

PARKWAY 303 WEST

SWC Loop 303 & Peoria Avenue

Glendale, Arizona



Citizen Participation Final Report



Project Description

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

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

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 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

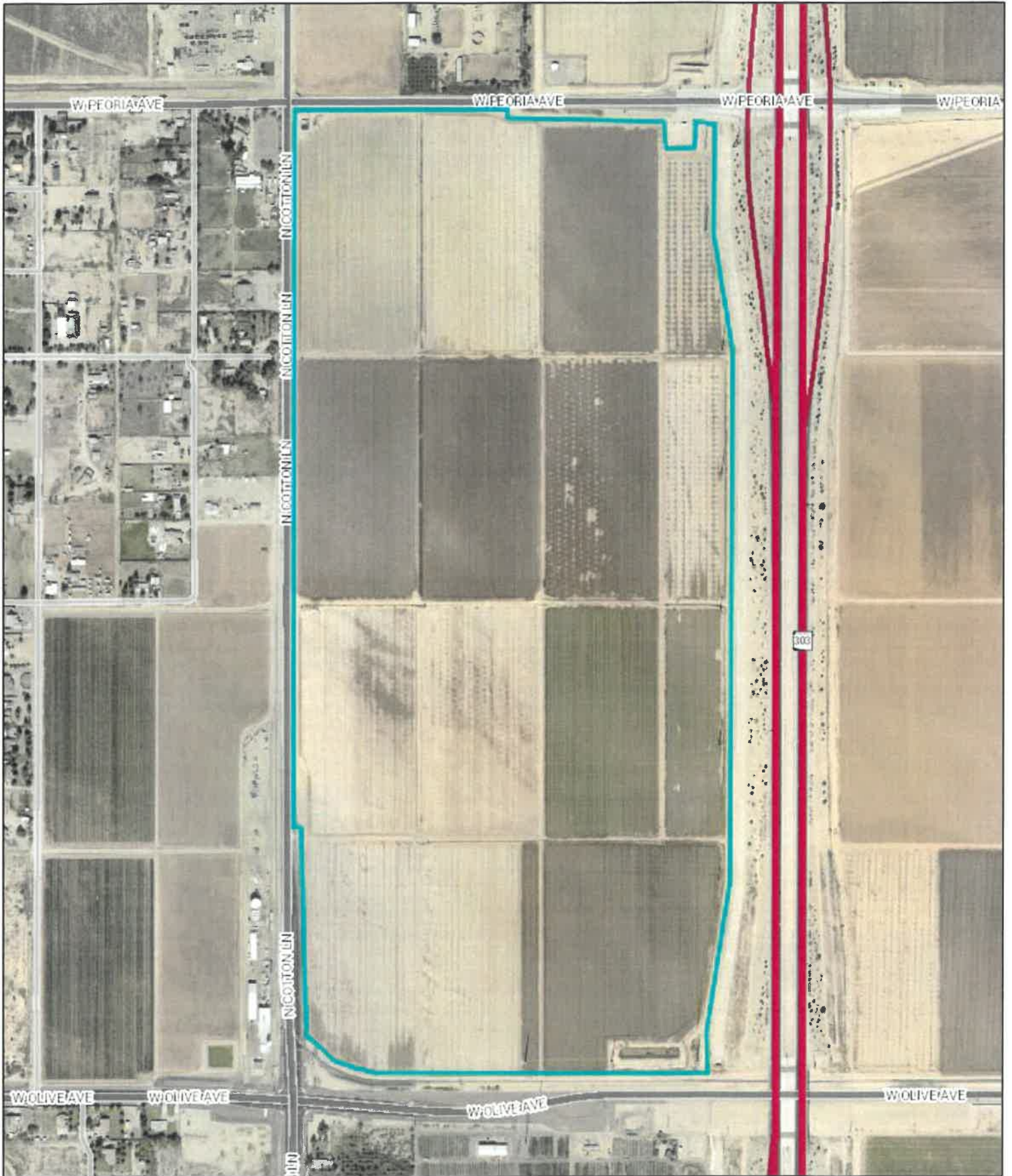
Sincerely yours,
WITHEY MORRIS PLC

By
Benjamin L. Tate



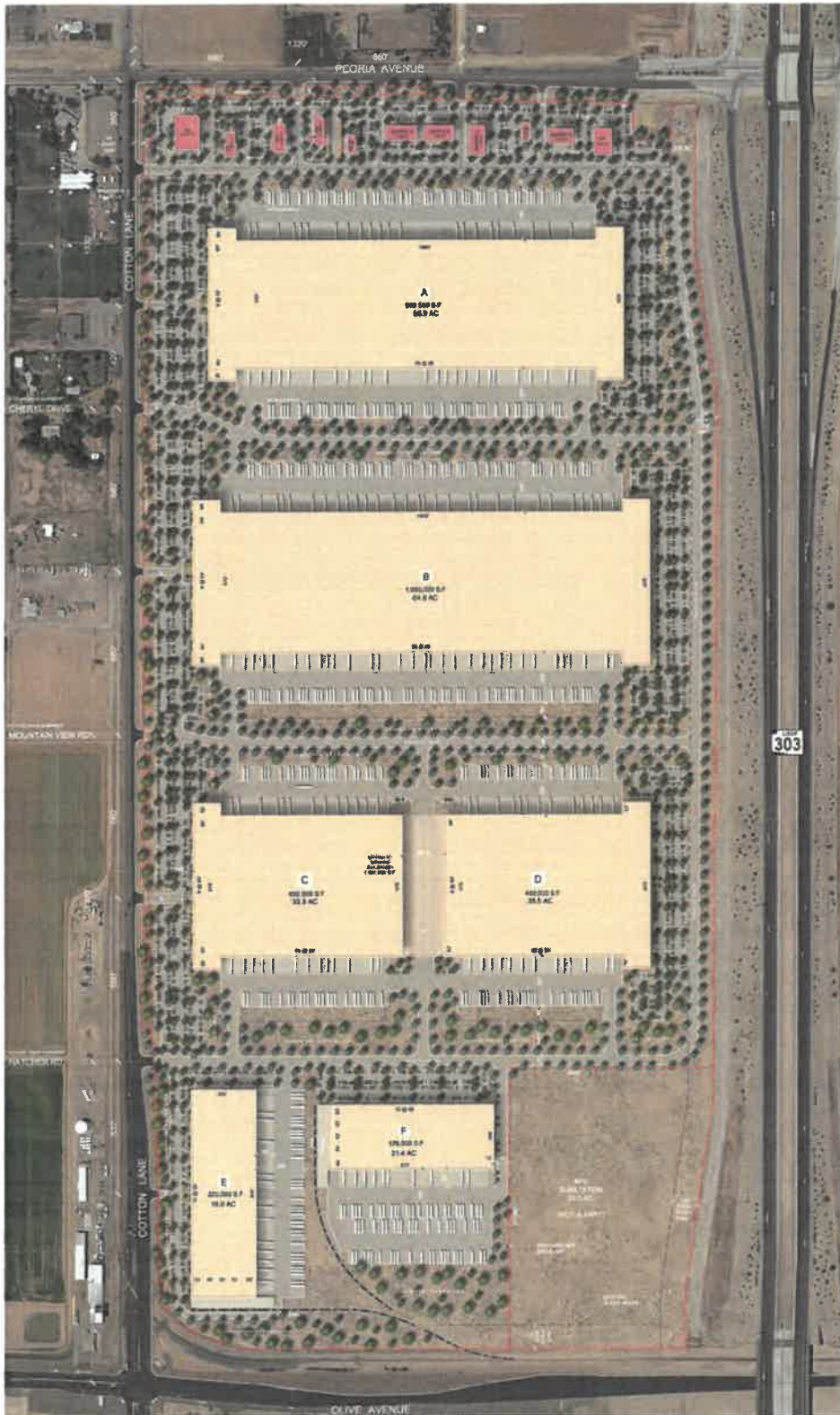
Encl: Aerial Map
Site Plan

Aerial Map



SEC Cotton Lane & Peoria Avenue – Glendale, AZ





CONCEPTUAL MASTER SITE PLAN
OPTION 'A'



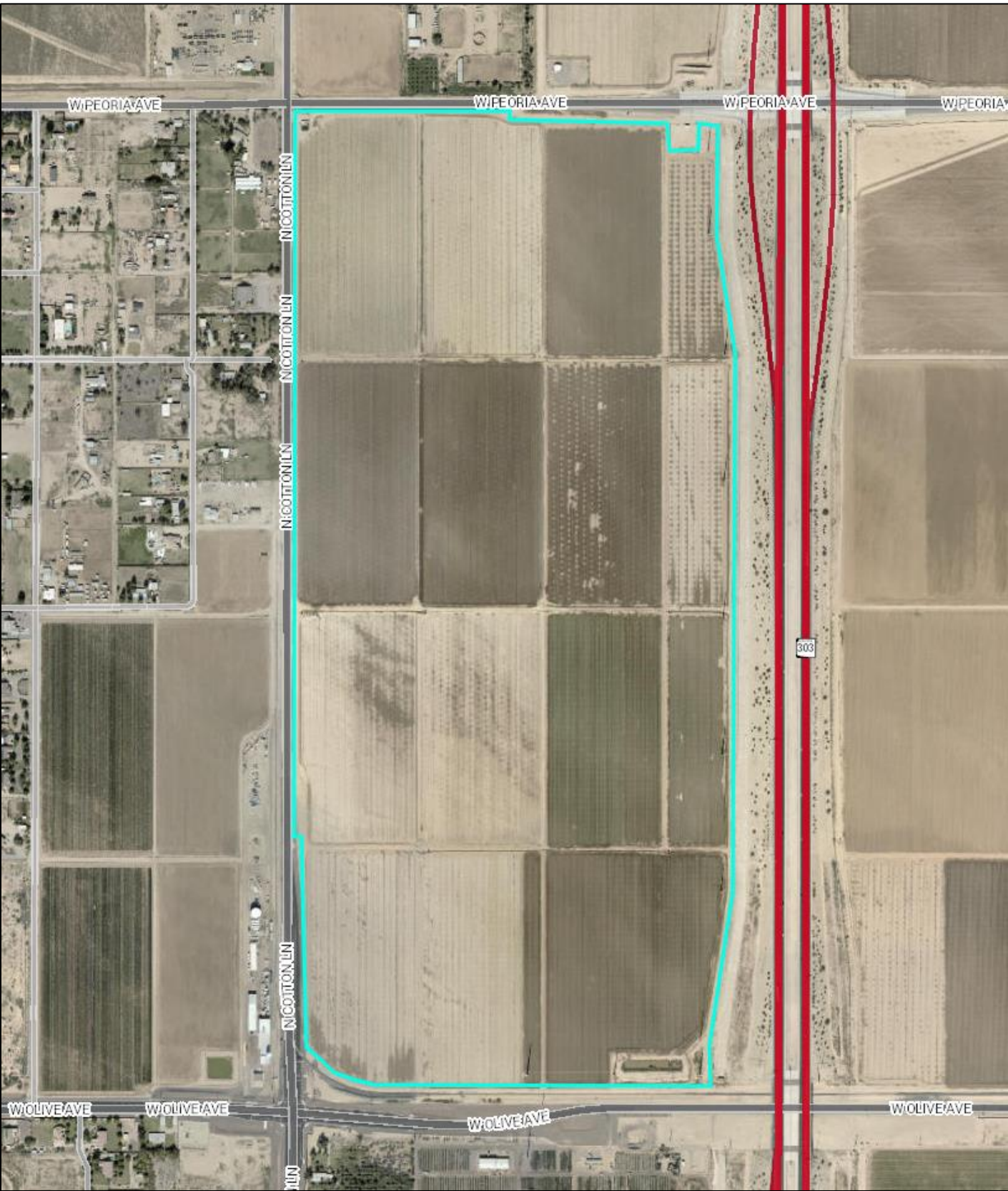
PARKWAY 303 WEST
SWC Loop 303 & Peoria Ave.
Glendale, Arizona



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Presentation Slides

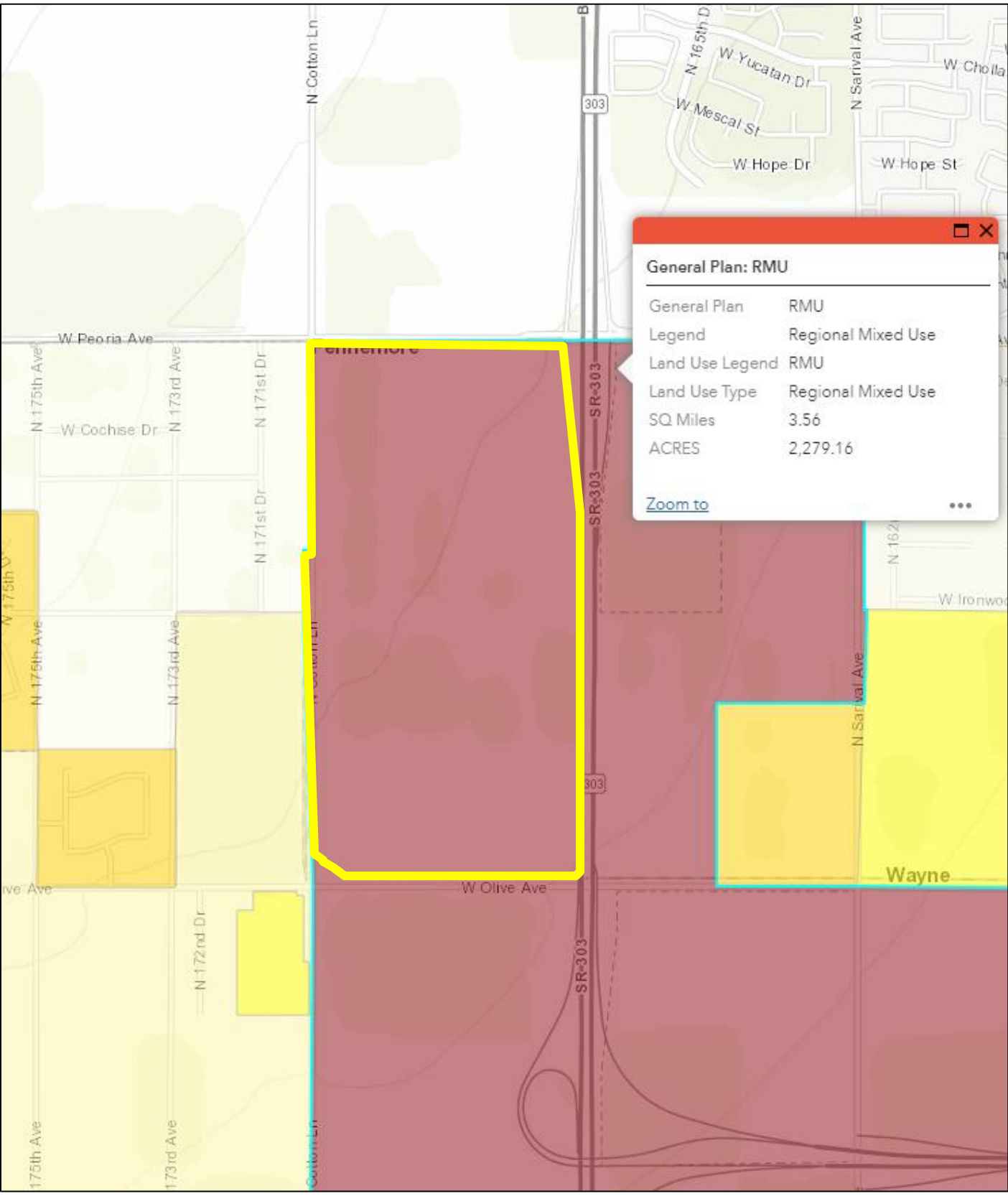
Aerial Map



SWC Loop 303 & Peoria – Glendale, AZ

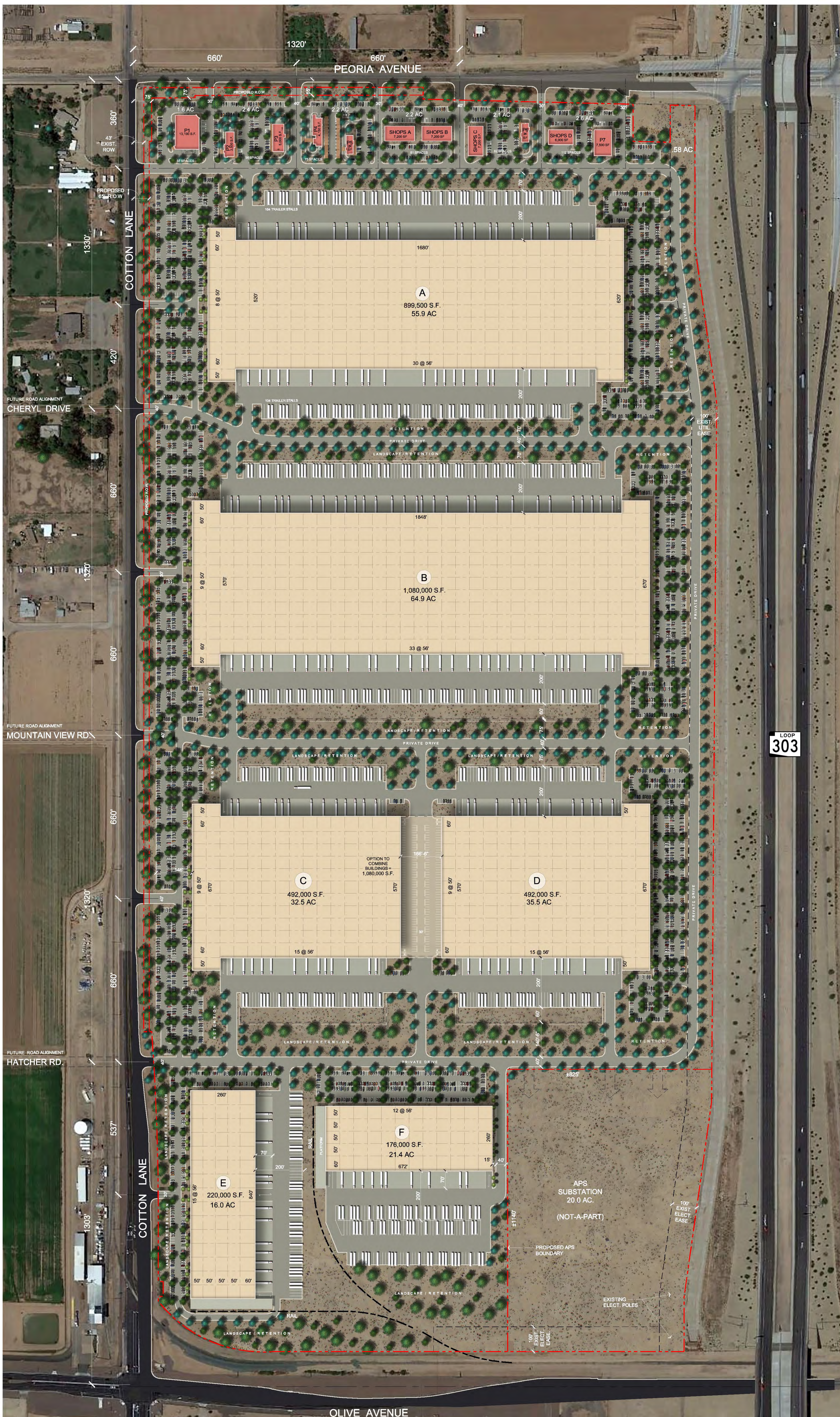


General Plan Map



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

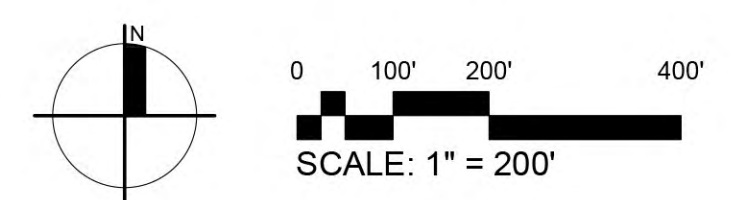
| Building Area: | Parking Required: |
|-------------------------------------|---------------------|
| PAD 1 13,100 S.F. | @ 1:250 S.F. 53 SP. |
| PAD 2 3,500 S.F. | @ 1:100 S.F. 35 SP. |
| PAD 3 5,000 S.F. | @ 1:100 S.F. 50 SP. |
| PAD 4 4,150 S.F. | @ 1:250 S.F. 17 SP. |
| PAD 5 2,000 S.F. | @ 1:100 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. |
| Total Area: 65,850 S.F. | 391 SPACES |
| Commercial Parking Provided: | 485 SPACES |

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 |
| Industrial Site Area: 9,849,990 S.F. (226.1 AC.) | Total Building Area: 3,359,500 S.F. | Parking Required (@ 1:2000 S.F.): 1,680 Spaces | Parking Provided: 3,125 Spaces | Total Trailer Spaces Provided: 851 Trailer Spaces | |

| | |
|--|---------------------|
| OVERALL TOTAL PARKING PROVIDED: | 3,610 Spaces |
| ADA Parking Required: | 47 Spaces |
| ADA Parking Provided: | 70 Spaces |

**CONCEPTUAL MASTER SITE PLAN
OPTION 'A'**



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Glendale, Arizona



Butler Design Group, Inc
architects & planners

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PARKWAY 303 WEST
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 Glendale, Arizona



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 architects & planners

04.28.21
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