

# PARKWAY 303 WEST

SWC Loop 303 & Peoria Avenue

Glendale, Arizona



## Citizen Participation Final Report



# Project Description

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Suburban Land Reserve, Inc. (“SLR”) plans to develop 262.6 gross acres located at the southeast corner of Cotton Lane and Peoria Avenue (the “Property”). The Property is currently within Maricopa County and will be annexed into Glendale.

The City is initiating this rezoning from A-1 to Planned Area Development (“PAD”) to allow development of a new railroad served industrial park and commercial center called “Parkway 303 West” that will utilize existing and future railroad infrastructure and meet demand in the area for rail-served industrial uses. The Applicant seeks to develop the Property in accordance with the commercial and industrial zoning districts and modified development standards to create a superior level of expectation along this expanding transportation corridor.

This Parkway 303 West PAD will allow commercial, industrial manufacturing, assembly, employment, distribution, warehousing and other related industrial uses. Rezoning the property to PAD will permit the development of industrial and commercial uses which are compatible with land use trends along the 303 corridor and comply with state statutes concerning territory in the vicinity of a military installation.

Parkway 303 West PAD proposes approximately 3.4 million square feet of building facilities. The development plan, which is conceptually only and subject to change, presently shows seventeen (17) buildings ranging in size from 2,000 square feet to 1.08 million square feet to accommodate a broad range of industrial tenants and commercial users.

# Notification Technique

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On September 3, 2021 a notification letter describing the application and inviting the recipients to a virtual neighborhood meeting scheduled for September 15, 2021 at 6:00 pm was mailed to the following individuals and entities:

- a. All property owners within a 1,200-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

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A virtual neighborhood meeting was held for the proposed project on September 15, 2021 pm via Zoom. Approximately four (4) individuals attended the meeting, excluding the development team and Glendale staff. 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. 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.

## Notice Letter and Mailing Labels



September 3, 2021

RE: Parkway 303 West (ZON21-21 & AN-231) – Southeast Corner of Cotton Lane and Peoria Avenue

Dear Neighbor and/or Interested Party:

Our firm represents Suburban Land Reserve, Inc. ("SLR") regarding 262.6 gross acres located at the southeast corner of Cotton Lane and Peoria Avenue (the "Property"). The Property is currently vacant land zoned RU-43 in Maricopa County and is currently pending annexation into the City of Glendale in annexation case number AN-231.

Upon annexation, the Property's initial zoning designation will be Agriculture (A-1). SLR is requesting to rezone the Property from A-1 to Planned Area Development ("PAD") to allow development of a new industrial park and commercial center called "Parkway 303 West" that will utilize existing and future railroad infrastructure and meet demand in the area for rail-served industrial uses. Parkway 303 West will include approximately 3.4 million square feet of commercial, industrial manufacturing, assembly, employment, distribution, warehousing and other related industrial uses, compatible with the surrounding area and consistent with land use trends along the 303 corridor.

If you would like to learn more about the project, **we will be hosting a virtual neighborhood open house meeting on September 15, 2021 at 6:00 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](mailto: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 George Gehlert with the City of Glendale at (623) 930-2597 or [ggehlert@glendaleaz.gov](mailto:ggehlert@glendaleaz.gov)

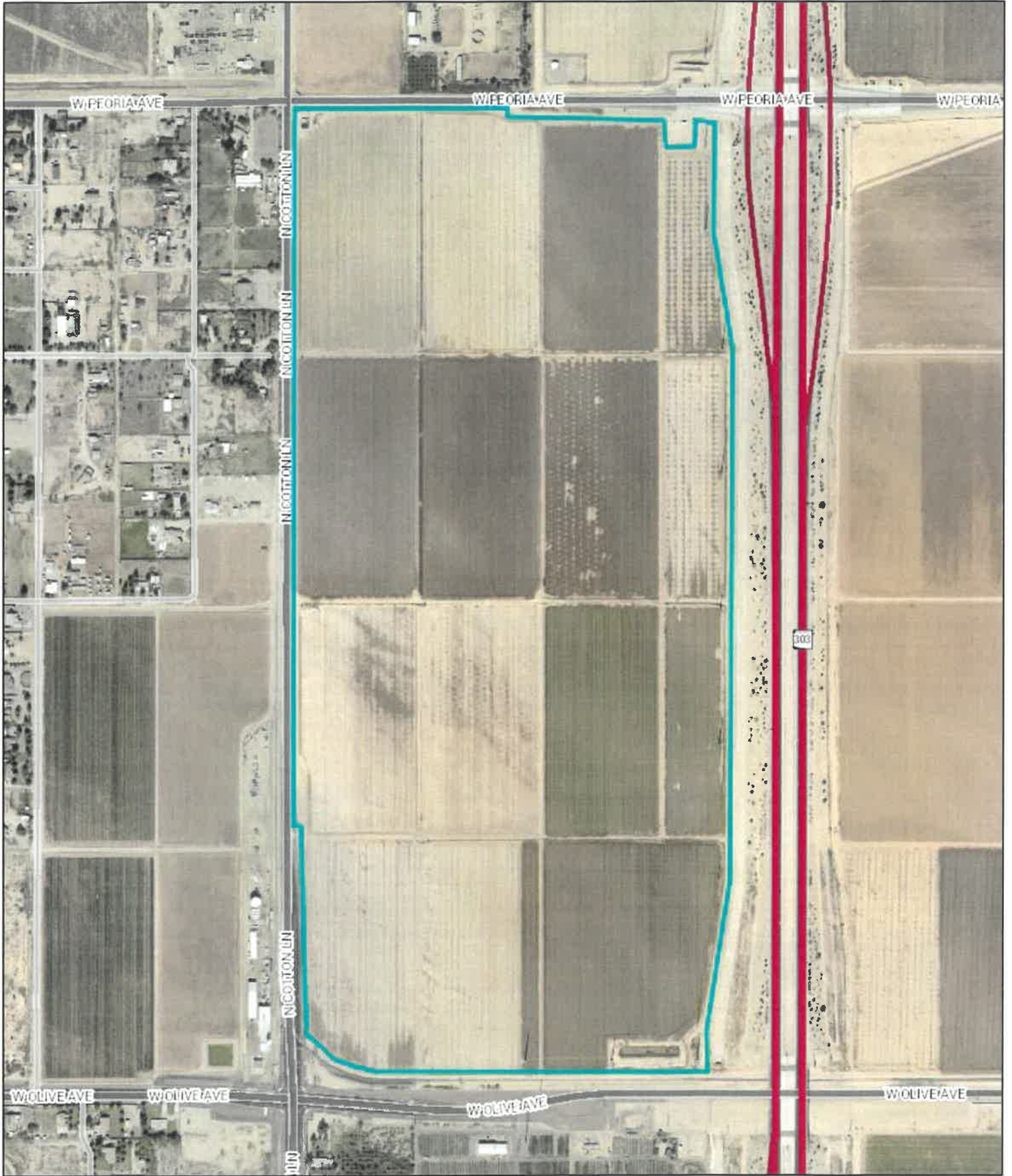
Sincerely yours,  
WITHEY MORRIS PLC

By  
Benjamin L. Tate



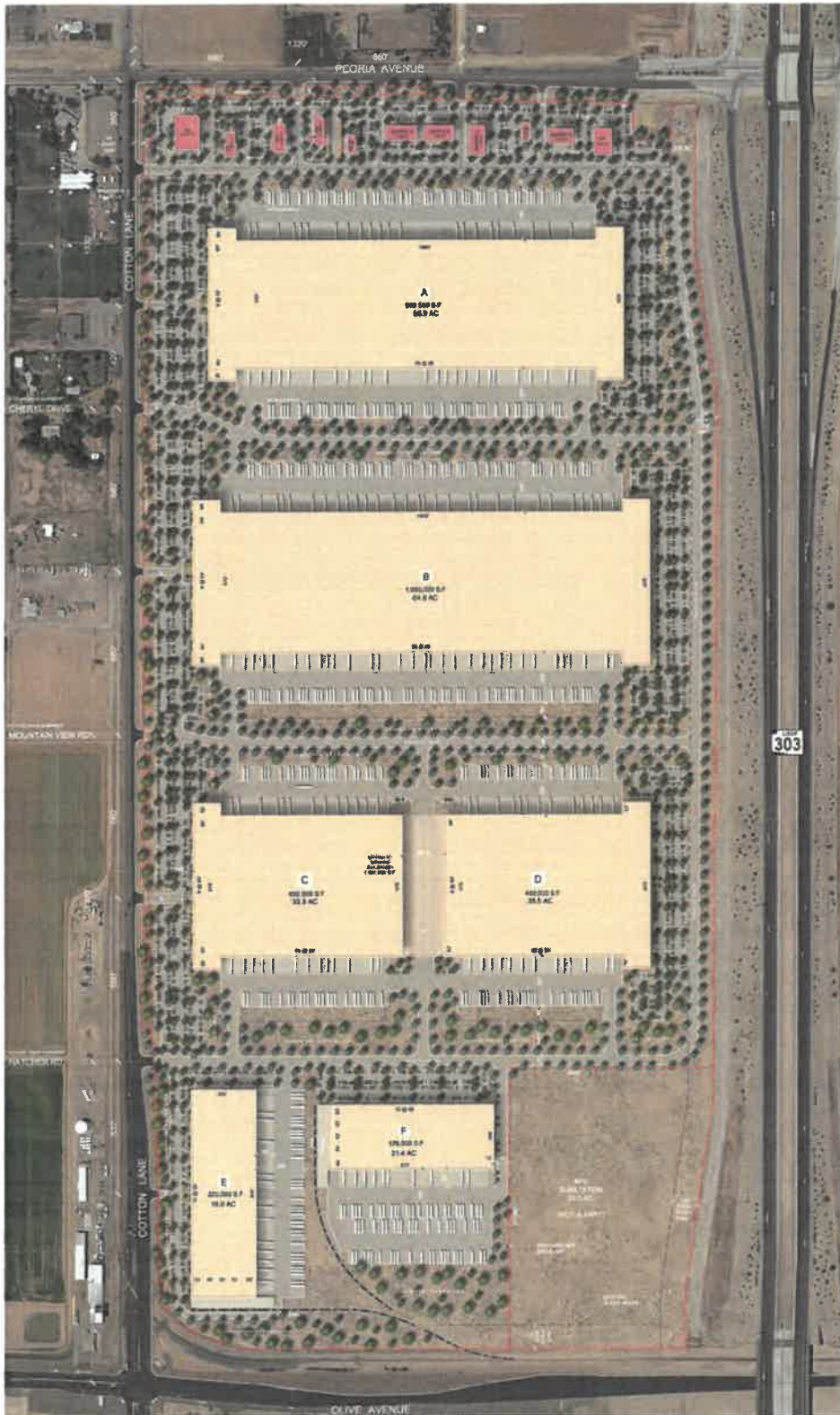
Encl: Aerial Map  
Site Plan

# Aerial Map



SEC Cotton Lane & Peoria Avenue – Glendale, AZ





CONCEPTUAL MASTER SITE PLAN  
OPTION 'A'



**PARKWAY 303 WEST**  
SWC Loop 303 & Peoria Ave.  
Glendale, Arizona



303 INVESTMENT HOLDINGS LLC

16835 W OLIVE AVE

WADDELL, AZ 85355

AGOSTINELLI MIKE/CARMEN

10330 N COTTON LN

WADDELL, AZ 85355

CARROLL SAMUEL W

10026 N 171ST DR

WADDELL, AZ 85355

CCI-FENNEMORE LLC

2850 S PEART RD

CASA GRANDE, AZ 85293

CROMER LLC

16739 W OLIVE AVE

WADDELL, AZ 85355

DESERT FORREST NURSERY LLC

16835 W OLIVE AVE

WADDELL, AZ 85355

DJ/GRJ TRUST

17121 W PEORIA AVE

WADDELL, AZ 85355

FAMILY FIRST INVESTMENTS LLC

16835 W OLIVE AVE

WADDELL, AZ 85355

GEORGE FAMILY TRUST

17202 W CHERYL DR

WADDELL, AZ 85355

HALE CURTIS C/TERESA M

17116 W. CHERYL

WADDELL, AZ 85355

A T & S F

2500 LOU MENK DR PO BOX 961089

FORT WORTH, TX 76161

AMH DEVELOPMENT LLC

23975 PARK SORRENTO

CALABASAS, CA 91302

CCCI-FENNEMARE LLC

2850 S PEART RD

CASA GRANDE, AZ 85222

CHAVEZ HORACIO BOJORQUEZ

10011 N 171TH DR

WADDELL, AZ 85355

CROMER LLC

8825 N COTTON LN

WADDELL, AZ 85355

DESERT FORREST NURSERY LLC/KOCH  
KATHERINE

16739 W OLIVE AVE

WADDELL, AZ 85355

DTD-DEVCO 7 LLC

7669 E PINNACLE PEAK RD STE 250

SCOTTSDALE, AZ 85255

FHF LLC

16835 W OLIVE AVE

WADDELL, AZ 85355

GREGOIRE CATHERINE

10048 N 171ST DR

WADDELL, AZ 85355

HALL TRUST

17139 W CHERYL DR

WADDELL, AZ 85355

A T & S F R Y CO

PO BOX 1738

TOPEKA, KS 66601

ATCHISON TOPEKA & SANTA FE

1 SANTA FE PLAZA 5200 E SHEILA ST

LOS ANGELES, CA 90040

CCI-FENNEMORE L L C

2850 S PEART RD

CASA GRANDE, AZ 85222

COURTNEY RICCI R/JOHN

17215 W PEORIA AVE

WADDELL, AZ 85355

CROMER LLC

16835 W OLIVE AVE

WADDELL, AZ 85355

DESERT LEASING LLC

PO BOX 683

WADDELL, AZ 85355

FAMILY FIRST INVESTMENTS LLC

3310 W BELL RD, #207

PHOENIX, AZ 85053

GARCIA BEN G/HORTENSIA TR

PO BOX 25

WADDELL, AZ 85355

GUARD RANCH LLC

8925 N COTTON LN

WADDELL, AZ 85355

HAYES ASA W/SANDRA A

9948 N 171ST DR

WADDELL, AZ 85355

HERE AND THERE INC

15855 W RIMROCK ST

SURPRISE, AZ 85374

J&A CUSTOM HOMES LLC

10215 N 177TH AVE

WADDELL, AZ 85355

JOSEPH FRANK LIZOTTE REV LIV TR/LIZOTTE JUDY

10428 N 171ST DR

WADDELL, AZ 85355

LIZOTTE JOSEPH FRANK III

10402 N 171ST DR

WADDELL, AZ 85355

LUCIO RAUL HERNANDEZ/MARIA

5412 N 104TH AVE

GLENDALE, AZ 85307

MARICOPA COUNTY OF

222 N CENTRAL AVE STE 1100

PHOENIX, AZ 85004

MIEDEMA PRODUCE INC

5005 40TH AVE

HUDSONVILLE, MI 49426

NORTHERN PARKWAY INVESTORS LLC

3850 E BASELINE RD STE 114

MESA, AZ 85206

REES EDWARD O/SHERRI L

PO BOX 280

WADDELL, AZ 85355

STEVENS FAMILY TRUST

9824 N 171ST DR

WADDELL, AZ 85355

HOWARTH SHARON L

17201 W CHERYL DR

WADDELL, AZ 85355

JETSRI PROPERTIES LLC

7005 W AURORA DR

GLENDALE, AZ 85308

KADING MICHAEL A

10512 N 171ST DR

WADDELL, AZ 85355

LOSS JACK/AMBER

10503 N 173RD AVE

WADDELL, AZ 85355

MARICOPA COUNTY

PO BOX 900

WADDELL, AZ 85355

MARLER LINDA S

PO BOX 387

WADDELL, AZ 85355

MILLS THOMAS

8925 N 172ND LN

WADDELL, AZ 85355

PERSONS R SHANE/DANIELLE D

10532 N 171ST DR

WADDELL, AZ 85355

SLOMBA ARKADIUSZ/ANNA

17015 W LAWRENCE LN

WADDELL, AZ 85355

STEVENS TRUST

9824 N 171ST DR

WADDELL, AZ 85355

INMAN CLIFFORD H/LINDA J TR

17204 W MT VIEW

WADDELL, AZ 85355

JOHNSON DONALD J/GINA ROSE

17121 W PEORIA AVE

WADDELL, AZ 85355

LAFLEUR JOHN P & BEVERLY M

17225 W CHERYL DR

WADDELL, AZ 85355

LOSS JACK/ERIKA

17237 W PEORIA AVE

WADDELL, AZ 85355

MARICOPA COUNTY MUN WTR CONS DIST 1

PO BOX 900

WADDELL, AZ 85355

MCKAMIE JEREMY

17116 W CHERYL DR

WADDELL, AZ 85356

MORALES DAVID/MARGARET

8921 N 172ND DR

WADDELL, AZ 85355

POPPE MICHAEL A

17031 W LAWRENCE LN

WADDELL, AZ 85355

SMITH TRACY L

10215 N 173RD AVE

WADDELL, AZ 85355

SUBURBAN LAND RESERVE INC

PO BOX 511196

SALT LAKE CITY, UT 84151

TAYLOR MORRISON ARIZONA INC

4900 N SCOTTSDALE RD

SCOTTSDALE, AZ 85251

VASQUEZ ALEJANDRO/AMAYA HAYME V

PO BOX 689

TOLLESON, AZ 85353

WOESTE STEVEN D/KRISTY

10447 N 173RD AVE

WADDELL, AZ 85355

TAYLOR TRUST FARMS LLC

PO BOX 40228

PHOENIX, AZ 85067

WAL MART STORES INC

PO BOX 8050 MS 0555

BENTONVILLE, AR 72716

YUSKIS ROBERT A/BERNICE R

17236 W MOUNTAIN VIEW RD

WADDELL, AZ 85355

TAYLOR TRUST FARMS LLC

PO BOX 160

WADDELL, AZ 85355

WALD FAMILY TRUST

17039 W LAWRENCE LN

WADDELL, AZ 85355

KAREN ABORNE

7318 W GRIFFIN AVENUE

GLENDALE AZ 85303

LARRY ROVEY

8383 W COTTON BLOSSOM

GLENDALE, AZ 85305

AL LENOX

5130 W EL CAMINITO DR

GLENDALE, AZ 85302

JACK MARTINO

7407 NORTH 75TH DRIVE

GLENDALE, AZ 85303

WENDY DAVY/ PEORIA UNI SCH DIST

6330 W THUNDERBIRD RD

GLENDALE, AZ 85306

MARY SMITH

8968 WEST CITRUS WAY

GLENDALE AZ 89305

DANIEL STREYLE/ VERMILION IDG STE 210

3131 E CAMELBACK RD

PHOENIX AZ 85016

MEL SMITH

24654 N LAKE PLESANT 103-329

PEORIA, AZ 85383

MARIE SCILLIERI

5124 W EL CAMINITO DR

GLENDALE, AZ 85308

VERN CROW

6343 W REDFIELD RD

GLENDALE, AZ 85306

A.J. BABINEAU

4815 W COCHISE DRIVE

GLENDALE AZ 85302

GARY HIRSCH

4520 WEST ECHO LANE

GLENDALE, AZ 85302

DENNIS GERHARD

10613 N 48TH AVE

GLENDALE AZ 85304

JOHN AND SUE JONES

18658 NORTH 78TH DR

GLENDALE AZ 85308

MICKEY LUND

5708 W ROYAL PALM RD

GLENDALE AZ 85302

DAVID MORENO

8387 WEST DENTON LANE

GLENDALE AZ 85305

WILLIAM RAY

7305 WEST ANGELA DR

GLENDALE AZ 85308

MICHAEL SOCACIU

8574 W BERRIDGE LN

GLENDALE, AZ 85305

ED NYBERG

6987 W POTTER DR

GLENDALE, AZ 85308

M NOWAKOWSKI

6116 N 85TH DR

GLENDALE, AZ 85305

JOYCE CLARK

8628 W CAVALIER DR

GLENDALE AZ 85305

STEVEN FRATE

PO BOX 6265

GLENDALE, AZ 85312

RICK HARPER

5335 W BLOOMFIELD RD

GLENDALE AZ 85304

JOHN KOLODZIEJ

6258 NORTH 88TH LANE

GLENDALE AZ 85305

MANNY MARTINEZ

19107 NORTH 73rd LANE

GLENDALE, AZ 85308

DAVID PENILLA

5760 W LARKSPUR DR

GLENDALE AZ 85304

ELAINE SCRUGGS

21656 NORTH 58TH DRIVE

GLENDALE AZ 85308

TOM TRAW

6024 N 83RD AVE

GLENDALE, AZ 85303

WARREN WILFONG

5001 N 62ND DR

GLENDALE, AZ 85301

TROY PETERSON

7333 E DOUBLETREE RANCH ROAD SUITE D-220

SCOTTSDALE, AZ 85258

JAIME ALDAMA

7329 N 68TH DRIVE

GLENDAL, AZ 85303

ROBIN HERRMANN

PO BOX 686

WADDELL AZ 85355

SALLY HORTON

7248 N COTTON LANE

WADDELL AZ 85355

CITY OF GLENDALE MAYOR'S OFFICE  
MAYOR WEIERS  
5850 W GLENDALE AVE  
GLENDALE AZ 85301

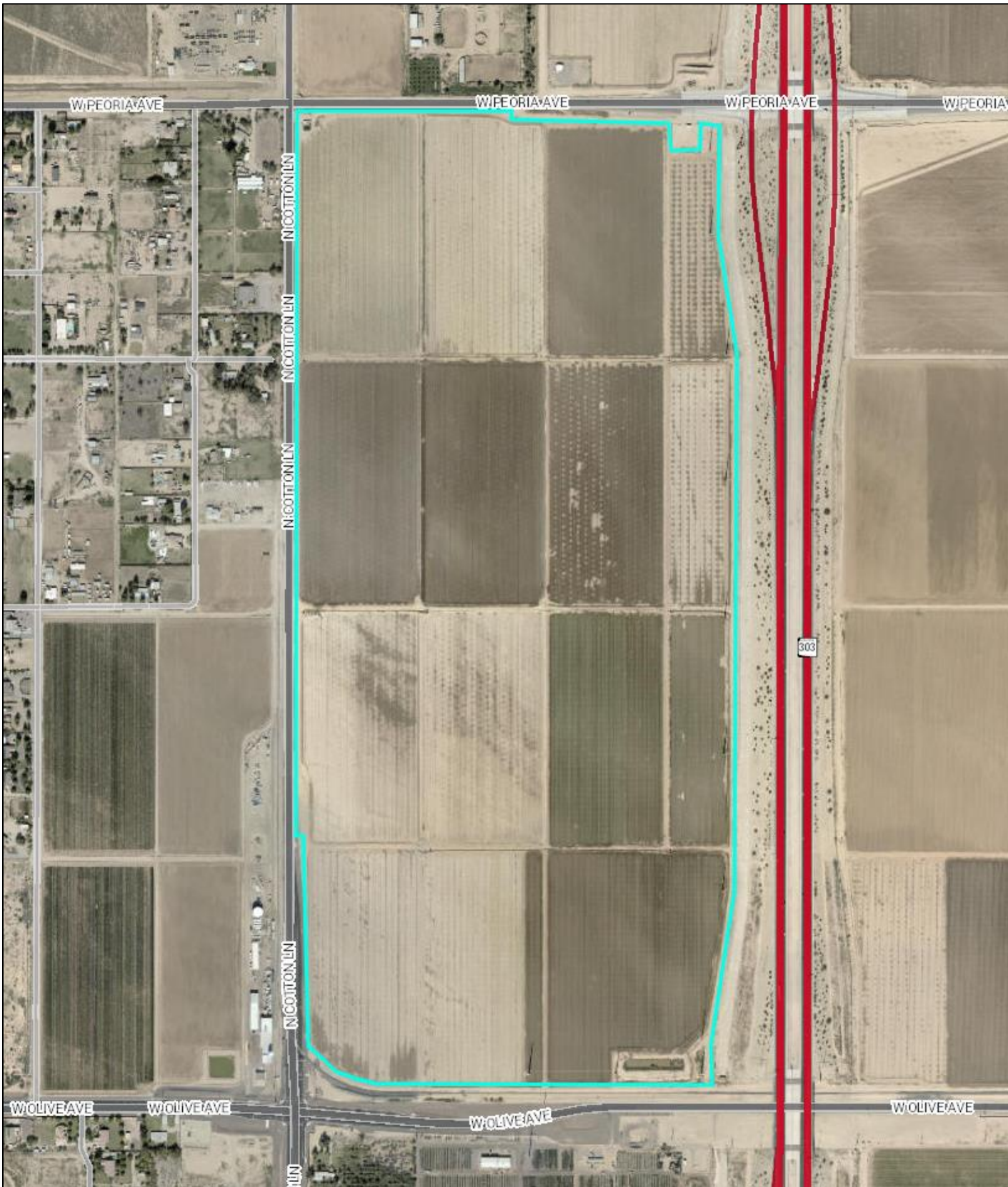
GLENDALE CITY COUNCIL OFFICE  
COUNCILMEMBER J. CLARK  
5850 W GLENDALE AVE  
GLENDALE AZ 85301

GEORGE GEHLERT, SR. PLANNING  
PROJECT MANAGER, PLANNING DEPT  
5850 W GLENDALE AVE STE 212  
GLENDALE AZ 85301

DIANA FIGUEROA, ADMIN SPPT  
SUPERVISOR, PLANING DEPT.  
5850 W GLENDALE AVE STE 212  
GLENDALE AZ 85301

# Presentation Slides

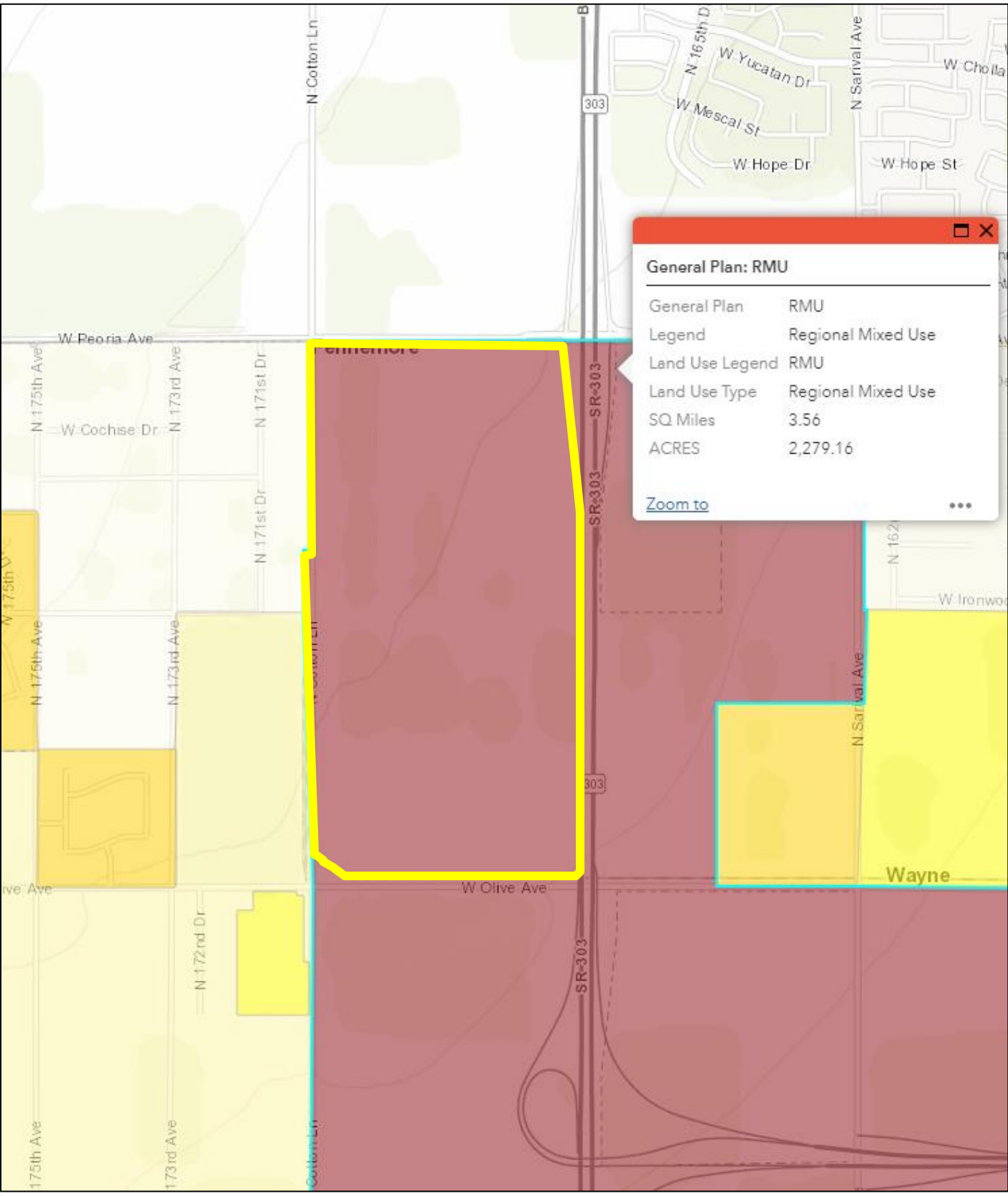
# Aerial Map



SWC Loop 303 & Peoria – Glendale, AZ

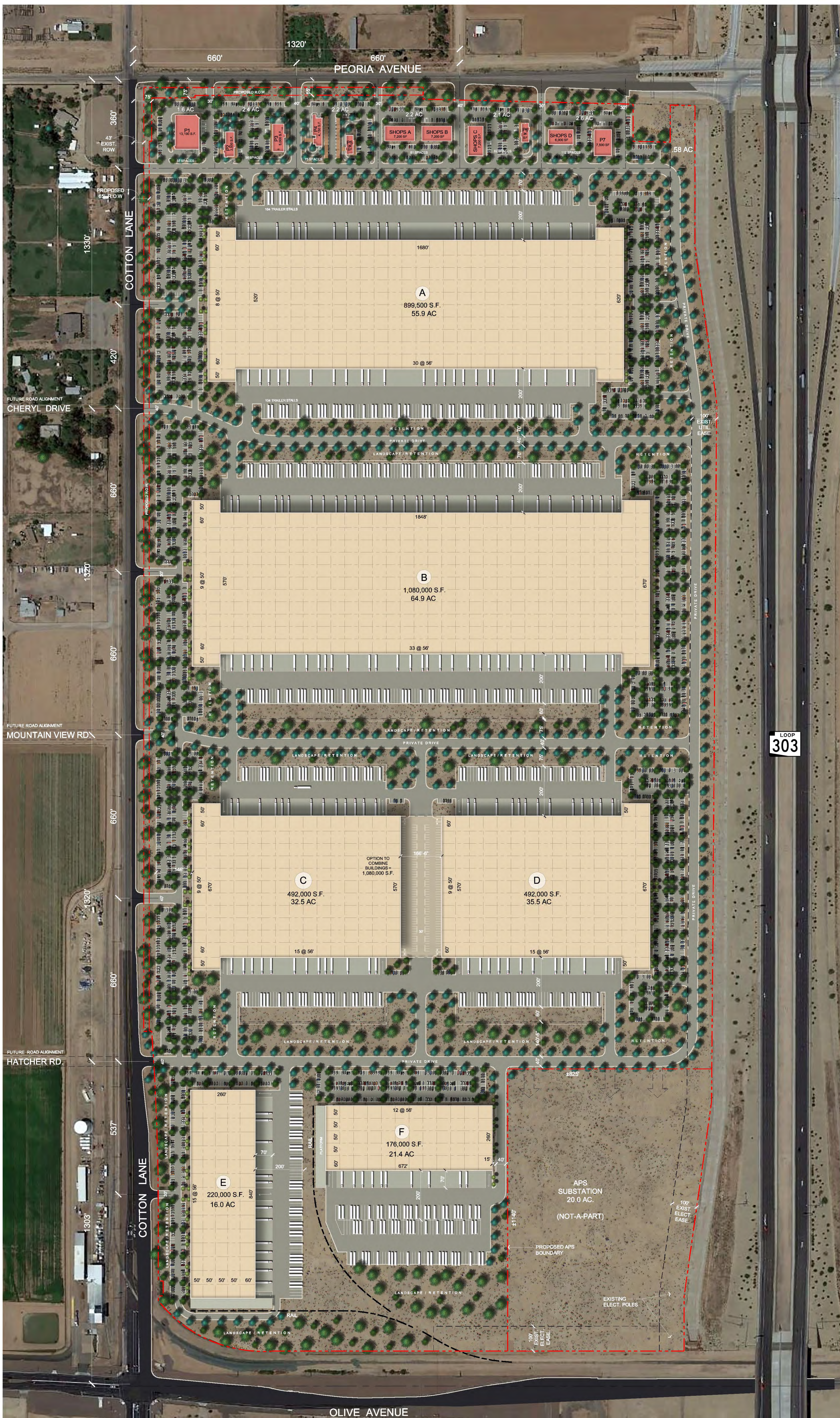


# General Plan Map



SWC Loop 303 & Peoria Avenue – Glendale, AZ





**SITE DATA**

Existing Zoning:	MARICOPA COUNTY RU-43
Proposed Zoning:	HI - PAD
Existing Site Area:	11,439,161 S.F. (262.6 AC)
Additional ROW Dedication:	123,248 S.F. (2.8 AC)
Proposed Net Site Area:	11,315,913 S.F. (259.8 AC)
Total Building Area:	3,425,350 S.F.
Lot Coverage:	30.3%

**COMMERCIAL**

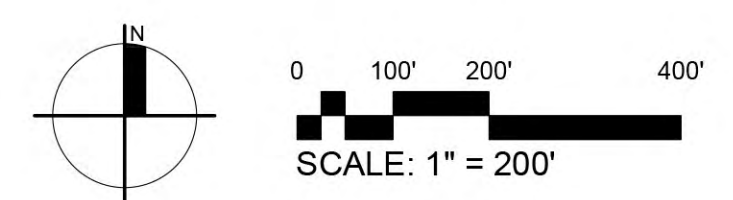
Building Area:	Parking Required:
PAD 1 13,100 S.F.	@ 1:250 S.F. 53 SP.
PAD 2 3,500 S.F.	@ 1:100 S.F. 35 SP.
PAD 3 5,000 S.F.	@ 1:100 S.F. 50 SP.
PAD 4 4,150 S.F.	@ 1:250 S.F. 17 SP.
PAD 5 2,000 S.F.	@ 1:100 S.F. 20 SP.
SHOPS A 7,200 S.F.	@ 1:250 S.F. 29 SP.
SHOPS B 7,200 S.F.	@ 1:250 S.F. 29 SP.
SHOPS C 7,200 S.F.	@ 1:250 S.F. 29 SP.
PAD 6 3,000 S.F.	@ 1:100 S.F. 30 SP.
SHOPS D 6,000 S.F.	@ 1:250 S.F. 24 SP.
PAD 7 7,500 S.F.	@ 1:100 S.F. 75 SP.
<b>Total Area:</b> 65,850 S.F.	<b>391 SPACES</b>
<b>Commercial Parking Provided:</b>	<b>485 SPACES</b>

**INDUSTRIAL**

Building A	Building B	Building C	Building D	Building E	Building F
Site Area: 2,433,049 S.F. (55.9 AC.)	Site Area: 2,824,880 S.F. (64.9 AC.)	Site Area: 1,417,694 S.F. (32.5 AC.)	Site Area: 1,544,336 S.F. (35.5 AC.)	Site Area: 696,038 S.F. (16.0 AC.)	Site Area: 933,994 S.F. (21.4 AC.)
Building Area: 899,500 S.F.	Building Area: 1,080,000 S.F.	Building Area: 492,000 S.F.	Building Area: 492,000 S.F.	Building Area: 220,000 S.F.	Building Area: 176,000 S.F.
Building Height: 49'	Building Height: 50'	Building Height: 50'	Building Height: 50'	Building Height: 48'	Building Height: 48'
Parking Required (@ 1: 2000 S.F.): 450 SPACES	Parking Required (@ 1:2000 S.F.): 540 SPACES	Parking Required (@ 1:2000 S.F.): 246 SPACES	Parking Required (@ 1: 2000 S.F.): 246 SPACES	Parking Required (@ 1: 2000 S.F.): 110 SPACES	Parking Required (@ 1:2000 S.F.): 88 SPACES
Parking Provided: 802 SPACES	Parking Provided: 842 SPACES	Parking Provided: 540 SPACES	Parking Provided: 493 SPACES	Parking Provided: 215 SPACES	Parking Provided: 233 SPACES
<b>Industrial Site Area:</b> 9,849,990 S.F. (226.1 AC.)	<b>Total Building Area:</b> 3,359,500 S.F.	<b>Parking Required (@ 1:2000 S.F.):</b> 1,680 Spaces	<b>Parking Provided:</b> 3,125 Spaces	<b>Total Trailer Spaces Provided:</b> 851 Trailer Spaces	

<b>OVERALL TOTAL PARKING PROVIDED:</b>	<b>3,610 Spaces</b>
ADA Parking Required:	47 Spaces
ADA Parking Provided:	70 Spaces

CONCEPTUAL MASTER SITE PLAN  
OPTION 'A'



**PARKWAY 303 WEST**  
SWC Loop 303 & Peoria Ave.  
Glendale, Arizona



Butler Design Group, Inc  
architects & planners

06.25.21  
21018\_ST12



**PARKWAY 303 WEST**  
 SWC Loop 303 & Peoria Ave.  
 Glendale, Arizona



Butler Design Group, Inc  
 architects & planners

04.28.21  
 21018\_ST06



# PARKWAY 303 WEST

SWC Loop 303 & Peoria Ave.  
Glendale, Arizona



Butler Design Group, Inc  
architects & planners

04.28.21  
21018\_ST06