

Citizen Participation
Final Report
For
G83 Plaza

8283 West Glendale Avenue
Glendale, AZ

Application Nos. GPA19-10 & ZON19-05

January 2020
Revised May 2020

Prepared for:
Rightstart Subsidiary, LLC
Scottsdale, AZ

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G83 Plaza

Project Summary.

Rightstart Subsidiary, LLC has owned vacant property located at the SEC of Glendale Avenue and 83rd Avenue for over 15 years. The 8.14-acre site has a general plan designation of PC, Planned Commercial and a zoning designation of NSC, Neighborhood Shopping Center.

Development interest on this site of potential end users has been virtually non-existent due to the restrictive nature of the existing zoning.

A general plan amendment and rezoning application has been filed with the City of Glendale that will result in a mixed use commercial and residential project to be constructed on the site. The general plan amendment is a request to change the land use map from Planned Commercial, PC to Corporate Commerce Center, CCC. The request to rezone is from Neighborhood Shopping Center, NSC to Planned Area Development, PAD. The proposed PAD for **G83 Plaza** is similar to existing PAD zoning in the area.

Public Notification Technique.

Planning determined that a neighborhood meeting was the most appropriate public notification technique for this project. Hence, the Applicant held a neighborhood meeting for this project at Westgate in May 2019.

Notification for the Neighborhood Meeting.

The applicant sent notification letters to adjacent property owners and interested parties inviting them to the neighborhood meeting, which was held at 6:00 p.m. on Thursday, May 30, 2019 at the Hampton Inn – Westgate.

Neighborhood Meeting Summary.

The meeting was attended by the applicant, property owner and the City's Planning Administrator. Prior to the neighborhood meeting, the applicant received a telephone call from an adjoining neighbor who voiced his support for rezoning the site to PAD, Planned Area Development provided by Planning. Subsequent to the neighborhood meeting, the applicant has stated their willingness to address any questions or concerns that may arise from adjacent property owners and interested parties.

Revisions to the Project.

Recently, the applicant was asked to file a companion general plan amendment for the property to accommodate the potential mixed-use nature of **G83 Plaza**. An updated neighborhood notification letter, informing adjacent property owner and interested parties of the general plan amendment was mailed out in May 2020.

Conclusion.

Amending the general plan and rezoning the site to PAD will result in new investment and retail, business, and lodging opportunities in an in-fill setting. **G83 Plaza** will be a welcome addition to the Glendale Avenue Corridor.