



PARKWAY 303 EAST

Citizen Participation Final Report - GPA22-05
NWC & NEC Sarival Avenue & Olive Avenue

August 29, 2022

Project Description

Suburban Land Reserve, Inc. (“SLR”) is proposing a Major General Plan Amendment for 276 gross acres located at the northeast and northwest corners of Sarival Avenue and Olive Avenue (the “Property”). The Property is currently within Maricopa County and will be annexed into Glendale. The proposed amendment will allow development of a new industrial park and commercial center called “Parkway 303 East”. The Applicant seeks to develop the Property in accordance with the industrial zoning districts and modified development standards to create a superior level of expectation along this expanding transportation corridor.

The proposed project is approximately 4.3 million square feet of warehouse and distribution facilities. The proposed development is conceptually shown with four (4) large buildings, each approximately with 1.1 million square feet of gross floor area and 55 feet in height. Two buildings are located on each side of Sarival Avenue with passenger vehicle parking areas on the east and west sides of the buildings and truck stalls and docks on the north and south sides of the buildings.

Notification Technique

On August 12, 2022, a notification letter describing the application and inviting the recipients to a virtual neighborhood meeting scheduled for August 24, 2022 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**.

Parties Affected by Proposal

As noted above, the Property is currently used for agricultural purposes and has been for many years. However, the land use pattern in this area has evolved rapidly over the past few years as new industrial development has come into the area to take advantage of the 303 Freeway corridor. With the exception of a handful of large-lot rural residential properties adjacent to the northwest corner of the site, the Property is surrounded on all sides by agricultural properties and agricultural uses. The 303 Freeway borders the entire eastern boundary of the site. As with most land use proposals, those in closest proximity to the proposed use are typically the most affected. The parties affected by the rezoning application may include property owners within 300-feet of the Property as identified by the Maricopa County Assessor’s Map, and homeowners associations, registered neighborhood organizations and other interested individuals/companies as identified by the City of Glendale.

Meeting Summary

A virtual neighborhood meeting was held for the proposed project on September 15, 2021 pm via Zoom. Approximately twenty-two (22) individuals attended the meeting, excluding the development team and Glendale staff. See Virtual Neighborhood Meeting Sign-In at **Tab 2**. 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.

Following the presentation, the development team opened up the meeting to questions and answers. The

primary issues expressed by the participants were land use compatibility, traffic, and crime. It appeared that all of the participants who were active in the meeting were residents of the Twelve Oaks Estates single-family neighborhood located in the county island south of Peoria Avenue and East of Sarival Avenue, and all of the issues raised by the participants were framed in that context as further described below.

Land Use Compatibility: For this topic, residents focused primarily on the building adjacent to the southern boundary of Twelve Oaks Estates, in the northeast corner of the Property. Their concerns were largely concentrated on two items: the compatibility of light industrial and residential land uses generally and the proximity of the nearest building. With respect to general compatibility, the development team began by outlining the general incompatibility of the current General Plan Designations (RMU and MDR) for this site. As noted in the narrative, commercial uses are not viable for this site given the lack of visibility from major roadways and lack of adequate residential support for significant commercial/retail development. Residential uses are also discouraged for this site due to the adjacent rail spur and proximity to Luke Air Force Base. Light industrial development, as explained by the development team, is of significant strategic importance to this area due to Loop 303 and Northern Parkway.

With respect to building proximity, the development team noted that modern light industrial development is an extremely well-contained, quiet, and clean land use when developed properly. A litany of examples exist around the Phoenix Metro Area where modern light industrial development and residential communities coexist due to the design considerations incorporated by the industrial developers. Specific to this site, the development team highlighted the fact that the actual distance between the proposed project and the nearest home in Twelve Oaks Estates is approximately 500 feet. The uses will also be buffered and separated by significant landscaping and screen walls to ensure that the residents of Twelve Oaks Estates are looking at trees and walls when they look to the south rather than just a building. Most importantly, the development team highlighted that a Design Review application has not yet been filed and there will be future opportunities for discussion and collaboration with the Twelve Oaks Estates communities to maximize the compatibility of the two projects.

Traffic: Questions related to traffic were mainly focused on the ability of the existing roadway infrastructure to handle the additional traffic that will be generated by the proposed project, particularly truck traffic. The development team explained that Sarival Avenue will be widened to its ultimate arterial cross-section as part of the development of the site, and a traffic signal will likely be constructed at Sarival Avenue and Olive Avenue. In short, the development team explained that off-site infrastructure along the frontages of the Property will be constructed to accommodate the project's traffic impacts.

Crime: A small number of residents raised concerns about additional crime in the area as a result of the proposed development. The development team explained that site would be gated at all access points beyond the employee/visitor parking areas along Sarival Avenue, and entire site will be monitored by video surveillance as well as on-site security personnel/patrols during off-hours. The development team further explained that security is a major priority to the types of institutional tenants these facilities are designed for.