

**CITIZEN
PARTICIPATION
PLAN**

FOR

PARK 303

**NEC & SEC of Glendale Ave. and State Route Loop
303 and the NEC of Bethany Home Road and State
Route Loop 303**

GLENDALE, ARIZONA

PREPARED BY:

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

Submitted: April 7th, 2020
Revised May 15th, 2020

H.E. PROJECT NO. ROTH009
SR 19-0305
ZON20-09

Citizen Participation Plan – PARK 303 Industrial Park

Date: MAY 15th, 2020

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 both an Annexation and Planned Area Development(PAD) application for Park 303. The site is located at the NEC & SEC of Glendale Ave. and State Route Loop 303 and the NEC of Bethany Home Road and State Route Loop 303; and is an application for approximately 340 acres of mostly RU-43 General Rural to be designated as an Industrial and Commercial PAD. This participation report has ensured that those affected by this application for a PAD have had opportunities to learn about and comment on the proposal.

Contact:

Michael Buschbacher II, AICP - Principal Planner
Hunter Engineering Inc.
10450 N 74th Street Suite 200
Scottsdale, AZ 85258
mbuschbacher@hunterengineeringpc.com
480-991-3985

Summary of Actions Taken for this Report

To encourage 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: The pre-submittal meeting with City of Glendale planning staff was held with staff on February 4th, 2020 to discuss how the project should move forward with the City. 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 a Citizens Participation Plan and a Neighborhood Meeting would be required to notify and meet with residents and nearby registered neighborhoods.

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

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, therefore none have been 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 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 letter, by first class mail, that provided notice of the neighborhood meeting, described the project, and included a concept plan diagram for the proposed Annexation and PAD Area.

Neighborhood Meeting: A traditional neighborhood meeting was originally planned, and notification were sent for this meeting. The planned location, a local elementary school, was shut down by the Governor's order, due to the COVID-19 outbreak and the meeting was cancelled with short notice. City staff determined that the meeting would be rescheduled and requested that we provide an opportunity for the public to discuss this proposal with some form of an alternative to a traditional "Public Gathering".

Based upon this recommendation, a virtual neighborhood meeting, utilizing video conferencing was held. A letter announcing the date and time of the virtual neighborhood meeting requested that any neighbor who wanted to participate in the meeting would sign-in to the meeting by sending an email to register. Information was also provided letting neighbors know that the substitute process meets the requirements of the City of Glendale Zoning Ordinance Sec. 3.304 Citizen Participation Plan "neighborhood meetings". Instructions for the Virtual meeting can be found in the attached sample letter.

To ensure inclusion, participants were encouraged to submit their email and join the conversation two weeks prior to and throughout the entire one-hour meeting. Participants were provided the ability to both ask questions and have them answered; none were asked.

Public Hearing Notification Postcard: All persons listed on the contact list received a note card, by first class mail, that provided notice of the scheduled public hearings, described the project and included a vicinity plan for the proposed PAD Area.

Publication: A notice was published on April 30th in the Glendale Star (a local newspaper of general circulation) to inform the residents living within the City.

Physical Posting: Physical Posting of a Notice on the property occurred on May 6th, well within the minimum of 15 days before the scheduled hearing date for the Planning Commission of June 4th and the City Council meeting date of June 23rd. Yard Signs were installed in three conspicuous location throughout the site on April 22nd to announce the annexation hearing on May 12th. Affidavits of posting along with photos have been provided as evidence of compliance with City requirements. All signs will be removed on July 7th, 2020, 14 days after the City Council public hearing and vote.

Note: There have been no comments, questions and concerns received as of the date of this final report. Any new comments will be copied to the project planner with the City of Glendale and be included in the final record of the staff report.

Summary of Results

Summary of Potential Issues and Consideration for affected parties:

In order to provide an effective citizen participation in conjunction with the application, consideration was given to the potential for issues such as blocked views, the appearance of structures, vehicle circulation, proper screening, appropriate landscape buffers, the safety of the surrounding residents and improvements in surrounding roadways.

Industrial development can produce nuisances associated with the uses allowed with the zoning category. Nuisances have been addressed in the PAD document associated with this Rezoning case. Truck traffic could increase and as a result the site will be designed to minimize the mixing of truck traffic with cars. No issues were raised and as a result, there are no citizens in opposition to the project. It should still be noted that considerations for potentially affected parties were explored for this project, as described in this summary.

Concerns & Questions: No comments were generated by the date of this report, but any individual with specific concerns is still encouraged to contact City staff to further discuss those concerns. Individuals should continue to feel free to call Michael Buschbacher or George Gelhert at any time during the application process and public hearings for this case.

Changes & Amendments (Proposed Development): If a change or amendment occurs to the proposed development after the initial mailing, another notification letter will be mailed, as soon as possible, before the hearing date. There have been no changes to the proposed development as of the date of this final report.

Changes to this Participation Plan: A change or amendment did occur and as that the initial neighborhood meeting was cancelled, and an online neighborhood meeting occurred. An additional notification letter was sent before the hearing date and this change has been captured in this final report.

Schedule:

- Pre-submittal meeting – February 4th, 2020
- Application Submittal – April 7th, 2020
- Citizens Participation Plan Submitted to City - April 6th, 2020
- Plan Implementation Date – March 9th, 2020
- Neighborhood Meeting 1st Letter sent to Planner – March 6th, 2020
- Neighborhood Meeting 1st Mailing sent out – March 9th, 2020
- Neighborhood Meeting 2nd Letter sent to Planner- April 6th, 2020
- Neighborhood Meeting 2nd Mailing – April 9th, 2020
- On-line Neighborhood Meeting – April 23rd, 2020
- Hearing Notification Post card sent out – Before May 21st, 2020
- Final Participation Report – May 15th, 2020
- Site to Posted for Annexation – April 22nd, 2020
- Site to Posted for Rezoning (PAD) – May 6th, 2020
- Notice Appears in Newspaper for Annexation – April 30th, 2020
- Remove Site Posting Sign Removal – July 7th, 2020

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

March 6th, 2020

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

Dear Neighbor,

We are applying for an annexation and rezone change for the properties located NEC & SEC of Glendale Ave. and State Route Loop 303 and the NEC of Bethany Home Road and State Route Loop 303 in Glendale, Arizona. This request is for development of a light industrial site with multiple warehouse buildings along with retail and other commercial buildings. The assessor parcel numbers for the properties are 501-03-007A, 501-03-008A, 501-03-005C, 501-03-011B, 501-03-006F, 501-03-015. 501-04-005A, 501-04-004A and 501-03-006H.

This letter is being sent to all property owners within 300 feet of the property at the request of the City of Glendale as a part of the planning process. A copy of the proposed site is enclosed for your review.

A public meeting is required for this zoning changes and is scheduled for March 23rd, 2020 at 6pm.

Location: Mabel Padgett Elementary School
4095 N 144th Ave, Goodyear, AZ 85395

Room: Media Room

You are invited to attend this meeting and provide any input you may have regarding this proposal. These requests will eventually be subject to hearing review by the Glendale Planning Commission and Glendale City Council and this meeting is being held to provide further notification and to take comments in advance of those hearings. You will be notified of the hearing once they are scheduled with a follow up mailing.

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

April 9th, 2020

Dear Neighbor,

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

As you know, we are applying for an annexation and rezone change for the properties located NEC & SEC of Glendale Ave. and State Route Loop 303 and the NEC of Bethany Home Road and State Route Loop 303 in Glendale, Arizona. This request is for development of a light industrial site with multiple warehouse buildings along with retail and other commercial buildings.

Unfortunately, due to the COVID19 virus the initial neighborhood meeting was cancelled by our host, we apologize. After discussion with City staff, a virtual neighborhood meeting has been planned in place of an in-person public gathering.

The required neighborhood meeting for this zoning change has been rescheduled for April 23rd from 5pm to 6pm.

Meeting Information:

PARK 303 PAD - Virtual Neighborhood Meeting
Thu, Apr 23, 2020 5:00 PM - 6:00 PM (MST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/919448149>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (224) 501-3412

One-touch: <tel:+12245013412,,919448149#>

Access Code: 919-448-149

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/919448149>

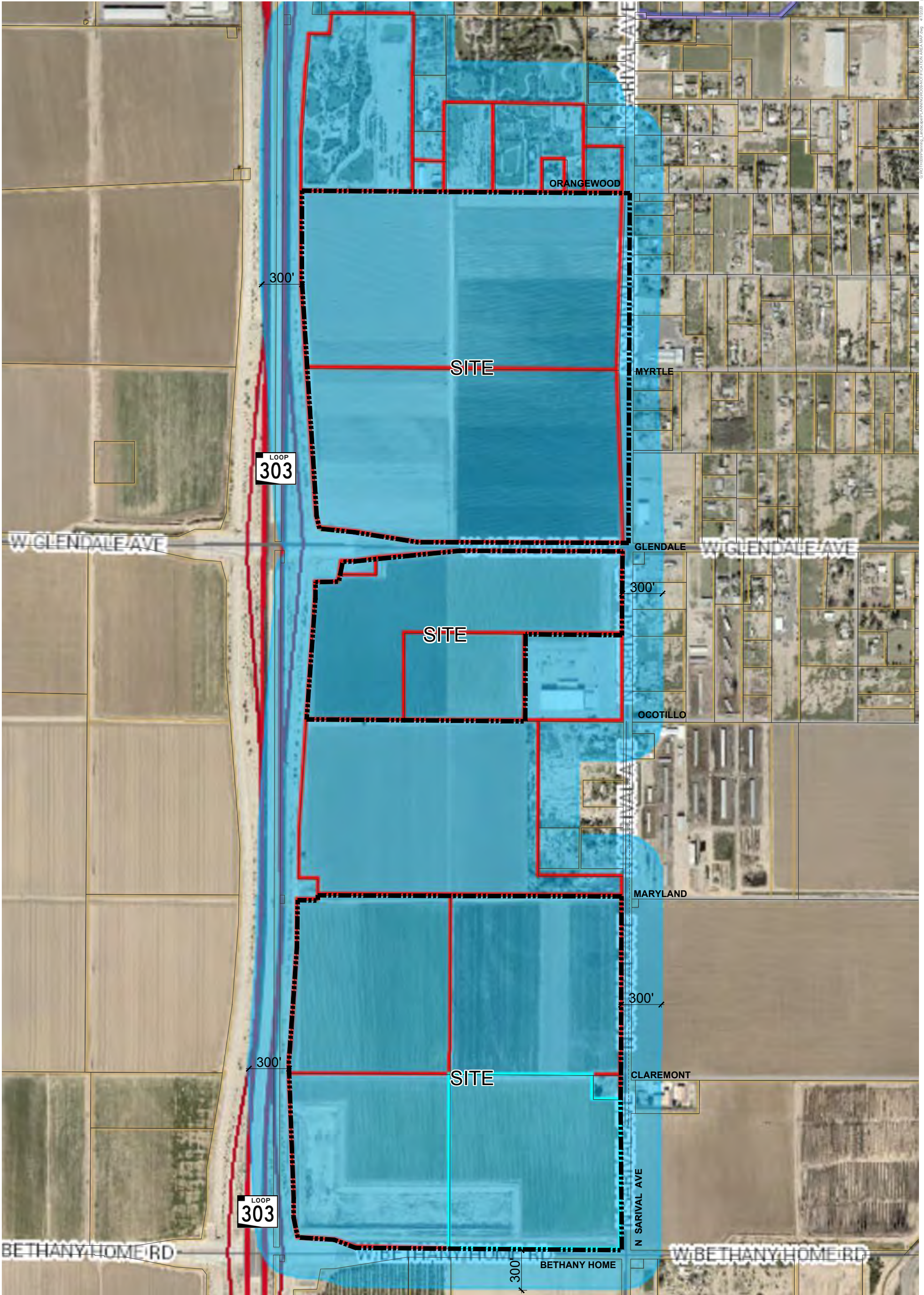
You are invited to attend and provide any input you may have regarding this proposal. Our requests are subject to hearing review by the Glendale Planning Commission and Glendale City Council. This meeting is being held to take comments and provide answers in advance of those hearings. You will be notified of the hearing once they are scheduled with a follow up mailing.

Please email me at mbuschbacher@hunterengineeringpc.com with any questions. George Gehlert, a planner with the City 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.

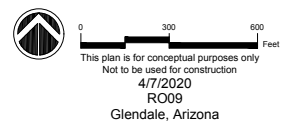
Sincerely,



Michael S Buschbacher II, AICP
Principal Planner - Hunter Engineering



PARK 303
NOTIFICATION AREA MAP



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PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

Case No. AN-216

Project Name: Park 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: [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-216
Request: Annexation of approximately 233 acres located on
the NEC & SEC of Glendale Ave & State Route Loop 303
& the NEC of Bethany Home Road & State Route Loop 303
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 FOR APPROXIMATELY 340.22 ACRES FROM RU-43 (COUNTY) AND M-1 (CITY OF GLENDALE) TO PAD (PLANNED AREA DEVELOPMENT) LOCATED ON THE NEC & SEC OF GLENDALE AVENUE & STATE ROUTE LOOP 303 AND THE NEC OF BETHANY HOME ROAD AND STATE ROUTE LOOP 303

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

CASE NUMBER: ZON20-09

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. ZON20-09

Project Name: Park 303

- Planning Commission
- Glendale City Council

I, Michael Buschbacher, being first duly sworn upon oath, state that on the 6 day of May, 2020, I posted 4 signs hearing notice(s) for hearing date June 4th, June 23rd, 2020

Applicant/Representative Signature: [Signature]

STATE OF ARIZONA
 COUNTY OF MARICOPA SS.



Subscribed and sworn to before me this 8 day of May, 2020

[Signature]
 Notary Public

My Commission Expires: 4/12/23



CITY OF GLENDALE
PUBLIC NOTICE

ZONING PUBLIC HEARING

PLANNING COMMISSION: 6:00 PM, JUNE 4TH, 2020
CITY COUNCIL 5:30 PM, JUNE 23RD, 2020

REQUEST: REZONE FOR APPROXIMATELY 340.02 ACRES FROM RU-43 (COUNTY) AND M-1 (CITY OF GLENDALE) TO PAD (PLANNED AEA DEVELOPMENT) LOCATED ON THE NEC & SEC OF GLENDALE AVENUE & STATE ROUTE LOOP 303 AND THE NEC OF BETHANY HOME ROAD AND STATE ROUTE LOOP 303

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

CASE NUMBER: ZON 20-09

APPLICANT / CONTACT:

HUNTER ENGINEERING, INC. / MIKE BUSCHBACHER

PHONE NUMBER: 480-991-3985

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

POSTING DATE: MAY 6TH, 2020

DESIGNED BY: HUNTER ENGINEERING, INC. PHOTOGRAPHY BY: JEFF JENSEN



CITY OF GLENDALE
PUBLIC NOTICE

ZONING PUBLIC HEARING

PLANNING COMMISSION: 6:00 PM, JUNE 4TH, 2020
CITY COUNCIL 5:30 PM, JUNE 23RD, 2020

REQUEST: REZONE FOR APPROXIMATELY 340.02 ACRES FROM RU-43 (COUNTY) AND M-1 (CITY OF GLENDALE) TO PAD (PLANNED AEA DEVELOPMENT) LOCATED ON THE NEC & SEC OF GLENDALE AVENUE & STATE ROUTE LOOP 303 AND THE NEC OF BETHANY HOME ROAD AND STATE ROUTE LOOP 303

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

CASE NUMBER: ZON 20-09

APPLICANT / CONTACT:

HUNTER ENGINEERING, INC. / MIKE BUSCHBACHER

PHONE NUMBER: 480-991-3985

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

POSTING DATE: MAY 6TH, 2020

DESIGNED BY: HUNTER ENGINEERING, INC. PHOTOGRAPHY BY: JEFF JENSEN

