

CITIZEN PARTICIPATION REPORT  
for the  
Cotton Properties Development  
PAD Rezoning Application  
CASES # ZON17-15

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City of Glendale  
May 29th, 2020

Applicant Name: Shaine T. Alleman, Tiffany & Bosco



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**CITIZEN PARTICIPATION REPORT**  
**Cotton Properties**  
**PAD Rezoning Application**

**INTRODUCTION**

Tiffany & Bosco, P.A. submits this Citizen Participation Report in association with the proposed applications for a PAD Rezone for approximately 161-acres located between W. Bethany Home Rd. (south), W. Glendale Ave. (north), Cotton Ln. (west), and Lope 303 (east).

The development team understands the importance of reaching out to the City and key stakeholders to discuss the project to ensure that positive relationships are created with citizens, property owners, business owners, homeowner’s associations, and other interested parties. Therefore, neighborhood meetings were held and an interactive website was created to address neighbor concerns as often as necessary.

**BRIEF DESCRIPTION**

Cotton Properties is a mixed use non-residential project located in Glendale, Arizona. The land has never been developed commercially, only agriculturally. The site presents development constraints because it spans three noise gradients within the Western Maricopa County/Luke A.F.B. Regional Compatibility Plan.

The three noise gradients include the least restrictive 65Ldn, 65–70Ldn, 70–75Ldn. Unfortunately, the majority of the development is situated within the 65–70Ldn zone. Accordingly, residential uses are prohibited on most of the development. Subsequently, the Applicant submitted a PAD for a combination of commercial, industrial, and industrial flex zoning.

**APPLICANT CONTACT**

The coordinating party for the Citizen Participation Report is as follows:

Shaine T. Alleman  
2525 E. Camelback Road, Seventh Floor  
Phoenix, Arizona 85016-9240  
602-452-2712  
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**OUTREACH REPORT**

In accordance with the preceding Citizen Participation Plan, the Applicant scheduled a neighborhood meeting. Additionally, in response to the co, due to the amount of questions and concerns the Applicant received from the surrounding community, an interactive website was created. The website can be found at URL: [303cottonproperties.com](http://303cottonproperties.com) and will be live by the end of day June 1st, 2020.

The attached Notification Letter, dated May 6, 2020, was sent out to those parties on the outreach contact list, provided by staff, informing them of the application and neighborhood meeting.



In addition to the attached outreach contact list, we also contacted:

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

Glendale City Council Office  
5850 W. Glendale Avenue  
Glendale, AZ 85301

Lisa Collins, Planning Administrator  
Planning  
5850 W. Glendale Ave., Suite 212  
Glendale, AZ 85301

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

### **NEIGHBORHOOD MEETING 5/21/2020**

A neighborhood meeting was held on Thursday, May 21st, 2020 from 6:00–8:00 PM (PDT). Due to the global pandemic, City Staff agreed to allow us to conduct a virtual open house. The outreach and neighborhood meeting notification letter was sent out to the contact lists on May 6, 2020 with information on how to connect to the virtual meeting and how to contact us if they had any issues.

The Applicant's Representative, Shaine T. Alleman, and law clerk, John T. Oliver, hosted and conducted the virtual open house. Over 150 interested parties attended. Mr. Alleman gave a presentation that introduced the proposal, detailed the property's history, and described the proposed PAD rezoning application. After the presentation, people were invited to ask questions through video chat, the phone, or a provided chat box. Each of these questions were addressed to the best of our ability. The Applicant's Representative tracked the questions asked throughout the neighborhood meeting, and as provided in the virtual meeting chat box, in order to provide a comprehensive response to each. The predominate and most reoccurring questions, along with the Applicant's answers, are listed below.

1. Will the proposed development result in a drastic increase in crime to the area?
  - a. No. The Applicant reviewed a similarly located Love's Travel Stop located at 1610 N. Miller Rd., Buckeye, AZ 85326 and the I-10 Freeway in Buckeye, Arizona. The two locations are similar because the amount of traffic along the Loop 303 and the I-10 Freeway are similar, the surrounding densities of the residential homes are similar, and the closest residential neighborhoods are approximately 1,350 feet away from the Buckeye travel stop and the potential travel stop use at the Loop 303 location. In reviewing the crime data at the Buckeye location, there were a total of 574 police calls for service during a 5-year span from 2015-2020. Of the more than 500 calls, only 9 were for assault and 8 were for drug related incidents. The majority of the calls were placed to respond to traffic accidents, thefts, traffic stops, welfare checks, and agency assists. Below is a graph detailing the 574 calls for service from most to least common. Police were seldom called to respond to incidents such as prostitution.



2. Will traffic resulting from the proposed development bring increased traffic to the area and make the adjacent streets to the neighborhood unusable?
  - a. No. The Applicant conducted a comprehensive traffic study to adequately address any neighborhood traffic concerns. The study concluded that the proposed development would not negatively impact the surrounding traffic because the traffic increase would be minimal and unnoticeable. Additionally, according to the traffic study, the access roads to the residential neighborhood located just west of the proposed development have adequate capacity and will not be burdened by the proposal. Per the Traffic Study done for the potential travel stop, traffic data was collected in August 2019 while school was still in session. The weekday turning movement counts were conducted from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, which is typical of traffic analysis. The study concluded that based on the traffic generated by the potential travel stop, Bethany Home Road will need to be improved by adding turn lanes; however, the City of Glendale and the Arizona Department of Transportation will ultimately determine the necessary improvements required for this facility as uses are identified and approved through the Design Review and Site Plan application process.
3. Will truck drivers be idling and parking their trucks overnight along Cotton Lane?
  - a. No. Truck drivers visiting the Property have little incentive to venture roughly a quarter mile away from the proposed Love's Travel Stop and idle their trucks along a residential street. Truck drivers visiting the potential travel stop will utilize the provided safe, designated parking areas and should have no need to look for space elsewhere. Accordingly, the residents along Cotton Lane should have little reason to suspect trucks will idle along their street overnight.
4. Will the proposed uses bring additional fume, emission, and pollution from the truck traffic, therefore, impacting the health and well-being of the neighbors living in the adjacent residential community?
  - a. The fume, emission, and pollution levels put off by the trucks will be negligible and will not endanger the health or well-being of the neighbors. The potential travel stop would be located a quarter mile away from the nearest residential development. Accordingly, the pollution or fuel emissions omitted from the trucks will not have a negative impact upon the residents west of the proposal. Moreover, when considering the development's proximity to the Loop 303 and the Luke Air Force Base, the potential travel stop use will have an insignificant impact on the surrounding area's air quality. Regardless, any use in the area must comply with any applicable environment regulations. Those uses with fuel and other related materials must also obtain the proper certifications for such uses and risk losing certifications and licensing if not in compliance.
5. Will the development be adequately monitored and protected by the Glendale Police Department?
  - a. Yes. The Applicant has communicated with the City of Glendale Police Department regarding the proposed development. The Glendale Police Department has a response time goal of 5 minutes and has communicated no

concerns with being able to address potential concerns on the Property. Moreover, considering the development's proximity to Luke Air Force Base and major thoroughfares, sufficient police patrols will be in the area and will have no problem responding to serious calls for service. Additionally, if Love's Travel Stop does develop here, its employees are trained on how to prevent and report suspicion activity. Therefore, the company's preventive measures will reduce the need of police presence.

6. When was the Property annexed into the City of Glendale?
  - a. The City of Glendale annexed the property on January 14, 2020 under Ordinance 020-01 after following of all the required statutory annexation requirements for notifications and public hearings.
7. Will school children be placed in harm's way as a result of the development due to the traffic increase?
  - a. No. The proposed Love's Travel Stop will not endanger any school children in the area. The nearest school is 2.5 miles to the west of the Property on Bethany Home Road. There is no reason for truck drivers to venture down Bethany Home Road as it does not connect to any streets that they would need connection to. Furthermore, no traffic concerns were raised in the Traffic Study completed for the site and City Traffic staff has not raised any concerns related to traffic and the schools in the area.
8. What is stopping a travel stop from inadequately storing their fuel and causing leaks that could affect the neighborhood?
  - a. Any travel stop use developing on the Property will be subject to strict federal, state, and local fuel storage regulations. These regulations are designed to ensure the safety of the property and to protect the surrounding area. Additionally, if Love's Travel Stop does develop here, they have a reputation for complying with all required regulations and there should be no issues related to fuel leaks.
9. Will the development, especially the travel stop use, negatively impact the property value of the surrounding homes?
  - a. There is little correlation between proposed development and one's property value. Property values fluctuate and vary due to many factors. It cannot be said with certainty that a particular development will have an adverse impact upon one's property value. Additionally, considering the potential economic activity as a result of the development, it is likely the development will positively impact the property values of the surrounding homes.
10. Isn't truck traffic on the adjacent roads next to residential neighborhoods in violation of Arizona Revised Statute § 28-858 regarding interference with equestrian traffic?
  - a. Like most other statutes governing pedestrian and commercial activity along roadways, Ariz. Rev. Statute § 28-858 requires any person operating a motor vehicle to exercise reasonable precaution when approaching a horse-drawn vehicle or horseback rider to prevent accidents. The statute goes on to state, if requested, all drivers must yield to the animal and avoid proceeding until the frightening animal is calm. The statute applies to all drivers. Nonetheless, truck

drivers are skilled drivers. If a truck driver approaches a horse, their first inclination should be to reduce their speed and avoid confrontation with the animal. Regardless, like all other drivers, if a truck driver violates the statute they will be punished accordingly.

### **ONGOING COMMUNICATIONS**

Tiffany & Bosco is dedicated to remaining as transparent as possible with each impacted party. As a result, and as mentioned above, an interactive website has been created. The purpose of the website is to provide information about the project and to provide a collective repository that addresses the main questions asked by neighbors and stakeholders. The website's URL is: 303cottonproperties.com and will be live by the end of the day June 1st, 2020.

Additionally, the website allows visitors to submit comments and concerns to the Applicant. Tiffany & Bosco believes this is the best way to sufficiently address any concerns that may arise, and ensure that each interested party has an opportunity to submit their feedback. These comments and concerns will be continually addressed by a member of the development team.

### **CONCLUSION**

Each Citizen Participation and Outreach requirement set forth by the Glendale Zoning Ordinance has been met. We are committed to addressing and understanding any issue that may arise from the proposal, therefore, an open dialogue will continue.

### **ATTACHMENTS:**

**Exhibit A - Citywide Interested Parties Notification List for Proposed Development**

**Exhibit B - Outreach Notification Letter dated May 6th, 2020**



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May 6, 2020

**RE: City of Glendale – Cotton Properties Planned Area Development Rezoning Application #ZON17-15; NWC of Loop 303 & Bethany Home Road**

Dear Neighbor:

Our firm has submitted a Rezoning application for approximately 161 acres generally located on the west side of the Loop 303 Freeway, between Glendale Avenue and Bethany Home Road, and is identified by the Maricopa County Assessor's Office by parcel numbers and portions of (APNs) 501-03-010B, 501-03-010A, 501-03-009F and 501-03-0009G (the "Property"). The application number is #ZON17-15. The application seeks to change the A-1 (Agricultural) designation to Planned Area Development (PAD) within the City of Glendale.

The change will allow for land uses such as retail commercial, support commercial/offices, and industrial on approximately 161 acres. The City's goals for the Property and surrounding area are to bring development and economic vitality to the area. Therefore, this proposed request is aimed at providing high quality industrial and commercial development to support the current land uses. (See attached site plan for development details).

Your input is welcomed regarding the proposed development. The City of Glendale requires an open house for any development project. However, due to the current social distancing requirements related to the global pandemic, City Staff has asked us to conduct a virtual open house. The virtual open house will be conducted during the date and time listed below. During this time, we will be available to answer any questions you may have. Although the virtual open house is scheduled for two (2) hours, we welcome the opportunity to address your questions or concerns throughout the project's duration.

***Thursday, May 21, 2020***

**6:00–8:00 PM (PDT)**

**Link to join: <https://www.gotomeet.me/TBZoning/303cotton>**

**Phone number to join: +1 (646) 749-3122 (access code: 401-607-069)**

If you intend to attend the virtual open house using the link provided above, please note the login screen prompts you to select one of two clickable links. The first clickable link, titled "Join My Meeting", requires you to download the GoToMeeting app before accessing the virtual open house. The second clickable link, titled "Join Meeting in Browser", does not require you to download the GoToMeeting app and instead allows you to access the virtual open house directly from your browser. Accordingly, we recommend you select the second clickable link labeled "Join Meeting in Brower" if attending the virtual open house.

If you are unable to attend, please call or email me your questions at (602) 452-2712 (office) or sta@tblaw.com. You may also contact Lisa Collins with the City of Glendale at (623) 930-2585 (office).



**TIFFANY  
& BOSCO**  
P.A.

**Shaine T. Alleman**

Attorney at Law

602.452.2712

sta@tblaw.com

A copy of the application and accompanying Project Narrative detailing this request are on file with the City of Glendale Planning Department. Hearings before the Glendale Planning Commission and Glendale City Council will be scheduled by City Staff in the future. You should receive a subsequent mailing identifying the date and location of those hearings when they are scheduled.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shaine T. Alleman', written in a cursive style.

Shaine T. Alleman

Figure #6 Character Plan - Proposed Zoning

