

**CITIZEN PARTICIPATION FINAL REPORT  
FOR  
D.R. HORTON HOME'S ZANJERO PASS**

**NORTH AND EAST OF THE NORTHEAST CORNER OF  
CITRUS ROAD AND OLIVE AVENUE  
GLENDALE, ARIZONA**

**February 5, 2020**

**Service Request 20-0188**

**Case No. \_\_\_\_\_**

**APPROVED**

February 11, 2021

City of Glendale  
Planning Division



## **Citizen Participation Final Report**

### **D.R. HORTON HOME'S ZANJERO PASS**

**February 5, 2021**

#### **Brief Description of Proposal**

This Citizen Participation Final Report ("CPFR") provides information about the proposed implementation of the Citizen Participation Plan ("CPP") for applicant D.R. Horton Home's residential development known as Zanjero Pass. The property is located north and east of the northeast corner of Citrus Road and Olive Avenue on an undeveloped parcel (the "Site"). D.R. Horton is seeking to rezone the Site from R1-7 PRD, R1-8 PRD, and R1-10 PRD to R1-6 PRD and R1-10 PRD, together with revising development standards and density to allow for a proposed single-family detached residential development on approximately 171.56 gross±/166.11± net acres. The proposed Site is part of the Zanjero Pass PRD, which was approved in 2015.

This CPFR provides information about how we will reach 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, sign-in sheets, petitions, letters, summary sheets, and other material are submitted with this Report.

#### **Brief Overview of the Elements of the CPFR**

The Site is located within the City of Glendale; however, it is surrounded by Maricopa County jurisdiction. The Site is undeveloped land zoned R1-7 PRD, R1-8 PRD, and R1-10 PRD and is designated as Medium Density Residential 3.5-5 du/ac on the City's General Plan. To the north, across Cheryl Drive, are large lot single-family homes that are zoned RU-43 and designated Low Density Residential 0-1 du/ac on the City's General Plan. To the south is undeveloped land zoned RU-43 and C-1 and designated as Low Density Residential 1-2.5 du/ac and General Commercial. South, across Olive Avenue is undeveloped land that has been zoned R1-6 and designated Low Density Residential 1-2.5 du/ac. To the east is undeveloped land zoned RU-43 and designated Low Density Residential 1-2.5 du/ac. East, across 175th Avenue, are large lot single-family homes zoned RU-43 and designated Low Density Residential 0-1 du/ac. To the west, across Citrus Road, is the Cortessa single-family subdivision zoned R1-6 and designated as Medium Density Residential 3.5-5 du/ac.

### **Notification for Neighborhood Meeting**

Letters were mailed out to the 300' owners, interested parties and additional notifications on December 4, 2020 that included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting. The letter with the attachments and Affidavit of Mailing are attached at **Exhibit A**. The lists of persons/entities who received the neighborhood notice letter included owners within 300' of the site (**Exhibit B**), interested parties and additional notification parties (**Exhibit C**). The 300' list was obtained from the Maricopa County Assessor's website. The other list was obtained from the City of Glendale Planning Dept..

### **Neighborhood Meeting**

The virtual neighborhood meeting was held on December 15, 2020 and four neighbors attended. Copies of the neighborhood meeting summary and registration list are attached at **Exhibit D**. There were no concerns or issues raised at the meeting.

### **Sign Posting**

Once hearing dates have been set, signs will be posted on the site at least 15 days prior to the Planning & Zoning Commission hearing.

### **Mailing Labels**

The most current 300' ownership list and interested parties/additional notification parties list is attached at **Exhibit E**. Mailing labels have been submitted under separate coverage to be used by Staff for any future meeting and/or hearing notices to the neighbors and interested/additional notification parties.

### **Conclusion**

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

# **Exhibit A**



# Planning

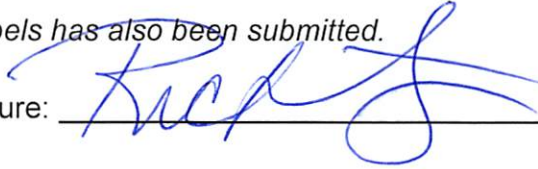
## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) SR20-0188

Zanjero Pass

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 5<sup>th</sup> day of February, 2021.

  
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:** Citrus Road and Olive Avenue Neighbors  
**FROM:** Brennan Ray  
**DATE:** December 3, 2020  
**RE:** D.R. Horton Home's Zanjero Pass  
Case No. SR#20-0188

## VIRTUAL NEIGHBORHOOD MEETING NOTICE

Dear Area Neighbor:

On behalf of D.R. Horton Homes ("D.R. Horton"), you are cordially invited to a neighborhood meeting to discuss a proposed amendment to the Zanjero Pass Planned Residential Development ("PRD") to rezone the Site from R1-7 PRD, R1-8 PRD, and R1-10 PRD to R1-6 PRD and R1-10 PRD, together with revising development standards and density to allow for a proposed single-family detached residential development on approximately 171.56 gross±/166.11± net acres located north and east of the northeast corner of Citrus Road and Olive Avenue (the "Site"). The proposed community will consist of approximately 605 dwelling residences at a density of 3.53 du/ac on three different lot sizes that complies with the existing General Plan land use designation of Residential 3.5-5 du/ac. A total of approximately 30.74 acres (17.9%) of the Site will contain HOA controlled and maintained parks. An Aerial Map of the Site is attached.

It is anticipated that Zanjero Pass will be developed in three phases. Two of the phases will have a park and ample open space. The proposed housing product will be designed to meet the ever-revolving needs of homebuyers, will be high-quality, and will create a sense of community. An Illustrative Site Plan is attached.

Because of the current public health emergency, the neighborhood meeting will be held virtually. **We will be hosting the meeting with the neighbors on Tuesday, December 15, 2020 at 6:00 p.m. Instructions on how to register and ways to join the ZOOM meeting are enclosed. Please register before December 15 so that you can ensure that you are able to participate.** The meeting will be interactive and you will be able to ask questions. Should you have any questions about how to register, please contact Krissy Flatgard at our office (602-234-8718/kflatgard@bcattorneys.com).

If you have questions regarding this virtual meeting, please contact Ricki Horowitz at Burch & Cracchiolo (602-234-8728/rhorowitz@bcattorneys.com); Brennan Ray at Burch & Cracchiolo (602-234-8794/bray@bcattorneys.com); or Alex Lerma, Planner at the City of Glendale (623-930-2810/alerma@glendaleaz.com). Thank you.



Brennan Ray

lc  
Attachments

**Zoom Meeting: Tuesday, December 15, 2020 at 6:00pm**  
**Meeting ID: 921 0902 9201**

**Registering for the Zoom Meeting**

**\*\*Please note:** due to recent feedback we suggest you ***do not*** use Safari for the registration. Use Google Chrome or Internet Explorer as other options.

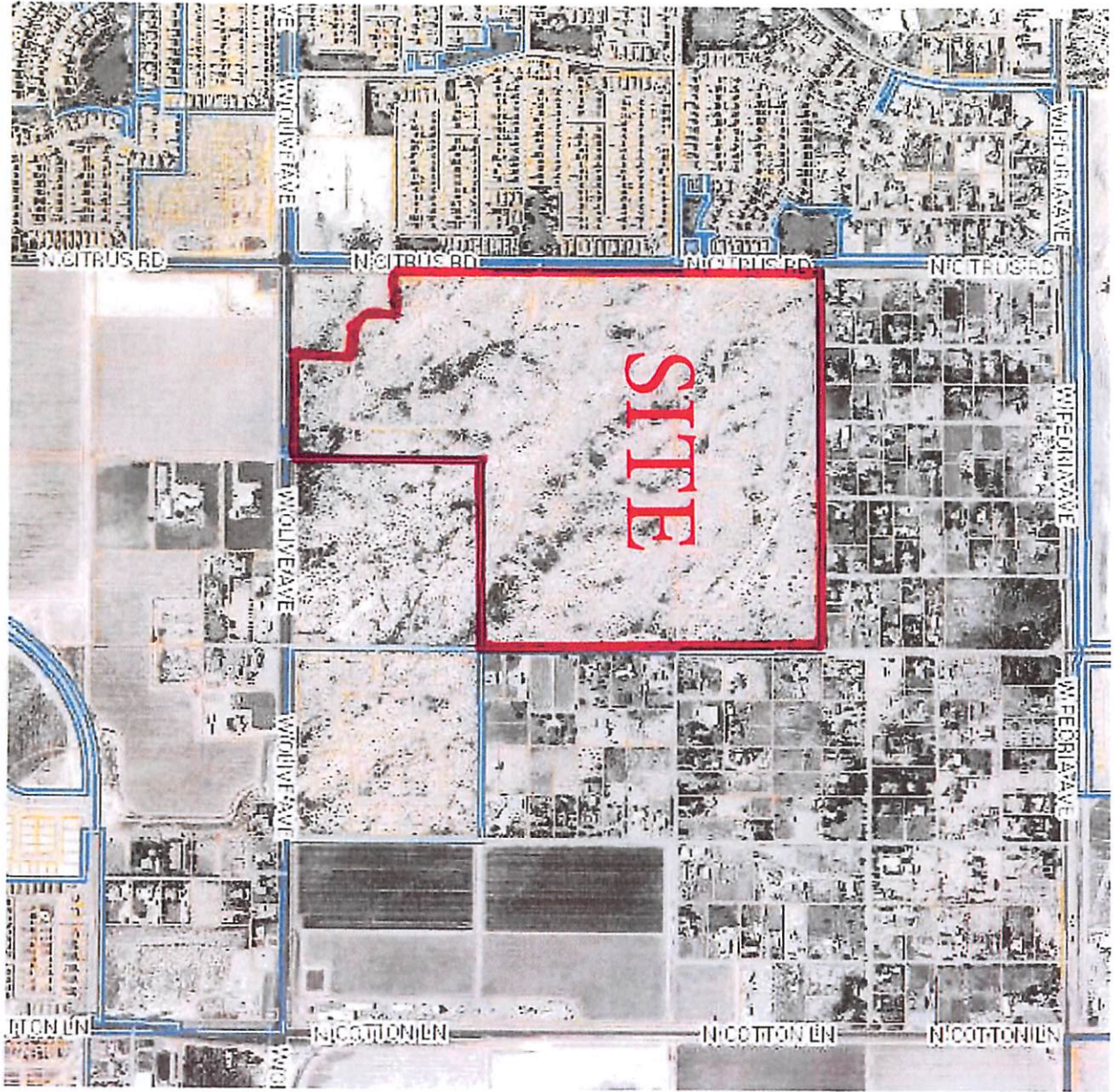
1. Visit [bcattorneys.zoom.us](https://bcattorneys.zoom.us)
  - a. Click "Join"
  - b. Enter Meeting ID
  - c. Continue with registration
2. A password for the meeting will be sent to you after registration

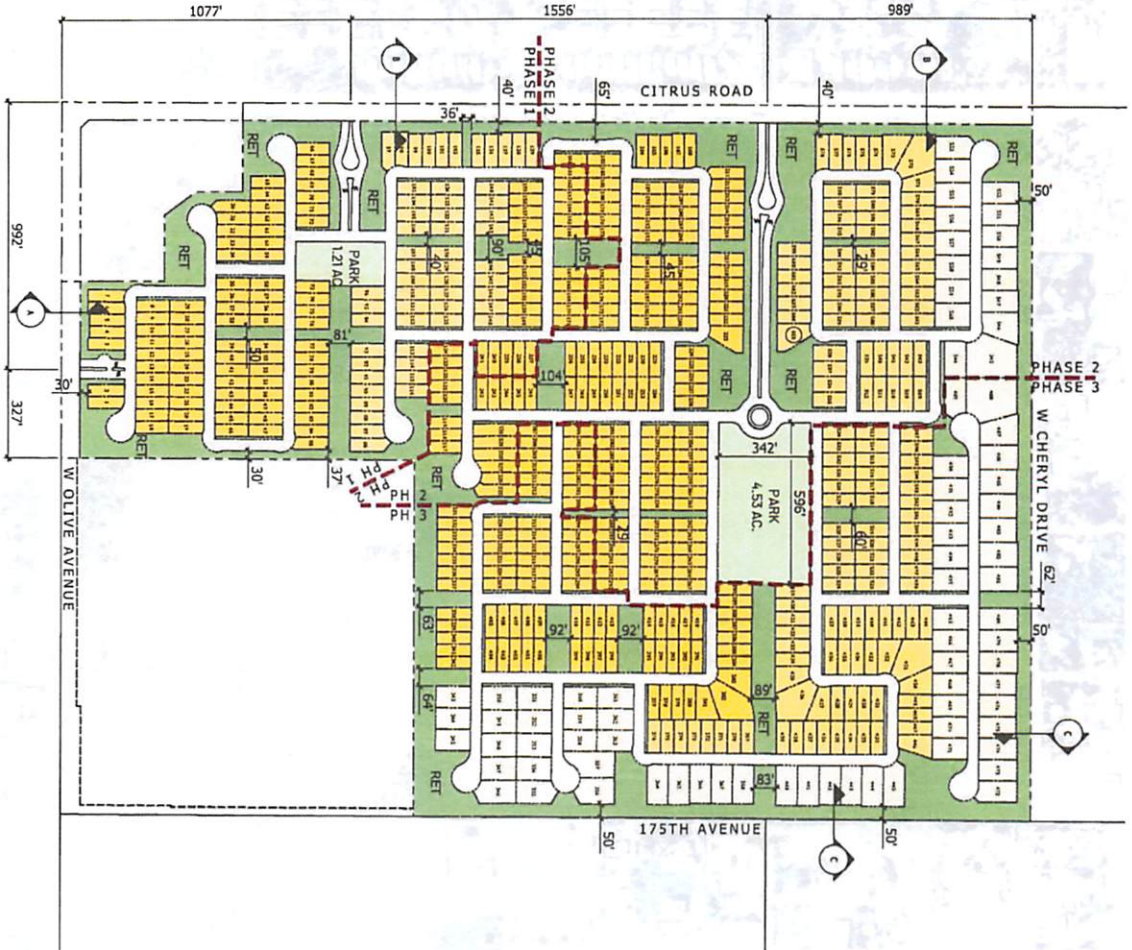
**3 Ways to Join a Zoom Meeting**

1. Install and run the app on your PC
  - a. Go to [zoom.us](https://zoom.us)
  - b. Click on "Join A Meeting"
  - c. Enter the Meeting ID and click join
  - d. Click "Download and Run Zoom"
  - e. Once it is done downloading, run the application
2. Run Zoom from your browser
  - a. Go to [zoom.us](https://zoom.us)
  - b. Click on "Join A Meeting"
  - c. Enter the Meeting ID and click join
  - d. Click on the blue "click here"
  - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
  - a. Download the ZOOM Cloud Meetings app from your phone's application store
  - b. Run the app
  - c. Click on "Join A Meeting"
  - d. Enter the Meeting ID
  - e. You can enter your name in the field where it says "Your Name"
  - f. Click "Join A Meeting"
  - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

You can watch a video at <https://www.youtube.com/watch?v=hIkCmbvAHQQ> for a quick demonstration

**Questions:** Contact Krissy Flatgard 602-234-8718 / [kflatgard@bcattorneys.com](mailto:kflatgard@bcattorneys.com).





Center Line of Road	
<b>Phase 1</b>	
72 Collector Roads	750 L.F.
42 Local Roads	7,451 L.F.
Citrus Road	1,033 L.F.
Olive Road	655 L.F.
<b>Phase 2</b>	
72 Collector Roads	1,175 L.F.
42 Local Roads	10,333 L.F.
Citrus Road	1,844 L.F.
Cheryl Drive	1,002 L.F.
<b>Phase 3</b>	
42 Local Roads	9,889 L.F.
*Cheryl Drive	1,841 L.F.
*175th Avenue	2,306 L.F.
<b>Total</b>	
72 Collector Roads	1,925 L.F.
42 Local Roads	17,784 L.F.
Citrus Road	2,947 L.F.
Olive Road	655 L.F.
*Cheryl Drive	2,643 L.F.
*175th Avenue	2,306 L.F.

\*Cheryl Drive and 175th Avenue do not require right-of-way improvements.

Site Data	
<b>Phase 1</b>	
Gross Acreage	45,091 Ac.
Net Acreage	42,239 Ac.
Park*	1.21 Ac. 2.7%
Open Space*	6.08 Ac. 13.5%
Total Open Space	7.29 Ac. 16.2%
<b>Phase 2</b>	
Gross Acreage	63,589 Ac.
Net Acreage	60,933 Ac.
Park*	4.53 Ac. 7.4%
Open Space*	9.18 Ac. 14.9%
Total Open Space	13.72 Ac. 22.3%
<b>Phase 3</b>	
Gross Acreage	62,719 Ac.
Net Acreage	62,719 Ac.
Park*	0.00 Ac. 0.0%
Open Space*	7.73 Ac. 12.3%
Total Open Space	7.73 Ac. 12.3%

Single Family Units	
Unit	Quantity
45 x 125 Lots	112 D.U.
50 x 125 Lots	55 D.U.
80 x 130 Lots	0 D.U.
Single Family Total	167 D.U.

Single Family Units		
Unit	Quantity	Mix
45 x 125 Lots	85 D.U.	37.0%
50 x 125 Lots	82 D.U.	35.7%
80 x 130 Lots	63 D.U.	27.4%
Single Family Total	230 D.U.	3.68 DU/Ac.

Total		
Gross Acreage	71,550 Ac.	
Net Acreage	186,111 Ac.	
Park*	5.74 Ac. 3.3%	
Open Space*	25.00 Ac. 14.6%	
Total Open Space*	30.74 Ac. 17.9%	
<b>Single Family Units</b>		
Unit	Quantity	Mix
45 x 125 Lots	329 D.U.	54.4%
50 x 125 Lots	188 D.U.	32.4%
80 x 130 Lots	80 D.U.	13.2%
Single Family Total	605 D.U.	3.53 DU/Ac.

\*Open space percentage referenced to gross acreage.

# **Exhibit B**

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# Exhibit C

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# **Exhibit D**

## 12/15/2020 NEIGHBORHOOD MEETING SUMMARY

### DR HORTON – ZANJERO PASS

#### Attendees

Patrick Brown, DR Horton  
Andy Baron, ABLA  
Alex Lerma, Planner  
Brennan Ray, Burch & Cracchiolo  
Leslie Chatburn, Burch & Cracchiolo  
4 neighbors - See Zoom Registration List

#### Introductions and Overview by Brennan Ray

- Site is a proposed single-family detached residential development of approximately 171.56± gross/166.11± net acres located at the southeast corner of Citrus Road and Cheryl Drive (the "Site").
- DR Horton is proposing an amendment to the Zanjero Pass Planned Residential Development ("PRD") to rezone from R1-7 PRD, R1-8PRD, and R1-20 PRD to R1-6 PRD and R1-10 PRD together with revising development standards and density to allow for the proposed single-family detached residential development.
- The Site's General Plan's designation is MDR 5 – Medium Density Residential 3.5-5.0 du/ac.
- The proposed community will consist of approximately 605 single-family homes at a density of 3.5-5 du/ac. which is in conformance with the City's General Plan.
- The proposed single-family homes will range from 1,500 sq. ft. to 3,500 sq. ft. with 45' lots, 50' lots, and 80' lots.
- There are four different single-family architectural styles proposed which include Spanish, Territorial, Modern and Farmhouse that will offer 12-15 different floor plans.
- Large setbacks are proposed along the development's perimeter. An approximate 50' landscape setback along Cheryl Drive and 175<sup>th</sup> Avenue are being proposed together with an approximate 40' landscape setback along Citrus Road.
- Two ingress/egress points of access will be located along Citrus Road and one along Olive Avenue.
- At the entrance into the development, there will be a theme wall with a monument sign. There will be perimeter walls around the entire development.
- It will be a gated community with detached sidewalks for pedestrian access.
- A total of approximately 30.74 acres (17.9%) of the Site will contain HOA controlled and maintained parks and open space. Amenities include a community trail network with seating, a soccer field, turf play, corn hole tournament play, bocce ball court, pickleball courts, play structures with shade trees and a dog park.

#### Process

- Will be filing a rezoning application sometime in January 2021.
- A Planning Commission Hearing will be scheduled followed by a City Council Meeting.

- Notification of the dates and times of the public hearings will be posted on the Site along with notification letters being sent to nearby residents.
- If the application is approved, DR Horton anticipates construction documents being filed with the City shortly thereafter.

### **Questions, Answers and Comments**

1. Will Cheryl Drive and 175<sup>th</sup> Avenue be paved?  
**A. There are currently no plans to make street improvements to either Cheryl Drive or 175<sup>th</sup> Avenue. There is no access proposed to/from Cheryl Drive or 175<sup>th</sup> Avenue. As we understand it, Cheryl Drive serves as an easement and therefore it is not planned to be a public right-a-way. The plans are to landscape with finished edges along Cheryl Drive and 175<sup>th</sup> Avenue.**
2. When do you anticipate breaking ground?  
**A. We are hoping to complete the zoning process by the 2<sup>nd</sup> quarter of 2021 and obtain construction plans approval by October 2021, after which you will begin to see dirt moving.**
3. When do you anticipate the models will open?  
**A. With 171 acres, there is a lot of work that needs to be done before construction can begin. Models will open approximately one year after the start of construction, so in approximately October 2022.**

End of meeting.

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# **Exhibit E**

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