

CITIZEN PARTICIPATION REPORT
for the
Hopewell-Northern and Reems
PAD Rezoning Application #ZON21-16
Annexation Application #AN228

City of Glendale
August 9, 2021

Applicant Name: Shaine T. Alleman, Tiffany & Bosco



2525 E. Camelback Road
Seventh Floor
Phoenix, AZ 85016
602.452.2712
sta@tblaw.com

**CITIZEN PARTICIPATION REPORT
Hopewell-Northern and Reems PAD
PAD Rezoning Application**

INTRODUCTION

On behalf of Hopewell Development, Tiffany & Bosco, P.A. submits this Citizen Participation Report in association with the proposed PAD Rezone Application # ZON21-16 and Annexation Application # AN228 for the approximately 103 acre property located at the southwest corner of Northern Avenue and Reems Road.

The development team understands the importance of reaching out to the City and key stakeholders to discuss the project and ensure that positive relationships are created with citizens, property owners, business owners, homeowners associations, and other interested parties. Therefore, the Applicant held a neighborhood meeting to discuss the project and also conformed with the required notification procedures of the

APPLICANT CONTACT

The coordinating party for the Citizen Participation Report is as follows:

Shaine T. Alleman
2525 E. Camelback Road, Seventh Floor
Phoenix, Arizona 85016-9240
602-452-2712
sta@tblaw.com

OUTREACH REPORT

To provide effective citizen participation from the City and relevant stakeholders, the following actions were taken:

Notification Letter

Using the attached *Outreach Notification Letter* as a template, a notification letter was sent out on July 13, 2021 to those parties provided on the outreach contact list, provided by City staff, and other as required, informing them of the application and of the neighborhood meeting available for them to attend. We also worked with the City to obtain the interested parties list City wide and for the Yucca District

In addition to the attached outreach contact list, we will also contact the following:

City of Glendale Mayor's Office
Mayor Weiers
5850 W. Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
5850 W. Glendale Avenue
Glendale, AZ 85301

Jamsheed Mehta, Director
Development Services
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

Diana Figueroa, Senior Secretary
Planning
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301



Neighborhood Meeting – July 27, 2021

A neighborhood meeting was held on Monday, July 27, 2021, starting at 6:00p.m. Due to the global pandemic, City Staff agreed to allow us to conduct a virtual open house. The outreach and neighborhood meeting notification letter was sent out to the contact lists listed in the Attachments below on July 13, 2021 with information on how to connect to the virtual meeting and how to contact us if they had any issues. A summary of the neighborhood meeting was provided to City staff on August 3, 2021.

Ongoing Communications

Since the neighborhood meeting on July 27, 2021 we received a phone call from Gloria Williamson. When I tried to ask if she had any questions about the project, she said no and hung up on me. Any communications that we receive from the public or other interested parties will be promptly provided to the City of Glendale Planning staff.

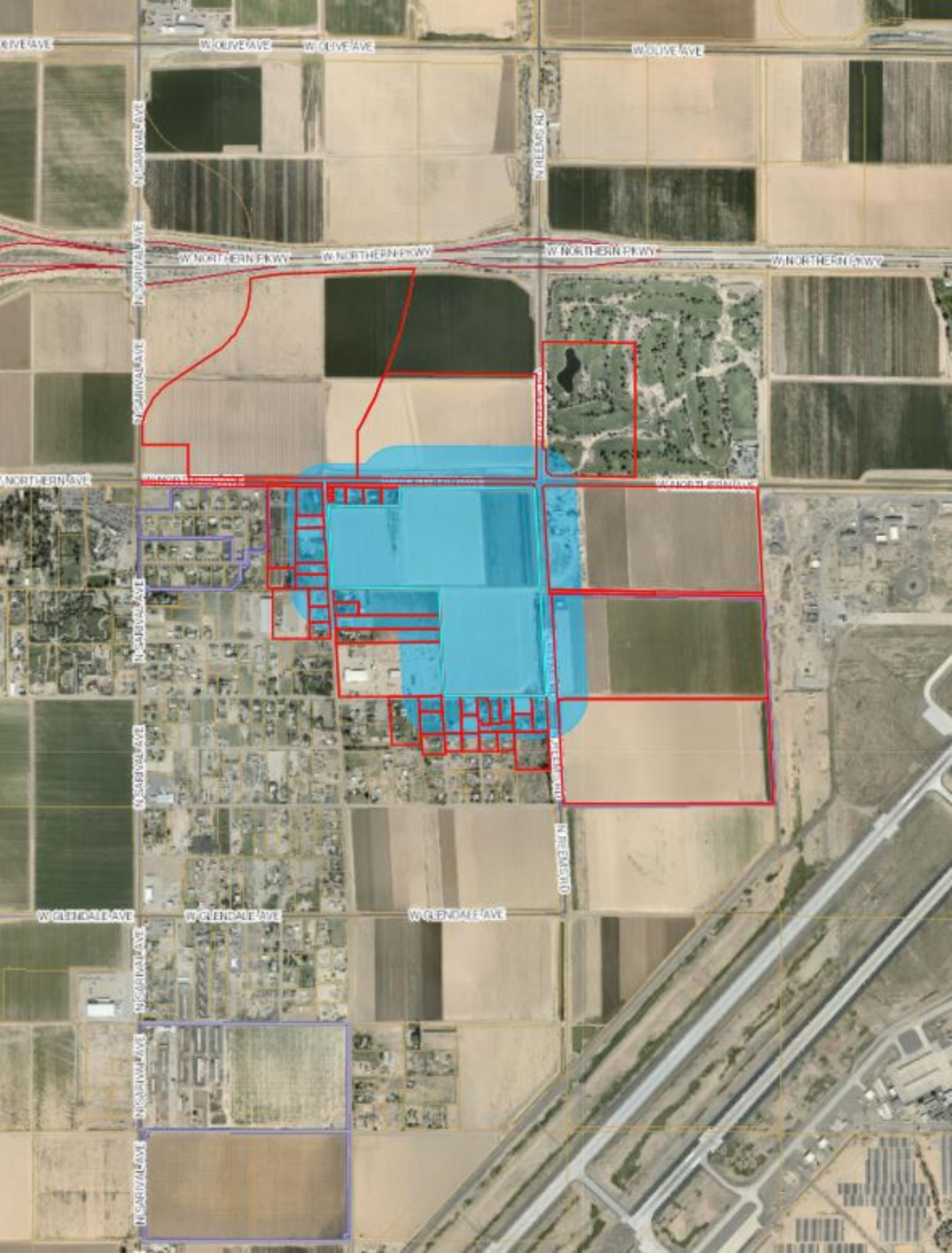
CONCLUSION

Each Citizen Participation and Outreach requirement set forth by the City of Glendale Zoning Ordinance has been met. As stated above, should any additional commentary be received, we will promptly provide it to the City. We are committed to addressing and understanding any issue that may arise from the proposal, therefore, an open dialogue will continue.

Attachments:

- Citywide & Yucca District Interested Parties Notification List for Proposed Development
- Property Owners List & Map (within 500' of Subject Property) (increased from 300' as requested by Councilmember Clark)
- Neighborhood Meeting Notification Letter, sent July 13, 2021
- Neighborhood Meeting Summary Letter, dated August 3, 2021
- Public Hearing Sign Posting Pictures and Affidavit, dated August 6, 2021

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July 13, 2021

RE: City of Glendale – Hopewell SWC of Northern Avenue & Reems Road; Annexation (AN228) and Planned Area Development Rezoning (ZON21-16) Applications

Dear Neighbor:

Our firm recently submitted an Annexation application and a Planned Area Development Rezoning application as well as an for approximately 103.7 acres generally located at the southwest corner of Northern Avenue and Reems Road identified by the Maricopa County Assessor's Office by parcel number 501-49-014C (the "Property"). The application numbers are AN228 for the Annexation and #ZON21-16 for the PAD Rezone Application respectively. The applications seek to annex the Property into the City of Glendale and allow for Industrial uses on the Property.

Multiple properties near and surrounding the Property have recently been annexed into the City of Glendale and the City has a stated goal of further annexing properties near and adjacent to the "Loop 303 Corridor" to increase the City's economic activity and encourage development. Additionally, the surrounding area's proximity to the Loop 303 makes it an ideal location for industrial uses.

The approval of this Application will allow for a successful industrial/manufacturing and warehouse/distribution development as proposed. This development has been conceptually proposed to include five (5) industrial warehouse buildings with cross dock access areas tailored to allow semi-trucks to access the Property for loading and unloading various types of inventory for distribution. The request to rezone the Property to PAD is consistent with the Property's underlying General Plan designation of "Luke Compatible Land Use Area." (See attached site plan for development details).

You are also invited to a virtual neighborhood meeting to learn more about this project, which will be conducted during the date and time listed below. During this time, we will be available to answer any questions you may have.

Tuesday, July 27th, 2021 - 6:00 p.m. (MST)

Link to join: <https://global.gotomeeting.com/join/169719221>.

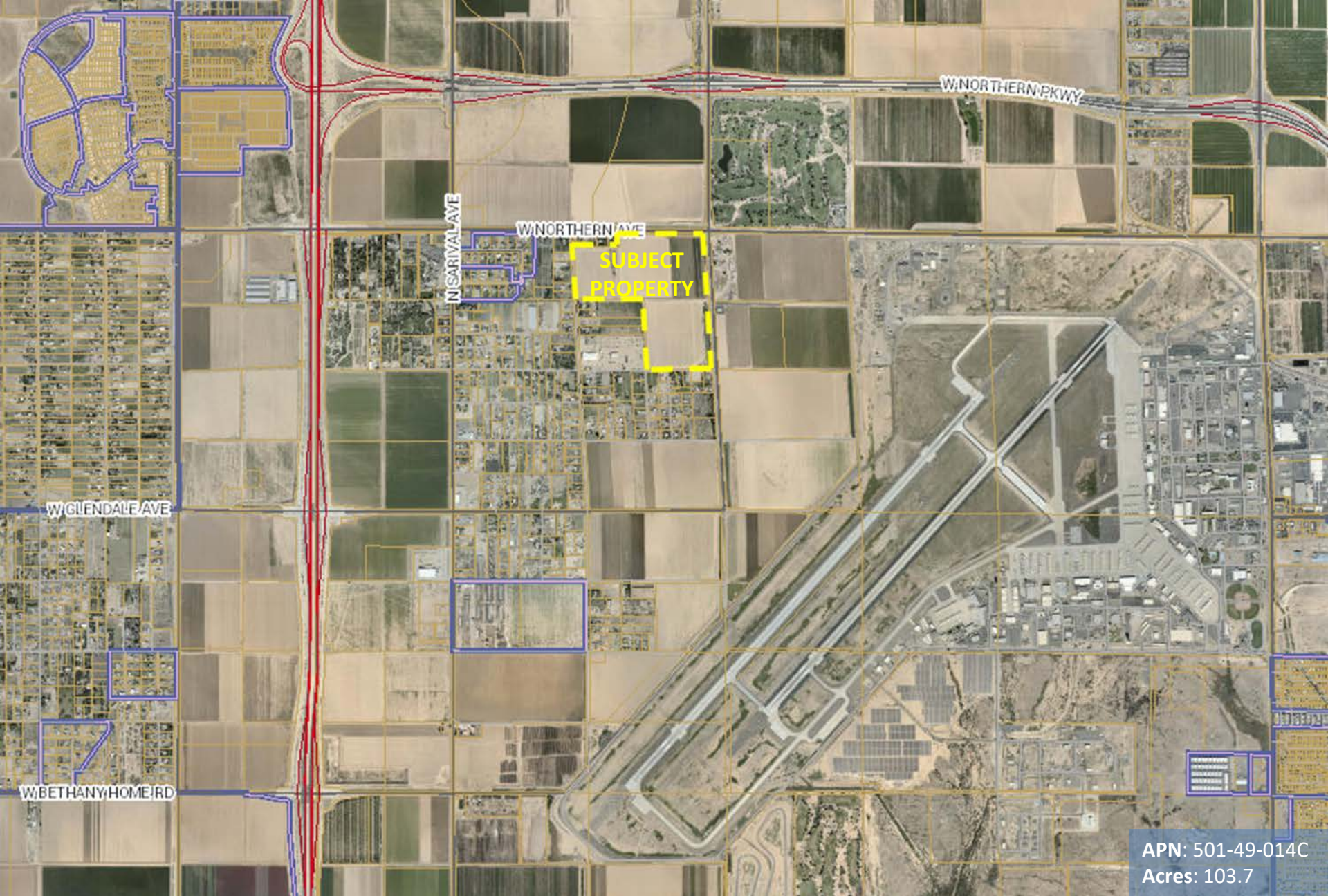
Phone number to join: 1 (646) 749-3122 | Access Code: 169719221#

Your input is welcome regarding the proposed development. If you have any questions regarding these Applications, please call or email me your questions at (602) 452-2712 or sta@tblaw.com. You may also contact Edward Vigil with the City of Glendale at (623) 930-3071 or evigil@glendaleaz.com.

A copy of each application and accompanying Project Narrative detailing this request are on file with the City of Glendale Planning Department. Hearings before the Glendale Planning Commission and Glendale City Council will be scheduled by City Staff in the future. You should receive a subsequent mailing identifying the date and location of those hearings when they are scheduled.

Sincerely,

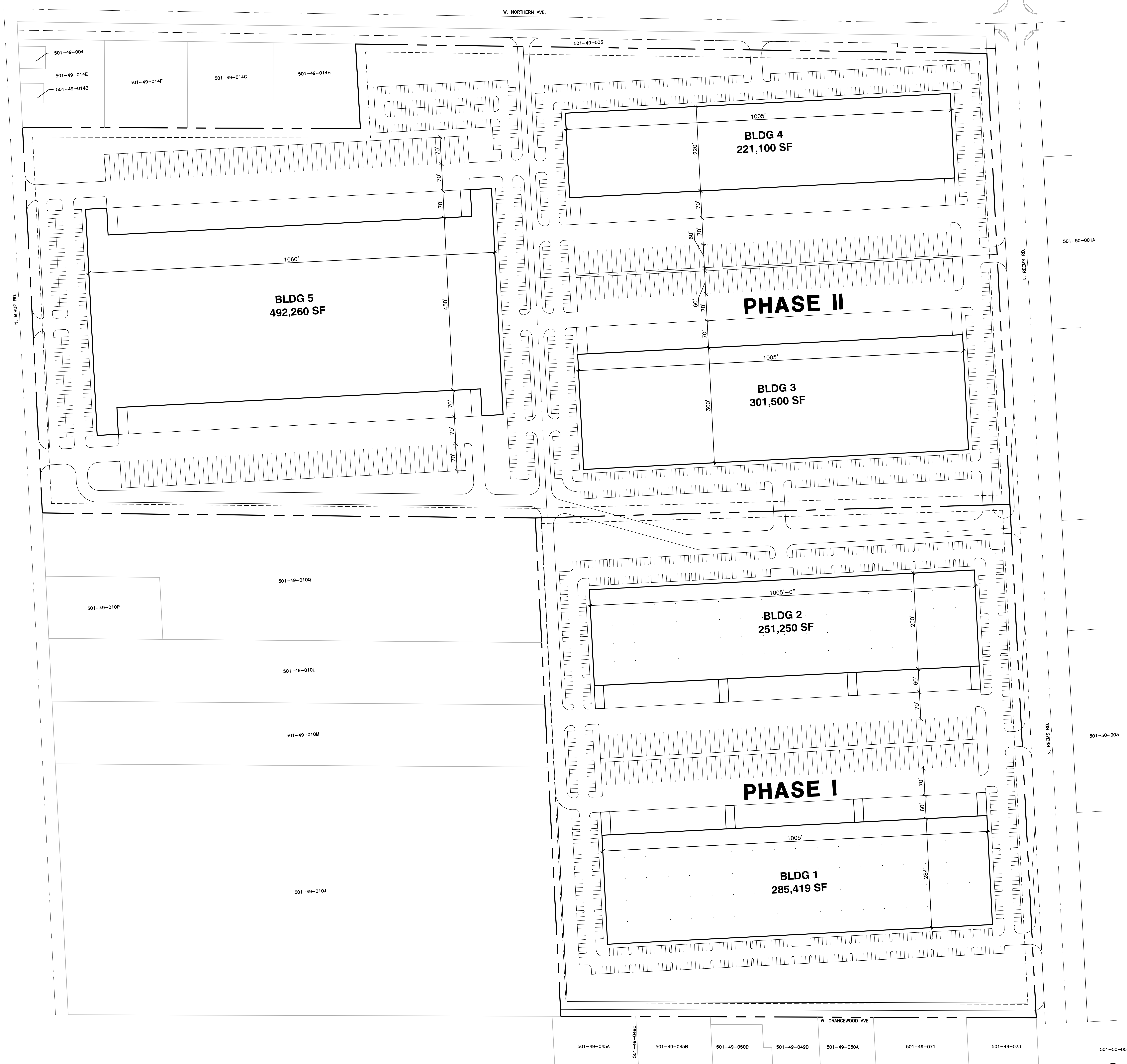
Shaine T. Alleman



APN: 501-49-014C
Acres: 103.7

Exhibit A - Regional Context Aerial Map
SWC Northern Avenue & Reems Road





PHASE I - SITE DATA

TOTAL LOT SIZE	1,637,167 SF (37.58 ACRES)
TOTAL BUILDING AREA	536,669 SF
TOTAL LOT COVERAGE	32.7%
TOTAL PARKING PROVIDED	683

BUILDING 1

LOT SIZE	861,287 SF
BUILDING AREA	285,419 SF
TOTAL COVERAGE	33.1%
PARKING PROVIDED	347 SPACES
PARKING RATIO	1.22:1,000

BUILDING 2

LOT SIZE	775,880 SF
BUILDING AREA	251,250 SF
TOTAL COVERAGE	32.4%
PARKING PROVIDED	336 SPACES
PARKING RATIO	1.34:1,000

PHASE II - SITE DATA

TOTAL LOT SIZE	2,880,526 SF (66.1 ACRES)
TOTAL BUILDING AREA	1,014,860 SF
TOTAL LOT COVERAGE	35.2 %
TOTAL PARKING EST.	1,158 SPACES

BUILDING 3

LOT SIZE	682,177 SF
BUILDING AREA	301,500 SF
TOTAL COVERAGE	44.2 %
PARKING EST.	369 SPACES
PARKING RATIO	1.22:1,000

BUILDING 4

LOT SIZE	772,419 SF
BUILDING AREA	221,100 SF
TOTAL COVERAGE	28.6 %
PARKING EST.	345 SPACES
PARKING RATIO	1.56:1,000

BUILDING 5

LOT SIZE	1,425,946 SF
BUILDING AREA	492,260 SF
TOTAL COVERAGE	34.5 %
PARKING EST.	444 SPACES
PARKING RATIO	0.90:1,000



HOPEWELL DEVELOPMENT

N. REEMS RD. & W. ORANGEWOOD AVE.
DEUTSCH PROJECT #: 20206.00 04/09/2021



2929.COM

1 SITE PLAN - OPTION 3

SCALE 1:100



August 3, 2021

Edward Vigil, Senior Planning Project Manager
City of Glendale, Development Services Department
5850 West Glendale Avenue, Suite 212
Glendale, Arizona 85301

**RE: ZON21-16 Hopewell Development Rezoning; Neighborhood Meeting
Summary**

Dear Mr. Vigil,

The purpose of this letter is to inform you that our firm held a neighborhood meeting for Hopewell Developments Rezoning application at the Southwest Corner of Northern Avenue and Reems Road (*Case number: ZON21-16*) for the approximately 103.78 acre site located on the southwest corner of Northern Avenue and Reems Road (the "Property"). The meeting was held on Tuesday, July 27th, 2021 from 6:00pm–7:45pm via GoToMeeting hosted by Tiffany & Bosco, P.A.

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco as well as Don Larke and Justin LeMaster of Hopewell Development and Randy Hilleboe with Deutsch Architecture Group to review the proposed applications and answer questions regarding the project.

The following individuals attended from the public:

- Councilmember Joyce Clark, City of Glendale
- Edward Vigil, Senior Project Planning Manager at the City of Glendale
- Scott Sylvan, Glendale Resident
- Stacy Farmer, Glendale Resident
- Jason Farmer, Glendale Resident
- Steve and Catherine Biscoe, Glendale Residents
- Eliza Gonzales, Glendale Resident
- Charla and John Seitz, Glendale Residents
- There were a few other, but they never identified themselves

Mr. Alleman began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. The remainder of the meeting was open for discussions and questions from the public. The following is summary of that discussion.



Scott Sylvan, Charla and John Seitz

Asked questions about the property development and whether the proposed development would encroach into the Seitz's property located southwest (APN 501-49-010Q): *No, the proposed development will not be encroaching into any adjacent properties.*

Asked about sound and lighting of the proposed development: *Specific details of lighting will be determined during the Site Plan/Design Review phase. Lighting will follow all City of Glendale regulations. Noise will also follow all City of Glendale regulations. Any future violations can be reported to the City.*

Stacy Farmer

Asked about traffic from the development and what the road improvements will be for Northern and Alsup: *A traffic study was commissioned and has been reviewed by the City of Glendale and Maricopa County Department of Transportation. The proposed traffic will not result in traffic issues for any surrounding roadways and the Level of Service remains acceptable for these roadways with the development. ROW improvements will be required for half-streets on adjacent roadways for Northern, Alsup, and Reems. This does not include the ROW directly adjacent to the Farmer family ROW's on Northern and Alsup.*

The Farmer family owns the parcel northwest of the Property adjacent to Northern Ave. What kind of buffering and vegetation is proposed for the Property east and south of the Farmer parcels?: *Vegetation will be required on these perimeter property lines adjacent to the Farmer parcel. Beyond the vegetation is parking areas and then buildings are set back significantly more than the required 60' under the zoning standards.*

Asked questions about the location of the most western Northern Ave driveway entrance to the development and how far away it was from the Farmer Parcels: *The driveway is not close to the Farmer parcels and is approximately 400+ feet from the most eastern parcel (APN 501-49-014H)*

Asked about the annexation application and whether Hopewell could annex the Farmer parcels: *The proposed annexation does not include the Farmer parcels. Future annexation would need to be discussed with the City of Glendale.*

Jason Farmer

Asked about the irrigation line around the northwest area of the Property and whether the construction and/or proposed development on the Property would hinder their right to obtain irrigation to their Property: *If irrigation right exists with these irrigation lines, the future developer will be required to not hinder those rights and will have to make accommodations to ensure that irrigation rights are maintained.*



Steve Biscoe

Made several statements about the City of Glendale doing illegal annexations in the area and that this annexation would also be illegal: *Stated that we are following the State and City regulations regarding the annexation and that we are in compliance with these regulations.*

If there are any further questions regarding the neighborhood meeting, you may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shaine T. Alleman', with a stylized flourish at the end.

Shaine T. Alleman



CITY OF GLENDALE
PUBLIC NOTICE
ZONING HEARING
CITY COUNCIL PUBLIC HEARING ON ANNEXATION BLANK PETITION: August 24, 2021 at 5:30 P.M.
PLANNING COMMISSION PUBLIC HEARING ON THE ANNEXATION AND
PAD REZONING APPLICATION: September 2, 2021 at 6:00 P.M.
CITY COUNCIL PUBLIC HEARING ON ANNEXATION AND PAD REZONING APPLICATION: September 28, 2021 at 5:30 P.M.
REQUEST: Subject Property consists of approximately 103.78 acres generally located at the southwest corner
of Northern Avenue and Reems Road. The proposal includes an Annexation Application to annex the property
from Maricopa County to the City of Glendale, and a Rezoning Application to rezone the property to Planned
Area Development (PAD) to allow for industrial uses.
LOCATION: COUNCIL CHAMBERS, 5850 W. GLENDALE AVENUE, GLENDALE, AZ 85301
ANNEXATION CASE NUMBER: AN-228
REZONING CASE NUMBER: ZON21-16
APPLICANT/CONTACT: Tiffany & Bosco, P.A. / Shaine T. Alleman
PHONE NUMBER: 602-255-2712
POSTING DATE: 8/6/2021 CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800
PENALTY FOR REMOVAL OR DETACHING PRIOR TO DATE OF LAST HEARING

8/6/21 13:59:49



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ANNEXATION CASE NUMBER: AN-228
REZONING CASE NUMBER: ZON21-16
APPLICANT/CONTACT: Tiffany & Bosco, P.A. / Shaine T. Alleman
PHONE NUMBER: 602-255-2712
POSTING DATE: 8/06/2021 CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800
PENALTY FOR REMOVAL OR DETACHING PRIOR TO DATE OF LAST HEARING

8/6/21 14:21:28



AFFIDAVIT OF POSTING

Planning Division

Case No. AN228 and ZON21-16

Project Name: _____

Planning Commission

Glendale City Council

I, Maria Hitt, being first duly sworn upon oath, state that on the 6th day of August, 2021, I posted two hearing notice(s) for hearing date August 24, 2021, September 2, 2021 and September 28, 2021

Applicant/Representative Signature: Maria Hitt

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA



Subscribed and sworn to before me this 6th day of August, 2021.

Notary Public

My Commission Expires:

10-25-2024

Marybeth Conrad