

Citizen Participation Report

Palmaire Apartments – Phase 2

Rezoning and GPA
ZON 20-15
GPA 20-09

SEC Palmaire Avenue and 45th Avenue, Glendale Arizona

Prepared by:

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

Submitted to:

City of Glendale
Planning Department
5850 West Glendale Avenue
Suite 212
Glendale, AZ 85301

Submittal Date: December 9, 2020

1. Project Description

We notified all property owners within 300 feet and the additional lists provided by the City of Glendale. A total of 99 people were notified for these applications.

2. Neighborhood Meeting

We hosted a neighborhood meeting on October 15, 2020 at 5:30pm via zoom. We did not have anyone register to attend the meeting and the only attendees we had at that meeting were a planner at the City of Glendale and the development team.

3. Concerns, Issues, Problems Expressed

There were no concerns, issues, or problems expressed in our outreach efforts.

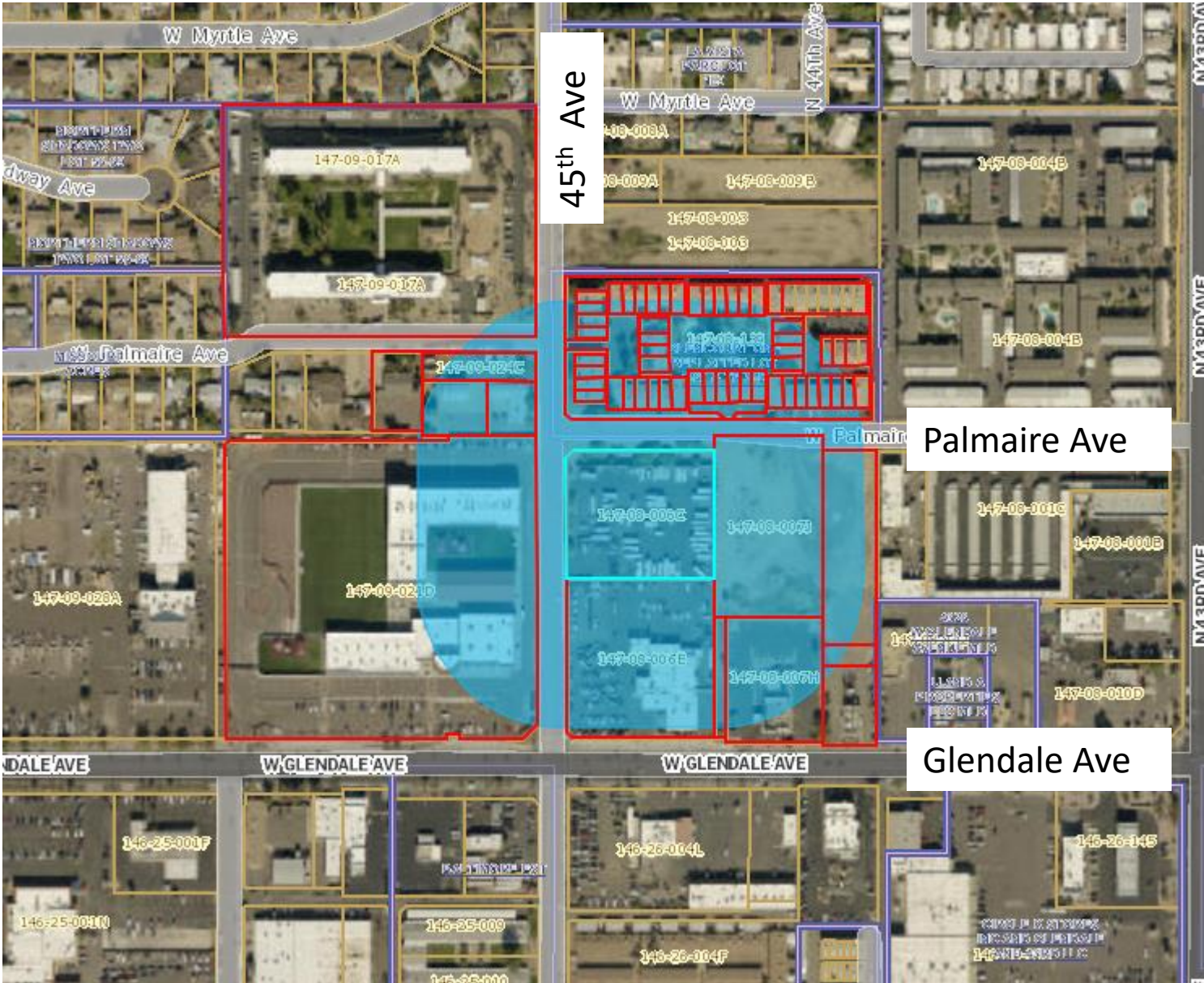
4. Notification Attachments

Attached to this report are the following items:

- Exhibit 1: Notification Area Map
- Exhibit 2: Notification Letter and Site Plan
- Exhibit 3: List of property owners within notification area
- Exhibit 4: Interested Parties list provided by Planning and Development and additional notification list provided by Planning and Development

Tab 1

300-foot Property Owner Notification Map



Tab 2



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) SR# 20-0091

Project Name: Palmarve Apts - Phase 2

I, Hannah Blean - Witley Morris PLC 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: *Hannah Blean*
Witley Morris, PLC



October 1, 2020

Re: Southeast corner of 45th Avenue and Palmaire Avenue

Dear Neighbor:

Our office represents Ridgeway Investments LLC with respect to the approximately 1.77-acre site located at the southeast corner of 45th Avenue and Palmaire Avenue Glendale, Arizona ("the Property"), as shown on the enclosed aerial map. The Property is currently used as outdoor vehicle and trailer storage.

The purpose of this letter is simply to introduce ourselves and to inform you that we have filed an application to rezone the Property from C-2 (General Commercial) to R-5 (Multiple Residences) to develop 42 apartment units. This application is the next step to develop Phase 2 of Palmaire Living. Phase 1 of the Palmaire Living apartment community is located directly east of this site and is currently going through the plan review and permitting process with the City of Glendale. We are requesting to rezone to R-5 in order to have similar densities to what is proposed in Phase 1, with the option of two and three story buildings. The two parcels will be developed as one community with shared common amenities and access. A preliminary site plan for Phase 2 is attached for your reference.

Typically, we would invite you to an in-person neighborhood meeting to discuss the case. However, due to COVID-19 concerns, we will be hosting a virtual neighborhood meeting to provide an opportunity for interested parties to learn more about the project. The virtual neighborhood meeting is scheduled on October 15, 2020 beginning at 5:30pm. To participate in the meeting, please email Hannah Bleam at hannah@witheymorris.com and request a link to the meeting. The only way to access the meeting will be via the link from Ms. Bleam.


If you cannot attend, we would be happy to speak with you separately. You can contact Hannah Bleam at 602-230-0600 or by email at hannah@witheymorris.com. You may also contact George Gehlert with the City of Glendale at 623.930.2597.

Again, we would be happy to answer any questions you may have regarding this application. Thank you for your time and consideration.

Sincerely Yours,

WITHEY MORRIS P.L.C.

By



Adam Baugh

Enclosures: aerial, site plan

Aerial Map



SEC of Palmyra Avenue and 45th Avenue



Tab 3

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Tab 4

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