

BICKMAN INDUSTRIAL

Citizen Participation Final Report
NWC Glendale Avenue & Reems Road

July 20, 2021
ZON21-13



Development Team



Developer

The Pizzuti Companies
Mike Chivini
629 N High Street, Unit 500
Columbus, OH 43215



Attorneys/Representative

Withey Morris, PLC
Benjamin Tate
2525 E Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85013



architecture | planning | interiors | branding | civil

Architect

Ware Malcomb
Henry Chan
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016

Table of Contents

Project Description.....4

Notification Technique4

Meeting Summary.....4

Project Description

The Pizzuti Companies (“Pizzuti” or the “Applicant”) proposes to develop approximately 75 gross acres located at the northwest corner of Glendale Avenue and Reems Road (the “Property”). This application requests approval of a Planned Area Development (“PAD”) District to allow the development of a modern industrial warehouse development known as Bickman Industrial.

The Applicant seeks to develop the Property in accordance with the Light Industrial (M-1) zoning with modified development standards to meet the heightened level of expectation for industrial users within this expanding manufacturing and transportation corridor. The requested zoning is compliant with jurisdictional regulations governing property near a military installation with flight operations and within the Luke Air Force Base noise contours. The Property is currently within the unincorporated area of Maricopa County and is within the City of Glendale’s Planning Area. An application to annex the Property into the City of Glendale is being processed in conjunction with this application.

The Bickman Industrial PAD is intended to provide a superior land plan to what could be achieved in Maricopa County and facilitate the development of a modern industrial project that is compatible with the mission of Luke Air Force Base, the City of Glendale’s General Plan, and Arizona Revised Statutes for property near a military airport. Developing the Project will create opportunities to maximize the freeway access and synergy of other new manufacturing and industrial developments in the area. The Planned Area Development regulations are tailored to the proposed development and reflect today’s market for warehouse/distribution facilities.

Notification Technique

A notification letter describing the application and inviting the recipients to a virtual neighborhood meeting scheduled for June 9, 2021 at 5:30 pm was mailed to the following individuals and entities on May 28, 2021:

- a. All property owners within a 300-foot radius of the Property.
- c. All those noted as Interested Parties as provided by the City.

A copy of the notice letter, mailing list, and mailing map is attached at **Tab 1**.

Meeting Summary

A virtual neighborhood meeting was held for the proposed project on June 9, 2021 from 5:30 pm to 6:30 pm via Zoom. Approximately seven (7) individuals registered to attend the meeting. At the beginning of the meeting, the applicant provided an overview of the project and described the site history, proposed development standards, features and architecture, and landscape. A copy of the slides presented at the neighborhood meeting are attached at **Tab 2**.

Following the presentation, the development team opened up the meeting to questions and answers. Questions focused on building setbacks, building height, traffic and vehicular circulation, and roadway improvements. The development team answered addressed all questions asked by the participants, and also explained that the proposed development aligns with the uses permitted within the Luke Air Force Base noise contours and is consistent with both the City of Glendale’s General Plan and prevailing development patterns in this area. At the

end of the meeting, the applicant welcomed the neighbors to contact the development team with any follow-up questions or feedback they may have.

TAB 1



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON21-13 & AN-226

Project Name: Bickman Industrial

I, Benjamin Tate certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: _____ 6/14/21

A handwritten signature in blue ink, appearing to be 'Benjamin Tate', written over a horizontal line.



May 28, 2021

RE: Bickman Industrial (ZON21-13 & AN-226) – Northwest Corner of Glendale Avenue and Reems Road

Dear Neighbor and/or Interested Party:

Our firm represents the Pizzuti Companies ("Pizzuti") regarding approximately 75 gross acres located at the northwest corner of Glendale Avenue and Reems Road as shown on the attached Aerial Map (the "Property"). The Property is currently vacant land zoned RU-43 in Maricopa County. Pizzuti recently filed an application to annex the Property into the City of Glendale and rezone it to Planned Area Development (PAD) for the development of a modern industrial warehouse distribution center known as Bickman Industrial.

The proposed development will include approximately 1.2 million square feet of industrial/distribution space in an attractive modern design with a beautifully landscaped perimeter. The proposed rezoning is intended to provide a superior land plan to what could be achieved in Maricopa County and facilitate the development of a modern industrial project that is compatible with the mission of Luke Air Force Base, the City of Glendale's goals for the region. Bickman Industrial will help meet the extraordinary demand for modern, large-scale industrial space in this region and continue to grow the west valley economy.

If you would like to learn more about the project, **we will be hosting a virtual neighborhood open house meeting on June 9, 2021 from 5:30 pm to 6:30 pm.** We will make a live presentation via web conference during which we will describe the project and display project plans and exhibits. Once the presentation is over, participants will be able to submit questions that will be answered live by the development team.

IF YOU WOULD LIKE TO PARTICIPATE: Please email Benjamin Tate at ben@witheymorris.com and request a link to the meeting. The only way you will be able to access the meeting is by the link we will provide you.

You may also reach our office at (602) 230-0600, or contact Edward Vigil with the City of Glendale at (623) 930-3071 or evigil@glendaleaz.gov

Sincerely yours,
WITHEY MORRIS PLC

By
Benjamin L. Tate

Encl: Aerial Map

INTENTIONALLY LEFT BLANK

TAB 2

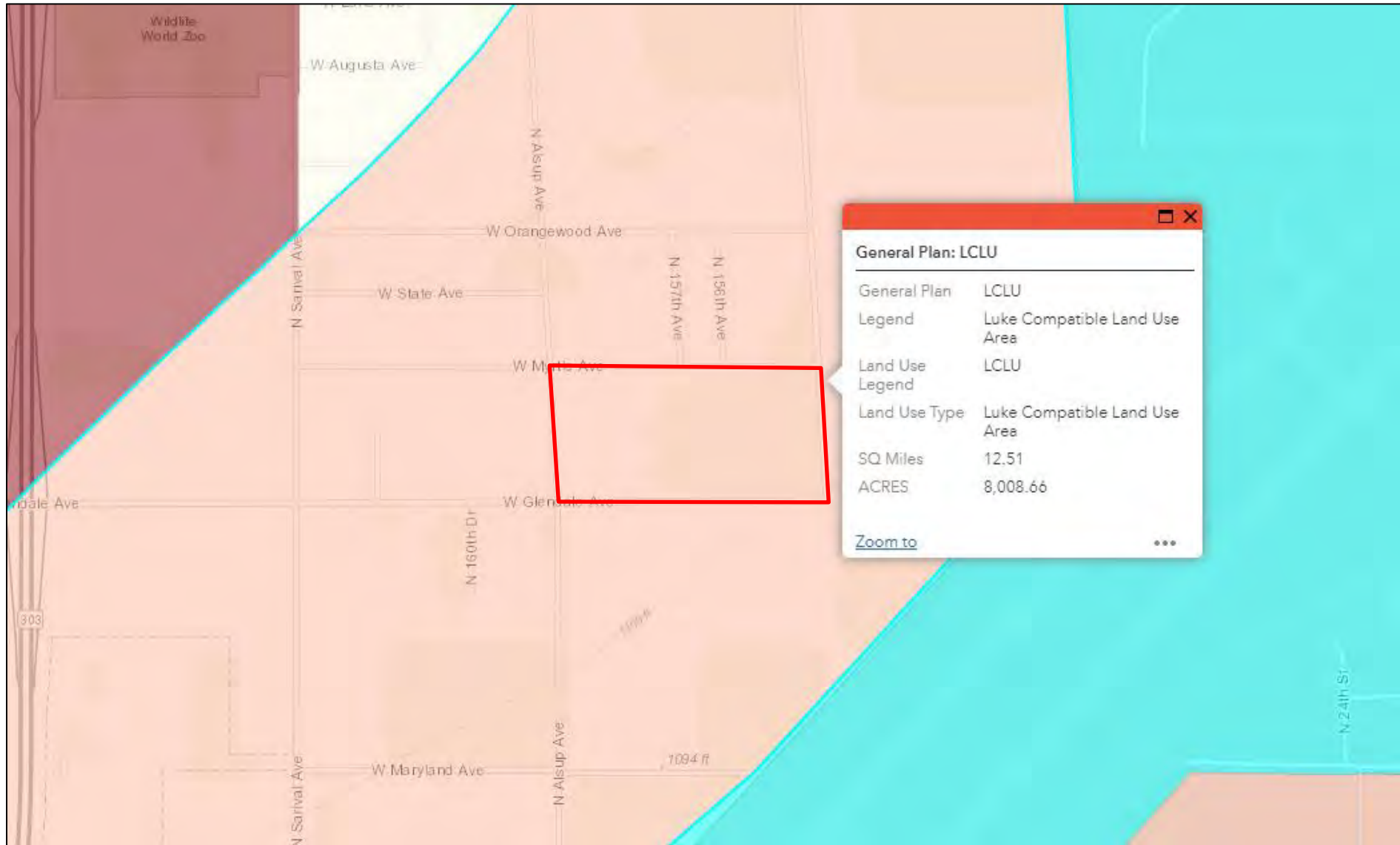
Aerial Map



NWC Glendale Avenue & Reems Road – Glendale, AZ



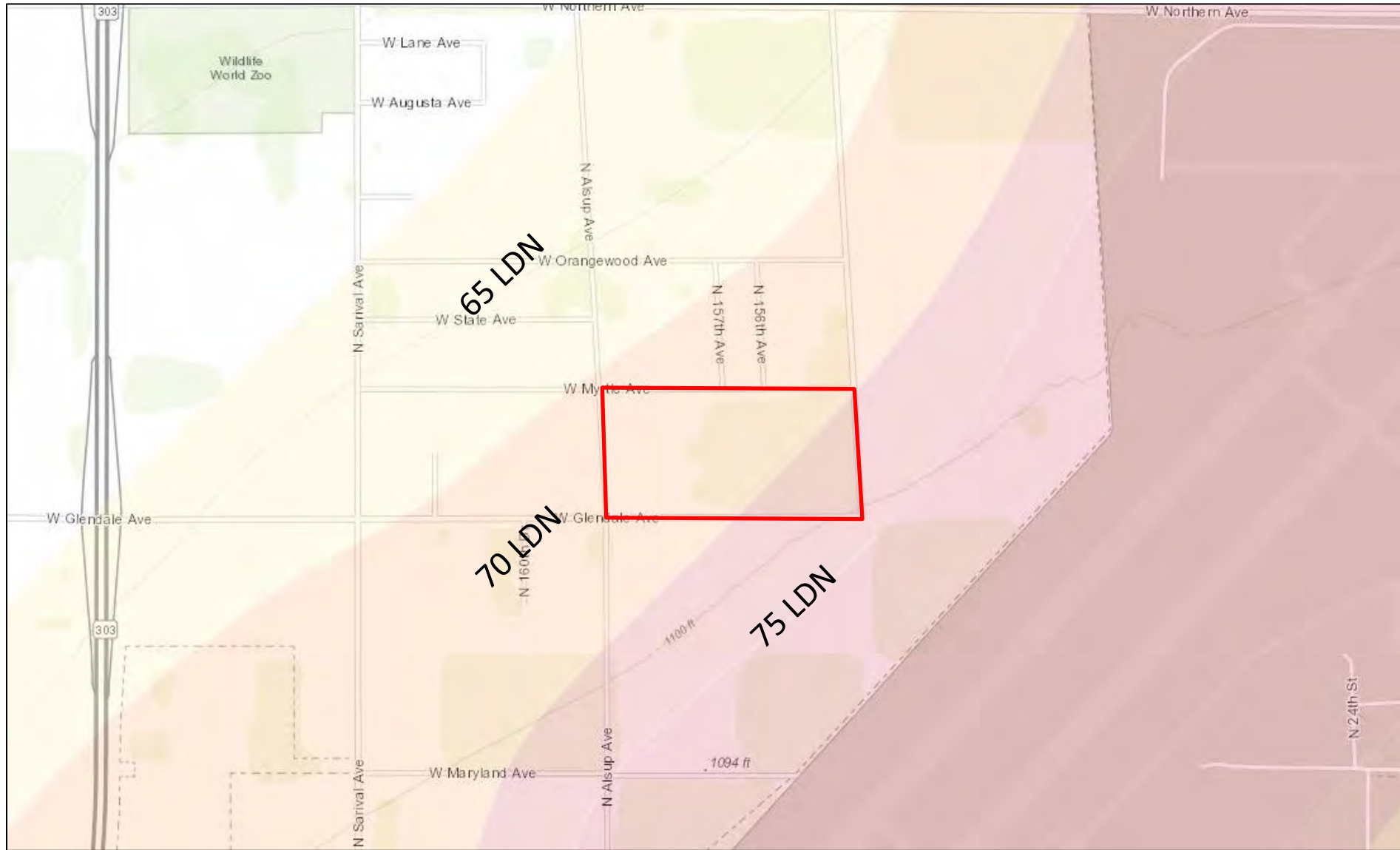
General Plan Map



NWC Glendale Avenue & Reems Road – Glendale, AZ



Luke AFB Noise Contour Map



NWC Glendale Avenue & Reems Road – Glendale, AZ

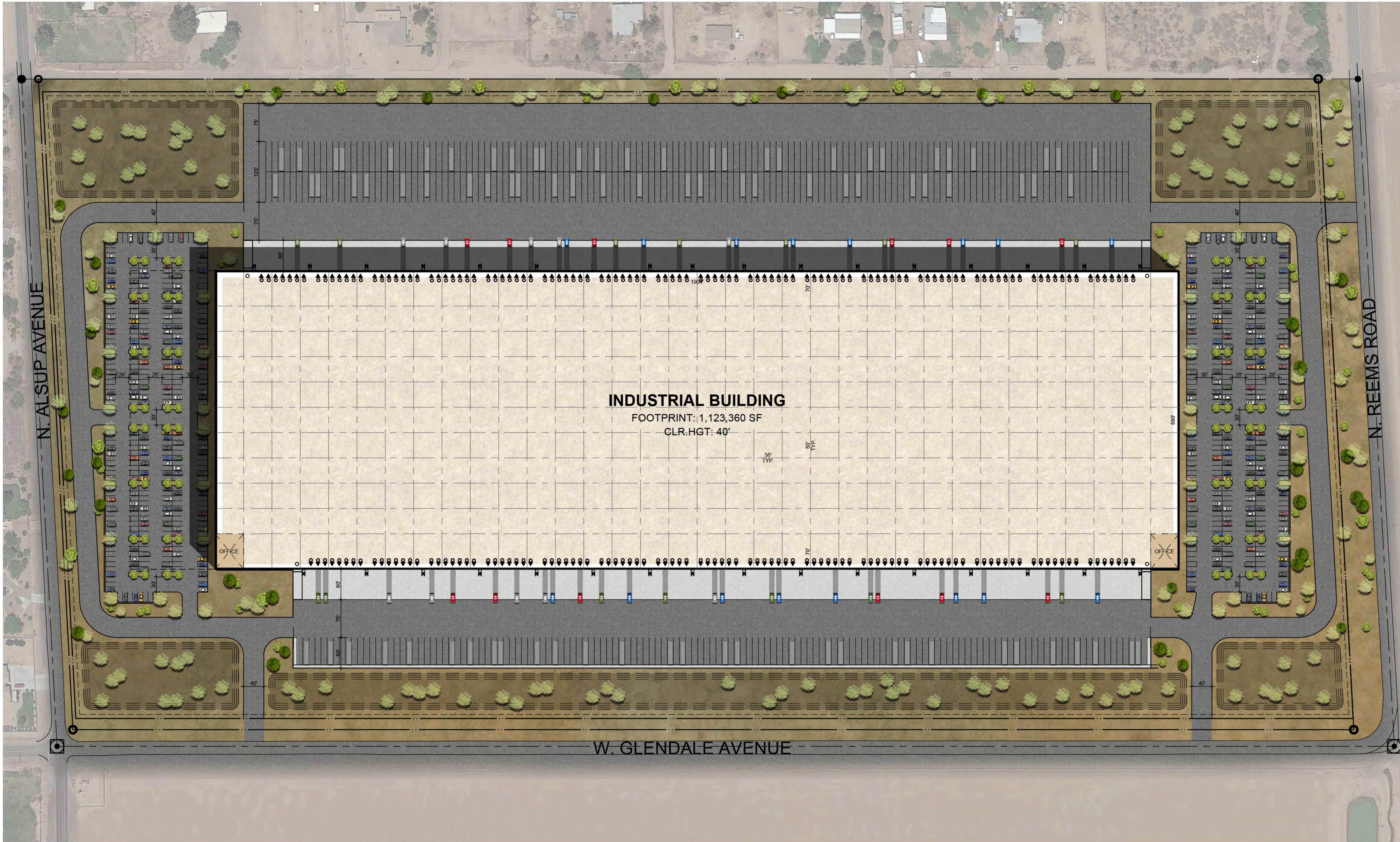




This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

PERSPECTIVE
BICKMAN INDUSTRIAL
GLENDALE, AZ - PHX20-0064-00

WARE MALCOMB 03.17.2021

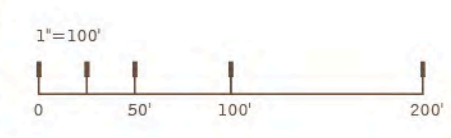


PROJECT DATA:

SITE AREA:		
GROSS:		74.64 AC 3,251,318 SF
DETECTION:	@ 12%	386,598 SF
SLOPE:		
EASEMENTS:		
OUT-PARCEL:		
NET:		65.76 AC 2,864,720 SF
BUILDING FOOTPRINT: 1,123,360 SF		
BUILDING AREA EXPANSION: 99,120 SF		
COVERAGE:		
GROSS:		35%
NET:		39%
PARKING PROVIDED:		
AUTO:		690 STALLS @0.61/1000 SF
	REQ. ACCESSIBLE	14 STALLS
	TRAILER:	424 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		212
○ GRADE-LEVEL DOORS		4

INDUSTRIAL BUILDING
 FOOTPRINT: 1,123,360 SF
 CLR. HGT: 40'

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL SITE PLAN
BICKMAN INDUSTRIAL
 GLENDALE, ARIZONA - PHX20-0064-00

WARE MALCOMB

04.30.2021

PAGE
2

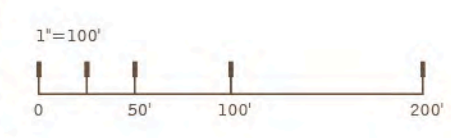
PROJECT DATA:

SITE AREA:		
GROSS:		74.64 AC 3,251,318 SF
DETECTION:	@ 7%	230,371 SF
SLOPE:		
EASEMENTS:		
OUT-PARCEL:		
NET:		69.35 AC 3,020,947 SF
BUILDING FOOTPRINT:		
BUILDING 1		609,600 SF
BUILDING 2		609,600 SF
TOTAL FOOTPRINT:		1,219,200 SF
BUILDING USE:		
WAREHOUSE		1,189,939 SF
OFFICE	@ 2%	29,261 SF
COVERAGE:		
GROSS:		37%
NET:		40%
PARKING PROVIDED:		
AUTO:		704 STALLS @0.58/1000 SF
	REQ. ACCESSIBLE	14 STALLS
TRAILER:		224 STALLS
TRUCK DOCKS:		

BUILDING 1		
▲ DOCK-HIGH DOORS		96
○ GRADE-LEVEL DOORS		4
BUILDING 2		
▲ DOCK-HIGH DOORS		96
○ GRADE-LEVEL DOORS		4



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL SITE PLAN - ALTERNATE 1
BICKMAN INDUSTRIAL
 GLENDALE, ARIZONA - PHX20-0064-00

WARE MALCOMB

04.30.2021

PAGE 3

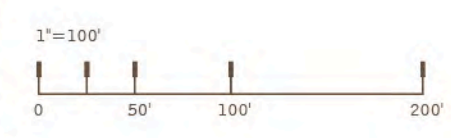
PROJECT DATA:

SITE AREA:		
GROSS:		74.64 AC 3,251,318 SF
DETECTION:	@ 7%	230,371 SF
SLOPE:		
EASEMENTS:		
OUT-PARCEL:		
NET:		69.35 AC 3,020,947 SF
BUILDING FOOTPRINT:		
BUILDING 1		470,720 SF
BUILDING 2		748,480 SF
TOTAL FOOTPRINT:		1,219,200 SF
BUILDING USE:		
WAREHOUSE		1,189,939 SF
OFFICE	@ 2%	29,261 SF
COVERAGE:		
GROSS:		37%
NET:		40%
PARKING PROVIDED:		
AUTO:		704 STALLS @0.58/1000 SF
	REQ. ACCESSIBLE	14 STALLS
TRAILER:		222 STALLS
TRUCK DOCKS:		

BUILDING 1		
▲ DOCK-HIGH DOORS		68
○ GRADE-LEVEL DOORS		4
BUILDING 2		
▲ DOCK-HIGH DOORS		124
○ GRADE-LEVEL DOORS		4



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL SITE PLAN - ALTERNATE 2
BICKMAN INDUSTRIAL
 GLENDALE, ARIZONA - PHX20-0064-00

WARE MALCOMB

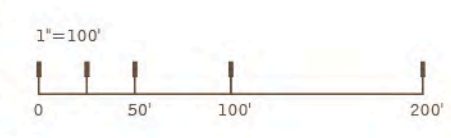
04.30.2021

PAGE
4

PROJECT DATA:		
SITE AREA:		
GROSS:		74.64 AC 3,251,318 SF
DETECTION:	@ 12%	386,598 SF
SLOPE:		
EASEMENTS:		
OUT-PARCEL:		
NET:		65.76 AC 2,864,720 SF
BUILDING FOOTPRINT:		
BUILDING AREA EXPANSION:		
COVERAGE:		1,123,360 SF 99,120 SF
GROSS:		35%
NET:		39%
PARKING PROVIDED:		
AUTO:		345 STALLS @0.31/1000 SF
	<i>REQ. ACCESSIBLE</i>	8 STALLS
TRAILER:		518 STALLS
TRUCK DOCKS:		
▲ DOCK-HIGH DOORS		212
○ GRADE-LEVEL DOORS		4



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL SITE PLAN - ALTERNATE 3
BICKMAN INDUSTRIAL
 GLENDALE, ARIZONA - PHX20-0064-00

WARE MALCOMB

04.30.2021

PAGE 5