

Citizen Participation FINAL REPORT for
Urbanite at Zanjero
7410 N. Zanjero Boulevard

Conditional Use Permit to allow
an “Assisted Living/Skilled Nursing/Memory Care and Independent Living”
under a Continuing Care Retirement Community mixed-use facility.

Application # CUP20-09

Prepared for:
Urbanite Capital
SZ Real Co LLC
1 Sansome Street, Suite 3670
San Francisco, CA 94104

Prepared by:
Earl and Curley P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared:
August 25, 2020

CITIZEN PARTICIPATION FINAL REPORT

Urbanite at Zanjero
Conditional Use Permit request

PROJECT DESCRIPTION

Our office represents Urbanite Capital (“Urbanite”), which owns through SZ Real Co., LLC, the approximate ± 7.5-acre property located at 7410 N. Zanjero Boulevard (APN 142-56-033). Urbanite seeks to bring development to a parcel and building that have remained vacant for over a decade. This proposal is for a luxury-level, senior wellness campus.

Urbanite’s parcel was part of a larger overall 10.6-acre property originally developed as a single property in 2007-2008 as the Zanjero Falls Office Buildings. Due to the severe recession in 2008 the overall project was not completely finished, and no tenants ever occupied the rear building. In 2014, the property was split into a front parcel and a rear parcel. Currently, the front parcel is occupied by the Palo Verde Cancer Center and is not part of this request. The subject property is located behind the Cancer Center parcel and contains a building that has sat vacant for many years.

This proposal will not only bring a new high-end development to this underutilized site, but with its hospitality focus and extensive amenities, the proposal will also generate a substantial number of quality jobs for Glendale. The campus with housing, health services, and amenities are at the top of the market in terms of quality.

Our office previously obtained a conditional use permit for a senior living facility on this site in 2015. The stipulations of that approval required general conformance to a narrative for that project. Urbanite seeks to develop a more robust senior wellness campus on the site that will also introduce luxury Independent Living units. Accordingly, a new CUP is needed.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City’s CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- The Citizen Participation Plan was accepted by Planning.
- A Notification Letter was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- On July 27, 2020, Earl and Curley, P.C. mailed the required Notification letters. There were a total of 52 letters mailed to: all property owners within 300-feet of the subject site (utilizing the Maricopa County Assessor data base), all interested parties for the Yucca District (as provided by the Planning staff), the Mayor’s office, the City Council office, Tabitha Perry, Special Projects Executive Officer, and Diana Figueroa, Management

Assistant Planning Department to advise them of the proposed Conditional Use Permit application. According to the City there are no Glendale Homeowners Associations and Registered Neighborhood Groups in the area. A copy of the list of property owners within 300-feet of the subject site, interested parties, City of Glendale Mayor and Council Office, and Planning Department, along with an assessor's map which shows which property owners were notified is provided in the Appendix.

- The letter provided a brief explanation of the proposed application and explained the proposed request and included an aerial exhibit and site plan. The letter also requested any comments by August 11, 2020. A copy of the notification letter and exhibits are provided in the Appendix.
- The notification letter also included the applicant's contact information, such as address, phone number, e-mail address, and fax number, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, emailing, or faxing the applicant. The letter also provided the name and email of the City's case manager handling this case.

Between July 27, 2020 and today's date August 25, 2020, there have been no phone calls or inquiries. There have been no concerns, issues or problems expressed by any of the participating individuals mentioned above. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a meeting to address public concerns.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address those concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed *Urbanite at Zanjero* property located at the 7410 N. Zanjero Boulevard (APN142-56-033).

APPENDIX

1. Notification Letter.
2. 300-ft Property Ownership Notification Map.
3. Property owners and Interested Parties mailing list.

July 27, 2020

**RE: CUP20-09
Urbanite at Zanjero
Conditional Use Permit**

Dear Neighbor or Interested Party:

Our office represents Urbanite Capital (“Urbanite”), which owns through SZ Real Co LLC the approximate +/- 7.5-acre property located at 7410 N. Zanjero Boulevard (APN 142-56-033). We are pleased to inform you that our client Urbanite is seeking to move forward with the development of a parcel and building that have remained vacant for over a decade.

Our office previously obtained a conditional use permit (“CUP”) for senior living on this site in 2015. The stipulations of that approval required general conformance to the narrative for that project. Urbanite seeks to develop a more robust senior wellness campus on the site that will also introduce luxury Independent Living units. Accordingly, a new CUP is needed.

Urbanite’s parcel was part of a larger overall 10.6-acre property originally developed as a single property in 2007-2008 as the Zanjero Falls Office Buildings. Due to the severe recession in 2008, the overall project was not finished, and no tenants ever occupied the rear building. In 2014, the property was split into a front parcel and a rear parcel. Currently, the front parcel is occupied by the Palo Verde Cancer Center and is not a part of this request. The subject property is located behind the Cancer Center parcel and contains a building that has sat vacant for many years.



The objective of this proposal is to develop a unique and luxury-level senior wellness campus with housing, health services, and amenities at the top of the market in terms of quality.

The proposed community will feature Assisted Living, Memory Care, and Independent Living all in one campus. The existing three-story building will be renovated to house the Assisted Living and Memory Care components. Just west of the existing building, a new six-story building will be

constructed to house the Independent Living component. Because many of our residents will not drive, the projected traffic generation for this project is modest.

I have included a conceptual site plan with this letter for your review. Please provide any comments to our Conditional Use Permit request by August 11, 2020. Please write, email, or call me with any questions or concerns you may have regarding this proposal. You may reach me at (602) 265-0094 or email: tearl@earlcurley.com or you may reach one of our principal planners, Ric Toris at (602) 265-0094 or by email: rtoris@earlcurley.com.

Our City Project Manager at the City of Glendale who is handling the case is Tabitha Perry. If you have any questions regarding this application or on the process feel free to reach out to the City Project Manager Tabitha Perry who is in the Planning Division. Tabitha's address is 5850 W. Glendale Avenue, Glendale, Arizona 85301 or you may reach her by phone, which is 623-930-2596 or by email at tperry@glendaleaz.com

Sincerely,



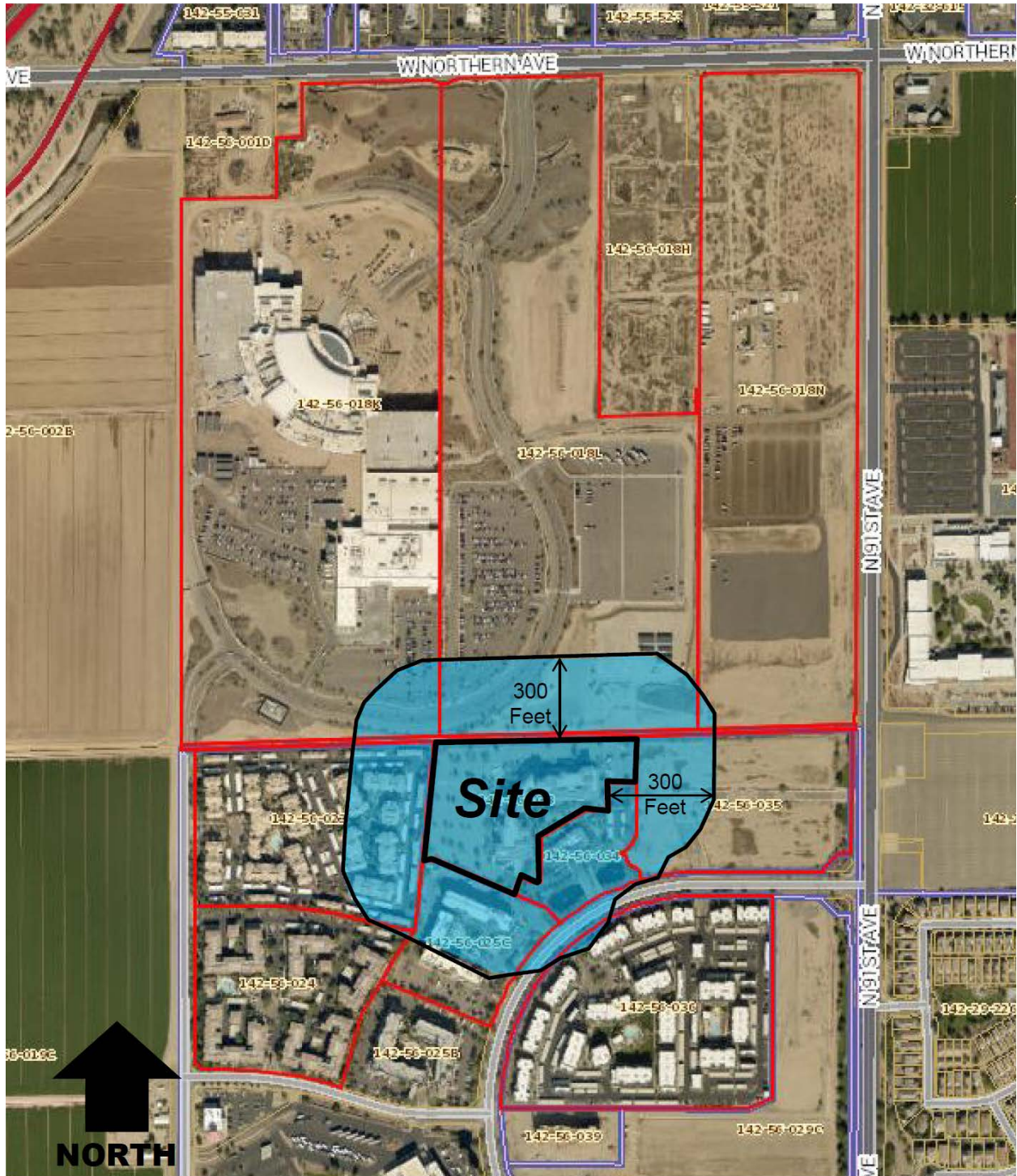
Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

Attachment: Conceptual Site Plan

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Maricopa County



Urbanite at Zanjero
Conditional Use Permit (Application No: **CUP20-09**)
7410 N. Zanjero Blvd. (APN 142-56-033)
300 Feet Property Ownership

<http://maps.mcassessor.maricopa.gov/>

Date: June 1, 2020

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DIVISION FOR ACTUAL MAILING LIST