

**CITIZEN
PARTICIPATION
REPORT**

For
New River Road Truck Parking

**SEC
ORANGEWOOD AVENUE & NEW RIVER ROAD
GLENDALE, ARIZONA**

PREPARED BY:

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

Submitted: April 9th, 2020
Revised April 16th, 2020

H.E. PROJECT NO. REIC001

SR 20-0072

Citizen Participation Plan – New River Road Truck Parking

Date: April 9, 2020

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of a Rezoning application for New River Road Truck Parking. The site is located at the SEC of Orangewood Avenue & New River Road; and is an application for 9.49 acres of A-1 Agriculture to be designated as a M-I Light Industrial. This participation plan will ensure that those affected by this application for a Rezoning will have an opportunity 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

Pre-submittal Meeting: The pre-submittal meeting with City of Glendale planning staff was waived by staff due. Staff has agreed to review the formal submittal and in initial discussions recommended that a Rezoning would be needed for the proposed truck parking lot. Discussions with staff also identified a Citizens Participation Plan would be required that would notify adjacent residents and nearby registered neighborhoods.

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

1. A contact list will be developed for citizens in this 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 City of Glendale Planning Division will be added to the contact list. The notification letter will be submitted to the project planner by the date listed in the proposed schedule below.

2. All persons listed on the contact list will receive a letter, by first class mail, that provides notice of the public hearing, describes the project, includes a vicinity plan for the proposed truck parking Rezone.
3. A notice will be published in the Arizona Republic (a local newspaper of general circulation) to inform the residents living within the City.
4. Physical Posting of a Notice in on or near the property will occur 15 days before the scheduled hearing.

Note: All comments, questions and concerns received will be copied to the project planner with the City of Glendale and be included in the final Participation Report.

Consideration for affected parties: In order to provide an effective citizen participation in conjunction with the application, consideration has been given to consider the potential for blocked views, appearance of structures, safety of the surrounding residents and improvements in surrounding roadways.

Concerns & Questions: All comments will be reviewed. Those individual with specific concerns will be contacted to further discuss those concerns. Individuals will be free to call me at any time during the application process.

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.

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

Schedule:

- Pre-submittal meeting – Waived
- Application Submittal – April 13th, 2020
- Citizens Participation Plan Submitted to City - April 9th, 2020
- Plan Implementation Date – April 13th, 2020
- Draft Notification Letter sent to Planner – April 9th, 2020
- Mailing to be sent out – April 20th, 2020
- Final Participation Report – May 5th, 2020
- Site to be Posted – April 21st, 2020
- Notice Appears in Newspaper – April 20th, 2020
- Remove Site Posting Sign Removal – June 10th, 2020

April 16th, 2020

Rezoning Case#: ZON20-10

Dear Neighbor,

We are applying for a rezone change for a project currently located at the SEC of Orangewood Avenue & New River Road in Glendale, Arizona.

This request is for development of an approximately 9.49-acre light industrial site that will include truck and tractor trailer parking, with associated circulation and access from New River Drive. The site would provide parking for approximately 200 semi-trailers and associated trucks. It is the intent of the ownership to create a clean, safe and orderly truck parking facility. The assessor parcel numbers for the property are 143-58-004K and 143-58-003L.

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, 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 M-1 (Light Industrial).

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. The City of Glendale has assigned this case to Edward Vigil, a planner with their Planning Division. He can be reached at 623-930-3071 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

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