

# Citizen Participation Final Report

Located at the southeast corner of 99<sup>th</sup> Avenue and  
Northern Avenue

October 13, 2021

Prepared for:

Thompson Thrift Retail Group  
Andrew Call  
2398 East Camelback Road, Suite 210  
Phoenix, AZ 85016

Prepared by:

Berry Riddell LLC  
Wendy Riddell, Esq.  
Elyse DiMartino, Planner  
6750 E Camelback Road, Suite 100  
Scottsdale, Arizona 85251

## **PROPOSAL**

This Citizen Participation Plan (“CPP”) is being provided in association with a Minor General Plan Amendment and rezone request of an approximate 24.21-gross-acre site located at the southeast corner of 99th Avenue and Northern Avenue (the “Site”) from C-2 (Maricopa County jurisdiction) to PAD (Planned Area Development) to allow for a mixed-use development.

The CPP provides information regarding our notification techniques and processes for reaching out to residents, nearby businesses, interested persons, etc, to get feedback on the proposal.

## **PUBLIC NOTIFICATION TECHNIQUES**

Methods for reaching out to interested parties may include the following:

- Mailings;
- Open house/neighborhood meetings;
- Website;
- Follow up meetings if needed;
- Individual meetings with residents, business, and community stakeholders;
- Email and telephone correspondence;
- Sign postings; and,
- Any other means of notification as required by the City of Glendale Planning Department.

## **PARTIES AFFECTED BY APPLICATION**

The Site is undeveloped and is wrapped on the east/south side by the Loop 101 Freeway. To the west is undeveloped land in the City of Glendale. To the north is the Park West shopping mall and apartments that are in the City of Peoria. The larger surrounding area is primarily undeveloped with no single-family homes within a quarter mile of the Site. We do not expect that developments in the area will be directly or indirectly negative affected by the proposal. The Site will be a positive addition to the area and will provide additional housing and services for the area.

## **NOTIFICATIONS AND INFORMATION PROCEDURES**

Letters were mailed out to the property owners within 300’ of the site, interested parties, and additional notifications as provided by Staff. These notifications were sent via first class mail on July 26, 2021. The notifications included specific information about the proposed requests and development, a site plan and aerial map, and the date, time, and location of the neighborhood meeting. A draft letter is provided, see Exhibit A. The notification list and map depicting who was notified are provided, see Exhibit B. Please note that the 300’ notification list and map was obtained from the Maricopa County Assessor’s website. The interested parties list was provided by City staff. An affidavit confirming the letters were completed is attached as Exhibit C.

In addition to the letter, a website was created detailing the project. The website was included in the letter to allow neighbors to view the project. The website also includes a comment form so neighbors can easily reach out to us for comments through the website. The website went live when the letter was sent – July 26, 2021. A screen shot of the website is included as Exhibit

D.

At the request of Glendale City Staff, a second notification letter was sent out to include the land use application stickers. These letters were mailed on August 17, 2021. A draft of the letter is attached, see Exhibit E. The second letters were mailed to the same neighbors in the 300' notification list, as well as the interested parties list provided by City staff. Letters were also sent to staff members as requested by City staff. See Exhibit F for the full mailing list of the second letter. An affidavit for the second notification letter is attached as Exhibit G.

On September 27, 2021, two signs were posted on the site to inform neighbors of the upcoming public hearing dates. Photos of the signs as well as an affidavit for posting are included in Exhibit H.

### **CITIZEN PARTICIPATION, ISSUES, CONCERNS AND PROBLEMS**

On August 9, 2021, a virtual neighborhood meeting was held via Zoom. The link to the Zoom meeting was included in the first notification letter as well as on the website. The two people who joined the meeting were representatives of the apartments at Park West. They did not raise any questions or concerns.

The website saw some light traffic, a total of nine people since it went live. No interactions or comments were submitted via the website.

#### **Attachments**

Exhibit A – Draft of First Notification Letter

Exhibit B – First Notification Letter Notification Map and List

Exhibit C – Affidavit of Mailing for First Notification Letter

Exhibit D – Screenshot of Project Website

Exhibit E – Draft of Second Notification Letter

Exhibit F – Second Notification Letter Notification Map and List

Exhibit G – Affidavit of Mailing for Second Notification Letter

Exhibit H – Affidavit of Sign Posting and Pictures of Signs

**EXHIBIT A**  
**Draft First Notification Letter**

July 23, 2021

Subject: Neighborhood Meeting

Dear Neighbor:

This letter is to inform you of application for a Rezoning and Minor General Plan Amendment with the City of Glendale. The property is approximately 20.83 net acres located at the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue in the Sahuaro District (the "Site").

This application proposes to annex and rezone the Site from C-2 (Maricopa County) to Planned Area Development (PAD) in the City of Glendale for approximately 24.21 gross acres (20.83 net acres). Additionally, we are seeking a Minor General Plan Amendment application from BP (Business Park) to MHDR (Medium-High Density Residential) 8-12 du/ac and GC (General Commercial). A Design Review application will be processed concurrently.

The site is currently undeveloped and used for agricultural purposes. This application proposes a mixed-use development integrating a proposed 234-unit multi-family residential development on a portion of the Site, and commercial activities such as retail, restaurant, office, service, and other similar uses on the remainder of the Site. The proposed PAD would allow deviations to site development standards including parking, open space, and maximum height. More information about this project and the applicant can be found at <https://ap85943.wixsite.com/99th-northern>.

I have included a site plan with this letter for your review. A neighborhood meeting will take place Monday August 9<sup>th</sup> on a virtual Zoom meeting (details below).

**Registration:**

**When: August 9, 2021 at 06:30 PM Arizona**

**Register in advance for this meeting: <https://tinyurl.com/5adswx82>**

**After registering, you will receive a confirmation email containing information about joining the meeting.**

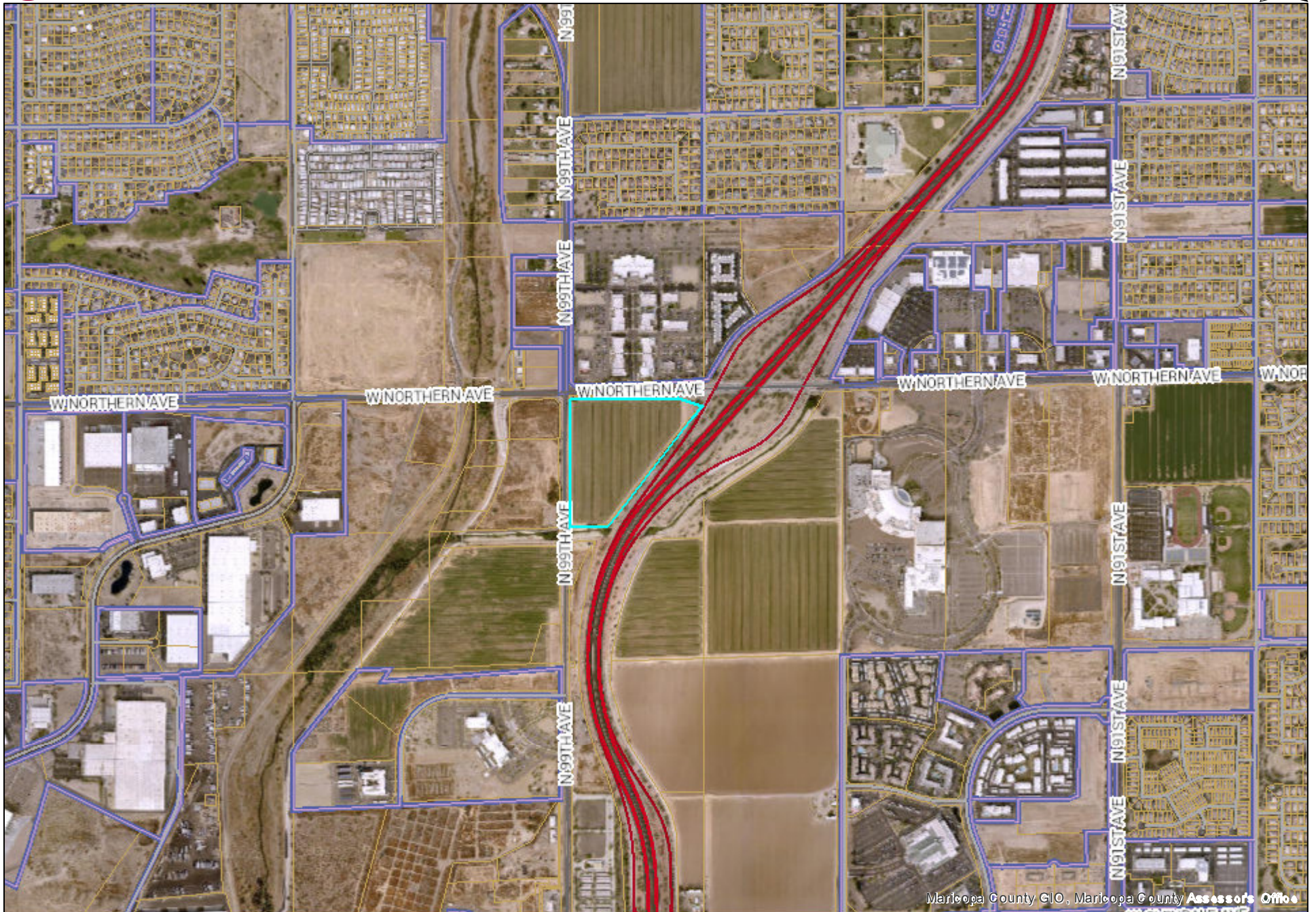
Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at (480) 682-3916 or [ed@berryriddell.com](mailto:ed@berryriddell.com). You may also contact Edward Vigil with the City of Glendale at (623) 930-3071 or [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com).

Sincerely,

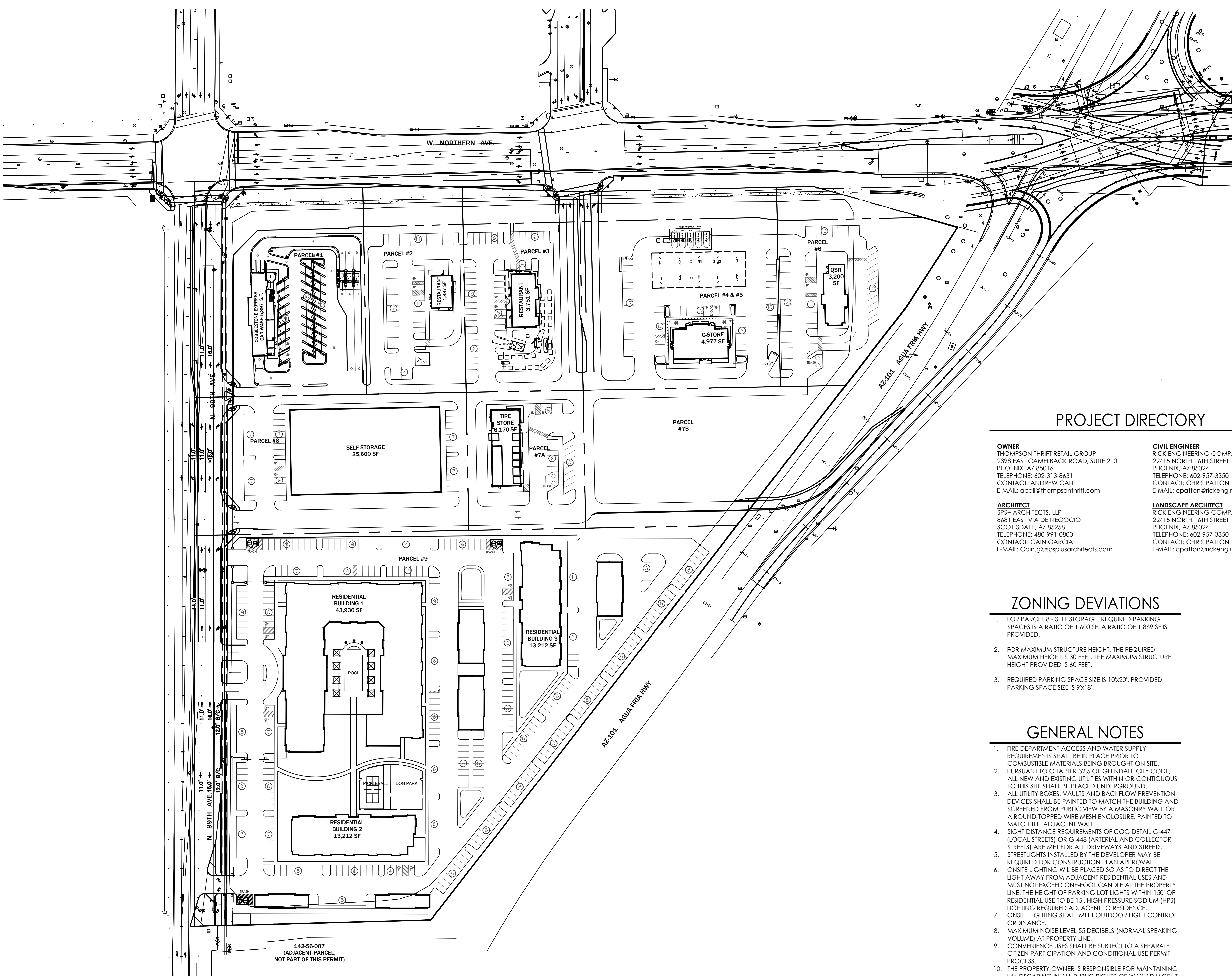
Elyse DiMartino  
*Encl: Aerial Map  
Site Plan*



# Aerial Parcel Map



PATH: C:\Users\andrew\SPS+ Architects\SPS+ Architects Team Site - Online\Drawings\2021\2107\TRIG PPH & Northern\00 REV\02 CAD\04 SHEETS\SP101 SITE PLAN.dwg  
 LAST SAVED BY: ANDREW DATE: 6/18/21



### PROJECT INFORMATION

APN: 142-56-010C  
 ADDRESS: SOUTHEAST CORNER OF N 99TH AVE & W NORTHERN AVE  
 GLENDALE, ARIZONA 85345  
 EXISTING ZONING: C-2 (MARICOPA COUNTY)  
 PROPOSED ZONING: PAD (BASED ON C-2 AND R-4 ZONING)  
 EXISTING GP: SF (BUSINESS PARK)  
 PROPOSED GP: MHR (MEDIUM-HIGH DENSITY RESIDENTIAL) (8-12 DU/AC)  
 AND GC (GENERAL COMMERCIAL)  
 PROPOSED USE: MIXED-USE - COMMERCIAL AND RESIDENTIAL  
 CONSTRUCTION TYPE: II-B & V-B  
 GROSS BUILDING AREAS: 131,836 SF  
 GROSS SITE: 24.211 AC (1,054,631 SF)  
 NET SITE: 21.132 AC (920,510 SF)  
 LOT COVERAGE: 131,836 / 1,054,631 = 13%  
 PROPOSED MAX BUILDING HEIGHT: 3-STORY, 60'-0"

**PARKING REQUIREMENTS:**  
 TOTAL PARKING SPACES PROVIDED: 700  
 TOTAL PARKING SPACES REQUIRED: 700  
 TOTAL ACCESSIBLE PARKING SPACES PROVIDED: 35  
 BICYCLE SPACES PROVIDED: 15  
 BICYCLE SPACES REQUIRED: 15

#### PARKING CALCULATION

Parcel / Use	Lot Area	Building Area	Parking
<b>PARCEL 1 - CAR WASH</b>	+/- 2.26 AC	5,897 SF	OFFICE: 206 / 300 = 1 PARKING REQUIRED: 1 SPACE PARKING PROVIDED: 29 SPACES
<b>PARCEL 2 - RESTAURANT</b>	+/- 1.32 AC	1,887 SF	RESTAURANT: 1,887 / 200 = 10 PARKING REQUIRED: 10 SPACES PARKING PROVIDED: 44 SPACES
<b>PARCEL 3 - RESTAURANT</b>	+/- 1.52 AC	3,751 SF	RESTAURANT: 3,751 / 200 = 19 PARKING REQUIRED: 19 SPACES PARKING PROVIDED: 36 SPACES
<b>PARCEL 4 &amp; 5 - CONVENIENCE STORE</b>	+/- 2.52 AC	4,977 SF	RETAIL: 4,977 / 250 = 20 PARKING REQUIRED: 20 SPACES PARKING PROVIDED: 59 SPACES
<b>PARCEL 6 - QUICK SERVE RESTAURANT</b>	+/- 1.56 AC	3,200 SF	RESTAURANT: 3,200 / 200 = 16 PARKING REQUIRED: 16 SPACES PARKING PROVIDED: 54 SPACES
<b>PARCEL 7A - TIRE STORE</b>	+/- 1.04 AC	6,170 SF	AUTO SERVICE BAYS: 7 BAYS x 2 = 14 RETAIL: 1,250 / 250 = 5 PARKING REQUIRED: 19 SPACES PARKING PROVIDED: 19 SPACES
<b>PARCEL 7B - TBD</b>	+/- 1.83 AC	TBD	TBD
<b>PARCEL 8 - SELF STORAGE</b>	+/- 2.42 AC	35,600 SF	WAREHOUSE: 35,600 / 600 = 60 PARKING REQUIRED: 60 SPACES PARKING PROVIDED: 41 SPACES
<b>PARCEL 9 - RESIDENTIAL</b>	+/- 9.74 AC	70,354 SF	RESIDENTIAL UNITS: 23 STUDIOS (9.8%) 99 ONE-BEDROOMS (42.3%) 92 TWO-BEDROOMS (39.3%) 20 THREE-BEDROOMS (8.5%) 234 TOTAL UNITS RESIDENTIAL BUILDABLE AREA: 260,000 SF PARKING PROVIDED: 72 DETACHED GARAGES 160 COVERED SPACES (FOR RENT) 186 SURFACE STALLS 418 TOTAL PARKING SPACES

### PROJECT DIRECTORY

**OWNER**  
 THOMPSON THRIFT RETAIL GROUP  
 2398 EAST CAMELBACK ROAD, SUITE 210  
 PHOENIX, AZ 85016  
 TELEPHONE: 602-913-8631  
 CONTACT: ANDREW CALL  
 E-MAIL: acall@thompsonthrift.com

**CIVIL ENGINEER**  
 RICK ENGINEERING COMPANY  
 22415 NORTH 16TH STREET  
 PHOENIX, AZ 85024  
 TELEPHONE: 602-957-3350  
 CONTACT: CHRIS PATTON  
 E-MAIL: cpatt@rickengineering.com

**ARCHITECT**  
 SPS+ ARCHITECTS, LLP  
 8681 E. VIA DE NEGOCIO  
 SCOTTSDALE, AZ 85258  
 TELEPHONE: 480-991-0800  
 CONTACT: CAIN GARCIA  
 E-MAIL: Cain.g@spsplusarchitects.com

**LANDSCAPE ARCHITECT**  
 RICK ENGINEERING COMPANY  
 22415 NORTH 16TH STREET  
 PHOENIX, AZ 85024  
 TELEPHONE: 602-957-3350  
 CONTACT: CHRIS PATTON  
 E-MAIL: cpatt@rickengineering.com

### ZONING DEVIATIONS

- FOR PARCEL 8 - SELF STORAGE, REQUIRED PARKING SPACES IS A RATIO OF 1:600 SF. A RATIO OF 1:869 SF IS PROVIDED.
- FOR MAXIMUM STRUCTURE HEIGHT, THE REQUIRED MAXIMUM HEIGHT IS 30 FEET. THE MAXIMUM STRUCTURE HEIGHT PROVIDED IS 60 FEET.
- REQUIRED PARKING SPACE SIZE IS 10'x20'. PROVIDED PARKING SPACE SIZE IS 9'x18'.

### GENERAL NOTES

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- PURSUANT TO CHAPTER 32.5 OF GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL. ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15' HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOLUME) AT PROPERTY LINE.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.



**SPS+ ARCHITECTS LLP**  
 8681 E. VIA DE NEGOCIO  
 SCOTTSDALE, AZ 85258  
 P: 480.991.0800

**ARCHITECTS**  
 SPS+ ARCHITECTS LLP  
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 SCOTTSDALE, AZ 85258  
 P: 480.991.0800

**142-56-010C**  
**COMMERCIAL CENTER**  
**THOMPSON THRIFT RETAIL GROUP**  
**AZ-101 AND NORTHERN AVE.**  
**GLENDALE, ARIZONA 85345**  
**SITE PLAN**

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REV#	DATE	DESCRIPTION

REVIEWED BY: CG  
 DRAWN BY: CG/BH/AS

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

**ORIGINAL ISSUE**  
**DATE:**

JOB No: 21074

SHEET:

CITY OF GLENDALE  
 PROJECT NO. SR21-0082

**SP101**  
 SEQUENCE #:



**EXHIBIT B**  
**First Notification Letter Notification Map and List**



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**EXHIBIT C**  
**Affidavit of Mailing for First Notification Letter**

**NEIGHBORHOOD NOTIFICATION LETTER**

**AFFIDAVIT OF MAILING**

Case No. (if available) Zon21-18/GPAZI-06

Project Name: 99<sup>th</sup> Ave & Northern Ave

I, Danielle Pomasl 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.

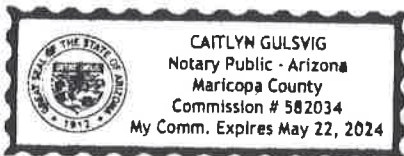
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 2021.

  
Notary Public

My Commission Expires:

May 22, 2024



**EXHIBIT D**  
**Screenshot of Project Website**

[Site](#)[Proposal](#)[Process](#)[Contact](#)

## Thank you for your interest in this project

You have received a link to this website because we have filed an application with the City of Glendale for an annexation and Rezoning of the site shown below to allow for a mixed-use development integrating a proposed 234-unit multi-family residential development on a portion of the site, and commercial activities such as retail, restaurant, office, service, and other similar uses on the remainder of the site. Although an early step in this process is typically a meeting with the community to introduce ourselves, share our vision for the project and obtain your input, in light of COVID-19, we have had to reexamine our approach to community outreach.

This website is our attempt to engage with the community while respecting social distancing. Please note that this website has been generated by the development team and may not reflect the views and/or thoughts of Glendale.

In lieu of an in-person neighborhood meeting, we have scheduled a virtual Open House meeting to discuss the project, seek input, and answer questions. The details of the virtual Open House are below.

**August 9, 2021 at 06:30 PM Arizona**

Register in advance for this meeting: <https://tinyurl.com/5adswx82>

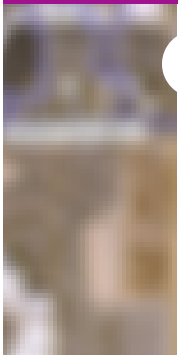
After registering, you will receive a confirmation email containing information about joining the meeting.

In the meantime, please review our proposal below and feel free to contact us at any time if you would like to discuss in further detail. We look forward to hearing from you!

## Site

This site was designed with the **WIX**.com website builder. Create your website today.

[Start Now](#)



Site

oath Avenue and Northern Avenue in the

Proposal

Process

Contact

undeveloped and used for agricultural purposes.

## Proposal

This application proposes to annex and rezone the Site from C-2 (Maricopa County) to Planned Area Development (PAD) in the City of Glendale for approximately 24.21 gross acres (20.83 net acres). The proposed PAD would allow deviations to site development standards including parking, open space, and maximum height. Additionally, we are seeking a Minor General Plan Amendment application from BP (Business Park) to MHDR (Medium-High Density Residential) 8-12 du/ac and GC (General Commercial). A Design Review application will be processed concurrently.



# Process

We filed formal rezoning and minor General Plan amendment applications and are currently working through the review process with City Staff. Below are the next steps in the process and the approximate time to each step.

**Neighborhood Meeting** - August 9th, 2021

**Planning Commission Hearing** - Date TBD

**City Council Hearing** - Date TBD

We will continue to keep you informed and will update this website when we receive public hearing dates from the City of Phoenix. We continue to welcome your feedback throughout the process, so that we can develop a project that is compatible with the existing developments within the community, and be a good neighbor. Please use the contact form below to get in touch with us. We look forward to hearing from you.

# Contact Us

Please feel free to reach out to our outreach team directly using the contact information below, or use the contact form to send us a message.

Elyse DiMartino  
Email: [ed@berryriddell.com](mailto:ed@berryriddell.com)  
Tel: 480-682-3916

Name

Email \*

Address

Comment/Question \*

Submit



**EXHIBIT E**  
**Draft Second Notification Letter**

August 17, 2021

Subject: Rezoning & Minor General Plan Amendment Application

Dear Neighbor:

This letter is to inform you of applications for a Rezoning and Minor General Plan Amendment with the City of Glendale. The property is approximately 20.83 net acres located at the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue in the Sahuaro District (the "Site").

This application proposes to annex and rezone the Site from C-2 (Maricopa County) to Planned Area Development (PAD) in the City of Glendale for approximately 24.21 gross acres (20.83 net acres). Additionally, we are seeking a Minor General Plan Amendment application from BP (Business Park) to RMU (Regional Mixed-Use) which allows both multi-family and commercial uses. A Design Review application will be processed concurrently.

The site is currently undeveloped and used for agricultural purposes. This application proposes a mixed-use development integrating a proposed 234-unit multi-family residential development on a portion of the Site, and commercial activities such as a carwash, drive thru restaurants, an indoor self-storage facility, a convenience store and gas station, and other similar uses on the remainder of the Site. The proposed PAD would allow deviations to site development standards including parking, open space, and maximum height. More information about this project can be found at <https://ap85943.wixsite.com/99th-northern>.

I have included a site plan with this letter for your review.

A neighborhood meeting was held on August 9, 2021. Public hearing dates are to be determined. Updates can be found on the project website.

For comments and questions, please write, email, or call me at (480) 682-3916 or [ed@berryriddell.com](mailto:ed@berryriddell.com). You may also contact Edward Vigil with the City of Glendale at (623) 930-3071 or [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com).

Sincerely,

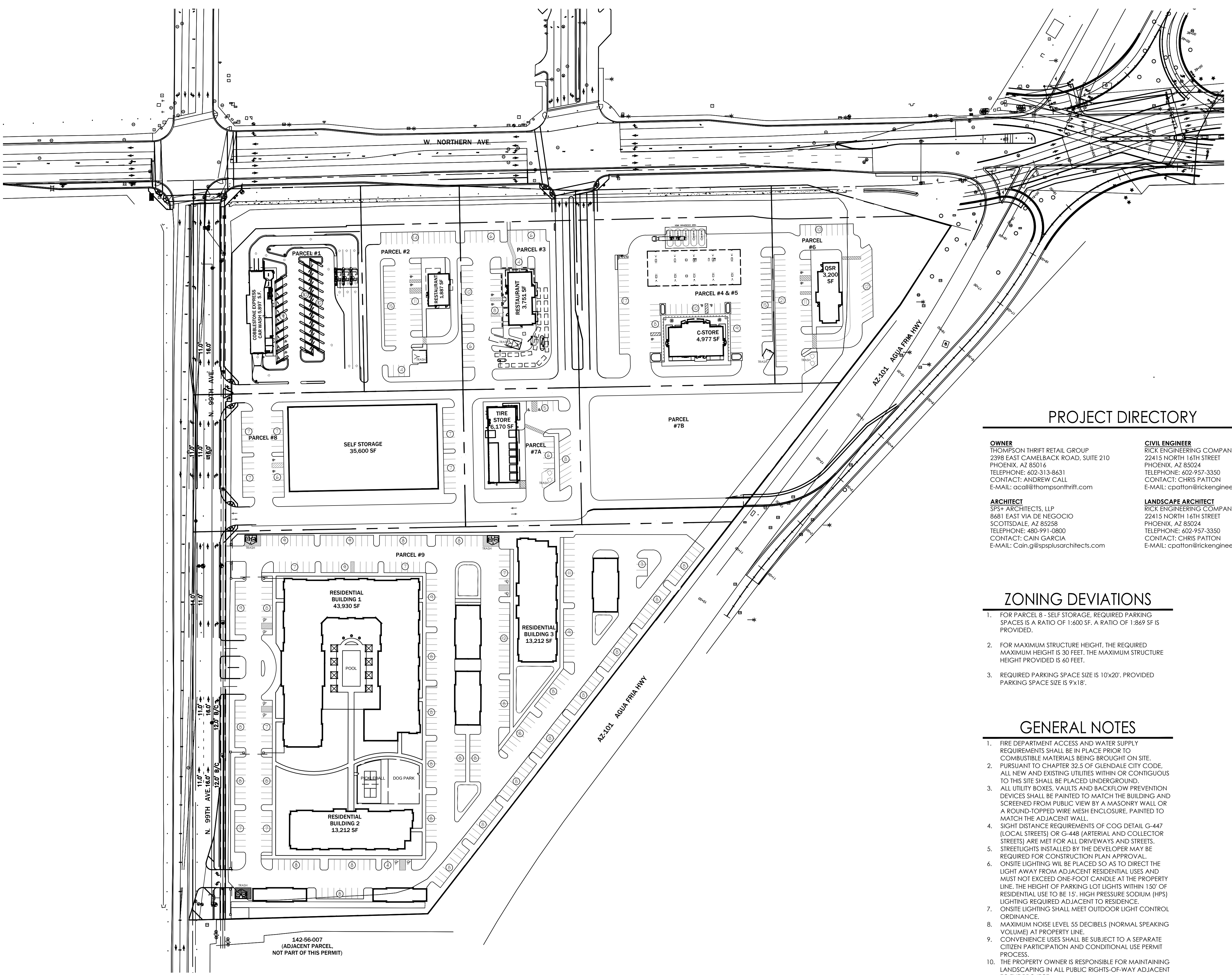
Elyse DiMartino  
*Encl: Aerial Map  
Site Plan*



# Aerial Parcel Map



PATH: C:\Users\andrew\SPS+ Architects\SPS+ Architects Team Site - Online\Drawings\2021\2107\TRIG PPH & Northern\02 REV\02 CAD\04 SHEETS\SP101 SITE PLAN.dwg  
 LAST SAVED BY: ANDREW DATE: 6/18/21



**PROJECT INFORMATION**

APN: 142-56-010C  
 ADDRESS: SOUTHEAST CORNER OF N 99TH AVE & W NORTHERN AVE  
 GLENDALE, ARIZONA 85345  
 EXISTING ZONING: C-2 (MARICOPA COUNTY)  
 PROPOSED ZONING: PAD (BASED ON C-2 AND R-4 ZONING)  
 EXISTING GP: SF (BUSINESS PARK)  
 PROPOSED GP: MHR (MEDIUM-HIGH DENSITY RESIDENTIAL) (8-12 DU/AC)  
 AND GC (GENERAL COMMERCIAL)  
 PROPOSED USE: MIXED-USE - COMMERCIAL AND RESIDENTIAL  
 CONSTRUCTION TYPE: II-B & V-B  
 GROSS BUILDING AREAS: 131,836 SF  
 GROSS SITE: 24.211 AC (1,054,631 SF)  
 NET SITE: 21.132 AC (920,510 SF)  
 LOT COVERAGE: 131,836 / 1,054,631 = 13%  
 PROPOSED MAX BUILDING HEIGHT: 3-STORY, 60'-0"

**PARKING REQUIREMENTS:**  
 TOTAL PARKING SPACES PROVIDED: 700  
 TOTAL PARKING SPACES REQUIRED: 700  
 TOTAL ACCESSIBLE PARKING SPACES PROVIDED: 35  
 BICYCLE SPACES PROVIDED: 15  
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**PARKING CALCULATION**

Parcel	Use	Lot Area	Building Area	Parking
PARCEL 1 - CAR WASH		+/- 2.26 AC	5,897 SF	
	OFFICE		206 / 300 = 1	1 SPACE
	PARKING REQUIRED			29 SPACES
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	PARKING PROVIDED			36 SPACES
PARCEL 4 & 5 - CONVENIENCE STORE		+/- 2.52 AC	4,977 SF	
	RETAIL:		4,977 / 250 = 20	20 SPACES
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	WAREHOUSE:		35,600 / 600 = 60	60 SPACES
	PARKING PROVIDED			41 SPACES
PARCEL 9 - RESIDENTIAL		+/- 9.74 AC	70,354 SF	
	RESIDENTIAL UNITS:		23 STUDIOS (9.8%)	
			99 ONE-BEDROOMS (42.3%)	
			92 TWO-BEDROOMS (39.3%)	
			20 THREE-BEDROOMS (8.5%)	
			234 TOTAL UNITS	
	RESIDENTIAL BUILDABLE AREA		260,000 SF	
	PARKING PROVIDED		72 DETACHED GARAGES	
			160 COVERED SPACES (FOR RENT)	
			186 SURFACE STALLS	
			418 TOTAL PARKING SPACES	

**PROJECT DIRECTORY**

**OWNER**  
 THOMPSON THRIFT RETAIL GROUP  
 2398 EAST CAMELBACK ROAD, SUITE 210  
 PHOENIX, AZ 85016  
 TELEPHONE: 602-913-8631  
 CONTACT: ANDREW CALL  
 E-MAIL: acall@thompsonthrift.com  
**CIVIL ENGINEER**  
 RICK ENGINEERING COMPANY  
 22415 NORTH 16TH STREET  
 PHOENIX, AZ 85024  
 TELEPHONE: 602-957-3350  
 CONTACT: CHRIS PATTON  
 E-MAIL: cpattton@rickengineering.com  
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 SPS+ ARCHITECTS, LLP  
 8681 E. VIA DE NEGOCIO  
 SCOTTSDALE, AZ 85258  
 TELEPHONE: 480-991-0800  
 CONTACT: CAIN GARCIA  
 E-MAIL: Cain.g@spsplusarchitects.com  
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**ZONING DEVIATIONS**

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- PURSUANT TO CHAPTER 32.5 OF GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL. ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15' HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOLUME) AT PROPERTY LINE.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.



**SPS+ ARCHITECTS LLP**  
 8681 E. VIA DE NEGOCIO  
 SCOTTSDALE, AZ 85258  
 P: 480.991.0800  
**AZ-101 AND NORTHERN AVE.**  
**COMMERCIAL CENTER**  
**THOMPSON THRIFT RETAIL GROUP**  
 AZ-101 AND NORTHERN AVE.  
 GLENDALE, ARIZONA 85345  
**SITE PLAN**

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REV#	DATE	DESCRIPTION

REVIEWED BY: CG  
 DRAWN BY: CG/BH/AS

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

**ORIGINAL ISSUE**  
**DATE:**

JOB No: 21074

SHEET:

CITY OF GLENDALE  
 PROJECT NO. SR21-0082

**SP101**

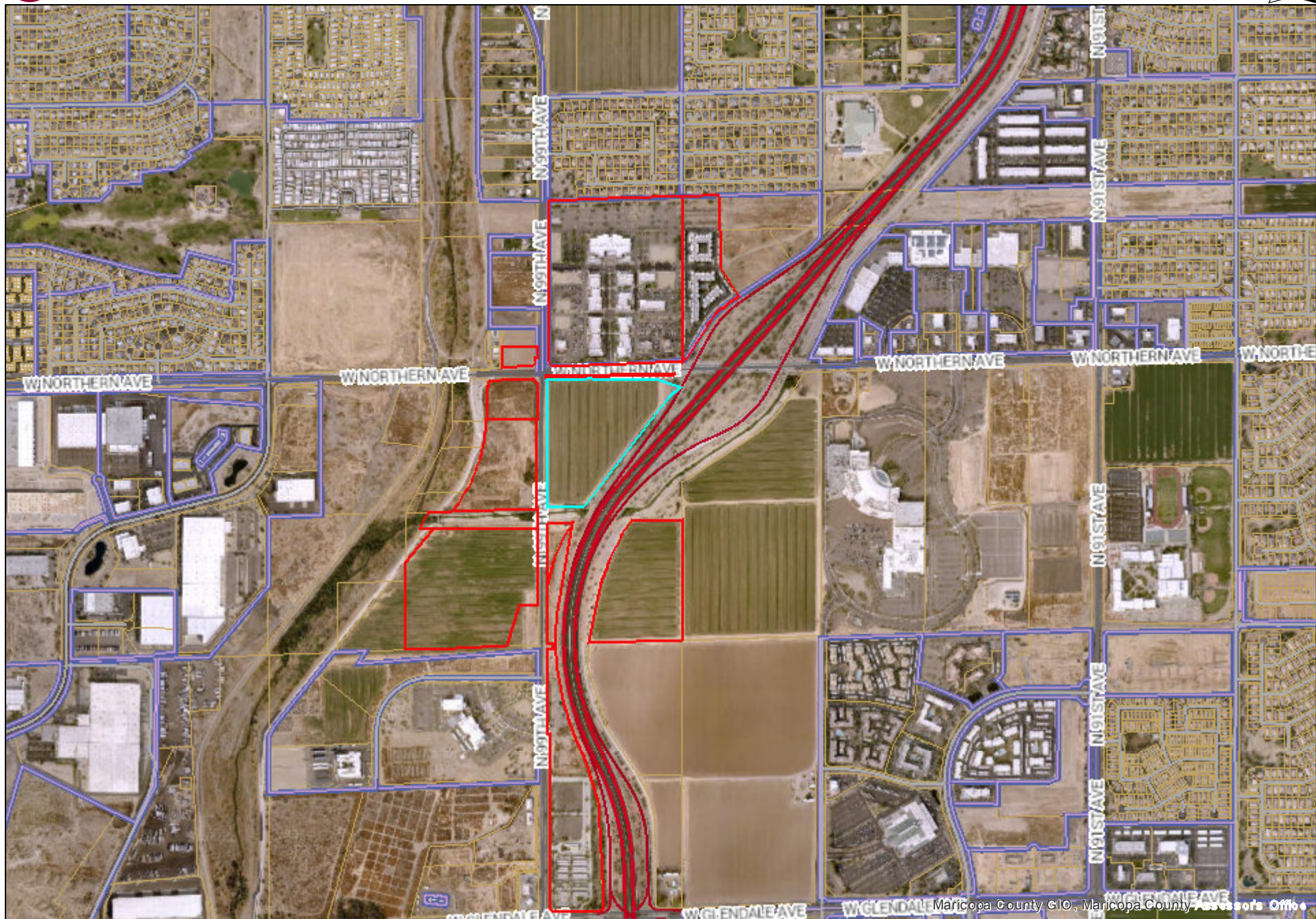
SEQUENCE #:



**EXHIBIT F**  
**Second Notification Letter Notification Map and List**



# 300' Notification Buffer Map



INTENTIONALLY LEFT BLANK

**EXHIBIT G**  
**Affidavit of Mailing for Second Notification Letter**



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZonZ1-18/GPAZ1-06

Project Name: 99th Ave & Northern Ave

I, Danielle Pomasl \_\_\_\_\_ 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 3<sup>rd</sup> day of September, 2021.

Caitlyn Gulsvig  
Notary Public

My Commission Expires: May 22, 2024



**EXHIBIT H**  
**Affidavit of Sign Posting and Pictures of Signs**

CITY OF GLENDALE  
PUBLIC NOTICE  
**ANNEXATION & ZONING PUBLIC HEARINGS**

Annexation Blank Petition  
Rezoning and Minor GPA

City Council on October 12, 2021 at 5:30  
Planning Commission on November 4, 2021 at 6:00  
City Council on November 9, 2021 at 5:30

Annexation Adoption and Rezoning and Minor GPA Approval

Request: 1) Annexation into the City of Glendale; and 2) a Minor General Plan Amendment from BP (Business Park) to RMU (Regional Mixed Use); and 3) Rezone approximately 24 acres from C-2 (General Commercial) to PAD (Planned Area Development).

LOCATION: All meetings are in City Council Chambers at 5850 W. Glendale Avenue.

**CASE NUMBER:** Annexation: AN225 Rezoning: ZON21-18  
Minor General Plan Amendment: GPA21-06  
**Applicant/ Contact:** Wendy Riddell, Berry Riddell, LLC  
**Phone Number:** (480) 682-3916

POSTING DATE: 9/27/2021

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

PENALTY FOR REMOVAL OR DEFACEING PRIOR TO DATE OF LAST HEARING

CITY OF GLENDALE  
PUBLIC NOTICE  
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PENALTY FOR REMOVAL OR DEFACEING PRIOR TO DATE OF LAST HEARING



**AFFIDAVIT OF POSTING**

# Planning Division

Case No. AN225, ZON21-18, GPA21-06

Project Name: \_\_\_\_\_

- Planning Commission
- Glendale City Council

I, Maria Hitt, being first duly sworn upon oath, state that on the 27<sup>th</sup> day of September, 2021, I posted two hearing notice(s) for hearing date October 12, 2021, November 4th, 2021 and November 9th, 2021.

Applicant/Representative Signature: Maria Hitt

STATE OF ARIZONA  
COUNTY OF MARICOPA

SS.



Subscribed and sworn to before me this 27<sup>th</sup> day of September, 2021.

Notary Public

My Commission Expires:

10.25.2024

Marybeth Conrad