

# Cotton 303 Industrial

## NEC Olive & 173<sup>rd</sup> Avenues

### Planned Area Development

Application Case #: SR#22-0240, GPA22-03 and ZON22-12

1<sup>st</sup> Submittal Date: April 29, 2022

Resubmittal Date: September 1, 2022

**Applicant/Representative:**



**TIFFANY  
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P.A.

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**PROJECT PROFILE**

<b>Project Name</b>	Cotton 303 Industrial
<b>Property Owners</b>	CCI-Fennemore LLC
<b>Assessor Parcel Number</b>	502-09-957
<b>Project Location</b>	Mountain View Rd. on the north, 173 <sup>rd</sup> Avenue on the west, Olive Avenue on the south and unincorporated Maricopa County parcels to the east then Cotton Lane
<b>Project Area</b>	Approximately 64.09+/- acres
<b>Current Zoning</b>	RU-43 (Maricopa County)
<b>General Plan</b>	LDR 2.5 - Low Density Residential

## Development Team

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## **1. PROJECT INTRODUCTION & OVERVIEW**

Eisenberg Company (the "Developer") plans to develop an approximately 64.09-acre property located at the NEC of Olive Avenue and 173rd Avenue (the "Property"), see Aerial and **Vicinity Map** attached as **Exhibit 1**. This application requests approval of a Planned Area Development ("PAD") to allow for industrial, distribution and warehouse uses in a development called Cotton 303 Industrial. The Applicant seeks to develop the Property as per the City of Glendale's M-1 Light Industrial 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. Cotton Lane runs along the eastern boundary of the site and is adjacent to the existing industrial use to the east. Loop 303 is a ½ mile to the east and Olive Avenue is the southern boundary.

The project will seek annexation into Glendale, transferring the RU-43 county zoning standards to the equivalent City zoning classification of RR-45 or A-1. The property will then be rezoned to PAD to modify development standards to resemble more closely those 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. The current General Plan Land Use designation is LDR 2.5, which allows Low Density Residential from 1 to 2.5 du/ac. This project will seek a minor General Plan Amendment to modify the general plan to RMU (Regional Mixed Use) No residential uses will be proposed for this project.

While the site is located outside of the Luke Air Force Base noise contours, 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, a portion of the property is adjacent to the west side of Cotton Lane, at approximately ¼ miles north of Olive Avenue. The property is bounded by farmland that is zoned M-1 PAD for a proposed light industrial warehouse development to the east. Also adjacent to the east boundary is an active fertilizer plant with railroad tracks running parallel to Cotton Lane, with a County industrial zoning designation of IND-3P. There are three rural residential lots, a utility provider and vacant desert land on the south side of Olive Avenue. An undeveloped subdivision plat and seven residential lots are across 173rd Avenue to the west of the project. There are three RU-43 residential lots to the north of

Mountain View Road. These properties are also within unincorporated Maricopa County. The adjacent property to the east across Cotton Lane has been recently annexed into the City of Glendale and was recently rezoned to PAD titled Parkway 303. To the east beyond SR 303 Loop is also vacant land that has also recently been annexed into Glendale and rezoned to PAD.

## **2. REGIONAL CONTEXT**

A regional freeway with local arterial access from either Northern or Peoria Avenues 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 Cotton 303 Industrial 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 developer will seek to rezone the property with this PAD application that will provide the unique development characteristics needed to meet the current demand for industrial warehouse and manufacturing space in the area, most specifically taller building heights to allow for state-of-the-art warehouse and manufacturing equipment.

The area along the Loop 303 Corridor was originally 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 piece-meal plans, the community came together to protect the base which had become a valuable 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 White Claw, Red Bull, Amazon and others locating along this new industrial corridor.

### **3. SITE ANALYSIS**

The conceptual site plan shows the development of an approximately 64.09-acre property located the NEC of Olive Avenue and 173rd Avenue. This application requests approval of a Planned Area Development ("PAD") to allow for industrial, distribution and warehouse uses in a development called Cotton 303 Industrial.

#### **3.1 EXISTING ZONING CLASSIFICATION**

The Property is currently zoned RU-43 within the County. Since the property is seeking annexation in the City of Glendale, the zoning equivalent to RU-43 in the County will be converted to the closest similar zoning classification in the City of Glendale, and will subsequently be rezoned 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 similar 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**

The current Maricopa County Comprehensive Plan Land Use classification of Rural Densities (0-1du/ac) exists for the Property. Once annexed, the property will be classified LDR 2.5 as part of the General Plan designation within the City of Glendale. A request to amend the City of Glendale General Plan Land Use Map to Regional Mixed Use (RMU) will run concurrently to this PAD Rezoning request. This use is adjacent to the site and is consistent with surrounding properties within the Loop 303 Corridor. This designation allows a mix of uses, including Planned Commercial (PC). The proposed use for this site is consistent with the Glendale General Plan land use and RMU designations. See the

**General Plan Map** shown as **Exhibit 4**. Future industrial and commercial development is encouraged. Constructing an industrial distribution and warehouse development will be in conformance with the City of Glendale General Plan for the Property.

### **3.3 REGIONAL DRAINAGE & LANDFORM**

The 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. The project engineer will continue to work with the City and the adjacent development to confirm any off-site flows entering along the north side of Olive Avenue.

### **3.4 EXISTING ROADWAY NETWORK**

The site is bound by an arterial road to the south, and west, and local streets to the west and north. All roads will remain in the County and will conform to Maricopa County Department of Transportation (MCDOT) and County design standards. Please refer to latest traffic study regarding improvements and truck traffic routes.

### **3.5 EXISTING EASEMENTS & PLANNED UTILITIES**

As mentioned above, Epcor Utilities serves the site and has both a sewer and water easement through the south end of the property. Fertizona has an access easement across the southeast corner of the site adjacent to their property. APS is the planned power utility provider for the site.

## **4. MODIFIED REGULATORY DEVELOPMENT STANDARDS**

The intent of the Cotton 303 Industrial 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 will be in conformance with much of the underlying zoning and uses along this freeway.



## **4.1 PURPOSE & 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, at-risk and before approval from Planning Commission or City Council. The developer understands that the Design Review cannot be approved until after City Council has approved the rezoning and this PAD (taking affect 30 days following approval of City Council). The developer would like to be able to start construction within the Q1 of 2023.

## **4.2 PERMITTED USES**

This PAD and its permitted uses defined below are intended to accommodate industries involving office, light manufacturing, assembling, warehousing, ecommerce 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. This PAD proposes to prohibit adult businesses and marijuana facility land uses.

## **4.3 USES SUBJECT TO CONDITIONS**

There are some uses that require additional review to be allowable. 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 two primary point of access from State Route 303 Loop at both Peoria and Northern Avenues. 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, if requested, 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 Cotton 303 Industrial 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 Loop 303 Freeway Corridor.

**Table 1: Comparative Development Standards Table (continued on following page)**

	Existing M-1 Standard	PAD Proposal
<b>Min. Net Lot Area</b>	6,000 sq. ft.	6,000 sq. ft.
Building Setbacks		
• Front Yard	25 feet	25 feet
• Rear Yard	60 feet	60 feet
• Side Yard	60 feet	60 feet
• Side Street Side Yard	25 feet	25 feet

<b>Max. Building Height</b>	30'	65' Rooftop towers and building equipment may exceed the max. 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' max.)
<b>Max. FAR</b>	.3	.5 (Mezzanine SF area excluded from FAR)
<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>	1/2,000 sq. ft.          1/250 sq. ft.	1/2,000 sq. ft. (Mezzanine sq. ft. area excluded from parking calculations          1/500 sq. ft.
<b>Signage Height Standards:</b> <ul style="list-style-type: none"> <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>	10 feet/60 sq. ft.          10 feet/60 sq. ft.	30 feet/270 sq. ft. <sup>1</sup>          30 feet/200 sq. ft.
<b>Landscape Setbacks (where loading docks and service drives abut residential districts)</b>  <b>Perimeter Landscape Setback (excluding all loading areas)</b>	30 feet          20 feet	10 feet (with 8 feet height screen wall)          15 feet

1 – Sign area includes up to 4 multi-tenant signs total.

## 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 greater heights. Typically, businesses that would be attracted to the corridor would anticipate some type of signage proximity to the freeway. Multi-tenant signs would provide that "proximity" to those businesses and could potentially represent up to 4 major tenants and reach heights of up to 30-feet. 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.

## 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 (0.1-foot candle adjacent to residential). There shall also be a 15-foot light pole height limit within 100 feet of residential. On-sight 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. A significant landscape buffer, of approximately 73-feet has been provided along 173rd Avenue from the proposed building to the right-of-way for 173rd Avenue. This is almost three times the required setback for an Industrial building with docks. In addition, an 8' CMU wall will enclose the truck court and screen it from the adjacent 3-4 residential properties to the west. This area will also be landscaped with trees and shrubs.

## 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 & 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 near 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 Cotton Lane and Olive Avenue. A setback will provide a buffer to Olive Avenue, 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 Olive 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 Cotton 303 Industrial site. This PAD application sets forth the general location, quantity, and maximum height of monument signage for Cotton 303 Industrial. Multi-tenant Pylon Signs will occur along Cotton Lane and Olive Avenue. On-site monument signs will occur along within the development 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 Cotton 303 Industrial site. A separate Comprehensive Sign Package shall be submitted to obtain City of Glendale approval for all signs.

Thirty (30) foot-tall, double-sided multi-tenant signs are proposed throughout the Project at significant corners and intersections, as needed. Twenty (20) foot-tall free-standing monument signs will also provide site specific identity for the overall development.

As previously noted, a Comprehensive Sign Package (CSP) will be provided with consistent signage for tenants and users of Cotton 303 Industrial. 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. Epcor has stated that they will provide water service to the site via the existing 12-inch water line in Olive Avenue and a 16" proposed water line in Cotton Lane, by others The site will have an internally looped water line. 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 Olive Avenue and Cotton Lane. Roadway improvements for the associated half street improvements will be determined by the traffic study and a meeting with MCDOT. This roadway will be constructed to meet the half street requirements for a major arterial street as per the County and MCDOT. The west half of Cotton Lane will be improved within the existing 65' right-of-way to the County standards. Cotton Lane will be coordinated with MCDOT for final design, as that, Cotton Lane is within the county, as are all of the roads for this project and not a part of the City of Glendale.

Coordination will also occur with owner of Fertizona for the resolution of final access control along a portion Cotton Lane where a rail spur services the Fertizona site. Revisions to crossing for this dead-end spur will include appropriate railway gates and crossing warning light systems.

## **9. DEVELOPMENT PHASES**

The Property could 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 Cotton 303 Industrial site. The Property will be zoned PAD and the site will be within a appropriate General Plan land use designation that encourages development for parcels within the vicinity of Luke Air Force Base. At the time of recommendation for approval, the proposed development will substantially conform with the development objectives of the General Plan for the City of Glendale for this property. 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**

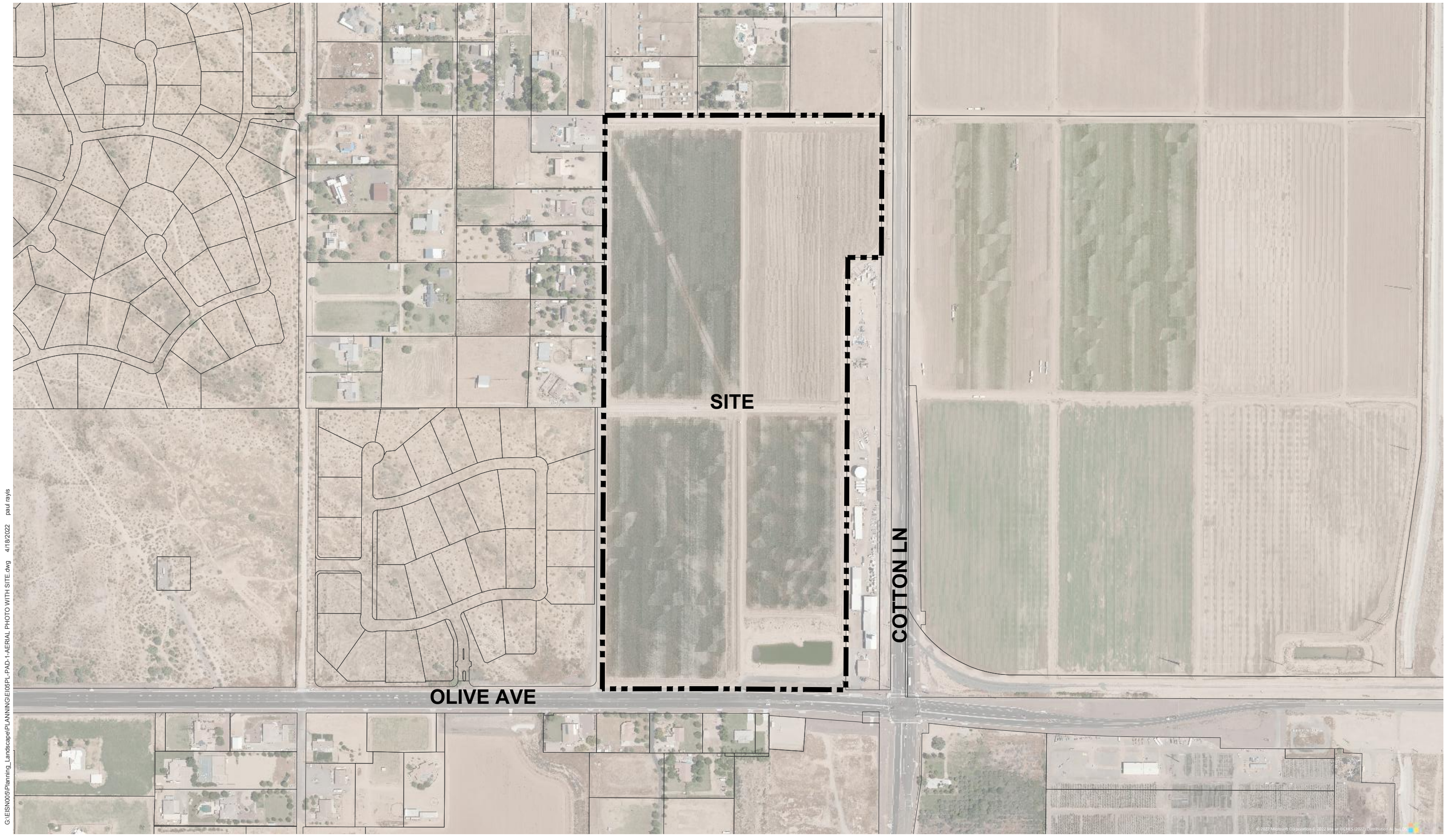
Significant portions of this PAD were referenced from several relevant PAD documents to provide continuity in development along the State Route Loop 303 corridor. This PAD has attempted to be consistent with the direction and vision of development in the area along the Loop 303 corridor, as requested 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 and obtain approval. 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

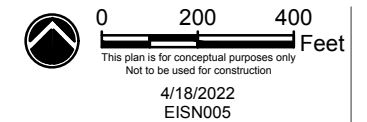




# COTTON 303 INDUSTRIAL

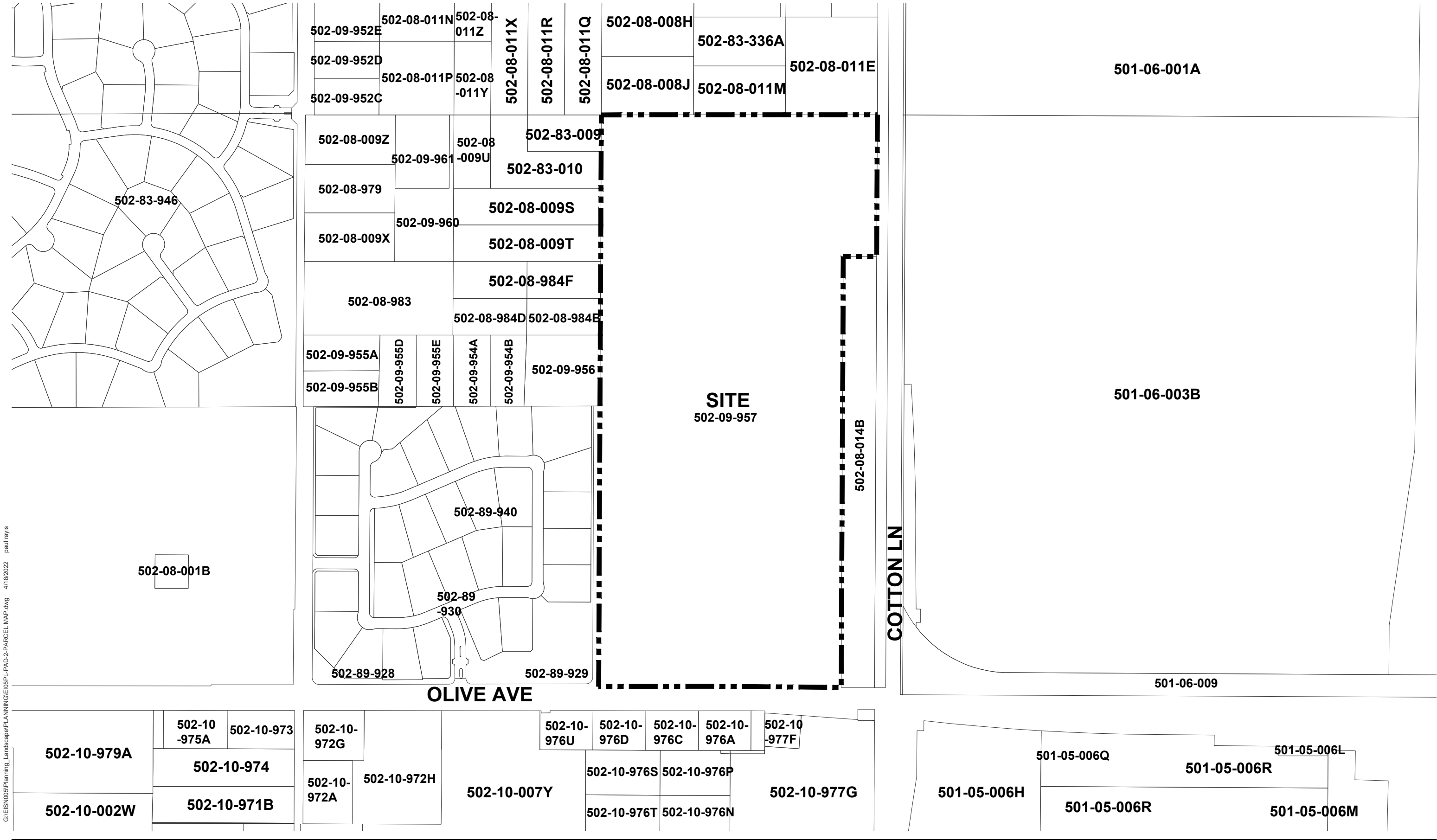
## EXHIBIT 1: AERIAL PHOTO WITH SITE

SR21-0240






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# COTTON 303 INDUSTRIAL

## EXHIBIT 2: PARCEL MAP


SR21-0240



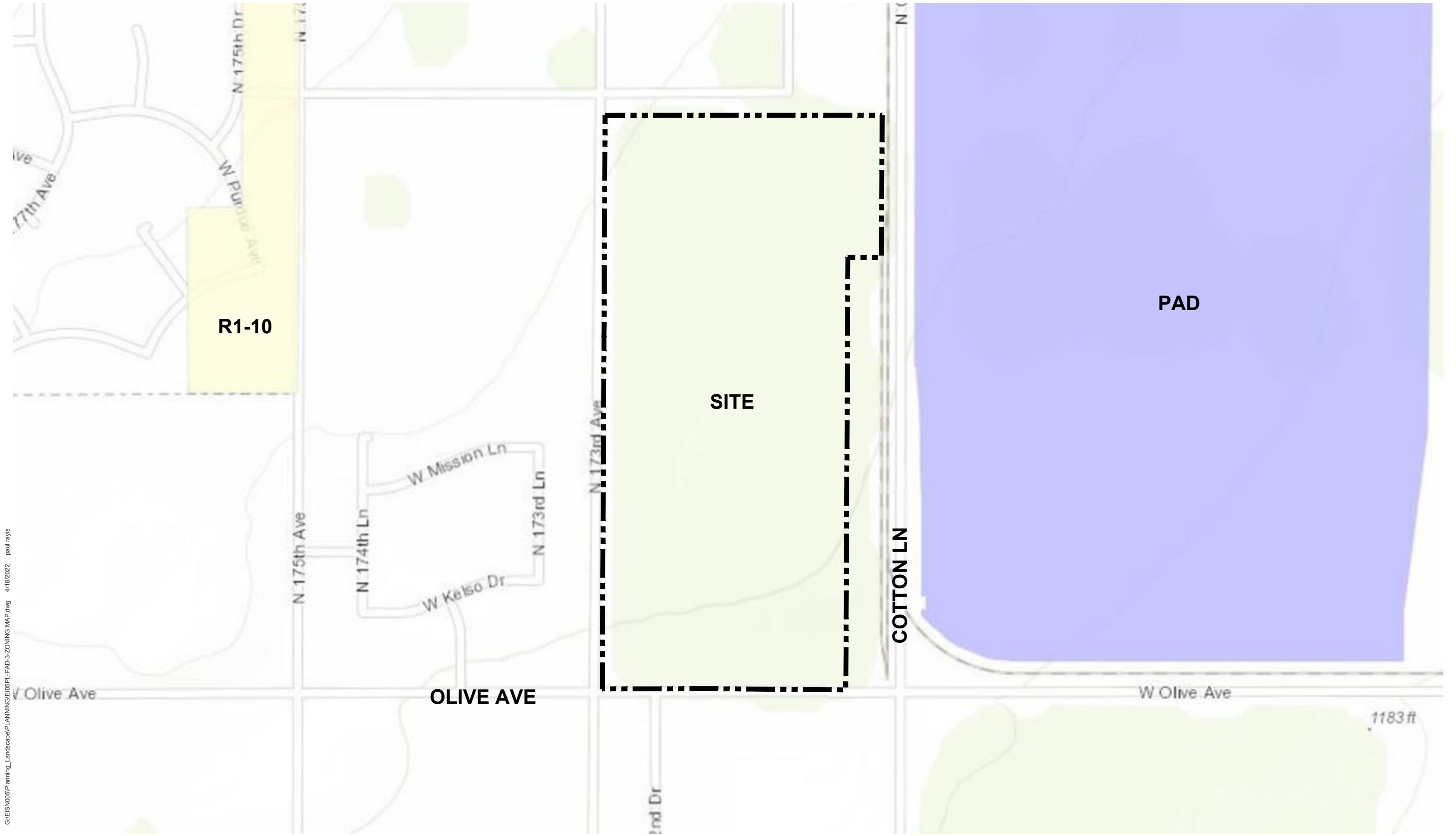
0200400  
Feet

This plan is for conceptual purposes only  
Not to be used for construction

4/18/2022  
EISN005



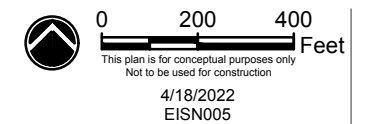
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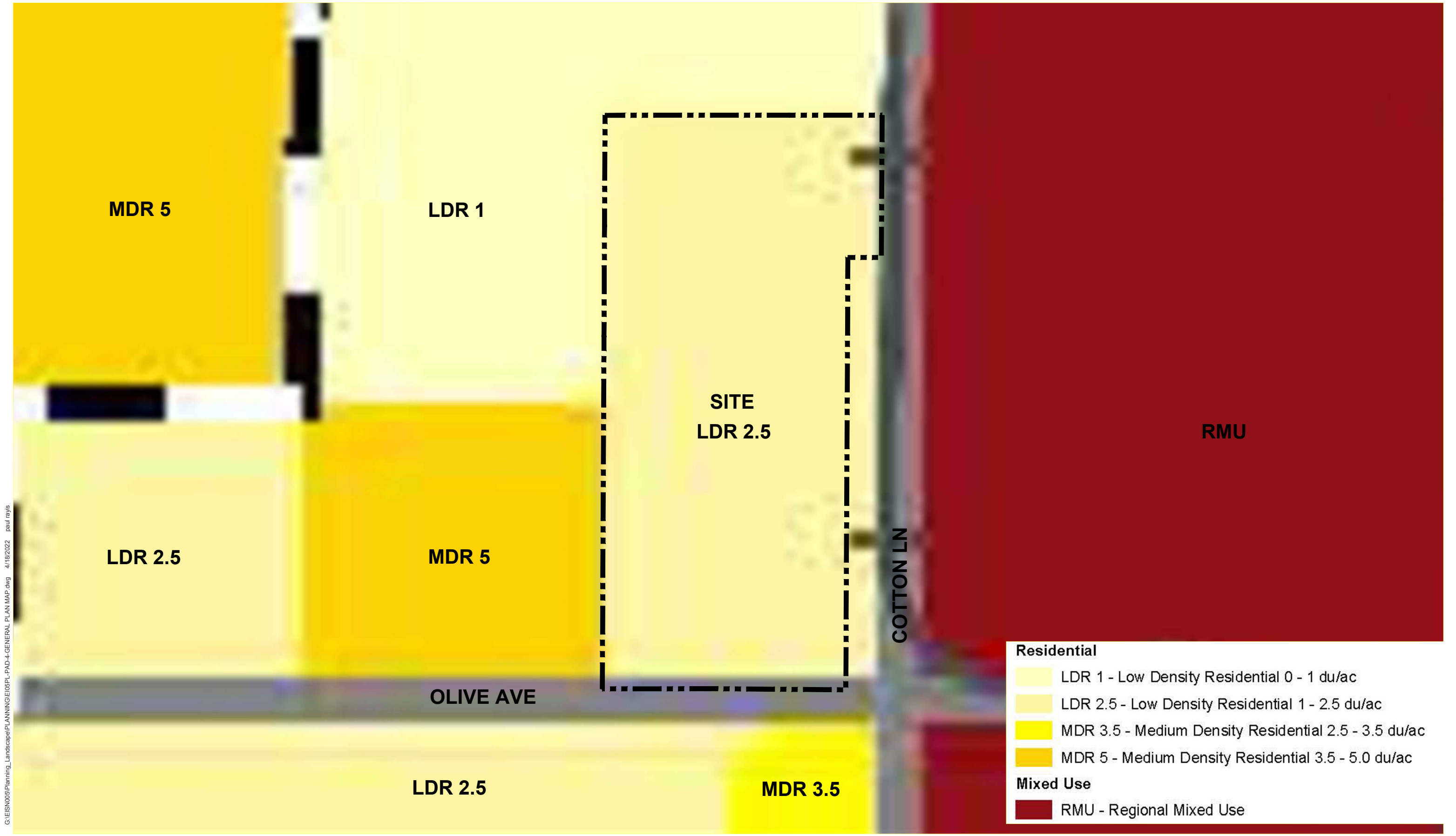


# COTTON 303 INDUSTRIAL

## EXHIBIT 3: ZONING MAP

SR21-0240

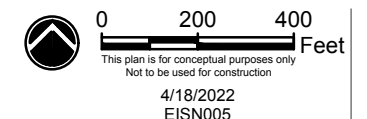




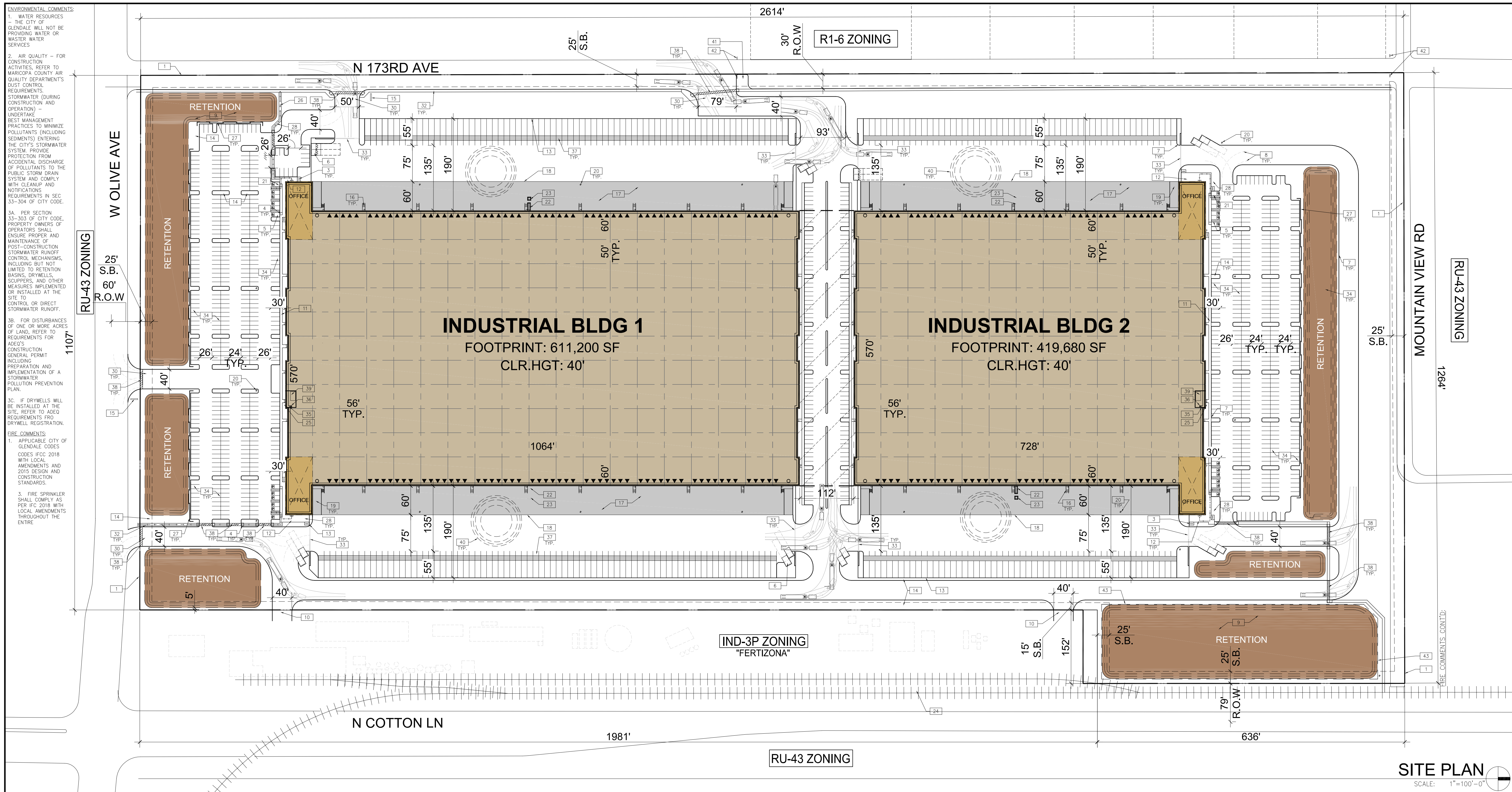
# COTTON 303 INDUSTRIAL

## EXHIBIT 4: GENERAL PLAN MAP

SR21-0240











	Tipuana tipu Tipu Tree	24" BOX	90	-
	Washingtonia filifera California Fan Palm	24" BOX	21	-
<b>SHRUBS</b>				
	Calliandra californica Baja Fairy Duster	5 GAL.	107	-
	Dodonaea viscosa Green Hopseed Bush	5 GAL.	196	-
	Eremophylla X Summertime Blue Summertime Blue Emu Bush	5 GAL.	99	-
	Justicia spicigera Mexican Honeysuckle	5 GAL.	147	-
	Leucophyllum laevigatum Chihuahuan Sage	5 GAL.	283	-
	Cordia boissieri Texas Olive	5 GAL.	-	-
	Ruellia brittoniana Ruellia	5 GAL.	220	-

GROUNDCOVER			
	Convolvulus cneorum	1 Gal	40
	Bush Morning Glory		
	Eremophila glabra 'Mingenew Gold'		22
	Outback Sunrise Emu	1 Gal	
	Lantana montevidensis	5 Gal	17
	Purple Trailing Lantana		
	Lantana hybrid	1 Gal	78
	New Gold		
MISC.			
	DECOMPOSED GRANITE (2" DEPTH) IN ALL PLANTING AREAS. 3/4" SCREENED. COLOR TBD.	APPROX. 636,282 SF	

THE PRELIMINARY LANDSCAPE PLAN IS CONCEPTUAL AND PLANT QUANTITIES MAY CHANGE AT THE TIME OF FINAL LANDSCAPE SUBMITTAL BUT WILL MEET MINIMUM CITY OF GLENDALE STANDARD PER ZONING CLASSIFICATION.

THE PRELIMINARY LANDSCAPE PLAN IS CONCEPTUAL AND PLANT QUANTITIES MAY CHANGE AT THE TIME OF FINAL LANDSCAPE PLAN SUBMITTAL BUT WILL MEET MINIMUM CITY OF GLENDALE STANDARDS PER ZONING CLASSIFICATION.

**PURSUIT-OLIVE 303  
INDUSTRIAL  
W OLIVE AVENUE  
WADDELL, ARIZONA**

architecture  
planning  
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civil engineering

**WARE MALCOMB**  
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Registered Landscape Architect

CERTIFICATE NO. 18839

JAMES TODD NEILL

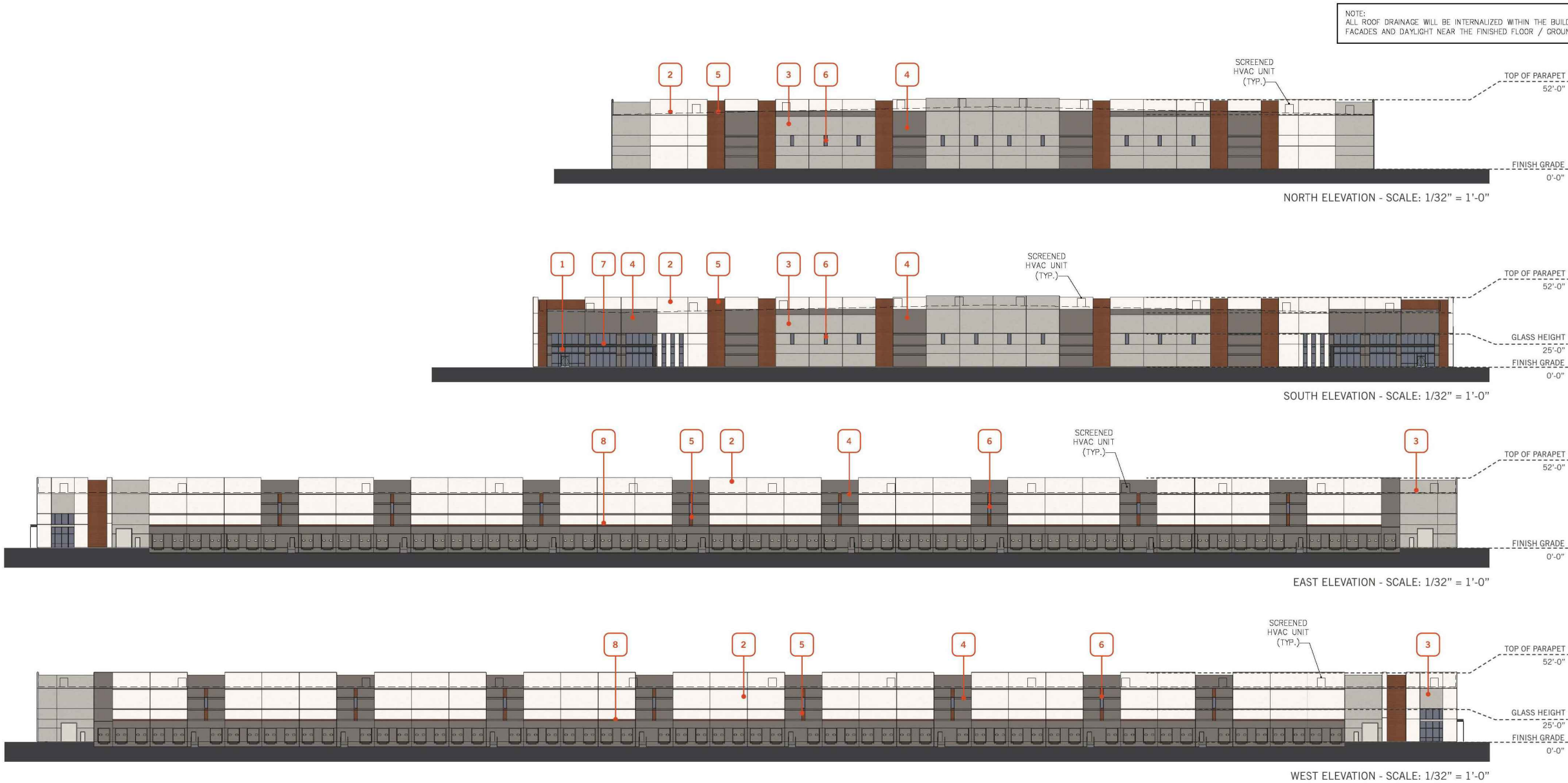
Date Signed 4/25/2022

ARIZONA, U.S.A.

EXPIRES 09/30/2024



G:\EISN005\Planning\_Landscape\PLANNING\05PL-PAD-7-ARCHITECTURAL ELEVATION EXHIBIT.dwg 4/18/2022 paul ray/s



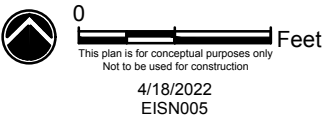
KEYNOTES

- |   |   |   |  |   |  |
|---|---|---|--|---|--|
| 1 | CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ HIGH PERFORMANCE INSULATED GLAZING                 | 4 | CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: GAUNTLET GRAY - SW 7019 | 7 | CHANNEL BEAM CANOPY                                      |
| 2 | CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: PURE WHITE - SW 7005 | 5 | CONCRETE FORMLINER WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: SIERRA REDWOOD - SW 7598      | 8 | ACCENT COLOR: SHERWIN WILLIAMS: SIERRA REDWOOD - SW 7598 |
| 3 | CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: ARGOS - SW 7065      | 6 | CLERESTORY   |   |  |

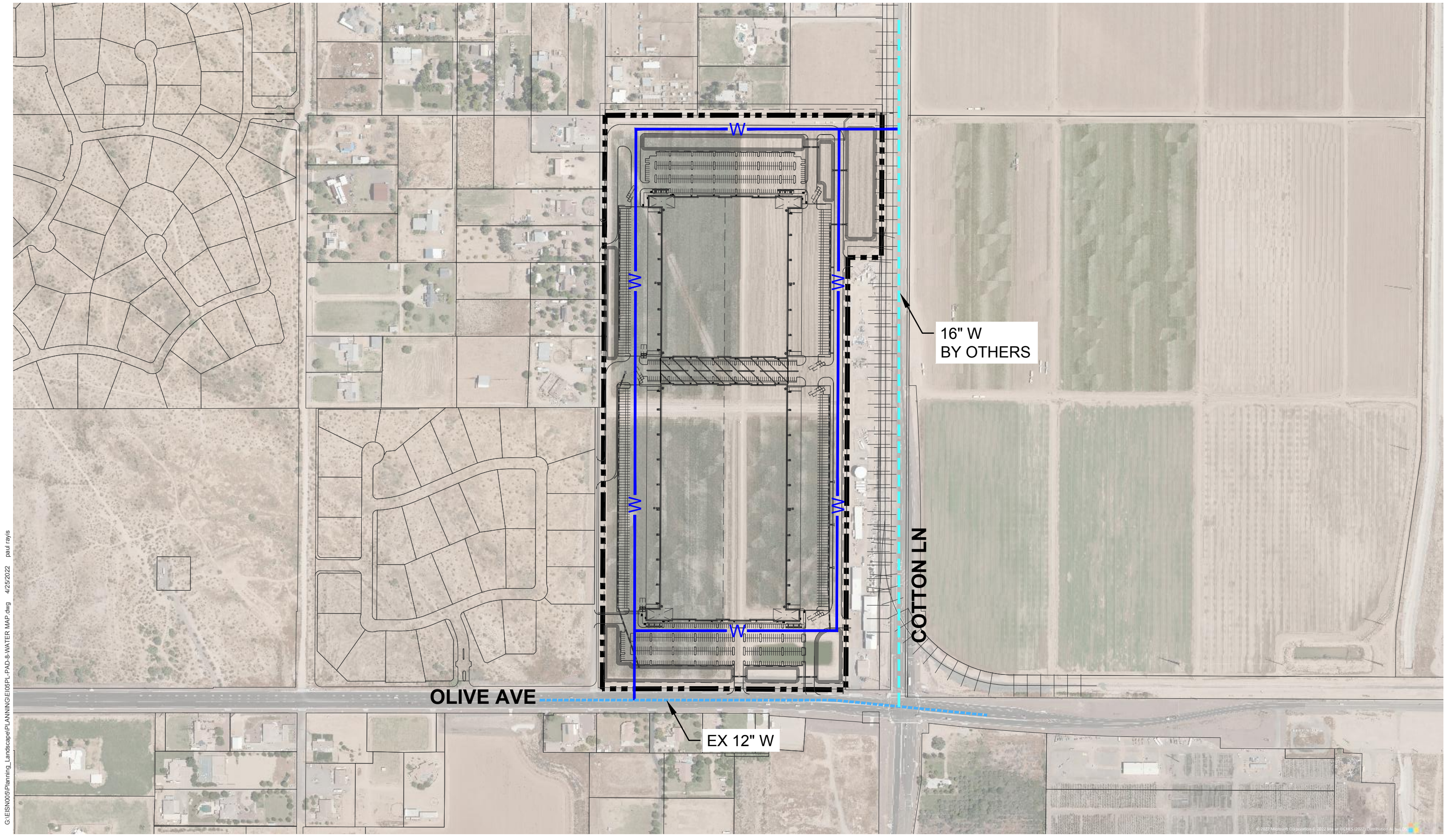
COTTON 303 INDUSTRIAL

EXHIBIT 7: ARCHITECTURAL ELEVATION EXHIBIT

SR21-0240



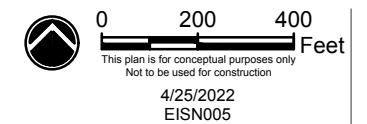




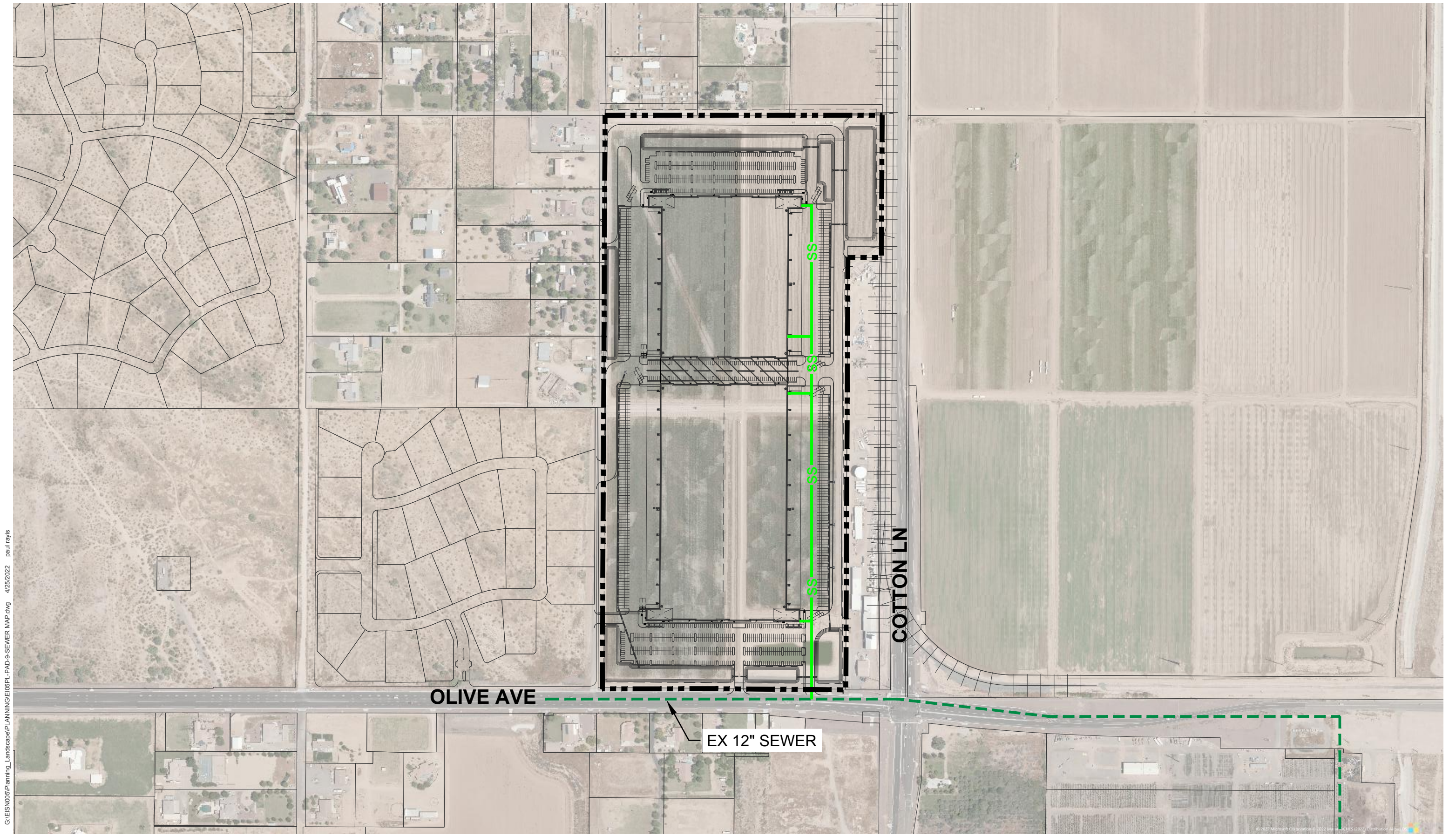
# COTTON 303 INDUSTRIAL

## EXHIBIT 8: WATER MAP - (EPCOR)

SR21-0240



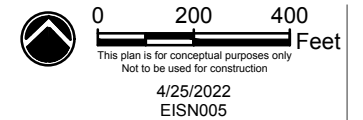




# COTTON 303 INDUSTRIAL

## EXHIBIT 9: SEWER MAP - (EPCOR)

SR21-0240





# ANNEXATION LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HANDHOLE STAMPED M.C.D.O.T. MARKING THE EAST  
QUARTER CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP IN A HANDHOLE  
STAMPED M.C.D.O.T. MARKING THE SOUTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH  
00°16'39" WEST, A DISTANCE OF 2636.69 FEET;

THENCE SOUTH 89°59'59" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF  
SAID SECTION 26, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 00°16'39" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°16'39" WEST, ALONG A LINE PARALLEL WITH AND 83.00 FEET WEST OF  
THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 606.61  
FEET;

THENCE NORTH 89°57'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°16'39" WEST, ALONG A LINE PARALLEL WITH AND 233.00 FEET WEST OF  
THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF  
1930.02 FEET;

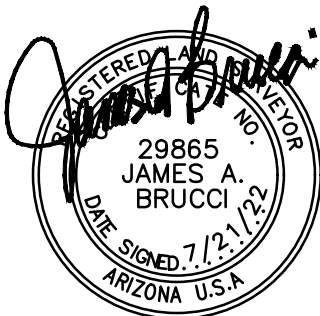
THENCE NORTH 89°57'37" WEST, ALONG A LINE PARALLEL WITH AND 70.00 FEET NORTH  
OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, BEING THE  
MONUMENT LINE OF OLIVE AVENUE, A DISTANCE OF 1036.60 FEET TO A POINT OF  
CURVATURE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE  
OF 90°18'55" AN ARC LENGTH OF 47.29 FEET TO A POINT ON A LINE PARALLEL WITH AND  
30.00 FEET EAST OF THE THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST  
QUARTER OF SAID SECTION 26;

THENCE NORTH 00°21'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2505.64  
FEET;

THENCE NORTH 89°59'59" EAST, ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH  
OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF  
1213.34 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 64.09 ACRES±.



PAGE 1 OF 2

TITLE: XB01  
DATE: 7/21/22  
DESC: ANNEXATION

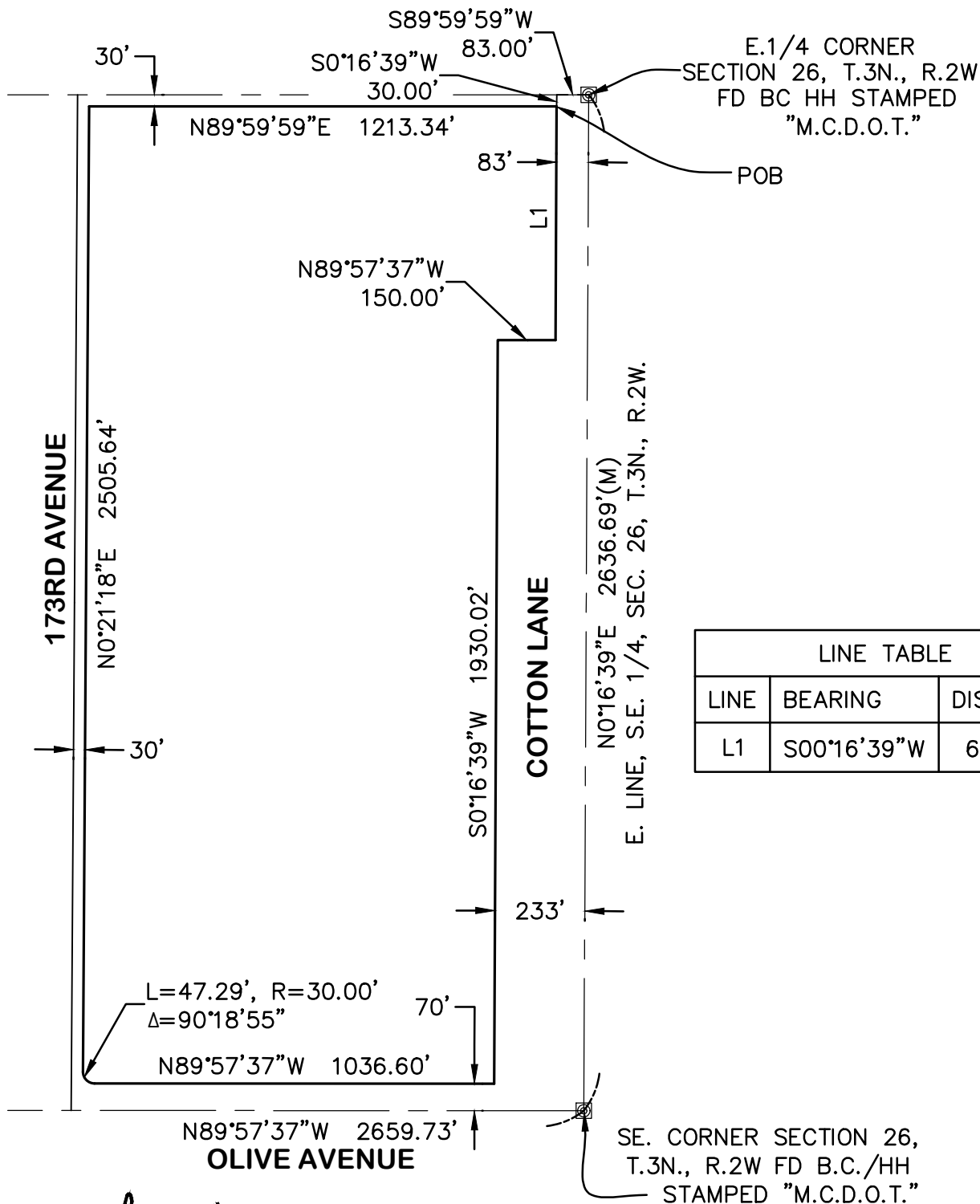
**HUNTER**  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

CIVIL AND SURVEY

DWG. NO. XB01  
PROJ. NO. EISN005

# ANNEXATION EXHIBIT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°16'39\"W	606.61'

PAGE 2 OF 2

TITLE: XB01  
SCALE: 1"=400'  
DATE: 7/21/22  
DESC: ANNEXATION

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