

CITIZEN PARTICIPATION REPORT
for the
Evergreen Loop 101 & Bell Road Development
Proposed Minor General Plan Amendment
and PAD Rezoning Applications
CASES # GPA20-02 & ZON20-04

City of Glendale
May 28th, 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
Evergreen Loop 101 & Bell Road Development
Proposed Minor General Plan Amendment and PAD Rezoning Application

INTRODUCTION

On behalf of Evergreen Commercial Realty, 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 200-42-964A, 200-42-005J, 200-43-007K, 200-43-007G, 200-43-009J, and 200-43-009M (the “Property”) generally located at the northwest corner of Bell Rd. and Loop 101 Freeway intersection.

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, a neighborhood meeting was held, the Applicant spoke to 1 neighbor that called prior to the neighborhood meeting, 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 the impacted school district, Peoria Unified School District. The school district was sent a certificate of adequate facilities to complete. The certificate has been completed and the school district indicated they have adequate facilities for the proposed development. Peoria Unified School District’s completed certificated is attached hereto.

The attached Notification Letter, dated April 24, 2020, was sent out to those parties on the outreach contact list, provided by staff, informing them 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
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

Diana Figueroa, Senior Secretary
Planning
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

NEIGHBORHOOD MEETING 5/11/2020

A neighborhood meeting was held on Monday, May 11, 2020 from 6:00–7:00 PM (PDT). Due to the global pandemic, City Staff agreed to allow us to conduct a virtual open house. The outreach and neighborhood meeting notification letter was sent out to the contact lists on Friday, April 24, 2020 with information on how to connect to the virtual meeting and how to contact us if they had any issues.

Ken and Kathy Watt, Tim and Teri Stilwell, and Jon Edwards attended the April 24, 2020 virtual open house. Their questions can be categorized into one of three themes. 1) Open space; 2) Height; and 3) Traffic. Further, the Applicant’s Representative Shaine T. Alleman and law clerk John T. Oliver were also in attendance.

Mr. Alleman introduced the proposal and gave a presentation detailing the property’s history and describing the proposed changes. After the presentation, Teri Stilwell expressed that she enjoyed the vacant lot, the subsequent open space, and wished that the Property would remain the same. Additionally, Teri asked about the potential traffic that would result from the development. In response, Mr. Alleman discussed the traffic analysis and the steps being taken to ensure a seamless transition along 83rd Ave. Additionally, the proposed nature trail and the developer’s desire to utilize and maintain the natural feel of the New River wash were discussed with Teri.

Ken Watt had questions regarding traffic and asked about the building heights in relation to Property elevation. He was concerned that the building would be perched on the berm area immediately adjacent to the wash area. Mr. Alleman discussed the proposed development standards, including the fact that the buildings would not be perched on the berm area as this area is undevelopable due to the wash limits, and that the residential buildings would be development on the lower areas east of the wash berm.

ONGOING COMMUNICATIONS

Tiffany & Bosco received one (1) phone call from Cornel Horga, 17561 N. 83rd Drive, Peoria, AZ 85382, on April 29, 2020. Mr Horga had questions about the type of development going on the Property and how high the building would be. Mr. Alleman answered these questions and asked Mr. Horga to call if had any other questions. Should any commentary arise between now and the initial public hearing, Tiffany & Bosco will bring it to City 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 - Citywide Interested Parties Notification List for Proposed Development

Exhibit B - Outreach Notification Letter dated April 24, 2020

Exhibit C - Peoria Unified School District Certificate of Adequate Facilities



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April 24, 2020

**RE: City of Glendale – Evergreen Loop 101 & Bell Road
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 16.10 acres generally located at the northwest corner of the Bell Rd. and Loop 101 Freeway intersection and identified by the Maricopa County Assessor's Office by parcel numbers 200-42-964A, 200-42-005J, 200-43-007K, 200-43-007G, 200-43-009J, and 200-43-009M (the "Property"). The application numbers are # GPA20-03 and # ZON20-4 respectively. The applications seek to change the General Plan Land Use designation from Office to High Density Residential 20-30 dwelling units per acre and the zoning designation from the Palm Canyon Planned Area Development (PAD) to the proposed Planned Area Development (PAD).

The change will allow for a unique and high-quality multi-family development adjacent to the Loop 101 corridor. The City's goals for the Property and surrounding area are to bring development and economic vitality to the area. Therefore, this proposed request is aimed at providing high quality multi-family development to support land uses resulting in an urban environment. In short, the allowance of multi-family residential will support the commercial and office uses located in the area while providing high quality architecture (See attached site plan for development details).

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.

Monday, May 11, 2020

6:00–7:00 PM (PDT)

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

Phone number to join: +1 (571) 317-3112 (access code: 646-474-957)

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.

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).



**TIFFANY
& BOSCO**
P.A.

Shaine T. Alleman

Attorney at Law

602.452.2712

sta@tblaw.com

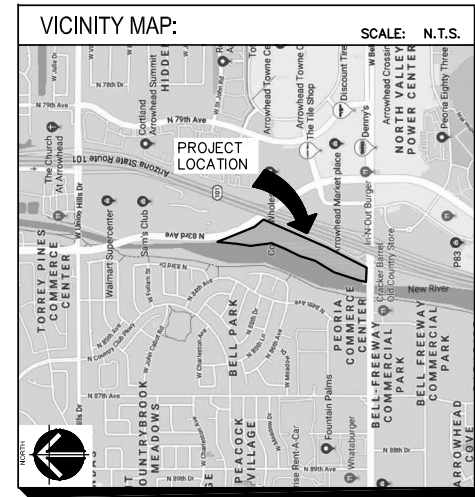
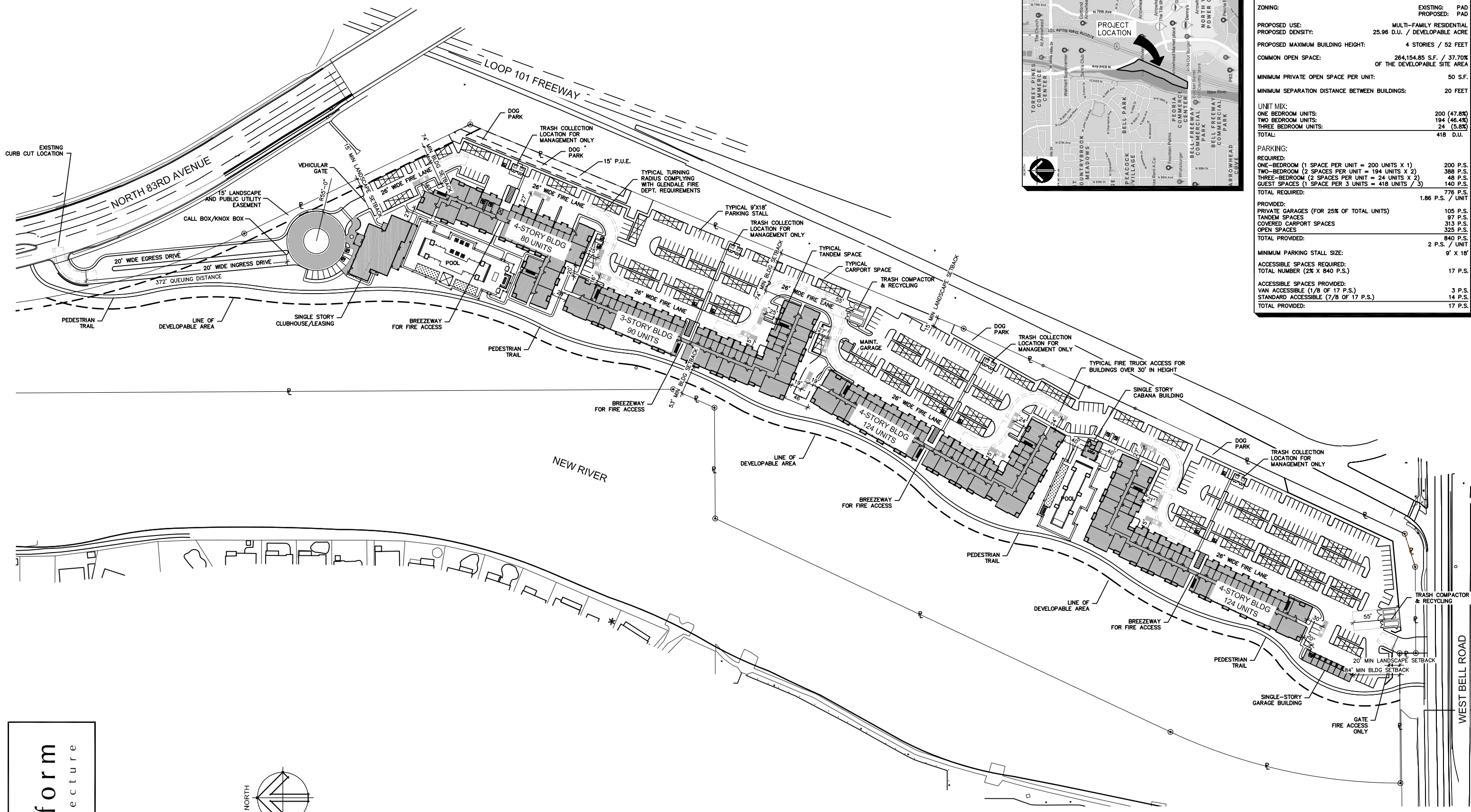
A copy of each application and accompanying Project Narrative detailing this request are on file with the City of Glendale Planning Department. Hearings before the Glendale Planning Commission and Glendale City Council will be scheduled by City Staff in the future. You should receive a subsequent mailing 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.

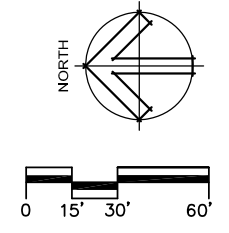
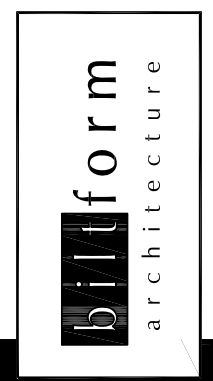
Sincerely,

A handwritten signature in black ink that reads 'Shaine T. Alleman'.

Shaine T. Alleman



PROJECT DATA	
SITE DATA:	
DEVELOPABLE SITE AREA:	±16.10 ACRES / 701,244.72 S.F.
ZONING:	EXISTING: PAD PROPOSED: PAD
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED DENSITY:	25.96 D.U. / DEVELOPABLE ACRE
PROPOSED MAXIMUM BUILDING HEIGHT:	4 STORIES / 52 FEET
COMMON OPEN SPACE:	264,154.85 S.F. / 37.70% OF THE DEVELOPABLE SITE AREA
MINIMUM PRIVATE OPEN SPACE PER UNIT:	50 S.F.
MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS:	20 FEET
UNIT MIX:	
ONE BEDROOM UNITS:	200 (47.8%)
TWO BEDROOM UNITS:	194 (46.4%)
THREE BEDROOM UNITS:	24 (5.8%)
TOTAL:	418 D.U.
PARKING:	
REQUIRED:	1.86 P.S. / UNIT
ONE-BEDROOM (1 SPACE PER UNIT = 200 UNITS X 1)	200 P.S.
TWO-BEDROOM (2 SPACES PER UNIT = 194 UNITS X 2)	388 P.S.
THREE-BEDROOM (2 SPACES PER UNIT = 24 UNITS X 2)	48 P.S.
GUEST SPACES (1 SPACE PER 3 UNITS = 418 UNITS / 3)	140 P.S.
TOTAL REQUIRED:	776 P.S.
PROVIDED:	
PRIVATE GARAGES (FOR 25% OF TOTAL UNITS)	105 P.S.
TANDEM SPACES	97 P.S.
COVERED CARPORT SPACES	313 P.S.
OPEN SPACES	325 P.S.
TOTAL PROVIDED:	840 P.S.
MINIMUM PARKING STALL SIZE:	2 P.S. / UNIT 9' X 18'
ACCESSIBLE SPACES REQUIRED:	
TOTAL NUMBER (2% X 840 P.S.)	17 P.S.
ACCESSIBLE SPACES PROVIDED:	
VAN ACCESSIBLE (1/8 OF 17 P.S.)	3 P.S.
STANDARD ACCESSIBLE (7/8 OF 17 P.S.)	14 P.S.
TOTAL PROVIDED:	17 P.S.



GLENDALE BELL APARTMENTS

EVERGREEN INVESTMENT COMPANY

ARCHITECTURAL SITE PLAN
1" = 80'-0"
A1.1
1-31-20

**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

GPA-20-02 &

City Application Number: ZON20-04

City Staff Contact: George Gehlert Telephone Number: 623-930-2597
NWC of W. Bell Rd and Loop 101, Parcel #s 200-42-964A, 200-42-005J,
Property Address: 200-43-007k &G, 200-43-009J&M

Approximately 16.10 acres

Property Size: _____

Existing Zoning: Office Proposed Zoning: High Density Residential
& PAD

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

Proposed # of Dwelling Units: Single Family: N/A Multi-Family: 418 units

Net Increase in Dwelling Units from Existing Zoning:
Single Family: N/A Multi-Family: 418 units (25.96 du/ac)

Affected School District(s): Elementary: Peoria Unified School District

Middle: Peoria Unified School District

High School: Peoria Unified School District

Impacted School(s): Elementary: Apache Elementary

Middle: Apache Elementary

High School: Sunrise Mountain High School

Sent for Certification to: Superintendent Linda P. Thompson; cc: Cheif Financial Officer Michelle Myers

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: _____

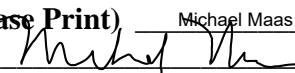
**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

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 Peoria Unified School District
Representative Name (Please Print) Michael Maas
Representative Signature 
Title Director, Research, Planning **Date** 5/19/20 **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
 PL094