

The Cubes at Glendale

SEC Reems Road and Northern Avenue
Glendale, Arizona

PAD



3rd Submittal: March 26, 2021
2nd Submittal: March 17, 2021
1st Submittal: February 2, 2021

Case No. ZON21-04

DEVELOPMENT TEAM

Property Owner:	Northern Investors LTD Partnership 2525 E Arizona Biltmore Cir #118 Phoenix, AZ 85016
Developer:	CRG Acquisition, LLC c/o CRG Mark Sonnenberg Hannah Kiem 10645 N Tatum Blvd, #200-559 Phoenix, AZ 85028
Architect:	Lamar Johnson Collective Joe Schneiders 2199 Innerbelt Business Center Drive St. Louis, MO 63114
Engineering:	Stock & Associates Consulting Engineers, Inc. George M. Stock, P.E. – President 257 Chesterfield Business Pkwy St. Louis, MO 63005
Attorney:	Withey Morris PLC Attorney: Mike Withey 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone: 602-230-0600 Email: m@witheymorris.com
Traffic Engineer	CivTech Dawn Cartier 10605 N Hayden Rd, Unit 140 Scottsdale, AZ 85260

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The Cubes at Glendale

Military Compatibility Permit/PAD

A. Purpose of Request

On behalf of CRG Acquisition, LLC, we request a Planned Area Development (“PAD”) for approximately 75 acres located at the SEC of Reems Road and Northern Avenue (the “Site”). The Site is located immediately north of Reems Ranch, a 260 acre property which was annexed into the City of Glendale in September 2020. The intent of this request is to develop the Site concurrent with Reems Ranch. Accordingly, this PAD is written to be consistent and compatible with the Reems Ranch MCP/PAD, as already approved, and is to be read in conjunction with the Reems Ranch MCP/PAD. A Regional Aerial/Vicinity Map generally identifying the perimeters of the Site is provided at **Exhibit 1**. The Site is currently farmed and is surrounded primarily by agricultural uses and vacant land. The surrounding land uses include Luke Air Force Base to the east; Reems Ranch to the south; a golf course to the north and agricultural land to the west.

As a follow-up to the approval of the Use Compatibility and Consistency Determination for Reems Ranch, the purpose of this request is to expand the approval for development of a new industrial facility (or similar type of development) that is consistent and compatible with the high noise potential of the Luke AFB military facility. A Conceptual Land Use Exhibit is provided at **Exhibit 2**.

The Site is within Glendale’s Planning Area. The proposed land uses comply with the City of Glendale General Plan’s designation of “Luke Compatible,” which requires uses compatible with the adjacent Luke AFB operations.

The Site is zoned County RU-43 in Maricopa County with Military Airport and Ancillary Military Facility Overlay Zoning. The proposed land uses (see Table 1 below) are identical to Reems Ranch MCP/PAD and are compatible with the Military Airport and Ancillary Military Facility Overlay Zoning and the operations of Luke AFB.

B. Existing Site Conditions

The Site is currently being used for agricultural and farming purposes.

C. Description of Proposal

CRG intends to develop the Site as an industrial facility or similar type development that is consistent and compatible with the land uses permitted under The Reems Ranch MCP/PAD, Section 1010.6 of the Maricopa County Zoning Ordinance and ARS §28-8481. The Proposed Land Use Table is divided into various Luke AFB noise contours, which coincide with the Luke AFB noise contour areas shown on the Conceptual Land Use Exhibit provided at **Exhibit 2**.

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Table 1 - Permitted Land Use Table

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

LAND USE	Ldn 70-74	Ldn 75-79	Ldn 80-84
Miscellaneous manufacturing	Y	Y	Y
Public and Quasi-Public Services			
Government services	Y	Y	N
Cultural activities, including churches	Y	N	N
Medical and other health services	Y	N	N
Cemeteries	Y	Y	N
Nonprofit organizations	Y	N	N
Other public and quasi-public services	Y	N	N
Outdoor Recreation			
Playgrounds and neighborhood parks	Y	N	N
Community and regional	Y	N	N
Nature exhibits	N	N	N
Spectator sports, incl. arenas	Y	N	N
Golf courses and riding stables	Y	Y	N
Water based recreational areas	Y	Y	N
Resort and group camps	Y	N	N
Auditoriums and concert halls	Y	N	N
Outdoor amphitheaters and music shells	Y	Y	N
Resource Production, Extraction and Open Space			
Agriculture (except livestock)	Y	Y	Y
Livestock farming and animal breeding	Y	Y	Y
Forestry activities	Y	Y	Y
Fishing activities and related services	Y	N	N
Permanent open space	Y	Y	Y
Water areas (not incidental to farming)	Y	N	N

Other restrictions on the Site shall include:

- No new 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, such as any of the following:
 - Steam, dust and smoke.
 - Direct or indirect reflective light emissions.
 - Electrical emissions that would interfere with aircraft and Air Force communications or navigational aid systems or aircraft navigational equipment.
 - The attraction of birds or waterfowl such as operation of sanitary landfills or maintenance of feeding stations.
 - Explosive facilities or similar activities.

D. Development Standards

The proposed Development Standards are provided in Table 2 below and are intended to ensure uniformity with the larger Cubes at Glendale industrial park, which is already approved. With respect to any development regulations not identified in the Development Standards Table below, the City of Glendale's development regulations for industrial developments in the M-1 and M-2 zoning districts shall apply to this PAD, including the City's Landscape Ordinance requirements. If there is a conflict between the development standards in the Glendale Ordinance and the development standards in this PAD, the less restrictive standard shall apply.

Table 2 – Development Standards Table

Regulation	PAD Development Standard
Maximum Building Height	100' Developer shall submit FAA form 7460-1 to the FAA Regional Office to establish allowable building heights.
Front Yard Setback (min.)	25'
Side Yard Setback (min.)	15'
Street Side Yard Setback (min.)	25'
Rear Yard Setback (min.)	15'
Front/Rear Setback between Ldn 80-84 – Ldn 75-79	0'/0'
Front/Rear Setback between Ldn 75-79 – Ldn 70-74	0'/0'
Lot Coverage (max.)	60% of individual parcels
Screening	Loading docks and outdoor storage within 100' of a residential district must be screened by a 6' high CMU wall. Loading dock areas and tractor trailer parking areas along Reems Road and Northern Avenue shall be screened by an 8' decorative block wall.
Signage	Per the City of Glendale Zoning Ordinance, Section 7.100, except as otherwise modified herein.
Freestanding Sign Height	18' Maximum exclusive of footer
Multi-Face Sign Area	Maximum seventy-five (75) percent of the sum of the areas of all faces
Building Mounted Sign Area	Maximum of one (1) square foot for each linear foot of business wall elevation along the street frontage on which

Maximum Area per Wall Sign	<p>the sign is displayed, plus 50%</p> <p>Maximum two hundred (200) square feet, plus 50%</p> <p>*An additional 50% of sign area may be permitted for all other project signage, as approved by the Zoning Administrator.</p>
Parking Requirements	
Parking Ratio	Industrial, Wholesale and Manufacturing Uses: Min. One space per 2,000 square feet of floor area
Parking Space Dimensions	Min. 9' x 18'
Lot Size	Min. 35,000 sq. ft

E. Relationship to Surrounding Properties

The Site is primarily surrounded by agricultural uses and vacant land. The Site is bordered on the east by Luke AFB, Reems Road on the west and on the north by Northern Avenue.

F. Location and Accessibility

The Site is readily accessible to and from the Loop 303 freeway and Loop 101 freeway via Northern Avenue. The Site is bounded by Reems Road to the west.

G. Relationship to State Statute

The proposed land uses within The Cubes at Glendale are consistent and compatible with the land uses approved under Section 1010.6 of the Maricopa County Zoning Ordinance and ARS §28-8481. CRG will continue to work with Luke Air Force Base through the process to ensure compatibility of land uses around the base.

H. Circulation System

The Site currently has offsite access to and from Reems Road and Northern Avenue. Onsite circulation will include connections to and from Reems Road, Northern Avenue, and internal roadways that will provide internal vehicular circulation to the various buildings developed within The Cubes. The Conceptual Land Use Exhibit (**Exhibit 2**) illustrates how the internal roadways on the Site could be developed. Streets will be designed per City of Glendale Standards.

I. Development Schedule

The schedule and phases of development will depend on future market demand.

J. Community Facilities and Services

The Site is located within the Dysart Unified School District. However, because there are no residential uses proposed within the Site, the development will not add any children to nearby schools.

K. Public Utilities and Services

Water and wastewater service will be provided by EPCOR. There is an existing 12-inch water line which extends east along Northern Avenue where it turns south past the 151st Avenue alignment and enters Luke Air Force Base (LAFB). A sanitary line has been constructed and exists along the east edge of the Site. Ultimately, any new improvements will be determined through the Design Review process.

Electric s and telecom service is available from APS and Cox Communications, respectively. The City of Glendale will provide fire protection and police services.

Refuse collection will be provided by Waste Management or other similar refuse collection vendors.

L. Drainage

The area surrounding The Cubes generally slopes to the southeast. Historically, offsite drainage areas for the Site originated from the White Tank Mountains west of the Site. Today, the McMicken Dam and the Beardsley Canal obstruct these flows from reaching the Site. The offsite drainage area is reduced even further by the more recently constructed Loop 303 Freeway, Reems Road, and Northern Avenue drainage channels located to the north and west of the Site. As such, the Site is now only potentially affected by minor runoff from areas located north of Northern Avenue. Runoff from this area approaches the Site primarily as sheet flow.

Stormwater runoff that historically impacted the Site was concentrated along the eastern and southern boundaries, along the Bullard Wash West Tributary. Accordingly, this area has been designated with a FEMA special flood hazard zone (Zone A). We anticipate revising the special flood hazard zone through the Letter of Map Revision processes (CLOMR/LOMR).

The Cubes is located within the study area of the Loop 303/White Tanks Mountain Area Drainage Master Plan Update (WTADMPU), a regional drainage analysis completed by the Flood Control District of Maricopa County in August 2015. Drainage design for the Site will generally utilize the hydrologic framework set by the WTADMPU.

The onsite stormwater runoff design will convey flows to retention basins located at appropriate locations. These basins will allow the development to meet stormwater quality standards and will limit discharges from the Site to acceptable levels. As the development process progresses, appropriate drainage design documentation will be provided at each stage. This may include preliminary drainage design in support of each phase of development, and/or final, detailed

drainage design in support of improvement plans.

M. **Conclusion**

This PAD is consistent and compatible with the Reems Ranch MCP/PAD. We request approval of the approximate 75-acre PAD.

Exhibit 1

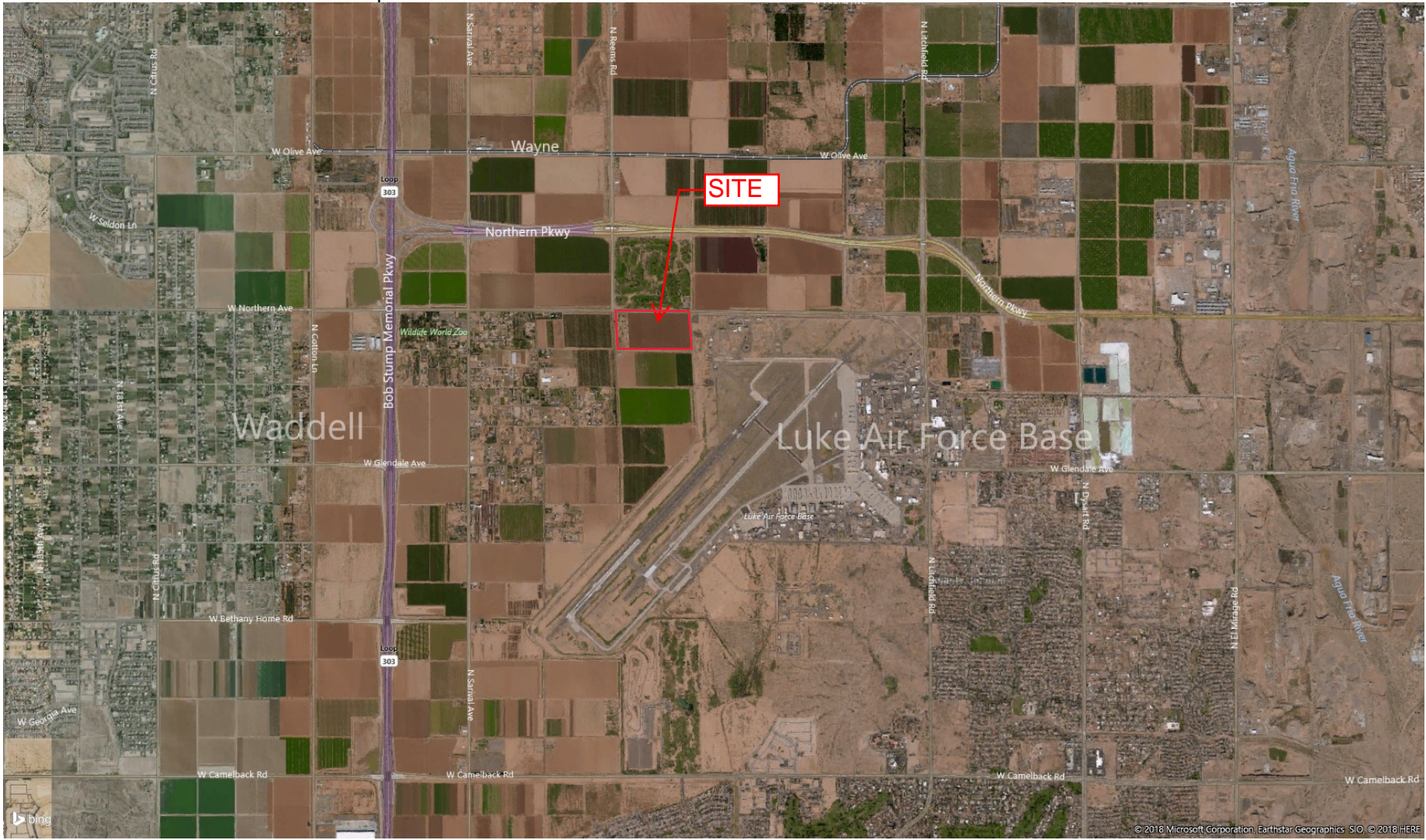
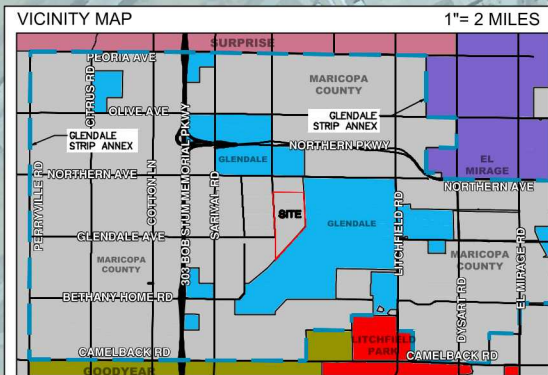
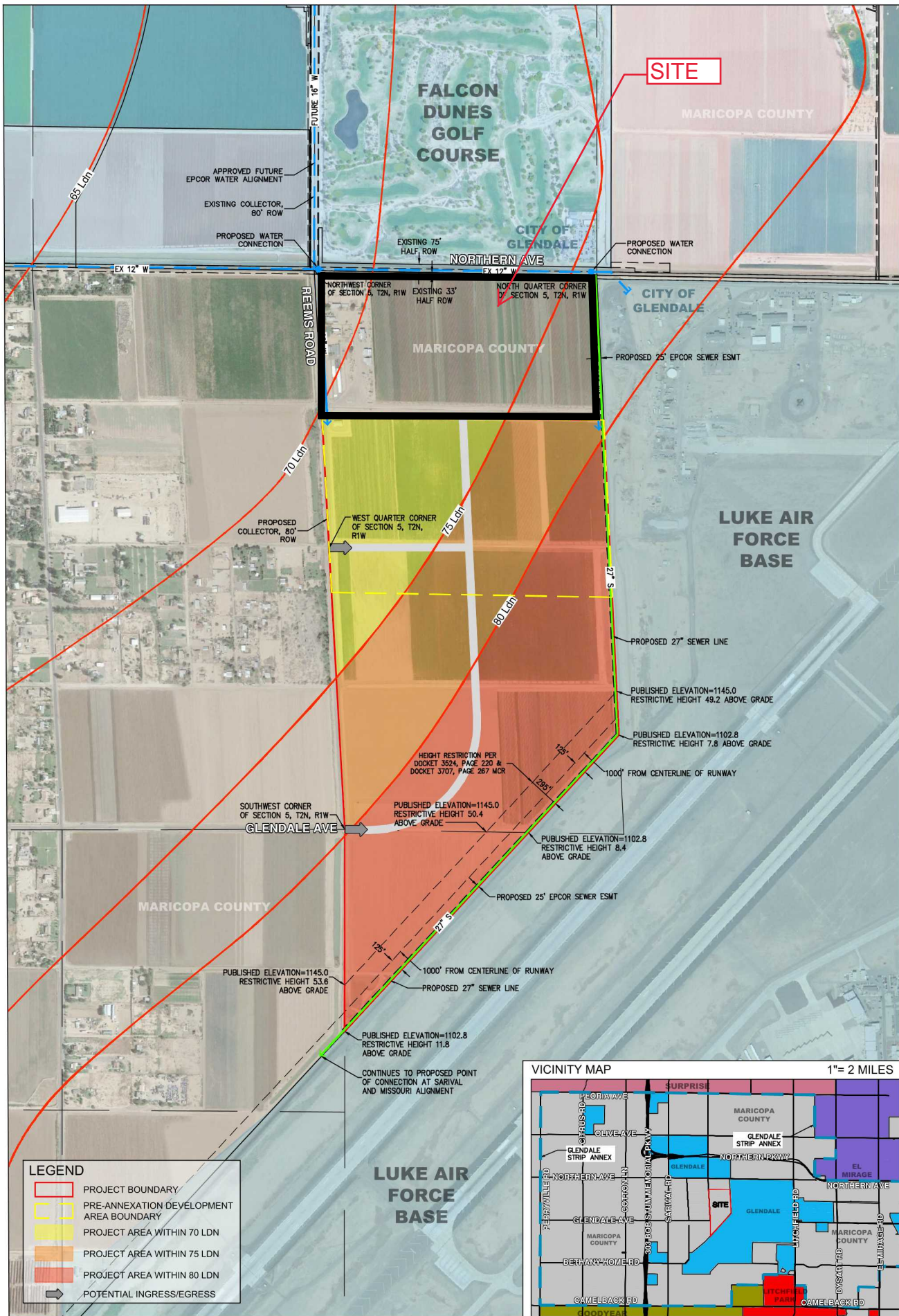


Exhibit 2



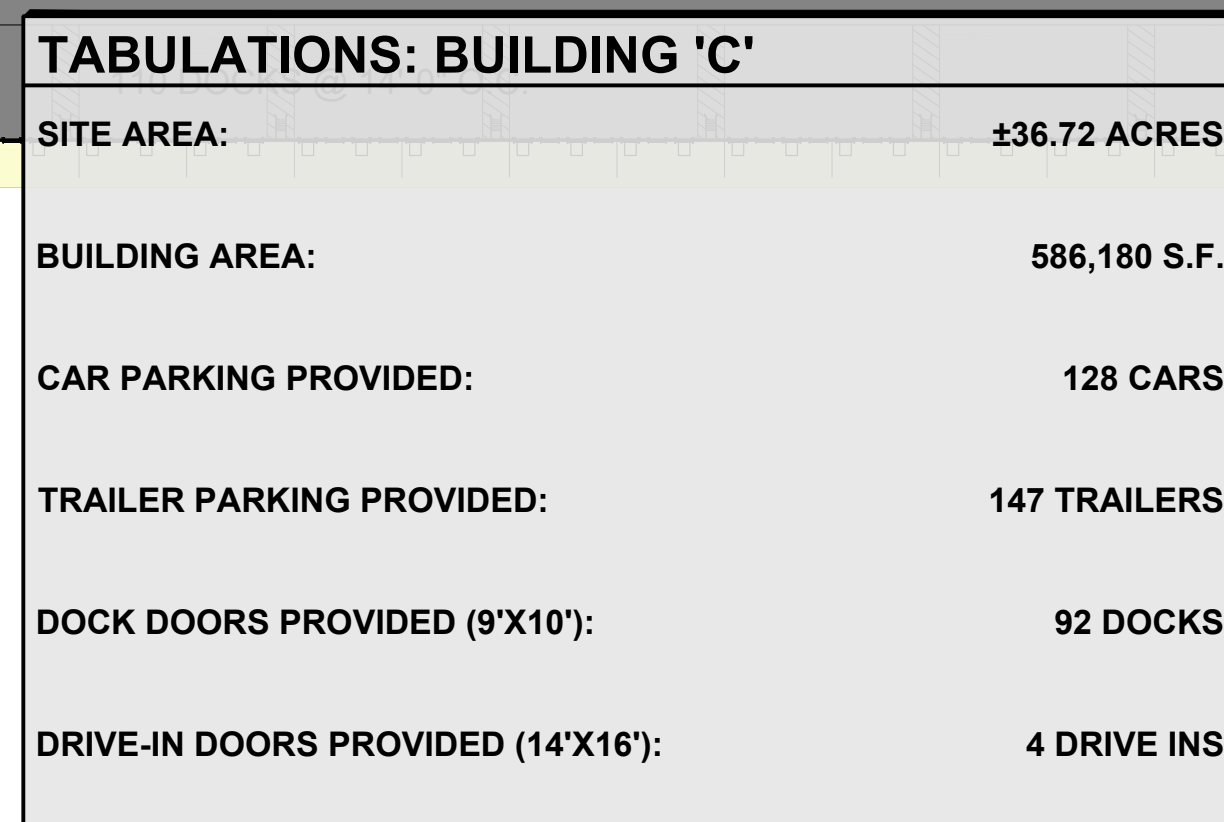
REEMS RANCH
MARICOPA COUNTY, AZ
CONCEPTUAL LAND USE EXHIBIT

HILGART WILSON
 ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.
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Exhibit 3

NORTHERN AVENUE



PRELIMINARY