

Final Citizen Participation Plan

For

DESERT RIVER 2

7302 North 99th Avenue

(NWC of 99th Avenue & Desert River Boulevard)

65.58 Acres

Glendale, AZ

Case #GPA20-07 and ZON20-12

Prepared by:

Empire Residential Communities Fund Iv, LLC

6617 N. Scottsdale Road, #101

Scottsdale, AZ 85250

July 13, 2020



1. Proposed Project

The Desert River property is located at the north of the northwest corner of 99th Avenue and Desert River Boulevard. The existing land use per the general plan for the 65.58 acres is Business Park and the existing zoning is Desert River Planned Area Development (PAD).

We are requesting a minor general plan amendment to Multi-Use to allow the mix of commercial, office, retail and multi-family and a rezone to Desert River 2 Planned Area Development to update the permitted uses, conceptual architecture, landscape design and signage package. We will not provide a specific bubble plan as was done originally with defined parcel shapes, size and location controlling the allowed use, however a very conceptual site plan has been included to allow more mixed use flow and demand with flexibility based on market demand to shape and size the parcels as needed. ERCIV will not be the end user, therefore preliminary engineering and design review will not be included in this request as we will defer to the end user to define their own site plans.

The result of this rezone will provide a 65.58 acre multi-use center which will allow for a high-quality development for various potential uses to include multi-family, office buildings, hotel, medical, and retail.

2. Public Notification Technique

Planning determined that a neighborhood meeting was the most appropriate public notification technique for this project. A copy of the notification letter is included in the CP Plan. The meeting was held via Go To Webinar on June 30, 2020.

3. Notification

The notification area map and a list of property owners are attached in this report. All property owners in the notification area were notified. Additionally, all interested parties, homeowners' associations as well as those listed on the Additional Notification list were notified. As required, labels for each list have been included in this submittal.

4. Interested Parties

This development will greatly improve the surrounding area by completing a large vacant parcel that has been underdeveloped for a significant period of time due to market changes. The property is currently vacant land. It is bound by Dignity Health and Credit Union West to the south; vacant land owned by the City of Glendale to the north; 99th Avenue and Loop 101 to the east; and New River Channel to the west.

5. Potential Concerns of Interested Parties

We do not foresee concerns from the neighborhood, interested parties and homeowner's associations in the area due to the fact that the allowed use would be similar to the originally approved PAD and the updated architecture and sign designs will be more desirable in this market. In addition, there has been no development here for such a lengthy time frame and an upscale multi-use center will add value to the neighborhood. There were no concerns raised at the meeting. See meeting notes attached referencing the attendees and discussions.

6. Communication with Citizens

Individuals are free to call or e-mail Empire Residential Communities at any time during the application process for comments or questions.

7. Public Notification of Changes

If there are any major changes, a notification letter will be mailed for a second neighborhood meeting.

8. Coordination

Communication on any updates and citizen participation results will be communicated to the project planner via e-mail or phone messages.

9. Schedule

Preliminary CPP submitted to Project Planner for Review	May 11, 2020
Plan Implemented	June 12, 2020
Hold Neighborhood Meeting	June 30, 2020
Citizen Participation Plan Report Submitted	July 13, 2020

Notification Letter



June 12, 2020

Subject: Desert River 2 Proposed Minor GPA and Rezone
Project Location: NWC of 99th Avenue and Desert River Boulevard

Dear Neighbor:

This letter is to inform you that Empire Residential Communities Fund Iv, LLC is applying for rezoning of the property located at the northwest corner of 99th Avenue and Desert River Boulevard. This rezoning request will provide a unique development that enhances the City of Glendale and provides an upscale mixed-use center. The project is in the Yucca Council District. Our firm's request will revise the zoning of the property to allow for a high-quality commercial center development for various potential uses to include multi-family, office buildings, hotel, medical and retail.

We request a minor general plan amendment to Multi-Use to allow the mix of commercial, office, retail and multi-family and a rezone to Desert River 2 Planned Area Development to update the permitted uses, conceptual architecture, landscape design and signage package. We will not provide a specific bubble plan as was done originally with defined parcel shapes, size and location controlling the allowed use, however a very conceptual site plan has been included to allow more mixed use flow and demand with flexibility based on market demand to shape and size the parcels as needed. We will provide backbone infrastructure for 99th Avenue and Desert River Boulevard loop road and water and sewer connections. ERCIV will not be the end user, therefore preliminary engineering and design review will not be included in this request as we will defer to the end user to define their own site plans.

I have included a site plan with this letter for your review. A virtual neighborhood meeting will be held via Go To Webinar. Please register for Desert River 2 Neighborhood Meeting on June 30, 2020 at 5:00 PM PDT at link below. After registering, you will receive a confirmation email containing information about joining the webinar.

<https://attendee.gotowebinar.com/register/7602784663949997582>

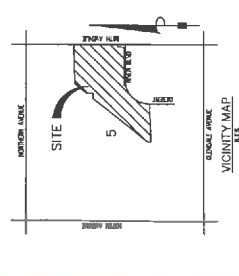
Brought to you by GoToWebinar® - Webinars Made Easy®

The meeting will start at 5:00 pm. Comments and questions will be accepted at this time. If you are unable to join us for the meeting, please write, email, or call me at the contact information below. You may also contact Edward Vigil with the City of Glendale at (623) 930-3071 or evigil@glendaleaz.com.

Sincerely,

The Empire Group

Shelby JM Duplessis, PE, LEED AP
Vice President of Land Development
480.546.7906 shelby@theempiregroupllc.com



SITE DATA	
GROSS AREA	2,255,687.34 SF 81.33 AC
NET AREA	2,250,156.40 SF 81.12 AC
LOT TOTAL	6
LOT BOUNDARY	
TOTAL LOT AREA	2,031,728.40 SF 73.88 AC
AVG. LOT AREA	441,954.40 SF 16.19 AC
MIN. LOT AREA	103,106.21 SF 3.75 AC
MAX. LOT AREA	790,462.57 SF 28.65 AC
LOT %	92.63%
PROPOSED DENSITY	0.09 DU/AC
RIGHT-OF-WAY SUMMARY	
RIGHT-OF-WAY AREA	2,255,687.34 SF 81.33 AC
RIGHT-OF-WAY %	100.00%
RIGHT-OF-WAY LOCAL AREA	1,094,433.00 SF 39.44 AC
RIGHT-OF-WAY OFFSITE AREA	1,161,254.34 SF 41.89 AC

LOT #	AREA (SQ)	AREA (AC)
1	587,479.90	16.97
2	78,000.00	2.28
3	420,000.00	12.14
4	676,000.00	19.58
5	18,150.00	0.53
6	13,030.00	0.38

NOTE: THIS IS FOR PRE-APPLICATION PURPOSES ONLY AND IS FOR CONCEPTUAL PURPOSES ONLY.



SCALE: 1"=100'
 JOB NO.: 1008
 DATE: APRIL 2020
 SHEET 1 OF 1

DESERT RIVER 2
 EXHIBIT F: DEVELOPMENT PLAN

GLENDALE, ARIZONA
 MARICOPA COUNTY

The Empire Group
 10001 N. 10th Ave., Suite 400
 Scottsdale, Arizona 85256
 Phone: (480) 971-7777
 Fax: (480) 251-8820
 www.theempiregroup.com



Property Owner List with Parcel Number and Parcel Map Attached

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Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) GPA20-07 and ZON20-12

Project Name: Desert River 2

I, Michael Woolf 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: Michael Woolf

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 12th day of June, 2020.

[Signature]
Notary Public

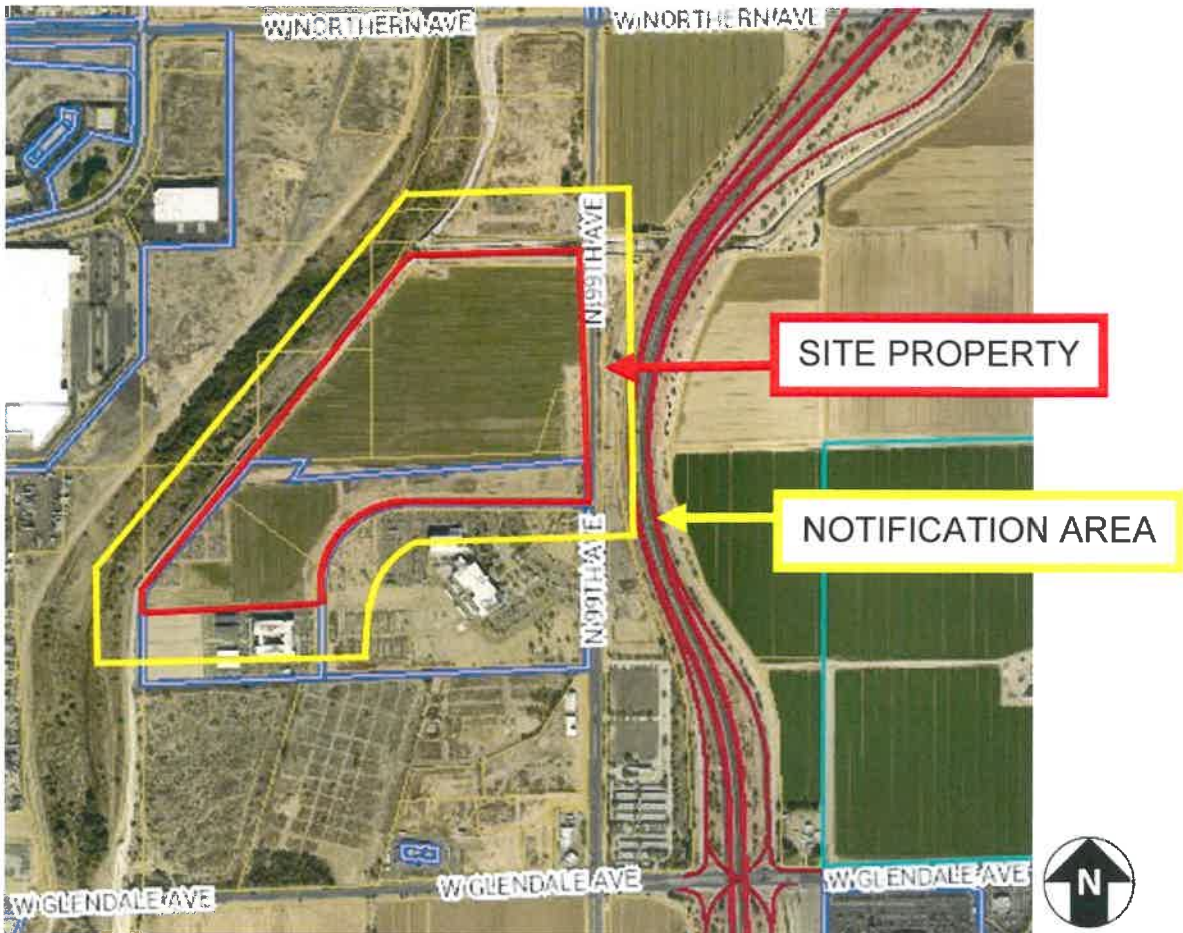
My Commission Expires:

March 15, 2024



NOTIFICATION AREA

<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	DESERT RIVER 2 PAD TO PAD
LOCATION:	North of the northwest corner of 99th Avenue and Desert River Boulevard
REQUEST:	The applicant is requesting a minor general plan amendment to Multi-Use to allow the mix of commercial, office, retail and multi-family and a rezone to Desert River 2 Planned Area Development to update the permitted uses, conceptual architecture, landscape design and signage package on approximately 66 acres.
ZONING DISTRICT: PAD (Planned Area Development)	COUNCIL DISTRICT: Yucca
FORMAL APPLICATION SUBMITTED: No.	



Additional Notification List:

City of Glendale Mayor's Office
Mayor Weiers
5850 W. Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
Council Member Clark
5850 W. Glendale Avenue
Glendale, AZ 85301

Ed Vigil, Planner
Planning
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301

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

**INTERESTED PARTIES NOTIFICATION LIST FOR PROPOSED DEVELOPMENT - CITY
WIDE & YUCCA ATTACHED**

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MEETING NOTES AND ATTENDANCE SHEET



Desert River 2

NEIGHBORHOOD MEETING WEBINAR – June 30, 2020 at 5:00 pm

Present at Webinar:

Shelby Duplessis – The Empire Group
Tracy Grewe – The Empire Group
Edward Vigil– City of Glendale Planning
Joyce Clark – Council Member
Kimberly Jordan – Westmarc (meeting host)

No Property Owners, Interested Party and/or homeowners association representatives attended.

Shelby provided a brief summary of the project, reason for the minor general plan amendment and rezoning, and information of pending purchase of lot 5.

