



## PLANNING COMMISSION REPORT

CASE: BICKMAN INDUSTRIAL REZONING APPLICATION  
LOCATED AT THE NWC OF GLENDALE AVENUE AND  
REEMS ROAD

CASE #: ZON21-13

MEETING DATE: 09/02/2021

FROM: Edward Vigil, Planner, Planning, EVigil@glendaleaz.com,  
623-930-3071

---

### **SUBJECT**

#### **BICKMAN INDUSTRIAL REZONING APPLICATION ZON21-13:**

A request by Benjamin Tate, Withey Morris, PLC., to rezone 75 acres from RR-45 (Rural Residential) to PAD (Planned Area Development) to allow a variety of mixed commercial and industrial uses. The site is located at the northwest corner of Glendale Avenue and Reems Road, and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com)

### **REQUEST**

Rezone 75 acres from RR-45 to PAD (Planned Area Development).

### **APPLICANT/OWNER**

Withey Morris / Bickman Farms.

### **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

### **SUMMARY**

The applicant is requesting to develop approximately 75 acres under a PAD (Planned Area Development) to allow a modern industrial warehouse and distribution facility. The development may include up to 2 industrial warehouse buildings with cross dock access areas tailored to allow semi-trucks to access the property for loading and unloading of various types of inventory for distribution.

### **CITIZEN PARTICIPATION TO DATE:**

#### **Applicant's Citizen Participation Process:**

On May 28, 2021, the applicant mailed notification letters to adjacent property owners and interested parties regarding a virtual neighborhood meeting that was held on June 9, 2021. Seven individuals participated in the neighborhood meeting with concerns regarding building setbacks, building height, traffic and circulation, and roadway improvements. The applicant's Citizen Participation Final Report, dated July 20, 2021,

is attached.

**Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Glendale Star* on August 12, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on August 13, 2021. The property was posted on August 9, 2021.

**BACKGROUND INFORMATION**

**General Plan Designation:**

The property land use designation is LCLU (Luke Compatible Land Use Area).

**Zoning:** The current zoning is Maricopa County RU-43.

**Property Location and Size:**

The property is located at the northwest corner of Glendale Avenue and Reems Road and is approximately 75 acres in size.

**Adjacent Zoning and Land Uses:**

- North - Single Family Residential/ Maricopa County RU-43
- South - Vacant Land/ Maricopa County RU-43
- East - Industrial/ PAD (The Cubes at Glendale)
- West - Single Family Residential/ Maricopa County RU-43

**History:**

The property has been used as agricultural farmland within Maricopa County.

**Project Detail:**

The Pizzuti Companies proposes to develop 75 gross acres located at the northwest corner of Glendale Avenue and Reems Road. This application request is for approval for a Planned Area Development Zoning District to allow the development of a modern industrial warehouse known as Bickman Industrial. The proposed PAD would include land uses of M-1, M-2, and BP (Light Industrial, Heavy Industrial, and Business Park). The applicant seeks to develop the property in accordance with the M-1 zoning district with modified development standards to meet the heightened level of expectation for industrial users within this industrial corridor.

The land is currently in the unincorporated area of Maricopa County, but within the City of Glendale Planning area. It is located approximately 1,900 feet west of Luke Air Force Base. The property falls within the 70 LDN and 75 LDN noise contours of Luke Air Force Base.

The intent is to allow manufacturing, assembly, employment, distribution, warehousing and other industrial uses found in the M-1, M-2, and BP zoning districts. Specific users have not yet been identified. The preliminary plans, exhibits, and images are conceptual only and intended to convey the type, intensity, and quality of development expected at this location. All conceptual plans contemplate the development of approximately 1.3 million square feet of warehouse and distribution space. Three site driveways are planned for the development. Two driveways are planned on Glendale Avenue, and Reems Road is planned for one driveway. All driveways will access both

the employee parking areas and the truck yards. The three driveways for this site are intended to have full access movements.

**STAFF FINDINGS AND ANALYSIS**

**Findings:**

- The rezoning is consistent with the policies and objectives of the City’s Zoning Ordinance.
- The rezoning is consistent with the General Plan designation of Luke Compatible Land Uses.
- Contributes to the balancing of new jobs in relation to housing.
- There are adequate transportation and infrastructure access.
- Overall the development will further the public health, safety and general welfare of the citizens of Glendale.

**Analysis:**

- This property is currently in the process of Annexation (AN-226) into the City of Glendale. The annexation adoption will occur before City Council takes a final vote on the rezoning application.
- Transportation, Land Development Engineering, as well as other City departments have reviewed the proposal to assure adequate utilities, drainage, and transportation migrations were considered to serve the development and to minimize the impact on existing or future adjacent development.
- The developer will have to make the necessary dedications and improvements to Glendale Avenue and Reems Road, as required by the City's Traffic Engineering and Land Development Engineering divisions.

**RECOMMENDATION**

Should the Commission choose to move forward with a recommendation for approval, staff suggests the following stipulations:

**RECOMMENDATION**

The Planning Commission should motion to recommend approval of ZON21-13, subject to the following stipulations:

1. Development shall be in substantial conformance with the Bickman Industrial PAD Narrative, dated July 20, 2021.
2. The developer shall provide a 55-foot right of way dedication on Reems Road with improvements. The improvements shall include, but not limited to, roadway widening, curb, gutter, detached sidewalk, street lighting, signing pavement markings, and landscaping.
3. The developer shall provide right of way dedication of 55 feet for Glendale Avenue with improvements. The improvements shall include, but not limited to, roadway widening, curb, gutter, detached sidewalk, street lighting, signing pavement markings, and landscaping.
4. The developer shall provide a 40-foot right of way dedication for Alsup Avenue. The applicant/developer shall coordinate with Maricopa County regarding the roadway

improvements for Alsup Avenue as well as the access (location, number, type, etc.) onto Alsup Avenue.

5. The developer shall provide onsite retention for the 100 year, 2-hour storm event for the site and adjacent roadways.

6. The developer shall place overhead powerlines on Alsup Avenue underground.

7. All proposed access points on Reems Road shall align with the approved access points to the proposed Cubes development on the east side of Reems Road.

8. All truck access points on Reems Road and on Glendale Avenue shall have a 150' right turn deceleration lane and a 100' taper. The need for turn lanes at all other driveways will be determined by the Traffic Study.

9. A right turn lane will be required on southbound Reems Road in advance of the Glendale Avenue intersection (intersection of two arterials).

10. Adaman Irrigation has land rights in the future right-of-way of Reems Road. The developer will be required to work with Adaman Irrigation to relocate facilities and the associated land rights in order to complete the required roadway improvements and make the associated right-of-way dedications.

**PROPOSED MOTION**

Move to recommend approval of ZON21-13 subject to the stipulations noted in the staff report.

---

**Attachments**

- PAD Narrative
- Citizen Participation Final Report
- Prop 207 Waiver
- LDN Map
- Zoning Map
- Aerial Photograph
- Presentation