

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

**CITIZEN
PARTICIPATION
REPORT**

FOR

Alsup 303 Industrial Park

**NEC ALSUP & CAMELBACK ROADS
GLENDALE, ARIZONA**

PREPARED BY:

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

Submitted: March 4, 2020
Revised May 15th, 2020

H.E. PROJECT NO. MERT013
SR 19-0286
ZON20-08

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Citizen Participation Report – Alsup 303 Industrial Park

Overview and Background

Purpose: The purpose of this Citizen Participation Report is to summarize how the Citizens Participation Plan informed citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an Annexation and PAD application for Alsup 303 Industrial Park. The site is located at the NEC of Alsup & Camelback Roads; and is an application for approximately 73 acres of RU-43 General Rural to be designated as a PAD. This participation report ensures that those affected by this application for a Planned Area Development have had an opportunity to learn about and comment on the proposal.

Contact:

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

Summary of Actions Taken for this Report

In order to provide effective citizen participation in conjunction with the application, the following actions were taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

Pre-submittal Meeting: A pre-submittal meeting with City of Glendale planning staff was waived due to the similarity of this project to several recent, adjacent projects submitted by the applicant. Staff has agreed to review the formal submittal and in initial discussions recommended that an Annexation and Planned Area Development would be needed for the proposed development. The meeting also identified that this Citizens Participation Plan, would be required to summarize how we notify adjacent residents and nearby registered neighborhoods.

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Contact List: A contact was developed for citizens in the 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 Planning Division were included in the contact list. The notification letter was submitted to the project planner and approved for distribution by the date listed in the proposed schedule below. The Strategic Planning Manager at Luke Air Force Base was also included in the contact list.

Notification Letter: All persons listed on the contact list were sent a notification letter by first class mail. The letter provided notification of the public hearing, described the project, included a vicinity plan for the proposed Annexation and PAD Area.

Publication: A notice was submitted for publication in the Glendale Star (a local newspaper of general circulation) to inform the residents living within the City. The notice will start publication of the notice on May 14th, 2020.

Physical Posting: Physical Posting of a Notice on the property occurred on May 6th, a minimum of 15 days before the scheduled hearing of the Planning Commission and City Council. Fast Signs was contracted to fabricate a sign to City specification and installed the sign on site on May 6th, 2020 and will be removed on July 7th, 2020, 14 days after the City Council public hearing and vote. The site was also posted on April 22nd, a minimum 6 days before the annexation hearing for a blank petition of May 12th, 2020.

Concerns & Questions: No citizens have responded to the notification letters. No comments were provided related to the proposed development.

Changes & Amendments (Proposed Development): There have been no changes or amendments to the proposed development since the initial mailing and no additional mailings have been sent at this point. If such a situation arises another notification letter will be mailed, as soon as possible, before the hearing date.

Changes to this Participation Report: The project planner at the City will be contacted if there are any changes to this Participation Report.

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Schedule:

- Pre-submittal meeting – Waived
- Application Submittal – March 27th, 2020
- Citizens Participation Plan Submitted to City - March 27th, 2020
- Plan Implementation Date – March 27th, 2020
- Draft Notification Letter sent to Planner – March 27th, 2020
- Site to posted for Annexation – April 22nd, 2020
- Mailing sent out – May 4th, 2020
- Final Participation Report – May 18th, 2020
- Site to posted for PAD – May 5th, 2020
- City Council Annexation Hearing – May 12th, 2020
- Post Card sent by City – May 15th, 2020
- Planning Commission Public Hearing – June 4th, 2020
- Notice Appears in Newspaper – May 14th, 2020
- City Council Public Hearing – June 23rd, 2020
- Remove Site Posting Sign Removal – July 7th, 2020

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May 4th, 2020

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 at the northeast corner of 159th Avenue and Camelback Road in Maricopa County, Arizona.

This request is for development of an approximately 73 gross acre light industrial site that will include two warehouse buildings that would be approximately 731,305 sf and 432,350 sf. The buildings would occupy approximately 50% of the site and the balance would be in desert landscaped areas and parking for approximately 645 cars and 420 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 501-61-018.

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 is enclosed for you to better understand where the project is located. The rezone is to change the zoning from RU-43(Rural Zoning District) to PAD (Planned Area Development)

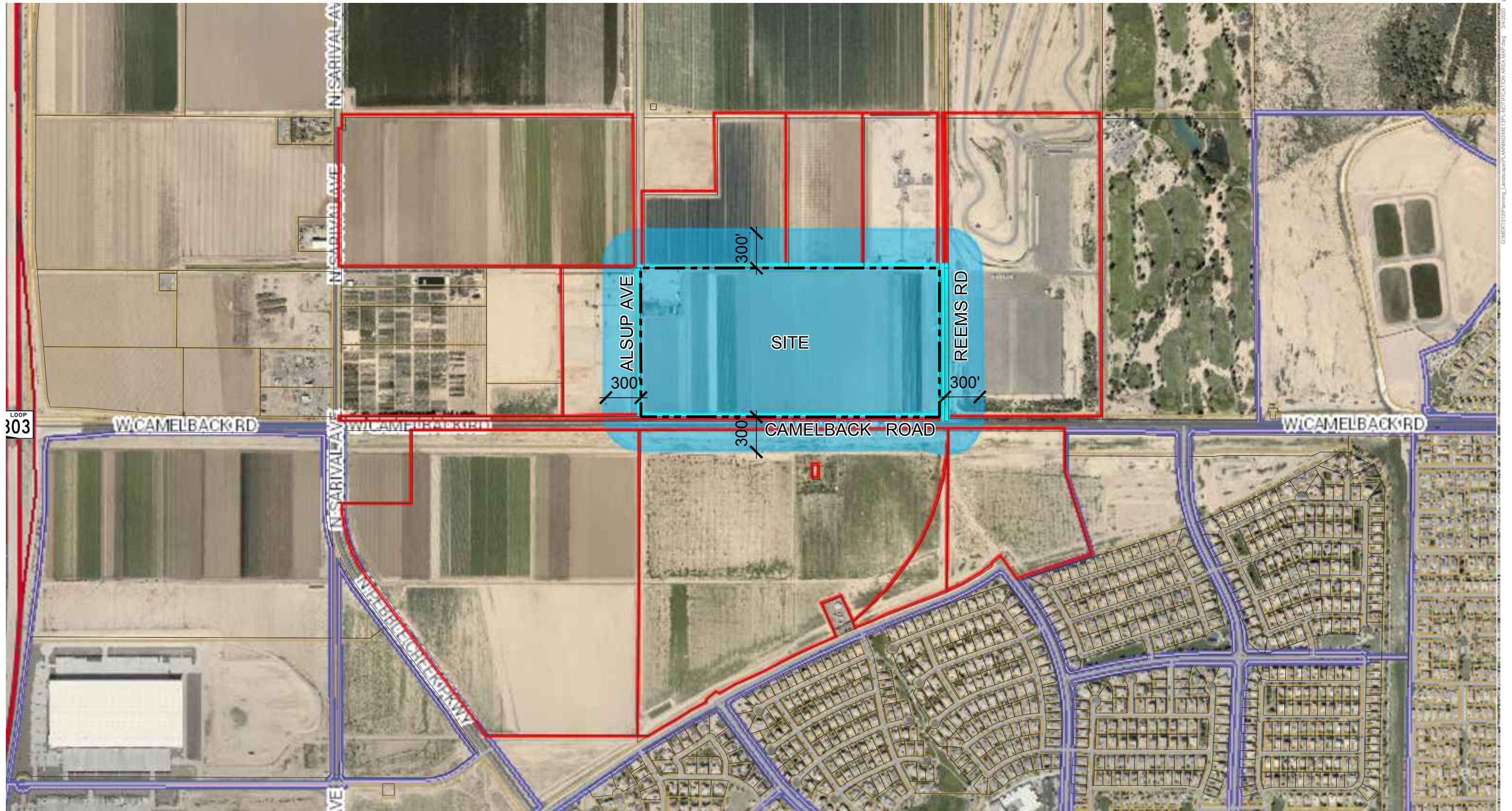
Please note that all comments, questions, and concerns regarding our proposal shall be sent so that they are received by us within two weeks of the date of the letter.

If you have any questions regarding this proposal, please call me at 480-991-3985 or email me at mbuschbacher@hunterengineeringpc.com 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



ALSUP 303 INDUSTRIAL PARK

NOTIFICATION AREA MAP

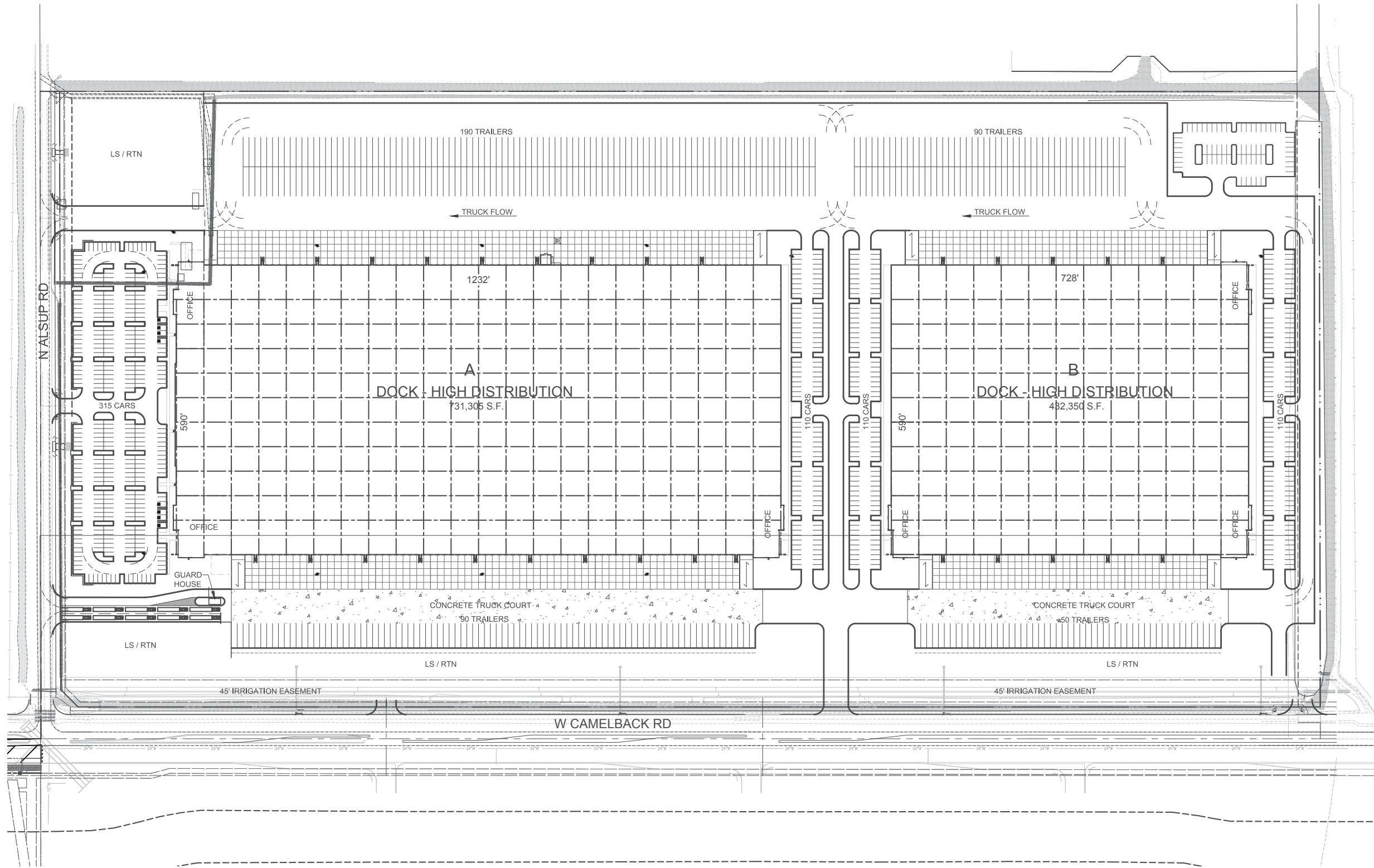
SR19-0286

 This plan is for conceptual purposes only
 Not to be used for construction
 02/24/2020
 ME13
 Glendale, Arizona



 10450 N 74th St • Ste 200 • Scottsdale, AZ 85258
 Office: 480.991.3985 • www.hunterengineeringpc.com



SITE DATA

SITE AREA	:	73.06 AC
TOTAL BLDG AREA	:	1,163,655 S.F.
BUILDING A		
BUILDING A SITE AREA	:	1,987,643 S.F. (45.6 AC)
BUILDING A AREA	:	731,305 S.F.

PARKING REQUIRED		
WHS./DIST.	1 : 2000 S.F. :	347 SPACES
OFFICE (5%)	1 : 300 S.F. :	122 SPACES
		469 SPACES

PARKING PROVIDED : 469 SPACES *
 *ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED

TRAILER PARKING PROVIDED: 262 SPACES

BUILDING B		
BUILDING B SITE AREA	:	1,193,544 S.F. (27.4 AC)
BUILDING B AREA	:	432,350 S.F.

PARKING REQUIRED		
WHS./DIST.	1 : 2000 S.F. :	205 SPACES
OFFICE (5%)	1 : 300 S.F. :	72 SPACES
		277 SPACES

PARKING PROVIDED : 277 SPACES *
 *ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED

TRAILER PARKING PROVIDED: 158 SPACES

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

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PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

Case No. AN215

Project Name: Alsop 303

Planning Commission

Glendale City Council

I, Michael Buschbacher, being first duly sworn upon oath, state that on the 22 day of April, 2020, I posted 3 hearing notice(s) for the hearing dated Tuesday, May 12, 2020.

Applicant/Representative Signature: _____

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

Subscribed and sworn to before me this 29 day of April, 2020.

[Signature]

Notary Public

My Commission Expires:

4-12-23



City of Glendale Public Notice

City Council Date: May 12, 2020, at 5:30pm

Location: Glendale Council Chambers Building,
5850 West Glendale Avenue, Glendale, Arizona

Case Number: AN-215

Request: Annexation of approximately 76 acres
located on the NEC of N. 159th Ave. & Camelback Rd.

Application/Contact: Michael S. Busebacher /
Hunter Engineering, Inc. Phone: 480-991-3985





City of Glendale Public Notice

City Council Date: May 12, 2020, at 5:30pm
Location: Glendale Council Chambers Building,
5850 West Glendale Avenue, Glendale, Arizona
Case Number: AN-215
Request: Annexation of approximately 70 acres
located on the NEC of N. 159th Ave. & Camelback Rd.
Application/Contact: Michael S. Buschbacher /
Harter Engineering, Inc. Phone: 480-991-1985

Aisup Ave



City of Glendale Public Notice

City Council Date: May 12, 2020, at 5:30pm

Location: Glendale Council Chambers Building,
5850 West Glendale Avenue, Glendale, Arizona

Case Number: AN-215

Request: Annexation of approximately 76 acres
located on the NEC of N. 159th Ave. & Camelback Rd.

Application/Contact: Michael S. Buschbacher /
Hunter Engineering, Inc. Phone: 480-991-3985

**CITY OF GLENDALE
PUBLIC NOTICE
PUBLIC HEARING**

PLANNING COMMISSION DATE: 6:00PM, JUNE 4TH, 2020

CITY COUNCIL TENTATIVE DATE: 5:30PM, JUNE 23RD, 2020

REQUEST: REZONE 73 ACRES FROM RU-43 TO PLANNED AREA DEVELOPEMNT (PAD) TO PERMIT AN INDUSTRIAL PARK AT THE LOCATION OF THE NEC OF NORTH 159TH AVENUE AND WEST CAMELBACK ROAD.

LOCATION: COUNCIL CHAMBERS - 5850 WEST GLENDALE AVENUE, GLENDALE, AZ 85301

CASE NUMBER: ZON20-08

APPLICANT/CONTACT: MICHAEL S. BUSCHBACHER/ HUNTER ENGINEERING, INC.

PHONE NUMBER: 480-991-3985

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

POSTING DATE: MAY 6TH, 2020

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING





PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. ZON 20-08

Project Name: Alsop 303

- Planning Commission
- Glendale City Council

I, Michael Buschbacher, being first duly sworn upon oath, state that on the 1st day of May, 2020, I posted 2 Signs hearing notice(s) for hearing date June 4th, June 23rd, 2020

Applicant/Representative Signature: [Signature]

STATE OF ARIZONA
 SS.
 COUNTY OF MARICOPA



Subscribed and sworn to before me this 1st day of May, 2020

[Signature]
 Notary Public

My Commission Expires:
4-12-23