



# Reems & Myrtle

ZON25-07

Planned Area Development Rezone Request

Northwest Corner of Myrtle Avenue & Reems Road  
Glendale, Arizona

1st Submittal: May 22, 2025

2nd Submittal: September 19, 2025

3rd Submittal: November 7, 2025

PLANNING DIVISION  
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Engineering  
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## A. Introduction

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Colliers Engineering & Design, on behalf of Woudenberg Properties, LLC (the “Applicant”), respectfully requests the City of Glendale’s (“City”) approval of the zoning of approximately 9.4 acres to Planned Area Development (“PAD”) within the City of Glendale to allow for an industrial development (“Project”) consistent with the surrounding area. The Project is generally located at the northwest corner of Reems Road and Myrtle Avenue within Section 6, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona on two parcels identified as Maricopa County Assessor Parcel Numbers 501-49-008U and 501-49-008V (the “Property”). See **Figure 1, Vicinity Map.**

The Property is currently located within unincorporated Maricopa County (“County”) and is zoned RU-43, supplemented by a 2010 Special Use Permit (Z2008042) which, as further described below, currently permits interim light industrial uses for the Property. In addition, a Pre-Annexation Development Agreement (2012-0989588) (the “PADA”) was entered into in 2012 for a 20-year term between the City and the ‘Loop 303 Phase 1 Utility Group,’ a group of several landowners in this region of the County which included the previous owner of the Property. The PADA requires the City to honor the Property’s existing entitlements previously approved by the County and prohibits certain uses of the Property which are maintained in this PAD. A concurrent annexation application is also being submitted with this request. Consistent with its current County entitlements, the objective of this request is to create an initial zoning within the City to PAD to allow for industrial/commercial development of the Property. The Project’s location within the vicinity of Luke Air Force Base (“Luke AFB”), located approximately ½ mile to the southeast, makes it ideal for industrial/commercial uses as residential uses under the County RU-43 are not permitted due to the Property proximity to Luke AFB. This development makes for a logical addition to the recent large-scale industrial developments that have been approved and constructed adjacent to and within the vicinity of this Property. Given the intended low-intensity industrial use of the Property, the development acts as a transition from the larger nearby industrial complexes to portions of the existing residential uses.

## B. Existing Conditions and Entitlements

### Existing Conditions

The Property is currently vacant, undeveloped land within the County. The Property is located within the vicinity of Luke AFB and lies within the 70-75 LDN noise contour. The Property has multiple encumbrances, including irrigation and electrical easements traversing the western Property boundary, and an existing dirt ditch along the eastern Property boundary located within the existing ROW. The Project and surrounding area's current General Plan designations, zoning, and current land uses are outlined below.

**Table 1: Adjacent Property Conditions**

Location	General Plan Land Use Designation	Current Zoning	Land Use
Project Site	Luke Compatible Land Use	RU-43, SUP	Vacant
North	Luke Compatible Land Use	RU-43 (County)	Rural Single-Family Residential
East	Luke Compatible Land Use	MCP/PAD (Reems Ranch)	Reems Road, then Industrial
South	Luke Compatible Land Use	PAD (Bickman Industrial)	Myrtle Avenue, then Industrial
West	Luke Compatible Land Use	RU-43 (County)	Rural Single-Family Residential

### Existing Entitlements

The current County SUP approved interim light industrial uses for the Property until January 12, 2040, as part of a four-building Industrial Park contemplated by the previous landowner. Such permitted uses include:

1. Indoor storage of materials and equipment;
2. Cold and Dry goods storage;
3. Stone, clay and glass products manufacturing and assembly;
4. Feed and seed storage;
5. Motor vehicle/RV/semi-truck storage (indoor/outdoor), and
6. Contract construction services (pool company, exterminator company and flooring/tile company), non-retail.

These uses are generally consistent with the permitted uses in the City's M-1 zoning district and are considered compatible with the permitted use list of this PAD.

Following the SUP, the PADA was entered into in 2012 and clarified certain reclaimed water and wastewater, water, and roadway infrastructure rights and obligations applicable to the properties subject to the PADA, some of which have been annexed into the City since the PADA's execution. Further, the PADA obligates the City to recognize all County zoning, special use permits, military compatibility permits, plans of development, and all other County entitlements thereon, and prohibits certain heavy industrial land uses such as inert landfills, landfills, and rendering plants. This PAD request memorializes those land uses permitted by the SUP and prohibited by the PADA and builds upon these entitlements consistent with the heightened concentration of industrial development in the Property's surrounding area that has been established since the previous approvals. This PAD request will allow for a greater diversity of light industrial and commercial uses than currently permitted through the County SUP.

## **Existing Circulation & Access**

The Property is bordered by Reems Road on the east and Myrtle Avenue to the south. Reems Road is currently a three-lane road with approximately 133 feet of existing ROW (78-feet of ROW - west ½ and 55-feet of ROW - east ½). The General Plan, and the City's Engineering Standard Details classify Reems Road as an Arterial Road, Arterial Section A-1 with an ultimate ROW width of 110-feet. Half street improvements along the eastern portion of Reems Road were completed with the Reems Ranch Industrial Development. An additional 23-feet of ROW, in excess of the required 55-feet of ROW, has previously been dedicated along the western half of Reems Road.

Myrtle Avenue is currently a dirt road with a 30-foot access easement adjacent to the southern project boundary. The southern half street of Myrtle was dedicated but not improved, with the development and construction of Bickman Industrial at the SWC of Reems Road and Myrtle Avenue.

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## C. Proposed Development Plan

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### Purpose and Overview

To permit flexible development of this Project, the proposed PAD will allow a mix of light industrial and commercial land uses as listed within this document. This effort is consistent with the intent of the PAD zoning category to encourage new development with unique design components and/or substantial benefit to the City that would not otherwise be allowed within the standard zoning districts. Additionally, the proposed PAD zoning is consistent with the surrounding PAD zoned developments and can offer uses that support the existing surrounding industrial activity. A list of permitted uses are listed in the section below, which have been assembled from the City's M-1 Light Industrial Zoning district, with modifications based on the existing county entitlements (SUP) and City agreements (PADA), and limitations imposed by the Luke AFB Compatible Land Use table (included as **Appendix A**). The exact industrial/commercial use of the Property is not yet known. One 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 shown in **Figure 4, Conceptual Site Plan/Development Plan**.

### PAD Justification

The Project fulfills the intent of the PAD zoning district and the PADA. Utilizing the PAD district for this development will ensure that the Property is consistent with surrounding industrial zoning and unique development restrictions around Luke AFB while providing market flexibility for a property surrounded by both rural residential and large industrial users. See **Figure 3, Existing and Proposed Zoning Districts** for surrounding zoning.

The Project meets the intent of the PAD zoning district within Section 35.2.901 of the Glendale Unified Development Code (UDC). The proposed uses are consistent with the Luke Compatible Land Use designation and policies and guidelines established within the General Plan. Development of the Project will be served by adequate utilities, transportation, and drainage and will support increased access and circulation in the area through half street road improvements. The Project will extend and/or utilize existing utilities and maintain the drainage facilities on the eastern boundary. The adjacent roadways will be developed according to the City's functional classifications and will not cause additional strain on surrounding development. The tailored use list and development standards of the Project will provide a transition of uses from the industrial use PADs on the south and east to the County rural and residential uses to the north and west.

In addition to its conformance with the General Plan land use designation, the Project will support the following General Plan goals and policies.

**Goal LU-2: There are transition and buffer areas between unrelated land uses.**

*Policy LU-2.1 The City shall ensure that all new development near Luke AFB is compatible in land use type and densities/intensities.*

The Project is compatible with the Luke AFB and will act as a transition between the surrounding properties that border between Glendale and Maricopa County. The permitted uses and development standards established within the PAD will support the General Plan’s goals of transitions and buffers between land uses, while allowing for industrial uses suitable for its proximity to Luke AFB.

**Goal GA-1: Glendale’s Growth Areas have well-paying, high-quality jobs.**

*Policy GA-1.1 The City should preserve and enhance existing office park, high tech, medical, and industrial centers to attract regional and national corporate facilities*

**Goal ED-1 Glendale has a diversified economy**

*Policy ED-1.1 The City should attract and retain a variety of industries that will provide employment opportunities for residents with a wide range of skill and educational levels.*

The Project will support the economic development and growth policies of the General Plan. The annexation application and the rezoning of the property will bring tax revenue and jobs into the City and will support the growth focused goals of the General Plan. The Project is compatible and supports the overall growth pattern in this area of the City.

**Goal MA-3: The City, Luke AFB, residents, industry, and agencies collectively participate in all phases of a well-defined planning process.**

*Policy MS-3.4 The City shall actively lead in promoting land use compatibility around Luke AFB and in implementing the Luke Compatible Land Use (LCLU) Area to restrict unsuitable developments.*

The Project and proposed land uses are compatible with its proximity to Luke AFB. The PAD will exclude all residential uses from the property and develop as a commercial/industrial center in support of the General Plan’s policies for development within the 70-74 LDN noise contour.

**Development Standards**

Development standards for the Property will be based on the City’s M-1 Light Industrial District and are detailed in **Table 2** below. Due to existing adjacent residential uses to the north and west of the Property, all buildings will conform to a 60-foot minimum setback to those property lines. Should future non-residential development occur on those adjacent boundaries, the 15-foot minimum setback would apply to the Project. The property frontage along Reems Road and Myrtle Avenue will feature a minimum 25-foot building setback inclusive of a 20-foot landscape buffer. The PAD will deviate from standard 8-foot screen wall requirements for outdoor storage with a 6-foot minimum screen wall is proposed along the Myrtle and Reems Road frontages. Less intense screening is needed adjacent to the south and east property boundaries due to existing large industrial uses in the area.

**Table 2: Development Standard Comparison Table**

<b>PAD DEVELOPMENT STANDARD COMPARISON TABLE</b>			
<b>REGULATION</b>	<b>M-1</b>	<b>SUP</b>	<b>PROPOSED PAD</b>
Max. Building Height (ft) <sup>1</sup>	56'	40'	45'
Common Open Space (% of Net Lot Area)	10%	-	10%
Screening <sup>4</sup>	Loading Docks and outdoor storage within 100' of a residential district must be screened by an 8' high CMU wall.	8' high CMU wall adjacent to residential <sup>5</sup>	Loading Docks and outdoor storage: Min 8' high CMU wall when adjacent to a residential district; Loading Docks and outdoor storage: Min 6' high CMU wall when adjacent to or across from Industrial/Commercial districts. <sup>4</sup>
Signage Requirements	Per City of Glendale Development Code, Section 35.4.300	Maricopa County Signage Ordinance	Per City of Glendale Development Code, Section 35.4.300
Lot Coverage	-	29%	60% Maximum
Parking Requirements	Per City of Glendale Development Code, Section 35.4.000	-	Per City of Glendale Development Code, Section 35.4.000
Loading and unloading	Per City of Glendale Development Code Section 35.4.012	-	Per City of Glendale Development Code Section 35.4.012
<b>MIN. BUILDING SETBACKS</b>			
Front (East) (ft)	25'	89'-6"	25'
Side (North) (ft) <sup>2</sup>	15' <sup>3</sup>	67'-1"	15'/60' <sup>3</sup>
Internal property line setback	15' <sup>3</sup>	-	15'
Street Side (South) (ft) <sup>3</sup>	25'	101'-1"	25'
Rear (West) (ft) <sup>2</sup>	15' <sup>3</sup>	62'-6"	15'/60' <sup>3</sup>

<sup>1</sup>At no point shall any portion of the building project above a line sloping inward and upward at a forty-five-degree angle from the required setback line. All uses and buildings shall comply with applicable FAA and military airspace requirements.

<sup>2</sup>Side and rear building setbacks shall increase two (2) feet for every one (1) foot of building height over thirty (30) feet when adjacent to a residential use or one (1) foot of additional setback for every one (1) foot of building height when adjacent to a non-residential use, unless alternatively specified below.

<sup>3</sup>Building setbacks shall be fifteen (15) feet when adjacent to non-residential uses, sixty (60) feet when adjacent to residential uses.

<sup>4</sup>The CMU screen wall may be placed around the storage yard perimeter in lieu of the required wall along the shared property line. The location of the required screen wall may be adjusted to allow for drainage channels and existing easements to remain in place. If locations of drainage channels, easements or a use is developed without outdoor storage, the screen wall may also be located along the shared property line. Screen walls subject to the "Landscaping, Additional Screening and Wall Standards" section of this PAD.

<sup>5</sup>8' CMU approved with SUP at the property boundary with residential to the north and west as requested by neighbors and City of Glendale.

## Allowable Uses

Uses permitted under the PAD will follow the uses listed below. Uses not specifically permitted within this PAD are prohibited, except where an analogous use determination is made by the Development Services Director or designee.

The regulations are established by letter designations as follows:

- “P” designates a Permitted Use.
- “C” designates use classifications that are permitted after review and approval of a Conditional Use Permit.
- “SU” indicates the use shall require approval of a Special Use, per Section 35.2.902 of the UDC.

“X” Indicates a use is not permitted within the PAD.

**Table 3: PAD Allowable Uses**

Specific Use Type	Allowable Uses	Supplemental Use Regulations, Sections:
<b>Public/Semi-Public Use Category</b>		
Business or Trade School	P	
Cemetery or Mausoleum	X	
Child Care, Centers	X	
Community Playfields and Parks	X	
Conference or Convention Center	P	
Fleet Storage Yard	P	
Funeral Home or Crematorium	P	
Golf Courses	X	
Government Offices and Civic Buildings	P	
Places of Worship	X	
Prison	X	
Social Club or Lodge	P	Per Sec. 35.3.105.C of the Glendale UDC
Social Service Facility	C	
Utility Facility and Service Yard, Major	SU*	Per Sec. 35.2.902 of the Glendale UDC
Utility Facility, Minor	P	
Wireless Facility (Including Tower and Supporting Facilities)	P	Per Sec. 35.3.105.D of the Glendale UDC

Specific Use Type	Allowable Uses	Supplemental Use Regulations, Sections:
<b>General Commercial and Professional Office Use Category</b>		
Adult Uses/Business	X	
Animal Supply and Feed Store	P	Per Sec. 35.3.103.B of the Glendale UDC
Animal Pet Day Care Facility	P	Per Sec. 35.3.103.B of the Glendale UDC
Automotive, Commercial Parking Lot	P	Per Sec. 35.3.103.E of the Glendale UDC
Automotive, Parking structures	C	
Automotive and Recreational Vehicle Rentals	C	Per Sec. 35.3.103.C of the Glendale UDC
Automotive and Recreational Vehicle Sales	C	Per Sec. 35.3.103.D of the Glendale UDC
Automotive Repair and Service, Major	P	Per Sec. 35.3.103.G of the Glendale UDC
Automotive Repair and Service, Minor	P	Per Sec. 35.3.103.H of the Glendale UDC
Commercial Entertainment, Outdoor	SU*	Per Sec. 35.2.902 of the Glendale UDC
Drive-Through	C	Per Sec. 35.3.103.N of the Glendale UDC
Financial Institutions	X	
Health and Fitness Centers	X	
Hotels, Resorts, Lodging, Camps	X	
Laundry, Commercial	P	
Marijuana Dispensary and Manufacturing	X	
Medical Offices and Clinics	X	
Microbrewery, Craft Distillery or Tasting Room	P	Per Sec. 35.3.103.U of the Glendale UDC
Office, Business or Professional	P	
Restaurant	P	
Recreation, Indoor	P	Per Sec. 35.3.103.Z of the Glendale UDC
Recreation, Outdoor	X	
Shooting Range, Indoor	C	
Veterinary Clinic	P	Per Sec. 35.3.103.EE of the Glendale UDC
Veterinary Hospital, Emergency	C	Per Sec. 35.3.103.FF of the Glendale UDC

Specific Use Type	Allowable Uses	Supplemental Use Regulations, Sections:
<b>Industrial Use Category</b>		
Animal Kennel/Animal Shelter	P	Per Sec. 35.3.104.A of the Glendale UDC
Animal Training, Outdoor	C	Per Sec. 35.3.104.B of the Glendale UDC
Automotive Wrecking and Salvage Yards	X	
Broadcast Studios	P	Per Sec. 35.3.104.C of the Glendale UDC
Broadcast Towers	SU*	Per Sec. 35.2.902 of the Glendale UDC
Building Contractors, Equipment & Materials Storage Indoor and Outdoor (Screening required per PAD Development Standards)	P	
Building Contractors, Equipment & Materials Storage Indoor and Outdoor (Screening required per PAD Development Standards)	P	
Building Material Sales	P	
Casinos	X	
Chemical, Petroleum, Rubber & Plastics Manufacturing and Processing <sup>(1)</sup>	X	
Commercial Aviation Business	C	Per Sec. 35.3.104.D of the Glendale UDC
Data Center	C	
Distribution Center, Indoor	P	
Distribution Yard, Outdoor (Screening required per PAD Development Standards)	P	
Heavy Equipment Sales and Rental	P	
Helistops or Heliports	X	
Manufacturing and Assembly, Major	C	Per Sec. 35.3.104.E of the Glendale UDC
Manufacturing and Assembly, Minor	P	Per Sec. 35.3.104.F of the Glendale UDC
Manufacturing and Industrial Processes, except Chemical, Petroleum, Rubber & Plastics, and Professional and Scientific Equipment <sup>(1)</sup>	X	
Nursery, Retail	P	
Outdoor dining and food service	X	
Outdoor Storage (Screening required per PAD Development Standards)	P	

Specific Use Type	Allowable Uses	Supplemental Use Regulations, Sections:
<b>Industrial Use Category (Continued)</b>		
Product Processing	P	Per Sec. 35.3.104.G of the Glendale UDC
Professional and Scientific Equipment Manufacturing <sup>(1)</sup>	X	
Rail Lines and Roadways	X	
Recycling Center	P	
Rendering Plant	X	
Research Laboratory	P	
Residential	X	
Resource Extraction and Processing	SU*	Per Sec. 35.2.902 of the Glendale UDC
Schools	X	
Slaughterhouse	X	
Solid Waste Transfer Station	X	
Storage, Recreational Vehicles	P	Per Sec. 35.3.104.H of the Glendale UDC
Storage, Self-service	P	Per Sec. 35.3.104.I of the Glendale UDC
Towing Business, with Impound Yard	X	
Travel Plaza/Truck Stop	X	
Waste Facility, Landfill	X	
Waste Facility, Transfer Station	X	
Wholesale, Warehouse	P	

<sup>(1)</sup>Denotes uses permitted in the Luke Compatible Land Use table 5 included in Appendix A but not permitted in this PAD.

\*Process for the special use district will follow the procedural processes outlined in Section 35.2.902 of the UDC.

## Accessory and Temporary Uses

Accessory and temporary uses will be permitted according to Article 3 of the Glendale Unified Development Code, except as modified by this PAD. The following uses will be allowed as an accessory use to any use allowed by Table 3: PAD Allowable Uses.

- Outdoor storage (Screening required per PAD Development Standards)

## Additional Industrial Performance Standards

Restrictions on the Site and corresponding development shall include:

- No new ponds or water features.
- No new buildings or improvements or expansion of buildings for uses that result in the release of any substance into the air that would impair visibility or otherwise interfere with operating aircraft, such as any of the following:
  - Steam, dust and smoke.
  - Direct or indirect reflective light emissions.
  - Electrical emissions that would interfere with aircraft and Air Force communications or navigational aid systems or aircraft navigational equipment.
  - The attraction of birds or waterfowl such as operation of sanitary landfills or maintenance of feeding stations.
  - Explosive facilities or similar activities

## Design & Development Standards

The Project will conform with the design and development standards for Industrial uses established within Article 4 and Section 35.2.703 of the City of Glendale Development Code, except as modified in this PAD. Parking and loading requirements, Landscaping Requirements and Signage Standards will be per City of Glendale Development Code as referenced in 35.2.703.A “Additional Development Standards” unless otherwise modified by this PAD. City of Glendale Approved Building and Fire Codes, and Engineering Design Standards will also be utilized.

Those design expectations are as follows:

- Innovative and attractive use of entry features to industrial buildings
- Use of buildings and other materials to enhance appearance
- Use of bold colors
- Use of horizontal and vertical columns that offer architectural relief
- Generous use of landscaping and industrial art to enhance appearance
- Use of native plants in landscaping

For any commercial use permitted within the PAD, the Project will utilize, where appropriate, the commercial design expectations related to Site Planning, Architecture, Landscape Architecture, and Materials and Colors per the City of Glendale Commercial Design Expectations document (1988).

Example building elevations are provided on **Figure 6, Conceptual Elevations**. These are examples only and proposed elevations will be provided with the formal site plan submittal.

Lighting for the project will be sensitive to adjacent residential homes and will provide cutoff fixtures as needed to prevent light pollution onto homes. Outdoor lighting will comply with Section 35.4.400 of the UDC, except that parking lot lighting, both freestanding and building mounted, will be restricted to 15 feet in height, and all lighting shall be fully shielded and/or full cut-off when closer than 30 feet to a residential use. A photometric plan will be provided with the site plan submittal.

## Landscaping, Additional Screening and Wall Standards

Landscape buffer and screen wall requirements shall comply with the Glendale Unified Development Code or as modified by this PAD. In order to reduce impact on existing residential uses adjacent to the north and west property boundary from proposed industrial or commercial uses, additional screening criteria is listed below.

1. Loading docks and outdoor storage areas will be screened by a minimum 8' high CMU wall along property boundaries adjacent to residential districts (north and west). Where adjacent to Industrial/Commercial districts (east and south) or public ROW, a min 6' high CMU wall will be required for screening of loading docks and outdoor storage. The CMU screen wall may be placed around the storage yard perimeter in lieu of the required wall along the shared property line. The location of the required screen wall may be adjusted to allow for drainage channels and existing easements to remain in place. If locations of drainage channels, easements or a use is developed without outdoor storage, the screen wall may also be located along the shared property line.
2. Screen walls along public ROW will be located at the minimum setback distance or further from the property line (25' for both Myrtle and Reems)
3. Parking areas will be screened by a minimum height of a 4' landscape berm or a 4' screen wall. See **Figure 5, Wall Plan**.

Perimeter and screen walls will be uniform in appearance and will utilize colors that complement the building's architecture. Walls will be designed to blend with the landscaping and will not impair truck loading, maneuvering or traffic safety. Long expanses of walls will be architecturally designed to prevent monotony as required in the City of Glendale Unified Development Code.

The landscape plan provided in this submittal is conceptual only and will be modified during future site plan submittals. See **Figure 7, Conceptual Landscape Plan** for conceptual tree placement along irrigation ditch, parking areas and along drainage channels and retention. Landscaping requirements including plant materials, sizing, density, plant counts, and other landscape requirements will comply with the City of Glendale Unified Development Code. Landscaping design will follow the General Landscaping Standards for Business/Industrial Districts as a base standard. At the time of site plan submittal, if an allowed use is proposed which is Commercial or Professional Office then the General Landscaping Standards for this District within the UDC may be utilized. No landscape modifications from the code are proposed with this PAD.

### Justification for Modified Screening Standards

The UDC requires 8-foot-high screening walls for outdoor storage uses within 100 feet of residential uses. The PAD will establish an 8-foot wall on the west and north Project boundary where adjacent to existing residential uses but will permit a 6-foot-high screen wall along the east and south boundaries. These boundaries are not adjacent to residential uses and are adjacent to ROW and across the street from existing industrial uses. Additionally, the incorporation of landscaped setbacks along Myrtle and Reems will increase visual buffering of these Project boundaries.

## Proposed Site Circulation & Access

Reems Road is classified as an Arterial Street, requiring a 55-foot half street ROW. An existing irrigation ditch parallel to Reems Road is proposed to be relocated outside of the 55-foot half street ROW. It is the intent of the developer to construct half-street improvements for Reems Road as indicated on **Figure 8, Proposed Street Section**. The existing ROW on the western side of Reems Road is currently 78-feet. Excess ROW may be a part of a future abandonment submittal to reduce the ROW from 78-feet to 55-feet. Turn lanes will be provided as deemed necessary by the TIA and City staff. Turn lanes will be constructed within the required 55-foot half street ROW if truck traffic is expected. Modifications as approved by the City of Glendale to the Reems Road Street Section shall not trigger an amendment to this PAD.

Myrtle Road is classified as a Collector Street requiring a 30-foot half street ROW. Consistent with the Bickman Industrial Development to the south, the Reems and Myrtle developer will provide the required 30' ROW dedication. No access to Myrtle Avenue will occur. Improvements to Myrtle will not be provided as the development will not be accessed to Reems Road. This solution will maintain a rural feel to the entry of the large lot residential to the west and will reduce trips along Myrtle Avenue, ensuring that existing residential is not encroached upon.

With the Conceptual Site Plan, two driveways are proposed along Reems Road providing individual access points to the Parcels. 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. There is a potential for the Project to be developed as one parcel, reducing the drives along Reems Road, though this will be determined at formal site plan.

Internal drive aisles will be a minimum of 24' for vehicular traffic and may be increased to permit increased truck maneuverability or fire department access requirements.

## Parking Standards

Parking standards will meet the requirements of the Glendale Unified Development Code. Parking will meet the standard details for parking spaces with a 10x20 foot space and ADA parking space dimensions and quantity will be provided according to ADA standard requirements.

## Signage

The PAD shall comply with the requirements of Section 35.4.300 of the UDC for signage, as permitted within the City's M-1 district. Monument locations and design details will be finalized through site plan/plat review and approval at a later date.

## Phasing

The Reems and Myrtle Industrial/Commercial project may be developed in phases, which will be determined at formal site plan. The Project currently consists of 2 parcels that may develop or reconfigure through the development process.

## Grading and Drainage

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) coverage for the Property is provided on FIRM panel 04013C1670L (FEMA, October 16, 2013). According to this FIRM the Project resides within flood hazard Zone X. FEMA defines these flood zones as follows:

Zone X:

The flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No base flood elevations or depth are shown within this zone.

### **Existing Patterns**

The Property is impacted by offsite runoff along its northern and western boundaries. The runoff to the north and west approaches the Property in the form of sheet flow, passing through the site and ultimately outfalling near the Property's southeastern corner. Additionally, data from a regional hydrologic study (Loop 303 ADMPU, June 2015) indicates runoff generated further upstream is routed along the eastern site boundary within a channel just east of the Property and west of Reems Road. This channel also regularly manages irrigation tailwater from upstream areas. The channel outfalls to a recently constructed existing channel south of Myrtle Road.

### **Proposed Patterns**

In the proposed conditions, the local offsite runoff impacting the Property is to be captured and conveyed within a system of proposed collector channels located along the northern and western Property boundaries. These channels will capture and convey runoff produced by the low-density residential land and agricultural land to ultimately outfall in the southeastern corner to the existing channel located between the property boundary and Reems Road. Based on analysis, the existing Reems Road channel has sufficient capacity to convey the peak 100-year runoff; however, additional fill may be required onsite to provide sufficient freeboard and elevation above the 100-year water surface elevation within the channel. Capacity and maintenance needs must also be considered for the channel's continued use as a means of irrigation tailwater conveyance. Developed conditions peak flows leaving the Property will not exceed those of the pre-development condition. No adverse impacts are anticipated to adjacent or downstream properties as a result of this Project. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of future site improvement plan submittals for the Project.

The onsite drainage flows will be managed by retention basins designed to accommodate the 100-year, 2-hour storm runoff volume produced by their respective tributary drainage area, routed via surface flow and storm drain, where necessary. The precise geometry and location of the retention basins will be refined and adapted as the development process proceeds. Retention basins within the development will be dewatered in 36 hours or less. The dewatering of the basins will be accomplished via the use of drywells and natural infiltration.

## Water Summary

Water service for the Property will be provided by Adaman Water. According to as-built plans received from Adaman Water, an existing 12-inch diameter water main is present within Glendale Avenue with a stub at Reems Road. A water extension of approximately 2,200 linear feet is required for service along the property frontage. According to City of Glendale staff, a 16-inch diameter water main is planned to be within Reems Road from Northern Avenue to Orangewood Avenue as part of a development at the northwest corner of Orangewood Avenue and Reems Road. Pending this development's construction, an approximate 1,300 linear foot water extension from the 16-inch diameter water main can be utilized to provide water service to the Property.

## Wastewater Summary

Wastewater service for the property will be provided by EPCOR. According to as-built plans received from the City of Glendale, an existing 8-inch diameter sewer main is located within Reems Road adjacent to the Property. The Project will make the appropriate improvements and documentation to service the Property as required in accordance with directions received from the City and/or EPCOR.

## Amendments

Amendments to the PAD may be necessary due to changes in market conditions and/or modifications to meet requirements of potential end users. In such a case, determination of whether a change to the PAD is minor or major will be decided by the Planning Director or their designee. Minor amendments would be approved administratively by the City's Planning Department and not require public notice or a public hearing. The following changes are deemed minor and subject to administrative review:

- An adjustment and/or modification of the development standards of the PAD, up to 10% change that do not impact the general health, safety and welfare of the residents of the City.

## PAD Required Findings

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

The Project utilizes a vacant parcel that has limited potential uses, due to its location and proximity to Luke AFB. The size of the parcel is smaller than existing adjacent industrial uses, and the PAD will allow for a tailored use list and development standards to maximize compatibility with existing nearby residential uses.

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

Residential uses will be explicitly excluded from this PAD as they are not compatible with the proximity to Luke AFB, or the industrial uses that are planned.

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

The Project will provide for a greater variety of uses and allow for a transition of intensity from existing industrial PAD land uses to the east and south of the site to the county residential uses to the west and north.

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

The unique character of the site, including it the existing PADA and County SUP support the PAD application. Additionally, the design and scale proposed by this application support the requirements of such a development within the UDC.

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.*

The Property currently vacant and surrounded by existing development and will have a minimal impact on increasing services or infrastructure from the City. The Project will improve adjacent roadways and be designed in compliance with all City civil improvement requirements to minimize any potential negative impacts on future development in the area.

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

The Project will be developed in consistency with the goals and policies of the general plan and in accordance with its General Plan land use designation.

# Figures



**FIGURE 1**  
AERIAL EXHIBIT



**FIGURE 2**  
PARCEL MAP



**EXISTING ZONING DISTRICTS**

GLENDALE ZONING DISTRICTS

PAD - PLANNED AREA DEVELOPMENT

MARICOPA COUNTY ZONING DISTRICTS

RU-43 - SINGLE FAMILY

**PROPOSED ZONING DISTRICTS**

GLENDALE ZONING DISTRICTS

PAD - PLANNED AREA DEVELOPMENT

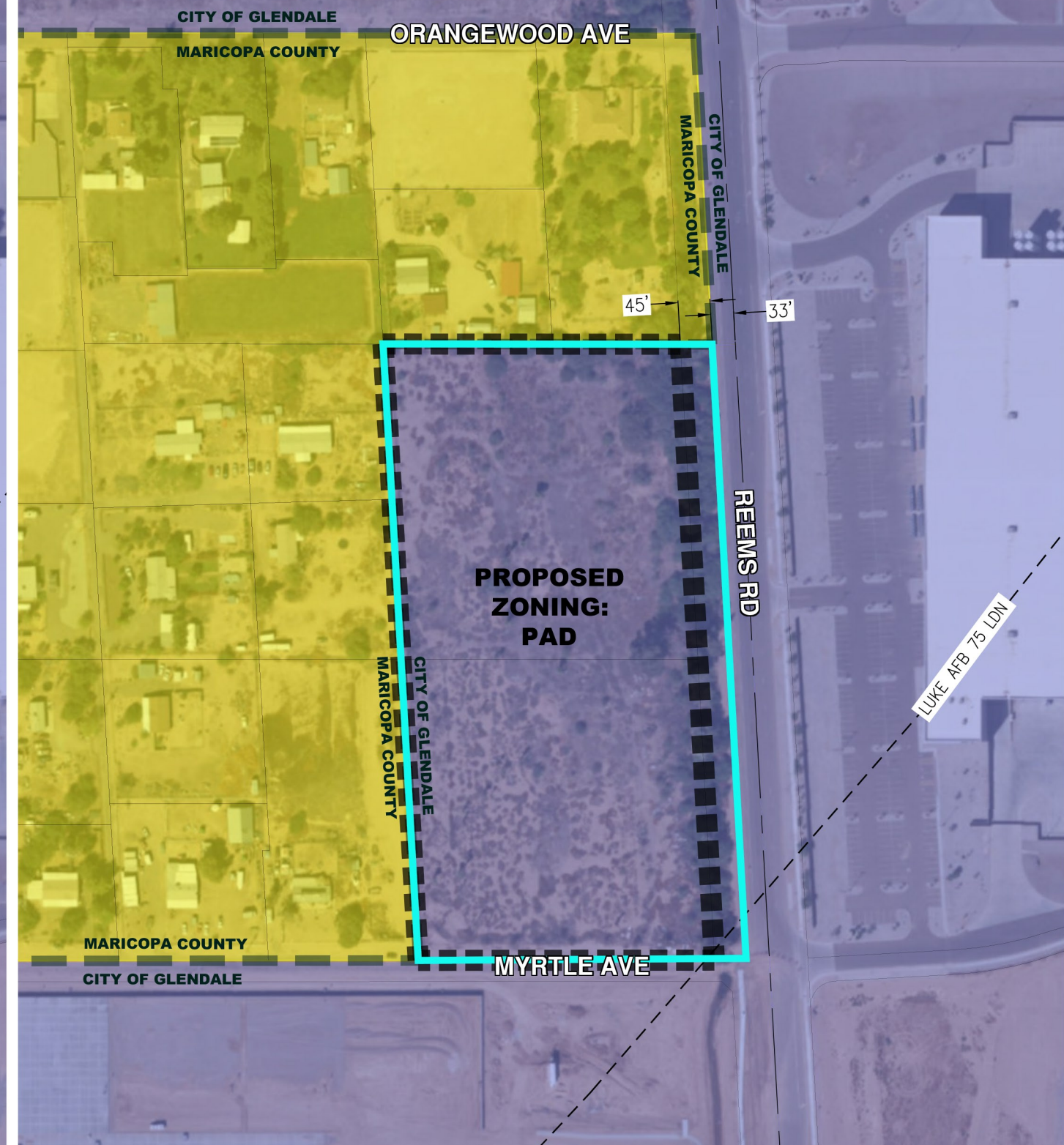
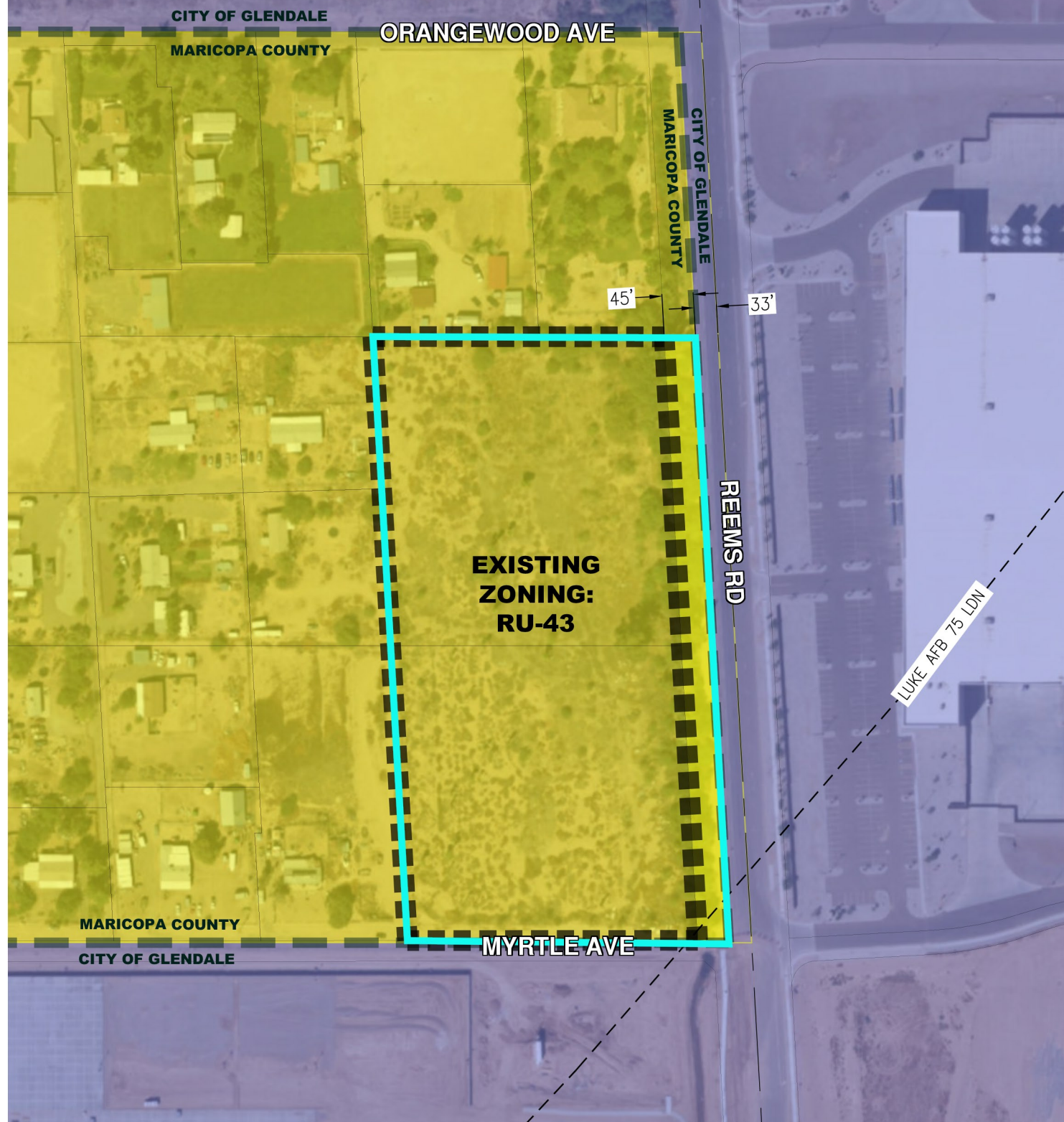
MARICOPA COUNTY ZONING DISTRICTS

RU-43 - SINGLE FAMILY

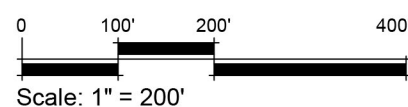
**LEGEND**

PROPERTY BOUNDARY

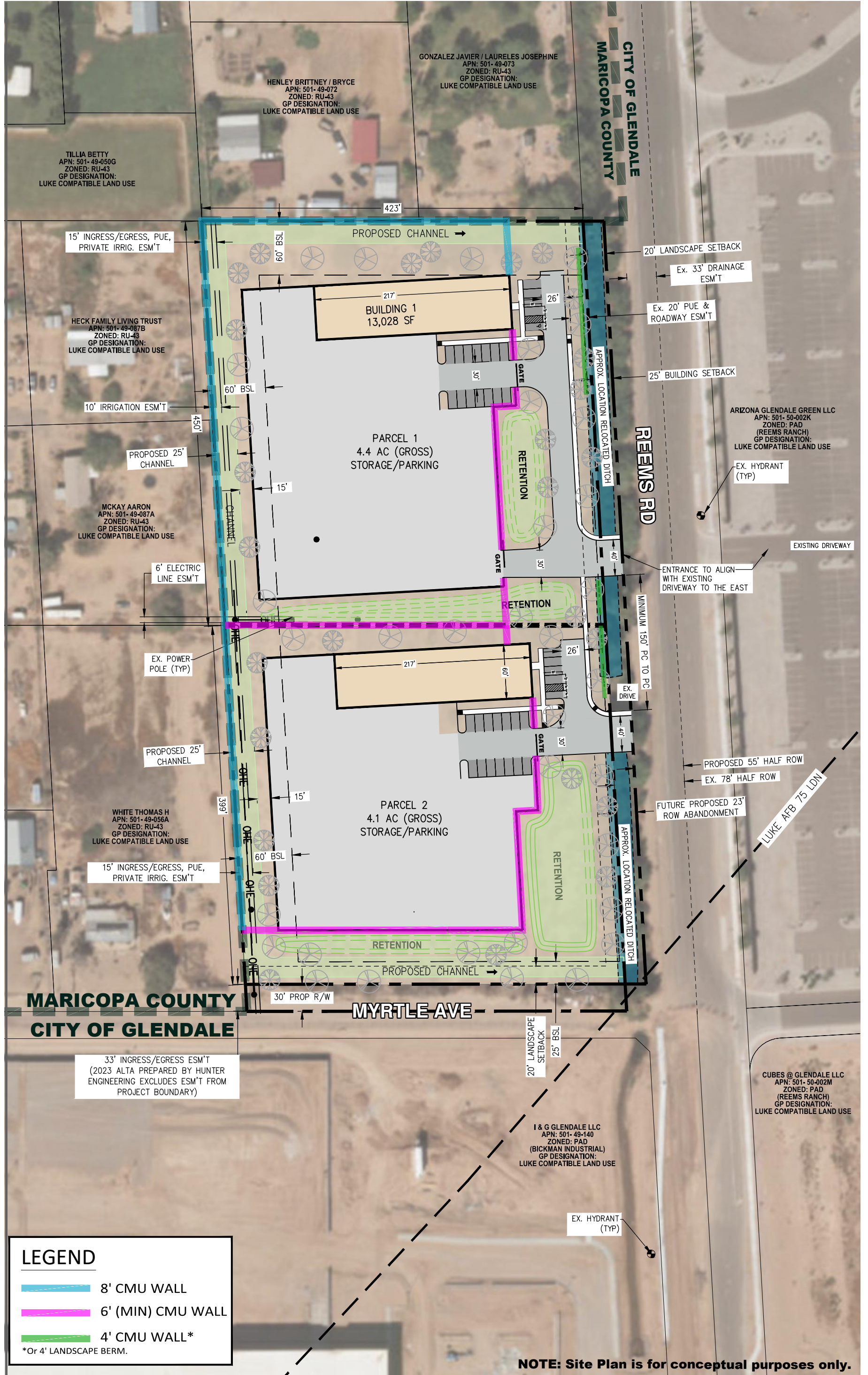
ZONING AND ANNEXATION BOUNDARY



**FIGURE 3**  
EXISTING & PROPOSED ZONING DISTRICTS









**FIGURE 6**  
CONCEPTUAL ELEVATIONS

**Collets**  
Engineering & Design

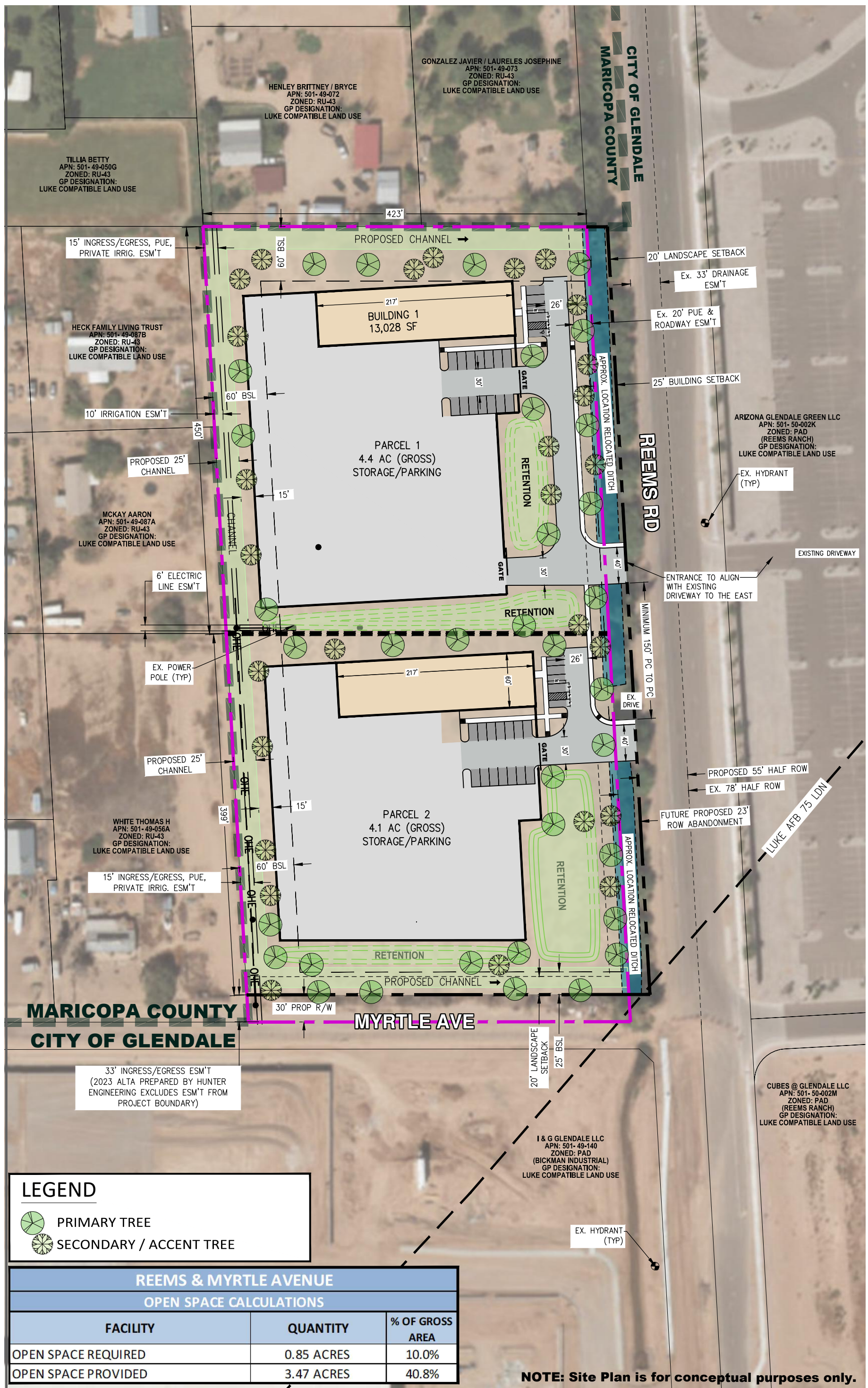
4742 N. 24TH ST., STE. 270  
PHOENIX, AZ 85016  
P: 602.490.0535  
F: 602.368.2436  
Formerly **HILBARTWILSON**

PROJECT MANAGER:  
D. STALEY, AIA  
PROJECT NUMBER: 2683  
SEPTEMBER 2025

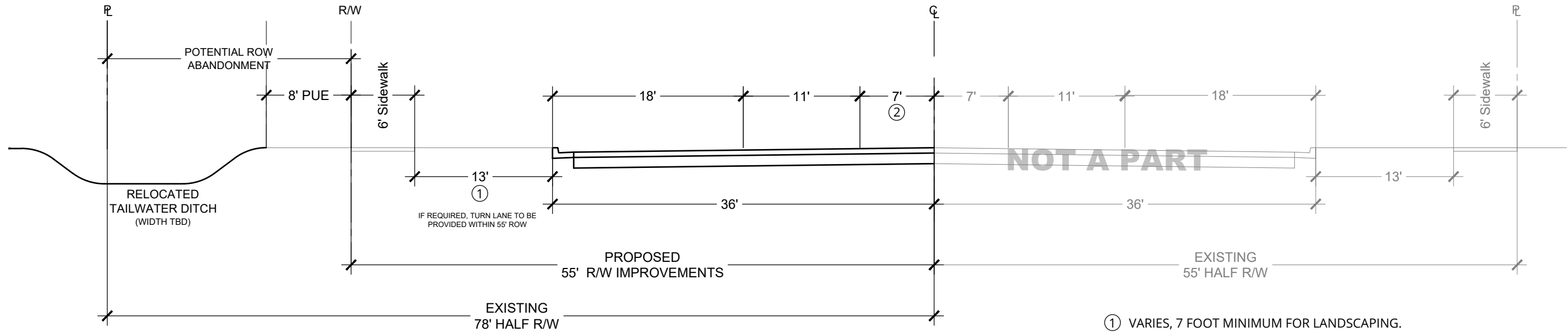
Scale: 1" = 100'

**Woudenberg Properties**  
INDUSTRIAL/OUTDOOR STORAGE

**REEMS ROAD & MYRTLE AVENUE**  
GLENDALE, ARIZONA  
REZONE



**FIGURE 7**  
CONCEPTUAL LANDSCAPE PLAN



## REEMS ROAD (LOOKING NORTH) ARTERIAL SECTION A-1

- ① VARIES, 7 FOOT MINIMUM FOR LANDSCAPING.
- ② CENTER TURN LANE; 14 FOOT MEDIAN IS OPTIONAL ON ARTERIALS.
- ③ CITY ENGINEER AND CITY TRANSPORTATION ENGINEER CAN CHANGE ROW AND LANE DIMENSIONS DUE TO EXISTING CONSTRAINTS. (IE: POWER POLES, WELL SITES, ETC.)

**FIGURE 8**  
CONCEPTUAL STREET SECTIONS

# Appendix A

## APPENDIX A

**Table 5-1: Compatible Land Uses**

Use	Clear Zone	APZ I	APZ II	65 – 69	70 – 74	75 – 80	80+
Agriculture (limited to row crops only, with no structures or live stock)	Y	Y	Y	Y	Y	Y	Y
General Agriculture/Livestock (excluding accessory retail sales)	N	Y	Y	Y	Y	Y	Y
Agricultural processing and services	N	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>
Residential	N	N	N	N	N	N	N
Schools	N	N	N	N	N	N	N
Cultural Activities and Churches	N	N	N	N	N	N	N
Medical Facilities, including Hospitals, Clinics, Extended Care Facilities and Nursing Homes	N	N	N	N	N	N	N
Public Assembly, including auditoriums, stadiums, and amphitheaters	N	N	N	N	N	N	N
Retail Sales	N	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N
Restaurants, Eating and Drinking Establishments	N	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N
Lodging	N	N	N	N	N	N	N
Business, Personal and Professional Services, including General Offices	N	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N
Wholesale Trade and Distribution	N	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>
Manufacturing and Industrial Processing, except Chemical, Petroleum, Rubber & Plastics, and Professional and Scientific Equipment	N	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>
Chemical, Petroleum, Rubber & Plastics Manufacturing and Processing	N	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>
Professional and Scientific Equipment Manufacturing	N	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N
Rail Lines and Roadways	N	Y	Y	Y	Y	Y	Y
Vehicle Parking	N	Y	Y	Y	Y	Y	Y
Communications Facilities and Utilities	Y <sup>3</sup>	Y <sup>1</sup>	Y <sup>1</sup>	Y	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>
Cemeteries (not including Chapels)	N	N	Y	N	N	N	N
Government Services (not including outdoor Public Service Facilities)	N	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N
Educational Facilities	N	N	N	N	N	N	N
Outdoor Recreation (including places for people to gather, such as picnic areas, swimming pools, playgrounds, etc.)	N	N	N	N	N	N	N
Outdoor Recreation (not including places for people to gather), such as golf courses, hiking, riding, nature areas, etc.)	N	Y	Y	Y	Y	Y	Y
Indoor Recreation (including clubhouses, swimming pools, etc.)	N	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N
Resorts and Group Camps	N	N	N	N	N	N	N

**Notes:**

1. Subject to limitations on density / intensity of use
2. With appropriate sound attenuation and no outdoor food service
3. Below-ground facilities only

**REEMS AND MYRTLE  
ANNEXATION  
LEGAL DESCRIPTION**

A parcel of land situate within a portion of the Southeast Quarter of Section 6, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the Southeast corner of said Section 6, monumented by a Maricopa County brass cap in hand hole from which the East Quarter Corner of said Section 6 monumented by a Maricopa County brass cap in hand hole bears North 03°10'18" West, 2641.25' as the Basis of Bearing.

**THENCE** North 03°10'18" West, 1,320.56 feet to a found pk nail accepted as the centerline intersection of Myrtle Avenue and Reems Road;

**THENCE** South 89°56'51" West, 33.05 feet to a line 33.00 feet westerly of and parallel with the easterly line of the Southeast Quarter of said Section 6 and the **POINT OF BEGINNING**;

**THENCE** South 89°57'11" West, 470.46 feet;

**THENCE** North 03°08'41" West, 880.44 feet;

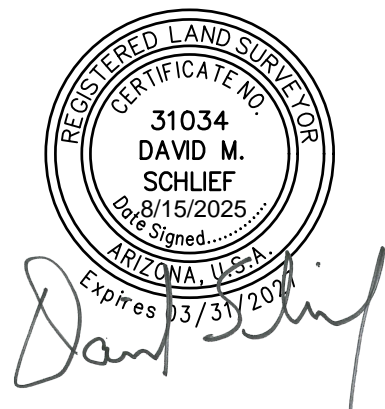
**THENCE** North 89°57'33" East, 470.03 feet to a line 33.00 feet westerly of and parallel with the easterly line of the Southeast Quarter of said Section 6;

**THENCE** South 03°10'12" East along said parallel line, 880.37 feet to the **POINT OF BEGINNING**.

The above described parcel contains 413,399 square feet or 9.4903 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.2683



August 15, 2025

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