



## PLANNING COMMISSION REPORT

CASE: ZON25-07 REEMS & MYRTLE INDUSTRIAL LOCATED AT THE NORTHWEST CORNER OF REEMS ROAD AND MYRTLE AVENUE

CASE #: ZON25-07

MEETING DATE: 01/22/2026

FROM: Alejandro Lerma, Senior Planner, Planning, alerma@glendaleaz.com, 623 930-2810

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### **SUBJECT**

ZON25-07, a request by Caleb Weeks, on behalf of Bergin, Frakes, Smalley & Oberholtzer, PLLC, representing Woudenberg Properties, LLC, to rezone approximately 9.4 acres of real property from Rural Residence (RR-45) to Planned Area Development (PAD) to allow industrial/commercial uses. The site is located at the northwest corner of Reems Road and Myrtle Avenue in the Yucca District.

Presented By: Alex Lerma, Senior Planner

### **REQUEST**

Planning Commission recommendation to amend the zoning classification for Reems & Myrtle (ZON25-07).

### **APPLICANT/OWNER**

Caleb Weeks, on behalf of Bergin, Frakes, Smalley & Oberholtzer, PLLC, representing Woudenberg Properties, LLC.

### **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

### **SUMMARY**

The applicant is requesting to rezone the subject property to Planned Area Development (PAD) to allow a mix of light industrial and commercial uses. The property is a half a mile northwest of Luke Air Force Base and is within the 70-75 noise contours. Water services will be provided by Adaman, and sewer services will be provided by EPCOR. Site access is proposed along Reems Road by way of two (2) separate driveways.

### **BACKGROUND INFORMATION**

**General Plan Designation:**

The property is designated as Luke Compatible Land Use (LCLU).

**Property Location and Size:**

The 9.4-acre property is located at the northwest corner of Reems Road and Myrtle Avenue and is in the Yucca District.

**History:**

The property is currently vacant, undeveloped land in Maricopa County. The site is located within the vicinity of Luke Air Force Base and lies within the 70-75 noise contour. The parcel is currently going through an annexation process to be incorporated into the city limits. Within Maricopa County jurisdiction, the property is currently zoned Rural Zoning District - One Acre Per Dwelling Unit (RU-43). Upon annexation, the property will receive the most like zoning of Rural Residence-45 (RR-45).

**Project Details:**

The applicant seeks to rezone the property to Planned Area Development to facilitate development that is consistent with adjacent industrial projects. The PAD will permit flexible development, allowing for a mix of light industrial and commercial land uses. There is no specific use proposed for the site; however, a possible option is to utilize the two existing 4-acre lots to include two 13,000-square-foot industrial/commercial buildings, storage areas, and associated required parking, as depicted in the PAD Narrative Conceptual Site Plan. The PAD development standards will be reflective of the Unified Development Code's Light Industrial (M-1) zoning classification, with slight modifications.

Two driveways are proposed along Reems Road, providing individual access points which will maintain a minimum 150-foot separation. No proposed access is expected along Myrtle Avenue.

The property is presently within the water service area of Adaman Mutual Water Company. Sewer services to the site will be provided by EPCOR.

**CITIZEN PARTICIPATION TO DATE:****Applicant's Citizen Participation Process:**

On August 1, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. A virtual neighborhood meeting was held on August 18, 2025. Five residents attended the meeting. There were general concerns expressed about industrial and commercial development encroaching on the neighboring rural residential community. The applicant's Citizen Participation Final Report is attached.

**Planning Commission Public Hearing:**

A Notice of Public Hearing was published in The Arizona Republic on January 1, 2026. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on December 26, 2025. The property was posted on January 2, 2026.

**STAFF FINDINGS AND ANALYSIS**

**Required PAD Purpose:**

The Unified Development Code requires the following the purpose of this district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

Section 35.2.901(A) of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

**Staff Analysis:**

The conceptual site plan demonstrates effective use of land, circulation, and site arrangement. The location of the buildings is strategically arranged to provide enough separation between residential uses to the west and the proposed industrial buildings. Screening walls and landscape buffers will serve to mitigate adjacent incompatible land uses. The site plan also demonstrates pedestrian connectivity by incorporating sidewalks internally and along the public right-of-way.

2. Encourage residential development to provide a mixture of housing types and designs.

**Staff Analysis:**

The project will be oriented towards industrial and general commercial land uses with a primary focus on industrial distribution and warehousing. There is no intention of allowing residential land uses.

The property is located within the 70- and 75-decibel noise contours of Luke Air Force Base. Luke Compatible land uses within these contours prohibit residential uses. The PAD entitlement will be reflective of Luke Compatible land uses by not allowing residential uses.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

**Staff Analysis:**

The PAD's main objective is to provide development compatible with the surrounding land uses. The project will continue the land use trends in the area related to mixed-use development, primarily focused on commercial and industrial uses. The established development standards will provide flexibility to allow building types of various heights and sizes to accommodate the variety of land uses allowed on site.

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.

**Staff Analysis:**

The development has designed the site to mitigate building height and proximity to the existing residential uses through increased setbacks and enhanced landscaping areas. The PAD design standards take special consideration of the scale of the overall development. Colors and design patterns will be used to de-emphasize building mass and develop visual interest by creating an overall pleasing aesthetic throughout the development area.

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

**Staff Analysis:**

Adequate utilities exist in the area. The property is currently within the Adaman Mutual Water Company water service area. Sewer will be provided by EPCOR. Off-site improvements along Myrtle Avenue will need to be coordinated with Maricopa County and will not be maintained by the City of Glendale. Reems Road is considered an arterial road and is maintained by the City of Glendale.

Two driveways are proposed along Reems Road. The northern drive is aligned with the existing driveway on the east side of Reems Road. The southern parcel also gains access from Reems Road. These driveways will maintain a minimum 150' separation from point of curvature to point of curvature.

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

**Staff Analysis:**

The proposed development is consistent with several of the goals and policies contained in the General Plan. One of the General Plan goals is for newly annexed properties and future development to be compatible with the continued operation of Luke AFB / Glendale Municipal Airport (Goal MA-1). The property is located within the 70 and 75 Luke Air Force Base (AFB) Noise Contour. Through the design review process, staff will ensure that all new development near Luke AFB is compatible with land use type and site design. Luke AFB will be included in the review process for all new developments proposed near the AFB. (Policy LU-2.1).

**RECOMMENDATION**

Should the Planning Commission recommend approval of ZON25-07, it should be subject to the stipulation in the staff report.

**PROPOSED MOTION**

Move to recommend approval of ZON25-07, subject to the following stipulations:

Development shall be in substantial conformance with the Reems & Myrtle  
PAD Narrative, final date stamped November 10, 2025.

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**Attachments**

PAD Narrative

CP Final Report\_without labels

Prop207

TIA Executive Summary

ZON Map

Aerial Map

PC Presentation