

Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

CITIZEN PARTICIPATION
-FINAL REPORT-

MODERN RIDGE ESTATES

19822 N. 53RD AVE. GLENDALE 85308
PARCEL #'s 200-24-010 & -013D
WEST SIDE OF 53RD AVE. SOUTH OF ESCUDA RD.
CASE # ZON20-07 & PP20-01

Prepared by: Zachary Pebler

May 12, 2020

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Project Description: Zachary A Pebler, PLLC, on behalf of our client Cornel Mateu, is pleased to present Modern Ridge Estates, and support of a rezoning, PRD request, and preliminary plat for a new single-family residential subdivision, on the west side of 53rd Ave. just south of Escuda Dr. which is composed of Parcel #'s 200-24-010B & -013D. These two parcels combine to form a project of approximately 3.781 acres. The parcels are currently zoned A-1 (Agriculture) and SR-30 (Suburban Residence) in the City of Glendale. The rezoning to SR-17 and PRD approval request, if approved, will allow for the development of a low-density, infill, six (6) lot, single-family, detached residential community.

Lot sizes as proposed will be a minimum 20,000 sq.ft., lot setbacks to be 20 feet from the front property line, 10 foot sideyard, and backyard setback of 30 feet. Maximum lot coverage as proposed will be 40%. Proposed open space and retention will be 10% of the project size or 16,471 sq.ft. The projects overall density will be 1.58 homes per the acre which is consistent with the City of Glendale General Plan designation of Low Density Residential 1-2.5du/acre.

Elements of the Citizen Participation Plan: As part of the plan, we sent out notifications for a neighborhood meeting on March 4th, 2020 at 6:30 p.m. at Union Hills Aquatic Center. The notification went out to every property owner within the 300-foot buffer of the project as approved and requested by Planner George Gehlert in the Citizen Participation Plan. In addition, as approved in the Citizen Participation Plan, notifications went out to the Mayor's office, Our Councilmember's office, and the Planning Department alerting Mr. Gehlert and Ms. Diana Figueroa. A list of "Interested Parties" as supplied within the approved Citizen Participation Plan was alerted of the meeting, and it was determined that there were no Homeowners Associations or Neighborhood Groups to notify with the exception to those cited in the "Interested Parties List". Carmel Park to the south of the project doesn't have an organized Homeowners Association.

At our formal neighborhood meeting, twelve neighbors, two project owners, and our assigned planner, Mr. Gehlert was in attendance. Although the meeting went for two hours, the overall concern had to do with adjacent Carmel Park neighbor concerns for future constructed home height. Our application and presentation explained how we are within the Glendale General Plan and our zoning is a low-density use. I explained housing product would be addressed at a later date once a zoning and preliminary site plan was established.

Lastly, additional follow-up of Planning Staff comments were going to be sent out to all neighbors that left email addresses at the meeting sign-in.

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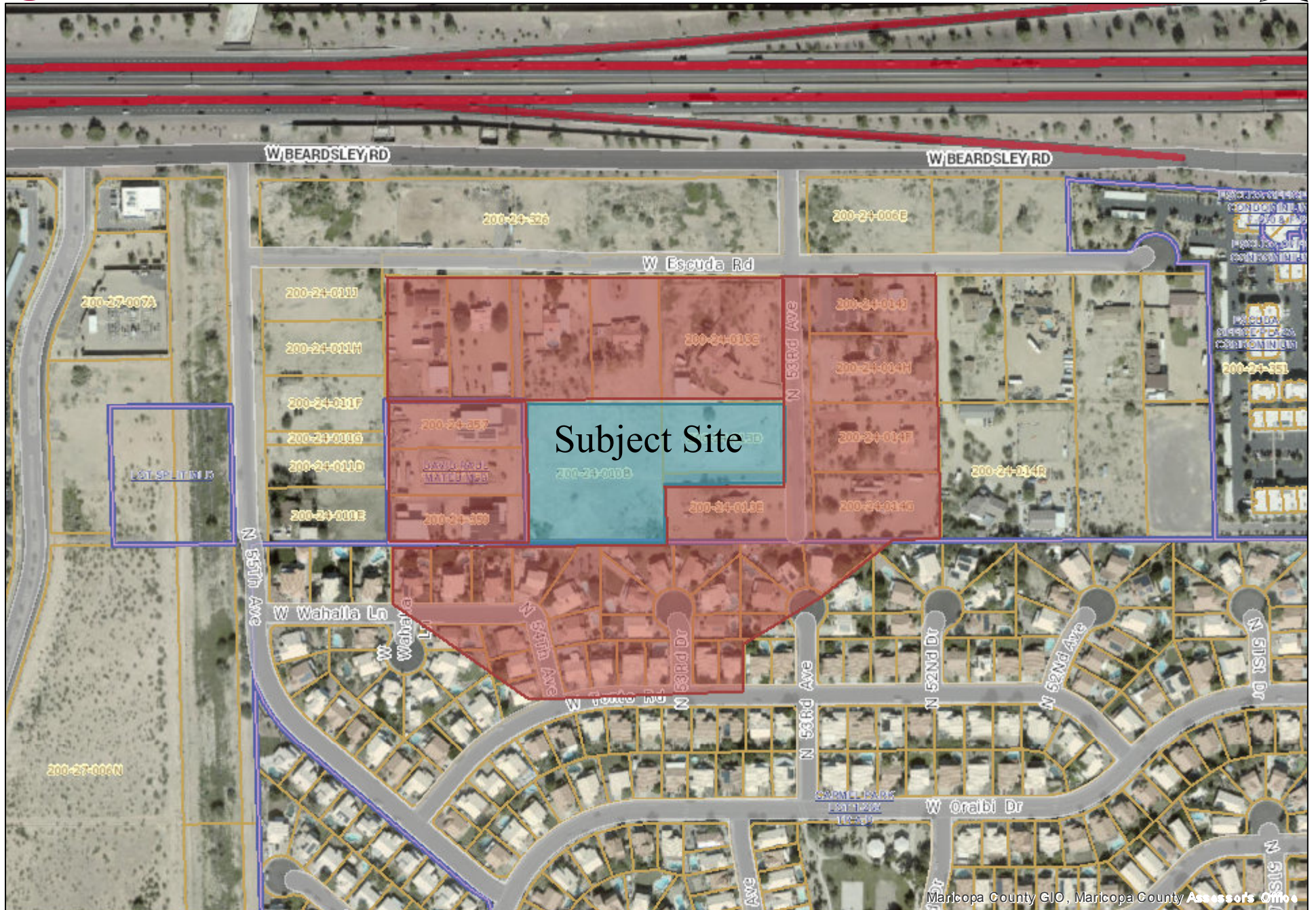
Notification Date: Mailing notifications for the neighborhood meeting went out February 14th, 2020. The Neighborhood Notification Letter Affidavit of Mailing was filled out, signed, notarized and mailed to Mr. George Gehlert on February 15th, 2020. SEE APPENDIX FOR COMPLETE LIST OF NEIGHBORS, INTERESTED PARTIES, AND CITY OF GLENDALE STAFF.

On May 12th, 2020 I emailed all interested neighbors from the formal meeting with planning staff comments. I expressed that the land use and density were not brought up as concerns in the comments and we intended to push the application forward. I offered to make myself available for any concerns regarding the site plan.

Map of Notified Residents: SEE NEXT PAGE of the map of all neighbors within the approved 300-foot buffer.

Neighborhood Notification

Map



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Concerns, Issues, Problems: Our subject property is unique in that some neighbors are part of the low-density A-1 district and come neighbors are a part of the R1-7 zoned “Carmel Park”. Below are items of concerns from the neighborhood meeting:

A-1 District – None of the neighbors opposed the proposed density or site plan. Because the area lacks infrastructure and the developer will be upgrading or extending services, some neighbors requested they be shared the plans so they can weigh-in on utilities, internet and trash circulation. Also, a landscape tract along 53rd Ave., next to Lot #6 was requested.

R1-7 Camel Park – The majority of the concerns was future design of the homes which isn’t part of a rezoning and preliminary plat approval. There were two vocal neighbors and even though they are a medium use density, they want to impose an “agriculture” use on the subject property. One neighbor was frustrated because the City of Glendale planning staff told her 30 years or so ago that the area would always remain agricultural and not be developed.

Strategy for Concerns: For our low-density neighbors, we are going to keep them involved with all infrastructure plans moving forward. We will alert them of what utilities will be brought to the area and their locations. We will share a trash circulation plan as provided by the City of Glendale trash department once established. Internet solutions will be coordinated as the developer learns of options. Lastly, a landscape tract along 53rd Avenue adjacent to Lot #6 will be provided.

For Carmel Park neighbors, I agreed to share with them all planning comments from the City and those will be disbursed via email. I told them I am happy to discuss with them any concerns they have, and if reasonable, we will accommodate them. To decrease the impact of the development, the developer has offered to restrict Lot #1 & #2, adjacent to Carmel Park to 1-story homes. In addition, to add a zoning stipulation of something like, “General conformance to a site plan of six lots and all north/south facing lots must be abided by”.

A request to maintain “agriculture” by some neighbors is simply not reasonable. Our proposal is a very common sense development offering a transition from the master planned community they live in to the low-density residential uses. Our request conforms to the General Plan. The height restrictions on lot #1 & #2 along the zoning stipulation will address all real concerns that are within the applicant and the City of Glendale’s power.

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Thank you,

Zachary Pebler

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PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) SR# 19-0105

Project Name: Moham Ridge Estates

I, Zachary Peres certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

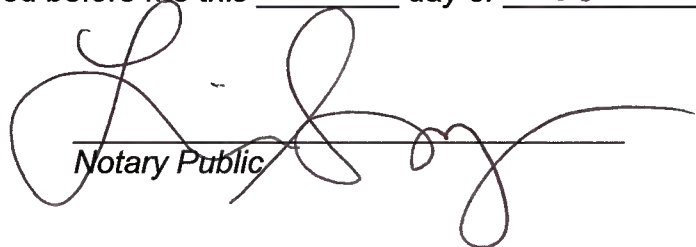
Applicant/Representative Signature: 

STATE OF ARIZONA

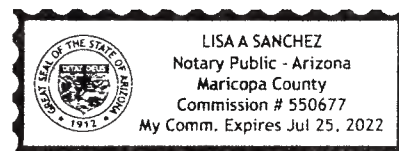
SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 14th day of Feb., 2020.


Notary Public

My Commission Expires:



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MODERN RIDGE ESTATES
53rd Avenue & Escuda Road

NEIGHBORHOOD MEETING MINUTES
March 4th, 2020
Union Hills Aquatic Center

6:00 pm - Room set-up in the “Raven” Room. Holds a capacity of 25 people. Only about 5-15 people expected.

Three project displays are hung; Aerial Site Photo, Preliminary Site Plan and Preliminary Landscape plan.

6:20 pm - Presentation room is prepared for show-ups.

6:23 pm - Mr. George Gehlert, City of Glendale Planner enters.

6:25-6:40 pm - Show-ups filter in. 12 neighbors. 2 project owners and also live adjacent to the property.

6:40 pm - Meeting is kicked off with introductions of Mr. Gehlert, myself, and the project.

6:45 pm - Open the room for discussion. Some topics:

Neighbors in A-1 District

1. Not a single neighbor opposed the density or the site plan.
2. Neighbor involvement of APS plans, internet provider and trash circulation plan will be appreciated (and performed).
3. Support of the landscape tract along 53rd Ave. next to Lot #6 was highly appreciated.

Carmel Park neighbors R1-7 Zoning

1. Two vocal neighbors. Even though they are a medium density use, they want to impose "agriculture" on a General Plan Use, which conforms to our request.
-- They are avid horses and agriculture living fans, yet live in a master-planned tract home community.

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2. More concern was set based on the future design of the homes and NOT the 6 lots, zoning or site plan.

--to mitigate being nice neighbors, we are willing to put a zoning stipulation on Lots #1&2 (adjacent south lots) that restrict the homes to 1-story.

--Ok with a zoning stipulation to add language of some sort, "general conformance to a site plan of six lots and all north/south facing lots must be abided by".

3. One neighbor, "there is more anger toward City of Glendale than the developer for being promised that this area would stay agriculture and not be developed".

-- Keep this in context, they bought their homes 30 years ago; prior to Loop 101, prior to Midwestern University and other economic drivers.

-- Carmel Park is a much more dense land use/zoning. Our application is a common-sense proposal when taking in the General Plan, the R1-7 zoning of Carmel Park and the A-1 neighbors to the north.

-- Upon the end of the meeting it became known that the two owners paid lot premiums to their builder upon buying their homes. They are upset that they will partially lose the view of the mountains that they were promised 30 years ago.

8:00 pm - Room is closed for formal discussion.

8:01 pm - Informal discussion in the hallway proceeds with project owners, and four neighbors (Shaver's and Matthew Bong).

8:33 pm - Group calls it a night.