

CITIZEN PARTICIPATION REPORT

For

West 303 Logistics
1/4 MILE SOUTH OF THE SEC
SARIVAL AVENUE & GLENDALE ROAD
GLENDALE, ARIZONA

PREPARED BY:

HUNTER ENGINEERING, INC.
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Submitted: October 28th, 2019

H.E. PROJECT NO. MOSS001
SR 19-0220

Citizen Participation Report – West 303 Logistics

Date: October 28th, 2019

Purpose: The purpose of this Citizen Participation Report is to summarize the process used to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an Annexation and PAD applications for West 303 Logistics. The site is located one quarter mile south of the SEC of Glendale Road & Sarival Avenue; and is an application for 75.98 acres of RU-43 General Rural to be designated as a PAD. This participation Report confirms that those affected by this application for a Planned Area Development were both notified and have had an opportunity to learn about and comment on the proposal.

Contact:

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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 was held on September 10th, 2019. Staff reviewed the concept and recommended that an Annexation and Planned Area Development would be needed to review the proposed development. The meeting also identified that a Citizens Participation Plan and Report would be required to notify adjacent residents and nearby registered neighborhoods.

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 Plan. 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 November 18th, 2019.

Physical Posting: Physical Posting of a Notice on the property is scheduled to occur a minimum of 15 days before the scheduled hearing of the Planning Commission and City Council. Fast Signs has been contracted to fabricate a sign to City specification and install the sign on site from November 15th, to January 15th, 2019.

Concerns & Questions: Two citizens responded to the notification letters. One provided comments related to the proposed development, the other inquired as to when the aerial photograph markers would be removed. These two individuals were contacted to further discuss those concerns. A summary of those concerns and comments is provided below.

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.

Schedule:

- Pre-submittal meeting – Completed September 10th, 2019
- Application Submittal – Completed September 24th, 2019
- Citizens Participation Plan Submitted to City - Submitted September 24th, 2019
- Plan Implementation Date – October 1st, 2019
- Draft Notification Letter sent to Planner – October 4th, 2019 Submitted & Approved
- Mailing sent out – Completed October 10th, 2019
- Final Participation Report – Completed October 28th, 2019

- Site to be Posted – November 15th, 2019
- Notice Submitted to Newspaper – November 18th, 2019
- Remove Site Posting Sign Removal – January 15th, 2019

Summary of Comments & Responses

Only one person replied to the notifications with concern about the project. Another citizen inquired about the location of an aerial photograph target that was placed in the public right of way near his front yard. Overall the response was limited to one respondent with a residence and small business outside of the City of Glendale jurisdiction. The individual replied with a letter to the project planner noting that their property is adjacent to the proposed project.

The overall concern was that a large warehouse building would be built directly adjacent to their parcel which would block views to the south. This resident noted that they were strongly opposed to the entire proposal and would offer no support for the project. Additional concerns were raised about destroying agricultural land and potential noise that would be produced from semi-trailer truck traffic. It was also mentioned that the truck noise could potentially create an unsafe environment for their equestrian based training business.

There were no other comments or concerns from any other citizens throughout the citizen participation process. The citizens that responded included Arthur and Catie Sneed and Bernardo Lugo. Bernardo did not voice any concern other than wondering when the aerial survey targets would be removed. Repeated attempts were made to reach out to both households that responded. Voice mail messages were left for both citizens on 10/23/2019 at 3:43p; on 10/24/2019 at 4:14p and on 10/25/2019 at 10:00am. A call was returned from Catie Sneed on Friday, October 25. Mr. Lugo responded on October 28th, 2019 around 10am.

Resolution of Comments

During the returned phone call on Friday, October 25th, several points from a quick study of the issues were shared with Catie Sneed and her husband Arthur. These points included information about the existing approved land uses within the General Plan designation of Luke Compatible Land Uses. This designation encourages uses that will minimally affect the existing operations and mission at Luke Air Force Base. Uses that are compatible with high noise or accident potential from military jet traffic include

heavier uses such as transportation uses, including freeways, railroads, industrial and manufacturing uses. It was also noted that new residential uses are not encourage due to the proximity to the base.

It was also shared with the Sneeden's that there would be a private street, landscape setback and truck parking court with a total width of over 300' from their property line before a building would potentially occur. This would allow some distant views over the structure and would possibly maintain some of the views to the south. It was also noted that the project would not affect views to the north, east and mostly to the west. Overall less than 25% of the views from their property would potentially be obstructed.

Additional research was provided to the Sneeden's regarding how horses typically adapt to new noises within a period of 1 to 2 weeks. It was also noted that the horses currently on their property have adapted to the noise from military jets which range from 110-145 decibels. For reference, typical heavy trucks generate noises ranging from 80 to 85 decibels.

After pointing out these facts, the Sneeden's said their main concern was with the location of the proposed development and with the number of semi-trailer trucks that would accompany the development. It was also noted that since the 303 freeway has been recently completed that the area will be developing at a faster pace than in the past and that there would be a potential for more employment in the area and added value to the surround properties over time.

In summary, discussion with both Mr. Lugo and the Sneeden's have both occurred recently and they are being shared with project planner through this report. It was also mentioned that as we move forward, we will look to help minimize truck traffic and air braking near their property. It was also noted that this is the beginning of the process and that there will be two public hearings in Glendale for citizens to further voice their concerns and provide comments.

If additional comments are received as the process moves forward this report will be updated to include those comments and responses. Lastly, it should also be noted that Luke AFB has no issues with the current proposed site plan.

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October 9th, 2019

Re: Annexation Case#: AN-208 & Rezoning Case#: ZON19-14

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 one quarter mile south of the SEC of Glendale Road & Sarival Avenue in Maricopa County, Arizona.

This request is for development of an approximately 75.98-acre light industrial site that will include at least one warehouse building that would be approximately 1,237,000 sf, or possibly two 557,000 sf warehouse buildings. The buildings would occupy over 50% of the site and the balance would be in desert landscaped areas and parking for approximately 1,100 cars and 178 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 numbers for the property are 501-60-009F, 501-60-009G and 501-60-009H.

As a part of the Citizens Participation Report 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, shown on an aerial map, is enclosed for you to better understand where the project is located. The rezone is to change the zoning from A-1 (Agriculture) 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. An existing and proposed zoning map have also been included for your use to clearly show the proposed change to the City of Glendale's Zoning Map for this project.

If you have any questions regarding this proposal, please call me at 480-991-3985. The City of Glendale has assigned this case to Dru Maynus, a planner with their Planning Division. She can be reached at 623-930-2810 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