



PLANNING DIVISION
Received
[3 OCT 2023]

99TH AVENUE AND BALL PARK BLVD

Conditional Use Permit
SWC 99th Avenue and Ball Park Blvd

October 2023

Development Team

Owner

BYPG Holdings, LLC
c/o Van Tuyl Companies
14747 N Northsight Blvd, Suite 111-431
Scottsdale, AZ 85260



Developer

VanTrust Real Estate, LLC
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Introduction

BYPG Holdings, LLC proposes to develop an approximately 59-acre site located at the southwest corner of 99th Avenue and Ball Park Boulevard Glendale, Arizona (the “Property”), as shown on the aerial map at Exhibit 1. This development, which is currently pending approval (following 3 submittals to the City’s planning department) of the Master Development Plan (DR23-0015), proposes a mixed-use project consisting of a multifamily residential project on the eastern portion of the Property and an industrial/business park project on the western portion of the Property. The multifamily residential portion of the project occupies approximately 11 acres, and the business park/industrial portion of the project occupies approximately 48 acres.

The purpose of this application is to request issuance of a conditional use permit (CUP) to allow distribution of finished goods within the industrial/business park portion of the project.

CUP Request

The Main Street PAD allows business a variety of business and industrial uses, including manufacturing or assembly of finished goods, data centers, laboratories, and wholesale sales. Distribution of finished goods is allowed by the Main Street PAD subject to a conditional use permit. This CUP request is to permit distribution of finished goods within the business park/industrial portion of the overall development.

This request is being processed concurrently with the Design Review application (DR23-0015). The site plan for the project was approved as a part of the Master Development Plan submittal contemplated by the Main Street PAD.

Existing Conditions & Zoning

The Property is bounded on the east by 99th Avenue, on the north by Ball Park Boulevard, on the west by a canal and agricultural and on the south by agricultural land and a portion of the Rose Lane alignment. There is a Holiday Inn Express, a Top Golf and a newly announced Andretti Karting and Games facility planned to the east across 99th Avenue. The Loop 101 freeway, State Farm Stadium and Westgate Entertainment District are minutes away from the Property to the east.

The Property has historically been farmed and has remained undeveloped. The Property was zoned as a part of the Main Street PAD, per ZON 07-11, which included 166 gross acres on the west side of Loop 101. Approximately half of the property that was a part of the Main Street PAD was rezoned in 2022 under the Vision 2 PAD (ZON 22-02) and is no longer a part of the Main Street PAD. The Main Street PAD envisioned that the area originally within the Main Street PAD to have a mix of uses including employment, retail, entertainment, residential and lodging to support Glendale’s sports and entertainment district. The Property is within Parcel B of the Mainstreet PAD which is intended for business park type development, along with other business park, retail and residential uses.

The Mainstreet PAD provides that distribution of finished goods is a permitted use subject to a conditional use permit, which is the basis for this request. The proposed industrial/business park development is requesting distribution use as an option for users in these buildings to stay competitive in the market.

In addition, the general plan land use designation for the Property is Business Park, which is consistent with this request. See Zoning Map at **Exhibit 2** and General Plan Land Use Map at **Exhibit 3**.

Project Description

The approved site plan for the business park/industrial development includes three buildings that could be used for a variety of uses such as flexible commercial distribution, manufacturing, assembly and logistics. The planned buildings range from approximately 153,000 to 433,000 square feet, totaling approximately 741,00 square feet. The project provides the capability for the buildings to be occupied by multiple tenants with dock configurations appealing to a wide range of tenants interested in locating in the area to help support the growing population in Glendale.

Primary access will be provided off North Ball Park Boulevard, which connects to 99th Avenue to the east. From 99th Avenue, both Glendale Avenue to the north and Cardinals Way to the south provide the Property access to the Loop 101 freeway. The proposed uses and CUP request is appropriate given the proximity to the Loop 101 freeway, as it is critical for these uses to have good access to a major freeway system.

The buildings are oriented north/south to provide efficient circulation for employees, visitors and delivery vehicles from Ball Park Boulevard while providing parking on all four sides to reduce the pedestrian path distance to the building entries. Loading, refuse, and storage areas are strategically centered within the site and screened from view. Surface retention basins will provide the functional requirement to hold rainwater while creating large, open spaces with native plant materials and varying ground planes reflective of the natural desert vocabulary.

The purpose of the CUP application is to allow distribution of finished goods at the Property. Hours of operation, number of employees and shifts, processes and materials involved in the use, and types and volume of traffic generated by the use are dependent on future tenants. Businesses engaged in the distribution of finished goods are anticipated to have comparable hours of operation, numbers of employees and shifts, processes and materials, and types and volume of traffic as would be found in businesses engaged in the manufacturing of finished goods and wholesale sales, which are uses allowed under the Main Street PAD. Distribution users typically schedule late morning deliveries to avoid rush hour traffic. Conveyance and sorting mechanisms will be confined to the interior of buildings. Exterior areas are generally used for the loading and unloading of inventory, materials and supplies.

The internal circulation provides driveway entry points to all buildings that are positioned to minimize the impact of truck traffic to auto traffic. Access points from Ball Park Boulevard to the Property will be provided per city standards. See site plan at **Exhibit 4** and landscape plan at **Exhibit 6**.

The overall character of the three buildings will incorporate certain design elements consistent with the multifamily design. The project is planned with design choices and aesthetics intended to bring an attractive and cohesive façade along the street frontage that is complimented by an attractive landscape palette. Building parapets will have varied heights and wall planes, providing unique shadow lines as well as varied wall patterns, resulting in visual interest along the elevation. At the main building entry locations, careful attention to pedestrian scale will be taken into consideration and will incorporate meandering concrete walks shaded by landscaping as well as building-mounted steel canopies. These canopies will call attention to the entry points for both tenants and visitors of the spaces. Entry points will also have large expanses of high-efficiency glass to let in an abundance of natural light to the spaces. See elevations at **Exhibit 5**.

CUP Findings

Per Section 3.904 of the Zoning Ordinance, the project meets the five criteria for a conditional use permit as outlined below:

1. That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
 - The proposed use is consistent with the Envision Glendale 2040 General Plan, as the subject property's PAD zoning contemplates uses allowed in Business Park (BP) category. The Business Park category is appropriate for business, office, and light industrial uses, as proposed on the property. The Main Street PAD was approved as large-area mixed use development totaling more than 166 acres and including business park, retail/commercial, hospitality, and residential uses. The proposed use fits in with the intent of the approved PAD and existing development pattern.
2. That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation.
 - The proposed use fits existing Main Street PAD vision and development patterns, and the use is not materially detrimental to public health, safety, or general welfare. Further, the proposed use is compatible with adjacent non-residential uses, and has been designed in a sensitive manner to the existing single-family homes to the south. The setback from the closest building to the single-family residential property line to the south is approximately 259 feet, which is a significant buffer and setback. In addition, walls and landscaping are provided to provide a buffer from adjacent properties.
3. That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met.
 - The subject property is adequately sized to support the proposed use and the required on-site parking. The site plan provided with the CUP application is conceptual, demonstrating general compliance with applicable setbacks, landscaping, and buffer yards. The proposed plan is consistent with applicable development standards will be confirmed during design review application and construction document review processes.
4. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient;
 - The proposed site has access to and from Ball Park Boulevard, with internal drive aisles around the Property to move vehicles and trucks efficiently. In addition, a traffic study has received conditional approval. That study contemplates the proposed use and confirms that the Property has adequate access on-site and on

surrounding roadways. In addition, the site layout demonstrates adequate circulation for employees, users, emergency service, and refuse vehicles.

5. That adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.
 - We understand that the conditional use permit may be subject to conditions or stipulations at the time of issuance.

Summary

As noted above, the conditional use permit request for distribution of finished goods will enhance the business park development. The location near the Loop 101 freeway is a prime location for this proposed use, and the placement of the industrial/business park portion of the overall development to the west of 99th Avenue, buffered by the planned multifamily development, is consistent with the similar uses west of 99th Avenue to the south of the project at the Bethany Home alignment. This thoughtful design of the buildings will enhance the street frontage with architectural details and landscaping, while screening loading area from view. The proposed use is consistent with the intent of the Main Street PAD and the business park vision for this area.

EXHIBIT 1

EXHIBIT 2

ZONING MAP



EXHIBIT 3

GENERAL PLAN MAP

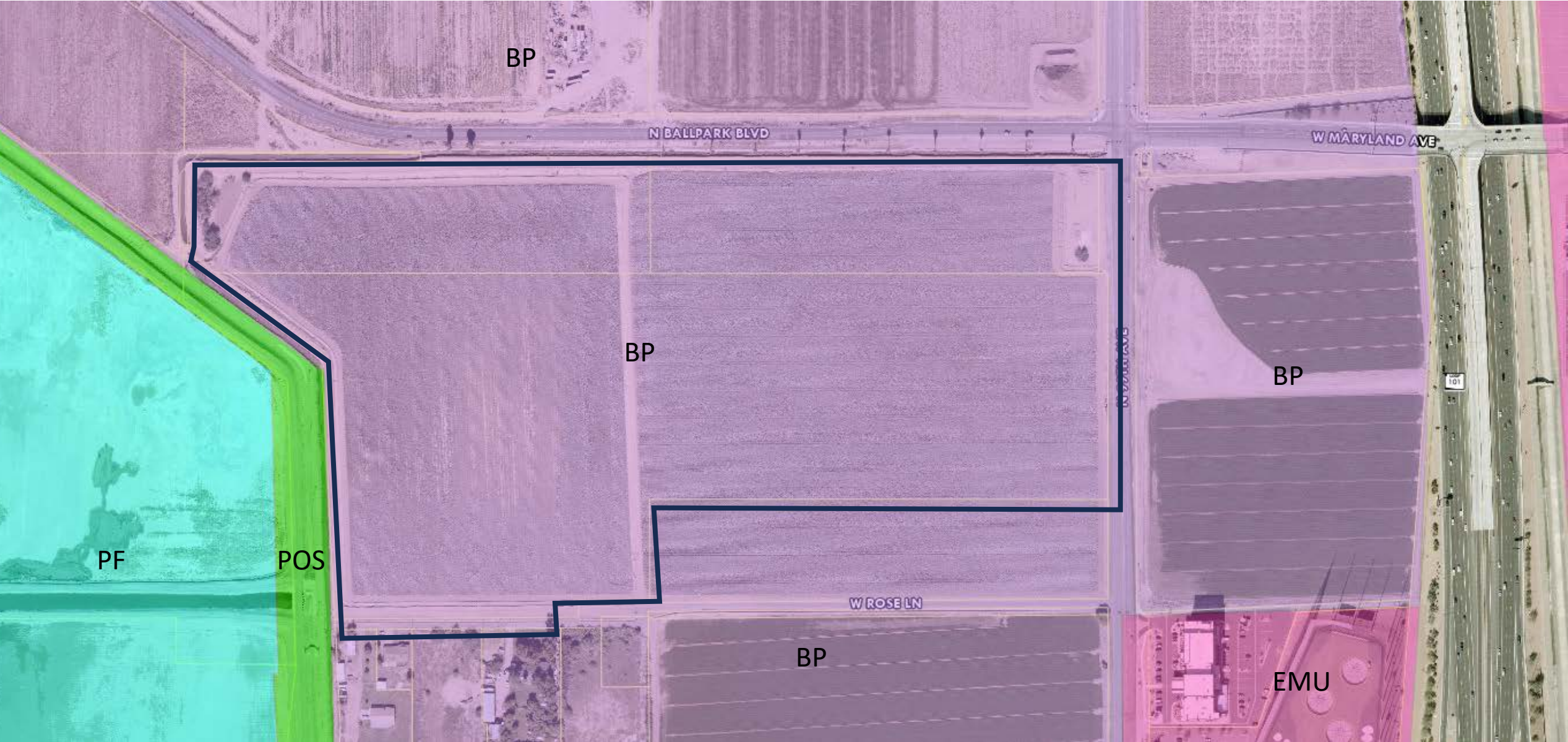
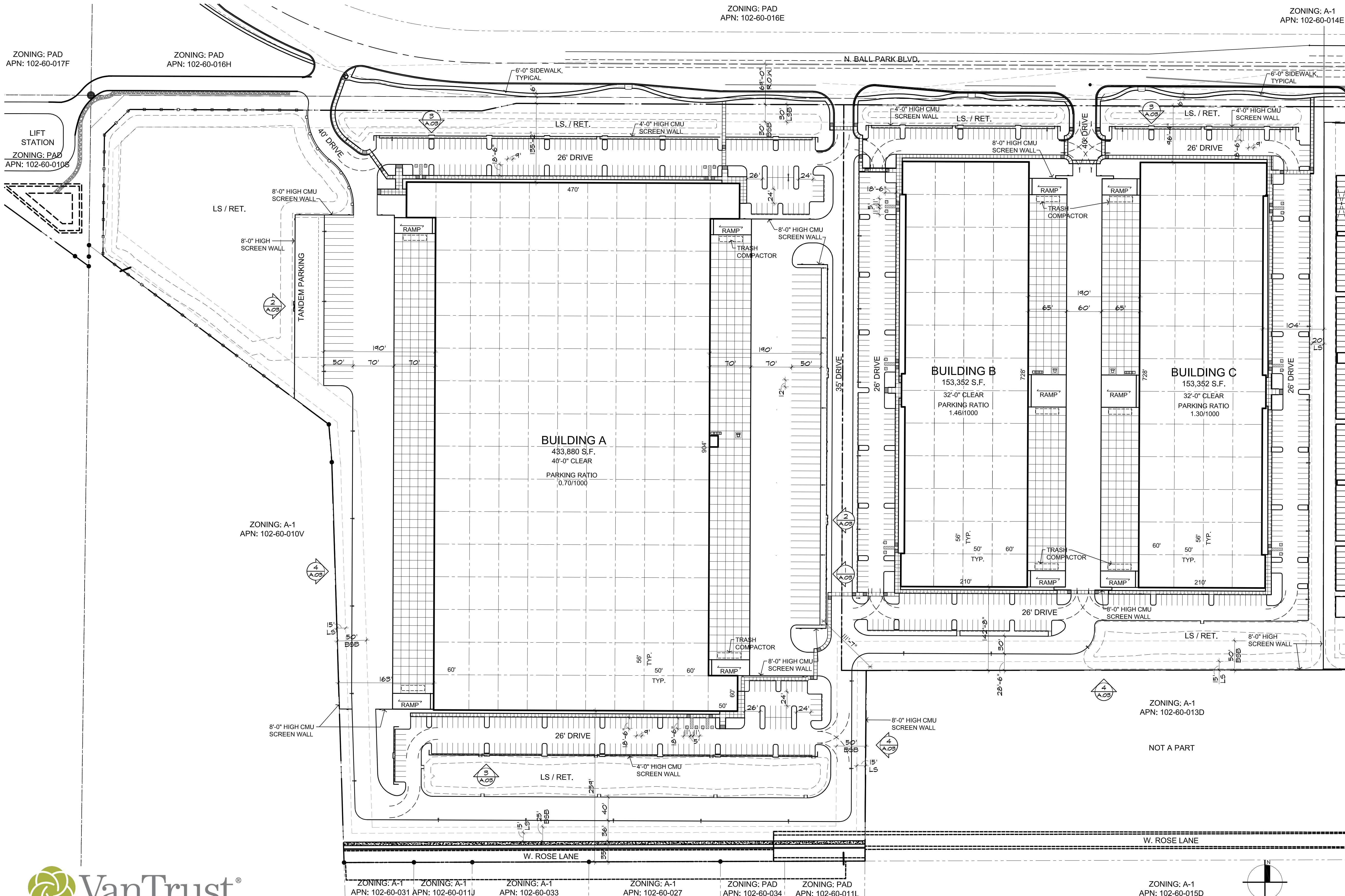


EXHIBIT 4



PROJECT DATA

Zoning: P.A.D.
 APN#(s): 102-60-013A, 102-60-013E, 102-60-013F
 Net Site Area: +/- 2,574,987.94 S.F. (59.11 AC.)
 Gross Site Area: +/- 2,790,754.55 S.F. (64.06 AC.)

TOTAL SITE DATA

Net Site Area: +/- 2,574,987.94 S.F. (59.11 AC.)
 Bldg. A Parcel: +/- 1,294,329.26 S.F. (29.71 AC.)
 Bldg. B Parcel: +/- 400,324.42 S.F. (9.19 AC.)
 Bldg. C Parcel: +/- 398,414.84 S.F. (9.15 AC.)
 Residential Parcel: +/- 481,919.42 S.F. (11.06 AC.)
 Total: +/- 2,574,987.94 S.F. (59.11 AC.)

Building Area:

Building A: 433,880 S.F.
 Building B: 153,352 S.F.
 Building C: 153,352 S.F.
 Total Bldg. Area: 741,656 S.F.

Construction Type (Unlimited w/ 60' Yard): V-B Non-Rated
 Occupancy Type(s): S-2 w/ Accessory B
 Proposed Building Height (T.O.P.): 56' Max.
 Building Height (Ridge): 50' Max.

PARKING DATA

Parking Required: 505 Spaces
 Parking Provided: 747 Spaces
 ADA Parking Required: 15 Spaces
 ADA Parking Provided: 16 Spaces
 Trailer Parking Provided: 75 Spaces

MINIMUM SETBACKS

Front: 30 Feet
 Side: 50 Feet
 Internal Street Side: 10 Feet
 Rear: 25 / 50 Feet

INDIVIDUAL PARCEL DATA

BUILDING A:

Site Area: +/- 1,294,329 S.F. (29.71 AC.)
 Building Area: 433,880 S.F.
 Building Coverage: 33.5 %

Parking Required:(1:2000 SF Warehouse) = 418,880 SF 210 SPACES
 Parking Required:(1:250 SF Office) = 15,000 SF 60 SPACES
 Total Parking Required: 270 SPACES
 Parking Provided: 305 SPACES
 ADA Parking Required (151-300) 2 Van Spaces: 5 SPACES
 ADA Parking Provided: 8 SPACES
 Trailer Parking Provided: 75 SPACES

BUILDING B:

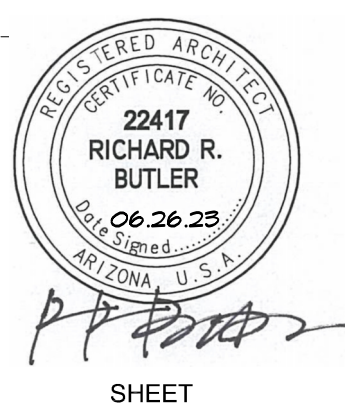
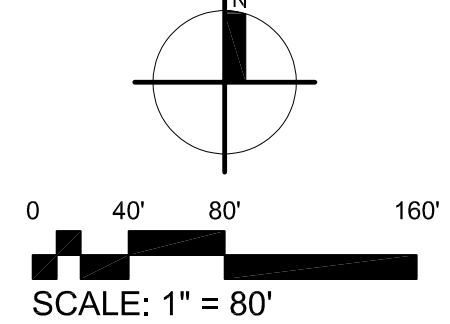
Site Area: +/- 400,324 S.F. (9.19 AC.)
 Building Area: 153,888 S.F.
 Building Coverage: 38.3 %
 Parking Required: (1:2000 SF Warehouse) = 143,888 SF 72 SPACES
 Parking Required:(1:250 SF Office) = 10,000 SF 40 SPACES
 Total Parking Required: 112 SPACES
 Parking Provided: 224 SPACES
 ADA Parking Required (151-300) 2 Van Spaces: 5 SPACES
 ADA Parking Provided: 6 SPACES

BUILDING C:

Site Area: +/- 398,414 S.F. (9.15 AC.)
 Building Area: 153,888 S.F.
 Building Coverage: 38.7 %
 Parking Required: (1:2000 SF Warehouse) = 143,888 SF 72 SPACES
 Parking Required:(1:250 SF Office) = 10,000 SF 40 SPACES
 Total Parking Required: 112 SPACES
 Parking Provided: 199 SPACES
 ADA Parking Required (151-300) 2 Van Spaces: 5 SPACES
 ADA Parking Provided: 6 SPACES



99th AVE. & BALLPARK BOULEVARD
 MASTER SITE PLAN SUBMITTAL
 GLENDALE, ARIZONA



A.02
 INDUSTRIAL SITE PLAN



Butler Design Group, Inc
 architects & planners

PLANNING DIVISION
Received
 [3 OCT 2023]

2023.06.26
 22070_SP10

EXHIBIT 5



BUILDING A - VIEW 01 - OPTION 02



99TH AVE. BALL PARK BOULEVARD
GLENDALE, ARIZONA





BUILDING A - VIEW 02 - OPTION 02



99TH AVE. BALL PARK BOULEVARD
GLENDALE, ARIZONA





BUILDING A - VIEW 03 - OPTION 02



99TH AVE. BALL PARK BOULEVARD
GLENDALE, ARIZONA





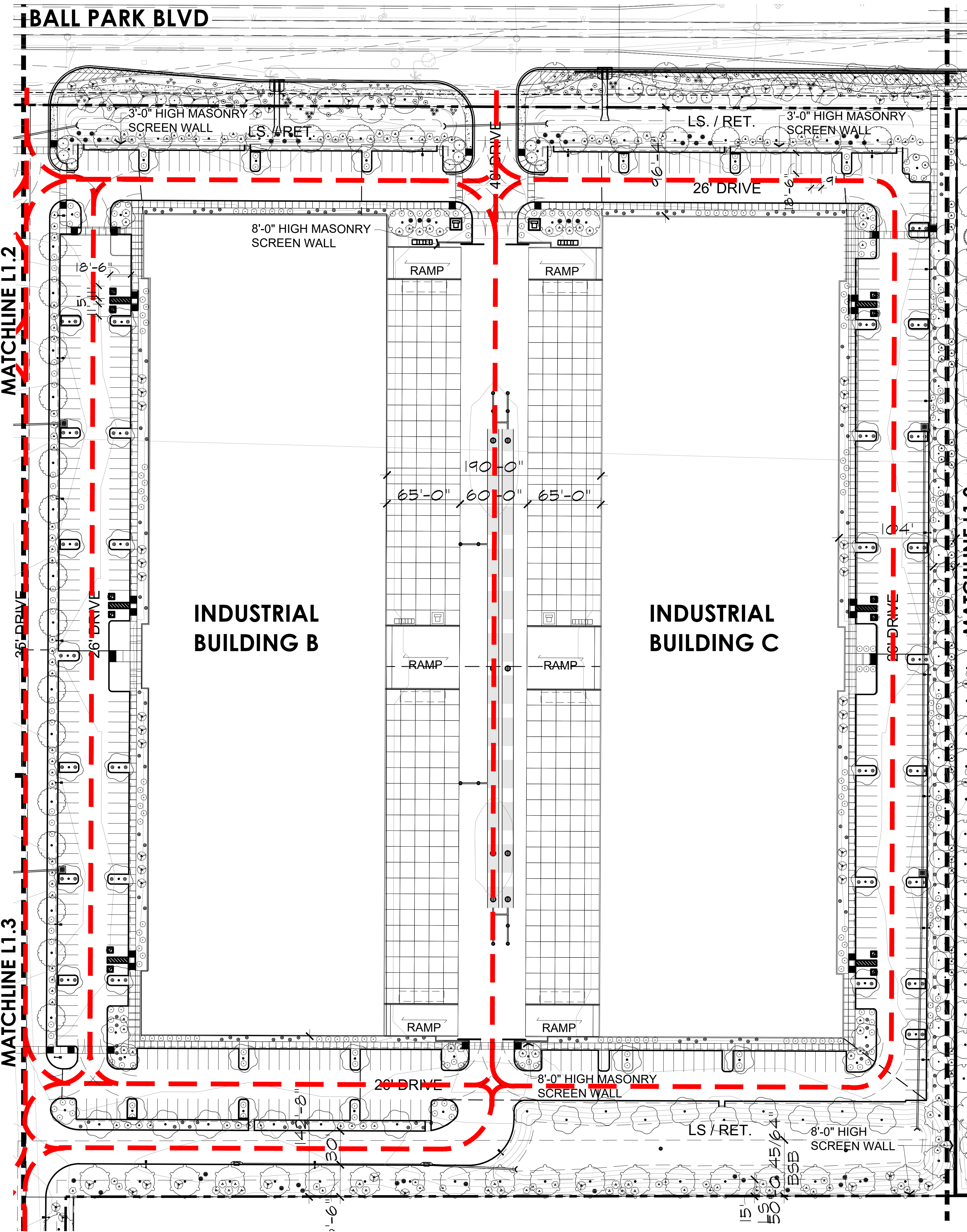
BUILDING A - OVERALL - OPTION 02



99TH AVE. BALL PARK BOULEVARD
GLENDALE, ARIZONA



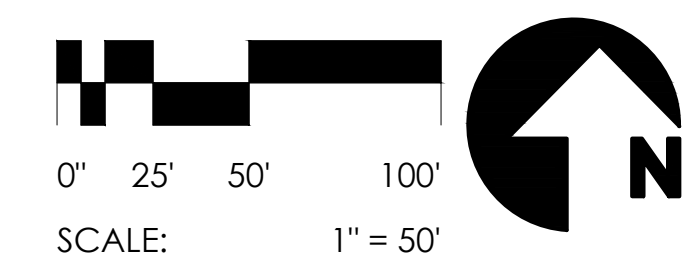
EXHIBIT 6



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	Acacia aneura / Mulga	6' x 3'	24" Box	51	
	Acacia farnesiana 'Sweet Sierra' / Podless Sweet Acacia	7' x 4'	24" Box	118	
	Acacia salicina / Willow Acacia	7' x 7'	24" Box	71	
	Dalbergia sissoo / Rosewood	9' x 6'	24" Box	86	
	Parkinsonia florida / Blue Palo Verde	7' x 4'	24" Box	36	
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	6' x 5'	24" Box	67	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	Acacia redolens 'Desert Carpet' / Desert Carpet Bank Catclaw	5 gal.		98	
	Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal.		103	
	Cordia parvifolia / Small-Leaf Geiger tree	5 gal.		44	
	Eremophila x 'Mallee Lipstick' / Mallee Lipstick Emu Bush	5 gal.		97	
	Ericameria laricifolia 'Aguirre' / Aguirre Turpentine Bush	5 gal.		76	
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Sage	5 gal.		426	
	Simmondsia chinensis / Jajoba	5 gal.		133	
	Tecoma x 'Crimson Flare' / Crimson Flare Yellow Bells	5 gal.		32	
ACCENTS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	Dasyliion wheeleri / Grey Desert Spoon	5 gal.		131	
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	Eremophila glabra 'Mingenew Gold' / Outback Sunrise Emu Bush	5 gal.		362	
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	Agave desmetiana / Smooth Agave	5 gal.		36	
	Hesperaloe parviflora / Red Yucca	5 gal.		355	

INDUSTRIAL PLANTING REQUIREMENTS - STREETSCAPE			
REQUIRED TREES	56	PROVIDED TREES	56
REQUIRED SHRUBS	172	PROVIDED SHRUBS	250
PARKING LOT			
REQUIRED TREES	160	PROVIDED TREES	165
REQUIRED SHRUBS	480	PROVIDED SHRUBS	507
BUILDING A LANDSCAPE AREA (PERCENTAGE)	29.7%		
BUILDING B & C LANDSCAPE AREA (PERCENTAGE)	15.6%		



PROJECT NO. 21-2071-00

99TH AND BALLPARK BLVD
GLENDALE, AZ

VAN TRUST
2525 E CAMELBACK RD #880
PHOENIX, AZ 85016
(602) 732-4210



ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
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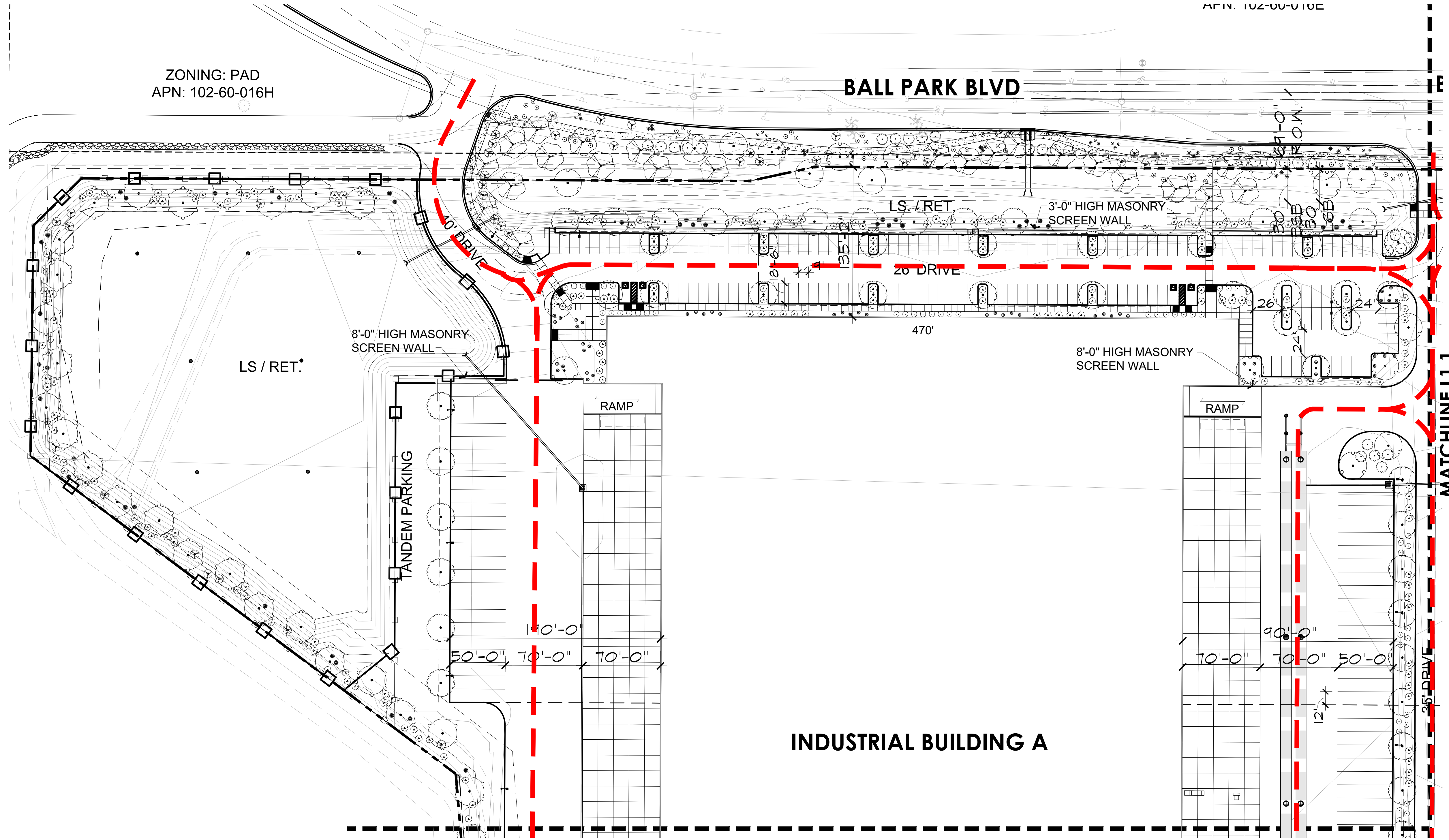


06/28/2023
MASTER PLAN UPDATE

INDUSTRIAL LANDSCAPE PLAN

L1.1

ZONING: PAD
APN: 102-60-016H



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99TH AND BALLPARK BLVD

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CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.

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PHASE
06/28/2023
MASTER PLAN UPDATE

DATA

PLANT SCHEDULE

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	Acacia farnesiana 'Sweet Sierra' / Podless Sweet Acacia	7' x 4'	24" Box	118
	Acacia salicina / Willow Acacia	7' x 7'	24" Box	71
	Daibergia sissoo / Rosewood	9' x 6'	24" Box	86
	Parkinsonia florida / Blue Palo Verde	7' x 4'	24" Box	36
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	6' x 5'	24" Box	67

SHRUBS

BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
Acacia redolens 'Desert Carpet' / Desert Carpet Bank Catclaw	5 gal.		98
Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal.		103
Cordia parvifolia / Small-Leaf Geiger tree	5 gal.		44
Eremophila x 'Mallee Lipstick' / Mallee Lipstick Emu Bush	5 gal.		97
Ericameria laricifolia 'Aguirre' / Aguirre Turpentine Bush	5 gal.		76
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Sage	5 gal.		426
Simmondsia chinensis / Jojoba	5 gal.		133
Tecoma x 'Crimson Flare' / Crimson Flare Yellow Bells	5 gal.		32

ACCENTS

BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
Dasyliion wheeleri / Grey Desert Spoon	5 gal.		131

GROUND COVER

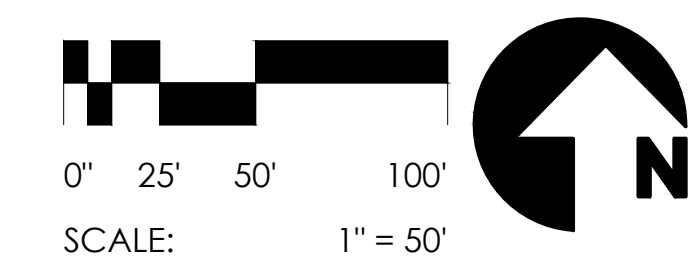
BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
Eremophila glabra 'Mingenew Gold' / Outback Sunrise Emu Bush	5 gal.		362

SUCCULENTS

BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
Agave desmetiana / Smooth Agave	5 gal.		36
Hesperaloe parviflora / Red Yucca	5 gal.		355

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L1.2

99TH AND BALLPARK BLVD

GLENDALE, AZ

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ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.

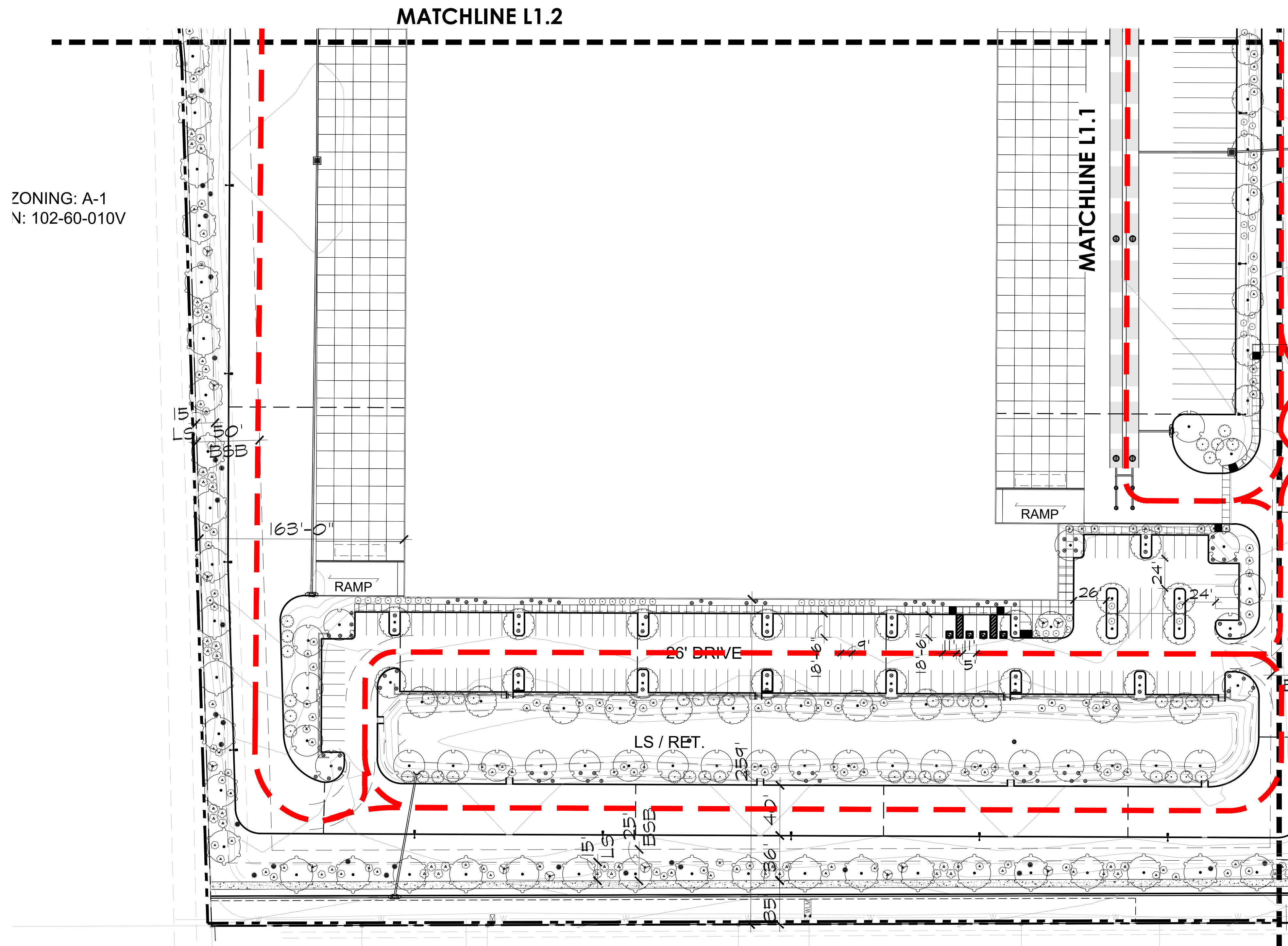
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PHASE 06/28/2023
MASTER PLAN UPDATE

DATA

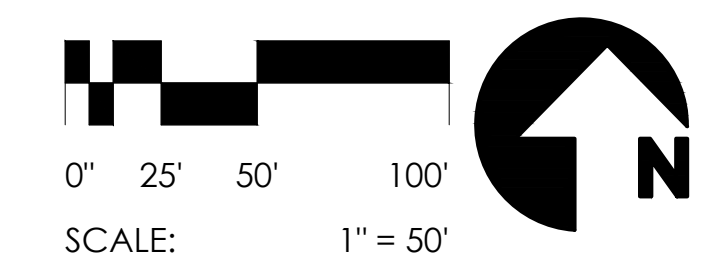


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INDUSTRIAL LANDSCAPE PLAN

L1.3

99TH AND BALLPARK BLVD

GLENDALE, AZ

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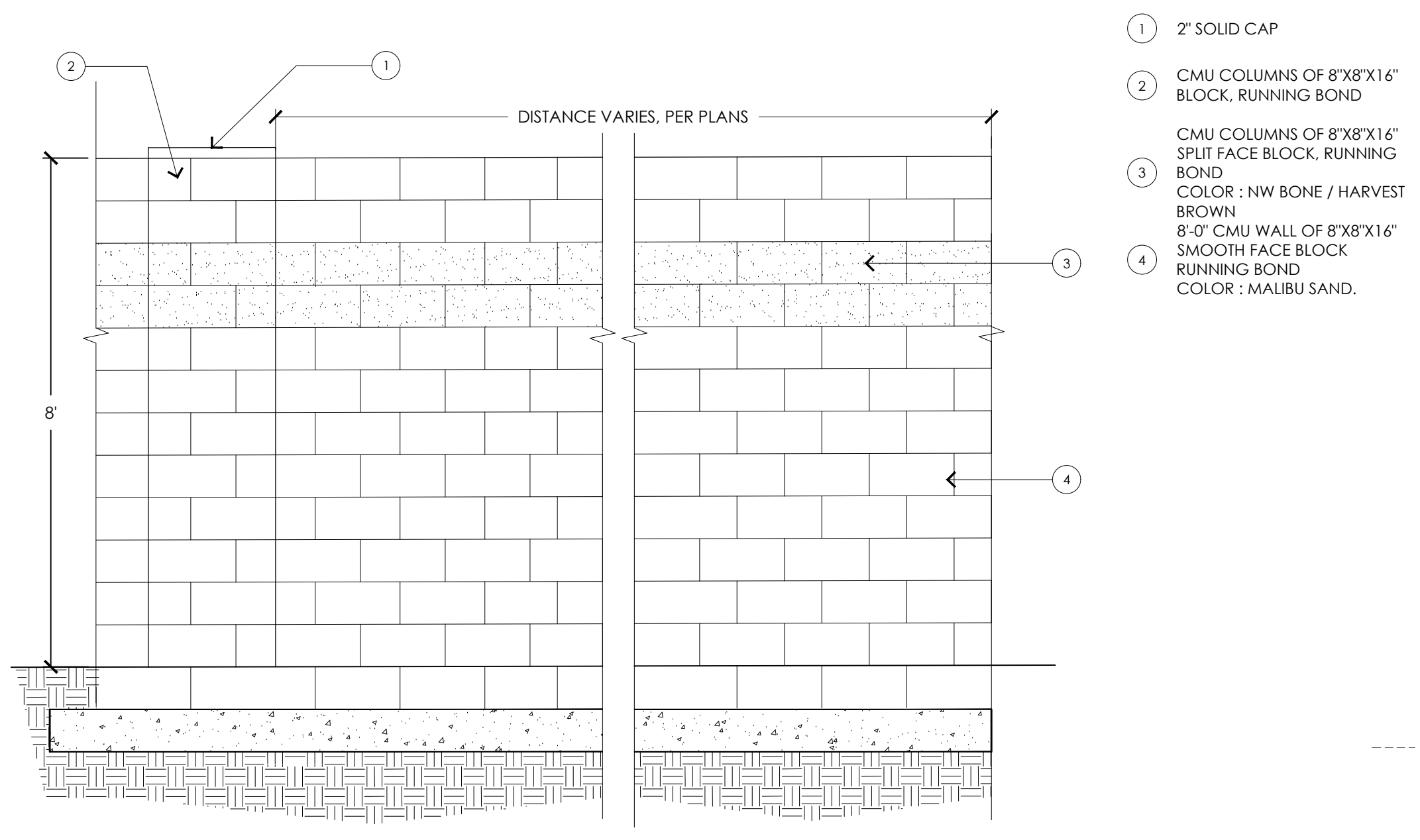


PHASE
01-27-2023
MASTER PLAN UPDATE

DATA

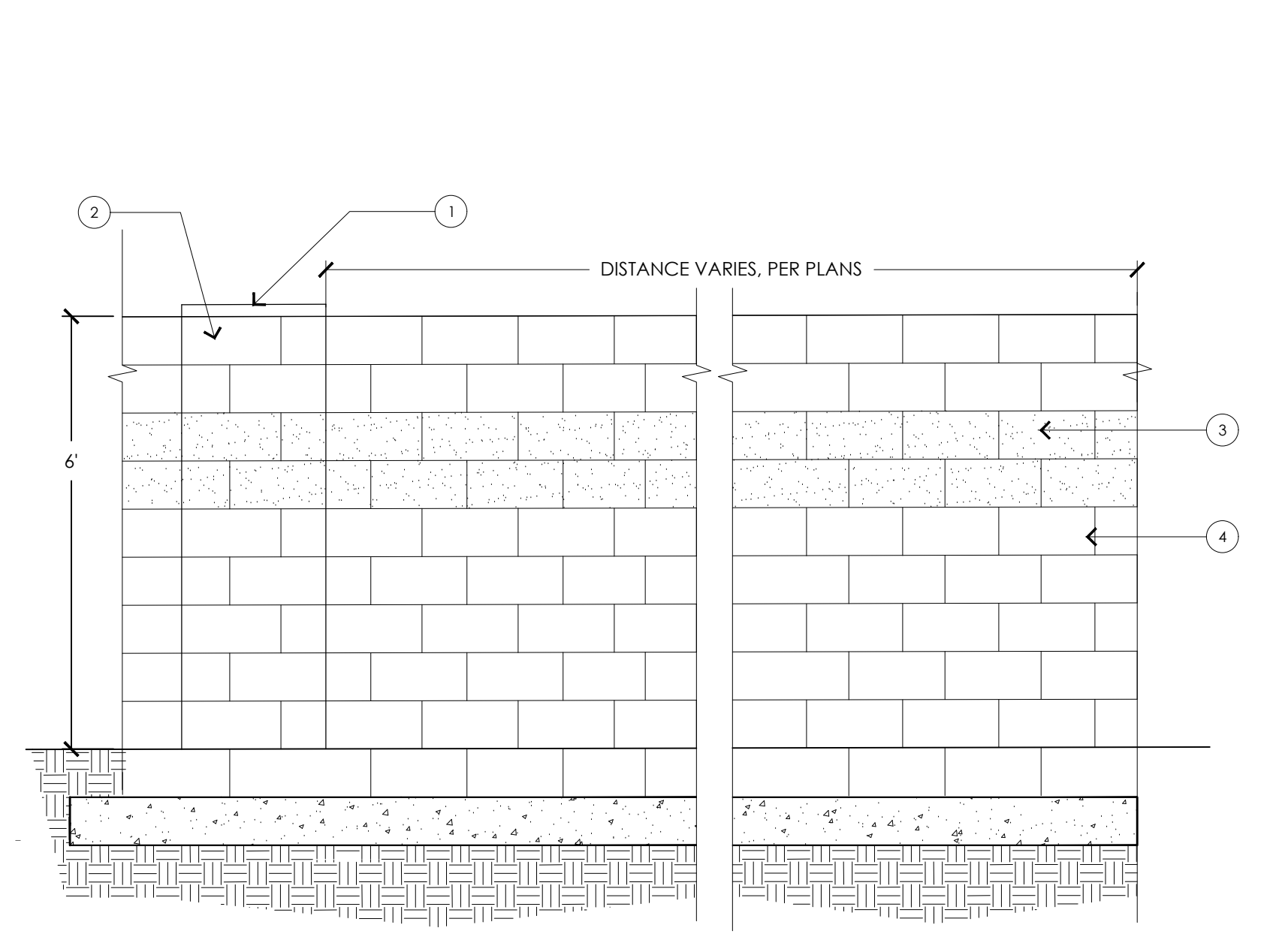
WALL DETAILS

L1.4



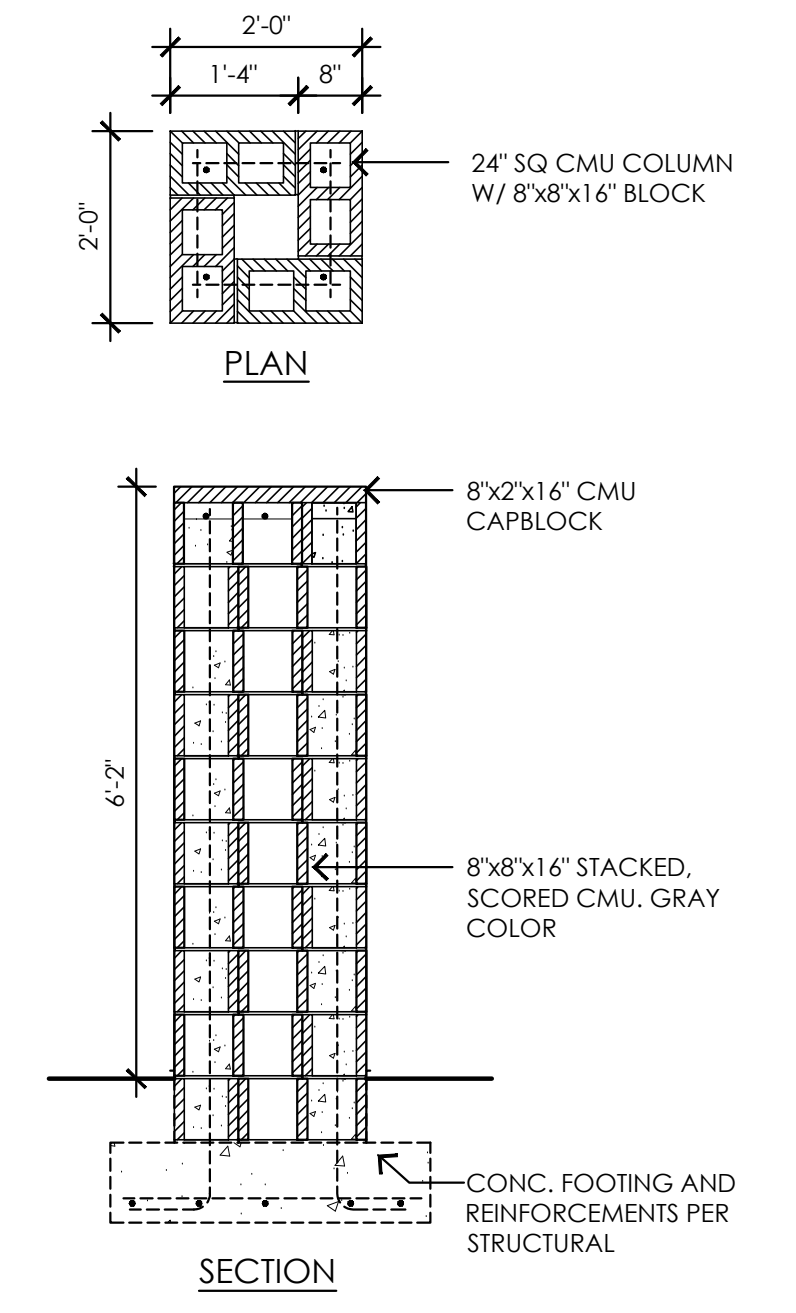
8' DECORATIVE CMU WALL

1/2"=1'-0"



6' DECORATIVE CMU WALL

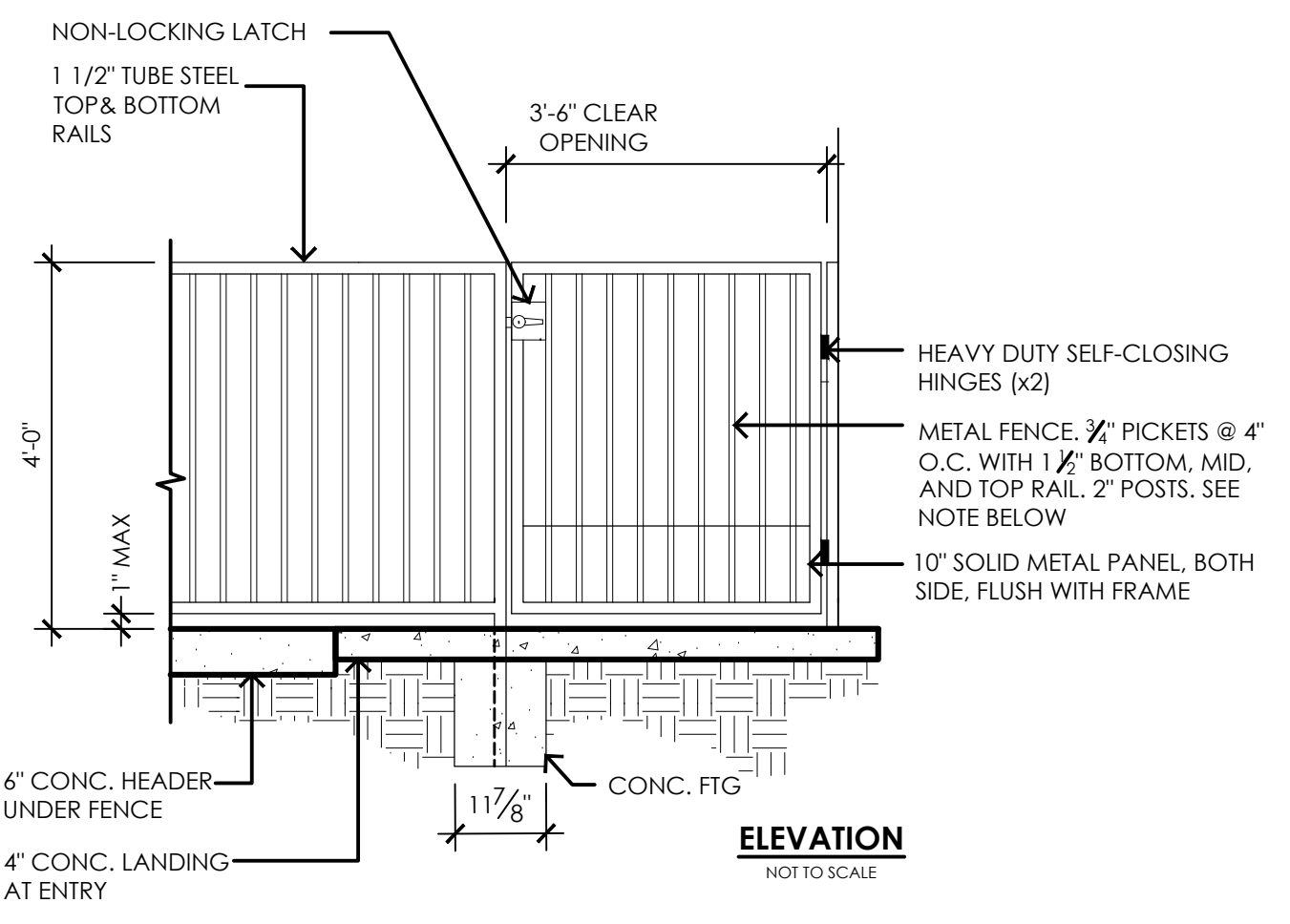
1/2"=1'-0"



2'-0" SQ CMU COLUMN

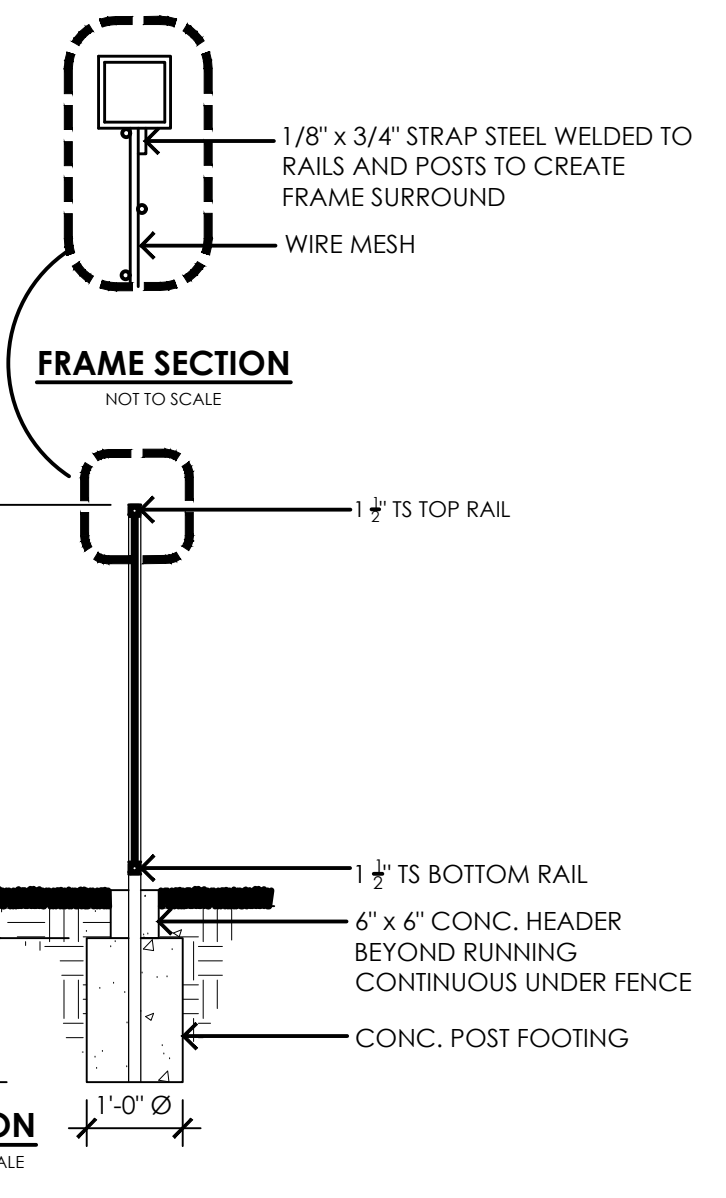
SCALE: 1/2"=1'-0"

- NOTES:
1. ALL FENCE COMPONENTS TO BE PAINTED TO MATCH ARCH. METALWORK.
 2. ALL WELDS TO BE GROUND SMOOTH.

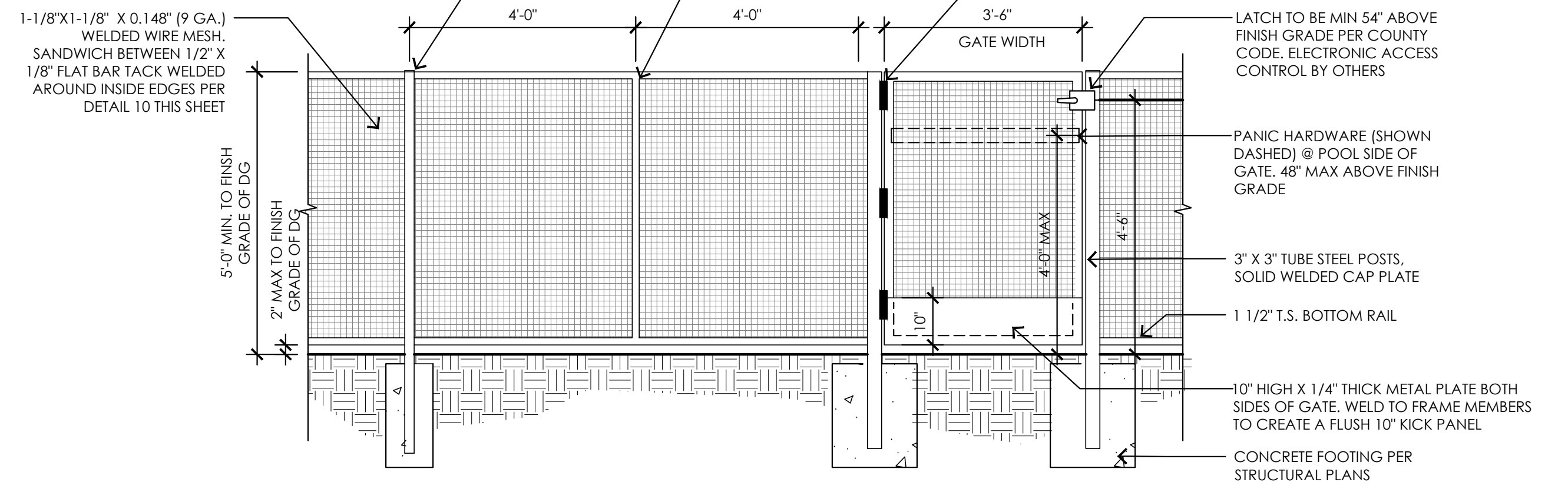


DOG FENCE

1/2"=1'-0"



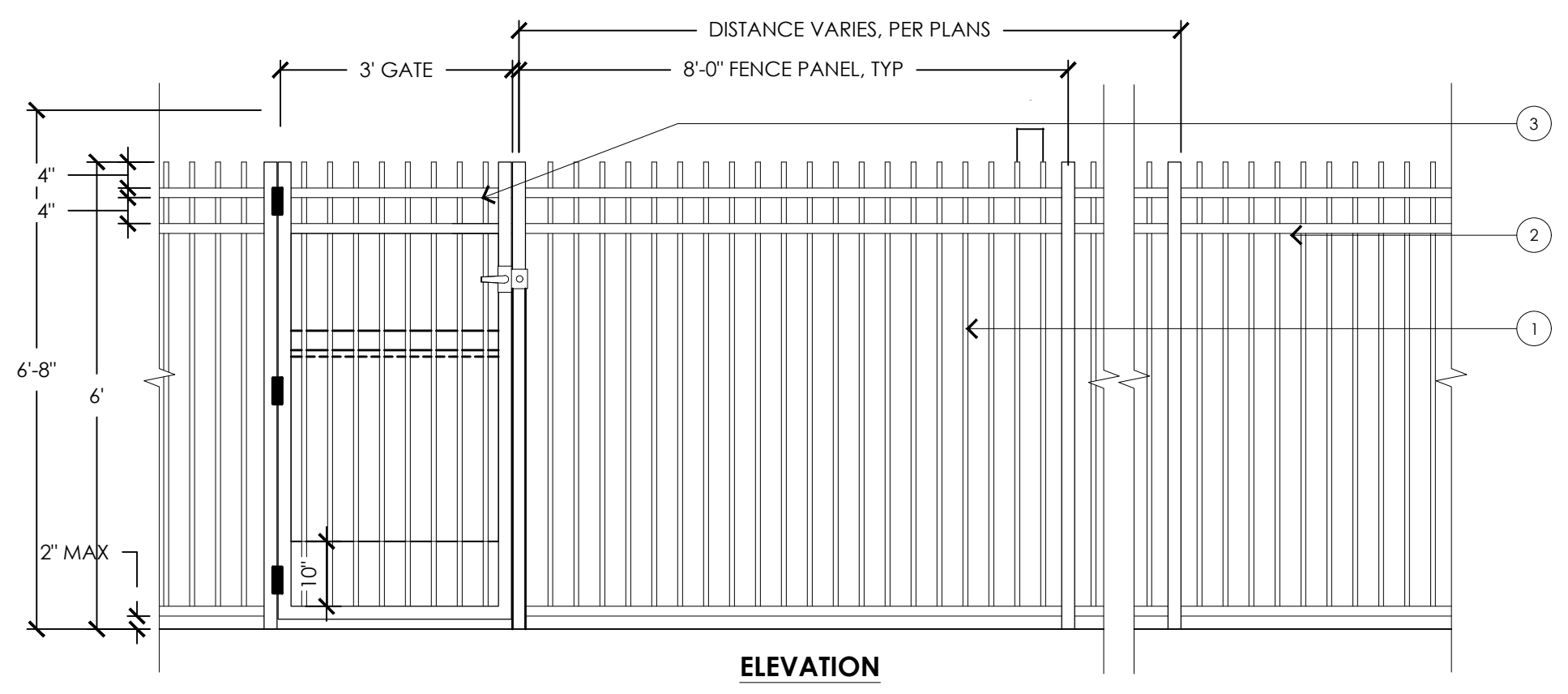
- NOTES:
1. GATES MUST OPEN FROM AWAY FROM POOL AREA
 2. PAINT ALL METAL COMPONENTS SHERWIN WILLIAMS 'URBANE BRONZE' (SW7048)
 3. GRIND ALL WELDS SMOOTH
 5. ALL POOL GATES TO COMPLY WITH 2018 IBC 1010.9
- SCOPE: ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT



POOL FENCE WITH GATE

SCALE: 1/2"=1'-0"

1. METAL FENCE, 3/4" PICKETS @ 4" O.C. WITH 1 1/2" BOTTOM, MID, AND TOP RAIL, 2" POSTS. SEE NOTE BELOW
2. METAL GATE, 3/4" PICKETS @ 4" O.C. WITH 1 1/2" MID, AND TOP RAIL, 2" SIDE AND BOTTOM FRAME, 2" POSTS
- 3.



VIEW FENCE WITH GATE

1/2"=1'-0"