

CITIZEN PARTICIPATION REPORT
for the
GLEN91 Development
Proposed Minor General Plan Amendment
and PAD Rezoning Applications
CASES # GPA20-01 & ZON20-03

City of Glendale
May 14th, 2020

Applicant Name: Shaine T. Alleman, Tiffany & Bosco



2525 E. Camelback Road
Seventh Floor
Phoenix, AZ 85016
602.452.2712
sta@tblaw.com

**CITIZEN PARTICIPATION REPORT
GLEN91 Mixed Use Development
Proposed Minor General Plan Amendment and PAD Rezoning Application**

INTRODUCTION

On behalf of Glen91, Inc., Tiffany & Bosco, P.A. submits this Citizen Participation Report in association with the proposed applications for a Minor General Plan Amendment and PAD Rezone for APNs 102-02-003F, 102-02-003C, 102-02-003B located at the southeast corner of Glendale Avenue and 91st Avenue (the “Property”).

The development team understands the importance of reaching out to the City and key stakeholders to discuss the project and 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 local school districts were contacted.

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
sta@tblaw.com

OUTREACH REPORT

In accordance with the preceding Citizen Participation Plan, the Applicant scheduled a neighborhood meeting and contacted each impacted school district, Pendergast Elementary School District and Tolleson Union High School District. The school districts were sent certificates of adequate facilities to complete. To date, both districts completed the certificates and both indicated they have adequate facilities for the proposed development. Pendergast’s report is attached hereto, whereas Tolleson sent their report to the City directly.

The attached Notification Letter, dated April 28, 2020, was sent out to properties owners located within 300’ of the Property and to those parties on the Citywide & Yucca District outreach contact list, provided by staff, informing all 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

Diana Figueroa, Senior Secretary
Planning



NEIGHBORHOOD MEETING, May 13, 2020

A neighborhood meeting was held on Wednesday, May 13, 2020 from 6:00pm-7:00pm. Due to the global pandemic, City Staff agreed to allow us to conduct a virtual open house. The virtual open house was conducted using the GoToMeeting online format. The outreach and neighborhood meeting notification letter was sent out to the contact lists on April 28, 2020 with information on how to connect to the virtual meeting and how to contact us if they had any issues.

At the virtual neighborhood meeting, there was only one (1) attendee from the public, Adam Yaron, from DPR Realty. Adam was at the meeting in his capacity as a representative of the property owner for the parcel located directly south of the project. George Gehlert, City of Glendale Planner, attended the meeting and the Applicant, Tom Nelson was in attendance as well. Furthermore, the Applicant's Representative William E. Lally and law clerk John T. Oliver were in attendance.

Mr. Lally introduced the proposal and gave a presentation detailing the property's history and describing the proposed changes. After the presentation, Adam Yaron asked questions regarding the access easements, roadway improvements, the PAD's permitted uses, and the development standards for Parcel A. Mr. Lally addressed each of Adam's questions while Tom and George supplemented Mr. Lally's responses whenever additional information was needed. Towards the conclusion of the meeting, Mr. Lally offered to share additional information with Adam, as he requested it, and suggested they keep in contact throughout the public hearing process in order to address any outstanding questions; Adam appreciated the gesture and accepted.

Ongoing Communications

Tiffany & Bosco has not received any opposition or commentary besides that mentioned above. Should any input arise between now and the initial public hearing, Tiffany & Bosco will bring it to staff's attention.

CONCLUSION

Each Citizen Participation and Outreach requirement set forth by the Glendale Zoning Ordinance has been met. As stated above, should any additional commentary be received, we will promptly provide it to the City. We are committed to addressing and understanding any issue that may arise from the proposal, therefore, an open dialogue will continue.

ATTACHMENTS:

Exhibit A – 300' Surrounding Property Notification List and Citywide Interested Parties Notification List for Proposed Development

Exhibit B - Outreach and Neighborhood Meeting Notification Letter dated April 28, 2020



Exhibit C - Pendergast Elementary School District Certificate of Adequate Facilities

Exhibit D - Email Communication Between School District Staff Acknowledging Updated Certificate



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April 28, 2020

**RE: City of Glendale – Glen91 Mixed Use Development
Minor General Plan Amendment & Planned Area Development Rezoning**

Dear Neighbor:

Our firm recently submitted a Minor General Plan Amendment and a Rezoning application for approximately 15.46 acres generally located at the southeast corner of the Glendale Ave. and 91st Ave. intersection and identified by the Maricopa County Assessor's Office by parcel numbers 102-02-003F, 102-02-003C, and 1002-02-003B (the "Property"). The application numbers are # GPA20-01 and # ZON20-03 respectively. The applications seek to change the General Plan Land Use designation from Planned Commercial to Corporate Commerce Center (CCC) and the zoning designation from General Commercial (C-2) to Planned Area Development (PAD).

The change will allow for a mixed use development consisting of various residential, office, and commercial uses. The City's goals for the Property and surrounding area are to bring development and economic vitality to the area. Therefore, this proposed request will result in a high quality mixed use development while supporting land uses conducive to an urban environment. In short, the proposed mixed use development will enhance the residential, commercial, and office uses located in the area while providing high quality architecture (See attached site plan for development details). Please note that there is no planned access from east side of the development onto N. 89th Avenue.

Your input is welcomed regarding the proposed development. The City of Glendale requires an open house for any development project. However, due to the global pandemic, City Staff has agreed to allow 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 only an hour, we welcome the opportunity to address your questions or concerns throughout the project's duration.

Wednesday, May 13, 2020

6:00–7:00 PM (PDT)

Link to join: <https://www.gotomeet.me/TBZoning/hcw>

Phone number to join: +1 (571) 317-3112 (access code: 970-881-701)

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.



**TIFFANY
& BOSCO**
P.A.

Shaine T. Alleman

Attorney at Law

602.452.2712

sta@tblaw.com

If you are unable to attend, please call or email me your questions at (602) 452-2712 (office), (480) 236-1177 (cell), or sta@tblaw.com. You may also contact Lisa Collins with the City of Glendale at (623) 930-2585 (office).

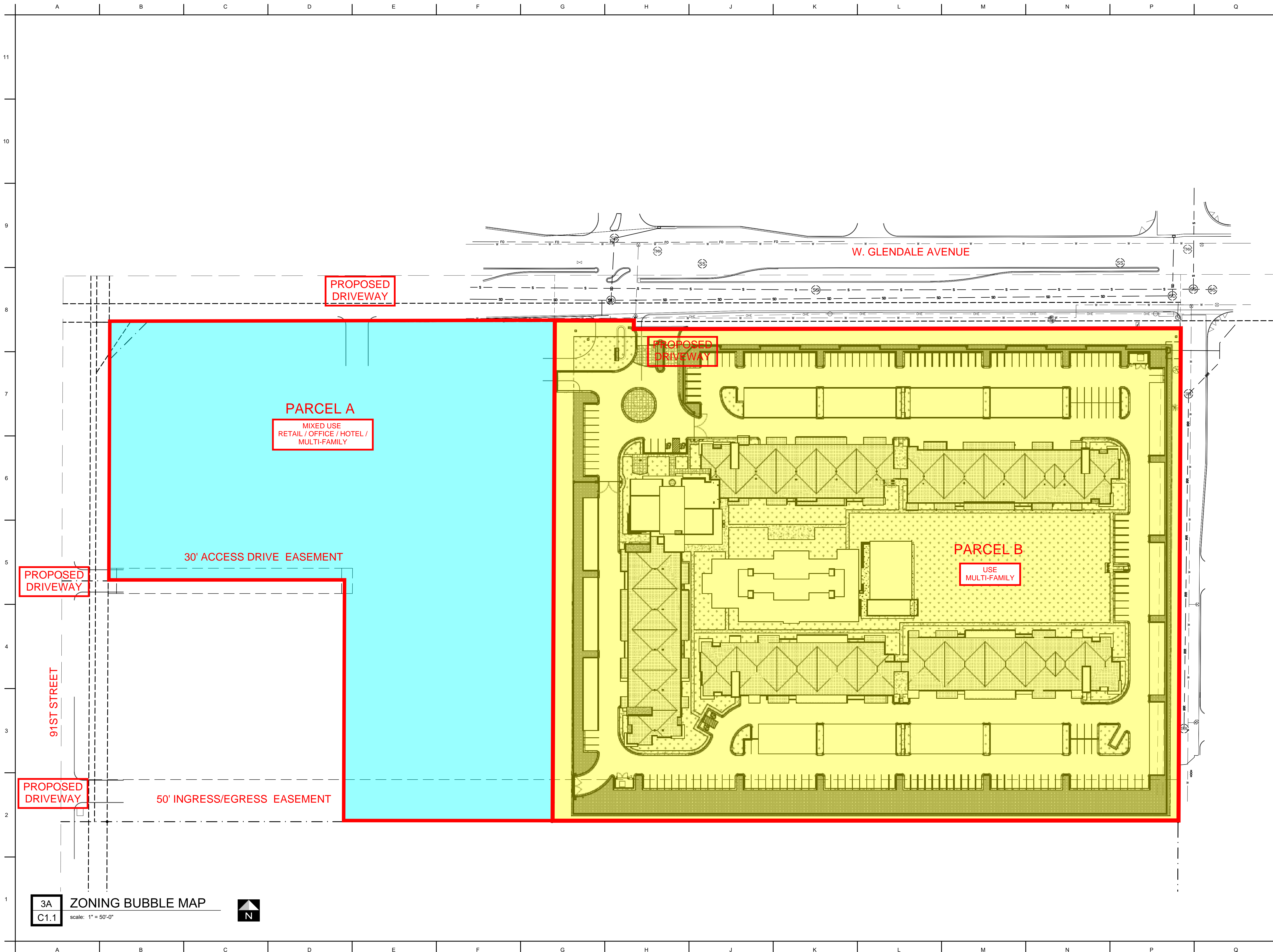
A copy of each application and accompanying Project Narrative detailing this request are on file with the City of Glendale Planning Department. Hearings before the Glendale Planning Commission and Glendale City Council will be scheduled by City Staff in the future. You should receive a subsequent mailing 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 that reads 'Shaine T. Alleman'.

Shaine T. Alleman



OWNER
 HCW GLEN APT. LLC.
 153 SOUTH PAYNE STEWART DRIVE
 BRANSON MO 65616
 417.332.3400

PROJECT TEAM
 CIVIL ENGINEER
 BOWMAN CONSULTING
 6751 NORTH SUNSET BLVD, SUITE 325
 GLENDALE, AZ 85305
 623.299.8980

PROFESSIONAL SEAL

PRELIMINARY:
 NOT FOR
 CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT TITLE:
 GLEN 91

PROJECT ADDRESS:
 91st & GLENDALE
 GLENDALE, ARIZONA

3A ZONING BUBBLE MAP
 C1.1 scale: 1" = 50'-0"



PROJECT NO.: 19-038
 DRAWN BY: Author
 REVIEWED BY: Checker
 DATE: 12.30.2019

SHEET
C1.1

**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

Glendale City Ordinance No. 2104 applies to applications for residential rezoning which will increase the projected number of students for any school district's attendance area. This includes applications for rezoning which change zoning classifications from non-residential to residential and rezonings which change residential zoning classifications to a higher density classification.

To be completed by City Staff

GPA20-01 &
City Application Number: ZON20-03

City Staff Contact: George Gehlert Telephone Number: 623-930-2597

Property Address: SEC of Glendale Ave & 91st Ave, Parcel #s 102-02-003F, 102-02-003C and 102-02-003B

Property Size: Approximately 15.46 acres

Existing Zoning: Planned Commercial Proposed Zoning: Corporate Commerce Center and PAD

Existing Dwelling Unit Potential: Single Family: 0 Multi-Family: 0

Proposed # of Dwelling Units: Single Family: N/A Multi-Family: 296

Net Increase in Dwelling Units from Existing Zoning:
Single Family: N/A Multi-Family: 296

Affected School District(s): Elementary: Pendergast Elementary School District

Middle: Pendergast Elementary School District

High School: Tolleson Union High School District

Impacted School(s): Elementary: Desert Mirage Elementary School (K-8)

Middle: Desert Mirage Elementary School (K-8)

High School: Copper Canyon High School

Sent for Certification to: Supt. Dr. Lily Matos DeBlieux / CFO Joanne Fimbres

Referred Date: May 11th, 2020

Response Deadline: May 18th, 2020

If no response is received by this date, it will be deemed that there are adequate school facilities for the proposed rezoning.

Response Date: _____

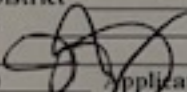
**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

To Be Completed By School Official (Choose One)

1. The school district has adequate facilities to accommodate the projected number of new students within the school district attendance area that will be generated by this rezoning request.
2. The school district will have adequate school facilities by a planned capital improvement to be constructed within one (1) year and located within the school district's attendance area affected by this residential rezoning request.
3. The school district has determined an existing or proposed charter school can provide adequate school facilities.
4. The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities in a timely manner within the school district's attendance area affected by this residential rezoning request. Details of this agreement are not required.
5. The school does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

If response number five (5) is selected, please provide specific details regarding the factors contributing to the lack of adequate facilities as related to the School Facilities Board Guidelines. Indicate where facilities are not adequate. Attach additional details as necessary.

- | | |
|----------------------------------------------------|-------|
| A. School Site | _____ |
| B. Academic Classroom Space | _____ |
| C. Classroom Fixtures and Equipment | _____ |
| D. Libraries and Media Centers | _____ |
| E. Auditoriums and Multipurpose Rooms | _____ |
| F. Technology | _____ |
| G. Transportation | _____ |
| H. Science Facilities | _____ |
| I. Arts Facilities | _____ |
| J. Vocational Educational Education Facilities | _____ |
| K. Physical Education-Comprehensive Health Program | _____ |
| L. Other School Facility Areas and Equipment | _____ |
| a. Compliance with Building Codes | _____ |
| b. Building Systems | _____ |
| c. Building Soundness | _____ |
| d. Minimum Gross Square Footage | _____ |
| e. Critical Health or Safety Issues | _____ |

School District: Pendergast Elementary School District
Representative Name (Please Print) Joanne Fimbres
Representative Signature 
Title Chief Financial Officer Date 5/11/2020 Application No. _____

The completed Certification of Adequate School Facilities should be forwarded to:
_____, Project Manager

City of Glendale
5850 West Glendale Avenue, Suite 212
Glendale, Arizona 85301

From: [Vivian Soza](#)
To: [John T. Oliver](#)
Cc: [Shaine T. Alleman](#); [Joanne Fimbres](#)
Subject: Re: Certificate of School Facilities -- Glen 91
Date: Monday, May 11, 2020 4:02:17 PM

Hi John,

Yes, thank you for updating the document with the number of dwelling units.

Kind regards,

On Mon, May 11, 2020 at 3:39 PM John T. Oliver <JOLIVER@tblaw.com> wrote:

Hi Vivian,

To follow up on our phone call, attached is the revised certificate we'll be submitting. The certificate was revised to list the correct number of dwelling units, 296.

As always, let me know if you have any questions.

Talk soon,

John

From: Vivian Soza [mailto:vsoza@pesd92.org]
Sent: Monday, May 11, 2020 3:13 PM
To: John T. Oliver <JOLIVER@TBLAW.COM>
Cc: Shaine T. Alleman <sta@tblaw.com>; Joanne Fimbres <jfimbres@pesd92.org>
Subject: Certificate of School Facilities -- Glen 91

Hello John,

Please find attached the requested Certificate of Adequate School Facilities for Glendale City Application number GPA20-01 & ZON20-03. If you have any questions, please do not hesitate to contact me.

Kind regards,

--

Vivian Soza
Executive Assistant to the Chief Financial Officer
Pendergast Elementary School District
3802 N 91st Avenue
Phoenix, AZ 85037
Office: (623) 772-2209
Mobile: (623) 853-6096
vsoza@pesd92.org



- Stay connected -



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--

Vivian Soza

**Executive Assistant to the Chief Financial Officer
Pendergast Elementary School District**

3802 N 91st Avenue

Phoenix, AZ 85037

Office: (623) 772-2209

Mobile: (623) 853-6096

vsoza@pesd92.org



- Stay connected -



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