

CITIZEN PARTICIPATION FINAL REPORT
FOR
AVILLA PALOMINO
BY
NEXMETRO DEVELOPMENT

SOUTH AND EAST OF THE SOUTHEAST CORNER OF
51st AVENUE AND PEORIA AVENUE
GLENDALE, ARIZONA

February 5, 2021

Service Request 20-0197

Case No. _____

Citizen Participation Final Report

NexMetro - Avilla Palomino

2/5/2021

Brief Description of Proposal

This Citizen Participation Final Report ("CPFR") provides information about the proposed implementation of the Citizen Participation Plan ("CPP") for applicant NexMetro Development's ("NexMetro") residential development known as Avilla Palomino. The property is located south and east of the southeast corner of 51st Avenue and Peoria Avenue on an undeveloped, infill parcel (the "Site"). NexMetro is seeking a General Plan Amendment from General Commercial and Medium Density Residential (MDR-5) to Medium High Density (MHDR-12) and to rezone the Site from C-2, C-3, and R1-6 to R-2 to allow for single story, detached, rental casitas on 17.45+/- gross (17.01+/- net) acres.

This CPFR provides information about how we will reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to talk with them about and gather their input on the proposed plans and actions addressed in the Application. Comments, sign-in sheets, petitions, letters, summary sheets, and other material are submitted with this Report.

Brief Overview of the Elements of the CPFR

The Site was once part of a larger development known as Sarival Farms. Existing structures along Peoria Avenue within the property were removed in approximately 2008. The Site now sits vacant. The immediate corner of 51st Avenue and Peoria Avenue is a gas and convenience station. Located immediately to the south of the Site is Sarival Farms, a single-family residential development. This development received final plat approval for 86 lots in 2018 but has not broken ground. Further south and to the immediate east (across 49th Avenue) are the Greenbrier and Adventure Home single-family projects, both constructed in the 1970s.

The methods for reaching out to citizens who may be interested in the development may include: (1) mailings; (2) neighborhood meeting; (3) follow-up neighborhood meeting, if determined necessary by the Applicant; (4) individual meetings with neighbors and interested parties, if determined necessary by the Applicant; (5) telephone calls and emails; (6) public meetings notices; and (7) sign postings. In light of the Covid-19 pandemic, the above outreach may be implemented virtually.

Notification for Neighborhood Meeting

Letters were mailed out to the 300' owners, interested parties and additional notifications on January 20, 2021 that included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting. The Affidavit of Mailing and letter are attached at **Exhibit A**. The lists of persons/entities who received the neighborhood notice letter included owners within 300' of the site (**Exhibit B**) and interested parties/additional notification parties (**Exhibit C**). The 300' list was obtained from the Maricopa County Assessor's website. The other list was obtained from the City of Glendale Planning Dept. The neighborhood meeting notice letter and lists were emailed to Edward Vigil on January 20, 2021.

Neighborhood Meeting

The virtual neighborhood meeting was held on February 3, 2021 and three neighbors attended. Copies of the neighborhood meeting summary and registration list are attached at **Exhibit D**. There were no concerns or issues raised at the meeting.

Sign Posting

Once hearing dates have been set, signs will be posted on the site at least 15 days prior to the Planning & Zoning Commission hearing.

Mailing Labels

The most current 300' ownership list and interested parties/additional notification parties list is attached at **Exhibit E**. Mailing labels have been submitted as a separate email to be used by Staff for any future meeting and/or hearing notices to the neighbors and interested/additional notification parties.

Conclusion

At this time, no one has expressed concern about the proposed development.

Exhibit A



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) SR#20-0197

Project Name: AVILLA PALOMINO

I, Ricki Horowitz, Burch & Cracchiolo, P.A. 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: *Ricki*

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 2nd day of February, 2021.

Jacque L Collard
Notary Public

My Commission Expires:

October 1, 2021



BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-8794

bray@bcattorneys.com

TO: 51st Avenue and Peoria Avenue Neighbors
FROM: Brennan Ray
DATE: January 20, 2021
RE: NexMetro Development's Avilla Palomino
Case No. SR#20-0197

VIRTUAL NEIGHBORHOOD MEETING NOTICE

Dear Area Neighbor:

On behalf of NexMetro Development ("NexMetro"), you are cordially invited to a neighborhood meeting to discuss a proposed General Plan Amendment land use change and a rezoning change on approximately 17.45 gross acres located south and east of the southeast corner of 51st Avenue and Peoria Avenue (the Site") to allow for a single story, predominantly detached, rental casita development known as "Avilla Palomino". NexMetro is seeking a General Plan Amendment from General Commercial and Medium Density Residential to Medium High Density Residential (MHDR-12) and to rezone the site from C-3, C-2, and R1-6 to R-2 for Avilla Palomino. An Aerial Map of the Site is attached.

Avilla Palomino will consist of approximately 197 single-story residences for a density of 11.11 dwelling units/gross acre. There will be three floor plans (1-, 2-, and 3-bedroom residences), each with distinct architectural elevations. Copies of the Landscape Plan and sample elevations are attached.

Because of the current pandemic, the neighborhood meeting will be held virtually. **We will be hosting the meeting on Wednesday, February 3, 2021 at 6:00 p.m. Instructions on how to register and ways to join the ZOOM meeting are enclosed. Please register before February 3, 2021 so that you can ensure that you are able to participate.** The meeting will be interactive and you will be able to ask questions. Should you have any questions about how to register, please contact Krissy Flatgard at our office (602-234-8718/kflatgard@bcattorneys.com).

If you have questions regarding this virtual meeting, please contact Jared Geisler at NexMetro (602-559-9388/jared@nexmetro.com), Ricki Horowitz at Burch & Cracchiolo (602-234-8728/rhorowitz@bcattorneys.com), Brennan Ray at Burch & Cracchiolo (602-234-8794/bray@bcattorneys.com), or Edward Vigil, Planner at the City of Glendale (623-930-2810/evigil@glendaleaz.com).

Thank you.



Brennan Ray

/rlh
Attachments

Zoom Meeting: Wednesday, February 3, 2021 at 6:00pm
Meeting ID: 977 2199 1082

Registering for the Zoom Meeting

****Please note** due to recent feedback we suggest you **do not** use Safari for the registration. Use Google Chrome or Internet Explorer as other options.

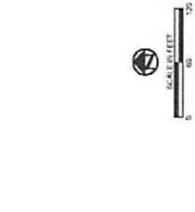
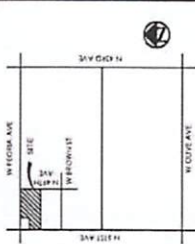
1. Visit bcattorneys.zoom.us
 - a. Click "Join"
 - b. Enter Meeting ID
 - c. Continue with registration
2. A password for the meeting will be sent to you after registration

3 Ways to Join a Zoom Meeting

1. Install and run the app on your PC
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click "Download and Run Zoom"
 - e. Once it is done downloading, run the application
2. Run Zoom from your browser
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click on the blue "click here"
 - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
 - a. Download the ZOOM Cloud Meetings app from your phone's application store
 - b. Run the app
 - c. Click on "Join A Meeting"
 - d. Enter the Meeting ID
 - e. You can enter your name in the field where it says "Your Name"
 - f. Click "Join A Meeting"
 - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

You can watch a video at <https://www.youtube.com/watch?v=hIkCmbvAHQQ> for a quick demonstration

Questions: Contact Krissy Flatgard 602-234-8718 / kflatgard@bcattorneys.com.

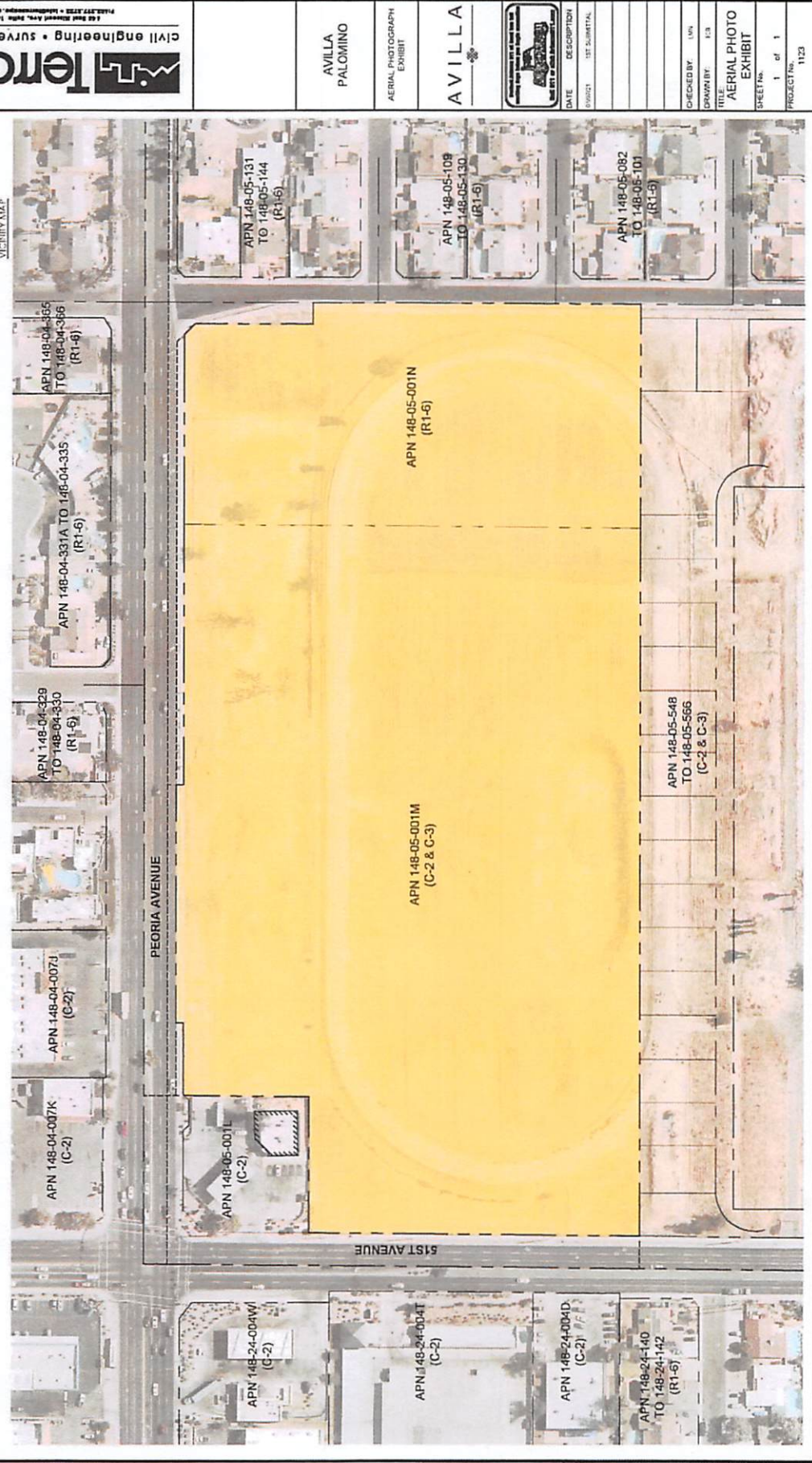


**AERIAL PHOTOGRAPH EXHIBIT FOR
 AVILLA PALOMINO
 SEC 51ST AVE AND PEORIA AVE**
 GLENDALE, ARIZONA
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 2 EAST, GLA
 AND SALT RIVER WERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER / APPLICANT
 HENNINGSON DEVELOPMENT LLC
 2700 E CAMELBACK ROAD, SUITE 405
 PHOENIX, ARIZONA 85016
 PHONE: (602) 998-1111
 FAX: (602) 998-1112
 EMAIL: JAMES@HENNINGSON.COM

CIVIL ENGINEER
 JAMES HENNINGSON, P.E.
 445 E. WASHINGTON AVE., SUITE 100
 PHOENIX, ARIZONA 85004
 PHONE: (602) 998-1111
 FAX: (602) 998-1112
 EMAIL: JHENNING@TERRASCOPE.US

PROJECT INFORMATION
 ADDRESS: SEC 51ST AVE & PEORIA AVE
 GLENDALE, AZ 85302
 APN: 148-05-000
 EXISTING ZONING: C-2
 SITE AREA: 148,000 SQ FT
 SITE AREA: 148,000 SQ FT
 SITE AREA: 148,000 SQ FT

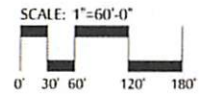


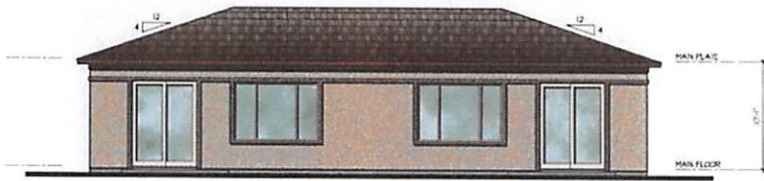
AVILLA PALOMINO
AERIAL PHOTOGRAPH EXHIBIT
AVILLA
DATE: _____
DESCRIPTION: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
PROJECT No. 1123
SHEET No. 1 of 1
AERIAL PHOTO EXHIBIT



AVILLA - PALOMINO
CONCEPTUAL LANDSCAPE PLAN

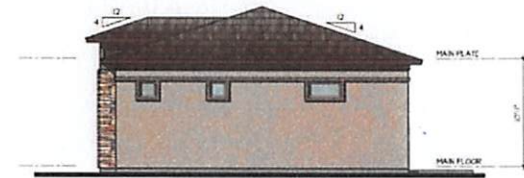
GLENDALE, AZ
JANUARY 7, 2021





Rear Elevation

SCALE: 3/8" = 1'-0" (22x34) 3/32" = 1'-0" (8x9)



Right Elevation

SCALE: 3/8" = 1'-0" (22x34) 3/32" = 1'-0" (8x9)



Left Elevation

SCALE: 3/8" = 1'-0" (22x34) 3/32" = 1'-0" (8x9)

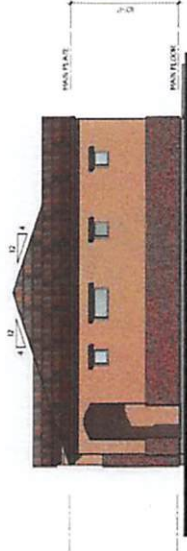


Front Elevation

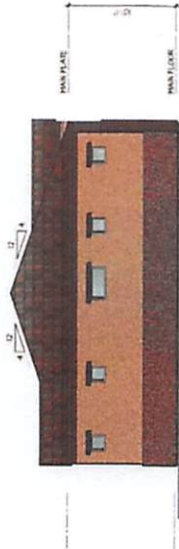
SCALE: 3/8" = 1'-0" (22x34) 3/32" = 1'-0" (8x9)



Rear Elevation
SCALE: 3/8" = 1'-0" (200% OF PLAN)



Right Elevation
SCALE: 3/8" = 1'-0" (200% OF PLAN)



Left Elevation
SCALE: 3/8" = 1'-0" (200% OF PLAN)



Front Elevation
SCALE: 3/8" = 1'-0" (200% OF PLAN)

Plan 3 - Elevation A - Spanish

Exhibit B

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Exhibit C

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Exhibit D

02/03/2021 NEIGHBORHOOD MEETING SUMMARY

NexMetro Development, LLC– Avilla Palomino

Attendees

Jared Geisler, NexMetro
Brian Rosenbaum, NexMetro
David Kingsbury, NexMetro
Jeff Finkelman, Owner
Edward Vigil, Glendale Planner
Brennan Ray, Burch & Cracchiolo
Leslie Chatburn, Burch & Cracchiolo
3 neighbors - See Zoom Attendees' List

Introductions and Overview by Brennan Ray

- Site is a proposed residential development consisting of single story, detached, rental casitas on approximately 17.45± gross/17.01± net acres located at the south and east of the southeast corner of 51st Avenue and Peoria Avenue (the "Site").
- The Site's designated on the General Plan as General Commercial ("GC") and Medium Density Residential (MDR). MDR allows dwelling units of between 3.5-5.0 du/ac.
- The Site is zoned a combination of C-3, C-2, and R1-6.
- The homes are a hybrid rental community of single-family-like homes with private rear yards with multi-family lease terms.
- NexMetro is an Arizona based company who is one of the industry's leaders for this product. They have numerous developments in Arizona, Colorado, Texas, and Florida.
- 197 residences with three single story floor plans with 1-BR, 2-BR, and 3-BR.
- Plan 1 is 690 sq. ft.. Plan 2 is 984 sq. ft. and Plan 3 is 1,265 sq. ft. Each plan will have a private rear yard.
- The primary access will be off of Peoria Avenue with a secondary access off of 51st Avenue. There will be no access on 49th Avenue.
- The main entrance off of Peoria Avenue will have a theme sign with turf mounding and palms lining the drive as you come in.
- The secondary entrance off of 51st Avenue will have similar elements of theming and landscaping as the main entrance.
- It will be a gated community.
- 44% of the Site is open space consisting of a combination of private open space, common open space, and improved open space.
- Some of the amenities will include fire pits, ramadas, a pool, jacuzzi, barbecues, corn hole, playground equipment, and a dog park.

Process

- The requests we will file are a minor General Plan Amendment and rezoning application. The minor GPA is to change the designation from GC – General Commercial and MDR 5 – Medium

Density Residential 3.5 – du/ac to another residential designation that will allow us to achieve an 11 du/ac for the 197 residences proposed.

- The Site is being rezoned to R-2.
- A Planning Commission Hearing will be scheduled followed by a City Council Meeting.

Questions, Answers and Comments

1. Will traffic signals be put in at the entrances and exits on Peoria Avenue and 51st Avenue?
A. **There are no plans to put in traffic signals. We are making half-street improvements to 51st Avenue, Peoria Avenue, and 49th Avenue. We are not putting a traffic signal in at 49th Avenue either.**
2. Who will be responsible for widening 49th Avenue between Peoria Avenue and Brown Street?
A. **We will be responsible for making improvements on 49th Avenue, 51st Avenue, and Peoria Avenue along our Site's boundaries. We are not making improvements south of our property along 49th Ave. to Brown Street.**
3. So there two different developers for the vacant properties?
A. **Yes. NexMetro is developing the property we are talking about tonight and another developer will be developing the property to the south of our property.**
4. Are there any plans to put stop signs along 49th Avenue where the other four streets to the east intersect with 49th Avenue?
A. **That is something that we have not been asked to do. We will pass your comment to the City.**
5. A neighbor expressed concerns that 49th Avenue needs to be widened. It currently is only a 1 ½ wide street so he was hoping it would be expanded. He also commented there have been a lot of traffic accidents along 49th Avenue.
A. **We are responsible for making improvements to the western portion of 49th Ave. The improvements will allow for two-way traffic and will have curb, gutter, and sidewalk on the new improvements.**
6. Are you going to make improvements west of where the canal is now?
A. **Yes, we are.**
7. Will the landscaping be 8-10 feet west of the street improvement along 49th Avenue?
A. **Yes, there will be 20 ft. of new right-of-way dedicated to the City. Next to that will be a 15 ft. landscape tract before you get to the development's perimeter wall.**
8. Are you saying there are only going to be entrances off of Peoria Avenue and 51st Avenue, and none off of 49th Avenue or Brown Street?
A. **That is correct. There will not be an entrance on 49th Avenue. Because our property does not extend to Brown, there will not be an entrance off of Brown.**
9. A neighbor commented that he was surprised that it was such a good meeting and thanked the team for their input.

End of meeting.

02/03/21 NH Mtg NexMetro - 51st Ave & Peoria
Avilla Palomino

NH Attendees

First Name	Last Name	Email
Joe	Miller	durmil@q.com
Latrice	Callahan	latrice.callahan982@gmail.com
Barbara	Kearney	bkearney45@yahoo.com
Jeff	Finkelman	jeff_finkelman@yahoo.com

Exhibit E

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