

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

CITIZEN PARTICIPATION REPORT

For
Bethany 303

**NEC SARIVAL AVENUE & CLAREMONT STREET
GLENDALE, ARIZONA**

PREPARED BY:

HUNTER ENGINEERING, INC.
10450 N. 74th STREET, SUITE 200
SCOTTSDALE, AZ 85258
(480) 991-3985

Submitted: March 13th, 2020

H.E. PROJECT NO. KUZK001
ZON 20-02
SR 19-0297

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Citizen Participation Report – Bethany 303

Date: March 13, 2020

Purpose: The purpose of this Citizen Participation Report is to summarize how this report informed citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an Annexation and PAD applications for Bethany 303. The site, located at the NEC of Claremont Street Alignment & Sarival Avenue, has applied for 75.98 acres of RU-43 General Rural to be designated as a PAD. This participation Report has ensured that those affected by this application for a Planned Area Development have had an opportunity to learn about and comment on the proposal in accordance with the policies of the City of Glendale.

Contact:

Michael Buschbacher II, AICP - Principal Planner
Hunter Engineering Inc.
10450 N 74th Street Suite200
Scottsdale, AZ 85258
mbuschbacher@hunterengineeringpc.com
480-991-3985

Pre-submittal Meeting: The pre-submittal meeting with City of Glendale planning staff was waived by staff due to the similarity of this project to several adjacent projects submitted by the applicant. Staff has reviewed the formal submittal for an Annexation and Planned Area Development for the proposed development and has prepared a staff report in support for the project. Both the annexation and PAD have been referred to City Council and Planning Commission for public hearings. Initial meetings identified that a Citizens Participation Report would be required that would notify adjacent residents and nearby registered neighborhoods, this document is that report.

Action Plan: In order to provide an effective citizen participation process in conjunction with the application, the following actions have be taken to provide opportunities for the public to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

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1. A contact list was developed for citizens in this area, specifically all property owners within 300 feet of the project boundaries. There are currently no existing Homeowner Associations or Registered Neighborhood Groups that would be included in the Report. Those individuals on the "Interested Parties" list maintained by the City of Glendale Planning Division were also added to the contact list. The notification letter was submitted to the project planner and sent to individuals in that contact list by the date listed in the schedule below. The Strategic Planning Manager at Luke Air Force Base has already been contacted by phone and the community Initiatives Team has been included on the contact list.
2. All persons listed on the contact list were sent a letter, by first class mail, that provided notice of the public hearings, described the project and included a vicinity plan for the proposed Annexation and PAD Area.
3. A notice was published by City staff in the Glendale Star (a local newspaper of general circulation) to inform the residents living within the City and general area.
4. Physical Posting of a Notice in on or near the property occurred by February 19th, which occurred more than 15 days before the scheduled hearing. Signs will be removed after the date of the final hearing.

Note: No comments, questions and concerns were received by the date of this report and by way of this report have been communicated to the project planner with the City of Glendale for this final Participation Report.

Consideration for affected parties: In order to provide an effective citizen participation in conjunction with the application, consideration has been given to consider the potential for blocked views, appearance of structures, safety of the surrounding residents and improvements in surrounding roadways.

Concerns & Questions: No comments have been received. Those individual with specific concerns will be contacted to further discuss those concerns if they arise before the final public hearing. Individuals are free to call me at any time during the application process.

Changes & Amendments (Proposed Development): While no changes occurred to the proposed development, the schedule for meetings was updated to accommodate a revised City schedule for both Planning Commission and the first Annexation hearing. As a

result, the site posting was updated on March 3rd to accommodate a special session of City Council for the annexation hearing on March 17th at 9am. The site posting was also updated to include the revised time of day for the Planning Commission Hearing, to now occur on March 18th at 5pm.

Changes to this Participation Report: The project planner at the City has been contacted and made aware of this change to this Participation Report.

Schedule:

- Pre-submittal meeting – Waived
- Application Submittal – January 7th, 2020
- Citizens Participation Plan Submitted to City - January 7th, 2020
- Plan Implementation Date – January 14th, 2020
- Draft Notification Letter sent to Planner – January 20th, 2020
- Mailing sent out – January 23rd, 2020
- Final Participation Report – March 13th, 2020
- Site Posted – February 19th, 2020
- Notice appears in Newspaper – March 3rd, 2020
- Signs update on the Property Posting – March 3rd, 2020
- Remove Site Posting Sign Removal – March 25th, 2020

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January 23rd, 2020

Re: Annexation Case#: _____ & Rezoning Case#: _____

Dear Neighbor,

We are applying for an annexation and rezone change for a project currently located in Maricopa County. Through the annexation process the project will become a part of the City of Glendale. The project is located one quarter mile south of the SEC of Glendale Road & Sarival Avenue in Maricopa County, Arizona.

This request is for development of an approximately 75.98-acre light industrial site that will include at least one warehouse building or possibly multiple warehouse buildings that would total approximately 1,237,000 sf. The buildings would occupy over 50% of the site and the balance would be in desert landscaped areas and parking for approximately 1,100 cars and 178 semi-trailers. The design intent of the architecture is to create an attractive, high quality facility incorporating a simple, clean, warehouse architectural style. The assessor parcel number for the property is 501-60-012.

As a part of the Citizens Participation Plan for this project, this letter is being sent to all property owners within 300 feet of the property. This notice is being sent, at the request of the City of Glendale and our development team, to seek input from you as a part of the planning process. A copy of the proposed site, shown on an aerial map, is enclosed for you to better understand where the project is located. The rezone is to change the zoning from A-1 (Agriculture) to PAD (Planned Area Development)

Please note that all comments, questions, and concerns regarding our proposal shall be sent so that they are received by us within two weeks of the date of the letter. An existing and proposed zoning map have also been included for your use to clearly show the proposed change to the City of Glendale's Zoning Map for this project.

If you have any questions regarding this proposal, please call me at 480-991-3985. The City of Glendale has assigned this case to George Gehlert, a planner with their Planning Division. He can be reached at 623-930-2597 should you have any questions regarding the Citizen Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Michael S Buschbacher II, AICP
Principal Planner
Hunter Engineering

SITE DATA

SITE AREA : 76.40 AC
 TOTAL BLDG AREA : 1,586,800 S.F.

BUILDING 1
 BUILDING 1 SITE AREA : 819,364 S.F. (18.81 AC)
 BUILDING 1 AREA : 396,700 S.F.

PARKING REQUIRED
 WHS./DIST. 1 : 2000 S.F. : 189 SPACES
 OFFICE (5%) 1 : 300 S.F. : 66 SPACES
 172 SPACES

PARKING PROVIDED : 318 SPACES *
 *ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED

TRAILER PARKING PROVIDED: 83 SPACES

BUILDING 2
 BUILDING 2 SITE AREA : 809,856 S.F. (18.59 AC)
 BUILDING 2 AREA : 396,700 S.F.

PARKING REQUIRED
 WHS./DIST. 1 : 2000 S.F. : 189 SPACES
 OFFICE (5%) 1 : 300 S.F. : 66 SPACES
 172 SPACES

PARKING PROVIDED : 313 SPACES *
 *ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED

TRAILER PARKING PROVIDED: 83 SPACES

BUILDING 3
 BUILDING 3 SITE AREA : 857,548 S.F. (19.68 AC)
 BUILDING 3 AREA : 396,700 S.F.

PARKING REQUIRED
 WHS./DIST. 1 : 2000 S.F. : 189 SPACES
 OFFICE (5%) 1 : 300 S.F. : 66 SPACES
 172 SPACES

PARKING PROVIDED : 305 SPACES *
 *ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED

TRAILER PARKING PROVIDED: 83 SPACES

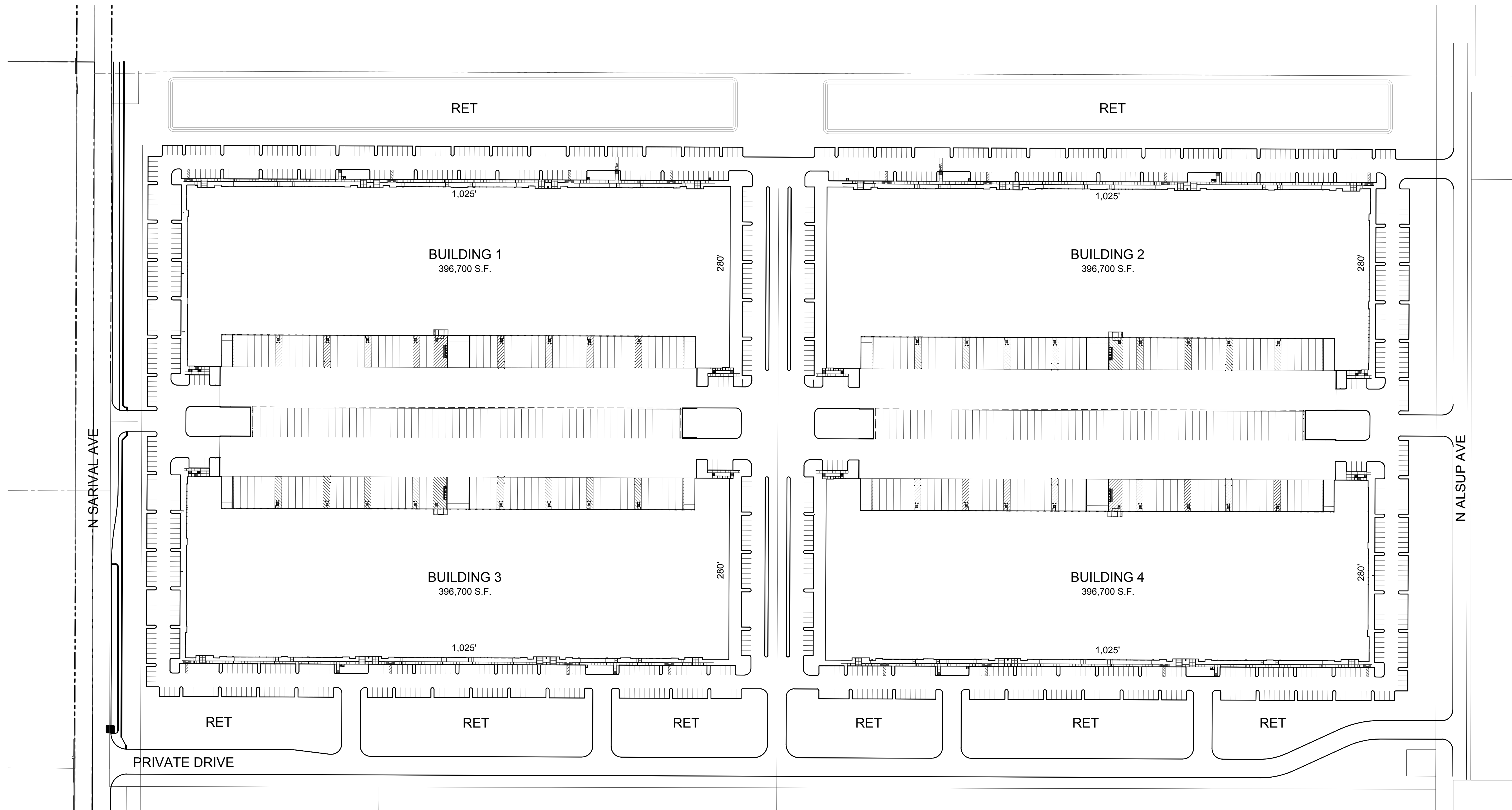
BUILDING 4
 BUILDING 4 SITE AREA : 841,601 S.F. (19.32 AC)
 BUILDING 4 AREA : 396,700 S.F.

PARKING REQUIRED
 WHS./DIST. 1 : 2000 S.F. : 189 SPACES
 OFFICE (5%) 1 : 300 S.F. : 66 SPACES
 172 SPACES

PARKING PROVIDED : 304 SPACES *
 *ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED

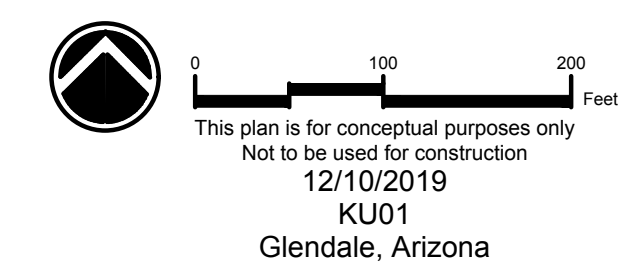
TRAILER PARKING PROVIDED: 83 SPACES

NOTE: NUMBER OF TENANTS AND ACTUAL OFFICE LOCATION UNKNOWN. SITE PLAN TO BE ADJUSTED TO FIT ACTUAL TENANT REQUIREMENTS.



INDUSTRIAL DISTRIBUTION

LOOP 303 & MARYLAND



501-03-004H
303 GLENDALE DEVELOPMENT LLC
3131 E CAMELBACK RD STE 318
PHOENIX, AZ 85016

501-03-004K
303 GLENDALE DEVELOPMENT LLC
3131 E CAMELBACK RD STE 318
PHOENIX, AZ 85016

501-03-004L
303 GLENDALE DEVELOPMENT LLC
3131 E CAMELBACK RD STE 318
PHOENIX, AZ 85016

501-03-005C
KAKERLEE LLC
6325 N 75TH ST
SCOTTSDALE, AZ 85250

501-03-008A
VIRGIN FARMS X LLC/VIRGIN FARMS
505 CORRAL DE TIERRA RD
SALINAS, CA 93908

501-03-008B
VIRGIN FARMS X LLC/VIRGIN FARMS
505 CORRAL DE TIERRA RD
SALINAS, CA 93908

501-60-003
ADAMAN IRR WTR DIST #36
16251 W GLENDALE AVE
LITCHFIELD PARK, AZ 85340

501-60-005
ADAMAN IRR WTR DIST #36
16251 W GLENDALE AVE
LITCHFIELD PARK, AZ 85340

501-60-006C
EK COOLING LLC
P O BOX 25
TOLLESON, AZ 85353

501-60-006D
EK COOLING LLC
P O BOX 25
TOLLESON, AZ 85353

501-60-009F
MOSS KELVIN DEE/KATHERINE ANN
16155 W GLENDALE AVE
LITCHFIELD PARK, AZ 85340

501-60-009H
ALVIN D MOSS DECEDENTS TRUST
6625 N SARIVAL RD
LITCHFIELD PARK, AZ 85340

501-60-010R
YODER GARY L/CAROLA
RT 1 BOX 355
LITCHFIELD PARK, AZ 85340

501-60-010S
YODER GARY L/CAROLA
RT 1 BOX 355
LITCHFIELD PARK, AZ 85340

501-60-011D
WEILER FAMILY TRUST
5451 N 25TH ST
PHOENIX, AZ 85016

501-60-011E
WSS HOLDINGS LLC
6205 N SARIVAL AVE
LITCHFIELD PARK, AZ 85340

501-60-012
LUKE 76 LLC
PO BOX 5309
PEORIA, AZ 85385-5309

501-60-014
UNITED STATES OF AMERICA
137 N 2ND AVE
PHOENIX, AZ 85000

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**CITYWIDE AND YUCCA
INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED
DEVELOPMENT**

KAREN ABORNE
7318 W GRIFFIN AVENUE
GLENDALE AZ 85303

A.J. BABINEAU
4815 W COCHISE DRIVE
GLENDALE AZ 85302

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

MIKE DEPINTO
6507 W SHAW BUTTE DR
GLENDALE AZ 85304-2414

DENNIS GERHARD
10613 N 48TH AVENUE
GLENDALE AZ 85304

STEVEN E. FRATE
PO BOX 6265
GLENDALE AZ 85312

LARRY ROVEY
8383 W COTTON BLOSSOM
GLENDALE AZ 85305

JOHN AND SUE JONES
18658 NORTH 78TH DR
GLENDALE AZ 85308

RICK HARPER
5335 W BLOOMFIELD RD
GLENDALE AZ 85304

GARY HIRSCH
4520 WEST ECHO LANE
GLENDALE AZ 85302

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 NORTH 88TH LANE
GLENDALE AZ 85305

AL LENOX
5130 W EL CAMINITO DR
GLENDALE AZ 85302

DAVID MORENO
8387 WEST DENTON LANE
GLENDALE AZ 85305

MANNY MARTINEZ
19107 NORTH 73rd LANE
GLENDALE, AZ 85308

JACK MARTINO
7407 NORTH 75TH DRIVE
GLENDALE, AZ 85303

WILLIAM RAY
7305 WEST ANGELA DR
GLENDALE AZ 85308

DAVID PENILLA
5760 W LARKSPUR DR
GLENDALE AZ 85304

WENDY DAVY
PEORIA UNI SCH DIST
6330 W THUNDERBIRD RD
GLENDALE AZ 85306

MEL SMITH
24654 N LAKE PLEASANT
103-329
PEORIA AZ 85383

ELAINE SCRUGGS
21656 NORTH 58TH DRIVE
GLENDALE AZ 85308

MARY SMITH
8968 WEST CITRUS WAY
GLENDALE AZ 89305

TOM TRAW
6024 NORTH 83RD AVE
GLENDALE AZ 85303

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

DANIEL STREYLE
VERMILION IDG STE 210
3131 E CAMELBACK RD
PHOENIX AZ 85016

MARIE SCILLIERI
5124 W EL CAMINITO DR
GLENDALE AZ 85302

ARNOLD DOYSCHEN
7578 W TRAILS DRIVE
GLENDALE AZ 85308

JAMIE ALDAMA
7329 NORTH 68TH DRIVE
GLENDALE AZ 85303

WARREN WILFONG
5001 N 62ND DRIVE
GLENDALE AZ 85301

VERN CROW
6343 W REDFIELD RD
GLENDALE AZ 85306

M NOWAKOWSKI
6116 N 85TH DRIVE
GLENDALE AZ 85305

ED NYBERG
6987 W POTTER DR
GLENDALE AZ 85308

CITY STAFF

CITY OF GLENDALE MAYOR'S
OFFICE
MAYOR WEIERS
5850 W GLENDALE AVE 4TH FL
GLENDALE, AZ 85301

CITY OF GLENDALE
VICE MAYOR CLARK
5850 W GLENDALE AVE 4TH
GLENDALE, AZ 85301

CITY OF GLENDALE
PLANNING DIVISION
DRU MAYNUS
5850 W GLENDALE AV 2ND FL
GLENDALE, AZ 85301

CITY OF GLENDALE
PLANNING DIVISION
DIANA FIGUEROA
5850 W GLENDALE AVE 2ND FL
GLENDALE, AZ 85301

Notice in the Glendale Star

2020 The Glendale Star 20999

CITY OF GLENDALE NOTICE OF PUBLIC HEARING (NOTICE OF DATE/TIME CHANGE) NOTICE IS HEREBY GIVEN THAT the City of Glendale Planning Commission will hold a public hearing on March 18, 2020, at 5:00 p.m. in the Glendale Council Chambers, 5850 West Glendale Avenue, Glendale, Arizona, to hear the following: BETHANY 303 PAD REZONING APPLICATION ZON20-02: A request by Michael Buschbacher, on behalf of Hunter Engineering, representing Luke 76 LLC, for approval of a zoning change from RU-42 (Rural-43 / One dwelling unit per acre) to PAD (Planned Area Development). The site is currently subject to annexation from Maricopa County. Approval of the proposal would enable development of approximately 1.25 million square feet of industrial floor space. The site is located at the northeast corner of Sarival Avenue and the West Claremont Street alignment; just west of the existing Yucca District. Staff Contact: George Gehlert, Senior Planning Project Manager. Staff contact: (623) 930-2597. Copies of all applications, exhibits, and documents are available for public review at the Development Services Department, 5850 West Glendale Avenue, Second Floor, Glendale, Arizona, between the hours of 8:00am and 5:00pm weekdays or will be available online at <https://www.glendaleaz.com/cms/one.aspx?pagelid=15331862> after 6:00pm the Friday prior to the public meeting. For further information, please call the case staff contact at the number listed above or (623) 930-2800. Interested parties are invited to attend and participate in the public hearing. FOR SPECIAL ACCOMMODATIONS Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197. CITY OF GLENDALE Kevin R. Phelps City Manager Publish: March 5, 2020 The Glendale Star/ 29001

CITY OF GLENDALE NOTICE OF PUB

CITY OF GLENDALE
PUBLIC NOTICE

ZONING PUBLIC HEARING

PLANNING COMMISSION: 6:00 PM, MARCH 19TH, 2020

CITY COUNCIL 5:30 PM, MARCH 24TH, 2020

REQUEST: REZONE FROM A-1 (AGRICULTURE) TO PAD (PLANNED AREA DEVELOPMENT)

LOCATION: 5850 WEST GLENDALE AVENUE, GLENDALE AZ 85301

CASE NUMBER: ZON 20-02

APPLICANT / CONTACT:

HUNTER ENGINEERING, INC. / MIKE BUSCHBACHER

PHONE NUMBER: 480-991-3985

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

POSTING DATE: FEBRUARY 19TH, 2020

PENALTY FOR REMOVAL OR DEFACEMENT: \$500 TO DATE OF LAST HEARING

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PLANNING DIVISION

AFFIDAVIT OF POSTING

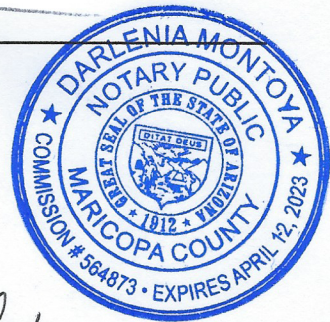
Case No. ZON 20-02

Project Name: Bethany 303

- Planning Commission
- Glendale City Council

I, Lorenia Martinez, being first duly sworn upon oath, state that on the 19 day of February, 2020, I posted 2 signs hearing notice(s) for hearing date March 19th, 2020 and March 24th 2020

Applicant/Representative Signature: _____



STATE OF ARIZONA
 COUNTY OF MARICOPA SS.

Subscribed and sworn to before me this 20 day of February, 2020

[Signature]
 Notary Public

My Commission Expires:
April 12 2023

CITY OF GLENDALE
PUBLIC NOTICE

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POSTING DATE: FEBRUARY 19TH, 2020

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POSTING DATE: FEBRUARY 19TH, 2020

LIABILITY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING