

Citizen Participation Report

Convenience Store/Gas Station – NEC 83rd Ave and Glendale Ave

Variance and Conditional Use Permit Request
CUP21-03 & VAR21-01

Prepared by:

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Phoenix, Arizona 85016

Submitted to:

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

Submittal Date: July 29, 2021

1. Background/Project Description

On behalf of DeRito Partners, who proposed to develop a new retail gas station store located at the northeast corner of 83rd Avenue and Glendale Avenue (the "Property"). This application requests the following:

1. Variance to reduce the side yard building setback from 60-feet required to 24-feet (east side). Section 5.575, Table 3
2. Conditional Use Permit to continue a convenience store/gas station on the Property.

The site has historically operated as a gas station since its original construction in the early 1980's according to county historical photos. Overtime, the building has been abandoned and the site is fenced off. It has become blight and an attractive nuisance with graffiti and vandalism.

The gas station predates the single-family residential that was constructed to the north in the mid 1990's. In addition, two billboards were constructed on the Property around the mid 1980's and they will remain on site as-is. DeRito Partners proposes to redevelop the site with a new gas station. The proposed development will reinvigorate a blighted vacant lot and resume a use that has been on this site for years.

The development proposes a new gas station and convenience store building (approx. 4,088 sf) located towards the middle of the site in a similar location as the existing structure on the site. In addition, the gas station canopy/fuel pumps are located south of the building toward Glendale Avenue. Access to the site is off 83rd Avenue and Glendale Avenue. However, due to the older engineering and design standards, the current driveway locations will be shifted to meet current code standards.

2. Notification Technique

On February 8th, a notification letter describing the variance and conditional use permit proposal and inviting the neighbors to a virtual neighborhood meeting. The letter was sent property owners within a 300-foot radius of the Property. Additionally, the mailing went out to a list of "Interested Parties," Homeowners Associations and "Additional Notification" addresses as provided by the City. A copy of the letter, affidavit and mailing list are attached as **Exhibit 1**.

In addition, there was additional door-to-door outreach notifying and discussing the project with the residential neighborhoods located to the north and east of the Property.

3. Neighborhood Meeting

A virtual neighborhood was held for the proposed project on February 23, 2021 at 5:30pm via Zoom software. There was no one that registered or attended this meeting aside

from the development team and the City planner. However, we stayed on the line for 15 minutes in case someone joined.

In addition to this virtual neighborhood meeting, we attended the neighboring Glen Eden Quarterly HOA Board meeting on February 11, 2021. We presented the case to the HOA board and answered their questions about the use. At the end of the meeting, the applicant welcomed the neighbors to contact the development team with any follow-up questions or feedback they may have.

Tab 1



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NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) CUP21-03

Project Name: Convenience Store/83rd & Glendale

I, Adawn Bargh 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.

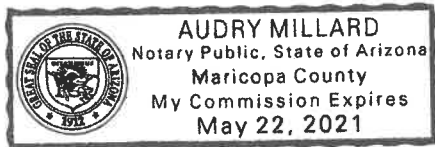
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 17th day of February, 2021.

Audrey Millard
Notary Public

My Commission Expires:

May 22, 2021





Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR21-01

Project Name: Convenience Store/83rd & Glendale

I, Adam Burch 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: _____

A handwritten signature in blue ink, appearing to read 'A. Burch', written over a horizontal line.



February 8, 2021

Re: Northeast corner of 83rd Avenue and Glendale Avenue, Variance and Conditional Use Permit
(Case Nos. VAR21-01 & CUP21-03)

Dear Neighbor:

Our office represents DeRito Partners with respect to the approximately 1.63-acre site located at the northeast corner of 83rd Avenue and Glendale Avenue, Glendale, Arizona ("the Property"), as shown on the enclosed aerial map. The purpose of this letter is simply to introduce ourselves and let you know who we are and what intend to do.

As you know, the Property is currently vacant, fenced off, with graffiti, and boarded up. Previously this site was a gas station before it was abandoned. DeRito Partners is one of the premier retail developers in Arizona and proposes to redevelop the site with a new gas station and convenience store. The proposed development will reinvigorate a blighted vacant lot and resume a use that has been on this site for years. For this purpose, we filed a conditional use permit application to recommence the gas station/convenience store use on the property.

As part of the development, we have requested variance relief to locate the building closer to the eastern property line (next to the retention basin), at 24' feet setback as opposed to 60' normally required. Since there are no actual homes directly adjacent to the east the requested setback reduction has no impact. However, by making this change, we can provide extra distance to the homes to the north, from 60 feet required to 70 feet proposed.


Typically, we would invite you to an in-person neighborhood meeting to discuss the cases. 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 February 23, 2021 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 Joseline Castaneda, with the City of Glendale at 623.930.2823.

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

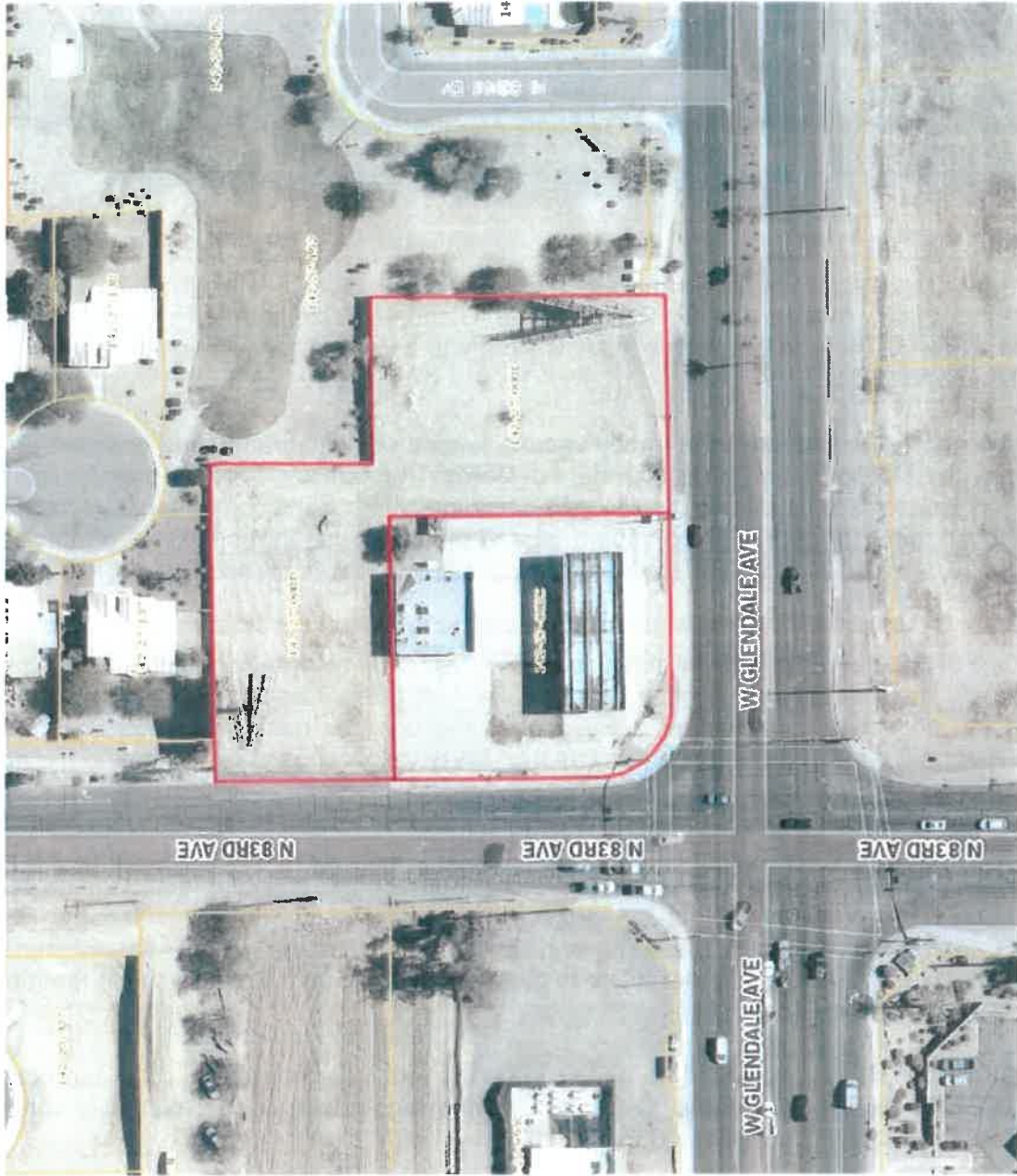
Sincerely Yours,

WITHEY MORRIS P.L.C.

By 
Adam Baugh

Enclosures: aerial, site plan

Aerial Map



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