

CITIZEN PARTICIPATION FINAL REPORT
FOR
MERA WESTGATE PAD
(SPARROW PARTNERS)

Northwest Corner of 91ST Avenue and Zanjero Boulevard
Glendale, AZ

Case Nos. GPA19-06 and ZON19-15

December 19, 2019

CITIZEN PARTICIPATION FINAL REPORT

MERA WESTGATE PAD (SPARROW PARTNERS)

Brief Description of Proposal

This Citizen Participation Final Report (“CPFR”) provides information about the implementation of the Citizen Participation Plan (“CPP”) for “Mera Westgate (Sparrow Partners)”, a multifamily community designed for active adults aged 55 years or older, offices, retail and other commercial uses. The Site is approximately 10.18 acres located at the northwest corner of 91st Avenue and Zanjero Blvd. (the “Site”). A Minor General Plan Amendment (“GPA”) on approximately 7.34 acres from CCC to HDR-30 is being requested. A zone change from Zanjero Planned Area Development (“PAD”) to a PAD for a mix of multifamily, office, retail, and commercial that will service and support the economic growth of the Site, the surrounding area, and the Sports and Entertainment District.

This CPFR provides information about how we reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to talk with them and gather their input on the proposed plans and actions addressed in the GPA and PAD applications. Comments, sign-in sheets, letters, summary sheets, and other material are submitted with this Report.

Brief Overview of the Elements of the CPP

The Site is currently vacant. Zanjero Boulevard borders the south side of the Site and 91st Avenue borders the east side of the Site. There is an existing multifamily development and vacant land located south of Zanjero Boulevard. There is an existing parking lot located east of 91st Avenue that is planned to be developed with single family for-rent homes. There is an existing medical office facility located west of the Site, and the vacant land located north of the Site is owned by the Tohono O’Odham Nation. The development will be a positive addition to the area and will be compatible with the existing adjacent and future uses.

Notification for Neighborhood Meeting

Letters were mailed out to the 300’ owners, the head(s) of applicable registered HOA(s), interested parties and additional parties on November 22, 2019 that included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting. The letter with the attachments are attached at **Exhibit A**. Per the City’s requested notification area, the lists of persons/entities who received the neighborhood notice letter included owners within 300’ of the site (14 owners) obtained from the Maricopa County Assessor’s website

(**Exhibit B**), interested parties (36 individuals) obtained from the City of Glendale (**Exhibit C**), and additional parties (4 individuals) obtained from the City of Glendale (**Exhibit D**). An Affidavit of Mailing is provided at **Exhibit E**.

Neighborhood Meeting

The neighborhood meeting was held on December 9, 2019 at the Residence Inn at 7350 E. Zanjero Blvd. No neighbors attended the meeting.

Sign Posting

A sign will be posted on the site prior to January 1, 2020. The sign wording and sign location are attached at **Exhibit F**.

Mailing Labels

Mailing labels of the 300' owners, interested parties, and additional parties are on file with the City of Glendale. The label lists are attached at **Exhibit G**.

Conclusion

At this time, no one has expressed interest in the proposed development.

EXHIBIT A

BURCH & CRACCHIOLO, P.A.
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014
602-234-9903
bgreathouse@bcattorneys.com

November 22, 2019

RE: Sparrow Partners PAD – December 9, 2019 Neighborhood Meeting
NWC of 91st Ave and Zanjero Blvd
Application Nos. GPA19-06 and ZON19-15

Dear Area Neighbors and Interested Parties:

On behalf of Sparrow Partners (“Sparrow”), we are requesting a Minor General Plan Amendment on approximately 7.34 acres and a Rezoning of approximately 10.18 gross acres located at the northwest corner of 91st Avenue and Zanjero Boulevard (the “Site”). An Aerial Map of the Site is attached.

The Site is comprised of three land use “Areas.” A Land Use Map is attached. We are requesting a minor amendment on approximately 7.34 acres from the Site’s existing General Plan designation of Commercial Commerce Center (“CCC”) to HDR-30 (High Density Residential 20-30 du/ac) within Area 1. Further, we are requesting a rezoning of Areas 1, 2, and 3 from Zanjero Planned Area Development (“PAD”) to PAD to allow a mixed-use development that will include multifamily (Area 1) and may include retail, office, commercial, multi-family, and more within Areas 2 and 3. A Conceptual Site Plan of Sparrow’s multifamily development within Area 1 is attached. Illustrative Building Renderings are also attached.

The neighborhood meeting will be held at the below listed time and place. Discussions at the meeting will include an overview of the Minor GPA and Rezoning. The neighborhood meeting will be held as follows:

December 9, 2019 at 6:00 p.m.
Residence Inn – Grand Canyon Room
7350 N. Zanjero Blvd.
Glendale, AZ 85305

Please provide any comments or questions you may have to Ricki Horowitz at Burch & Cracchiolo / rhorowitz@bcattorneys.com / 602-234-8728; or me / bgreathouse@bcattorneys.com / 602-234-9903. You may also contact Tabitha Perry, Glendale’s Special Projects Executive Officer, at 623-930-2596 / tperry@glendaleaz.com. Thank you.


Brian Greathouse

/rlh
Attachments

XREFS:
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PROJECT NO.	
DRAWING NAME	
1 OF 1	

N 91ST AVE. AND N ZANJERO BLVD.
 MERA WESTGATE
 AERIAL EXHIBIT
 GLENDALE, ARIZONA

SCALE (X): 1"=250'
 SCALE (Y): NONE
 DESIGNED BY: ENB
 DRAWN BY: ENB
 CHECKED BY: STM
 DATE: SEPT 2019



NO.	REVISION	DATE



PROJECT NO.	
DRAWING NAME	
1 OF 1	

N 91ST AVE. AND N ZANJERO BLVD.
 MERA WESTGATE
 LAND USE PLAN EXHIBIT
 GLENDALE, ARIZONA

SCALE (H): 1"=250'
 SCALE (V): NONE
 DESIGNED BY: BMB
 DRAWN BY: BMB
 CHECKED BY: STJ
 DATE: SEPT 2010



NO.	REVISION	DATE

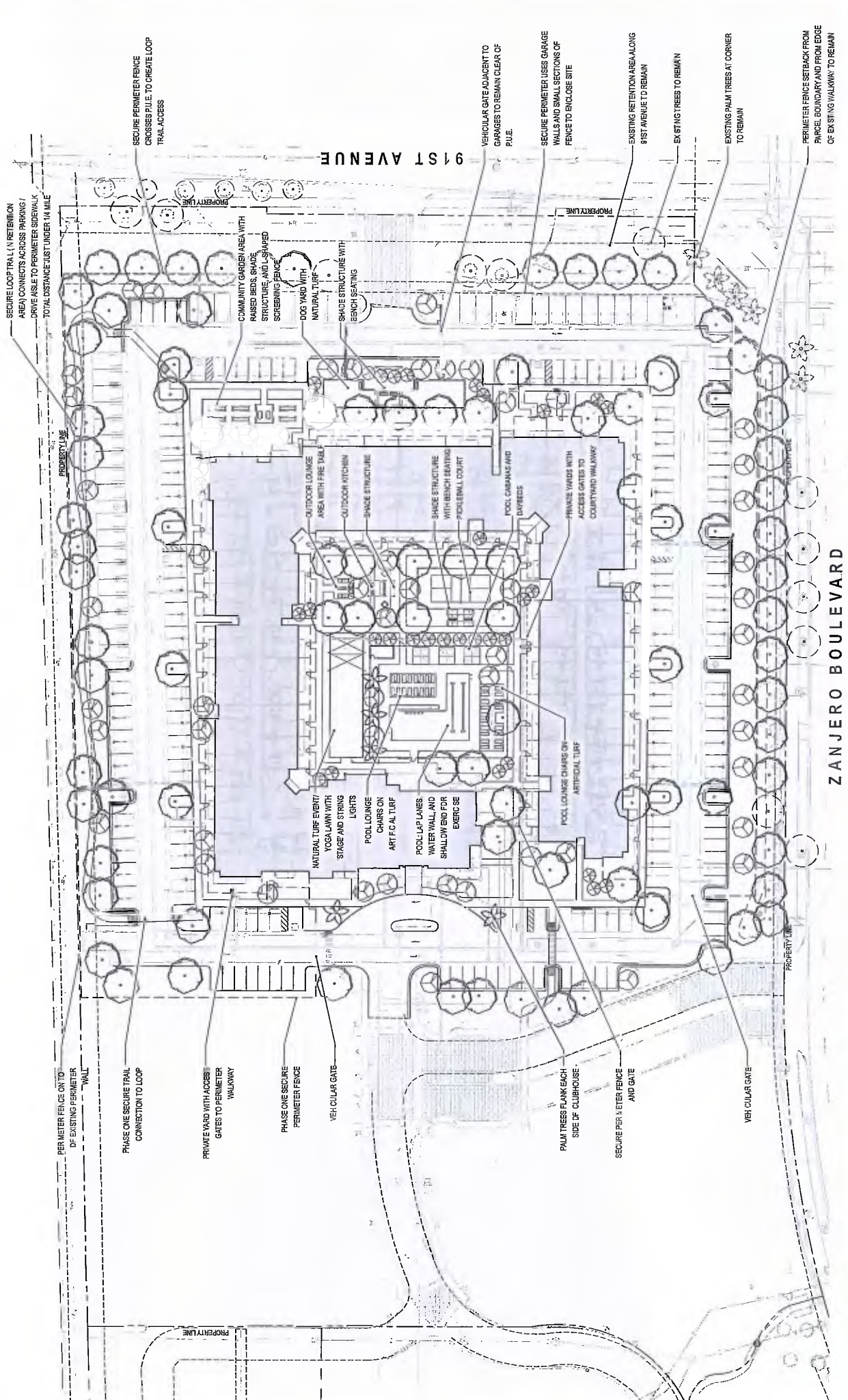




EXHIBIT B

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EXHIBIT C

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EXHIBIT D

Sparrow – 91st & Zanjero

Additional Notification List

City of Glendale Mayor's Office
Mayor Weiers
5850 W. Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
Vice Mayor Joyce Clark
5850 W. Glendale Avenue
Glendale, AZ 85301

Tabitha Perry, Special Projects
Planning
5850 W. Glendale Avenue
Glendale, AZ 85301

Diana Figueroa, Mngt. Asst.
Planning
5850 W. Glendale Avenue
Glendale, AZ 85301

EXHIBIT E



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) GPA19-06 & ZON19-15

Mera Westgate PAD

Project Name: (Sparrow Partners)

I, Ricki Horowitz, Burch & Cracchiolo, P.A. certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

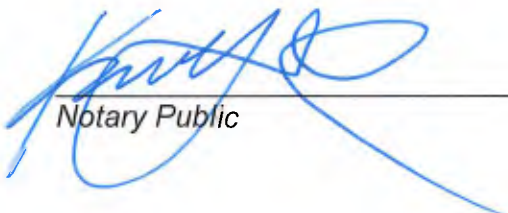
STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 17 day of

December, 2019


Notary Public

My Commission Expires:

1-24-2022

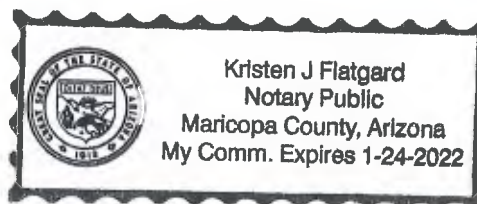


EXHIBIT F

CITY OF GLENDALE
PUBLIC NOTICE
PUBLIC HEARING

PLANNING COMMISSION: 6:00 P.M., JANUARY 16, 2020

CITY COUNCIL: TBD

LOCATION: COUNCIL CHAMBERS, 5850 W. GLENDALE AVENUE, GLENDALE, AZ 85301

REQUEST: GENERAL PLAN AMENDMENT TO CHANGE A PORTION OF THE LAND USE DESIGNATION FROM CCC TO HDR-30 & REZONE FROM PAD TO PAD TO ALLOW FOR A MIXED-USE DEVELOPMENT ON THE ENTIRE 10+ ACRES LOCATED AT THE NWC OF 91ST AVE & ZANJERO BLVD

CASE NUMBERS: GPA19-06 AND ZON19-15

APPLICANT/CONTACT: BRIAN GREATHOUSE AT BURCH & CRACCHIOLO, P.A.

PHONE NUMBER/EMAIL ADDRESS: 602-234-9903, BGREATHOUSE@BCATTORNEYS.COM

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

POSTING DATE:

PENALTY FOR REMOVAL OR DEFACTING PRIOR TO DATE OF LAST HEARING

EXHIBIT G

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