

Citizen Participation Final Report for Northern Places

9433 West Northern Avenue

Case Number: ZON20-01

April 2020

Prepared for: Piazza Restaurant Development
Phoenix, AZ

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Phoenix, AZ

Project Description

Gregory P. Saltz, PLLC (Property Owner) and Piazza Restaurant Development (Applicant), requests consideration of an annexation and rezoning application for property located on the south side of Northern Avenue, east of AZ State Route 101 (the “Project Site”). This property currently resides in Maricopa County; however, the Property Owner is working with Glendale officials towards annexation into the Glendale City Limits.

The rezoning application seeks to rezone the site from RU-43 (County) zoning to PAD (Glendale) zoning. The PAD anticipates a mix of land uses such as commercial, retail, restaurant space, office and hotel. Building heights will be carefully reviewed and will be compatible with adjacent development. Signage may include style similar to Arrowhead BMW and signage found on the adjacent casino site. The proposed land uses will be compatible with adjacent development.

Northern Places will provide additional commercial development along Northern Avenue. Upon annexation, the Project Site will serve as the western entryway into the City of Glendale and provide visitors with immediate retail and lodging accommodations. Additionally, the project site is located just north of the Desert Diamond Casino and the Westgate Entertainment District. As such, hotel patrons will have options for shopping, lodging and easy access to the casino and all that the Westgate Entertainment District has to offer.

Public Outreach

Distribution of a notification letter to adjacent property owners was used to notify the public of this request. The letter will be sent to property owners within the required 300-foot notification area of the property boundary as well as to individuals listed on the staff provided “Interested Parties” and “Additional Notifications” lists. A copy of the letter and the list of recipients are provided on the following pages.

Parcel	Property Owner	Mailing Address
142-55-510	INLAND WESTERN GLENDALE LLC	PO BOX 2148 MILWAUKEE WI 53201
142-55-531	COLD WATER LLC	P O BOX 3820 SALEM OR 97302-0820
142-55-631	9494 NORTHERN PROPERTIES LLC	8398 E VERDE LN SCOTTSDALE AZ 85251
142-56-001D	WESTSTAR RESIDENCE LLC	9433 W NORTHERN AVE GLENDALE AZ 85305
142-56-001G	LC NORTHERN HOME LLC	9341 W GLEN OAKS N SUN CITY AZ 85351
142-56-001H	ARIZONA STATE DEPT OF TRANS	205 S 17TH AVE RM 370 PHOENIX AZ 85007-3212
142-56-002B	RUDOLPH JOHNSON FAMILY TR/UNIFIED CREDIT TR	9702 W GLENDALE AVE GLENDALE AZ 85305

142-56-018K	UNITED STATES OF AMERICA TR FBO TOHONO O'ODHAM NATION	PO BOX 837 SELLS AZ 85634
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The notification area for the project can be seen on the following page.

Project Impacts

Impacts of the development of the *Northern Places* will be minimal. Northern Parkway is a planned east / west transportation corridor that will provide regional access to the West Valley on the Northern Avenue alignment between U.S. 60 and the Loop 303. Northern Parkway is being built from east to west and is currently operational near Luke Air Force Base. Additional phases of Northern Parkway are under construction and are working their way eastwards towards the Project Site. We continue to coordinate the future development of the Project Site with the transportation authorities associated with Northern Parkway.

The surrounding land uses include the following:

North: Commercial development, across Northern Avenue, located in the City of Peoria.

East: Detached, single-family residential.

South: Commercial development consisting of casino and parking structure.

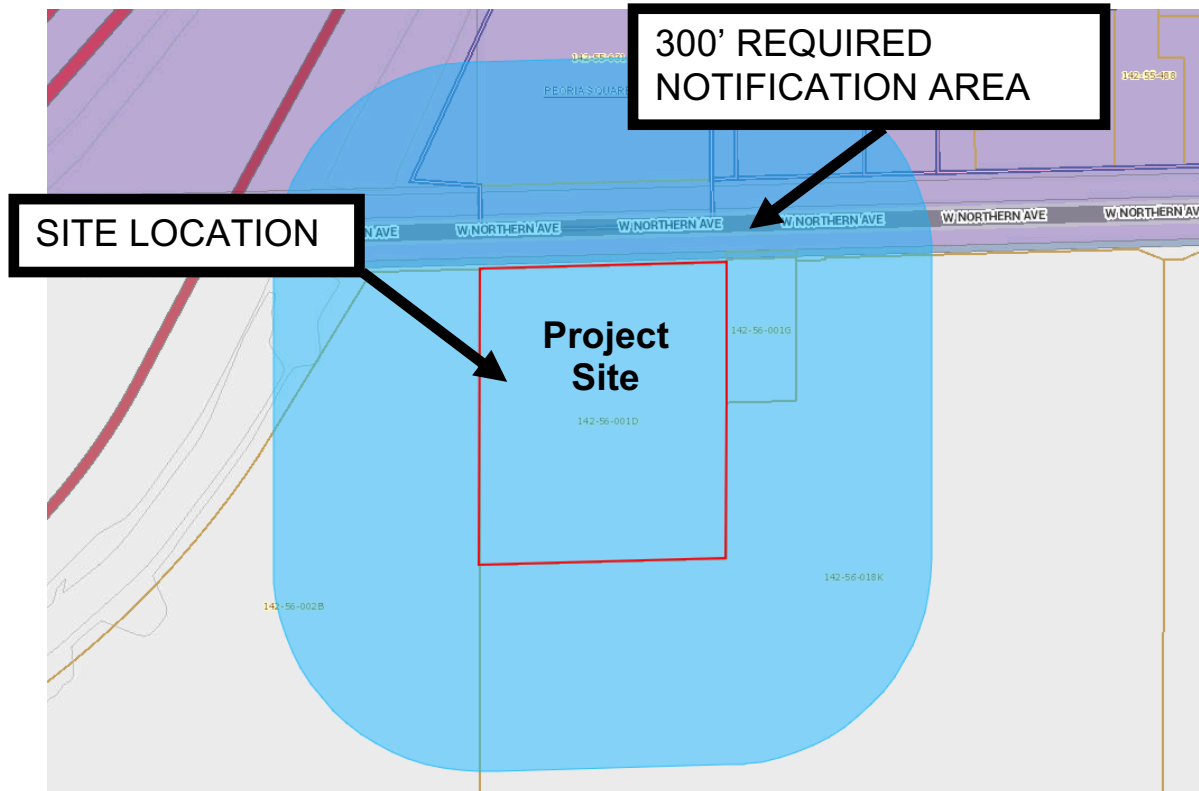
West: Agricultural land and AZ State Route 101 (Agua Fria Freeway).

We have thought of about the project from the perspective of individuals affected or otherwise interested in this project. The only nearby residences that exist near the property are located to the east of the project site. We will take the necessary steps with regard to design, buffers, landscaping, and screen walls to limit any potential impacts on the existing residence.

Northern Avenue will provide vehicular access to the site. The applicant is coordinating the future design and construction of the Northern Parkway with the City of Peoria, City of Glendale and the Maricopa County Department of Transportation (MCDOT). MCDOT has provided some preliminary drawings of how Northern Parkway will be designed and widened in the future to transition this roadway from a major arteria street to a semi-regional parkway. Driveway(s) on Northern Avenue will be coordinated with the parties noted above. Coordination of the future Northern Parkway with the parties noted above will continue as the conceptual site plan is refined for *Northern Places*.

Conveyance of drainage of storm water will be coordinated for both on-site and off-site flows. We have had preliminary discussions with SRP related to their facilities in this area. Building heights will be compatible with adjacent development. We anticipate that as this area transitions from rural residential to commercial development that the existing house on-site as well as the existing house to the east will be removed to make way for future development.

Public Notification Area



Project Notices & Follow-Up

Members of the public were informed by the Notification Letter. Email or telephone calls were available should an adjacent property owner or interest party wish to express interest in project updates. No response was received as a result of the notification letter.

Planning was updated on citizen participation efforts through the Citizen Participation Final Report.

Citizen Participation Plan Schedule

- a. **December 2019:** Citizen Participation Plan will be submitted to the project planner.
- b. **February 2020:** Plan implementation.
- c. **August 2020:** Submittal date for the Citizen Participation Final Report.