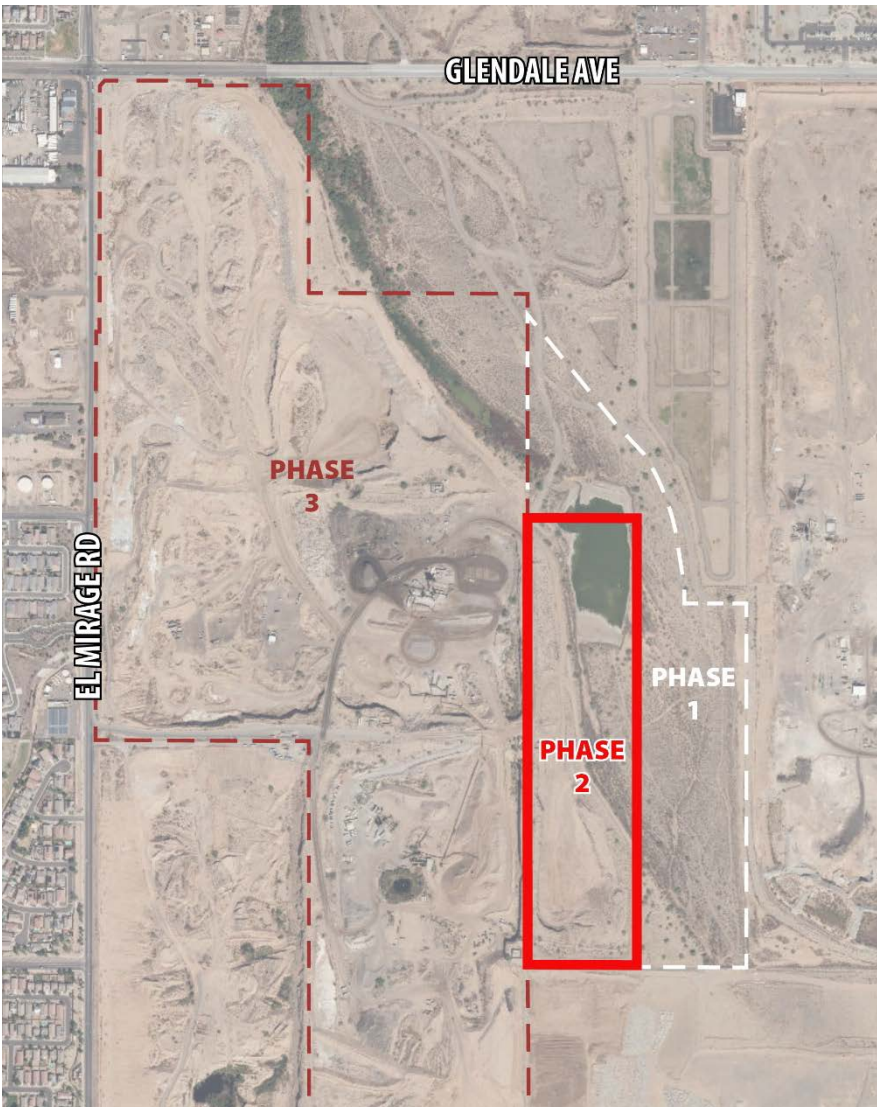


# Three Rocks Mining Phase 2

Annexation, Minor General Plan Amendment, and Rezone  
Located along the Agua Fria River between Bethany Home Rd (alignment) and  
Maryland Ave (alignment) approximately 2,500 feet east of El Mirage Rd

AN-268, GPA25-02, ZON25-04



Submitted:  
June 2, 2025

Submitted by  
Gilbert Bllie PLLC  
701 North 44th St  
Phoenix, Arizona 85008  
(480) 429-3000

## Purpose of Request

Gilbert Blilie PLLC, on behalf of MR Tanner Mining, Inc (parent company of the property owner of record Three Rocks LLC), is requesting the annexation of approximately 39 acres of land located southeast of the southeast corner of El Mirage Rd and Glendale Ave, APN 501-55-011C, as legally described in **Exhibit A** (referred to herein as the “Property”). Concomitantly, we are requesting a Minor General Plan Amendment from Parks and Open Space (POS)/Low Density Residential: 1 - 2.5 du/ac (LDR 2.5) to Heavy Industrial (HI), and a Rezone to M-2 with a Special Use Overlay for a sand and gravel mining operation across the 39-acre property being annexed.

The approval of the annexation, general plan amendment, and rezone requests will allow the expansion of the adjacent Three Rocks LLC mining operation immediately to the west, as well as provide for a larger and more efficient mining operation for the Three Rocks LLC property immediately to the east that was recently purchased from the City of Glendale and entitled for sand and gravel mining operations in 2024.

The approval of this mining operation constitutes Phase 2 of a multi-phase effort to mine the high-quality aggregate resources within the Agua Fria River, then backfill the mined areas with inert fill once the aggregates are extracted for future redevelopment in the City of Glendale. Phase 1 was completed with the acquisition of the adjacent 48 acres from the City of Glendale and approved General Plan Amendment and Rezoning. Subsequent phases will include the annexation and development of the remaining Three Rocks LLC mining operation in the County as the 308-acre mining pit is backfilled.

## Site Context

The 39-acre Property is situated within the Agua Fria floodway and floodplain approximately 2,550 feet east of El Mirage Rd and 2,550 feet south of Glendale Ave, as well as approximately 3,500 west of the Glendale Municipal Airport. The Agua Fria corridor is an important source of high-quality construction materials, and a vast majority of this area currently consists of mining and extraction operations roughly ranging from Olive Ave to Indian School Rd. This is inclusive of the Three Rocks LLC current mining operation in Maricopa County immediately west of the site to El Mirage Rd, consisting of over 300 acres, as well as the 48 acres recently purchased from the City of Glendale in 2024 for mining purposes. The general plan amendment and rezone applications for the property purchased from the City of Glendale for the future mining operations were approved by City Council on August 13, 2024 (GPA24-01 and ZON24-01). See **Exhibit B. Site Context**.

	Land Use	Zoning	Existing Conditions
North	HI	M-2	MR Tanner Mining purchased the adjacent property to the north from the City of Glendale in 2024 for mining purposes. North of Glendale Rd includes additional mining and extraction operations within the Agua Fria corridor, as well as the Glendale Regional Public Safety Training Center and Landfill.
East	HI	M-2	The land MR Tanner Mining, Inc purchased from the City of Glendale in 2024 borders both the north and east boundary of the Property. Additional mining operations are located further east as well within unincorporated Maricopa County and in the City of Glendale up to the Glendale Municipal Airport

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Conditions</b>
<b>South</b>	Parks/Open Space (City of Phoenix)	RU-43 (Maricopa County)	The land south of the Property consists entirely of mining operations within the Agua Fria corridor.
<b>West</b>	LDR 2.5	RU-43 (Maricopa County)	The land west of the Property is owned by Three Rocks LLC for sand and gravel mining operations up to El Mirage Rd and as far north as Glendale Ave.

## **Project Overview**

The request herein constitutes Phase 2 of the overall project. The sand and gravel mining operations planned for the Property will excavate unconsolidated sand and gravel resources for processing at the existing crushing, washing, and sorting plant on the adjacent Three Rocks LLC property. Excavation will occur on approximately 86 acres which includes the Property and a contiguous property to the east, APN 501-55-012E, as shown on the site plan submitted with this application. The excavated pit is expected to be approximately 65 feet deep. However, the actual depth of the mining operations is not known until soil samples can be taken to understand the depth of the economical sand and gravel materials that will be extracted.

Operations on the Property will include material excavation using traditional tracked or wheeled excavators, then transport to the adjacent Three Rocks LLC site to the west using off-road trucks for processing. There will be no blasting or use of explosives to mine or process materials, nor will there be any infrastructure or utilities constructed or used on the Property. Finished products will be transported from the adjacent Three Rocks LLC property in the County to their destination as currently occurring on the Three Rocks LLC operation.

Fueling and light maintenance (such as oiling, greasing, and filter replacements) may be performed on the mobile equipment on the Property on an as needed basis, but there will be no fuel storage or major maintenance activities/facilities constructed or conducted on the Property. Offices, parking, restrooms, material and equipment storage, and waste receptacles are all located on the adjacent Three Rocks LLC facility located in unincorporated Maricopa County. So, there will be no buildings or other structures, parking, storage, or disposal of solid or other regulated wastes on the subject Property.

Operating hours are generally limited to daylight hours during the normal business week (approximately 7:00 am to 5:00 pm Monday through Friday). However, operations may be temporarily extended to meet short term project demands or emergency projects on an as needed basis. For this reason, there will be no structured lighting installed on the Property. However, the mobile excavating equipment will have headlights when needed during non-daylight hours. Although, since these headlights will be below grade operating inside the pit, there will be virtually no lighting impacts on surrounding properties. This Property is also not adjacent to any residential homes that would potentially be adversely affected by the use of headlights.

Dust will be mitigated by limiting traffic speed and water applications. Operations, monitoring, recordkeeping, and reporting will be conducted in accordance with an approved Maricopa County air permit.

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 Agua 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.

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 and maintained as open space. 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.

Phase 3 of the overall project will run roughly concurrent with the mining operation discussed in Phase 2 above. Phase 3 will include the backfill of the existing Three Rocks mining operation adjacent to the Property, which consists of over 300 acres, and will provide for the ultimate development of the reclaimed land. The backfill operation for Phase 3 currently ongoing, but is expected to continue for approximately 10 years until the land is prepared for development. This timeframe is, however, dependent on market conditions and how quickly inert material can be delivered.

Upon the conclusion of the mining activities and the completion of the backfilling operation, the land will be developed and include a wide mix of uses, including a commercial corner at El Mirage Rd and Glendale Ave, employment/flex uses along El Mirage Rd, and a combination of multifamily and single-family residential uses at various densities. To complete this, Phase 3 of the overall project will be annexed and rezoned upon the completion of the mining activities, which is expected to conclude by the end of 2025. A land use plan is in the process of being completed for the redevelopment of these 300+ acres, and is projected to provide for approximately 1,700 residential units, over 15 acres of commercial, and over 30 acres of employment/flex uses.

It should be noted that approximately 80 acres of the area within Phase 3 is located within the City of Phoenix annexation area due to a strip annexation the City of Phoenix completed along the Bethany Home Rd alignment, bisecting the 308-acre property. Gilbert Blilie is coordinating with the City of Phoenix to de-annex the strip annexation owned by Three Rocks LLC in order to annex and develop the entire 308 acres owned by Three Rocks LLC within Phase 3 into the City of Glendale.

## **Phasing**

The mining operation in Phase 2 will be conducted in three phases. Phase one will include the construction of the upstream inlet structure to channel and divert the flow of water through the Agua Fria River to avoid water pooling in the mine pit. The second phase will consist of the mining operation conducted across the Site at approximate 10-foot lifts. The third phase will include the installation and construction of the remaining erosion control structures and the preparation of the final reclamation surfaces. The overall timeline for completion of the Phase 2 mining operation is expected to run 7-12 years, depending on market conditions for aggregate materials over this time.

## **Access**

Access to the Property will be provided through the adjacent Three Rocks LLC property to the west, which maintains an existing controlled access point on El Mirage Rd for its current operations. Unpaved mine roads will enter and exit the property to move equipment and transport excavated materials to the adjacent processing area. These roads will be constructed to MSHA standards for heavy equipment and off-road trucks and are adequate for emergency vehicle access. Cross-access easements will be provided where needed between separate properties.

Direct access to Glendale Rd is not determined to be necessary at this time, but may be revisited with the City of Glendale in the future if necessary.

## **Infrastructure**

The sand and gravel mining operations on the Property do not require water and sewer infrastructure to be delivered to the site. Water used for dust control will be brought to the property using a dedicated water truck filled on the adjacent Three Rocks LLC property. No structures, utilities, waste receptacles, or restrooms will be constructed on the Property.

## **Community Benefits**

The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale. Sand and gravel produces are a needed commodity for nearly all construction projects in the City of Glendale and elsewhere. Extracting these resources in closer proximity to the construction projects where they are utilized reduces the travel time and energy expended to deliver these materials to the construction site, which in turn reduce local costs of construction, minimize road wear and vehicle emissions.

The Aqua Fria River floodplain in the area of the Property has been significantly altered by abandoned mining pits that were never backfilled, wildcat dumping of construction waste, and demolition debris. As a consequence, the river hydraulics have been significantly altered and flows through the property are not typical of efficient riparian systems. This proposed mining operation will actually improve river hydraulics, establish more desirable riparian conditions, and may reduce the extent of floodplain and floodway in the area.

All mines in Arizona located on private lands are required to obtain an ASMI-approved mined land Reclamation Plan. This plan will address means and methodologies for Three Rocks LLC to remove valuable aggregates from the Property and restore the Property consistent with the selected post mining land use and to a safe and geotechnically stable condition. The Reclamation Plan for this mining operation will be prepared by Three Rocks LLC in consultation with the City of Glendale. ASMI approval of the Reclamation Plan will require notification to the City of Glendale and the surrounding community. Importantly, the estimated reclamation costs, as detailed in the approved Reclamation Plan, are required to be bonded by Three Rocks LLC in the unlikely potential that Three Rocks LLC cannot perform the reclamation as prescribed in the plan. So, the City of Glendale and the surrounding neighbors can be assured that proposed improvements to the Agua Fria River corridor will be completed.

## Consistency with the General Plan

The requested amendment to the General Plan Land Use Map will be compatible with the adjacent uses as virtually all of the surrounding uses are active mining operations, including those immediately east, west, and south. In fact, the mining operations east and north of the Property are designated as HI on the Land Use Map, equivalent to this request. It should also be noted that the Reclamation Plan that will be prepared in connection with the approved mining activities will restore the land as riparian open space once the mining activities are completed on the Property. This post-mining land use will provide a significant community asset, and will be compatible with the current Parks and Open Space land use designation on the City's General Plan Land Use Map today.

This request is also consistent with and supported by the City's General Plan as shown in the following goals and policies:

### Goal LU-1. Development is guided by sound growth management

- *Policy LU-1.3 The City shall work with adjacent jurisdictions to promote compatible land use.*

This use is compatible with all adjacent uses, including those within unincorporated Maricopa County. There are active mining operations all along the Agua Fria River corridor between Olive Ave and Indian School Rd.

### Goal LU-6. The City strives for equal protection for residential development and aggregate mining operations by promoting compatible land uses in areas of close proximity to existing or planned aggregate and mineral mining operations.

- *Policy LU-6.1 The City shall discourage new residential zoning where future residences would be adjacent to an existing or planned aggregate / mineral mining operation.*
- *Policy LU-6.2 The City should promote non-residential development, such as business park and industrial uses, adjacent to existing, future or proposed aggregate / mineral mining operations.*

Since the Property is virtually completely surrounded by other active mining operations along and adjacent to the Agua Fria river corridor, residential uses are simply not appropriate in this location. However, the proposed sand and gravel operation will be the most appropriate and compatible use for the subject Property given its context and consistent with this General Plan goal.

## Rezone and Special Use Overlay

Although there will be no structures placed on the Property, the use of this Property will be in compliance with the M-2 development standards. A comparison representing the compliance with these development standards is provided below:

Development Standards	M-2	Proposal
Min. Net Lot Area	6,000 SF	39 acres
Max. Lot Area	N/A	N/A
Min. Setback		
<i>Front</i>	25'	N/A
<i>Rear</i>	60'	N/A
<i>Side</i>	60'	60'
<i>Street Side</i>	25'	N/A
Max. Structure Height	30'	N/A
Max. F.A.R.	0.30	N/A

A Special Use District Overlay is also required for the operation of this sand and gravel mine to excavate, crush, and process materials per Unified Development Code section 35.2.902C.1.(f). The use of this Property will abide by all requirements and standards of the Special Use District Overlay and other provisions in the City of Glendale Unified Development Code.

## **Conclusion**

The subject Property is entirely surrounded by active and approved sand and gravel mining land uses. The approval of this request will allow the expansion and continuation of an existing mining operation by the adjacent Three Rocks LLC mining operation. The only use of the Property will be sand and gravel mining. As such, there will be no structures or other infrastructure constructed on site. All sand and gravel resources extracted from the subject Property will be hauled to the adjacent property to the west also owned by Three Rocks LLC for processing and distribution.

There are no residences of sensitive businesses within the vicinity of the Property that will be adversely affected by this use. All mine activities will be regulated by the United States MSHA under the approved Mine Site Identification used by Three Rocks LLC.

Importantly, MR Tanner Mining, Inc/Three Rocks LLC are committed to reclaiming and backfilling the mine after the appropriate unconsolidated sand and gravel resources have been excavated from the property, which will return the Property back to its purpose as a primary floodway of the Agua Fria River with a financial assurance mechanism to provide assurance that these commitments are met.

**Exhibit A**  
**Legal Description and Exhibit**

**THREE ROCKS  
PARCEL 2  
LEGAL DESCRIPTION**

A parcel of land situate within the west half of the west half of the Southeast Quarter of Section 12, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, also described as follows:

**BEGINNING** at the South Quarter Corner of said Section 12 monumented by a 3" Maricopa County brass cap in hand hole, stamped S12, S13, T2N, R1W RLS 36563 dated 2003 from which the Southwest Corner of said Section 12 monumented by a 3" Maricopa County brass cap in hand hole stamped S11, S12, S13, S14, T2N, R1W Dated 2009 bears as the Basis of Bearing North 89°28'15" West, 2,586.28 feet;

**THENCE** North 00°11'36" East along the north-south mid-section line of said Section 12, a distance of 2,639.76 feet to the Center of said Section 12;

**THENCE** South 89°31'51" East along the east-west mid-section line of said Section 12, a distance of 646.32 feet to the easterly line of the west half of the west half of the Southeast Quarter of said Section 12;

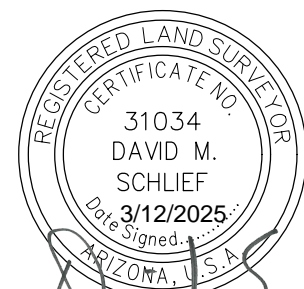
**THENCE** along said easterly line South 00°11'17" West, 2,640.36 feet to the southerly line of the Southeast Quarter of said Section 12;

**THENCE** North 89°28'40" West along said southerly line, 646.56 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1,706,611 square feet or 39.1784 acres more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: Colliers Engineering and Design  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 25002205  
Date March 12, 2025



A handwritten signature in black ink, appearing to read "David Schlieff", written over the bottom portion of the professional seal.

March 12, 2025

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CENTER OF SECTION 12

WESTERLY LINE OF THE  
SOUTHWEST QUARTER  
OF SECTION 12

THREE ROCKS LLC  
501-55-007D  
NOT A PART

NORTH EL MIRAGE ROAD



BASIS OF BEARING  
N89°28'15"W 2586.28'

SOUTHWEST CORNER  
SECTION 12, T2N, R1W  
MARICOPA COUNTY  
BRASS CAP IN HAND HOLE  
STAMPED 11,12,13,14 DATED 2009

S89°31'51"E  
646.32'

N00°11'36"E 2639.76'

EASTERLY LINE OF  
THE WEST HALF OF  
THE WEST HALF OF  
THE SOUTHEAST QUARTER  
OF SECTION 12

S00°11'17"W 2640.36'

M R TANNER MINING INC  
APN: 501-55-012E

NORTHERLY LINE OF THE  
SOUTHEAST QUARTER  
OF SECTION 12

POINT OF  
BEGINNING

N89°28'40"W  
646.56'

SOUTH QUARTER CORNER  
SECTION 12, T2N, R1W  
MARICOPA COUNTY  
3" BRASS CAP DOWN 1.5'  
STAMPED S12 S13 RLS 36563

Formerly **HILGARTWILSON**

PROJ.NO.:	25002205
DATE:	MAR. 2025
SCALE:	1" = 400'
DRAWN BY:	BMG
CHECKED BY:	DMS

**THREE ROCKS**  
EL MIRAGE AND GLENDALE AVE.  
GLENDALE, ARIZONA

**EXHIBIT**






2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436

**Exhibit B**  
**Site Context**

# Three Rocks Context and Conceptual Phasing



-  PHASE 1  
Land Acquisition and Entitlement
-  PHASE 2  
Annexation and Mining Expansion
-  PHASE 3  
Backfill and Redevelopment

-  City of Glendale Metropolitan Planning Area Boundary
-  City of Phoenix Metropolitan Planning Area Boundary

