



**M R TANNER MINING/THREE
ROCKS, LLC
GPA24-01 & ZON24-01**

Planning Commission Public Hearing – June 27, 2024

**Christina LaVelle
Senior Planner**





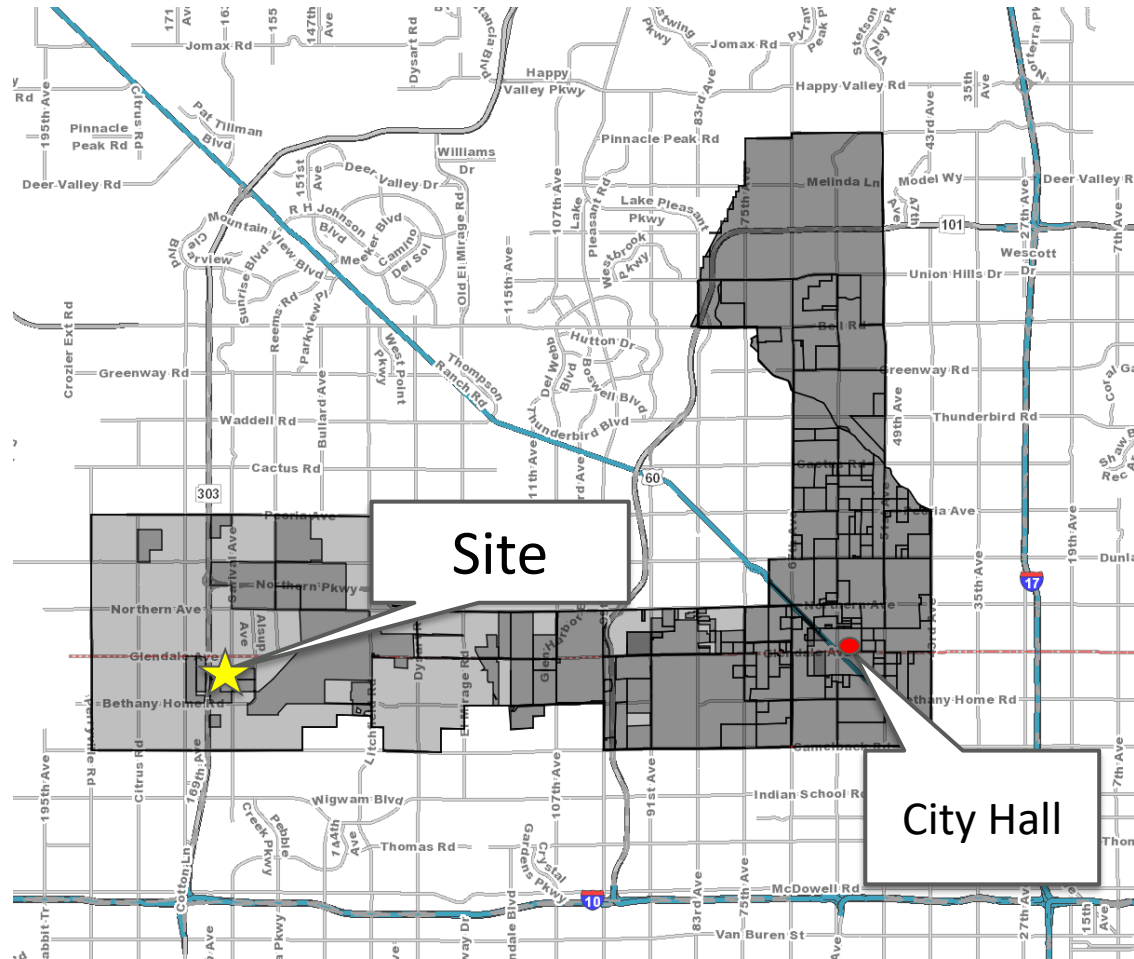
Request

- 1) Minor General Plan Amendment from POS and LDR 2.5 to HI (48 acres)
- 2) Rezone from A-1, SR-30, and R1-6 to M-2

Applicant/ Owner: Paul Gilbert, Mary Grace McNear, Kurt Waldier / City of Glendale

Vicinity Map

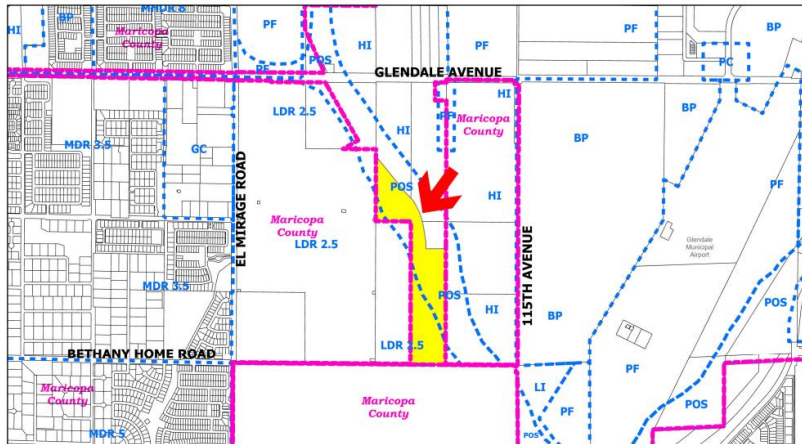
Located east
of the
southeast
corner of
Glendale
Avenue and El
Mirage Road



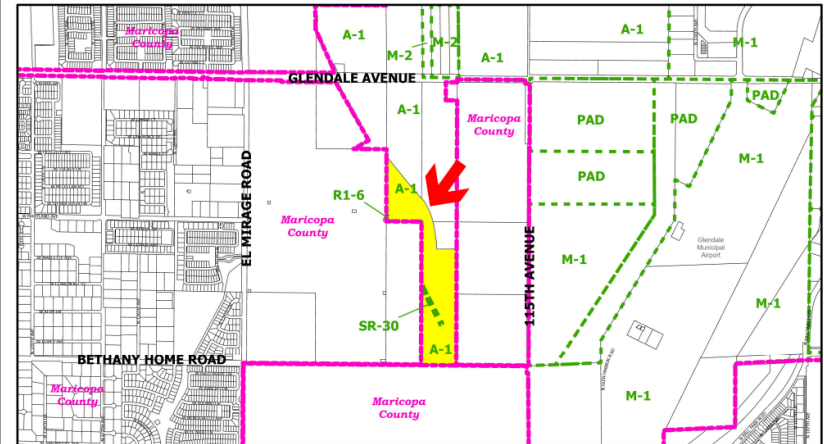


General Plan/Zoning Maps

General Plan Proposal: HI

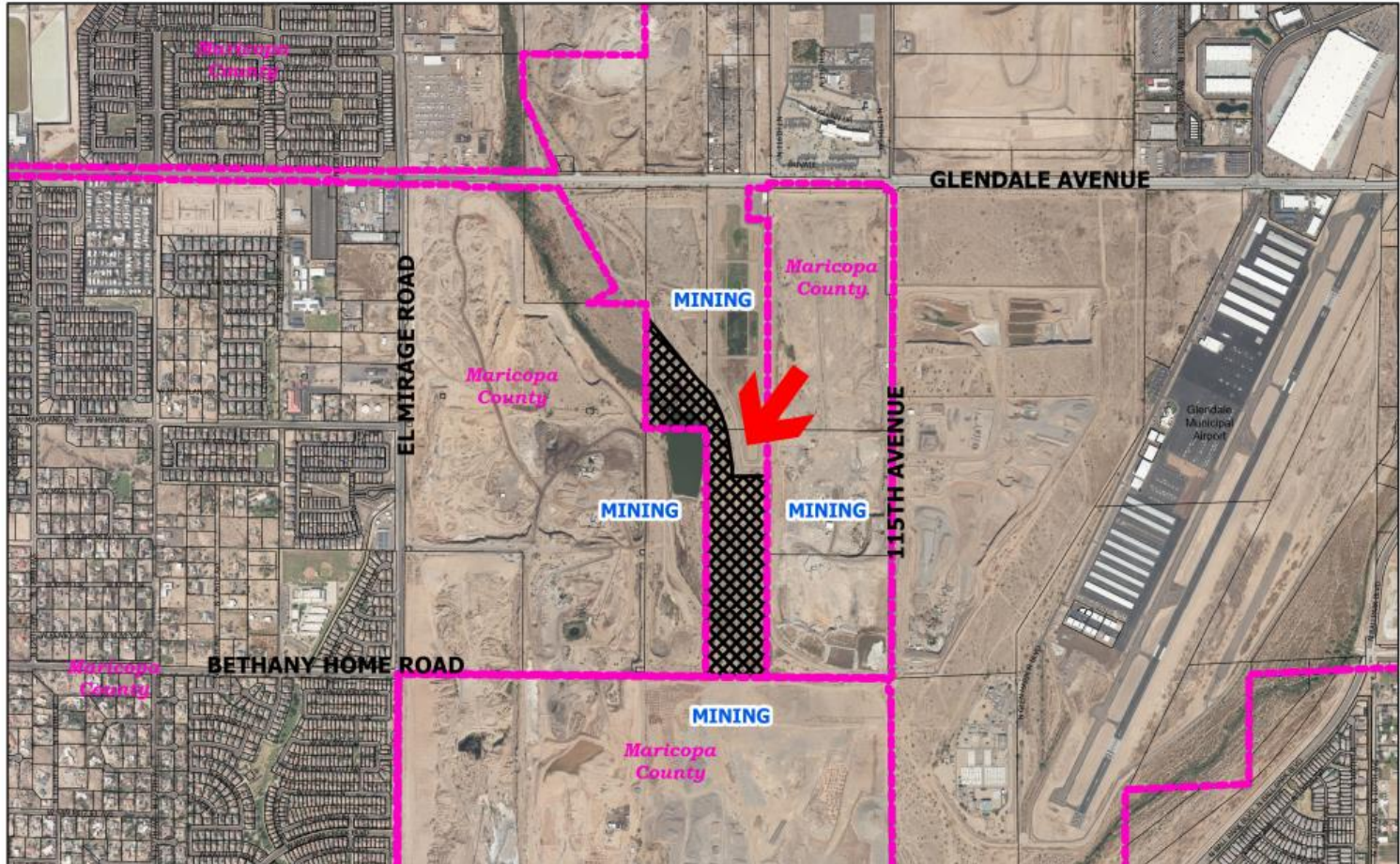


Zoning Proposal: M-2 with Special Use





Aerial Photograph





Public Involvement

- Neighborhood Meeting: April 25, 2024.
- Notices mailed: June 03, 2024.
- Published in the *Arizona Republic*: June 05, 2024.
- Property posted on-site: June 10, 2024.



Findings & Analysis

- Proposal is consistent with the General Plan.
- Furthers General Welfare by supporting development.
- Zone change is compatible with adjacent properties.
- Mitigation measures have been included.



Findings & Analysis

- Special Use is not detrimental due to:
 - Increase of traffic.
 - Excessive noise or light.
 - Scale or height.
 - Hours of operation.
 - Parcel size.
 - Disruption of character of area.



Recommendation

Move to recommend approval of GPA24-01, as written.

Move to recommend approval of ZON24-01, subject to the following stipulations:

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



Recommendation

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



Recommendation

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.



Recommendation

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.



Recommendation

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.



Recommendation

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.



Recommendation

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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