

CITIZEN PARTICIPATION FINAL REPORT VAR20-08

HABITAT FOR HUMANITY CENTRAL ARIZONA

5329 WEST GARDENIA AVENUE
GLENDALE, ARIZONA 85301

5329 West Gardenia Avenue, Glendale, Arizona 85301

Aerial Map



PREPARED BY:

TANA NICHOLS
DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT

January 13, 2021

APPROVED

January 27, 2021

City of Glendale
Planning Division

ELEMENTS OF THE CITIZEN PARTICIPATION PLAN

The City of Glendale Planning Department specified the notification area. It was determined that a notification letter was the most appropriate public notification technique for this project. A plat map outlining the notification area was included. Also provided in the plan was a listing of property owners, other homeowners associations, interested parties, and additional notification individuals. Items addressed in the plan include individuals affected directly or indirectly, possible project concerns, project contact information, amendment notification techniques, citizen participation status, and scheduling.

NOTIFICATION DATES

The Citizen Participation Plan was submitted to the City of Glendale on October 5, 2020. The plan was reviewed and revisions were requested on November 24, 2020. The revisions were made and resubmitted to the City of Glendale on November 30, 2020. Public notification letters were forwarded to all pertinent parties on November 23, 2020. With the fifteen (15) day notification period required, December 8, 2020 was the deadline to receive citizen input. There was only one (1) individual who called regarding the neighborhood letter. She expressed concern that we were taking a portion of her land for development. Her telephone call was returned and she was assured that we were not taking any neighboring land, we were only asking for side setback relief for our lot so that we were able to construct a new single-family residential home similar to the other homes developed in the area. No additional concerns were addressed by this individual. She did not give her name or her property address.

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MEETING DATES/LOCATION

It was determined that it was not necessary to schedule a meeting to discuss the proposal.

INDIVIDUALS NOTICED

A total of eighty-four (84) property owners, thirty-three (33) individuals included in the Ocotillo District and four (4) City of Glendale and Other Interested parties were included. None of the individuals noticed participated in the process.

PROJECT CONCERNS

During the fifteen (15) day citizen input period, I received only one (1) call from an individual who called regarding the neighborhood letter. She expressed concern that we were taking a portion of her land for development. Her telephone call was returned and she was assured that we were not taking any neighboring land, we were only asking for side setback relief for our lot so that we were able to construct a new single-family residential home similar to the other homes developed in the area. No additional concerns were addressed by this individual. She did not give her name or her property address. No additional project concerns were raised.

PUBLIC NOTIFICATION LETTER

A copy of the public notification letter is included following. No additional notification techniques were deemed appropriate.

5329 WEST GARDENIA AVENUE
CITIZENS PARTICIPATION FINAL REPORT



November 23, 2020

Re: VAR20-08, 5329 West Gardenia Avenue, Glendale, Arizona 85301, Parcel No. 147-18-141

Dear Neighbor:

This letter is to inform you that Habitat for Humanity Central Arizona affiliate is applying for a variance with the City of Glendale. The property is located at 5329 West Gardenia Avenue, Glendale, Arizona 85301. The purpose of a variance is to create equity by allowing deviations from the Zoning Ordinance Development Standards.

Habitat for Humanity is requesting a variance to allow a decrease in setbacks that would permit the construction of a single-family residence. We are requesting a variance to allow a five (5) foot side yard setback on the west side where a twenty (20) foot side yard setback is required and a ten (10) foot side yard setback on the east side yard where a twenty (20) foot side yard setback is required as required in the R-2, Multiple Residence District. This is necessary because Habitat for Humanity would like to construct a 1,596 square foot, single story, single-family residence. The home planned is Habitat Model 1596.

Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired in excess of 3,185 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Coolidge, Arizona City and Casa Grande. These new and renovated homes and the associated 3,185 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give-away program. If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org

I have included a site plan with this letter for your review. Please provide any comments to this variance request by December 8, 2020. You may contact me at 602.617.9694 should you have any questions or require additional information. You may also contact Alejandro Lerma, Planner with the City of Glendale Planning Department at 623.930.2810.

Sincerely,

Tana Nichols

Tana Nichols

Director of Land Acquisition and Development

Enclosure: Plot Plan

Corporate Office
9133 NW Grand Ave., Suite 1, Peoria, AZ 85345
623-583-2417 habitatcaz.org

Building a Better World logo featuring the text "Building a Better World" in blue and green, flanked by green horizontal bars.

Habitat for Humanity logo featuring a blue house icon with a white cross and the text "Habitat for Humanity" below it.

Arizona Relay Service logo featuring a blue diamond shape with white icons representing hearing, vision, and speech.

Reasonable accommodations will be made upon request.
We proudly work with Arizona Relay Service (TTD) 711 to provide access to the hearing impaired.
ROC# 251891