



M R TANNER THREE ROCKS MINING GPA24-01 & ZON24-01

City Council Voting Meeting – August 13, 2024





Request

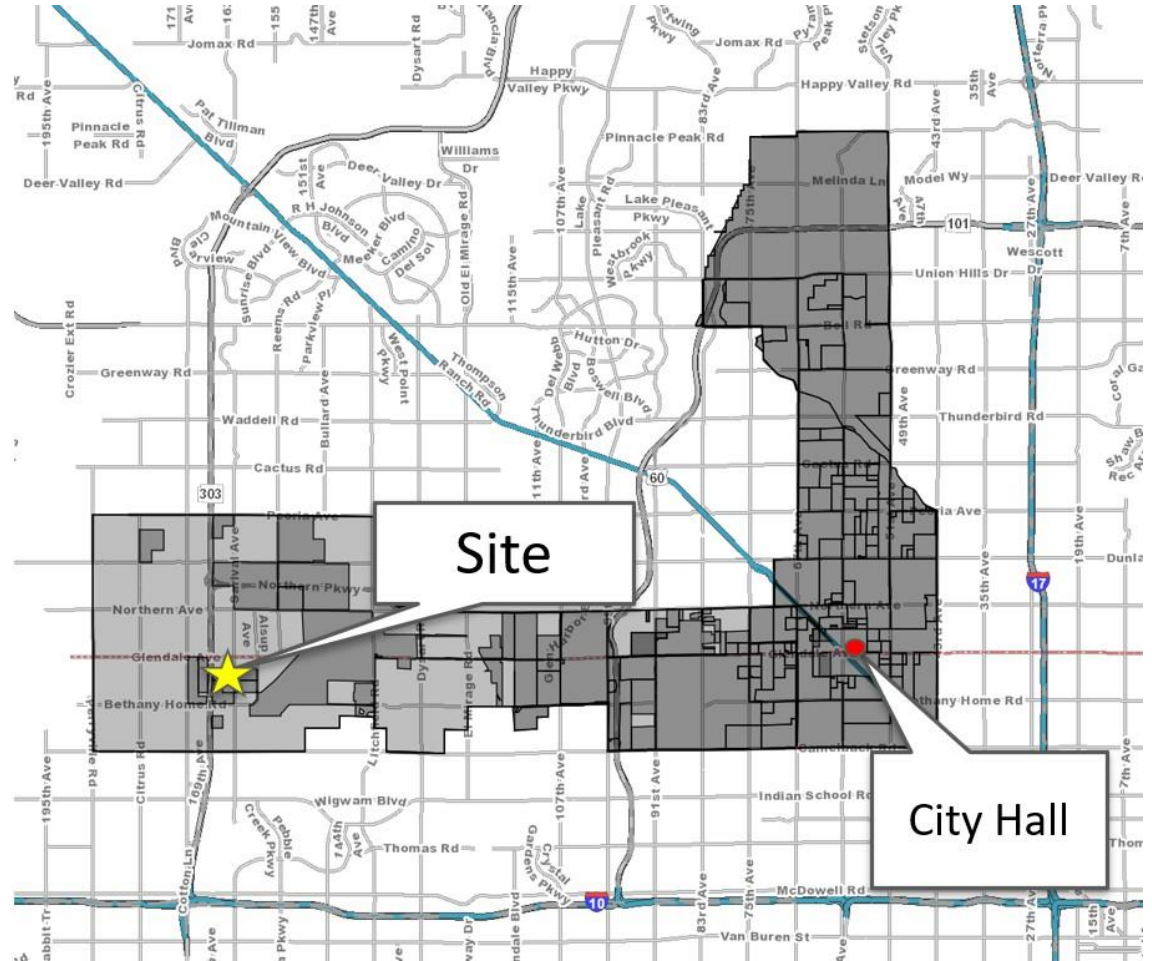
1. Minor General Plan Amendment from POS (Public Open Space) and LDR 2.5 (Low-Density Residential) to HI (Heavy Industrial)
2. Rezoning from A-1 (Agricultural), SR-30 (Suburban Residential) and R1-6 (Single Residential) to M-2 (Heavy Industrial)

Applicant/Owner: Gilbert Blilie/ City of Glendale



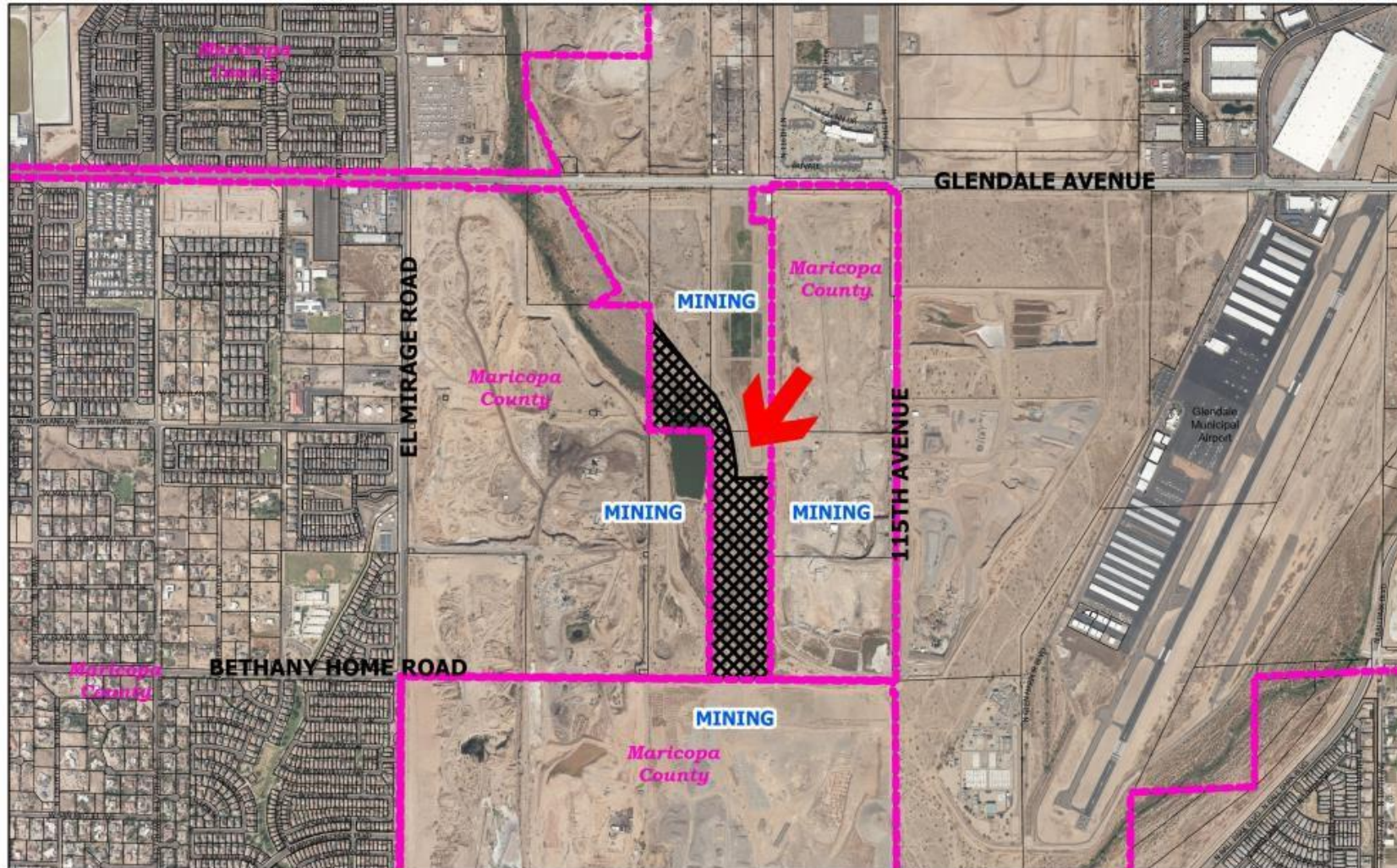
Vicinity Map

Located east of the southeast corner of Glendale Avenue and El Mirage Road



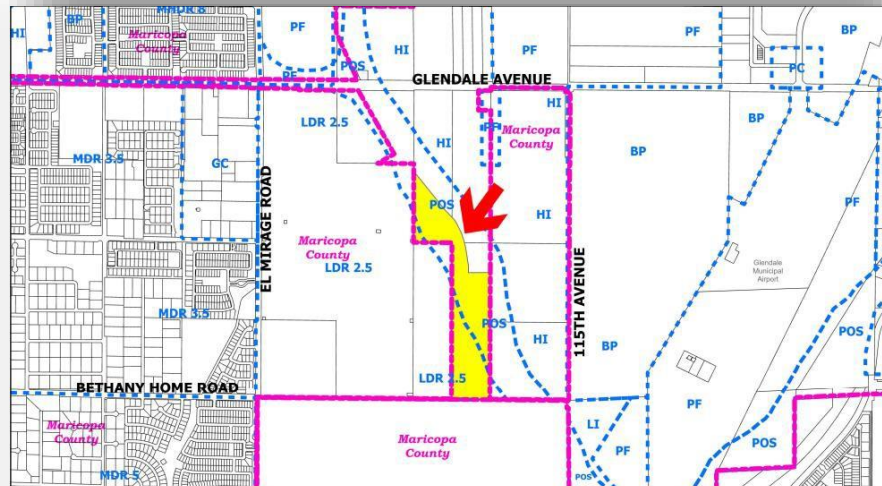


Aerial Photograph

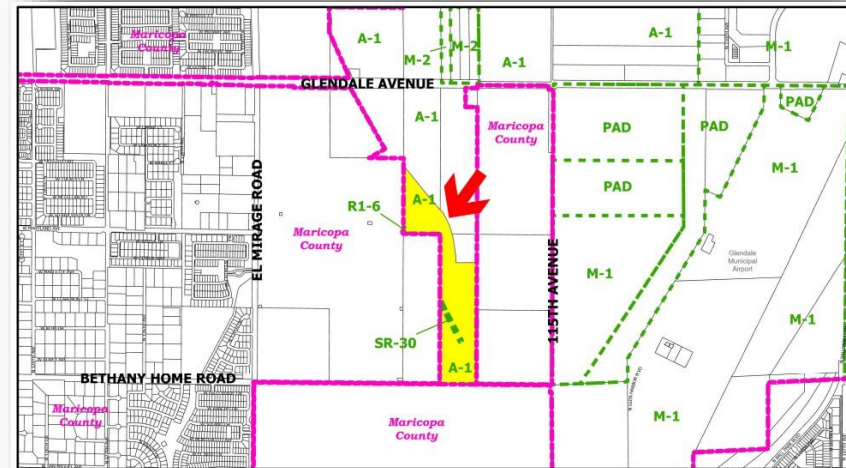


General Plan / Zoning

General Plan Proposal: HI



Zoning Proposal: M-2 with Special Use





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Stipulations as Recommended by Planning Commission

1. Development shall be in substantial conformance with the applicant's project narrative date stamped May 17, 2024.
2. Development shall be in substantial conformance with the applicant's site plan, date stamped May 17, 2024.



Stipulations cont...

3. The developer shall construct site improvements in conformance with the Real Property Purchase and Sale Agreement recorded with the Maricopa County Recorder on December 12, 2023.
4. A ten-foot-tall (from grade) berm along the northern boundary of parcel 501-55-003B and the eastern portion of the northern boundary of parcel 501-99-001J shall be installed prior to the start of business operations.



Stipulations cont...

5. All proposed site improvements shall require Luke Air Force Base Approval and City of Glendale design and construction plan review prior to installation.
6. All proposed road improvements to El Mirage Road require coordination with the Maricopa County Department of Transportation for review and approval.



Stipulations cont...

7. Any future proposed access from Glendale Avenue will require City of Glendale Transportation Department review and approval. As part of this approval, the road will require design and construction plan approval.
8. All operations, monitoring, recordkeeping, and reporting will be conducted in accordance with an approved Maricopa County air permit for dust control.



Stipulations cont...

9. All mine activities will be regulated by the United States Mine Safety and Health Administration (MSHA) under the approved Mine Site Identification used by Three Rocks LLC. No operations will take place when significant flows occur in the Aqua Fria River and the vertical and horizontal limits of excavation will be in conformance with the approved Aggregate Mined Land Reclamation Plan administered by the Arizona State Mine Inspector (ASMI) and the Floodplain Use Permit (or equivalent entitlement) issued by the City of Glendale.



Stipulations cont.

10. Once it is determined that the appropriate unconsolidated sand and gravel resources have been excavated from the property, the site will be reclaimed back to its purpose as a primary floodway of the Agua Fria River. The Reclamation Plan will be approved by the ASMI and will include a suitable financial assurance mechanism to guarantee that planned reclamation efforts are conducted in the event of default.



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