. The industrial buildings contemplated for the Woolf Logistics Center will range from large scale facilities to smaller building footprints with outside storage areas. A wide variety of building materials may be used. These materials may include, but are not limited to, metal, concrete tilt-up panels, pre-cast concrete panels, concrete block, stucco, glass, stone, tile, brick, and/or other additional materials that are appropriate for a given industrial user's building. The building materials and architecture will be compatible with the unique applications of the individual users.

An example is a 2 million square foot rail-served metal manufacturing building with parking for employees, guests, vendors, trailers, rail cars and trucks. Heavy industrial buildings of this size are generally metal buildings or large box tilt up concrete with some decorative features and varying and complimentary colors on the building end caps and office areas.

The facilities may include exterior cranes that are used to load/unload materials on and off rail cars. Buildings for welding, cutting and large scale steel manufacturing will be high-quality metal and consistent with contemporary standards for color and material of similar national facilities.



The construction budget for some of these individual developments may exceed \$800 million. This is a significant investment that will require case-by-case review of the individual user's architecture and building/facility design. The City's Commercial and Industrial Design Guidelines, which typically apply to commercial, office and business parks developments and the like, will not apply to developments on this heavy industrial Site.

Users that are considering the Woolf Logistics Center are being referred to us from national sources by GPEC, ACA and Glendale's Economic Development Group. These users are canvassing nationally for locations and we are competing with other states to locate them in Glendale. These individual rail-served industrial users will be reviewed on an individual basis. All buildings will be compatible with Luke AFB operations.

d. Circulation. The Site currently has offsite access to and from existing roadways - Peoria Avenue, Northern Avenue, Olive Avenue, and has access to and from Northern Parkway at the Reems Road alignment. Half-streets and/or full street improvements will be constructed adjacent to individual parcel development as follows:

<b>Offsite Frontage Roadways</b>	<b>Description</b>	<b>Details</b>
Northern Avenue	Arterial	Half Street
Olive Avenue	Minor Arterial	Reems to Bullard: Full Street Bullard to 143 <sup>rd</sup> Ave: Half Street
Reems Road	Arterial	Half Street
Bullard Avenue	Arterial	Half Street
143 <sup>rd</sup> Avenue	Collector	Half Street
Peoria Avenue	Major Arterial	Half Street; Roadway design controlled by the City of Surprise.
Mountain View Road	Collector	Half Street; This roadway will only be constructed if needed based on a traffic impact analysis.
151 <sup>st</sup> Avenue	TBD	This roadway will only be constructed if needed based on a traffic impact analysis.

Offsite Roadway improvements will be completed adjacent to and at the same time as individual parcels are developed. Internal roadways will be constructed as needed to support onsite circulation in accordance with a traffic impact analysis.

e. Phasing. Development of the Site will be phased in accordance with market demand. The specific phasing sequence is unknown at this time. Individual Site Plans will be submitted as individual industrial users develop their respective sites.

## **VI. Luke Air Force Base Compatibility**

The compatibility of the proposed Woolf Logistics Center with Luke AFB has been and continues to be a significant point of emphasis with the City, Luke AFB, the Woolf Logistics Center property owners, and prospective tenants and users as this development progresses. Throughout the zoning and entitlement process with the County and now with the City, Luke AFB has been provided with information and has responded that the proposed uses are consistent and compatible with the high noise or accident potential zone of Luke AFB. In March of 2016, Woolf received Maricopa County approval of a UCCD, finding that Woolf's rail-served industrial facility is consistent and compatible with the high noise or accident potential of Luke AFB as is provided in ARS §28-8481. Further, in December 2016, Woolf received Maricopa County approval for a MCP on the Site. The UCCD is provided at **Appendix B**. The MCP is provided at **Appendix C**. The UCCD and MCP approvals include Luke AFB letters.

Further, the following regulations apply to the Site:

- Prior to the City's issuance of permit(s) for vertical construction of building(s) or other structural improvements above common area entry monuments, perimeter fencing and the like, Developer or its designee shall submit FAA form 7460-1 to the FAA Regional Office for the FAA's determination of whether such building(s) or other improvements (as designed) would be a hazard to aviation and what additional conditions (if any) are recommended by the FAA.
- Prior to execution of any lease or sale to individual parcel users, the Woolf Logistics Center property owners shall record a written disclosure with the Maricopa County Recorder's Office indicating that the Site is located within the high noise or accident potential zone of Luke AFB, and that the Site is subject to aircraft noise and over flight activity.
- All Final Plats or other land division(s) processed through the City for the Site shall contain the following statement on the cover sheet in a prominent location:

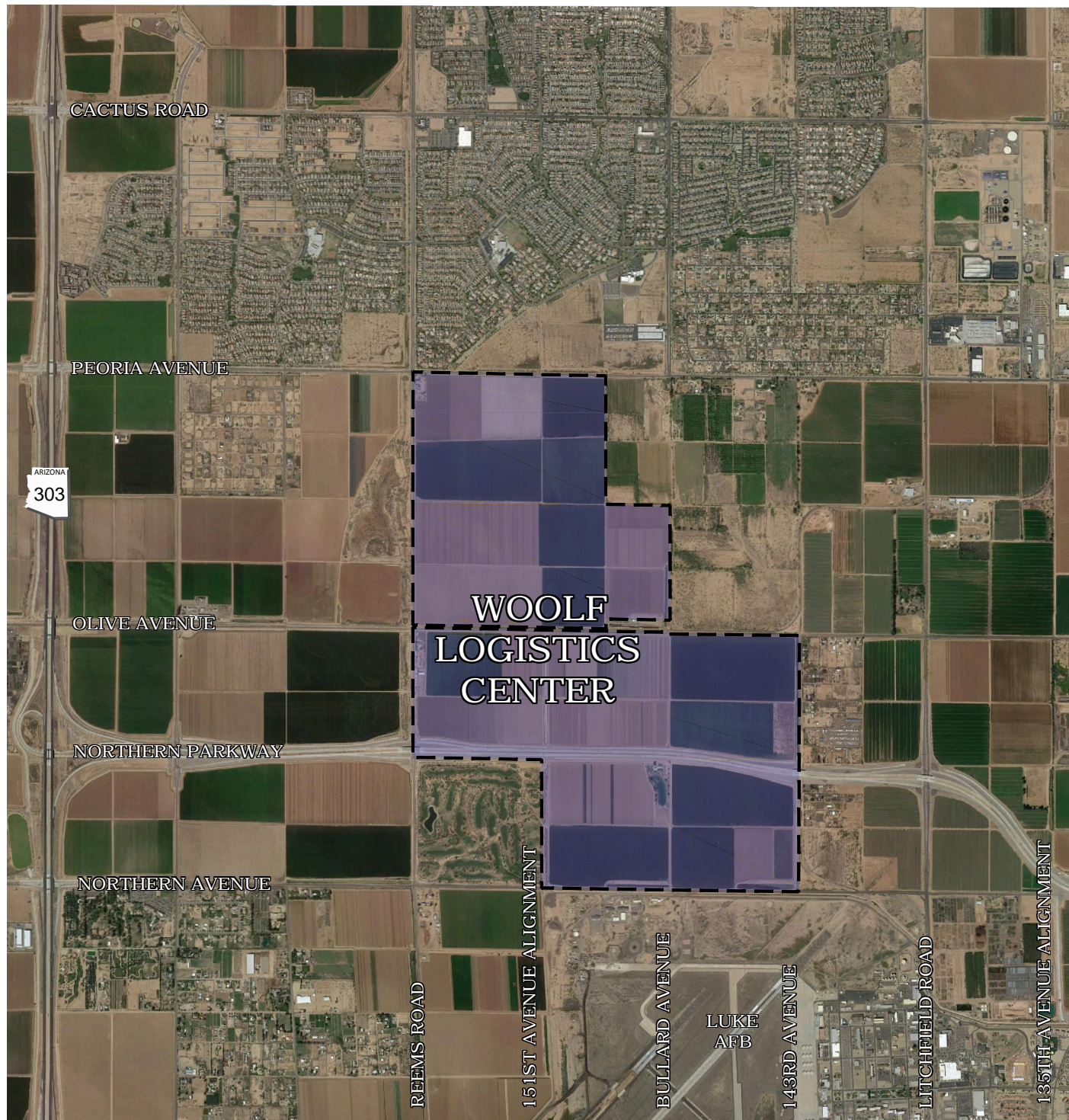
“This property is located within the high noise or accident potential zone of Luke Air Force Base and the Site is subject to aircraft noise and over flight activity.”

- The private Covenant Conditions and Restrictions (“CC&Rs”) or similar private document (if any) recorded with the Maricopa County Recorder’s Office should include a disclosure stating: “This property is located within the high noise or accident potential zone of Luke Air Force Base and the Site is subject to aircraft noise and over flight activity.”
- Future amendments to this PAD (if any) shall be in compliance with ARS §28-8481, or the then applicable equivalent statute.
- During City design review processes, City Staff may elect to provide copies of Site Plans, Building Elevations and other pertinent information to Luke AFB for Luke AFB’s comments during Staff’s design review.
- The Woolf Logistics Center property owners shall make similar disclosures for the Glendale Municipal Airport if City Staff determines such disclosures are appropriate and necessary for a future development(s) within the Site.

## **VII. CONCLUSION**

Woolf Logistics Center is a one-of-a-kind site, ideally located in an area for industrial uses at a confluence of freeway, roadway, and railway access points. This PAD is consistent with previous discussions and meetings among City Staff and Woolf Representatives, the approved Maricopa County MCP and UCCD, Luke AFB operations, and the PADA. This PAD is the most comparable zoning for the Site as the existing MCP approval and the Woolf Logistics Center will be an innovative job-creating Site.

# **Exhibit 1**



## LEGEND

PROJECT BOUNDARY - - - - -

**WOOLF LOGISTICS CENTER**  
REEMS ROAD & PEORIA AVENUE  
GLENDALE, ARIZONA

**VICINITY MAP**

3000 1500 0 3000 6000



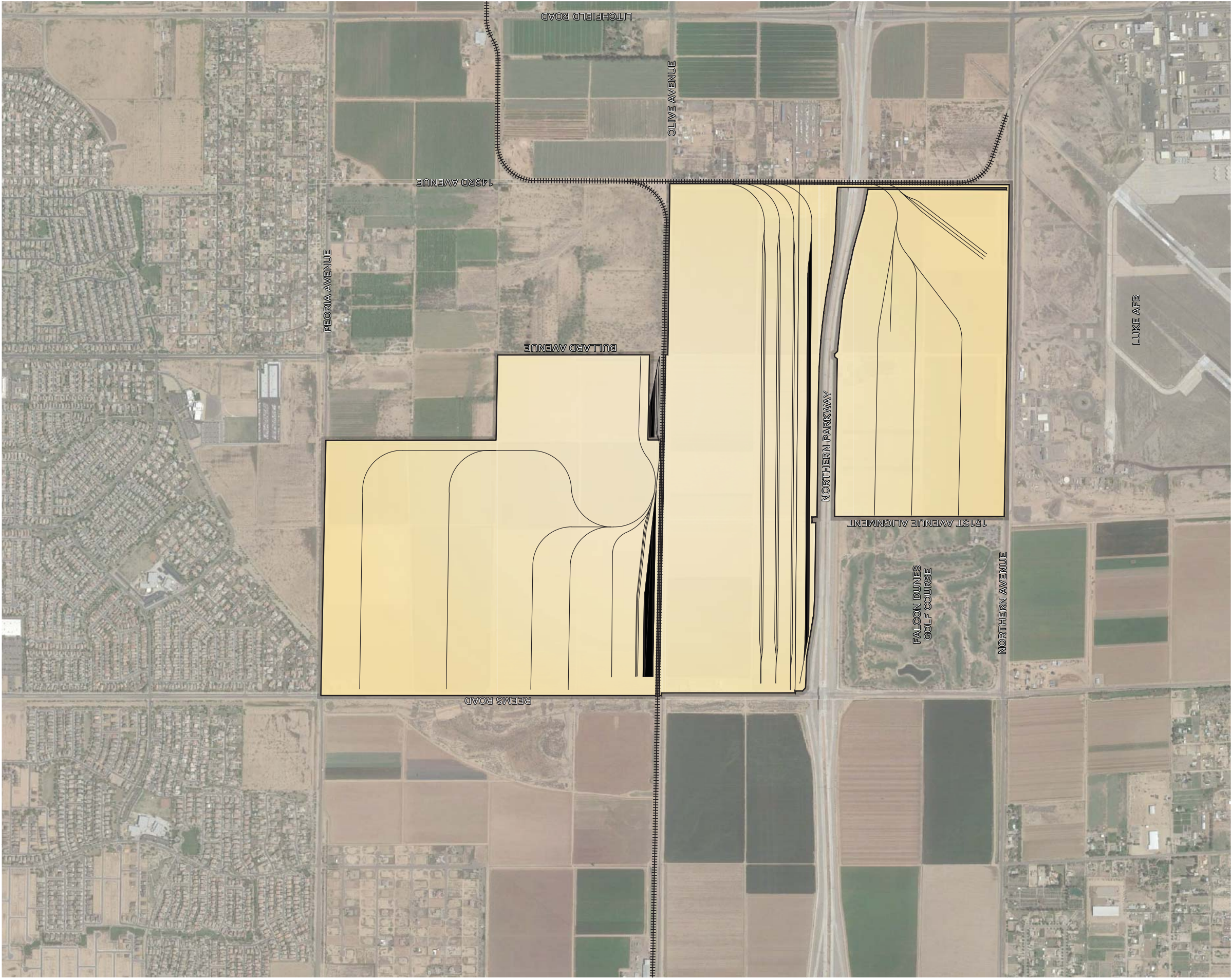
SCALE

FEET AUGUST 2017



# **Exhibit 2**

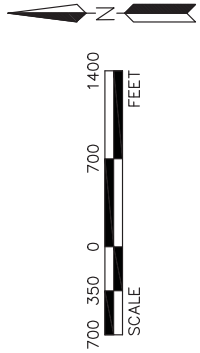




LEGEND

- EXISTING RAIL      #####
- PROPOSED RAIL \*      \_\_\_\_\_

\*RAIL LINES ARE CONCEPTUAL ONLY AND ILLUSTRATIVE OF WHERE RAIL LINES MAY BE CONSTRUCTED. FINAL RAIL ALIGNMENT WILL BE DETERMINED DURING THE PLANNING STAGES OF INDIVIDUAL PARCEL DEVELOPMENT



HILGARTWILSON	PROJ NO.:	1033
	DATE:	MAY 2017
	SCALE:	1" = 700'
	DRAWN:	TRB
DWG. NO.		
DESIGNED:		WM.
APPROVED:		ZH

WOOLF LOGISTICS CENTER- PHOENIX

NORTHERN AVE & REEMS ROAD  
GLENDALE, ARIZONA

CONCEPTUAL MASTER SITE PLAN



**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE

2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

REV.:




# **Exhibit 3**

**TABLE OF PERMITTED AND PROHIBITED LAND USES**

<b>PROPOSED USE</b>	<b>Ldn 65-69</b>	<b>Ldn 70-74</b>	<b>Ldn 75-79</b>	<b>Ldn 80-84</b>	<b>APZ 1</b>
<b>Transportation, Communications, and Utilities</b>					
Railroad <sup>1</sup> and rapid rail transit	Y	Y	Y	Y	N
Highway and street right-of-way	Y	Y	Y	Y	Y
Motor vehicle parking	Y	Y	Y	Y	Y
Communications (noise sensitive)	Y	Y	Y	N	Y
Utilities	Y	Y	Y	N	Y
Other transportation, communications, and utilities	Y	Y	Y	Y	Y
<b>Commercial/Retail Trade</b>					
Wholesale trade	Y	Y	Y	Y	N
Building materials-retail	Y	Y	Y	Y	N
General merchandise-retail	Y	Y	Y	N	N
Food retail	Y	Y	Y	N	N
Automotive and marine	Y	Y	Y	N	N
Apparel and accessories-retail	Y	Y	Y	N	N
Eating and drinking places	Y	Y	Y	N	N
Furniture and home furnishings-retail	Y	Y	Y	N	N
Other retail trade	Y	Y	Y	N	N
<b>Personal &amp; business services</b>					
Finance, insurance, real estate	Y	Y	Y	N	N
Personal services	Y	Y	Y	N	N
Business services	Y	Y	Y	N	N
Repair services	Y	Y	Y	Y	N
Contract construction services	Y	Y	Y	N	N
Indoor recreation services	Y	Y	Y	N	N
Other services	Y	Y	Y	N	N
<b>Industrial/manufacturing</b>					
Food and kindred products	Y	Y	Y	Y	N
Textile mill products	Y	Y	Y	Y	N
Apparel	Y	Y	Y	Y	N
Lumber and wood products	Y	Y	Y	Y	N
Furniture and fixtures	Y	Y	Y	Y	N
Paper and allied products	Y	Y	Y	Y	N
Printing and publishing	Y	Y	Y	Y	N
Chemicals and allied products	Y	Y	Y	Y	N
Petroleum refining, and related industries	Y	Y	Y	Y	N
Rubber and miscellaneous plastic	Y	Y	Y	Y	N
Stone, clay and glass products	Y	Y	Y	Y	N
Primary metal industries	Y	Y	Y	Y	N

<sup>1</sup> This PAD shall not prevent, restrict or otherwise regulate the use or occupation of land or improvements for railroad purposes if the tract concerned is five or more contiguous acres.

PROPOSED USE	Ldn 65-69	Ldn 70-74	Ldn 75-79	Ldn 80-84	APZ 1
Fabricated metal products	Y	Y	Y	Y	N
Professional, scientific, and controlling instruments	Y	Y	Y	N	N
Miscellaneous manufacturing	Y	Y	Y	Y	N
<b>Public and Quasi-Public Services</b>					
Government services (except inert landfills, landfills, and/or solid waste transfer stations)	Y	Y	Y	N	N
Cultural activities, including churches	Y	Y	N	N	N
Medical and other health services	Y	Y	N	N	N
Cemeteries	Y	Y	Y	N	N
Nonprofit organizations	Y	Y	N	N	N
Other public and quasi-public services	Y	Y	N	N	N
<b>Resource Production, Extraction and Open Space</b>					
Agriculture (except livestock)	Y	Y	Y	Y	Y
Livestock farming and animal breeding (except slaughterhouses, rendering plant, and/or feedlots)	Y	Y	Y	Y	Y
Forestry activities	Y	Y	Y	Y	N
Fishing activities and related services	Y	Y	N	N	N
Permanent open space	Y	Y	Y	Y	Y
Water areas (not incidental to farming)	Y	Y	N	N	N

**Prohibited Land Uses:**

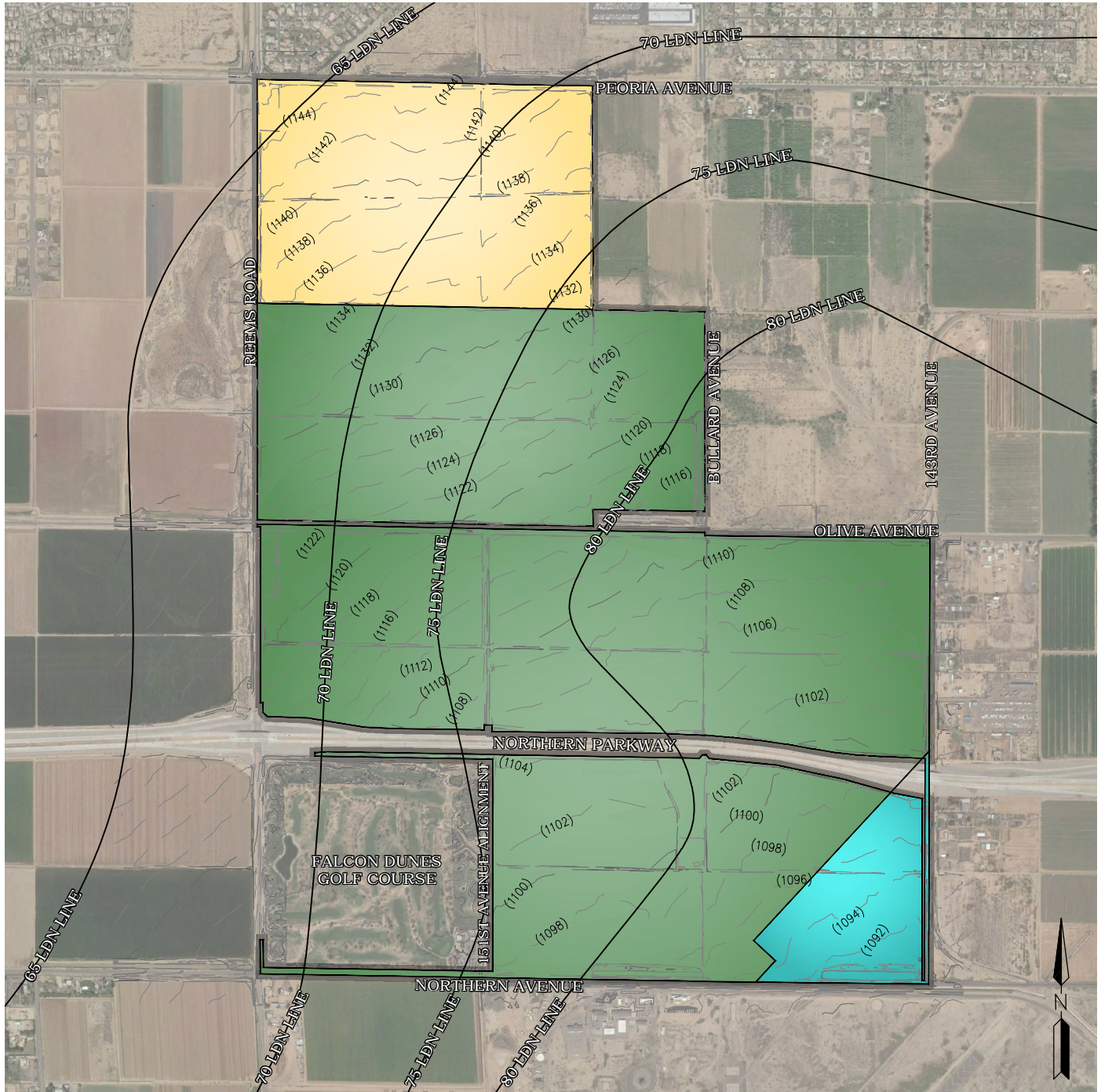
- Adult uses
- Medical Marijuana Facilities
- Casino
- Inert Landfill
- Landfill
- Prison and/or correctional facility
- Rendering plant
- Solid waste transfer station
- Slaughterhouse
- Feed Lots

**Land Uses Eliminated from MCP Permitted Uses:**

Outdoor Recreation

- Playgrounds and neighborhood parks
- Community and regional
- Nature exhibits
- Spectator sports, incl. arenas
- Golf courses and riding stables
- Water based recreational areas
- Resort and group camps
- Auditoriums and concert halls
- Outdoor amphitheaters and music shells

# Exhibit 4



## LEGEND

- 120' MAXIMUM HEIGHT PERMITTED.\*
- 35' MAXIMUM HEIGHT PERMITTED.\*
- 100' OF HEIGHT PERMITTED EXCEPT WHERE STAFF ADMINISTRATIVELY APPROVES UP TO 120' IN HEIGHT WHERE SUCH HEIGHT IS APPROPRIATE.\*

\* OR OTHER MAXIMUM HEIGHT DETERMINED BY THE FAA TO NOT BE A HAZARD TO AIR NAVIGATION PURSUANT TO FAA FORM 7460, WHICHEVER IS LESS.

PROJ.NO.:	1033
DATE:	OCT 2017
SCALE:	N.T.S.
DRAWN BY:	TRB
CHECKED BY:	ZH

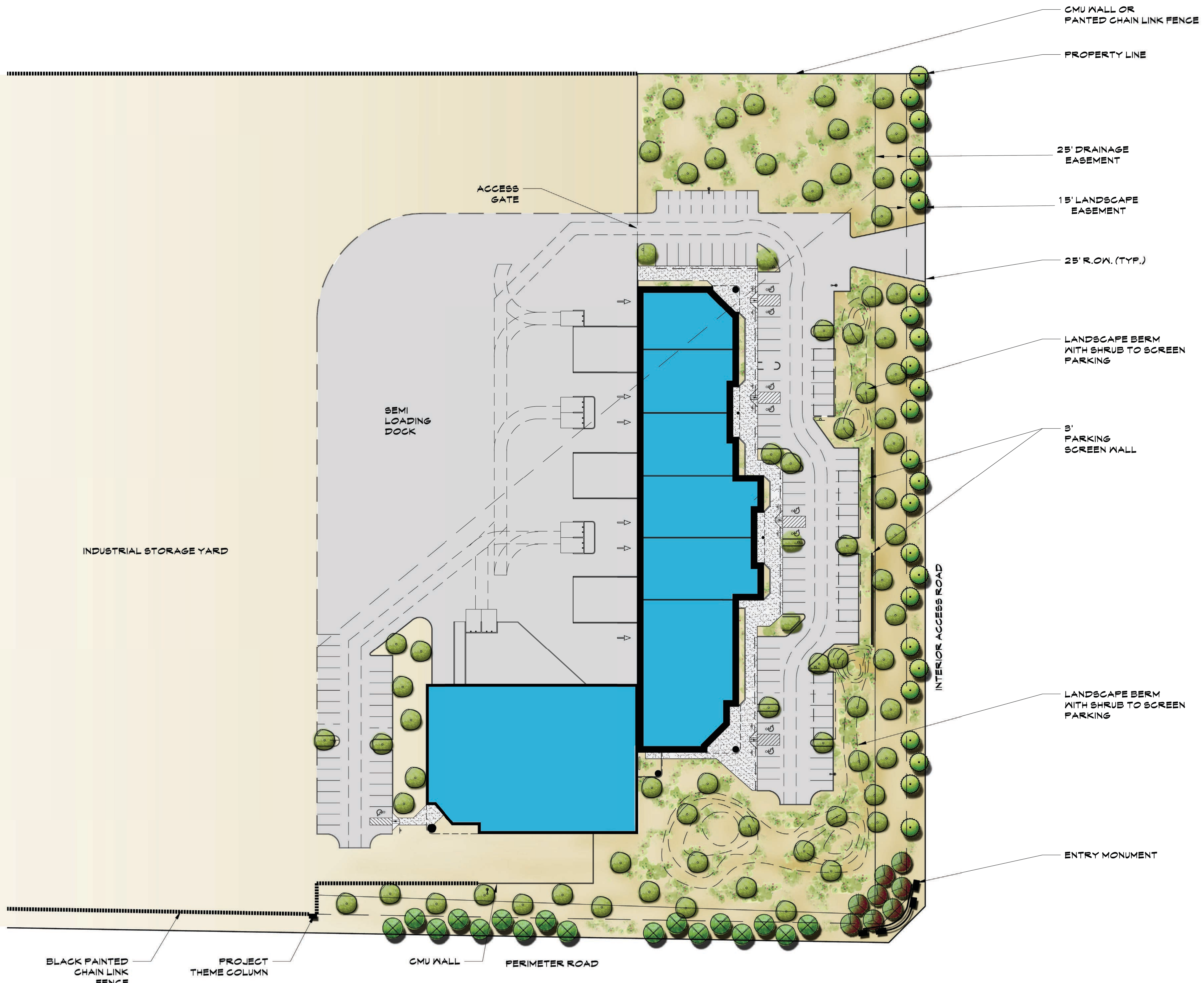
<b>WOOLF LOGISTIC CENTER</b> NORTHERN AVE & REEMS RD GLENDALE, AZ
<b>PERMITTED HEIGHTS</b>

 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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# **Exhibit 5**





## CONCEPTUAL PLANT LEGEND

-  PERIMETER STREET THEME TREE
-  INTERIOR STREET THEME TREE
-  LANDSCAPE TREE
-  ENTRY MONUMENT SPECIMEN TREE

# WOOLF LOGISTICS CENTER

## CONCEPTUAL LOT LAYOUT

10/02/2017



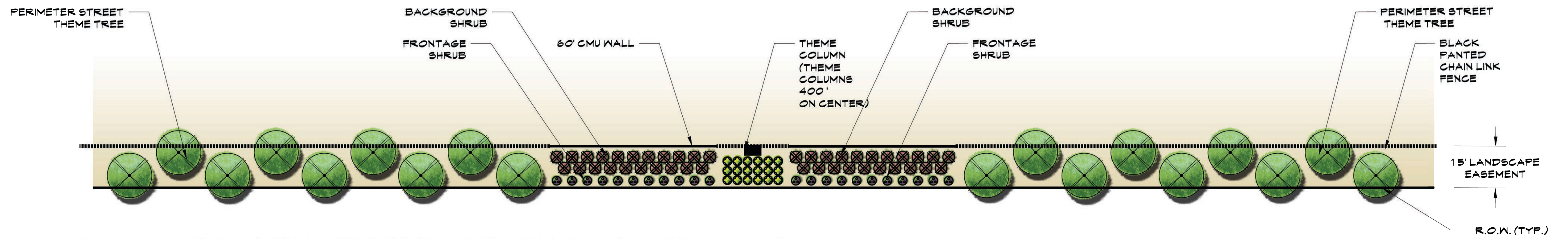
# **Exhibit 6**



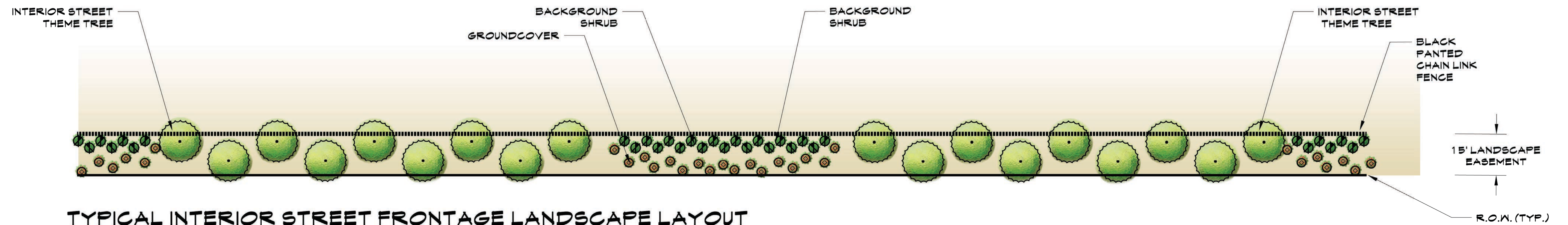


# WOOLF LOGISTICS CENTER CONCEPTUAL STREET TREE THEME

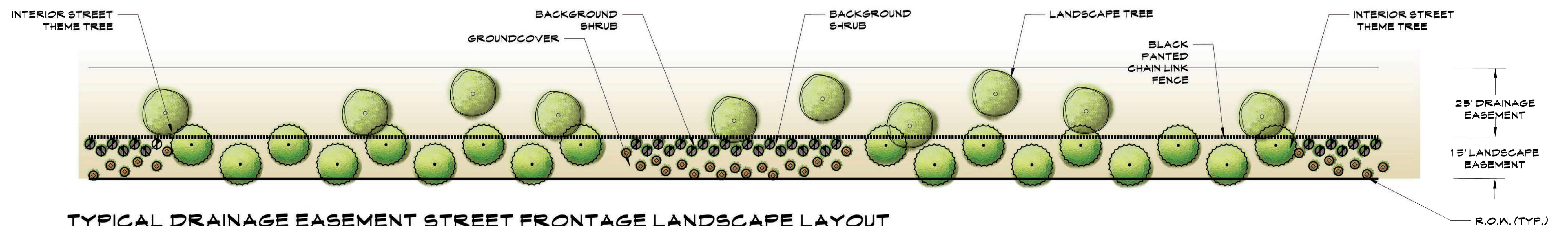




**TYPICAL PERIMETER STREET FRONTAGE LANDSCAPE LAYOUT**  
**SCALE: 1' = 1/20"**



**TYPICAL INTERIOR STREET FRONTAGE LANDSCAPE LAYOUT**  
**SCALE: 1' = 1/20"**

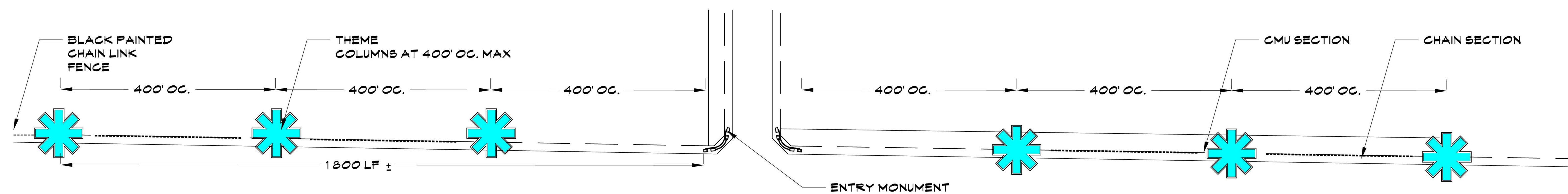


**TYPICAL DRAINAGE EASEMENT STREET FRONTAGE LANDSCAPE LAYOUT**  
**SCALE: 1' = 1/20"**



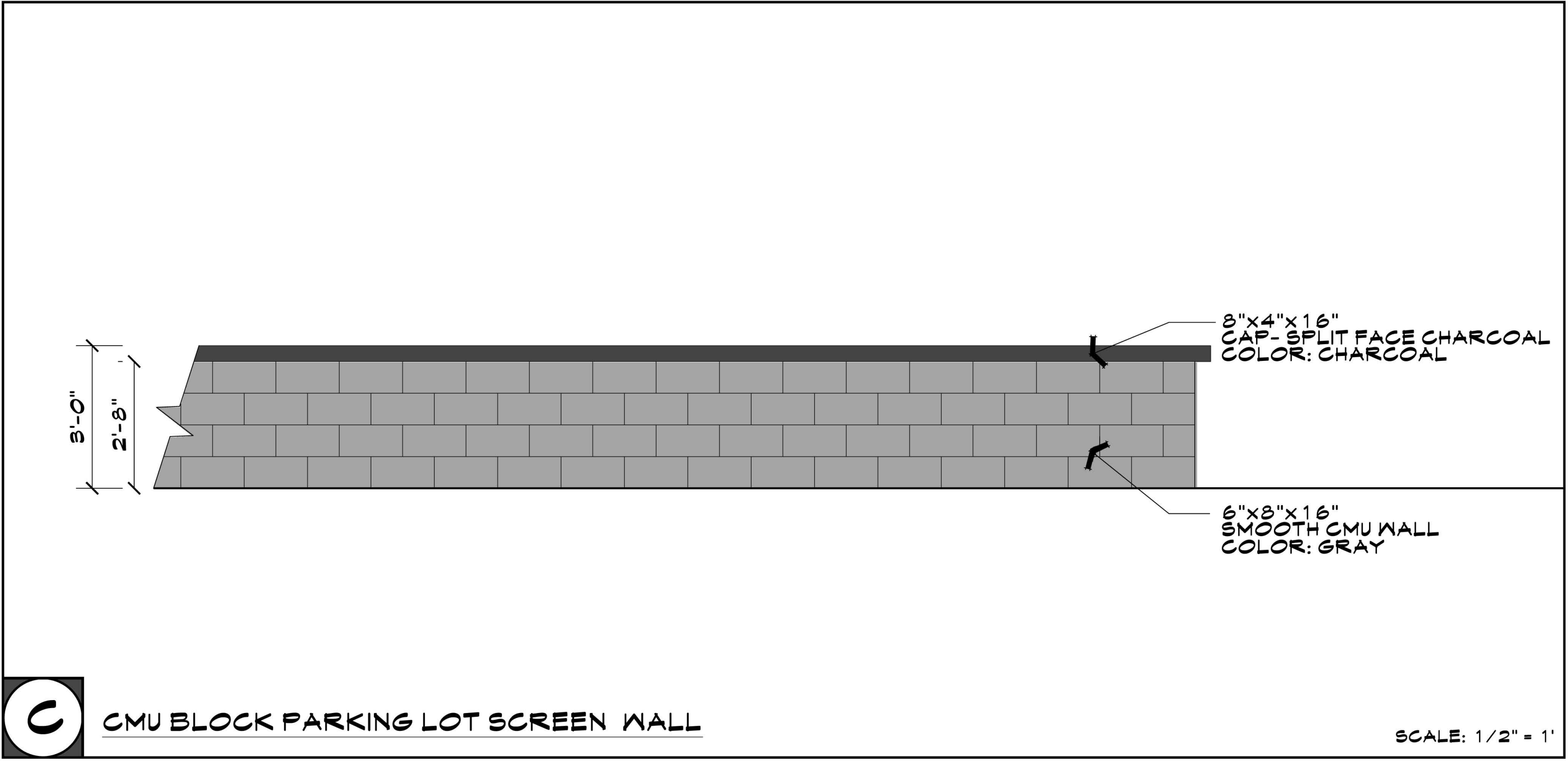
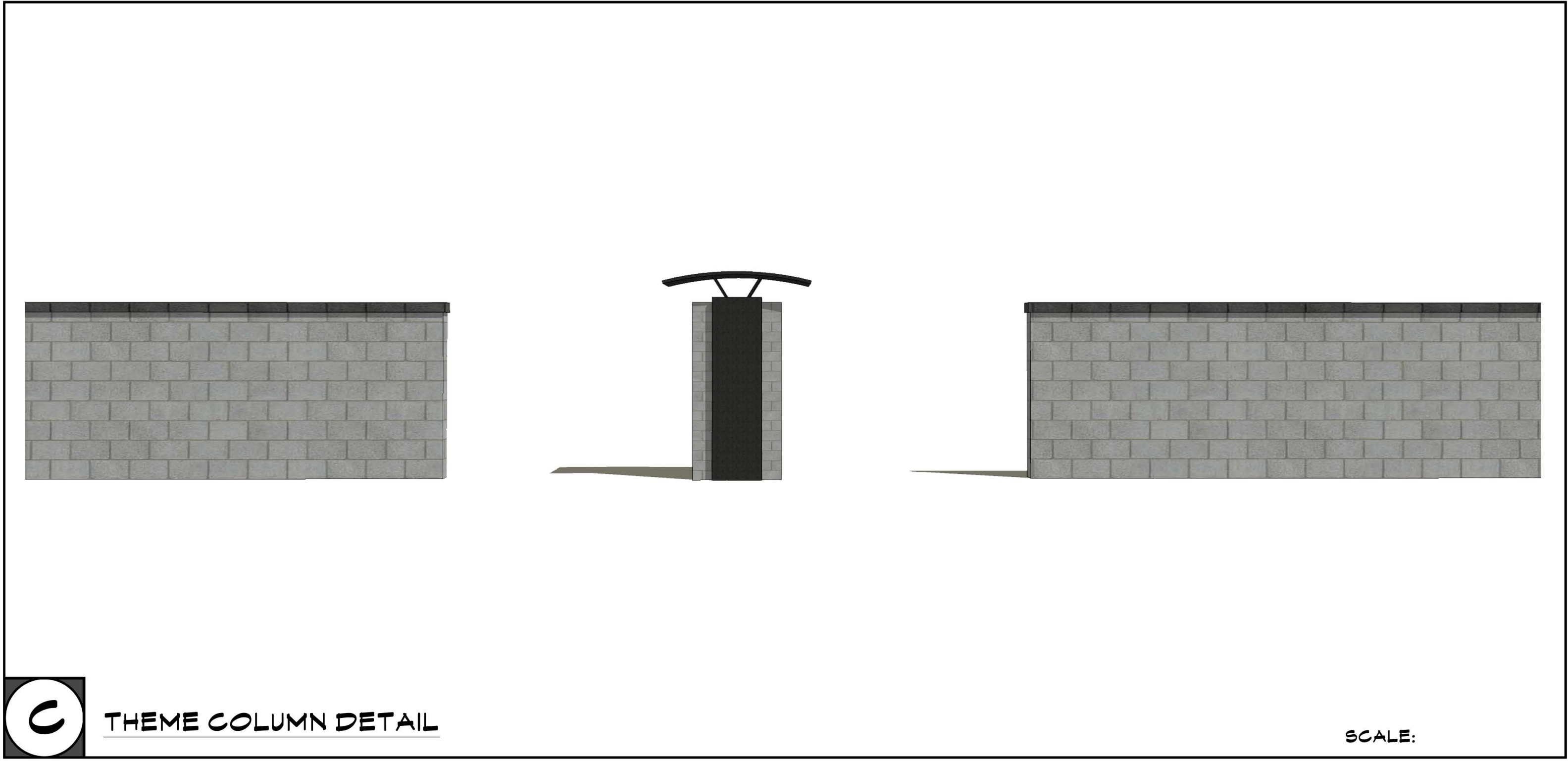
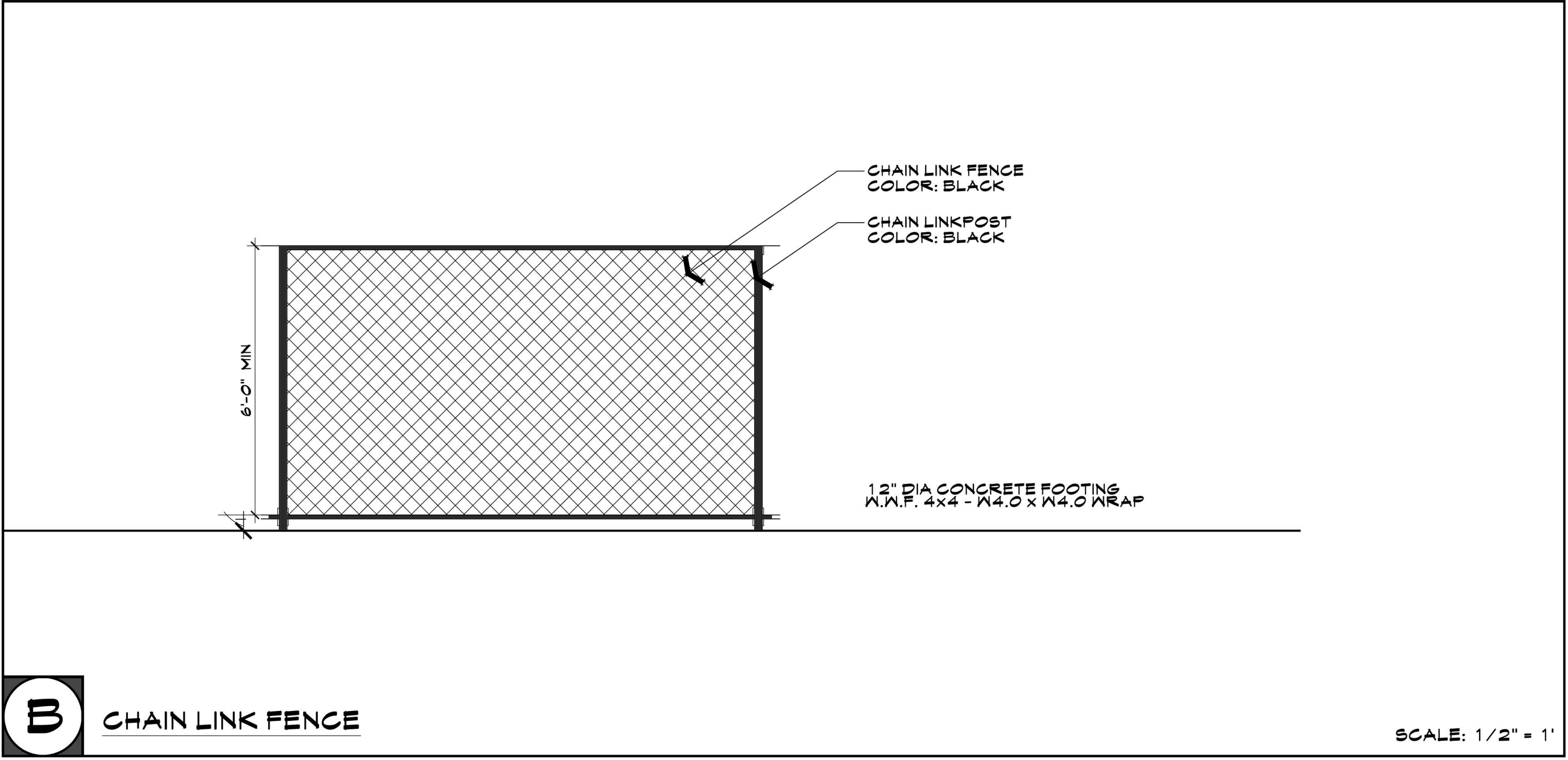
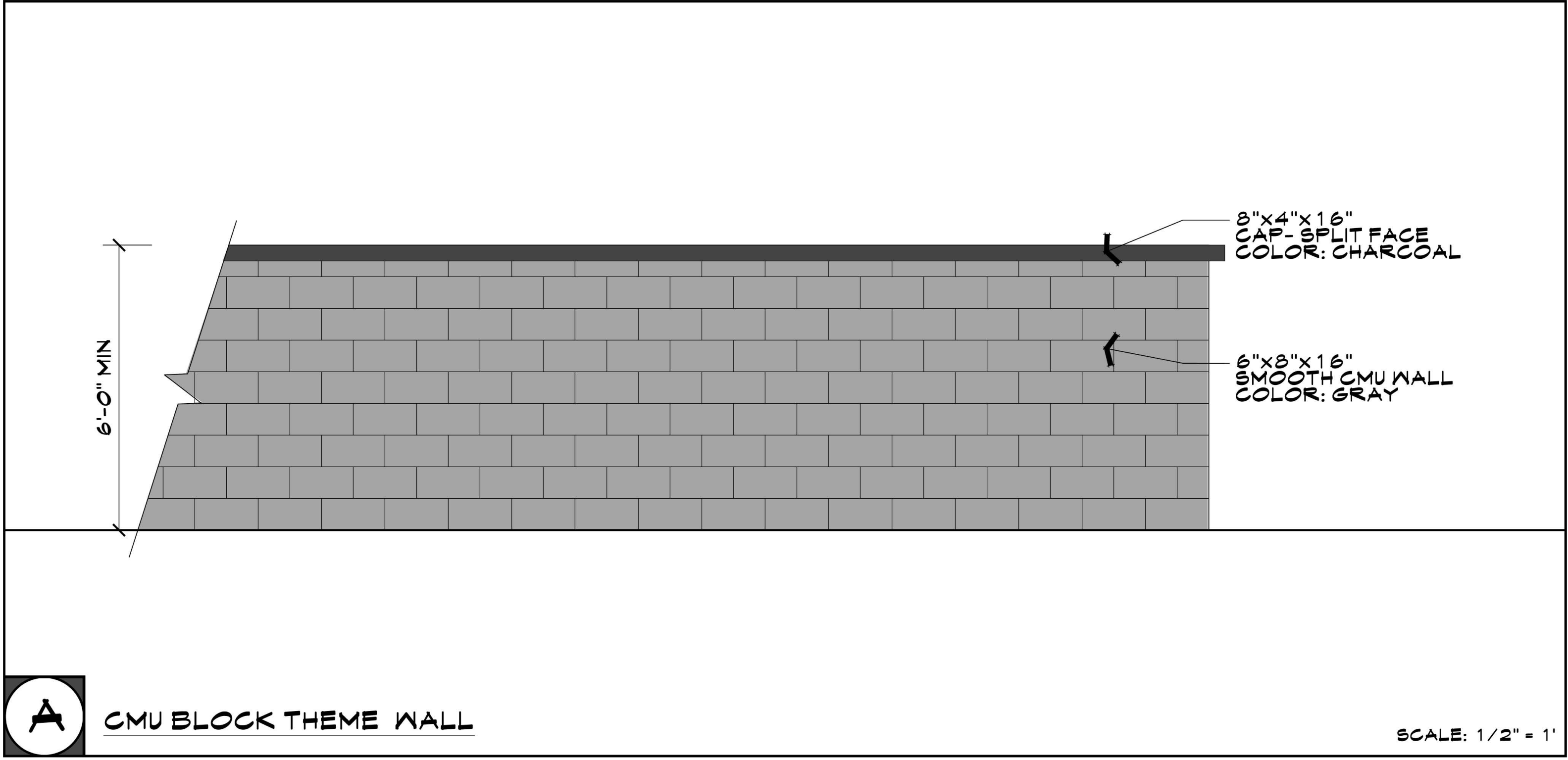
# **Exhibit 7**





**TYPICAL PERIMETER STREET WITH ENTRY MONUMENT**  
**SCALE: NOT TO SCALE**





# Exhibit 8

























**MSDA SHIPYARD**  
**AMECC STEEL STRUCTURE FACTORY**  
Capacity: 12,000 Tons/year

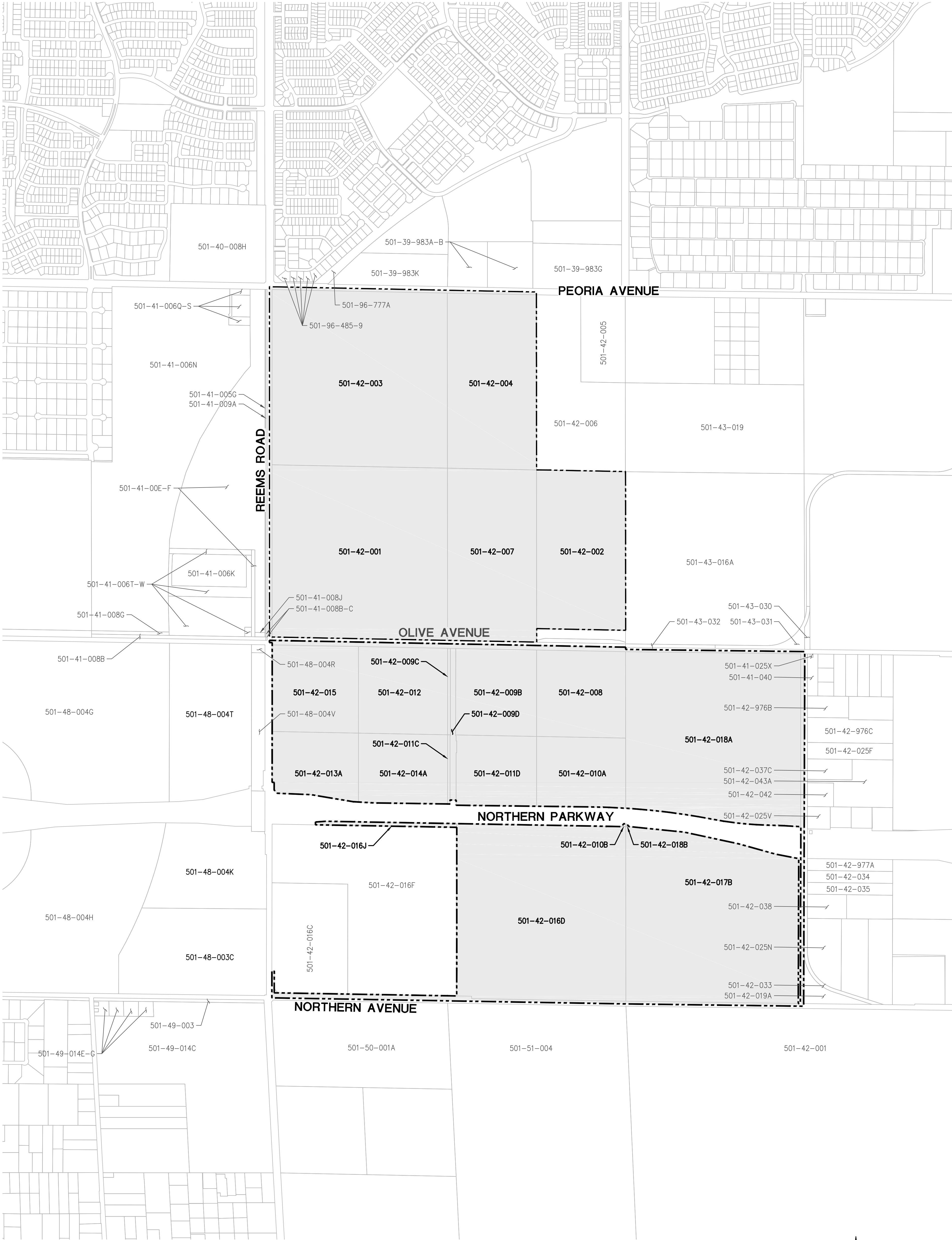






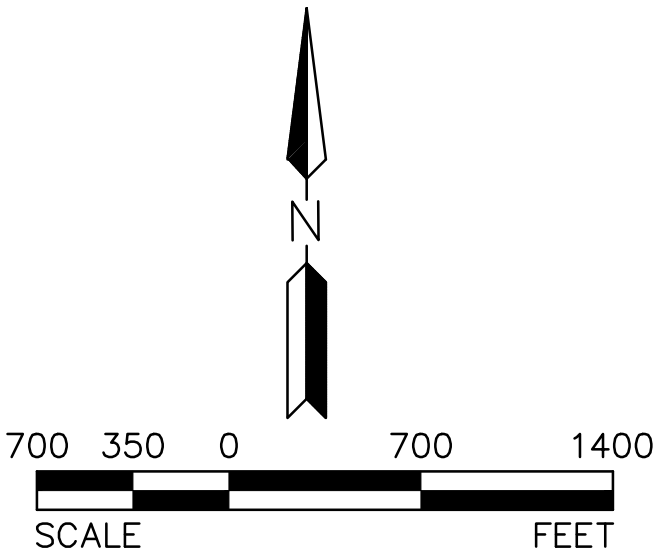


# Appendix A



LEGEND

- BOUNDARY OF AREA TO BE ANNEXED INTO CITY OF GLENDALE.
- AREA TO BE ANNEXED INTO CITY OF GLENDALE.



SHT. 1 OF 1 DWG. NO.	
	PROJ NO.: 1033
	DATE: AUG 2017
	SCALE: 1" = 700'
	DRAWN: TRB
	DESIGNED: HW
	APPROVED: ZH

<b>WOOLF LOGISTICS CENTER PHOENIX</b>
NORTHERN AVE & REEMS ROAD GLENDALE, ARIZONA
<b>PARCEL MAP</b>

 <b>HILGARTWILSON</b> ENGINEER   PLAN   SURVEY   MANAGE 2141 E. HIGHLAND AVE., STE. 250   P: 602.490.0535 / F: 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com
--

REV.:

**SITE OWNERSHIP INFORMATION**

<b>APN</b>	<b>OWNERS</b>	<b>DEED</b>
501-42-008 501-42-009B 501-42-009C 501-42-010A 501-42-010B 501-42-011C 501-42-011D 501-42-012 501-42-013A 501-42-014A 501-42-015 501-42-017B 501-42-018A 501-42-018B	Woolf Family Enterprises Limited Partnership	910127141
501-42-016D 501-42-016J	Huron, LLC	970533474
501-42-001 501-42-002 501-42-003 501-42-004 501-42-007	Woolf Family Enterprises LP (1/2 interest) Huron, LLC (1/6 interest) Anne Woolf Franson (1/18 interest) Christopher R. Woolf (1/18 interest) John L. Woolf, III (1/18 interest) Michael T. Woolf (1/18 interest) Nancy Stuart Woolf (1/18 interest) Stuart P. Woolf (1/18 interest)	150389747
501-42-009D	Woolf Family Enterprises, LP	20170612808

# Appendix B



# Maricopa County

## Planning & Development Department

501 North 44<sup>th</sup> Street, Suite 200  
Phoenix, Arizona 85008  
Phone: (602) 506-3301  
Fax: (602) 506-3601  
[www.maricopa.gov/planning](http://www.maricopa.gov/planning)

March 10, 2016

Ed Bull  
Burch & Cracchiolo, P.A.  
702 East Osborn Road, Suite 200  
Phoenix, AZ 85014

SUBJECT: Maricopa County Use Compatibility and Consistency Determination  
application #UC2016001

Dear Ed,

This letter is to inform you that pursuant to the enclosed March 9, 2016 letter Luke Air Force Base determined that your proposed land uses on the APNs listed in your application are compatible and consistent with the high noise or accident potential of the military airport or ancillary military facility, subject to the conditions and restrictions outlined in their letter. In accordance with this determination Maricopa County is therefore able to make a similar determination of compatibility and consistency with these proposed land uses, thus you may proceed with the required entitlement and/or permitting processes pursuant to Maricopa County regulations. However, please note that this determination only applies to the land uses and conditions identified in the March 9, 2016 letter from Luke Air Force Base. Any other land uses on the subject parcels may require additional use compatibility and consistency determinations.

Please feel free to contact me if you have any questions regarding this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Holm", written over a horizontal line.

Matt Holm, AICP  
Planning Supervisor  
(602) 506-7162  
[matthewholm@mail.maricopa.gov](mailto:matthewholm@mail.maricopa.gov)





**DEPARTMENT OF THE AIR FORCE  
AIR EDUCATION AND TRAINING COMMAND**

9 March 2016

James R. Mitchell  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Mr. Matt Holm  
Maricopa County Planning & Development Department  
501 North 44th Street, Suite 200  
Phoenix AZ 85008-6526

Re: Case #UC2016001: Woolf Industrial

Dear Mr. Holm

Thank you for the opportunity to provide comments on the Compatibility and Consistency Determination Application for Woolf Industrial. The site is located on 1,378 acres south and east of the Southeast corner of Reems Road and Peoria Avenue in Maricopa County. The site is located inside the 1988 JLUS 65, 70, 75, 80 Ldn, APZ1 and Clear Zone, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The site is currently zoned RU-43 with a Military Airport and Ancillary Military Overlay. The request is proposing a new railroad served industrial facility that would be consistent and compatible with the chart of compatible land uses outlined in A.R.S § 28-8481. The developer would keep the maximum building height within limits for the particular lot and would submit a FAA form 7460-1 to the FAA Regional Office.

The developer has also identified other restrictions on the site will include: No ponds or water features; and no new buildings or improvements or expansion of buildings for uses that result in the release of any substance into the air that would impair visibility or otherwise interfere with operating aircraft. This includes no release of steam, dust and smoke, direct or indirect reflective light emissions, or electrical emissions that would interfere with aircraft and air force communications or navigational aid systems or aircraft navigational equipment, and no development that will attract birds or waterfowl such as operations of sanitary landfills or maintenance of feeding stations, or explosive facilities or similar activities.

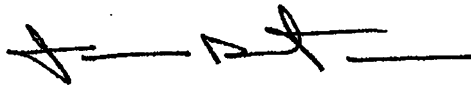
Additionally APNs: 501-42-017B and 501-42-018A of property listed above are subject to restrictions set forth in the Warranty Deed Conveying Easement H804E-1 and 2 signed on 16 June 2008. (See attachment). As Luke AFB has not terminated the easement conveyed through

the Warrant Deed, full enforcement of this deed is required and will be enforced for these two particular PANs located within the 1,378 acres.

In general, if developed as described in the narrative and as proposed against A.R.S § 28-8481, to include the above referenced restrictions and the restrictions imposed on APNs 501-42-017B and 501-42-018A through the Warranty Deed, this request will not negatively impact the flying operations at Luke AFB. However, we do request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that specific features and specific aspects of development, as they mature, will not violate the Warranty Deed or negatively impact our flying operations. Since the facilities will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant to inform any potential tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. R. Mitchell', with a horizontal line extending to the right.

JAMES R. MITCHELL

Attachment:

Deed 20080654357 tracts H804E-1 and H804E-2

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

**FIDELITY NATIONAL TITLE**

Unofficial  
Document

When recorded, return to:

*George E. Eversale*  
*Dept of Planning*  
*3636 N. Central*  
*#900*  
*Phoenix, Az 85012*  
*FT 19501951 20/00M*  
*1/1*

195  
frz

STATE OF ARIZONA  
COUNTY OF MARICOPA

*Exempt A-2*

LUKE AFB  
TRACT Nos. H804E-1 and  
H804E-2

**WARRANTY DEED CONVEYING EASEMENT**

This warranty deed, made this 16<sup>th</sup> day of JUNE ~~May~~, 2008, by WOOLF FAMILY ENTERPRISES LIMITED PARTNERSHIP, an Arizona limited partnership, (hereinafter called "Grantor") provides that:

The Grantor for and in consideration of the sum of ONE HUNDRED TWENTY-FOUR THOUSAND, FIVE HUNDRED SIXTY-FOUR AND NO/100 DOLLARS (\$124,564.00), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto the UNITED STATES OF AMERICA (hereinafter called "Grantee") and its assigns, a perpetual and assignable easement in the land described herein for the following Purposes:

1. The right to fly aircraft free and unobstructed, above, over, through or in the vicinity of the above described property. The easement granted includes the right to cause in the airspace such noises, vibrations, fumes, fuel particles, smoke, dust, light, and such other affects as may result from flight of aircraft on, around, departing, approaching, taking off from or landing on the nearby airfield known as Luke Air Force Base, notwithstanding the extent of interference that such activities may have upon the use or value of the Grantor's remaining estate.
2. The right to regulate or prohibit the release into the air any substance which would impair the visibility or otherwise interfere with the operation of aircraft, such as, but not limited to steam, dust, and smoke.

3. The right to regulate or prohibit light emissions, either directly or indirectly (reflective) which may interfere with pilot vision.
4. The right to prohibit electrical emissions which would interfere with aircraft and aircraft communications systems or aircraft navigational equipment.
5. The right to prohibit any use of the land which would unnecessarily attract birds or waterfowl, such as, but not limited to operations of sanitary landfills, maintenance of feeding stations or the growing of certain types of vegetation attractive to birds or waterfowl.
6. The right to remove any buildings for human habitation and the prohibition of future construction of any buildings for human habitation.
7. The right to top, cut to ground level, and remove trees, shrubs, brush, or other forms of obstruction which the Installation Commander determines might interfere with the operation of aircraft, including emergency landings.
8. The right of ingress and egress upon, over, and across said land for the purpose of exercising the rights set forth herein.
9. The right to post signs on said lands indicating the nature and extent of the Government's control over said land.
10. The right to control the height of structures to ensure that they do not become an obstruction to flight.
11. The right to install airfield lighting and navigational aids.
12. The right to disapprove changes in land uses which might, in the opinion of the Installation Commander of Luke AFB, interfere with the operation of Luke AFB.
13. The right to prohibit future construction or maintenance of any structures on the land except as may be approved in writing by the Installation Commander of Luke AFB.

Subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.



Reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easement hereby acquired by the United States, including the right to use the land for:

- a. Agriculture
- b. Livestock grazing (excluding feed lots and dairy herds)
- c. Permanent open space
- d. Rights of way for fenced two lane highways without sidewalks, bicycle trails, or single-track railroads
- e. Communications and utility rights of way
- f. Any current use of the property, including existing structures and improvements, except for human habitation.

The Grantor for itself and its successors and assigns covenants that the subject and terms of the easement run with the land, and the Grantor further agrees to release and hold the Grantee harmless from any claims ~~based on~~ in taking or interference with the use, enjoyment and value of the Premises arising from or in connection with the flight or use of aircraft within the scope of this easement and from any claims for any damage to the Premises caused by the necessary and reasonable exercise of Grantee's rights under this easement.

TO HAVE AND TO HOLD the said rights and easements unto the United States of America, and its assigns, forever. Grantor does hereby bind Grantor, its successors and assigns, to warrant and defend the said premises against every person who lawfully claims the same, or any part thereof provided, however, that the easement conveyed is subject solely to those recorded exceptions accepted by Grantee.

EXECUTED as of the date of acknowledgment below.

**GRANTOR**

**WOOLF FAMILY ENTERPRISES LIMITED PARTNERSHIP,**  
an Arizona limited partnership

By its General Partner:

L.S. WOOLF GROUP, INC., an Arizona corporation

By: Leyton Woolf for WOOLF GROUP INC.  
Its : General Partner

**ACKNOWLEDGEMENT**

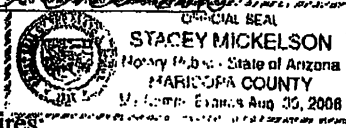
STATE OF ARIZONA                    )  
  ) SS:  
COUNTY OF MARICOPA            )

June The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2008, by Leyton Woolf, President of L. S. Woolf Group, Inc, an Arizona corporation, General Partner of the WOOLF FAMILY ENTERPRISES LIMITED PARTNERSHIP.

WITNESS my hand and official seal:

Unofficial Document

Stacey Mickelson  
Notary Public



(SEAL)

STACEY MICKELSON  
EXP. AUG 30, 2008

My Commission Expires: \_\_\_\_\_

**ACCEPTED AND APPROVED:**

**GRANTEE**

**UNITED STATES OF AMERICA**

BY: Theresa M. Kay  
Contracting Officer

Date: June 16, 2008

Tract No. H804E-1

## DESCRIPTION:

All of that property in the County of Maricopa, State of Arizona, located in the southwest quarter of Section 33, Township 3 North, Range 1 West, of the Gila & Salt River Meridian, according to the official plat thereof, approved by the Surveyor General on August 6, 1896, deeded to Woolf Family Enterprises Limited Partnership, as described in Recording No. 91-127141, recorded on March 27, 1991, in the Official Records of said County, lying southeasterly of the following described line:

A line parallel with, and 1,500 feet [ft] (457.200 meters [m]) northwesterly of the centerline of Luke Air Force Base Runway 03 Right / 21 Left, and it's northeasterly extension.

Said Tract No. H804E-1 is also described as follows:

Unofficial Document

Beginning at the southeast corner of said southwest quarter of said Section 33, thence North 00 degrees 10 minutes 48 seconds East, 690.02 feet along the easterly line of said southwest quarter to the afore described line which is parallel with, and 1,500 feet northwesterly of the centerline of Luke Air Force Base Runway 03 Right / 21 Left, and it's northeasterly extension, thence South 42 degrees 49 minutes 06 seconds West, 929.60 feet along said parallel line to the southerly line of said southwest quarter, thence South 89 degrees 15 minutes 32 seconds East, 629.71 feet along said southerly line to the point of beginning.

CONTAINING 4.987 acres (2.0182 hectares) of land, more or less

Said runway centerline is defined by two 3-inch brass cap monuments at either end of said runway. The southwesterly monument being a 3-inch brass cap with a scribed arrow and crossing line, stamped "0° 12575" located at 918,801.64 ft (280,050.740 m) north, 555,111.42 ft (169,197.961 m) east. The northeasterly monument being a 3-inch brass cap with a scribed arrow and crossing line, stamped "11,575.0 TO R/W 3

THRESHOLD LAT. 33° 33' 00.69" N LONG. 112° 21' 48.52" W  
 ELEV. 1104.53" located at 928,023.81 ft (282,861.657 m)  
 north, 563,656.75 ft (171,802.577 m) east.

THE BASIS OF BEARINGS AND COORDINATES used herein is the State Plane Coordinate System, Arizona Central Zone, based on North American Datum of 1983, 2002.00 Epoch positions for the following C.O.R.S. locations: "AZSC", "COSA" and "SRP1"

All imperial units shown are International Feet. Multiply by 0.3048 to convert from International Feet to Meters.

**Tract No. H804E-2**

**DESCRIPTION:**

All of that property in the County of Maricopa, State of Arizona, located in the southwest quarter of Section 33, Township 3 North, Range 1 West, of the Gila & Salt River Meridian, according to the official plat thereof, approved by the Surveyor General on August 6, 1896, deeded to Woolf Family Enterprises Limited Unofficial Document rship, as described in Recording No. 91-127141, recorded on March 27, 1991, in the Official Records of said County, lying southeasterly of the following described line:

A line parallel with, and 2,500 feet [ft] (762.000 meters [m]) northwesterly of the centerline of Luke Air Force Base Runway 03 Right / 21 Left, and it's northeasterly extension.

Excepting there from, all of the afore described property lying northeasterly of a line perpendicular to the afore described line, and lying 274.45 feet [ft] (83.652 meters [m]) northeasterly of the Luke Air Force Base Runway 03 Right / 21 Left northeasterly threshold.

Said Tract No. H804E-2 is also described as follows:

Commencing at the southeast corner of said southwest quarter of said Section 33, thence North 89 degrees 15 minutes 32 seconds West, 2,631.20 feet along the southerly line of said southwest quarter to the True Point of Beginning, thence continuing along said southerly line North 89 degrees 15 minutes 32 seconds West, 510.72 feet to



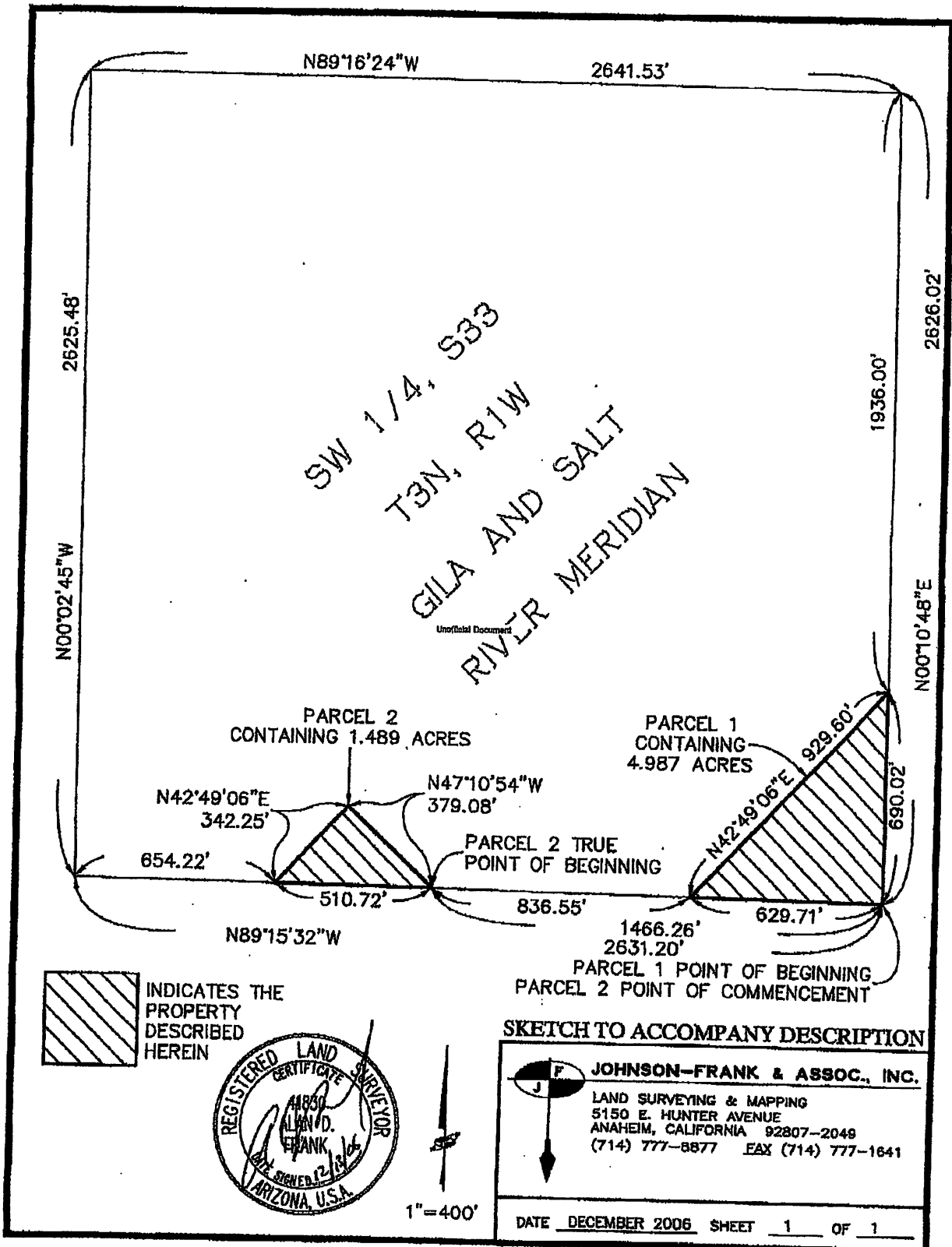
the afore described line which is parallel with, and 2,500 feet northwesterly of the centerline of Luke Air Force Base Runway 03 Right / 21 Left, and it's northeasterly extension, thence North 42 degrees 49 minutes 06 seconds East, 342.25 feet along said parallel line to the afore described line which is perpendicular to, and 274.45 feet northeasterly of the threshold of, Luke Air Force Base Runway 03 Right / 21 Left, thence South 47 degrees 10 minutes 54 seconds East, 379.08 feet along said perpendicular line to the true point of beginning.

CONTAINING 1.489 acres (0.6026 hectares) of land, more or less

Said runway centerline is defined by two 3-inch brass cap monuments at either end of said runway. The southwesterly monument being a 3-inch brass cap with a scribed arrow and crossing line, stamped "0° 12575" located at 918,801.64 ft (280,050.740 m) north, 555,111.42 ft (169,197.961 m) east. The northeasterly monument being a 3-inch brass cap with a scribed arrow and crossing line, stamped "11,575.0 TO R/W 3 THRESHOLD LAT. 33° 33' 00.69" N LONG. 112° 21' 48.52" W ELEV. 1104.53" located at 928,023.81 ft (282,861.657 m) north, 563,656.75 ft (171,802.57, m) east. The northeasterly threshold of said runway lies South 42 degrees 49 minutes 06 seconds West, 1,649.53 ft (502.777 m) from said northeasterly monument.

THE BASIS OF BEARINGS AND COORDINATES used herein is the State Plane Coordinate System, Arizona Central Zone, based on North American Datum of 1983, 2002.00 Epoch positions for the following C.O.R.S. locations: "AZSC", "COSA" and "SRP1"

All imperial units shown are International Feet. Multiply by 0.3048 to convert from International Feet to Meters.



# Appendix C



## Planning & Development Department

December 7, 2016

Ed Bull  
Burch & Cracchiolo, P.A.  
702 E. Osborn Road, Suite 200  
Phoenix, Arizona 85014

SUBJ: Maricopa County Case Number MCP2016002

On December 7, 2016 the Maricopa County Board of Supervisors (BOS) approved your request for a Military Compatibility Permit without a precise Plan of Development for Logistics Center: Phoenix. The subject site consists of approximately 1,342 acres and is generally located south of Peoria Ave., north of Northern Ave., east of Reems Rd. and west of 143<sup>rd</sup> Ave. in the Glendale area.

Provided the following conditions are met:

- a. Development of the site shall be in conformance with the Narrative Report entitled, "Logistics Center: Phoenix", consisting of 31 pages, dated revised September 9, 2016, and stamped received September 9, 2016, except as modified by the following conditions.
- b. The following industrial land uses shall be allowed within the 65 – 69 LDN pursuant to MCZO:

### Transportation, Communications, and Utilities

1. Railroad and rapid rail transit
2. Highway and street right-of-way
3. Motor vehicle parking
4. Communications (noise sensitive)
5. Utilities
6. Other transportation, communications and utilities

### Commercial/Retail Trade

1. Wholesale Trade
2. Building materials – retail
3. General merchandise – retail
4. Food retail
5. Automotive and marine
6. Apparel and accessories – retail
7. Eating and drinking places
8. Furniture and home furnishings – retail
9. Other retail trade

### Personal & business services

1. Finance, insurance, real estate
2. Personal services
3. Business services
4. Repair services
5. Contract construction services
6. Indoor recreation services
7. Other services

#### Industrial/Manufacturing

1. Food and kindred products
2. Textile mill products
3. Apparel
4. Lumber and wood products
5. Furniture and fixtures
6. Paper and allied products
7. Printing and publishing
8. Chemicals and allied products
9. Petroleum refining, and related industries
10. Rubber and miscellaneous plastic
11. Stone, clay and glass products
12. Primary metal industries
13. Fabricated metal products
14. Professional, scientific and controlling instruments
15. Miscellaneous manufacturing

#### Public and Quasi-Public Services

1. Government Services
2. Cultural activities, including churches
3. Medical and other health services
4. Cemeteries
5. Nonprofit organizations
6. Correctional facilities
7. Other public and quasi-public services

#### Outdoor Recreation

1. Playgrounds and neighborhood parks
2. Community and regional
3. Nature exhibits
4. Spectator sports, incl. arenas
5. Golf courses and riding stables
6. Water based recreational areas
7. Resort and group camps
8. Auditoriums and concert halls
9. Outdoor amphitheaters and music shells

#### Resource Production, Extraction and Open Space

1. Agriculture (except livestock)
2. Livestock farming and animal breeding
3. Forestry activities
4. Fishing activities and related services
5. Permanent open space



6. Water areas (not incidental to farming)

- c. The following industrial land uses shall be allowed within the 70 – 74 LDN pursuant to MCZO:

Transportation, Communications, and Utilities

1. Railroad and rapid rail transit
2. Highway and street right-of-way
3. Motor vehicle parking
4. Communications (noise sensitive)
5. Utilities
6. Other transportation, communications and utilities

Commercial/Retail Trade

1. Wholesale Trade
2. Building materials – retail
3. General merchandise – retail
4. Food retail
5. Automotive and marine
6. Apparel and accessories – retail
7. Eating and drinking places
8. Furniture and home furnishings – retail
9. Other retail trade

Personal & business services

1. Finance, insurance, real estate
2. Personal services
3. Business services
4. Repair services
5. Contract construction services
6. Indoor recreation services
7. Other services

Industrial/Manufacturing

1. Food and kindred products
2. Textile mill products
3. Apparel
4. Lumber and wood products
5. Furniture and fixtures
6. Paper and allied products
7. Printing and publishing
8. Chemicals and allied products
9. Petroleum refining, and related industries
10. Rubber and miscellaneous plastic
11. Stone, clay and glass products
12. Primary metal industries
13. Fabricated metal products
14. Professional, scientific and controlling instruments
15. Miscellaneous manufacturing

Public and Quasi-Public Services

1. Government Services
2. Cultural activities, including churches
3. Medical and other health services
4. Cemeteries
5. Nonprofit organizations
6. Correctional facilities
7. Other public and quasi-public services

#### Outdoor Recreation

1. Playgrounds and neighborhood parks
2. Community and regional
3. Spectator sports, incl. arenas
4. Golf courses and riding stables
5. Water based recreational areas
6. Resort and group camps
7. Auditoriums and concert halls
8. Outdoor amphitheatres and music shells

#### Resource Production, Extraction and Open Space

1. Agriculture (except livestock)
2. Livestock farming and animal breeding
3. Forestry activities
4. Fishing activities and related services
5. Permanent open space
6. Water areas (not incidental to farming)

- d. The following industrial land uses shall be allowed within the 75 – 79 LDN pursuant to MCZO:

#### Transportation, Communications, and Utilities

1. Railroad and rapid rail transit
2. Highway and street right-of-way
3. Motor vehicle parking
4. Communications (noise sensitive)
5. Utilities
6. Other transportation, communications and utilities

#### Commercial/Retail Trade

1. Wholesale Trade
2. Building materials – retail
3. General merchandise – retail
4. Food retail
5. Automotive and marine
6. Apparel and accessories – retail
7. Eating and drinking places
8. Furniture and home furnishings – retail
9. Other retail trade

#### Personal & business services

1. Finance, insurance, real estate
2. Personal services

3. Business services
4. Repair services
5. Contract construction services
6. Indoor recreation services
7. Other services

#### Industrial/Manufacturing

1. Food and kindred products
2. Textile mill products
3. Apparel
4. Lumber and wood products
5. Furniture and fixtures
6. Paper and allied products
7. Printing and publishing
8. Chemicals and allied products
9. Petroleum refining, and related industries
10. Rubber and miscellaneous plastic
11. Stone, clay and glass products
12. Primary metal industries
13. Fabricated metal products
14. Professional, scientific and controlling instruments
15. Miscellaneous manufacturing

#### Public and Quasi-Public Services

1. Government Services
2. Cemeteries
3. Correctional facilities

#### Outdoor Recreation

1. Golf courses and riding stables
2. Water based recreational areas
3. Outdoor amphitheaters and music shells

#### Resource Production, Extraction and Open Space

1. Agriculture (except livestock)
2. Livestock farming and animal breeding
3. Forestry activities
4. Permanent open space

- e. The following industrial land uses shall be allowed within the 80 – 84 LDN pursuant to MCZO:

#### Transportation, Communications, and Utilities

1. Railroad and rapid rail transit
2. Highway and street right-of-way
3. Motor vehicle parking
4. Other transportation, communications and utilities

#### Commercial/Retail Trade

1. Wholesale Trade
2. Building materials – retail

Personal & business services

1. Repair services

Industrial/Manufacturing

1. Food and kindred products
2. Textile mill products
3. Apparel
4. Lumber and wood products
5. Furniture and fixtures
6. Paper and allied products
7. Printing and publishing
8. Chemicals and allied products
9. Petroleum refining, and related industries
10. Rubber and miscellaneous plastic
11. Stone, clay and glass products
12. Primary metal industries
13. Fabricated metal products
14. Miscellaneous manufacturing

Public and Quasi-Public Services

1. Correctional facilities

Resource Production, Extraction and Open Space

1. Agriculture (except livestock)
2. Livestock farming and animal breeding
3. Forestry activities
4. Permanent open space

- f. The following industrial land uses shall be allowed within the Accident Potential Zone 1 (APZ 1) pursuant to MCZO:

Transportation, Communications, and Utilities

1. Highway and street right-of-way
2. Motor vehicle parking
3. Communications (noise sensitive)
4. Utilities
5. Other transportation, communications and utilities

Outdoor Recreation

1. Playgrounds and neighborhood parks
2. Community and regional
3. Golf courses and riding stables

Resource Production, Extraction and Open Space

1. Agriculture (except livestock)
2. Livestock farming and animal breeding
3. Permanent open space

- g. The following Rural-43 Military Airport and Ancillary Military Facility Overlay zoning District Military Compatibility Permit standards shall apply:



1. Maximum Building height: 100' developer shall submit FAA form 7460-1 to the FAA Regional Office to establish allowable building heights.
  2. Minimum Front Yard Setback: 25'
  3. Minimum Side Yard Setback: 15'
  4. Minimum Street-Side Yard Setback: 25'
  5. Minimum Rear Yard Setback: 15'
  6. Maximum Lot Coverage: 60% of individual parcels
  7. Screening: Loading docks and outdoor storage within 100' of a residential district must be screened by a 6' CMU wall.
  8. Parking: Per MCZO, Chapter 11, Section 1102
  9. Lot Area: 35,000 sq. ft.
- h. The following AD-1 Military Airport and Ancillary Military Facility Overlay Zoning District Military Compatibility Permit standards shall apply:
1. Maximum Building height: Approximately 35' in the AD-1 area of the site. Developer shall submit FAA form 7460-1 to the FAA Regional Office to establish allowable building heights.
  2. Minimum Front Yard Setback: 25'
  3. Minimum Side Yard Setback: 15'
  4. Minimum Street-Side Yard Setback: 25'
  5. Minimum Rear Yard Setback: 15'
  6. Maximum Lot Coverage: 60% of individual parcels
  7. Screening: Loading docks and outdoor storage within 100' of a residential district must be screened by a 6' CMU wall.
  8. Parking: Per MCZO, Chapter 11, Section 1102
  9. Lot Area: 35,000 sq. ft.
- i. The following AD-2 Military Airport and Ancillary Military Facility Overlay Zoning District Military Compatibility Permit standards shall apply:
1. Maximum Building height: Approximately 35' in the AD-2 area of the site. Developer shall submit FAA form 7460-1 to the FAA Regional Office to establish allowable building heights.
  2. Minimum Front Yard Setback: 25'
  3. Minimum Side Yard Setback: 15'
  4. Minimum Street-Side Yard Setback: 25'
  5. Minimum Rear Yard Setback: 15'
  6. Maximum Lot Coverage: 60% of individual parcels
  7. Screening: Loading docks and outdoor storage within 100' of a residential district must be screened by a 6' CMU wall.
  8. Parking: Per MCZO, Chapter 11, Section 1102
  9. Lot Area: 35,000 sq. ft.
- j. No use shall interfere with the flight operations at Luke Air Force Base.
- k. Luke Air Force Base has included the following restrictions within the subject site:

1. No new ponds or water features.
2. No new building or improvements or expansion of buildings for uses that result in the release of any substance into the air that would impair visibility or otherwise interfere with operating aircraft, such as any of the following:
  - i. Steam, dust and smoke.
  - ii. Direct or indirect reflective light emissions.
  - iii. Electrical emissions that would interfere with aircraft and Air Force communications or navigational aid systems or aircraft navigational equipment.
  - iv. No development that will attract birds or waterfowl such as operations of sanitary landfills or maintenance of feeding stations.
  - v. Explosive facilities or similar activities.
  - vi. The above listed restrictions apply to this proposed development only. If during construction the existing farm ponds need to be relocated to accommodate development and/or to allow ongoing farming and water conservation it will not have a negative impact on Luke AFB flying operations with assurance the new location will not create additional risk to Luke AFB flying operations.

I. The following Planning Engineering conditions shall apply:

1. Consent from the Flood Control District of Maricopa County Property Management Division is required for inclusion of Accessor Parcel Number 501-42-009D in this application.
2. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access, roadway alignments and required right-of-way dedications. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
3. A Traffic Impact Study to address traffic impacts, right-of-way dedications and roadway improvements required to support the proposed development must be submitted with the Plan of Development application.
4. The site contains Special Flood Hazard Areas (SFHA) (Floodplain – Zone A west of 143<sup>rd</sup> Avenue alignment). As development plans progress for this site, provision(s) for compliance with the Maricopa County Floodplain Use Regulations must be addressed. Alternatively, alteration or eliminations of the SFHAs must be approved by the Flood Control District of Maricopa County and FEMA through the CLOMR/LOMR process.
5. Submission of CLOMR application to the Flood Control District must be prior to or concurrent with the application for a precise plan of development to Planning and Development.
6. Approval of the CLOMR by FEMA must be obtained prior to the issuance of any building permits on the site.



- m. The following Maricopa County Environmental Services Department (MCESD) condition shall apply:
1. Public water and sewer infrastructure improvement plans must be reviewed, approved and Approval to Construct (ATC) issued by MCESD before any construction permit is obtained.
- n. The property owner shall submit a 'will serve' letter from Rural Metro Fire Department for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- o. All buildings subject to noise attenuation as per ARS § 28-8482(B).
- p. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- q. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Military Compatibility Permit as set forth in the Maricopa County Zoning Ordinance.
- r. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Military Compatibility Permit. The Military Compatibility Permit enhances the value of the property above its value as of the date the Military Compatibility Permit is granted and reverting to the prior zoning results in the same value of the property as if the Military Compatibility Permit had never been granted.

Please feel free to call me if you have any questions at 602-372-0318.

Sincerely,



Rachel Applegate, Senior Planner  
Maricopa County Planning and Development

Enclosure: Stamped approved narrative report