

# 1. Citizen Participation Plan Final Report

## The Cubes at Glendale

Case No. ZON21-04 / Service Request No. 20-211  
SEC Reems Road and Northern Avenue, Glendale Arizona

Prepared by:

Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Suite A-212  
Phoenix, Arizona 85016

Submitted to:

City of Glendale  
Planning Department  
5850 West Glendale Avenue  
Suite 212  
Glendale, AZ 85301

Submittal Date: March 17, 2021

## 2. Project Description

CRG Acquisition, LLC, is the developer of The Cubes at Glendale, formerly known as Reems Ranch. The Cubes at Glendale consists of 260 acres located south of the southeast corner of Reems Road and Northern Avenue, which was annexed into the City of Glendale in September 2020 and is already zoned for industrial uses. CRG proposes to expand The Cubes at Glendale to include the approximately 75 acre property immediately to the north of the larger development (the "Property"), which has not yet been annexed into the City of Glendale or zoned. Please see the Vicinity and Aerial Map attached as **TAB 1**. The Property is zoned County RU-43 and is currently an agricultural use. Upon annexation, CRG proposes to rezone the Property from RU-43 to PAD to allow for development of an industrial project with similar architecture, design and features as the larger 260 acre Cubes at Glendale.

## 3. Citizen Participation Plan Elements

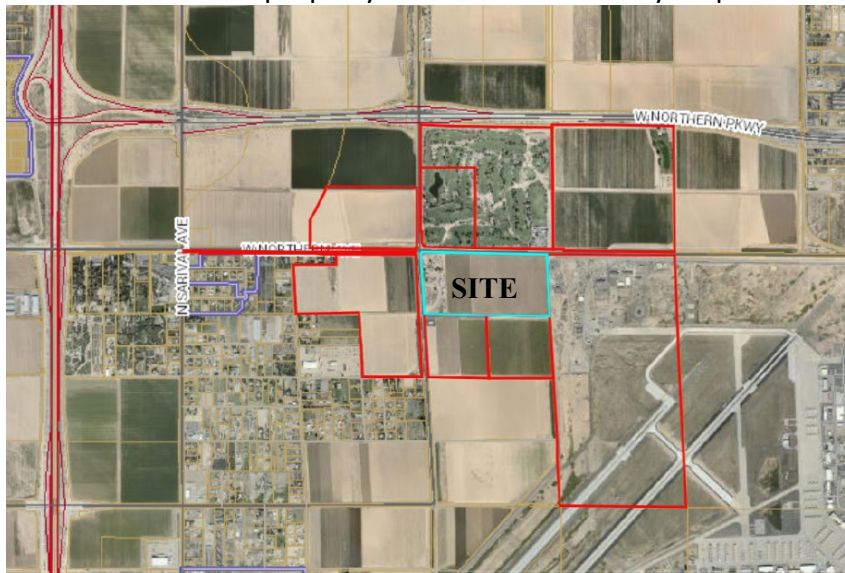
The Applicant mailed a project notification letter (**TAB 2**) to the applicable parties as set forth in Section 6 below. Included in the notification letter was the Applicant's contact information so that any interested parties could contact the Applicant with questions or comments regarding the proposal.

## 4. Notification Details

The project notification letter was mailed to applicable parties on March 2, 2021. Following the notification letter, public hearing signs were posted (**TAB 3**) by the Applicant at the Property in accordance with the City's requirements.

## 5. Property Owner Notification Boundary Map

Below is a 300-foot property notification boundary map.



## **6. Notification List**

The notification lists included (i) property owners within 300 feet; and (ii) city-provided interested parties. See attached at **TAB 4**.

## **7. Citizen Participation Summary**

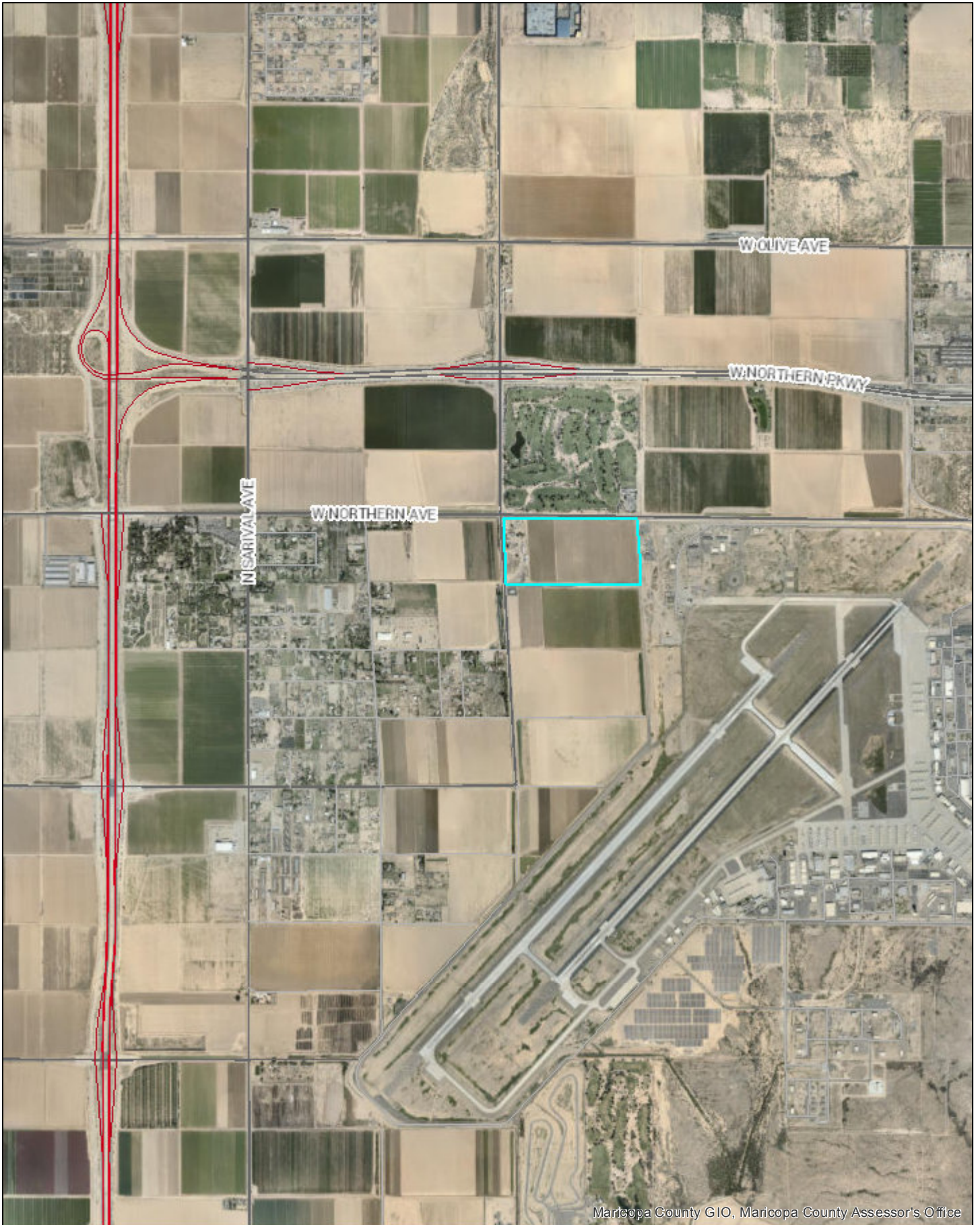
One (1) nearby property owner contacted the Applicant in response to the posted public hearing signs. The property owner had general questions about the proposed land uses. The broader development patterns in the area were also discussed. At the end of the call, the property owner said all of his questions had been answered and expressed no concerns.

To summarize, we are not aware of any community opposition or concerns at this time. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.





# Map







# Planning

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON21-04

Project Name: The Cubes at Glendale

I, Stephanie Watney 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: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2021.

  
Notary Public

My Commission Expires: 4/11/2023





March 2, 2021

Re: Approximately 75 acres located at the southeast corner of Northern Avenue and Reems Road in Glendale, Arizona

Dear Property Owner:

Our office represents CRG Acquisition, LLC, with respect to the approximately 75-acre property located at the southeast corner of Northern Avenue and Reems Road in unincorporated Maricopa County, Arizona ("the Property"), as shown on the enclosed site aerial map. As you may be aware, Reems Ranch—the 260-acre property located south of the southeast corner of Northern Avenue and Reems Road, and immediately south of this Property as shown on the enclosed map — was approved in 2018 by Maricopa County for development of a new state of the art industrial park. Then, late last year, that site was annexed into the City of Glendale with plans for industrial development to occur within Glendale. Our intent is to expand Reems Ranch (now known as *The Cubes at Glendale*) to include this 75-acre Property, furthering the industrial vision for the area. The purpose of this letter is to simply introduce ourselves and to inform you that we have filed applications with the City of Glendale to: (i) annex the Property into the City of Glendale (Case No. AN-224); and (ii) rezone the Property from County RU-43 to Planned Area Development ("PAD") (Case No. ZON21-04).

As shown on the enclosed conceptual site plan, the proposal is for new cross-dock industrial building(s); final building sizes and locations will be based upon the needs of final user(s) and per market demand. Project architecture will be finalized with City Staff and will provide modern and quality architecture similar to the property to the south, which will be an asset to the entire area.


If you have any questions or comments regarding the request, please feel free to reach me via telephone (602) 230-0600 or e-mail [stephanie@witheymorris.com](mailto:stephanie@witheymorris.com). The City Staff person for this project is Edward Vigil at the City of Glendale: telephone (623) 930-3071 or e-mail [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com).

In summary, the proposed rezoning is in full conformance with the Glendale General Plan and the zoning/development in the area. The new development will be designed in concert with City Staff and be compatible with the neighboring property. Finally, the project will create significant jobs and economic benefits to the City and the area. Thank you for your time and consideration.

Sincerely Yours,

WITHEY MORRIS P.L.C.

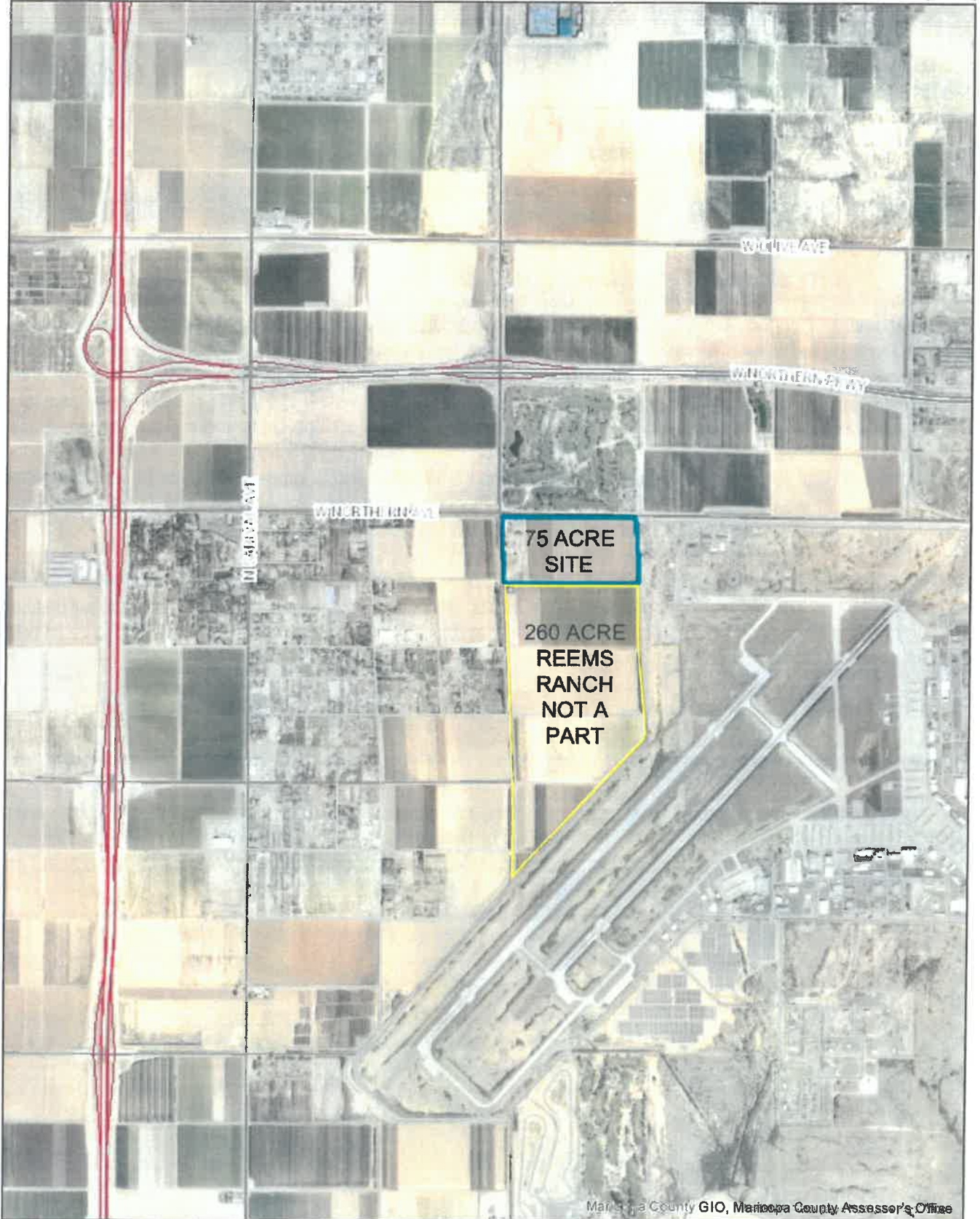
By

  
Stephanie Watney

Enclosures: aerial, conceptual site plan



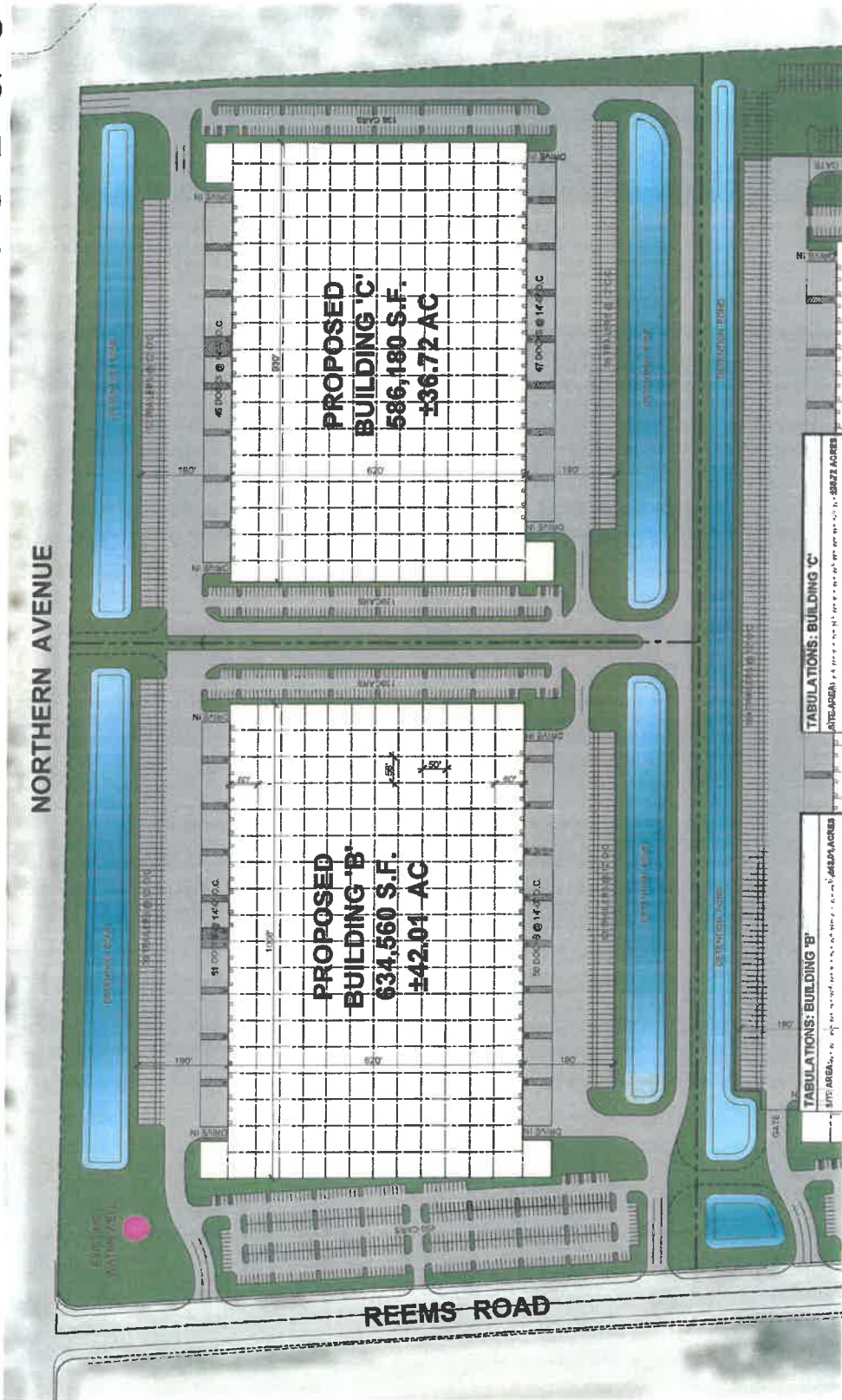
# Map



# BUILDING 'B' & 'C'

NORTHERN AVENUE

REEMS ROAD



**TABULATIONS: BUILDING 'B'**

SITE AREA: ±42.01 ACRES

BUILDING AREA:	634,560 S.F.
CAR PARKING PROVIDED:	688 CARS
TRAILER PARKING PROVIDED:	142 TRAILERS
DOCK DOORS PROVIDED (8'x19'):	161 DOCKS
DRIVE-IN DOORS PROVIDED (14'x16'):	4 DRIVE INS

**TABULATIONS: BUILDING 'C'**

SITE AREA: ±36.72 ACRES

BUILDING AREA:	586,180 S.F.
CAR PARKING PROVIDED:	126 CARS
TRAILER PARKING PROVIDED:	147 TRAILERS
DOCK DOORS PROVIDED (8'x19'):	82 DOCKS
DRIVE-IN DOORS PROVIDED (14'x16'):	4 DRIVE INS



SITE PLAN  
 1" = 100'-0"

PRELIMINARY

**CUBES @ GLENDALE**  
 GLENDALE, AZ

PROJECT: \_\_\_\_\_  
 DRAWING ISSUE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CRG REAL ESTATE SOLUTIONS**  
 20 E WAGNER DRIVE  
 CHICAGO, ILLINOIS 60601  
 PH: 773.882.0177 FX: 773.443.1800

CONSULTANT NAME: \_\_\_\_\_  
 CONSULTANT NAME: \_\_\_\_\_  
 CONSULTANT NAME: \_\_\_\_\_  
 CONSULTANT NAME: \_\_\_\_\_  
 CONSULTANT NAME: \_\_\_\_\_

**SK-1BC**





CITY OF GLENDALE  
PUBLIC NOTICE

# ANNEXATION/ZONING HEARING

PLANNING COMMISSION: APRIL 1, 2021 AT 6:00 P.M.  
CITY COUNCIL BLANK PETITION: APRIL 13, 2021 at 5:30 P.M.  
CITY COUNCIL: APRIL 27, 2021 AT 5:30 P.M.

REQUEST: ANNEXATION AND REZONING TO PAD (TO ALLOW A VARIETY OF LIGHT INDUSTRIAL USES).

LOCATION: GLENDALE CIVIC CENTER, 5750 W. GLENN DRIVE, GLENDALE, AZ 85301

CASE NUMBER(S): AN224 / ZON21-04  
APPLICANT/CONTACT: WITHEY MORRIS PLC / STEPHANIE WATNEY  
PHONE NUMBER: (602) 346-4619

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

POSTING DATE: 3/12/2021

PENALTY FOR REMOVAL OR DEFACTING PRIOR TO DATE OF LAST HEARING

3/12/21 10:46:51



CITY OF GLENDALE  
PUBLIC NOTICE

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POSTING DATE: 3/12/2021

PENALTY FOR REMOVAL OR DEFACTING PRIOR TO DATE OF LAST HEARING

3/12/21 11:07:28



**AFFIDAVIT OF POSTING**

# Planning Division

Case No. AN224 / ZON21-04

Project Name: \_\_\_\_\_

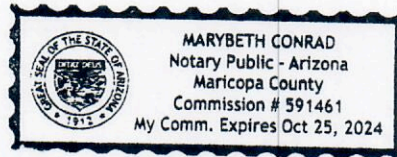
- Planning Commission
- Glendale City Council

I, Maria Hitt, being first duly sworn upon oath, state that on the 12th day of March, 2021, I posted \_\_\_\_\_ two \_\_\_\_\_ hearing notice(s) for hearing date April 1st, 2021, April 13th, 2021, and April 27th, 2021.

Applicant/Representative Signature: Maria Hitt

STATE OF ARIZONA  
COUNTY OF MARICOPA

SS.



Subscribed and sworn to before me this 12th day of March, 2021.

Marybeth Conrad

Notary Public

My Commission Expires:

10-25-2024



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