

Date Received
9/30/2021

Citizen Participation FINAL REPORT for

ALTO

A PLANNED RESIDENTIAL DEVELOPMENT
Southeast corner of 75th Avenue and Orangewood Avenue
Application Nos.: ZON21-12 and PP21-03



Home Builder

K. Hovnanian Homes

Contact: Chuck Chisholm
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Prepared:
September 29, 2021

CITIZEN PARTICIPATION FINAL REPORT

Alto

Southeast corner of 75th Avenue and Orangewood Avenue A Rezoning and Preliminary Plat request

PROJECT DESCRIPTION

On behalf of our client, K. Hovnanian Homes (“KHOV”), we are pleased to submit this Rezoning and Preliminary Plat request for an approximate 17.04 gross acre (15.19 net) subject site at the southeast corner of 75th Avenue and Orangewood Avenue in Glendale, Arizona. The overall subject site consists of 3 parcels and is identified in Maricopa County Assessor’s data base as APNs:143-26-002C, 143-26-001A and 143-013A. The proposal is a small, gated single-family enclave.

These three parcels are in the City of Glendale and according to the City’s General Plan Land Use map, these parcels are designated as MHDR 8 (Medium-High Density Residential 5.0-8.0 DU/AC). According to the City’s zoning maps, the subject site is zoned R1-6. The proposed density for this rezoning request is consistent with the City’s General Plan Land Use Map designation for this property. As such, no General Plan amendment is necessary.

The property is generally bounded by Orangewood Avenue along the north; an existing school (Desert Spirit School) along the east; an existing church and vacant land, on the south; and 75th Avenue along the west. The site has direct access to 75th Avenue and Orangewood Avenue.

This request seeks to rezone the approximate 17.04 gross acre (15.19 net) acre site from the current R1-6 to R1-4 PRD overlay. A companion preliminary plat is also being processed.

The purpose of the proposed PRD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. Because of the general plan designation for Medium-High Density Residential (5-8 du/ac), KHOV is proposing a single-family, detached product and lot size that will put the community at 5.22 du/ac and within the existing General Plan designation.

KHOV is proposing a gated enclave of 89 homes to the City, with lot sizes being a minimum of 4,000 square feet. KHOV has designed the community after the pattern it used successfully in Cadence at Westgate Village (89th Avenue and Glendale Avenue).

KHOV has become a reliable partner for the City of Glendale. KHOV has proven with each of its communities in this area that it will design and create communities that homebuyers want and that add value to the City. KHOV now wishes to do another quality residential community at this underutilized site. The changes we are proposing to the

zoning will finally bring development to this site that will be compatible with surrounding development.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City's CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- The Citizen Participation Plan was approved by the City Planner handling this case.
- A Virtual Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the requests.
- On August 13, 2021, Earl & Curley, P.C. mailed the required Neighborhood Meeting Notification/Invitation letters. There were a total of 73 letters mailed to: all property owners within 300-feet of the subject site (utilizing the Maricopa County Assessor data base), all interested parties for the Yucca District (as provided by the Planning Department), the Mayor's office, Councilmember Clark's office, Christina Levelle, Planner, and Diana Figueroa, Administrative Support Supervisor, to advise them of the proposed Rezoning application and to notify them of the virtual neighborhood meeting to discuss the application. According to the City there is one Glendale Homeowners' Association and Registered Neighborhood Group in the area. A copy of the list of property owners within 300-feet of the subject site, including interested parties, City of Glendale Mayor's office, Councilmember Clark's Office, and Planning Department, along with assessor's maps which shows which property owners were notified is provided in the Appendix.
- The notification letter invited residents and interested parties to attend a virtual neighborhood meeting on Monday, August 30, 2021, at 6:00 PM. The letter provided a brief explanation of the proposed application and explained the purpose of the meeting and included an aerial exhibit and conceptual site plan. A copy of the Neighborhood Meeting Notification/Invitation letter and exhibits are provided in the Appendix.
- The neighborhood meeting letter also included the applicant's contact information, such as address, phone number, and e-mail address, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, or emailing the applicant. The letter also provided the name, phone number and email of the City's Planner handling this case.

- Due to Covid-19, the Neighborhood Meeting was held virtually on Monday, August 30, 2021, at 6:00 PM to inform those in attendance of the proposed application. An effort was made for all participants to be able to speak and interact with members of the Development Team (though we later learned our city planner Christina Lavelle was unable to unmute).
- There was only one neighbor in attendance, named Jack Martino. Christina Lavelle, Planner, and Joseline Castaneda, Planner, attended the meeting. Taylor Earl, Attorney representing KHOV, and Chuck Chisholm, KHOV, from the development team also attended the meeting. See attached Virtual Neighborhood Meeting Sign-In sheet.
- Mr. Taylor Earl, attorney representing KHOV, used a PowerPoint presentation to inform attendees of the proposal. Attendees were encouraged to stop the presenter and ask question throughout the presentation. Mr. Earl provided an overview of the proposal, including home sizes, lot sizes, amenity areas, wall plan, and quality of interiors.
- At the end of the presentation, Jack provided the following questions. Unless otherwise indicated, all responses were provided by Mr. Earl.

Questions:	Responses:
I would like to ask a question to anybody from staff that is here. I contacted the City last week, but I never received a return call. Can you explain why?	<i>(Response was provided by Joseline Castaneda, from the City's Planning Department):</i> I am filling in for Christina Lavelle, who is the planner on this case. I will let her know that you are trying to reach her.
I understand that the property is zoned R1-6, but you mentioned that it was designated for 5-8 du per acre.	Yes, there is a difference between zoning on a property and the land use designation. The zoning on the property is R1-6, but the General Plan designation shows this property for 5-8 du per acre. Our plan is consistent with that designation at 5.22 du per acre.
How can it be that the property is not zoned consistent with the underlying land use designation?	I am not sure what the history of this site is, but what can sometimes happen is a property comes into the City under annexation with a particular zoning category because the City is required to provide like zoning under annexation. But then, the City has its own land use designation under the General Plan, which is voter approved, which we look to when

	we contemplate rezoning a property. It acts as a guiding document.
It looked like all of your floorplans are 2 stories? Is this going to be a 2-story community?	As of right now, all of our plans are intended to be 2 stories. Our square footage will be between 1,986 and 2,654.
I don't know why the City would want to rezone this property from R1-6 to R1-4?	As the land use map shows, the City is interested in a diversity of densities. There is some density for multifamily, traditional single-family detached, and then there is a medium density like our product. It is still an ownership product and is still a detached product. But it does have a higher density. There are some individuals who do not want to have a large yard but prefer a simpler lifestyle with less yard maintenance. But they want to have a nice house. This type of property provides that to them. Although it is early, and we cannot perfectly say what these homes will sell for, we would expect them to sell in the low \$400's. So, clearly, these will be quality homes in a quality, gated community. We respect that not everybody would want to live on a lot or in a home like this. But there are many people who would. As we get closer to Westgate and the 101, it is important to have opportunities for higher density, and in this case more medium density. We are at the lower end of the density range under the General Plan designation for this property. We respect that you think that this property should be similar to your subdivision in terms of density, but it important to have a variety of densities in the area to accommodate different types of residents with different preferences.
Can someone explain to me why the property is being farmed when it is zoned R1-6?	I do not represent the current land owner, but what may have happened is that this property has consistently been used, even with some gaps here and there, for agriculture. If that's the case, it may be grandfathered in from a time when that use was permitted on the property. But I really cannot say more than that.

	<p>(Joseline from the City): I can also speak to that. It may be that this property was grandfathered for agricultural uses. But I will have the Planner reach out to you and follow up.</p>
<p>Why are you not using Orangewood for your main entrance and why is your entrance lined up with the entrance to my community?</p>	<p>The City generally wants to see entrances line up together so that it creates a safer circulation pattern. If our entrance was moved further north, then the left turns out of our community and the left turns out of your community would be in conflict with each other. By lining them up, you have a safer 4-way intersection. This is standard in the City. I do not believe the City would allow us to move our entrance in such a manner that it would not be in alignment with your entrance. As for Orangewood, consider that it is only one lane each direction. Whereas 75th Avenue has two lanes in each direction. This allows a car traveling north to turn right into our project while another car behind it can get into the left lane and go around.</p>
<p>Comment: I didn't like when the City granted a reduction to lot sizes within Stone Haven. I am concerned about reduction in Development Standards that would make it so that cars could not fit on the driveways without going into the sidewalk.</p>	
<p>Most of your lots are 4,000 square feet, correct? And then you have corner lots that are larger?</p>	<p>Our average lot size is 5,153 square feet.</p>

Phone Call

On August 23, 2021, the office of Earl & Curley received a call from Mr. Martino. Mr. Martino represented he lived to the west across 75th Avenue from our request. The call started as a phone call and then was switched to a Zoom meeting/call. Mr. Ricardo Toris, applicant's representative, provided Mr. Martino information about the request, walked him through the proposal, the existing General Plan Land Use designation, and gave a summary of the request. Mr. Martino asked the following questions:

Questions:	Responses:
What's the neighborhood meeting format?	Due to Covid-19, the Neighborhood Meeting will be virtually. Attendee will be allowed to view exhibits and ask questions.
What is the average estimated home selling price?	It is too early in this process to get the exact price, but we estimate the average sale price to be in low 400s.
What is the average lot size for the overall subdivision?	The average is 5,153 square feet.
If approved, when would construction start?	Horizontal construction would likely start in May of 2022, vertical construction about a year after that.
Will the homes be 1 and 2 story or just two story?	All 2 story.
What are the house square foot ranges?	Square footage range is 1986 to 2645.
Is this house product being built elsewhere?	Yes, this is the same product as the KHOV Westgate Villages subdivision on 89th Ave and Glendale.

Between August 13, 2021, and today's date, September 30, 2021, there have been no other no concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address those concerns in the appropriate manner, such as but not limited to, personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Alto property located at the southeast corner of 75th Avenue and Orangewood Avenue.

APPENDIX

1. Neighborhood Meeting Virtual Attendee.
2. Neighborhood Meeting Notification Letter.
3. 300-foot Property Ownership Notification Map.
4. Mailing List.

August 30,2021 - Virtual Meeting attendees

Jack Martino, neighbor
Christina Levelle, Planner,
Joseline Castaneda, Planner,

Development Team

Taylor Earl, Attorney represent KHOV
Chuck Chisholm, KHOV

Neighborhood Meeting Notification Letter



August 13, 2021

*Subject: ALTO – Virtual Neighborhood Meeting
Rezoning Application
Application Nos.: ZON21-12
Southeast corner of 75th Avenue and Orangewood Avenue*

Dear *Neighbor or Interested Party*:

The purpose of this letter is to inform you that our office is representing K. Hovnanian Homes in their submission of a rezoning request for an approximate 17-acre property located at the southeast corner of 75th Avenue and Orangewood Avenue (Aerial Photo/Vicinity Map attached). We are also inviting you to our Virtual Neighborhood Meeting to learn more about our application. This site is in the Yucca Council District. The new residential community will be called “*Alto*.”

The overall subject site consists of 3 parcels that will be combined together into a cohesive community. The parcels are identified in Maricopa County Assessor’s data base as APNs:143-26-002C, 143-26-001A and 143-26-013A. The property is generally bounded by Orangewood Avenue along the north; an existing school (Desert Spirit School) along the east; an existing church and vacant land, on the south; and 75th Avenue along the west. These three parcels are in the City of Glendale and according to the City’s General Plan Land Use map, these parcels are designated as MHDR 8 (Medium-High Density Residential 5.0-8.0 DU/AC). The proposed density for this rezoning request is consistent with the City’s General Plan Land Use Map designation for this property. As such, no General Plan amendment is necessary.

This request seeks to rezone the subject site from the current R1-6 (“Single Residence”) to R1-4 PRD (“Single Residence, Planned Residential Development”) with amended development standards to allow this small property to be developed as a gated planned residential community (see Conceptual Site Plan). The purpose of the proposed PRD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. Through this request, KHOV seeks to bring a beautiful residential enclave of 89 homes to the City, with lot sizes being a minimum of 4,000 square feet.

It's important to inform you the City’s voter-approved General Plan already designates this site as Residential 5-8, which means it should be developed with a density between 5 and 8 dwelling units per acre. Our request is on the low end of that range at 5.22 dwelling units per acre. This means our request is squarely in line with the voter-approved General Plan designation for this site.

Because of Covid-19, we are hosting a virtual neighborhood meeting to provide information and answer questions regarding this request on **Mondav, August 30, 2021**, at **6:00 p.m.**

The details of the online virtual meeting are listed on the next page. As you’ll note, you may join by digital device or telephone. If you have any technical issues joining the meeting, please contact

me at the contact information at the bottom of this letter. Any time prior to the meeting you may test your equipment and try to log into the meeting. Although you will not be able to completely join the meeting, because it will not be opened until the meeting times comes, it should show the meeting titled “Virtual Neighborhood Meeting - K. Hovnanian/75th Ave. & Orangewood.”

Date/Time: Monday, August 30, 2021, at 6:00 PM

Online Access: Zoom Webinar Meeting
Meeting ID: 848 6053 2758
Password: 874368
“Virtual Neighborhood Meeting - K.
Hovnanian/75th Ave. & Orangewood”



www.zoom.us

or scan QR Code if you already have the app installed.

If you have not used zoom before, you will need to download the [ZOOM Cloud Meeting](#) app onto your phone or tablet wherever you normally download apps. Or if you’re using a laptop or computer, you can go to www.zoom.us and click on “Join a Meeting.” You should be able to type in the meeting ID and password listed above to join the webinar meeting as an attendee. As part of this process, it may prompt you to download the zoom desktop client, which you will need to install.

Telephone Access: US: +1 346 248 7799; or +1 669 900 6833; or +1 253 215 8782;
Canada: +1 647 558 0588; or +1 778 907 2071; or +1 204 272 7920;

International numbers available: <https://us02web.zoom.us/j/kAKXtyLhu>

Note that telephone users will not be able to see any additional exhibits (beyond those shared in this letter) and will not be able to submit questions within the meeting itself. However, they may submit question before and during the meeting via email to tearl@earlcurley.com

If you are unable to attend the virtual meeting or have any other questions or comments, you may contact me (Taylor Earl) or our principal planner Ric Toris at (602) 265-0094. You may also contact the City’s project planner, Christina LaVelle, with the City of Glendale at (623) 930-2553 or email: clavelle@glendaleaz.com.

Sincerely,

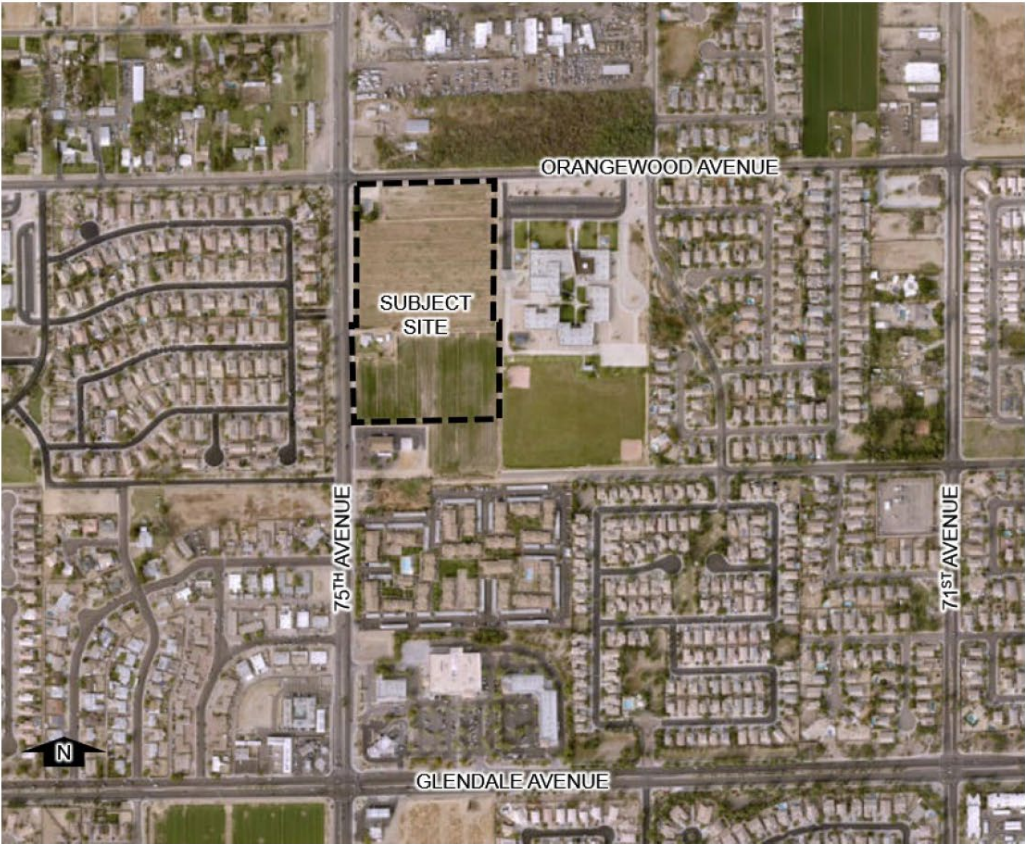
A handwritten signature in black ink that reads "Taylor C. Earl".

Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

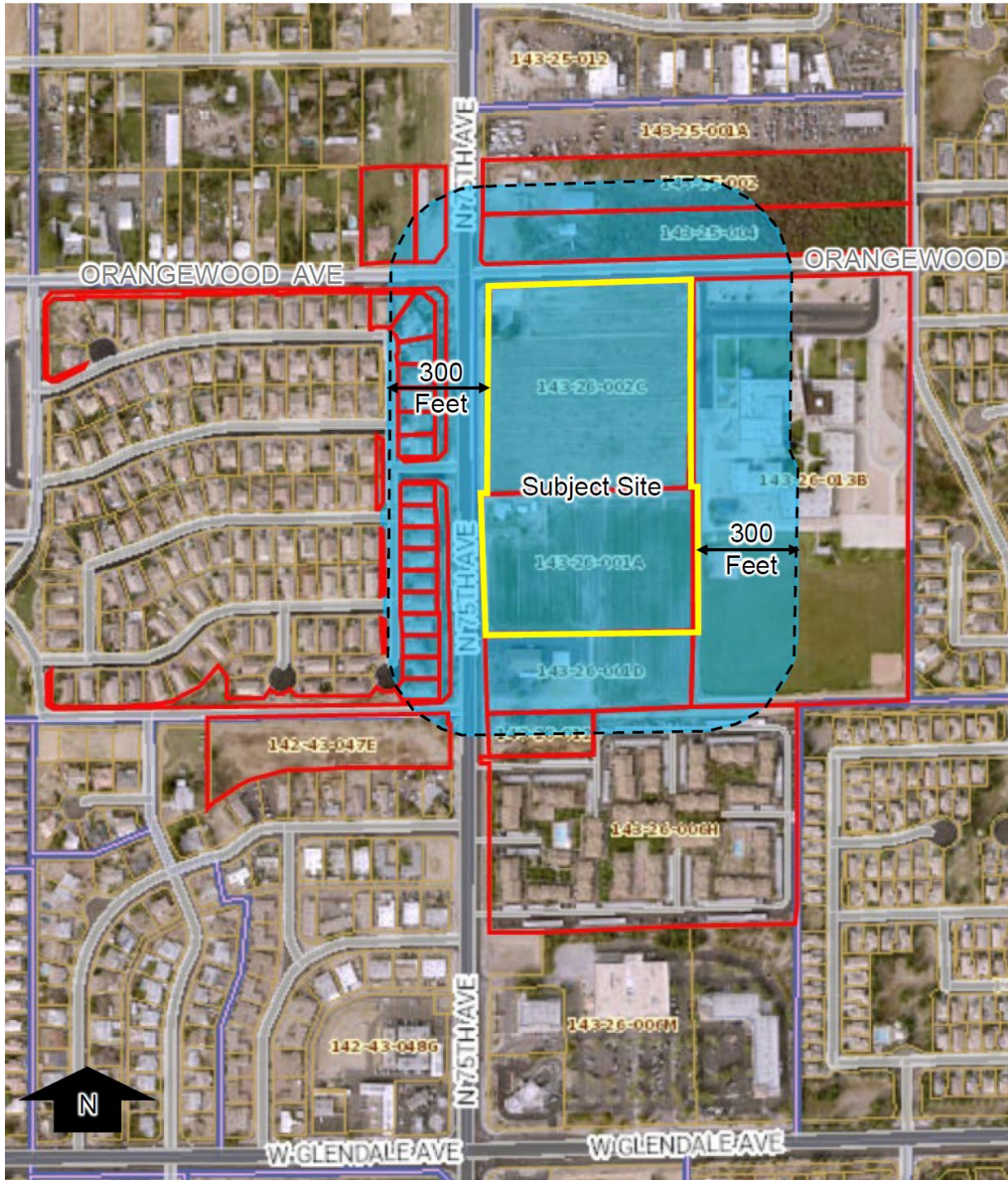
Attachments: Vicinity Map
Conceptual Site Plan

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Vicinity Map

300-foot Property Ownership Notification Map.
MARICOPA COUNTY



ALTO - Rezone (Application No.: ZON21-12)
SEC 75th Avenue and Orangetwood Avenue
APNs: 143-26-002C, 143-26-001A and 143-26-013A

<https://maps.mcassessor.maricopa.gov/#>

Date August 2, 2021

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