

# Citizen Participation Plan Final Report

75<sup>th</sup> and Glendale Retail Center  
SEC 75<sup>th</sup> Ave. and Glendale Ave. – APN: 144-01-001A Case Number:  
SR 20-0080

**APPROVED**

March 3, 2021

City of Glendale  
Planning Division





# CITIZEN PARTICIPATION FINAL REPORT CHECKLIST

Revised 1/26/2018

## COMPLETION OF THE FOLLOWING IS NECESSARY FOR APPROVAL OF YOUR FINAL REPORT

- MG 1. Attach a cover page titled "Citizen Participation Final Report," which lists information such as the project name, location, and case number(s), if assigned at this time.
- MG 2. Provide brief description of the proposed project.
- MG 3. Provide a brief overview of the elements of their Citizen Participation Plan.
- MG 4. List dates that notification letters and meeting notices were mailed, newsletters, and other publications were posted and/or advertised.
- MG 5. Attach an outlined map of the specific areas where residents and property owners who were notified are located.
- MG 6. List the names of homeowners associations and registered neighborhood groups, and their representatives, and individuals on the district's "Interested Parties" list who were notified, and individuals on the Additional Notification List who were notified.
- MG 7. If applicable, identify dates and locations of all meetings where citizens were invited to discuss the proposal.
- MG 8. Provide the total number of individuals noticed and the number of people that actually participated in the process.
- MG 9. List concerns, issues, and problems expressed by the participants.
- MG 10. State how each concern, issue, and problem has been addressed and how applicant intends to continue to address them.
- N/A 11. State concerns, issues, and problems the applicant is unable/unwilling to address and why.
- N/A 12. Specifically identify how the proposal has been revised to address public concerns.
- MG 13. Attach copies of letters, affidavits, meeting invitations, newsletters, publications, sign-in sheets, petitions received in support or against the proposed project, and any other materials pertaining to the notification process.
- MG 14. Attach a **complete** mailing list used which includes all individuals located in the notice area, homeowners associations, registered neighborhood groups/ associations, individuals on the district's "Interested Parties" list and individuals on the Additional Notification list. The report should specify that the mailing list is attached as an **appendix**.

Below is the description of each checklist item.

## Citizen Participation Plan Final Report Checklist

1. Attach a cover page titled "Citizen Participation Final Report," which lists information such as the project name, location, and case number(s), if assigned at this time.

*Page 1*

2. Provide brief description of the proposed project.

*This project is a 7.5-acre parcel located on the South East Corner of 75<sup>th</sup> avenue and Glendale Ave. Proposed Retail Center will consist of +/- 32,836 SF of retail space; two free-standing restaurants with Drive-thru +/- 4,690 SF; and a +/- 5,315 SF multi-tenant Shops building with a drive-thru. After submittal for the Design review in December 2020, City of Glendale stipulated development to go through the PAD Rezone process. First step was the Citizen Participation Plan. SimonCRE Notified 64 neighboring Property owners within 300 ft of the parcel and 38 Interested Parties, list of which was provided by the City of Glendale. Notification letter along with the Preliminary Master Site Plan and "Neighborhood Notification Area" exhibit was sent out on January 22<sup>nd</sup>, 2021.*

*Virtual Neighborhood Meeting was scheduled for February 10<sup>th</sup>, 2021 at 5 MST via Google Hangouts Video Conferencing.*

*On January 26<sup>th</sup>, 2021 SimonCRE received an email request from Deborah and Mike Rieser, living on 7438 W Fleetwood, they inquired regarding the noise barrier placement between the Fleetwood properties and the development. In Response to this inquiry SimonCRE provided Mr. and Mrs. Rieser with the Preliminary Landscape Plan showing that trees will be placed in between Fleetwood Properties and future Development. No more inquiries were received prior to the Virtual Meeting.*

*Virtual Meeting took place on February 10<sup>th</sup>, 2020, 5 participants joined the conference. A few questions were raised regarding the Landscape, Permitting Timelines and PAD Rezone timelines for outreach. Public Outreach was closed on February 25<sup>th</sup>, 2021, per the project's planner request to have at least two weeks of open commenting period. No Comments were received during that time.*

*Minutes of the Virtual meeting attached below. Next step in development of this project is PAD Rezone Application Submittal. SimonCRE is planning to submit for PAD Rezone upon approval of Final CPP checklist package.*

3. Provide a brief overview of the elements of their Citizen Participation Plan.

*Neighborhood Notification consisted of the Notification Letter (page 8), Site Plan (page 9) and "Notification Area" Exhibit (page 10)*

January 22<sup>nd</sup>, 2021

SimonCRE  
6900 E. 2<sup>nd</sup> St.  
Scottsdale, AZ 85251  
www.simoncre.com

Subject: New Development - APM, 544-01-001A - 75<sup>th</sup> and Glendale Retail Center

Dear Neighbor:

This letter is to inform you that we are applying for a PAD Rezone with the City of Glendale. The property is located at the Southeast corner of 75<sup>th</sup> Avenue and Glendale Avenue in the Rural District District.

This new project is a 7.58 acre parcel that consists of two retail buildings totaling 32,836 SF of space and three free-standing restaurants with drive-thrus. The proposed buildings will have architectural styling that complements the City of Glendale and will have a uniform theme throughout the commercial center that will be consistent with the existing retail center at this intersection. Currently, the parcel of which our proposed development is located on is undeveloped raw land and is zoned C-2 (General Commercial).

I have included a site plan with this letter for your review. Due to the current COVID-19 pandemic and the restrictions that have been put in place on gatherings over 10 people, we will be having a Virtual Neighborhood Meeting on February 10<sup>th</sup>, 2021 at 5 pm MST.

Link to join the week: <https://www.google.com/joinmeeting>

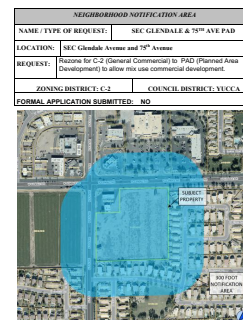
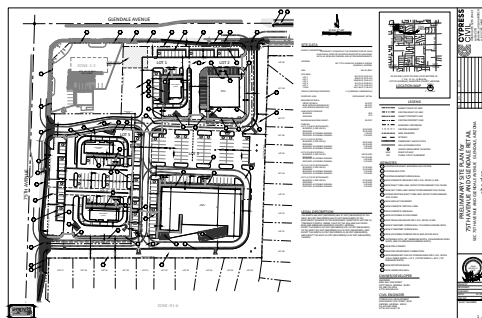
Link to join the week: <https://www.google.com/joinmeeting>

Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact Alex Cornejo with the City of Glendale at (602) 950-2800.

Sincerely,

  
Mike Rieser  
Project Manager  
SimonCRE  
480-741-2000  
www.simoncre.com

1st: Site Plan  
Photograph



*Citizen Participation Plan included the sendout of Notification Package (Letter, Site Plan and "Notification Area" Exhibit); Virtual Neighborhood meeting, 15 days of commenting period immediately after the Virtual Meeting, and preparation and submittal of the Final CPP Report.*

*City provided SimonCRE with the Interested parties list consistent of 38 Addresses, and 64 addresses of Property owners within 300 ft of the subject property were "farmed" on the Maricopa County GIS mapping system. Total of 102 addresses received the notification package.*

*Full lists of notified parties are attached on page 11-16.*

*Each envelope consisted of 3 abovementioned items. The Notification Package was sent on January 22<sup>nd</sup>, 2021; Virtual meeting took place on February 10<sup>th</sup>, 2021; Commenting period was closed 15 days after the meeting, of February 25<sup>th</sup>, 2021.*

*On January 26<sup>th</sup>, 2021 SimonCRE received an email request from Deborah and Mike Rieser, living on 7438 W Fleetwood, they inquired about the noise barrier placement between the Fleetwood properties and the development. In Response to this inquiry SimonCRE provided Mr. and Mrs. Rieser with the Preliminary Landscape Plan showing that trees will be placed in between Fleetwood Properties and future Development. No more inquiries were received prior to the Virtual Meeting.*

*Email conversation attached on page 17-19.*

*Virtual Meeting took place on February 10<sup>th</sup>, 2020, 5 participants joined the conference. A few questions were raised regarding the Landscape, Permitting Timelines and PAD Rezone timelines for outreach.*

*See Virtual meeting's minutes on page 20-21.*

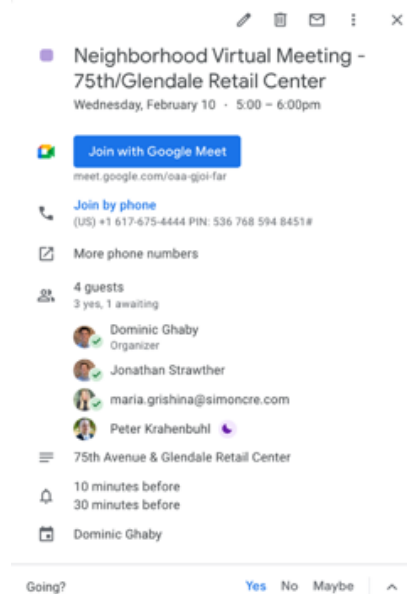
*Public Outreach was closed 15 days after the meeting, on February 25<sup>th</sup>, 2021.*

*No Comments were received during that time. Next step in development of this project is PAD Rezone Application Submittal. SimonCRE is planning to submit for PAD Rezone upon approval of Final CPP checklist package.*

4. List dates that notification letters and meeting notices were mailed, newsletters, and other publications were posted and/or advertised.

*Neighborhood Notification was sent out on January 22<sup>nd</sup>, 2021*

*Virtual Neighborhood Meeting took place on February 10<sup>th</sup>, 2021*



5. Attach an outlined map of the specific areas where residents and property owners who were notified are located.

*Page 10*

NEIGHBORHOOD NOTIFICATION AREA	
NAME / TYPE OF REQUEST:	SEC GLENDALE & 75 <sup>TH</sup> AVE PAD
LOCATION:	SEC Glendale Avenue and 75 <sup>th</sup> Avenue
REQUEST:	Rezone for C-2 (General Commercial) to PAD (Planned Area Development) to allow mix use commercial development.
ZONING DISTRICT: C-2	COUNCIL DISTRICT: YUCCA
FORMAL APPLICATION SUBMITTED: NO	



6. List the names of homeowners associations and registered neighborhood groups, and their representatives, and individuals on the district's "Interested Parties" list who were notified, and individuals on the Additional Notification List who were notified.

*Page 11-12*

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7. If applicable, identify dates and locations of all meetings where citizens were invited to discuss the proposal.  
*Neighborhood Notification was sent out on January 22<sup>nd</sup>, 2021*  
*Virtual Neighborhood Meeting took place on February 10<sup>th</sup>, 2021*  
*Neighborhood Outreach commenting period was closed on February 25<sup>th</sup>, 2021*
8. Provide the total number of individuals noticed and the number of people that actually participated in the process.  
*38 Addresses were added to the interested parties list, and 64 addresses of Property owners within 300 ft of the subject property – Page 12-15*  
*Only 5 people join the neighborhood meeting apart from the City of Glendale Planner and SimonCRE team.*
9. List concerns, issues, and problems expressed by the participants.  
*Participants raised the sound issue.*  
*See neighborhood Hearing Minutes for details on Page 20-21*
10. State how each concern, issue, and problem has been addressed and how applicant intends to continue to address them.  
*SimonCRE resolved it by showing the Preliminary Landscape plan with the Line of trees placed for blocking the sound. Page 17-19*
11. State concerns, issues, and problems the applicant is unable/unwilling to address and why.  
*N/A*
12. Specifically identify how the proposal has been revised to address public concerns.  
*N/A*

13. Attach copies of letters, affidavits, meeting invitations, newsletters, publications, sign-in sheets, petitions received in support or against the proposed project, and any other materials pertaining to the notification process.

*Email inquiry page 17-19*

14. Attach a **complete** mailing list used which includes all individuals located in the notice area, homeowners associations, registered neighborhood groups/ associations, individuals on the district's "Interested Parties" list and individuals on the Additional Notification list. The report should specify that the mailing list is attached as an **appendix**.

*Page 11-16.*

The mailing list is needed to provide notification postcards for any public hearings. The City of Glendale Planning Division will create and distribute the postcards; however, the applicant will be responsible for notification costs. The City will invoice the applicant for these charges. Upon receipt of the invoice, the applicant will be required to submit a check made payable to the City of Glendale. Failure to submit payment may result in postponement of the application.

Notification Letter (1st attachment out of 3)

January 22<sup>nd</sup>, 2021

SimonCRE  
6900 E. 2<sup>nd</sup> St.  
Scottsdale, AZ 85251  
maria.grishina@simoncre.com

Subject: New Development – APN: 144-01-001A – 75<sup>th</sup> and Glendale Retail Center

Dear Neighbor:

This letter is to inform you that I am applying for a PAD Rezone with the City of Glendale. The property is located at the Southeast corner of 75<sup>th</sup> Avenue and Glendale Avenue in the Yucca Council District.

This new project is a 7.58-acre parcel that consists of two retail buildings totaling 32,608 SF of space and three free standing restaurants with drive-thrus. The proposed buildings will have architectural styling that complements the City of Glendale and will have a uniform theme throughout the commercial center that will be compatible with the existing retail located at this intersection. Currently, the parcel of which our proposed development is located on is undeveloped raw land and is zoned C-2 (General Commercial)

I have included a site plan with this letter for your review. Due to the current COVID-19 pandemic and the restrictions that have been put in place on gatherings over 10 people, we will be having a **Virtual Neighborhood Meeting on February 10<sup>th</sup>, 2021 at 5 pm MST.**

Link to join via web: [meet.google.com/oaa-gjoi-far](https://meet.google.com/oaa-gjoi-far)

Join by phone: +1 617-675-4444 PIN: 536 768 594 8451#

Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact Alex Lerma with the City of Glendale at (623) 930-2810.

Sincerely,



Maria Grishina  
Project Manager  
SimonCRE  
480-745-2016  
maria.grishina@simoncre.com

Encl: Site Plan  
Photograph



<b><i>NEIGHBORHOOD NOTIFICATION AREA</i></b>	
<b>NAME / TYPE OF REQUEST:</b>	<b>SEC GLENDALE &amp; 75<sup>TH</sup> AVE PAD</b>
<b>LOCATION:</b>	<b>SEC Glendale Avenue and 75<sup>th</sup> Avenue</b>
<b>REQUEST:</b>	Rezone for C-2 (General Commercial) to PAD (Planned Area Development) to allow mix use commercial development.
<b>ZONING DISTRICT: C-2</b>	<b>COUNCIL DISTRICT: YUCCA</b>
<b>FORMAL APPLICATION SUBMITTED: NO</b>	



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## Email Inquiry to the CPP



Maria Grishina <maria.grishina@simoncre.com>

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### Proposal - New Development

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emailtheriesers@gmail.com <emailtheriesers@gmail.com>  
To: maria.grishina@simoncre.com

Tue, Jan 26, 2021 at 2:10 PM

Ms Grishina -

My husband and I own the house on 7438 W Fleetwood and received your letter in regards to a possible new development behind our property. I would like to request sometime of noise barrier be placed between the Fleetwood properties and the development. The most visual pleasing would be tall trees or secondly would be a very high fence. With having loading docks, garbage bins, and traffic between our house and the new buildings, would devalue our property. Currently, we are able to look out and see Glendale Ave. With your possible new development, we'll be looking at the back of buildings, having the smell from the garbage bins, and noise from the new traffic and slamming lids on the garbage bins, and other noises from the loading docks.

We understand development on this property was eventually going to happen, but can do so in a pleasing way for the neighbors that have been there long before the development.

Thank you for taking time to reach out to the neighborhood.

Deborah and Mike Rieser  
907-440-5900



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## Proposal - New Development

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**Maria Grishina** <maria.grishina@simoncre.com>  
To: emailtheriesers@gmail.com

Tue, Jan 26, 2021 at 3:34 PM

Good Afternoon,

Thank you for reaching out Deborah and Mike!

We want to be good neighbors and take into consideration your concerns. We are proposing a 6-foot CMU block wall to be placed between residential and commercial properties, as well as large trees across the perimeter of the site and inside the complex. Size and Material of the wall are in compliance with the City of Glendale Requirements. I have attached the Conceptual Landscape plan for your reference.

Please reach out if you have any other questions.

Reminder: **Neighborhood Virtual Meeting**  
**Wednesday, February 10th**  
**5:00pm – 6:00pm MST**

**Join with Google Meet**  
[meet.google.com/oaag-joji-far](https://meet.google.com/oaag-joji-far)

**Join by phone**  
(US) +1 617-675-4444 PIN: 536 768 594 8451#

Hope to see you there!

Thank you!

Have a nice day!

**Maria Grishina**  
Project Manager



6900 E. 2nd Street  
Scottsdale, AZ 85251  
D: 480.745.2016 | M: 602.501.5864  
O: 480.745.1956 | F: 480.588.4150  
[Website](#) | [Email](#) | [vCard](#) | [LinkedIn](#)

[The Latest News & Views from SimonCRE Insights](#)

On Tue, Jan 26, 2021 at 2:10 PM <emailtheriesers@gmail.com> wrote:

Ms Grishina -

My husband and I own the house on 7438 W Fleetwood and received your letter in regards to a possible new development behind our property. I would like to request sometime of noise barrier be placed between the Fleetwood properties and the development. The most visual pleasing would be tall trees or secondly would be a very high fence. With having loading docks, garbage bins, and traffic between our house and the new buildings, would devalue our property. Currently, we are able to look out and see Glendale Ave. With your possible new development, we'll be

looking at the back of buildings, having the smell from the garbage bins, and noise from the new traffic and slamming lids on the garbage bins, and other noises from the loading docks.

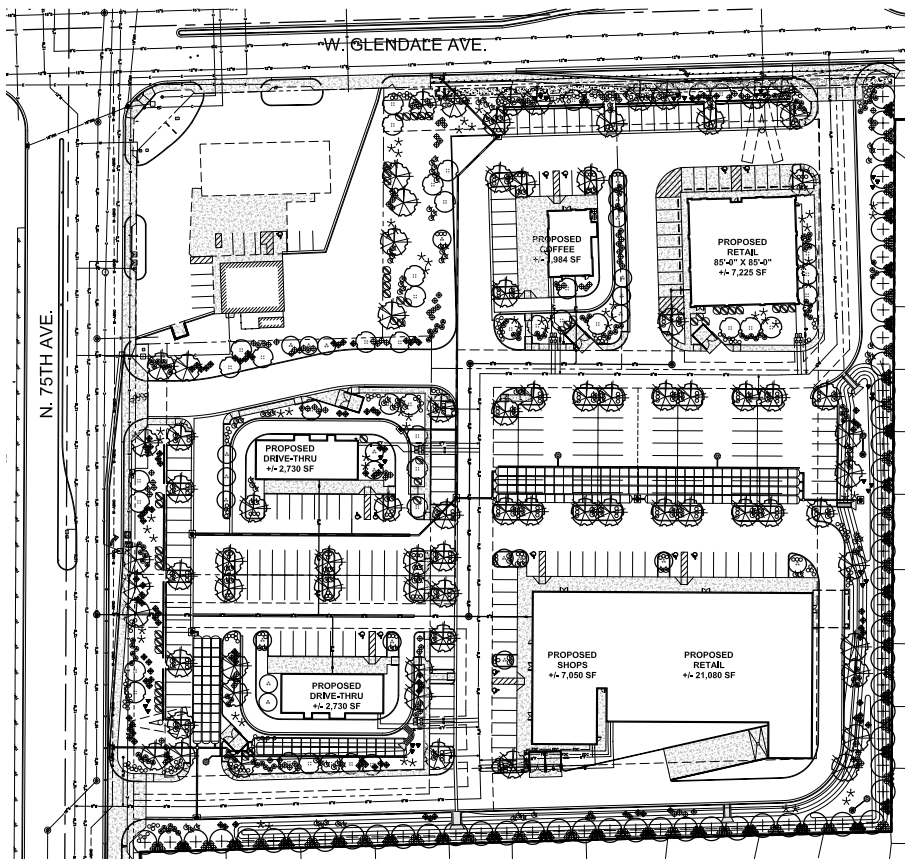
We understand development on this property was eventually going to happen, but can do so in a pleasing way for the neighbors that have been there long before the development.

Thank you for taking time to reach out to the neighborhood.

Deborah and Mike Rieser

907-440-5900

**Glendale & 75th - Conceptual Landscape.pdf**  
584K



**LANDSCAPE LEGEND**

- CERCEA HYBRID  
DESERT MUSEUM PAID VERDE  
5' 6\"/>
- ACACIA SALICINA  
YELLOW ACACIA  
24' BOX
- ACACIA ANHEIRA  
ANGUA SPRAYED APPROVED  
24' BOX
- SOPHORA SECURIFLORA  
TONGUE AND STAIR LAUREL  
18' GALLON
- CAESALPINIA GORDONIANA  
MEXICAN BEECH OF PARADISE  
5' GALLON
- TEGOMA ORANGE JARBEE  
ORANGE WREGE  
5' GALLON
- HERRINGIAE PARIFLORA  
RED YUCCA  
5' GALLON
- DASTURIN WHEELERII  
DESERT SPOON  
5' GALLON
- AGAVE GEMIFLORA  
PINK FLOWERED AGAVE  
5' GALLON
- RUELBA FRIGIDULARIS  
BURNING BUSH  
5' GALLON
- LAHMANA ACHTENDRE  
GOLD MOON  
1' GALLON
- LANTANA MONTENSIS  
TROPICAL WREGE  
1' GALLON
- BODIPERILIA TORCH GLOW  
BUSH BOUGHMILEA  
5' GALLON
- 1/2" SCREENED SAND BACK BROWN  
DECOMPOSED GRANITE  
2' DEPTH IN ALL LANDSCAPE AREAS

**T.J. MOORE ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
SITE PLANNING  
1000 N. CENTRAL AVENUE, SUITE 100  
PHOENIX, ARIZONA 85004  
TEL: 602.955.1100  
WWW.TJMORERESOURCE.COM

**75th AVE. AND GLENDALE RETAIL**  
GLENDALE, ARIZONA

**La.01**

## Virtual Neighborhood Meeting Minutes (page 1 out of 2)

Date of receipt	Name	Address	Phone	Comment
1/26/21	Deborah and Mike Rieser	7438 W Fleetwood	907-440-5900	"My husband and I own the house on 7438 W Fleetwood and received your letter in regards to a possible new development behind our property. I would like to request sometime of noise barrier be placed between the Fleetwood properties and the development. The most visual pleasing would be tall trees or secondly would be a very high fence. With having loading docks, garbage bins, and traffic between our house and the new buildings, would devalue our property. Currently, we are able to look out and see Glendale Ave. With your possible new development, we'll be looking at the back of buildings, having the smell from the garbage bins, and noise from the new traffic and slamming lids on the garbage bins, and other noises from the loading docks. We understand development on this property was eventually going to happen, but can do so in a pleasing way for the neighbors that have been there long before the development. Thank you for taking time to reach out to the neighborhood. Deborah and Mike Rieser 907-440-5900"

### Neighborhood

#### 2/10/21 Outreach Meeting

	Maria Grishina - SimonCRE			Ms Grishina opened up the Neighborhood Outreach Meeting on 2/10/21 at 5:00pm with a brief introduction of herself and the Glendale & 75th project. Ms. Grishina discussed the conceptual landscape plans, potential tenants for the project and the design of the overall project that falls under the City of Glendale design guidelines. After she was finished with the project description, she opened the comments for questions/comments.
	Owners of the Cirlce K - Keefer's Inc.	6937 N. 75th Ave		The owner's of the Cirlce K asked Ms. Grishina the timeline for the overall project
	Maria Grishina - SimoCRE			Ms. Grishina answered the owners of the Cirlce K by explaining the PAD rezone process and permitting and stated the overall permitting process can take up to 6-9 months
	Ernesto Solorio	7454 W Fleetwood Ln		Mr. Solorio asked Ms. Grishina when the project was starting
	Maria Grishina - SimonCRE			Ms. Grishina answered Mr. Solorio's question by explaining the PAD rezone will be submitted in 2 weeks and the 3-6 months for review with another potential public hearing. Ms. Grishina explained the hired consultants for the project and introduced the planner for this project. Ms. Grishina asked Mr. Alex Lerna, City of Glendale Planner to better explain
	Alex Lerna - City of Glendale			Mr. Lerna asked Mr. Solorio if he was asking for future public hearing dates or the overall development break down
	Ernesto Solorio	7454 W Fleetwood Ln		Mr. Solorio asked about the overall development breakdown
	Maria Grishina - SimonCRE			Ms. Grishina answered Mr. Solorio's question by explaining the overall development process can take up to 6-12 months including construction. Another potential public hearing will affect the timeline if needed. Ms. Grishina asked Mr. Solorio did this answer his question.
	Ernesto Solorio	7454 W Fleetwood Ln		Mr. Solorio stated his question was answered and he is looking forward to the project completion

## Virtual Neighborhood Meeting Minutes (page 2 out of 2)

Sandra Montano	7382 W Peppertree Ln	Mrs. Montano asked are the developers going to lift the walls. Her house is directly east in front of the billboards
Maria Grishina- SimonCRE		Ms Grishina stated the development is proposing the screen the areas that are adjacent to residential. The project is proposing a row of trees for screening and sound. Areas around the parcel will be fenced as well.
Sandra Montano	7454 W Fleetwood Ln	Mrs. Montano asked who will maintain the trees
Maria Grishina- SimonCRE		Ms. Grishina answered Mrs. Montano by stating the trees will be maintained if on the development parcel
Sandra Montano	7454 W Fleetwood Ln	Mrs. Montano asked are the neighboring residents able to vote on the type of trees. Her concern is how messy they will be with the leaves
Maria Grishina- SimonCRE		Ms. Grishina answered by referencing the conceptual LA plans showing the eastern property line will have willow trees. She mentioned suggestions by the surrounding public will be noted.
Sandra Montano	7454 W Fleetwood Ln	Mrs. Montano stated she will get back with Mrs. Grishina if she has any additional questions/concerns
Peter Krahenbuhl- SimonCRE		Mr. Krahenbuhl wanted to verify if any City of Glendale planners were on the call.
Maria Grishina- SimonCRE		Ms. Grishina confirmed Mr. Alex Lerma with the City of Glendale planning department was on the call
Peter Krahenbuhl- SimonCRE		Mr. Krahenbuhl asked Mr. Alex Lerma if any additional information needed to be added
Alex Lerma-City of Glendale		Mr. Lerma confirmed nothing additional needed to be added
Maria Grishina- SimonCRE		Ms. Grishina mentioned two weeks from the day of the outreach meeting (2/25) to receive any outreach from the public and to submit to the City of Glendale. The letter that was sent out previously, has the contact information for Alex Lerma, City of Glendale Planner and Maria Grishina, SimonCRE.
Sandra Montano	7454 W Fleetwood Ln	Mrs. Montano asked will meeting notices be sent out
Maria Grishina- SimonCRE		Ms. Grishina stated she does not believe that is part of the rezoning requirements. The City of Glendale can release the information to the public, but the Developer, SimonCRE will not be releasing additional notices. Ms. Grishina provided the contact information for Alex Lerma, City of Glendale planning department
Sandra Montano	7454 W Fleetwood Ln	Mrs. Montano thanked Ms. Grishina for answering her question
Maria Grishina- SimonCRE		Ms. Grishina asked if there was any additional comments/questions. No one spoke up. Ms. Grishina thanked the public for being on the call and for the questions. Ms. Grishina provided again the contact information for Alex Lerma, City of Glendale planner and to reach out if anyone has any concerns. Meeting was adjourned at 5:18 pm