

# CA Ventures Glendale 303

## PLANNED AREA DEVELOPMENT

Zoning Case: ZON20-16  
SR20-0167

NWC of Glendale Avenue and State Route Loop 303

Glendale, AZ

Submitted: October 14<sup>th</sup>, 2020

Revised: November 16<sup>th</sup>, 2020

Revised: November 25<sup>th</sup>, 2020

Prepared for  
**CA Ventures Inc.**

**APPROVED**

NOV 27, 2020

City of Glendale  
Planning Division



City Council approval date: 8 December 2020

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## **1. Project Introduction and Overview**

CA Ventures (the "Developer") plans to develop an approximately 100-acre property located at the NWC of Glendale Avenue and State Route Loop 303 (the "Property"), see **Aerial and Vicinity Map** attached as **Exhibit 1**. This application requests approval of a Planned Area Development ("PAD") overlay to allow for industrial, distribution and warehouse uses in a development called CA Ventures Glendale 303. The Applicant seeks to develop the Property as per the City of Glendale's approved PAD for the site following the light industrial zoning standards with modifications to allow for a high-tech industrial development with multiple, mid-sized warehouse buildings nearby the expanding State Route 303 Loop transportation corridor.

The Property has been used for agricultural purposes for many years and is unimproved with no buildings. State Route 303 Loop runs along the eastern boundary of the site from a ½ mile north of Glendale Avenue to Glendale Avenue south. Cotton Lane is the western boundary for the site for ¼ mile north of Glendale Avenue.

The property was previously annexed into Glendale, transferring the IND-2 zoning standards from the County to the City. Since IND-2 allows commercial uses, there were no equivalent zoning classification that also encompassed commercial uses in the City of Glendale. As a result, the equivalent zoning was determined to be PAD which allowed all of the uses that the County's IND-2 allows. This project seeks to further refine the PAD to modify development standards to more closely resemble those in recent similar PADs within the Loop 303 Corridor. The uses within the PAD are compatible with the City of Glendale General Plan designation of Regional Mixed Use (RMU) for this property. RMU allows for LCLU in addition to Planned Commercial (PC) and comply with state statute 28-8481 concerning land uses within the vicinity of a military installation. Residential uses are allowed outside of the 65 LDN for Luke Air Force base and this property sits outside of the 65 LDN. No residential uses will be proposed for this project.

While the site is located outside of the Luke Air Force Base noise contour of 65 DNL, it is still very close to the air force base. Industrial land uses for these properties are appropriate, considering the accident potential and noise impacts from daily activities conducted on and around the base due to flight activities.

As noted above, the property is adjacent to the west side of State Route 303 Loop, from approximately ½ mile north of Glendale. The property is bounded by farmland and a proposed multi-family development to the north. A residential neighborhood within Unincorporated Maricopa County is to the west of the site along Cotton Lane for a ¼ mile south to Glendale Avenue. The adjacent property to the south across Glendale Ave is also vacant farmland that has been annexed into the City of Glendale and recent rezoned to M-1

Light Industrial. To the east beyond SR 303 Loop is also vacant land that has also recently been annexed into Glendale and rezoned to M-1 Light Industrial with a PAD overlay.

## **2. Regional Context**

A regional freeway with local arterial access from Glendale Avenue serves the site. Water is provided to the property from Epcor Utilities, a regional provider of water and sewer. Sewer will also be provided by Epcor, as the developer has applied to become part of the regional sewer district through a CC&N agreement. The development of CA Ventures Glendale 303 will contribute to growing this regional industrial corridor. The extension of the utilities will contribute to the overall growth of the region and provide the necessary infrastructure for future developments in the area and region.

The area was originally mostly agriculture and large lot residential. These land uses have over time encroached around the nearby Luke Air Force Base, putting the viability of operating an air force base in question during the early part of 2002. In March of 2003, a Regional Compatibility Plan was developed for western Maricopa County to respond to the growth beginning to surround Luke Air Force Base. With the possibility of future base closure and a series of piecemeal plans, the community came together to protect the base which had become a value resource for the region by providing jobs and economic opportunities the community did not want to lose.

In the 2003 plan, previous plans were combined into one comprehensive plan for the region. One of the primary goals was to limit the potential for accidents in residential neighborhoods and a boundary was put in place that created a buffer around the base that encourages land uses such as industrial and warehouse. In fact, the City of Glendale created a land use classification specifically to encourage these industrial uses. The Luke Compatible Land Use (LCLU) designation allows for industrial uses such as Light Industrial (M-1) and discourages the future development of residential neighborhoods within certain distances from the military flight paths.

One of the first elements of implementing the plan to protect the base was a part of the regional freeway system, which included the development of the State Route Loop 303 Freeway. This freeway bisects the area between the White Tank Mountains and the Agua Fria River creating a new business friendly corridor. Some almost 20 years later, the market has caught up with the intent of the plan and many of the properties nearby are currently being developed with companies such as Whiteclaw, Redbull and others locating along this new industrial corridor.

### **3. Site Analysis**

The conceptual site plan shows the development of an approximately 100-acre property located at the NWC of Glendale Avenue and State Route Loop 303. This application requests approval of a Planned Area Development ("PAD") overlay to allow for industrial, distribution and warehouse uses in a development called CA Ventures Glendale 303.

#### **3.1 Existing Zoning Classification**

The Property is zoned PAD dated May 22<sup>nd</sup>, 2020 as per City of Glendale Zoning Ordinance. Since the property was annexed from Maricopa County, the zoning equivalent to IND-2 in the county was converted to the closest similar zoning classification in the City of Glendale, which as previously mentioned was to PAD. See **Zoning Map** attached at **Exhibit 3**.

The proposed PAD zoning is consistent with PAD zoning on nearby properties in the area along the Loop 303 corridor and along both Cotton Lane on the west and Sarival Avenue on the east side of the Loop 303 corridor. There are many other properties with industrial zoning designations that occur within the Loop 303 Freeway corridor in other jurisdictions as well. The corridor is experiencing rapid growth as a major industrial and distribution spine for the region due to its proximity to Interstate 10. The **Legal Description** for the Project is attached as **Exhibit 10**.

#### **3.2 Existing Permitted Land Uses**

When the annexation into the City of Glendale occurred, the current Maricopa County General Plan Land Use classification of Rural Densities (0-1 du/ac) was converted to the designation that the City of Glendale had planned for the area in their General Plan which is Regional Mixed Use. As mentioned above this use allows a mix of uses and allows LCLU and Planned Commercial (PC). The proposed use for this site is consistent with the Glendale General Plan land use LCLU and RMU designations. The Luke Compatible Land Use Area recommends non-residential uses as well as safe and compatible development, like the type proposed with this application. See the **General Plan Map** shown as **Exhibit 4**. Future industrial and commercial development is encouraged. Constructing an industrial distribution and warehouse development is in conformance with the existing City of Glendale General Plan for the Property.

#### **3.3 Regional Drainage & Landform**

Th site generally drains from the northwest to southeast, with gradual drainage flows across the site. While the site appears relatively flat, the site has approximately 10' of fall from the northwest corner of the site. For many years, regional storm drainage hindered large scale development in this area. With the addition of new regional studies these sites have become easier to develop. Arterial roadways which had acted as weirs in the past, are now being mitigated

with the addition of each new development. Grading and drainage studies required by the City of Glendale Engineering Department will continue to help modify the regional drainage and promote development in the area.

### **3.4 Existing Roadway Network**

The site is bound by arterial on the south and west sides of the property. The eastern edge of the property is bound by State Route Loop 303. Cotton Lane will be developed into an A-1 street cross-section, with a 55-foot half street right of way dedication. The northern portion of Glendale Avenue will be developed into an A-4 street cross section to include a 65-foot half street ultimate right of way. Potential collector could occur at the half and quarter mile alignments.

### **3.5 Existing Easements & Planned Utilities**

There is a 100' APS easement for high tension power lines that run through the middle of the site from north to south. As mentioned above, Epcor Utilities serves the site and has both a sewer and water easement through the middle of the property, just inside the APS easement. APS also has a small parcel of property that fronts Glendale Avenue that is reserved for a future electric power substation.

## **4. Modified Regulatory Development Standards**

The intent of the CA Ventures Glendale 303 PAD is to allow industrial; manufacturing, e-commerce and office uses as well as development standards that ensure appropriate flexibility for such developments. The PAD allows industrial and employment uses that are compatible with the nearby Loop 303 Freeway Corridor and are in conformance with the underlying zoning and uses along this freeway.

### **4.1 Purpose and Intent**

The plans, exhibits and images presented herein are conceptual only and intending to convey the type, intensity and quality of development expected at this location. While a specific user(s) has not been identified at this time, the site is anticipated to develop fast. Subsequently a design review application (site plan, building architecture, landscaping, signage, grading, etc.) will be submitted by the design team for administrative review to City staff immediately upon approval from Planning Commission or earlier.

### **4.2 Permitted Uses**

This PAD and its permitted uses defined below are intended to accommodate industries involving office, light manufacturing, assembling, warehousing, e-commerce and wholesale activities. Associated office and related retail uses are also included within this district. The manufacturing or assembly of finished products is also allowed, so long as the primary use of the property is not the basic processing and compounding of raw materials.

Uses already allowed in the current PAD will continue to be allowed, specifically those included in the Light Industrial (M-1) zoning district of the Glendale Zoning Ordinance as well as offices for professional, administrative, clerical, financial, medical, business or professional services; medical, dental and clinical laboratories/research facilities; business support services; data center, call centers and data recovery centers; wholesale sales and distribution of finished goods.

#### **4.3 Uses Subject to Conditions**

There are some uses that require additional review to be allowable within the M-1 zoning designation. For example, uses such as seasonal sales and special events are subject to administrative review standards. All uses subject to conditions per section 5.843 of the Glendale Zoning Ordinance shall be included along with uses subject to conditional use permits per section 5.844.

#### **4.4 Accessory Uses**

All uses subject to conditions per section 5.845 of the Glendale Zoning Ordinance shall be included, which include Amateur radio towers and Satellite earth stations.

#### **4.5 Site Plan**

In order to allow for the flexibility needed to respond to current and future market conditions, this PAD includes a conceptual site plan to help illustrate how the property could be potentially designed and developed. This concept plan provides flexible development options to encourage an appropriate pace of development suitable for the area. The conceptual site plan shows how the site could possibly be developed but does not necessarily depict what will be constructed on the site. See **Conceptual Site Plan** as **Exhibit 5**.

The conceptual site plan indicates potential building areas; however, different building configurations could be arranged based on market conditions to attract the widest range of uses and allow maximum flexibility for the development. The final site plan could be of different configurations and vary in size with additional square feet. Lot coverages would typically remain under 50% for most design scenarios. There is also a potential that the site could develop in phases, with one or two buildings being developed at a time.

The proposed site plan has a primary point of access from State Route 303 Loop at Glendale Avenue and multiple points along Cotton Lane. The circulation shown on the site plan provides a conceptual framework for moving through the site based on anticipated uses and will provide for the separation of cars and trucks where possible. A parking study will be completed to justify the parking provided for the various projected uses based upon the deviations noted in the development standards below and previous parking studies for similar developments in the area.



#### 4.6 Revised Development Standards

The development standards for the CA Venture Glendale 303 PAD, as per Table 1 below, have been developed to provide conditions more conducive to the latest trends in warehousing and manufacturing technology. The permitted heights, setbacks and parking requirements will encourage the development of highly attractive, state of the art, industrial warehouse developments typical of those recently approved in this area for development in Glendale, along the 303 Freeway Corridor. All other provisions of the previous PAD shall remain in effect within this PAD.

**Table 1: Comparative Development Standards Table**

	<b>Existing PAD</b>	<b>PAD Proposal</b>
<b>Min. Net Lot Area</b>	6,000 SF	6,000 SF
<b>Max. Lot Area</b>	N/A	N/A
<b>Building Setbacks</b>		
• <b>Front Yard</b>	20 feet	15 feet
• <b>Rear</b>	25 feet	20 feet
• <b>Side</b>	N/A	60 feet
• <b>Street Side</b>	25 feet	25 feet
<b>Max. Building Height</b>	40 feet  Per Glendale 303 Holdings Equivalent Zoning Justification PAD dated May 12, 2020	85 feet  Rooftop towers and building equipment may exceed the maximum building height by 15 feet as long as they are fully screened from line of sight adjacent public streets.  (Material silos, product tanks or other similar support elements may exceed roof height up to 100' maximum)

**Table 1: Comparative Development Standards Table (cont')**

<b>Max. FAR</b>	N/A	.5 (Mezzanine SF area excluded from FAR ratio)
<b>Auto Parking (Minimum Required)</b> <ul style="list-style-type: none"> <li><b>Warehouse, Distribution &amp; Data Center</b></li> <li><b>Office</b></li> </ul>	1/600 SF  1/250SF	1/2000 SF (Mezzanine SF area excluded from parking calculations)  1/500 SF
<b>Signage Height Standards:</b> <ul style="list-style-type: none"> <li><b>Freeway Pylon Signs (Square Feet of Sign Area)</b></li> <li><b>Multi-Tenant Pylon Signs (Square Feet of Sign Area)</b></li> <li><b>Freestanding Monument Signs (Square Feet of Sign Area)</b></li> </ul> <p>(See Exhibits 11 &amp; 12 for static and digital sign concepts)</p>	Not Permitted  N/A  24 feet 150 SF	50 feet 1300 SF <sub>1</sub>  30 feet 270 SF <sub>1</sub>  30 feet 200 SF
<b>Landscape Setbacks (Where loading docks and service drives abut residential districts)</b>  <b>Perimeter Landscape Setback (excluding all loading areas)</b>	N/A  20 feet	5 feet (w/8' screen wall)  15 feet

1 – Sign area includes up to 5 multi-tenant signs.

#### **4.7 Revised Justifications**

**Height** - Building height needs to be flexible to meet specific tenant needs. Recent market trends for industrial buildings include 40' clear height inside the building and multiple levels of storage platforms or automated systems. Accommodating these trends with appropriate rooftop equipment screening necessitates increased building heights. Roof top towers, mechanical equipment, silos, tanks and other production support equipment may be required to exceed the building height. In such cases, location and treatment of such elements shall be considered and incorporated into the overall design solution. Placement of these items shall consider their relationship to the building size and mass.

**FAR** - Additional building floors and mezzanines, as defined in the international building code, are two different types of spaces. Unoccupied storage mezzanines can potentially contain multi-level automated storage platforms that require larger clear heights within a distribution facility. Therefore, a delineation has been included to ensure that this type of space is not double counted in the FAR values. These new warehousing techniques utilize far fewer employees as compared with older traditional warehousing methods.

**Parking** - Parking ratios have been reduced for warehouse/distribution due to the nature of the newer warehouse technologies employed in these state-of-the-art facilities. Less employees equals less traffic and, therefore, requires fewer parking spaces. With the use of automated storage systems, fewer employees are required. Mezzanine areas are used mostly for storage and as such should not be counted when calculating parking requirements. Specific tenant plans should be taken into consideration when developments submit for Design Review.

**Signage** - Signage is a critical tool for the successful development of most businesses, including industrial warehouse uses. Due to the height and massing of buildings for newer light industrial developments, signage heights need to be flexible to meet specific tenant needs. While the City of Glendale's municipal code allows for sign heights of up to 10 feet, taller 20 foot free standing signage and 30 foot multi-tenant signage is needed to meet the demand of projects with buildings with heights of 50 plus feet. Typically, businesses that would be attracted to the corridor would anticipate some type of signage proximity to the freeway. Freeway pylon signs would provide that "proximity" to those businesses and could potentially represent up to 5 major tenants and reach heights of up to 50'. Signage area has been increased in proportion to the height of signs to provide a balance of sign area to for the overall sign structure. While the current City of Glendale code currently does not allow digital displays along the freeway, they have been included within this PAD in the case of a code update in the future. An

example of both static and digital versions of the three sign types have been included as exhibits 11 & 12.

#### **4.8 Performance Standards/Use Limitations**

**Nuisances** - Uses shall be permitted within this district, unless such uses are or may become obnoxious or offensive by reason of odor, dust, smoke, noise, gas fumes, cinders, vibrations, glare, refuse or air/water pollution emissions.

**Enclosures** - All uses permitted in this district shall be typically conducted within a fully enclosed building unless otherwise permitted. Outdoor storage of materials and equipment related to the primary activity is permitted provided that the outdoor storage area is screened by an 8' high wall when adjacent to residential districts. Design and height shall be approved by the authorized administrative body.

**Hazards** - All explosive and hazardous materials and processes require approval by Glendale Fire Department. All manufacturing, storage and waste processes shall meet all safety and environmental standards as administered by the fire department.

**Dark Skies** – Lighting photometric plans shall be submitted with each Design Review application illustrating that on-site lighting does not exceed one-foot candle at the property line. On-site lighting shall be dark sky compliant and all lighting shall comply with the City of Glendale Outdoor Light Control Ordinance.

#### **4.9 Site Buffers, Screening, Parking & Adjacency**

Landscape buffers and screen wall requirements shall conform to Section 7.200 of the Glendale Zoning Ordinance. The design, materials and colors for all walls, fences and screening devices visible from public view will be uniform in appearance. A wall enclosing the truck courts shall be provided where appropriate within each parcel or project to help screen the truck dock activities.

#### **5. Landscape Design**

Landscaping will be designed to complement the building architecture and overall design theme for the site. All materials will comply with the City of Glendale low water use plant palette. The Cotton Lane and Glendale Avenue frontage landscaping will provide an attractive thematic public edge to the property. Perimeter site boundaries will define the parcel and provide a pleasing thematic common boundary with adjacent sites. Enhanced landscaping will further define potential building entries with canopy trees at City-required spacing to provide shading for the parking areas.

A variety of tree species, combined with a colorful combination of shrubs and

groundcovers, will provide an overall landscape composition of appropriate scale to enhance the overall development and its visual impact on its surroundings. A conceptual landscape plan is included with this submittal to portray a representative design. More specific details regarding plantings, types, locations and quantities will be part of future design review applications to address the proportion of landscape materials to specific building design and height. All other landscape standards within Chapter 19 of the City of Glendale Zoning Ordinance, for M-1 zoning, shall remain in effect for this PAD. See **Conceptual Landscape Plan** as **Exhibit 6**.

## **6. Architecture Form and Character**

Due to the size of this project, a thematic character will be woven into the fabric of the Project that unifies the architecture, signage and landscape during the design review phase of the project. The specific uses combined with careful aesthetic considerations for large building masses will inform the design process for the architecture. It is good to keep the design of elements flexible to allow for the unique identity of the project and of individual tenants with unique products or services. The building may take on the characteristics of specific tenants or may be generic in nature so the site and building appeal to a broader range of potential tenants. Similar architectural styles can be found along the nearby Loop 303 Corridor in Glendale and further south in adjacent municipalities.

Scale is an important consideration when looking at the overall design. Scale of development along the freeway should be appropriate for views at high speeds and with encompassing views surrounding the site. It is important to maintain a relationship to the area's landforms and unique characteristics. Elements should be easy to identify from vehicles along both Loop 303 and Cotton Lane, while set back and buffered from Cotton Lane so the scale of the buildings does not dominate the views in the area. The level of architectural fenestration and detail will increase adjacent to building entries and commercial corners where pedestrian scaled elements should be included in the architectural design to emphasize human scale.

Color and pattern will be used to de-emphasize building mass and develop visual interest that creates an overall pleasing aesthetic on all sides of the building. The color palette may include warm to cool neutral colors that embrace the surrounding desert hues. Unique features may include limited color accents to provide additional visual interest, while also addressing corporate image. The primary building material will be painted, articulated concrete, tilt-up wall panels, and may feature accent materials that provide additional texture or colors where areas of enhancement are appropriate. Store front glazing will be incorporated at anticipated office areas to provide daylight to workspaces. Canopies help the architecture respond to the climate by providing shade, shadow and accents to the building.

Where appropriate, building parapets will be extended above the roof line to provide line of sight screening of roof top equipment from view adjacent to public right-of-ways along Cotton Lane and Glendale Avenue. Metal rooftop screens may also be used to screen rooftop equipment. Dock and outdoor storage areas adjacent to residential districts will be screened with an 8-foot masonry wall with detail and color to complement the building architecture. A similar 3'-4" maximum high wall will screen parking along Cotton Lane and Glendale Avenue.

A representative architectural elevation exhibit is included to convey a representative image of the typical architectural styles. The image shown in the elevation is consistent with other similar approved nearby Industrial Planned Area Developments. Specific details regarding architecture, materials, colors, etc. will be part of the future design review application. See **Architectural Elevation** as **Exhibit 7**.

## **7. Signage**

This development will provide functional and attractive signage that compliments the architecture of the overall CA Ventures Glendale 303 site. This PAD application sets forth the general location, quantity and maximum height of monument signage for CA Ventures Glendale 303. Freeway monument signs will occur along State Route Loop 303 on each parcel adjacent to the freeway. Multi-tenant Pylon Signs will occur along Cotton Lane and Glendale Avenue. On-site monument signs will occur along Glendale Avenue to provide proper project identification and throughout the site. These signs may also be used as directional signs to point users to their desired destination. These signs will utilize the established color and materials palette that is applied to the building(s) within the CA Ventures Glendale 303 site. A separate Comprehensive Sign Package shall be submitted to obtain City of Glendale approval for all signs. Signage height width and face area have been included in the attached sign exhibits and described in sections 4.6 and 4.7 above.

A total of (3) 50'-tall double-sided, freeway pylon signs are proposed along the 303 Freeway frontage areas of the development with 330' spacing. Thirty (30) foot-tall, double-sided multi-tenant pylon signs are proposed throughout the Project at significant corner and intersections. Signs adjacent to the freeway may deviate from the proposed standards an additional 10 feet in height due to the revised site grades and their proximity to the freeway structure. Twenty (20) foot-tall free-standing monument signs will provide site specific identity for the overall development. See **Conceptual Sign Elevations** as **Exhibits 11 & 12**.

A Comprehensive Sign Package (CSP) will be provided with consistent

signage for tenants and users of CA Ventures Glendale 303. The future CSP will contain guidelines for color, materials, location of wall signage, allowable areas, illumination and configuration of logo and copy presentations. The proposed sign locations in this PAD are conceptual and the final determination of sign locations will be identified in the CSP submittal.

## **8. Infrastructure, Utilities & Access**

Water will be provided to the site by Epcor and is available within the existing power corridor that runs north and south through the site. Epcor has stated that they will provide water service to the site via the existing 12-inch water main. See the **Water Exhibit** attached as **Exhibit 8**.

Sewer will be provided to the site by Epcor and is available within the existing power corridor that runs north and south through the site. Epcor has stated that they will provide sewer service to the site via the existing 12-inch sewer main. See the **Sewer Exhibit** attached as **Exhibit 9**.

The site will be served by both Glendale Avenue and Cotton Lane. Roadway improvements for Glendale Avenue will include the north half street improvements for a 65' right-of-way from the centerline. This roadway will be constructed to meet the half street requirements for a major arterial street as per City of Glendale section A-4. The east half of Cotton Lane will be improved within the existing 55' right-of-way to the City of Glendale standards in section A-1. Cotton Lane will be coordinated with MCDOT for final design, as that, Cotton Lane is within the county and not a part of the City of Glendale.

Coordination will also occur with ADOT for the resolution of final access control along portions of Glendale Road where ADOT has adjacent property for State Route Loop 303.

## **9. Development Phases**

The Property will be developed in phases as market conditions warrant. The intent is to install infrastructure and improve the street frontage and access way adjacent to each phase. It is anticipated that the initial phase will include at least one to two buildings, street frontage improvements and retention basins. Plans for individual buildings/phases will be submitted to the City of Glendale to ensure proper and orderly development.

## **10. Summary**

This PAD and the proposed site plan provide the required entitlements to develop the CA Ventures Glendale 303 site. The Property will be zoned PAD and the site is within a General Plan land use designation that encourages development for parcels within the vicinity of Luke Air Force Base. The proposed development substantially conforms with the development objectives of the General Plan for this location. The development will

complement the surrounding area and provide improved benefits and new employment opportunities to the City of Glendale, its residents and the area in general.

#### **11. Consistency with Surrounding PADs**

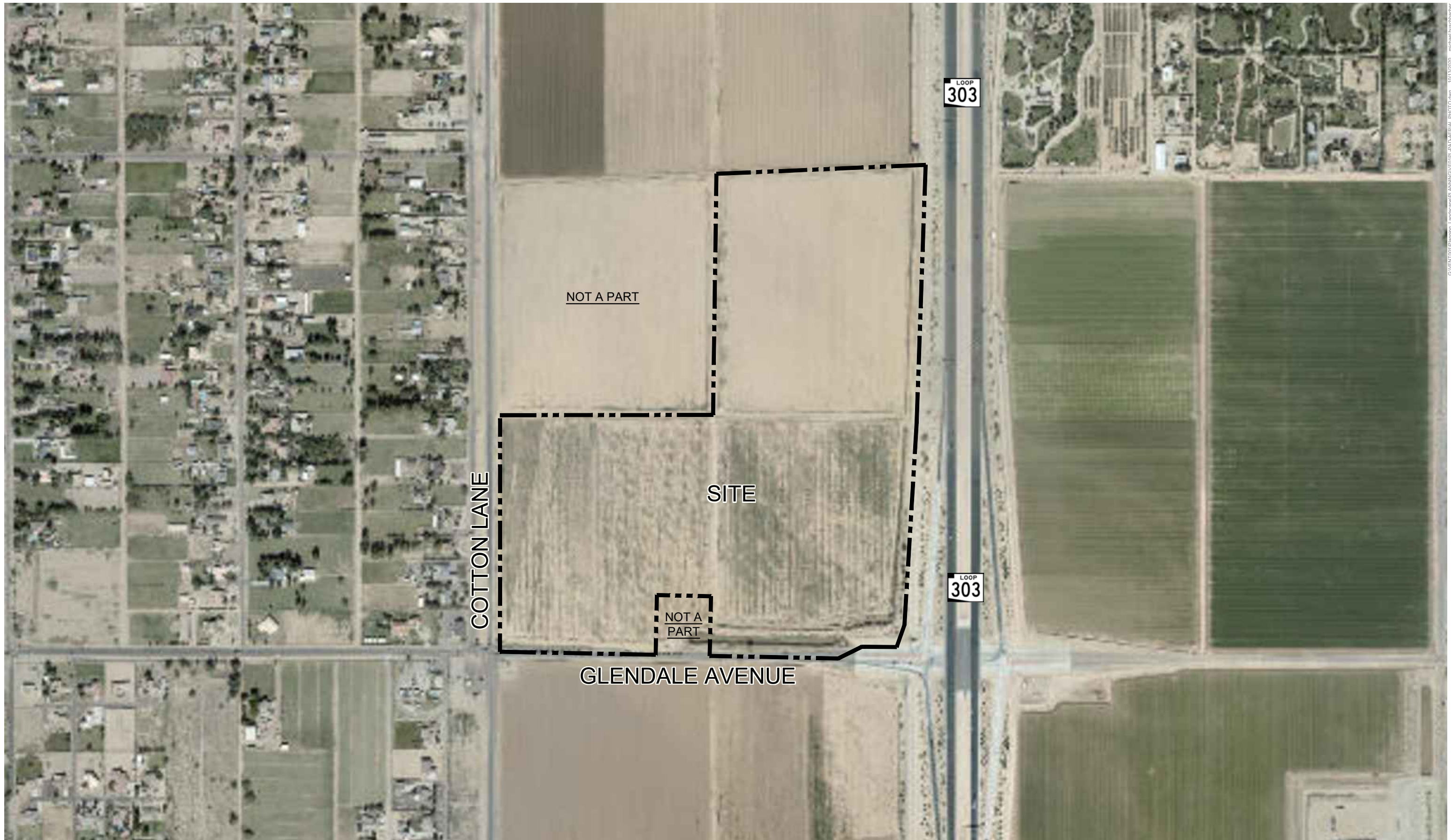
Significant portions of this PAD were referenced from several relevant PAD documents to provide continuity in development along the State Route Loop 303 corridor. This PAD has attempted to be consistent with the direction and vision of development in the area along the Loop 303 corridor, as requested in discussions with City staff to plan for a cohesive corridor solution.

**Note:** 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. 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.



## **LIST OF EXHIBITS**


- 1. Aerial and Vicinity Map**
- 2. Parcel Map**
- 3. Zoning Map**
- 4. General Plan Map**
- 5. Conceptual Site Plan**
- 6. Conceptual Landscape Plan**
- 7. Architectural Elevation Exhibit**
- 8. Water Exhibit**
- 9. Sewer Exhibit**
- 10. Legal Description**
- 11. Conceptual Sign Elevations – Static**
- 12. Conceptual Sign Elevations – Digital**



CA Ventures Glendale 303 - PAD

EXHIBIT 1: Aerial Photo with Site

SR20-0167



0250500

Feet

This plan is for conceptual purposes only

Not to be used for construction

10/13/2020

VE01

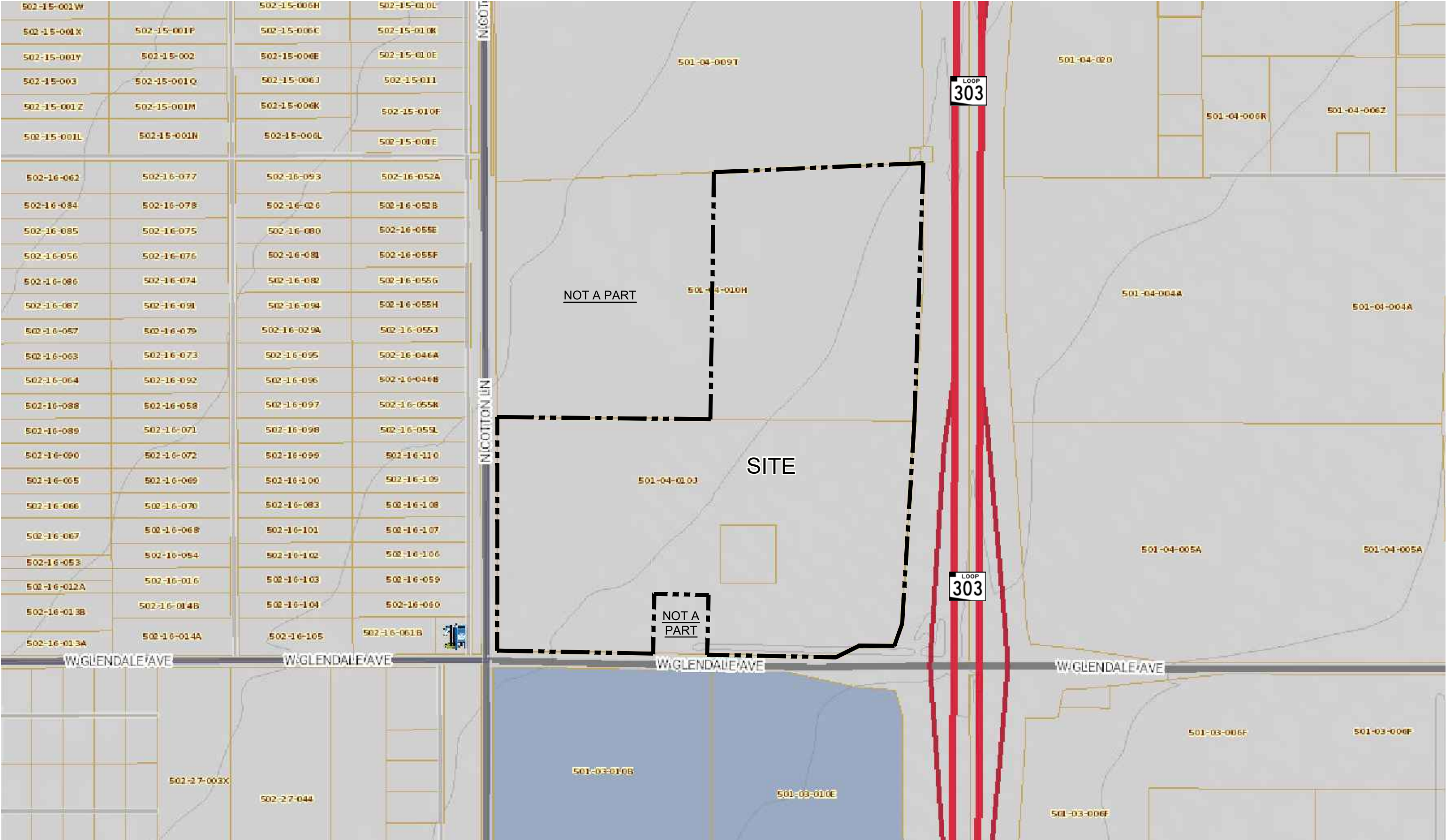
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**CA Ventures Glendale 303 - PAD**  
EXHIBIT 2: Parcel Map

SR20-0167




0250500

Feet

This plan is for conceptual purposes only  
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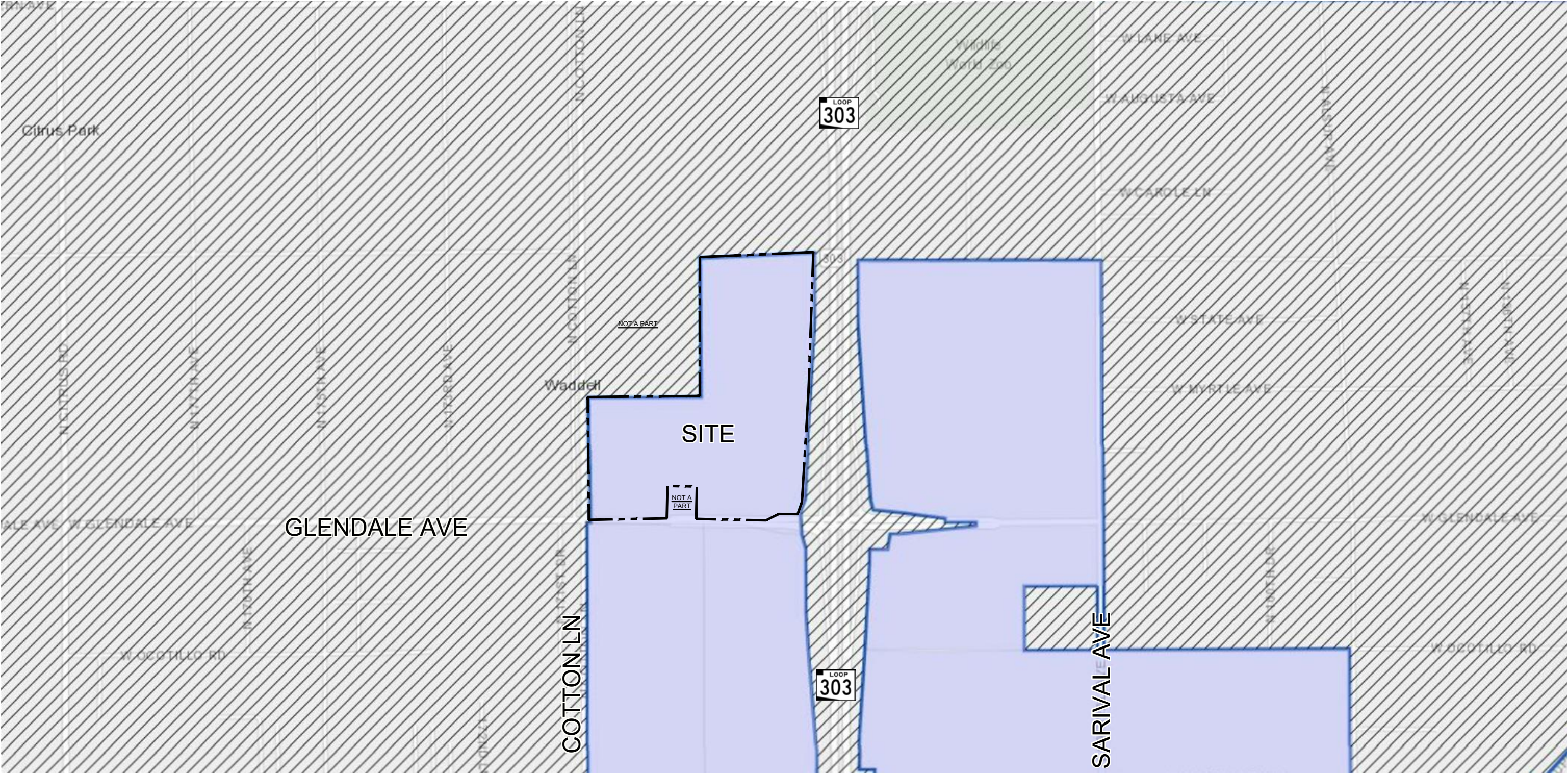
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LEGEND

PAD

CA Ventures Glendale 303 PAD  
EXHIBIT 3: Zoning Map

SR20-0167



05001000

Feet

This plan is for conceptual purposes only

Not to be used for construction

10/13/2020

VE01

Glendale, Arizona

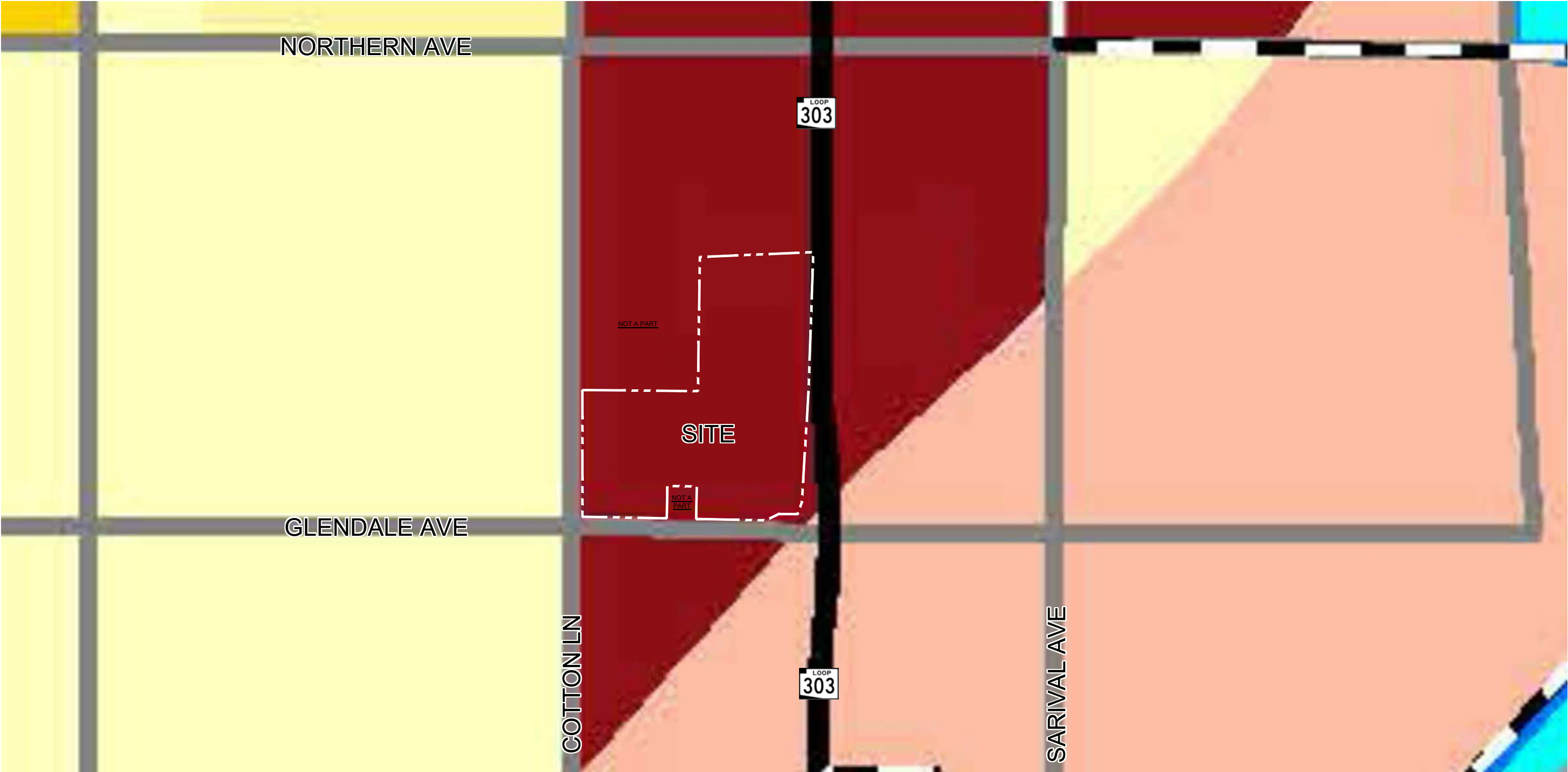
**HUNTER**

**ENGINEERING**

10450 N 74th St • Ste 200 • Scottsdale, AZ 85258

Office: 480.991.3985 • www.hunterengineeringpc.com





General Plan Catagories

Residential

- LDR 1 - Low Density Residential 0 - 1 du/ac
- MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac

Mixed Use

- RMU - Regional Mixed Use

Special

- PF - Public Facilities
- LCLU - Luke Compatible Land Use Area

Legend

- Luke Air Force Base
- Freeway / Highway
- Arterial

CA Ventures Glendale 303 - PAD

EXHIBIT 4: General Plan Map

SR20-0167

0 500 1000 Feet  
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10/13/2020  
VE01  
Glendale, Arizona

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PLANTING LEGEND		
Trees		Size
Acacia aneura	Mulga	24" box
Acacia aneura	Mulga	36" box
Chilopsis linearis 'Art's Seedless'	Desert Willow	24" box
Chilopsis linearis 'Art's Seedless'	Desert Willow	36" box
Dalbergia sissoo	Sissoo	24" box
Dalbergia sissoo	Sissoo	36" box
Ebenopsis ebano	Texas Ebony	24" box
Ebenopsis ebano	Texas Ebony	36" box
Oleaya tesota	Ironwood	15 gal.
Parkinsonia florida	Blue Palo Verde	24" box
Parkinsonia florida	Blue Palo Verde	36" box
Quercus virginiana 'Heritage'	Heritage Live Oak	24" box
Quercus virginiana 'Heritage'	Heritage Live Oak	36" box
Ulmus parvifolia 'True Green'	Evergreen Elm	24" box
Ulmus parvifolia 'True Green'	Evergreen Elm	36" box
Shrubs		Size
Ambrosia deltoidea	Bursage	5 gal.
Baccharis 'Thompson'	Thompson	5 gal.
Callistemon citrinus 'Little John'	Bush Bottlebrush	5 gal.
Carissa grandiflora	Natal Plum	1 gal.
Celtis pallida	Desert Hackberry	5 gal.
Cordia parvifolia	Little Leaf Cordia	5 gal.
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 gal.
Hymenoxys acaulis	Angelita Daisy	1 gal.
Larrea tridentata	Creosote Bush	5 gal.
Plumbago auriculata	Cape Plumbago	5 gal.
Simmondsia chinensis	Jobba	5 gal.
Tecoma stans	Yellow Bells	5 gal.
Accents		Size
Pedilanthus macrocarpus	Slipper Plant	5 gal.
Yucca rigida	Blue Yucca	5 gal.
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 gal.
Pachycereus marginatus	Mexican Fencepost	5 gal.
Ground Covers		Size
Baccharis x 'starn'	Thompson	1 gal.
Chrysactinia mexicana	Damianita	1 gal.
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 gal.
Lantana camara 'New Gold'	New Gold Lantana	1 gal.
Penstemon parryi	Parry's Penstemon	1 gal.
Teucrium chamaedrys 'prostratum'	Prostrate Germander	1 gal.

CA Ventures Glendale 303 - PAD

EXHIBIT 6: Concept Landscape Plan


SR20-0167



0 150.015 300.03 Feet

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# CA Ventures Glendale 303 - PAD

EXHIBIT 7: Architectural Elevation Exhibit

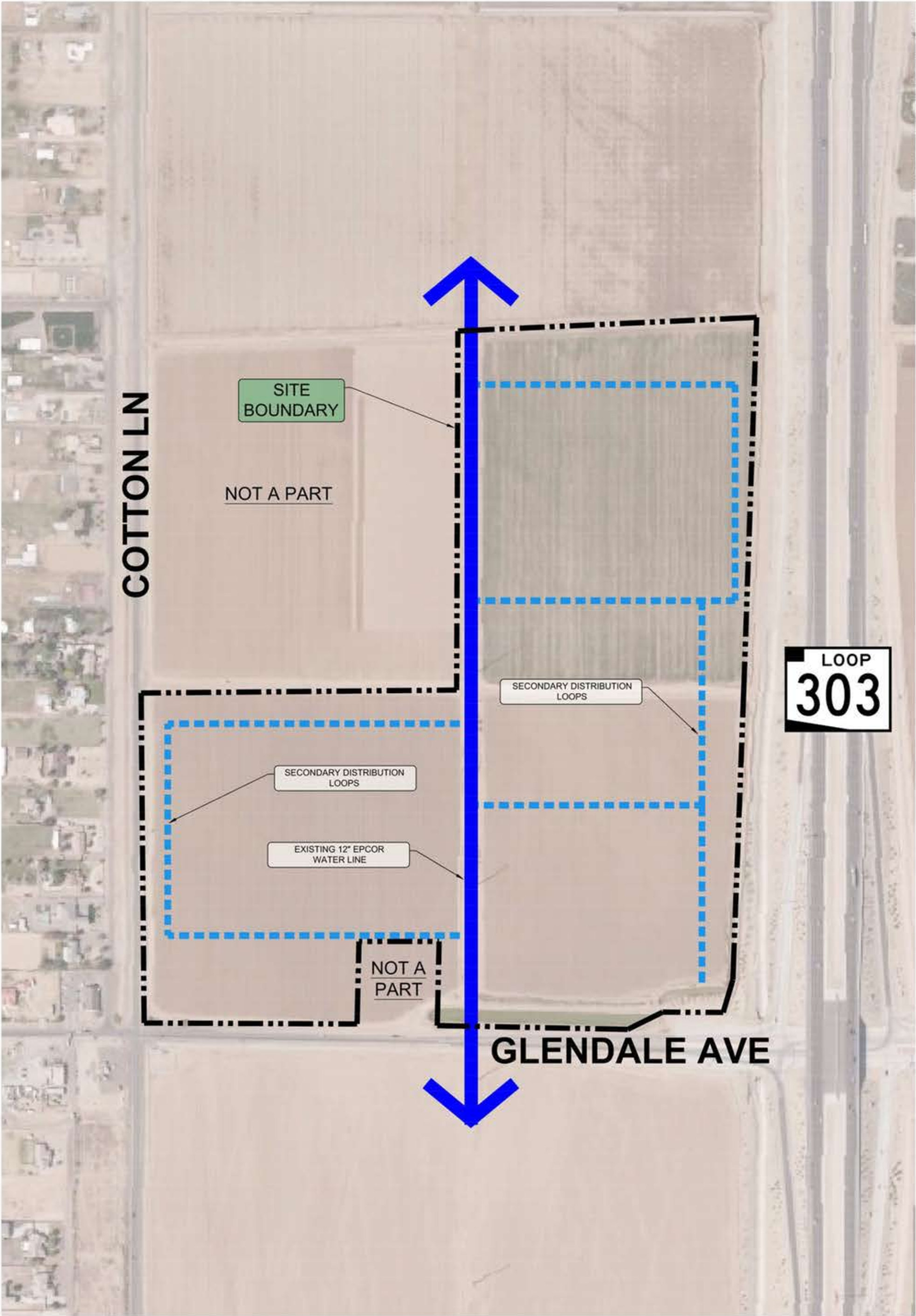
SR20-0167



SCALE: N.T.S.  
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 Not to be used for construction  
 10/13/2020  
 VE01  
 Glendale, Arizona

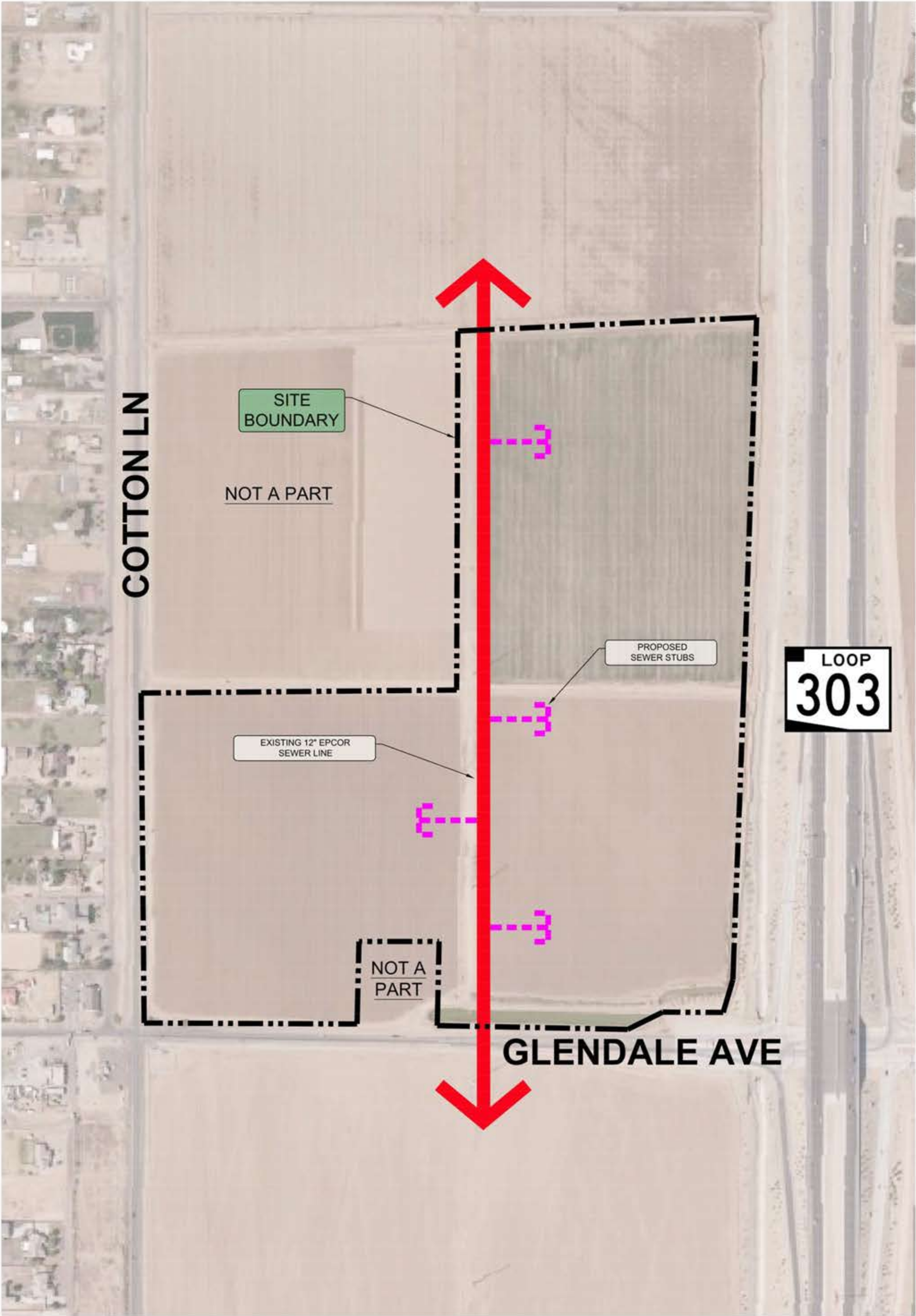






CA Ventures Glendale 303 PAD  
EXHIBIT 8: Water Map





CA Ventures Glendale 303 PAD  
EXHIBIT 8: Sewer Map

**EXHIBIT "10"**  
**LEGAL DESCRIPTION**  
APN: **501-04-010D, 501-04-010H and 501-04-010J**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GLENDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A portion of land being situated within the West half of Section 1, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a found MCDOT brass cap in a hand hold stamped RLS 33310 Dated 2016, accepted as the Southwest corner of said Section 1, from which a found 3 inch brass cap in a hand hole stamped MCDOT S2 S1 RLS, Dated 2016, accepted as the West quarter corner thereof bears North 00 degrees 00 minutes 00 seconds East, 2618.80 feet:

Thence North 00 degrees 00 minutes 00 seconds East, 53.90 feet along the West line of the Southwest quarter of said Section 1

;

Thence leaving said West line, North 90 degrees 00 minutes 00 seconds East 55.00 feet to the POINT OF BEGINNING;

Thence North 00 degrees 00 minutes 00 seconds East, 1175.13 feet along a line that is parallel with and 55.00 feet East of said West line;

Thence leaving said parallel line, South 90 degrees 00 minutes 00 seconds East, 1153.16 feet;

Thence North 00 degrees 07 minutes 02 seconds East, 1400.10 feet along the Westerly line of a 100.00 foot wide existing electric easement per [Document No. 2006-1458115](#), Maricopa County Records, Arizona;

Thence leaving said Westerly line, North 87 degrees 40 minutes 14 seconds East, 1160.21 feet to the Westerly right-of-way line of Loop 303;

Thence along said Westerly line, the following 6 courses: South 00 degrees 20 minutes 19 seconds West, 682.39 feet;

Thence South 03 degrees 50 minutes 22 seconds West, 1732.53 feet;

Thence South 00 degrees 14 minutes 03 seconds West, 68.52 feet;

Thence South 19 degrees 43 minutes 52 seconds West, 132.73 feet;

Thence South 89 degrees 45 minutes 25 seconds West, 190.46 feet;

Thence South 65 degrees 45 minutes 09 seconds West, 132.36 feet to a line that is parallel with and 55.00 feet North of said Southwest quarter;

Thence along said parallel line, North 88 degrees 50 minutes 26 seconds West, 688.36 feet;

Thence leaving said parallel line, North 00 degrees 07 minutes 21 seconds East, 360.00 feet;

Thence North 88 degrees 50 minutes 26 seconds West, 350.00 feet;

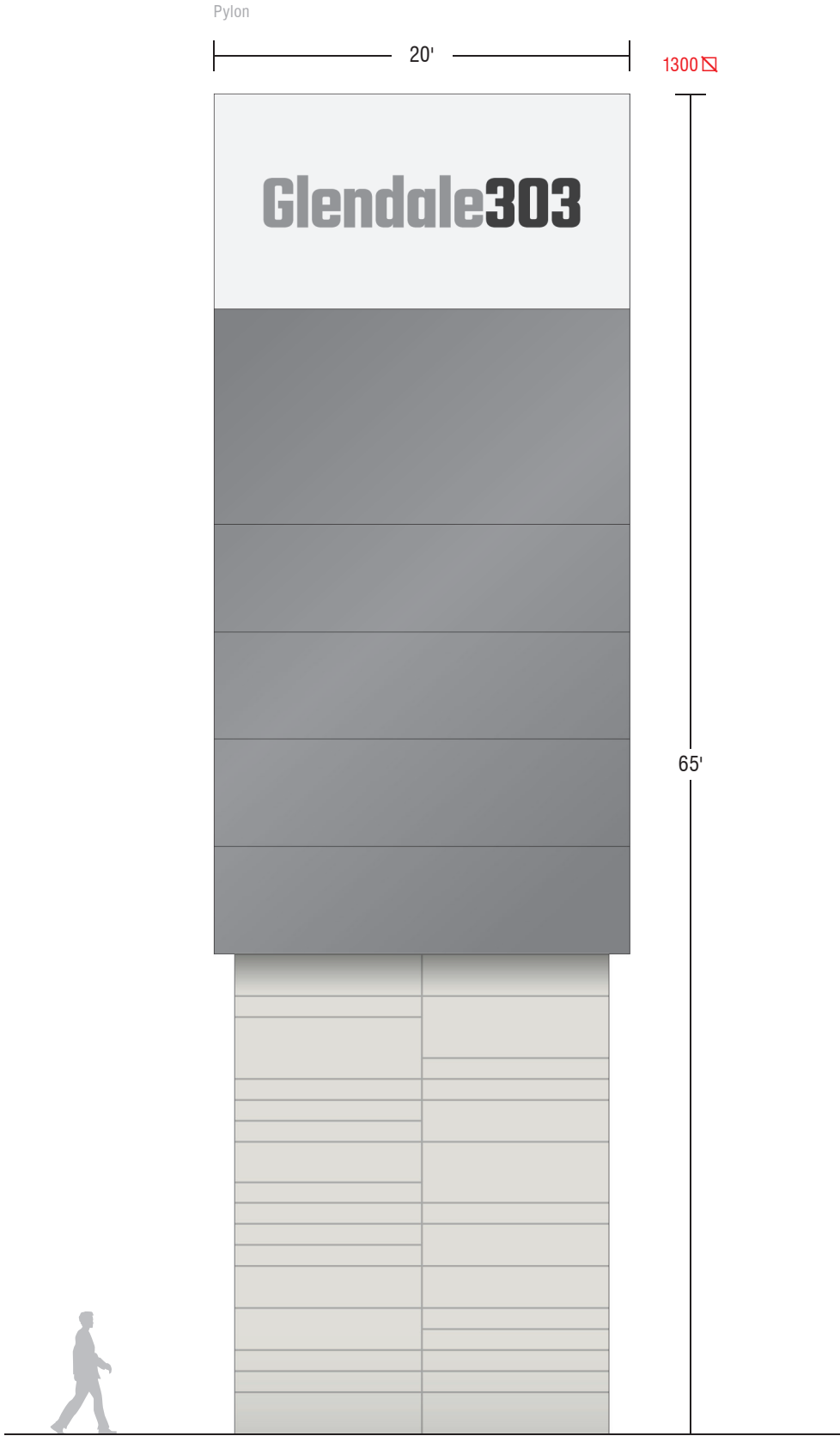
Thence South 00 degrees 07 minutes 21 seconds West, 360.00 feet to said parallel line;

Thence along said parallel line, North 88 degrees 50 minutes 26 seconds West, 801.00 feet to the POINT OF BEGINNING.

**END OF LEGAL DESCRIPTION**

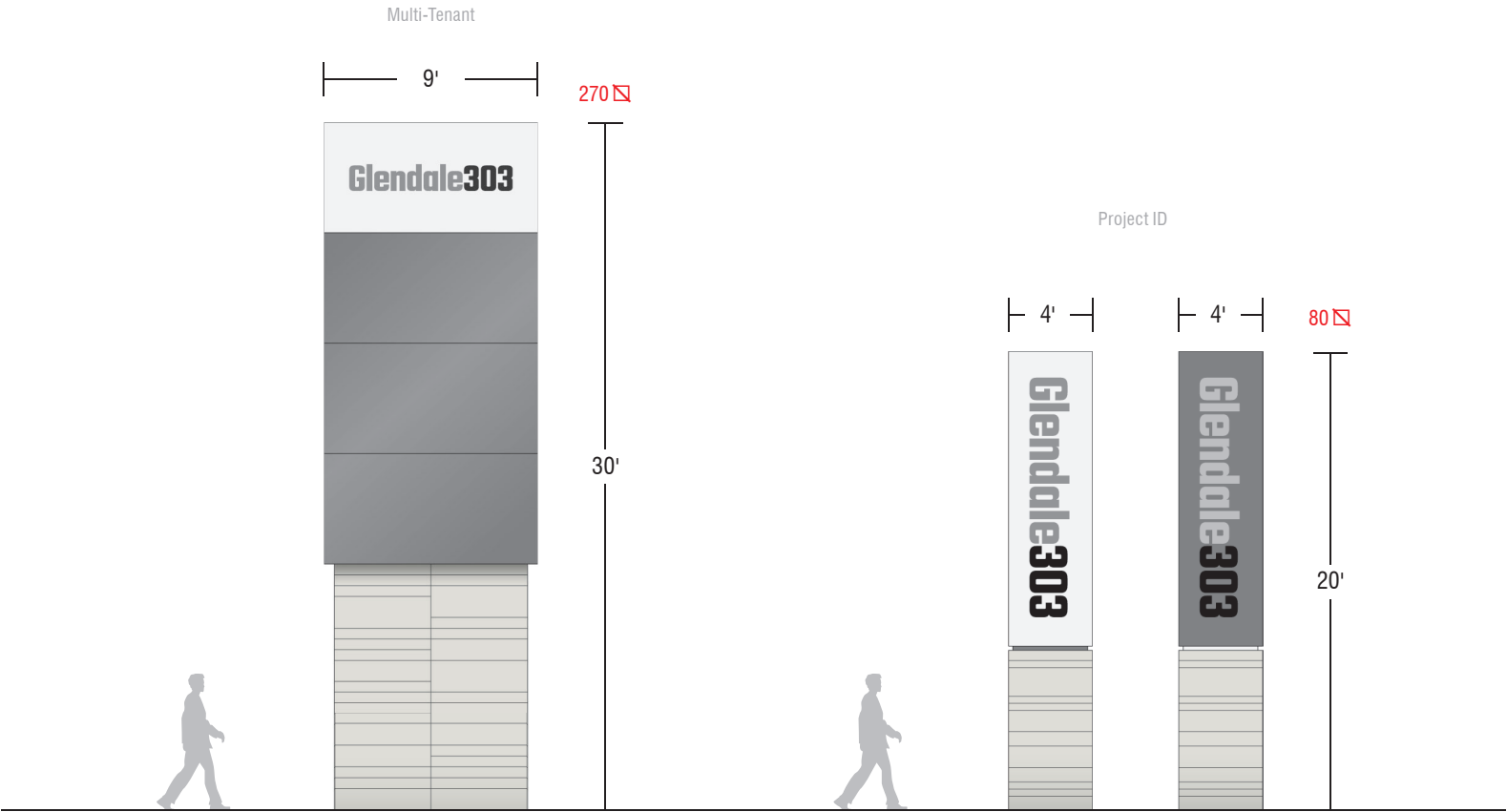
**CONCEPT DRAWING**

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.



FREEWAY PYLON

Overall Height Based on  
Street/Freeway Grade



MULTI-TENANT PYLON

FREE-STANDING MONUMENT

**A** Project Detail  
SCALE 1/8" = 10"

**CONCEPT DRAWING**

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