

CITIZEN PARTICIPATION FINAL REPORT
FOR
99th AVENUE & GLENDALE AVENUE

North and West of the Northwest Corner of
99th Avenue and Glendale Avenue

March 19, 2021

Case Nos. GPA21-01 & ZON21-01

Citizen Participation Final Report

99th Avenue and Glendale Avenue

March 19, 2021

Brief Description of Proposal

This Citizen Participation Final Report (“CPFR”) provides information about the proposed implementation of the Citizen Participation Plan (“CPP”) for Mangat Investments II and Continental 562 Fund, LLC to develop a mixed use development on approximately 33 acres located west and north of the northwest corner of 99th Avenue and Glendale Avenue (the “Site”). The developers are requesting a General Plan Amendment to change the land use from Business Park (BP) to Entertainment Mixed Use (EMU) and to Rezone the Site from A-1 to PAD to allow medical offices, commercial retail, assisted living, and multifamily uses.

Brief Overview of the Elements of the CPFR

The CPFR provides information about how we reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to talk with them about and gather their input on the proposed plans and actions addressed in the Application. Comments, letters, summary sheets, and other material are submitted with this Report.

Notification Letter

Letters were mailed out to the 300’ owners, interested parties and additional notifications on March 5, 2021 that included specific information about the proposed development, a plan of the proposed development, and sample elevations of the various uses. The letter with the attachments and Affidavit of Mailing are attached at **Exhibit 1**. The lists of persons/entities who received the neighborhood notice letter included owners within 300’ of the site and interested/additional notification parties are attached at **Exhibit 2**. The 300’ list and map were obtained from the Maricopa County Assessor’s website. The other list was obtained from the City of Glendale Planning Dept.

Sign Posting

A sign was posted on the Site on March 12, 2021 that included the Planning Commission and City Council hearing dates. The Affidavit of Posting and photo of the sign are attached at **Exhibit 3**.

Hearing Notice

The City of Glendale mailed out postcards to the owners within 300' and the interested parties and additional notification parties on March 12, 2021. A copy of the postcard is attached at **Exhibit 4**.

Conclusion

At this time, no one has expressed concern about the proposed development.

Exhibit 1



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) GPA21-01 & ZON21-01

Project Name: 99th Avenue & Glendale Avenue

I, Ricki Horowitz, Burch & Cracchiolo, P.A. 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 18th day of March, 2021.

Jacque L Collard
Notary Public

My Commission Expires:



October 1, 2021

BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-8794

bray@bcattorneys.com

TO: 99th Avenue and Glendale Avenue Neighbors
FROM: Brennan Ray
DATE: March 5, 2021
RE: 99th Avenue & Glendale Avenue Mixed-Use Development
Case No. GPA21-01 & ZON21-01

Dear Area Neighbor:

On behalf of Mangat Investments II and Continental 562 Fund, we have filed a request to change the land use from Business Park (BP) to Entertainment Mixed Use (EMU) and to Rezone the Site from A-1 to PAD to allow medical offices, commercial retail, assisted living, and multifamily uses. The Site is approximately 33 net acres located west and north of the northwest corner of 99th Avenue and Glendale Avenue (the "Site"). An aerial map of the site is attached.

The proposed development will consist of approximately 5 acres of commercial retail, approximately 3.5 acres of medical office, approximately 3.5 acres of assisted living facility, and approximately 292 dwelling residences at a density of approximately 16 du/ac. The Conceptual Land Use Plan and Building Elevations representing all four uses (medical office, commercial retail, assisting living and multifamily) are attached.

If you have questions regarding the proposed development, please contact me at 602-234-8794/bray@bcattorneys.com. You can also contact the City of Glendale Planner, Edward Vigil at 623-930-3071/ evigil@glendaleaz.com.

Thank you.


Brennan Ray

/rlh
Attachments



142-57-004A

142-57-007C

142-57-001F

142-57-008A

142-57-005F

142-57-009A

142-56-002A

142-56-004B

142-56-008A

N 99TH AVE

142-57-003B

142-57-003D

142-57-003F

142-56-002

142-57-003H

142-57-002D

142-57-002F

WIGENDALE AVE

WIGENDALE AVE

WIGENDALE AVE

102-00-017B

102-00-014E



Conceptual Plan Data:

Parcel Area: +/- 33 Gross Acres
 Right Of Way: +/- 3 Acres
 Existing Zoning: A-1

Parcel	Gross Acres	Use	Est. Units/SF	Parking
1.	+/- 18 Acres	Multi-Family	290 Units	488
2.	+/- 3.5 Acres	Medical Office	30,000 SF	187
3.	+/- 3.5 Acres	Assisted Living	40 Units	74
4a.	+/- 3 Acres	Commercial Retail	14,000 SF	120
4b.	+/- 1 Acres	Commercial Retail	7,000 SF	53
4c.	+/- 1 Acres	Commercial Retail	7,000 SF	57
Totals:	+/- 33 Acres		312 Units	

Notes:
 1. This plan is conceptual and subject to change based on additional site studies, engineering reports and agency review.
 2. All calculations are approximate.



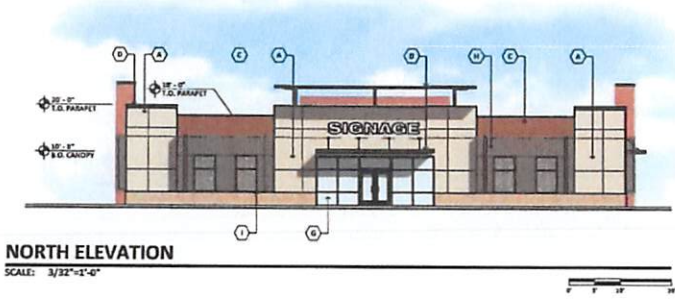
99th and Glendale Avenue • CONCEPTUAL LAND USE PLAN

GLENDALE, ARIZONA
 2020-10-10
 20202170

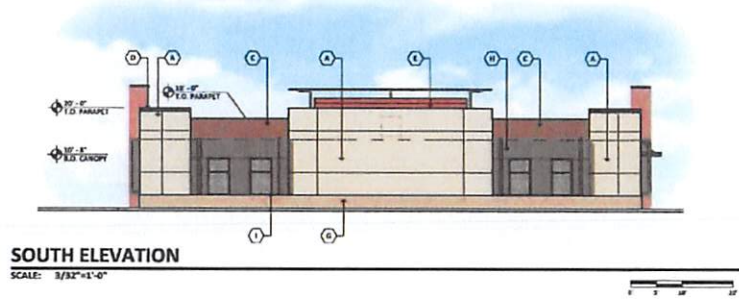




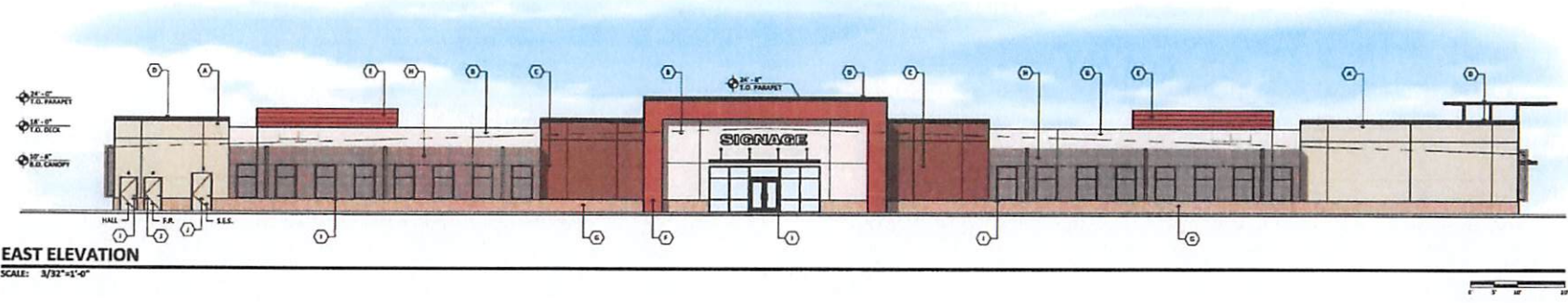
WEST ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"

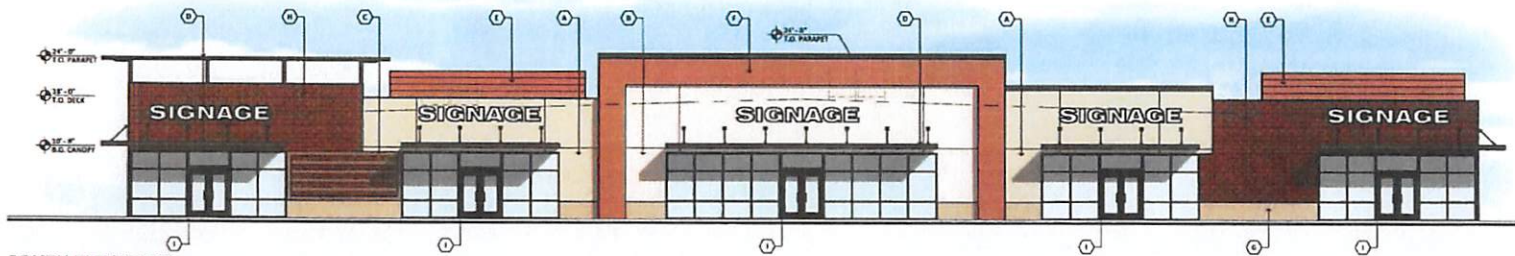
MATERIAL AND COLORS

- ④ PAINTED STEEL:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: CARGO PANTS # SW7738
- ⑤ PAINTED STEEL:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: WHITE CLOK # SW7010
- ⑥ PAINTED STEEL:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: CHAFFER TAN # SW1144
- ⑦ PAINTED LIGHT GAUGE METAL
TRIM/CANOPY:
FINISH: SHERWIN WILLIAMS
MFG: SHERWIN WILLIAMS
COLOR: URBAN BRONZE # SW7048
- ⑧ METAL WALL PANEL:
SPEC: STEEL
COLOR: 23 COPPERTONE
SPEC: VEGA-SEAM 2 REVEAL
- ⑨ METAL WALL PANEL:
SPEC: STEEL
COLOR: 23 COPPERTONE
SPEC: FLAT SHEET 1 REVEAL
- ⑩ CAST IN PLACE CONCRETE:
MFG: GAY'S CONCRETE
COLOR: SANDSTONE 1237
- ⑪ PERFORATED METAL WALL PANEL:
SPEC: STEEL
COLOR: 20 SLATE GREY
SPEC: BELUCONE 2.2" x 8" A24 HOLE PATTERN
- ⑫ STONE/STRAIGHT METAL:
MFG: KAWNEER
COLOR: DARK BRONZE
- ⑬ PAINT:
MFG: SHERWIN WILLIAMS
COLOR: CARGO PANTS # SW7738

99TH & GLENDALE
99TH & GLENDALE
GLENDALE, AZ
DATE: 09-15-2020 (PRELIMINARY)

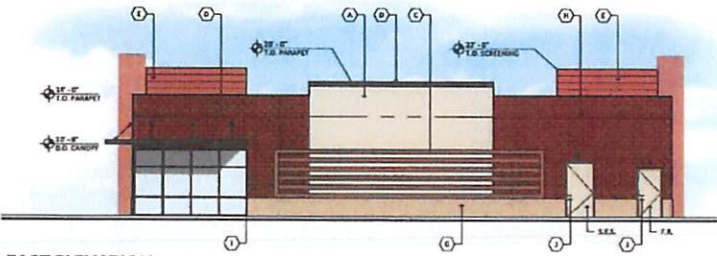
EL-4
MEDICAL
OFFICE
RKA# 20172.50





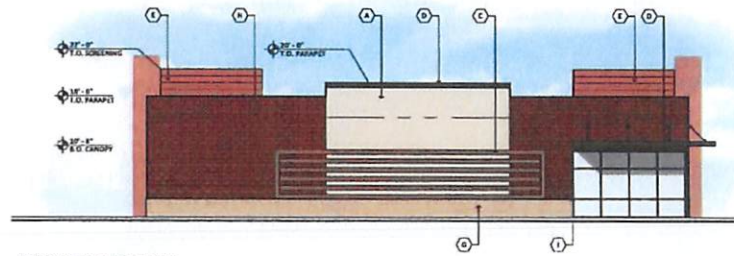
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



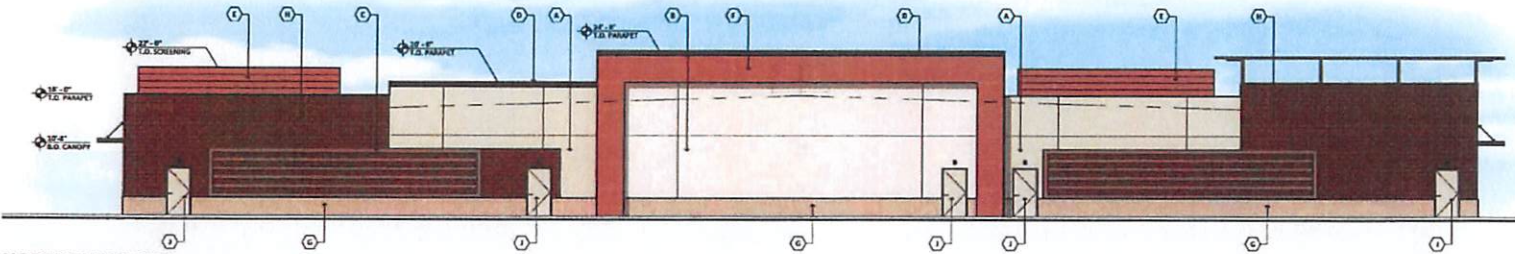
EAST ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

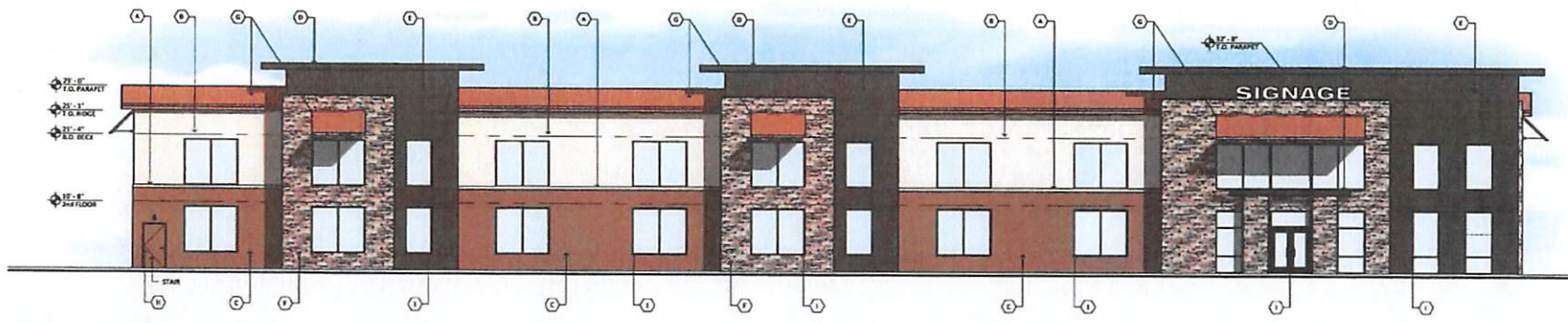
MATERIAL AND COLORS

- | | |
|---|---|
| <p>A PAINTED STUCCO:
FINISH: FINE SAND
SPEC: SHERWIN WILLIAMS
COLOR: CARGO PAINTS # SW7738</p> | <p>E PAINTED STUCCO:
FINISH: FINE SAND
SPEC: SHERWIN WILLIAMS
COLOR: WHITE DUCK # SW7700</p> |
| <p>C PAINTED STUCCO:
FINISH: FINE SAND
SPEC: SHERWIN WILLIAMS
COLOR: DAPPER TAN # SW1544</p> | <p>G PAINTED LIGHT GAUGE METAL:
FINISH: POLYESTER
SPEC: SHERWIN WILLIAMS
COLOR: LIMBARK BROWN # SW1048</p> |
| <p>F METAL WALL PANEL:
SPEC: A-143
COLOR: 23 COPPERTONE
SPEC: VERSA SEAM 1" REVEAL</p> | <p>H METAL WALL PANEL:
SPEC: A-143
COLOR: 33 COPPERTONE
SPEC: FLAT SHEET 1" REVEAL</p> |
| <p>D CAST-IN-PLACE CONCRETE:
SPEC: DAVIS COLORMS
COLOR: SANDSTONE 5237</p> | <p>N BRICK MASONRY:
SPEC: SUPERFINE
COLOR: HORN SANDSTONE
SPEC: SMOOTH FACE</p> |
| <p>I STONEFRONT MILLION:
SPEC: CAVILLES
COLOR: DARK BROWN</p> | <p>L PAINT:
SPEC: SHERWIN WILLIAMS
COLOR: CARGO PAINTS # SW7738</p> |

99TH & GLENDALE RETAIL
99TH & GLENDALE
GLENDALE, AZ
DATE: 09-14-2020 (PRELIMINARY)

EL-1
RETAIL A
RKA# 20172.50



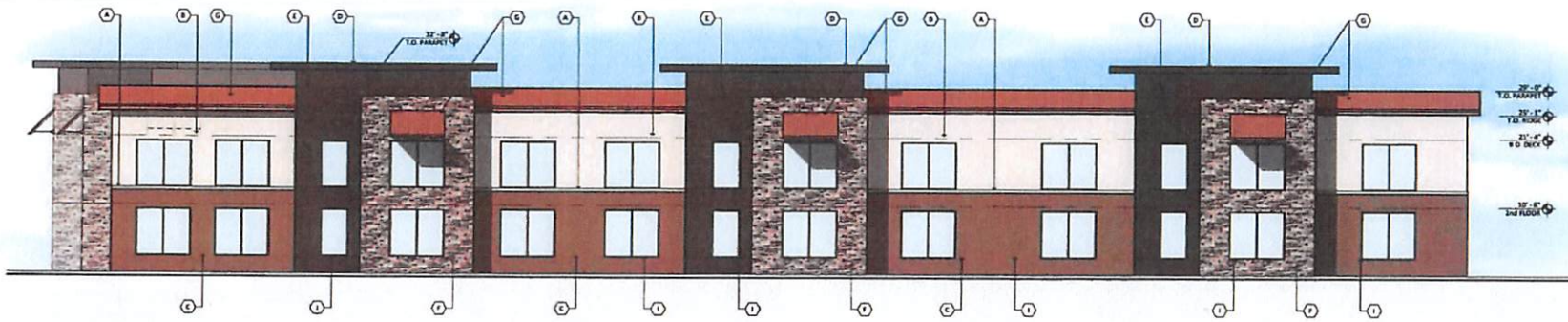


WEST ELEVATION

SCALE: 1/8"=1'-0"

MATERIAL AND COLORS

- (A) PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: CARGO TAN # SW7738
- (B) PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: WHITE DUCK # SW7050
- (C) PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: DAPPER TAN # SW6344
- (D) PAINTED LIGHT GAUGE METAL
TRIM/CANOPY:
SPEC: SHERWIN WILLIAMS
COLOR: URBAN BRONZE # SW7048
- (E) PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: URBAN BRONZE # SW7048
- (F) STONE VENEER:
SPEC: COLORADO STONE
COLOR: CAVE COB GREY
SPEC: MOUNTAIN STRIP STONE
- (G) METAL BRUSH/ANODIZED:
MFG: ALAS
COLOR: 23 COPPER/ONE
SPEC: 1" FIELD-ONE
- (H) PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DAPPER TAN # SW6344
- (I) STONE/ROCK MULLION:
MFG: KAUWEX
COLOR: DARK BRONZE



EAST ELEVATION

SCALE: 1/8"=1'-0"

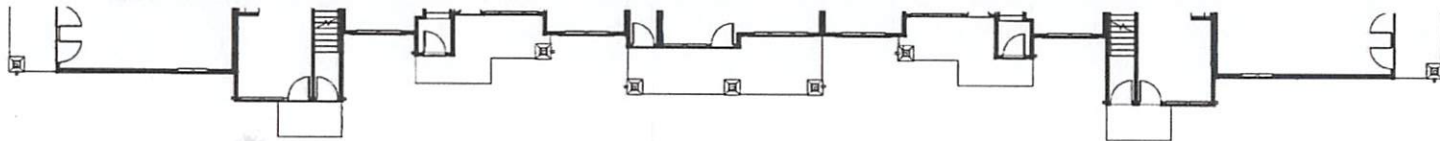
99TH & GLENDALE
99TH & GLENDALE
GLENDALE, AZ
DATE: 09-17-2020 (PRELIMINARY)

EL-5.1
ASSISTED
LIVING
RKA# 20172.50

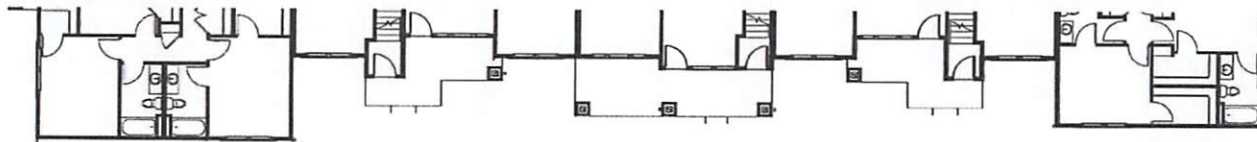




Front Elevation
SCALE 1/8"=1'-0"



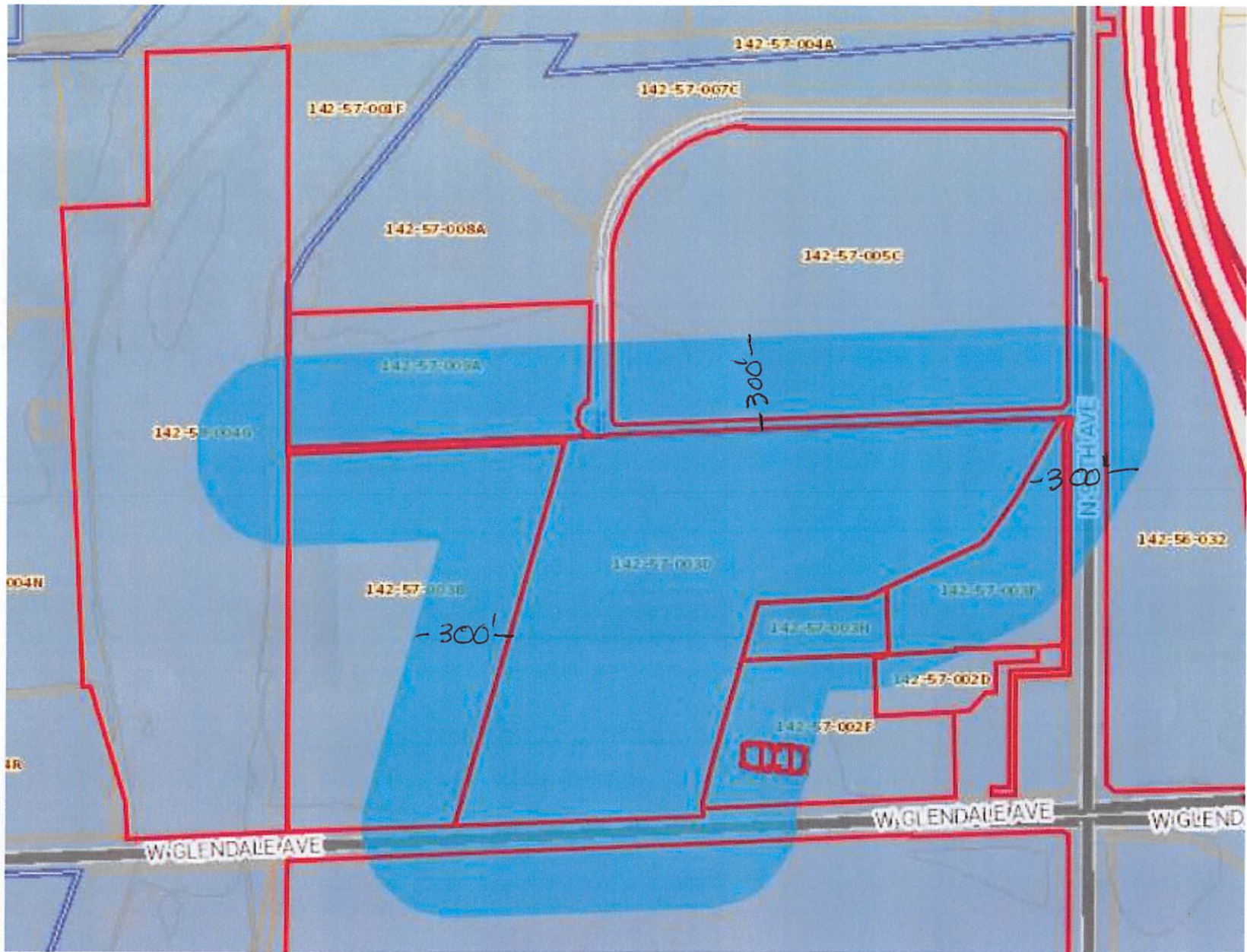
Rear Elevation
SCALE 1/8"=1'-0"



M_F
BUILDING G24
11-20-2019

Exhibit 2

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Exhibit 3



AFFIDAVIT OF POSTING

Planning Division

Case No. GPA21-01 and ZON21-01

Project Name: _____

Planning Commission

Glendale City Council

I, Maria Hitt, being first duly sworn upon oath, state that on the 12th day of March, 2021, I posted one hearing notice(s) for hearing date April 1st, 2021 (and) April 27, 2021.

Applicant/Representative Signature: Maria Hitt

STATE OF ARIZONA
COUNTY OF MARICOPA
IT

SS.



Subscribed and sworn to before me this 12th day of March, 2021.

Marybeth Conrad

Notary Public

My Commission Expires:

10-25-2024

CITY OF GLENDALE
PUBLIC NOTICE
ZONING HEARING

PLANNING COMMISSION: April 1, 2021 at 6:00 P.M.

CITY COUNCIL: April 27, 2021 at 5:30 P.M.

REQUEST: A Minor General Plan Amendment from BP (Business Park) to EMU (Entertainment Mixed Use) and a Zoning change from A-1 to PAD (Planned Area Development) for a mixed use development on 33+/- gross acres located west of the northwest corner of 99th Avenue and Glendale Avenue.

LOCATION: CIVIC CENTER, 5750 W. GLENN DRIVE, GLENDALE, AZ 85301

CASE NUMBER: GPA21-01 and ZON21-01

APPLICANT/CONTACT: Brennan Ray, Burch & Cracchiolo, P.A.

PHONE / EMAIL NUMBERS: 602-234-8794 / bray@bcattorneys.com

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

POSTING DATE: 3/12/2021

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING

3/12/21 10:15:01

Exhibit 4

03/12/2021

Dear Glendale Neighbor:

This is to inform you of a request by Ed Bull, Burch & Cracchiolo, on behalf of Mangat Investments II, LLC., for a Minor General Plan Amendment from BP (Business Park) to EMU (Entertainment Mixed Use) and to rezone approximately 33 acres from A-1 (Agricultural) to PAD (Planned Area Development) to allow a variety of mixed uses. The site is located at the west of the northwest corner of 99th Avenue and Glendale Avenue; and is located in the Yucca District.

This case is scheduled to be heard at the Planning Commission meeting on April 1st, 2021, at 6pm, and the City Council meeting on April 27th, 2021, at 5:30pm, at the Glendale Civic Center, 5750 West Glenn Drive. Please call the staff contact if you would like to learn more or provide input about this request. Staff reports are available online after 6pm the Friday prior to the public hearing at <https://glendale.hosted.civiclive.com/cms/one.aspx?pageld=15331862>.

Case Number: 99TH AVE & GLENDALE AVE -
GPA21-01 & ZON21-01

Site Location: 10020 W GLENDALE AVE

Applicant: Ed Bull
BURCH & CRACCHIOLO
1850 N CENTRAL AVE SUITE 1700
ebull@bcattorneys.com
(602) 234-9913

Staff Contact: Edward Vigil, Senior Planning Project
Manager
Planning Division 623-930-3071
evigil@glendaleaz.com

