

1. Citizen Participation Plan Final Report

Cotton Northern Mixed-Use PAD

Case No. ZON21-14 / Service Request No. 20-0235
Generally Located at the SEC of Cotton Lane & Northern Avenue

Prepared by:

Withey Morris, PLC
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016

Submitted to:

City of Glendale
5850 W. Glendale Ave, Suite 212
Glendale, AZ 85301

2nd Submittal: August 2021
Submittal Date: July 2021

2. Project Description

The subject property is generally located at the southeast corner of Cotton Lane and Northern Avenue, otherwise commonly known as Maricopa County Assessor's Parcel Number 501-04-009U (the "Property") (**Tab 1**). The Property is approximately 36 acres in size and is currently vacant. The Property is oddly configured as it wraps around a site located at the immediate corner of the subject intersection and has two (2) separate street frontages.

An annexation request will be filed to incorporate the Property into the City of Glendale. Concurrent with the annexation request, a rezoning application will be filed to rezone the Property from Ind-1 and C-2 to Planned Area Development ("PAD") with underlying blended C-2/M-1 industrial along Northern Avenue (approx. 24 acres) and R-4 zoning along Cotton Lane (approx. 12.4 acres) to allow for development of a new commercial or industrial development on the north portion of the Property and a new residential community with 144 homes on the south portion of the Property.

3. Citizen Participation Plan Elements

The Applicant mailed a project notification and neighborhood meeting letter (**TAB 2**) to the applicable parties as set forth in Section 6 below. Included in the notification letter was the Applicant's contact information so that any interested parties could contact the Applicant with questions or comments regarding the proposal.

4. Notification Details

The notification letter was mailed to applicable parties on June 1, 2021.

5. Property Owner Notification Boundary Map

Attached at **TAB 3** is a 300-foot property owner notification map.

6. Notification List

The notification lists included (i) property owners within 300 feet; and (ii) city-provided interested parties. See attached at **TAB 4**.

7. Citizen Participation Summary

The required neighborhood meeting for the project was held on Thursday, June 17, 2021 at 6:00 PM. Due to the COVID-19 pandemic, the meeting was a virtual meeting that was hosted via the Zoom platform. The neighborhood meeting was noticed in accordance with the City's Code Requirements.

One (1) city staff member attended the meeting, and the applicant is unaware of any public attendance at the virtual meeting. Nonetheless, the applicant provided an overview of the application request and shared exhibits to illustrate the proposal. After an informal dialogue with the city staff member who attended, the Zoom meeting ended at approximately 6:40 PM.

To summarize, we are not aware of any community opposition or concerns at this time. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

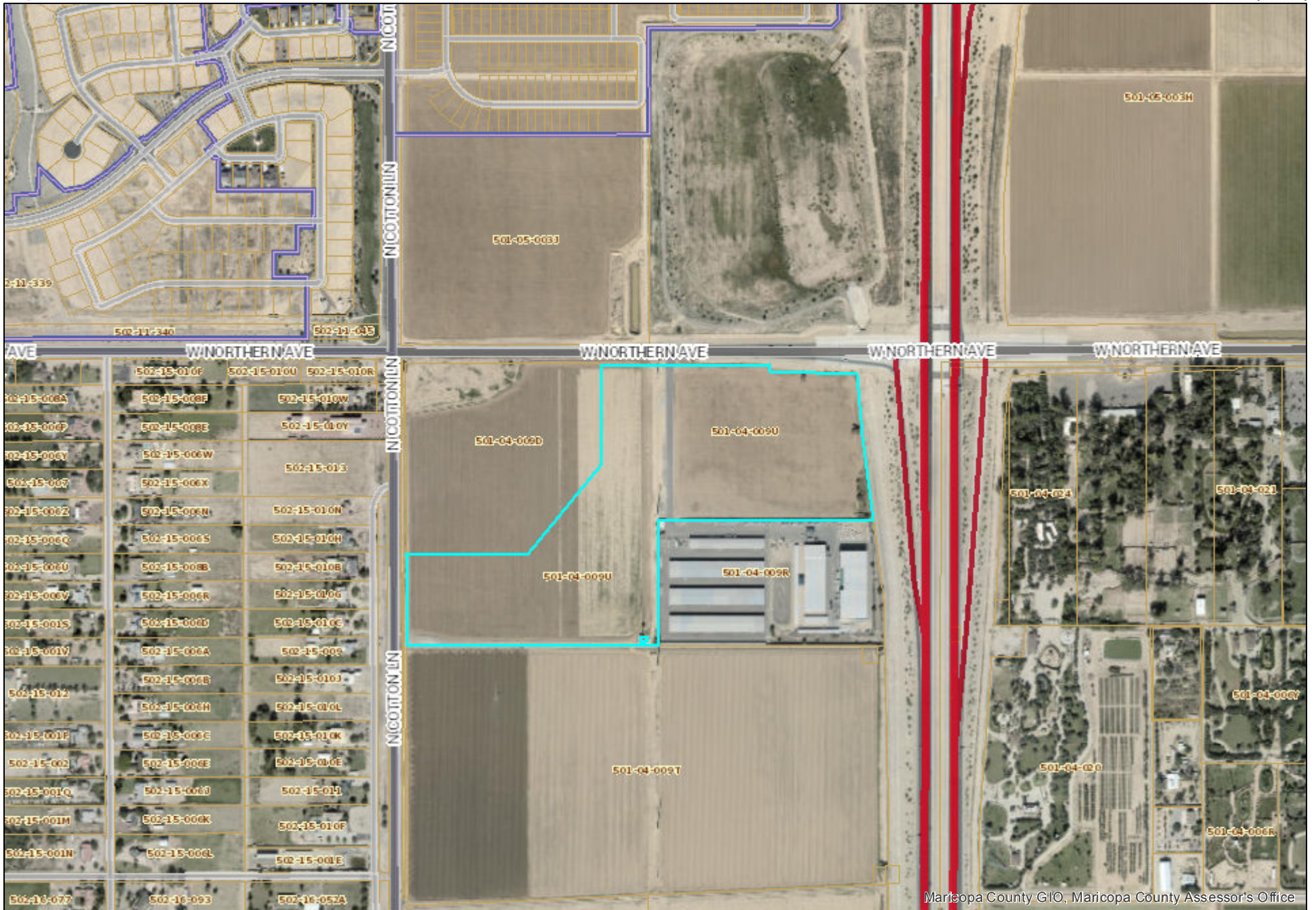
8. Returned Notification Envelopes

Four (4) notification letters which were mailed to applicable parties were returned to the applicant. Please see a copy of the returned notices at **TAB 5**.

Tab 1



Site Aerial



Tab 2



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON21-14 & AN-227

Project Name: The Residences at Cotton Lane

I, G. Adam Baugh 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.

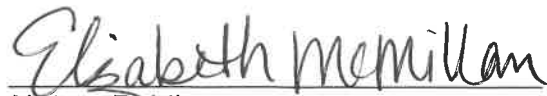
Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

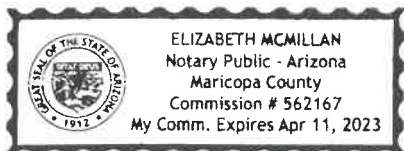
COUNTY OF MARICOPA

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


Notary Public

My Commission Expires:

April 11, 2023





June 1, 2021

Re: Neighborhood Meeting Notification for the Property Generally Located at the Southeast Corner of Northern Avenue and Cotton Lane

Dear Property Owner, Neighborhood Association Representative or Interested Party:

Our office represents Sonoma Communities and 1784 Capital Holdings, LLC with respect to the approximately 36-acre property generally located at the southeast corner of Northern Avenue and Cotton Lane in unincorporated Maricopa County, Arizona (the "Property"), as shown on the enclosed site aerial map. The purpose of this letter is to simply introduce ourselves and to inform you that we have filed applications with the City of Glendale to: (i) incorporate the Property into the City of Glendale (Annexation Case No. AN-227); and (ii) rezone the Property *from* Industrial and Commercial (in Maricopa County) *to* Planned Area Development ("PAD") (in the City of Glendale) with underlying industrial zoning (M-1) along Northern Avenue (approx. 24 acres); and, residential zoning (R-4) along Cotton Lane (approx. 12.4 acres) (Rezoning Case No. ZON21-14).

Along Cotton Lane, the Property is currently zoned for industrial uses right across from existing residential homes. The proposed rezoning would move the industrial uses away from the existing residential area to an area along Northern Avenue, away from Cotton Lane and closer to the freeway. This proposal is to rezone the area along Cotton Lane to allow residential uses to be developed, creating a more appropriate zoning pattern that complements the area. The enclosed map exhibits show the location of the proposed new uses for the Property.

The 24-acre industrial/commercial site along Northern Avenue will include three buildings totaling approximately 345,000 square feet of office, commercial and warehouse space. Future users are to be determined, but we expect the buildings will be commercial or industrial that can accommodate multi-tenants who might have a showroom or office in front and warehouse storage in back. Proximity and access to the freeway makes this a good location for the proposed uses.

Along Cotton Lane, we propose residential rental homes instead of the currently permitted industrial uses. We intend to develop the approximate 12.4 acres as a high-end, gated and professionally managed single-family rental home community with approximately 144 single-story homes. The homes will be 1-bedroom small, 1-bedroom large, and 2-bedroom configurations. Each home will include high-end finishes and private outdoor yards and patios. Additionally, homes will be highly stylized with enhanced architectural elements and attractive elevations including rustic cottage and desert contemporary styles.

The community will include perimeter landscaping, and several inactive and active open space areas including a dog park, multiple barbecue stations, fire pits, a pool and indoor amenity areas. These amenities will provide a gathering place for residents and cultivate a sense of community. Some representative images are included herein. Given the limited street frontage along Cotton Lane, and the existing residential land use pattern on the opposite side of Cotton Lane, it is clear that the current industrial zoning is not appropriate. Therefore, a single-story rental home community will provide a meaningful transition between the homes to west and the industrial to the east.

We will be hosting a virtual neighborhood meeting to provide an opportunity to learn about this proposal. We will make a live presentation via web conference to share our proposal, community plan and the design of our homes. After the presentation, anyone who is interested will be able to submit questions and the development team will answer via live webcam. The virtual meeting will be held as follows:

Virtual Neighborhood Meeting

Date: Thursday, June 17, 2021
Time: 6:00 PM

To participate in the meeting, please contact Stephanie Watney to request a meeting link via telephone at 602-230-0600 or by e-mail at stephanie@witheymorris.com. The only way to access the meeting will be via the link from Ms. Watney.

Please feel free to contact me via e-mail at adam@witheymorris.com or by telephone at (602) 230-0600 should you have any questions or concerns regarding this proposal. You may also contact Christina Lavelle, Planner, with the City of Glendale via e-mail at clavelle@glendaleaz.com or by telephone at 623-930-2553.

Thank you for your courtesy and consideration.

Sincerely,

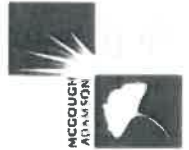
WITHEY MORRIS P.L.C.

By *Audrey Millard*
for
G. Adam Baugh

Enclosures: Site Aerial, Overall Conceptual Site Plan and Elevations



SONOMA
COMMUNITIES

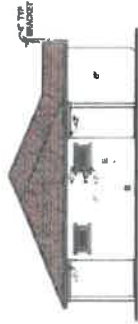


SCALE: 1"=300'-0"
0' 150' 300' 600' 900'



THE RESIDENCES ON COTTON LANE
CONTEXT MAP

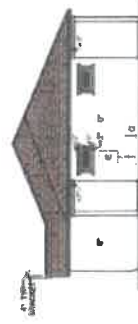
S/SEC OF COTTON LANE AND NORTHERN AVE. - MARICOPA COUNTY, ARIZONA
MAY 10, 2021



LEFT ELEVATION
10'-0" x 10'-0"



REAR ELEVATION
10'-0" x 10'-0"



RIGHT ELEVATION
10'-0" x 10'-0"



FRONT ELEVATION
10'-0" x 10'-0"

Elevation A - Cottage

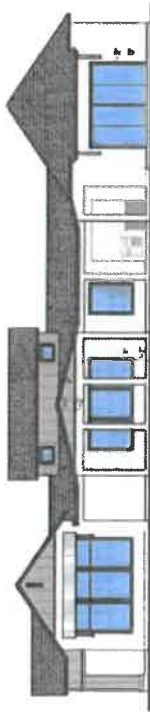
Plan 1L | 1 and 2 Family Rental Unit Community | Cotton and Northern | Glendale, AZ

GTIS Architects
10700 Ave 24th, Suite 200, Glendale, AZ 85305
Phone: (623) 275-0200
www.gtis.com

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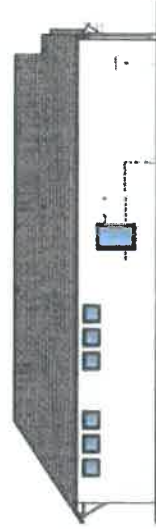
4-23-2021



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Leasing - Fitness - Club | 1 and 2 Family Rental Unit Community | Cotton and Northern | Glendale, AZ

4-23-2021



SONOMA COMMUNITIES
 4000 West Camelback Road, Suite 1100
 Phoenix, AZ 85019

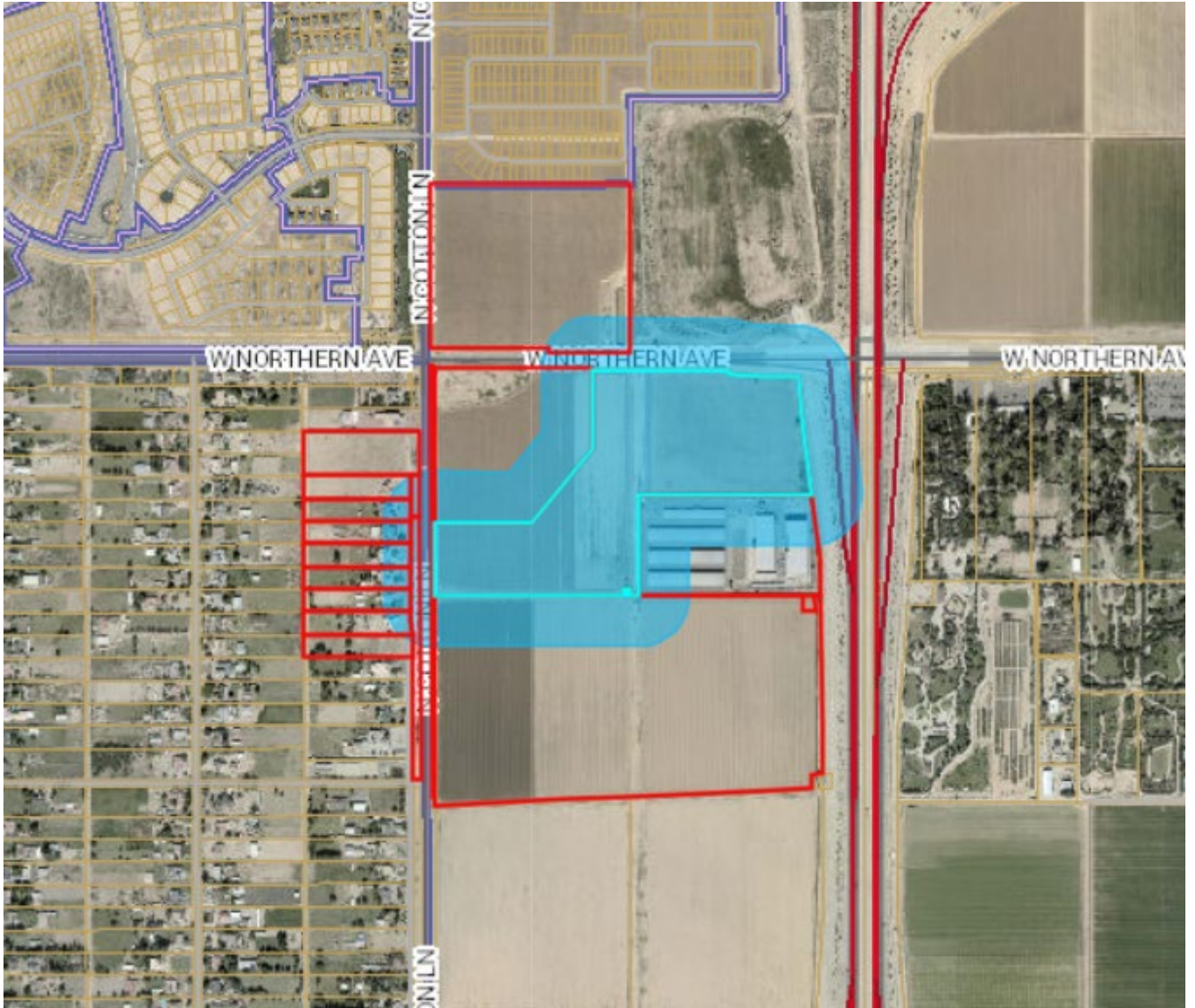
FELTENGROUP
 PHOENIX, AZ 85019
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Conceptual Commercial/Industrial Perspective

Tab 3

300' Property Owner Vicinity Map



Tab 4

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Tab 5

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