

Citizen Participation Plan

Project: Northern107 Planned Area Development

Location: Southwest Corner of 107th and Northern Avenue

City of Glendale Service Request #: SR 19-0126

Zoning Case #: ZON19-18

First Submittal Date: November 7, 2019

Second Submittal Date: February 20, 2020

Final Submittal Date: April 7, 2020

Prepared By: Norris Design

901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600

www.norris-design.com



Project Description

The Northern107 Planned Area Development (“PAD”) will be an approximately 10-acre mixed use residential and commercial development at the undeveloped southwest corner of 107th Avenue and Northern Avenue within the City of Glendale municipal planning area. The segment of Northern Avenue adjacent to the subject property is currently within a public review and design phase for future improvements related to the Northern Parkway expansion.

The Northern107 development plan will be divided into three separate parcels including a convenience store with fuel station and accessory automated car wash, a fast food restaurant building pad site, and approximately 120 multi-family rental dwelling units, envisioned as two-story stacked flats. These uses will complement the adjacent Glen Harbor Air Business Park and Northern Parkway expansion. The multi-family units will serve as a transitional land use between the commercial parcels and adjacent existing residential units. Landscape buffering, screening walls, and design standards will unify the project and protect the surrounding character.

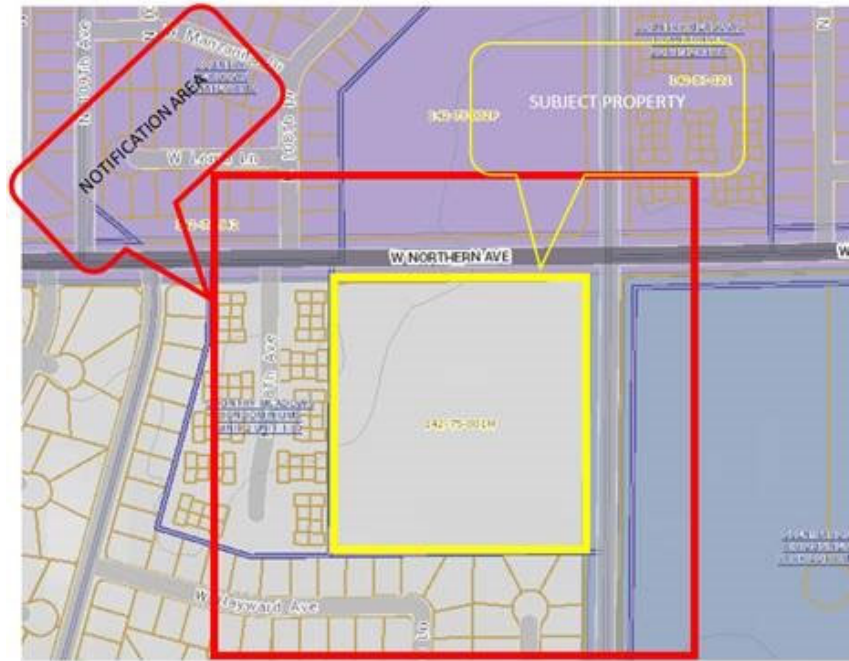
Proposed project access points will be along Northern Avenue and 107th Avenue, so no new traffic will be introduced into adjacent existing residential neighborhoods. The residential development will include gate-controlled access for residents and a centrally located amenity area.

Annexation of the parcel into the City of Glendale is pending. The rezoning request, if approved, will rezone the property from its current zoning district of C-S – Planned Shopping Center in Maricopa County to PAD – Planned Area Development in the City of Glendale.

Notification

Due to the size of the project, Planning has determined a neighborhood meeting must be conducted. A draft of the neighborhood meeting letter is included in this document (see next page).

Notification Area Map Provided by City (300 feet from property):



Parties Receiving Notification:

The list of property owners receiving notification in the 300-foot buffer area is included in this document (see page following neighborhood meeting letter draft):

Additional parties will be notified per Glendale's Citizen Participation Plan procedure:

- HOA/Neighborhoods reps – N/A per Planning staff
- Interested Parties (please see pages following the 300-foot notification area list)
- 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

George Gehlert
Planning
5850 W Glendale Ave, Suite 212
Glendale, AZ 85301

Diana Figueroa, Senior Secretary
Planning
5850 W Glendale Ave, Suite 212
Glendale, AZ 85301

February 26, 2020

Re: Neighborhood meeting notification letter - Rezoning for Northern107 PAD project proposed at the southwest corner of 107th Avenue and Northern Avenue (Zoning Case # ZON19-18)

Dear Neighbor and/or Interested Party:

The purpose of this letter is to inform you that Norris Design, on behalf of 107th and Northern LLC, is applying for a rezoning application with the City of Glendale. The property in question contains 9.99 acres and is located at the southwest corner of 107th Avenue and Northern Avenue in the Yucca District, once annexation into the City is approved.

The proposed project, the Northern107 PAD, if approved, will contain three parcels including a convenience store (approximately 5,200 square feet) with fuel station and accessory automated car wash, a fast food restaurant building pad site (up to 4,500 square feet), and approximately 120 multi-family rental dwelling units, envisioned as two-story stacked flats. The maximum structure height proposed will be 30 feet.

Rezoning Request:

Annexation of this property into the City of Glendale is pending. The rezoning request, if approved, will rezone the property from its current zoning district of C-S – Planned Shopping Center in Maricopa County to PAD – Planned Area Development in the City of Glendale. Surrounding land uses consist of a vacant parcel to the north; residential development to the north, east, and south; and light industrial to the east. The surrounding zoning consists of:

- North: C-2 – Intermediate Commercial (Peoria), RM-1 – Multi-Family Residential (Peoria)
- South: R1-7 – Single Family Residential Zoning (Maricopa County)
- East: M-1 – Light Industrial (City of Glendale)
- West: R-4 – Multiple Family Residential (Maricopa County)

A conceptual site plan has been included with this letter for your review. A neighborhood meeting will take place on **March 11, 2020 from 6-7 pm at Desert Spirit School library, 7355 W Oranewood Ave, Glendale, AZ 85303.** Comments and questions will be accepted at this time. If you are unable to attend, please contact me via email (rharris@norris-design.com) or phone (602-254-9600). You may also contact George Gehlert with the City of Glendale at (623) 930-2597 or ggehlert@glendaleaz.com. You will be notified by City Planning staff when the rezoning proposal will be subject to hearing review by the Glendale Planning Commission and City Council (hearing dates TBD).

Sincerely,
Norris Design



Ron Harris
Senior Associate / Planner

Attachments

- Conceptual Site Plan



CONCEPTUAL SITE PLAN DATA

TOTAL NET SITE AREA (PROPOSED): 9.99 Ac +/-

PARCEL A
GROSS AREA: 2.30 ac +/-
NET AREA: 2.01 ac +/-
PROPOSED ZONING: PAD
PROPOSED USE: Convenience Store / Gas Station
BUILDING AREA: 5,187 sq. ft.
LOT COVERAGE: 5.2%
LANDSCAPE AREA: 0.4 ac or 17%
PARKING: 46 (Total)
 2 (ADA)

PARCEL B
GROSS AREA: 1.33 ac +/-
NET AREA: 1.20 ac +/-
PROPOSED ZONING: PAD
PROPOSED USE: Fast Food Restaurant
BUILDING AREA: 4,500 sq. ft.
LOT COVERAGE: 7.8%
LANDSCAPE AREA: 0.34 ac or 26%
PARKING: 39 (Total)
 2 (ADA)

PARCEL C
GROSS AREA: 6.36 ac +/-
NET AREA: 6.27 ac +/-
OPEN SPACE: 2.12 ac or 33%
PROPOSED ZONING: PAD
PROPOSED USE: Multi-Family (Rental)
NUMBER OF UNITS: 124 (Two Stories)
DENSITY: 9.75 du/ac (Gross ac)
PARKING: 166 (Total)
 4 (ADA)

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Project Impact

It is anticipated that the residential areas immediately west and south of the project will be most directly impacted by the development during construction and eventual site occupancy due to proximity to the site. There may be some concerns about the proposed residential density of the project and additional traffic flow in the area. Applicant anticipates that the proposed conceptual site plan and restrictions in the PAD booklet will help alleviate concerns regarding impact on immediately adjacent residential areas.

Residential areas surrounding the site (especially those within the nearest half mile) will benefit from the additional convenience services which are currently lacking in the project vicinity. Future residents of the Northern107 PAD may indirectly benefit the adjacent business park by supporting future employment needs. The City of Glendale will benefit from population growth and an increased tax base from the development.

Citizen Engagement

Citizens will be encouraged to reach out to Norris Design (applicant) via phone (602-254-9600) or email (rharris.norris-design.com) to continue to discuss concerns or questions regarding the proposal during the application process. Norris Design will encourage meeting attendees (as well as those who reach out but cannot attend the meeting) to share their contact information with so that they may be notified via email (or letter if email is not preferred) of any substantial changes to the project prior to the public hearing date. Should substantial changes occur prior to the neighborhood meeting but after the first letter has been sent, another letter will be sent if clarity is needed. All citizen participants will be given approximately four weeks to submit comments once the neighborhood meeting takes place.

As maybe needed, the applicant will communicate directly via email or phone with project planner to keep him or her informed of the status of citizen participation efforts.

Tentative Schedule:

Early November: Submit Rezoning application to the City of Glendale, including CPP draft.

Mid-February: Submit CPP to project planner for approval before implementation.

Early/mid-March: Hold neighborhood meeting.

Early/mid-April: Deadline to receive comments (approximately 4 weeks from neighborhood meeting date).

Early April: Submit final Citizen Participation Report to project planner for approval (no later than April 7th)

Neighbor Correspondence

March 7, 2020- An email was received from Ms. Kathi Sousa, who resides at 10807 W. Northern Avenue in the Country Meadows Condominiums (please see enclosed email). Ms. Sousa was concerned with privacy and potential noise, as she lives directly adjacent to the residential portion of the Northern107 PAD within a single-story unit. Our reply to her email is enclosed.

Neighborhood Meeting

The required neighborhood meeting was held on Wednesday, March 11 at the Desert Spirit Elementary School in Glendale. The meeting was held from 6:00 – 7:00pm in the School Library with multiple project presentation boards on display. In addition to Councilwoman Joyce Clark and Mr. George Gehlert from the City of Glendale Planning Department, Norris Design and the property owner were in attendance. Three members of the neighboring Country Meadows community were also in attendance (see enclosed Meeting Sign-In sheet). Those individuals were as follows,

- Mr. Brendan Arana (7819 N. 107th Lane)

- Mr. Chris D. (10750 W. Hayward Avenue)
- Mr. Flint Yale (PO Box 6435, Glendale AZ)

Mr. Arana and Chris D. both live south of the project in the adjacent single-family residential neighborhood. Mr. Yale represents, and is the owner of 13 units within the condominium community to the west. All residents were concerned with privacy and the implication of two-story residential apartment buildings along the west and south project boundaries. Additional concerns were also mentioned related to screen wall heights and project landscaping.

Resolutions to Neighbor Concerns

While no comment cards or follow-up has been received to date from the neighbors, the following is a response list of design changes to the project which occurred after the discussions held at the neighborhood meeting.

- Concern: Two-Story residential units adjacent to west and south property lines and visual privacy.
Resolution: *The project owner has agreed to reduce the residential building height to single-story only along the west and south project boundaries and restrict two-story max height developer to the internal areas of the residential parcel only.*
- Concern: Existing wall height along west and south project perimeters may not be tall enough.
Resolution: *The city will require a 6' tall (min.) solid wall along these boundaries. If the existing walls are less than 6' in height, this project will be required to modify or reconstruct the wall as necessary to be a minimum required height.*
- Concern: New trees planted along the west perimeter should not be "wide" canopy type trees due to proximity of the existing condominium structures to the west. Some of which are only set back 9' from property line. Excessive tree growth may cause excess debris, etc on adjacent property.
Resolution: *The project Landscape designer reviewed the Plant Schedule and determined an appropriate tree type for that project edge. The Mulga tree is the primary selection. This will be a lower litter tree with a more vertical canopy profile.*

Ron Harris

From: Kat <meowz826@yahoo.com>
Sent: Saturday, March 7, 2020 12:01 PM
To: Ron Harris
Subject: Rezoning Northern Avenue Case #ZON19-18

Ron,

I am a current resident at Country Meadows Condominiums located at 10807 W. Northern avenue.

I received the letter from Norris Design with regards for the zooming request from the City of Glendale.

I am against this development for several reasons as listed below.

* Privacy - my unit would be visible from tenants second floor windows. I certainly do not want people looking down on me. **Will a tall privacy wall be built?**

* Noise - currently despite the traffic it is very quiet at the condo's, how can you assure me that with 120 residents, fast food traffic and gas station and convenience store traffic will produce little to no noise. **What is your solution for noise reduction?**

Can you please provide a response.

Thank you,
Kathi Sousa

Ron Harris

From: Ron Harris
Sent: Monday, March 9, 2020 10:55 AM
To: 'meowz2826@yahoo.com'
Subject: FW: Rezoning Northern Avenue Case #ZON19-18

Hello Kathi,

Thank you for your input. I assume you will be attending our neighborhood meeting scheduled for this Wednesday evening?

I understand your concerns related privacy and would like to talk further with you about the best way(s) to mitigate. In addition to increased screen wall height and heavy tree buffering perhaps we can discuss limitation on building configuration in certain areas of the plan.

In terms of noise mitigation, we cannot assure there will be little to no noise. The City of Glendale, as well as Maricopa County have long been of the position that this corner should be a fully commercial / retail development. This scenario would be a much larger traffic generator than our mixed-use approach, providing the less intense residential element between existing residents (as yourself) and the intensity associated with the commercial uses. Each of our commercial pads will be bordered internally by 8' solid walls between those uses and new or existing residential areas. As you also likely know, the next segment of the Northern Parkway expansion along this stretch is planned start next year which will also bring a new level of traffic through the immediate area as it is expanded.

I look forward to discussing further with you on Wednesday evening.

Thank you,

Ron Harris
Senior Associate | Planner

NORRIS DESIGN
P 602.254.9600

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Sent: Saturday, March 7, 2020 12:01 PM
To: Ron Harris <rharris@norris-design.com>
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Northern 107 PAD Neighborhood Meeting - 3/11/2020 - SIGN IN SHEET

Subject: Rezoning to Planned Area Development | ZON19-18

Date: Wednesday, March 11, 2020
Time: 6:00PM-7:00PM

Location: Southwest corner of 107th Avenue and Northern Avenue
APN 142-75-001M

NAME	ADDRESS	PHONE	EMAIL
Brendan Arana	7819 N 107th Ln		catdougie4@gmail.com
Chris D.	10750 W. Hayward Ave.		xcj02@yahoo.com
GEORGE GEHLERT	C.O. Glendale 5850 W Glendale	623-930-2597	gghlert@glendaleaz.com
FLOYD YALE	PO BOX 6435 GLENDALE, AZ 85312	602-336-5284	FYALE@AOL.COM