

10450 N. 74<sup>th</sup> Street, Suite 200  
Scottsdale, Arizona 85258  
T 480 991 3985  
F 480 991 3986

# **CITIZEN PARTICIPATION REPORT**

**FOR**

## **ERGAS 303**

**NEC of Cotton Lane and  
the Orangewood Avenue Alignment**

**GLENDALE, ARIZONA**

**PREPARED BY:**

**HUNTER ENGINEERING, INC.  
10450 N. 74<sup>th</sup> STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
(480) 991-3985**

Submitted: October 4<sup>th</sup>, 2021

**H.E. PROJECT NO. RYAN008  
SR 21-0063  
ZON21-20  
AN-230**

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## **Citizen Participation Report – ERGAS 303**

### **Brief Description of the Proposed Project**

The purpose of this Citizen Participation Report is to summarize how the citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of a Planned Area Development (PAD) and annexation application have had opportunities to comment and participate in the planning process. The site is located at the NEC of Cotton Lane and the Orangewood Avenue Alignment; and is an application for approximately 64 acres of county land that is seeking annexation and an Industrial PAD in Glendale with specific deviations from several City development standards. The project is seeking a PAD to modify development standards such as building heights, floor to area ratios, parking minimums and signage. The project is planned in multiple phases, with the initial phase to include two mid-sized warehouse buildings. The second phase would include full build out of the site with two more mid-sized warehouse buildings along the Loop 303 freeway corridor.

### **Notification Technique for this project**

The notification technique that was recommended by the City has been used for this project and was a neighborhood meeting. Due to Covid-19 protocols the City recommended that at this time an online meeting would be appropriate, thus an online neighborhood meeting was held. A copy of the notification letter has been attached to the end of this report.

### **Notification Process**

The notification process has been defined by guidelines provided by the City of Glendale and includes all individuals within a 300-foot buffer of the project property line. A notification map has been included with this report to show graphically where the 300-foot buffer occurs and identifies the properties associated with that notification boundary.

This Report includes homeowner associations, registered neighborhoods, and their representatives, within the notification limits required by the City. Their names have been included in the list of those who were notified about the project. Individuals on the "Interested Parties" list currently maintained by the City of Glendale were also included in this report.

### **Affected or Potentially Affected Parties**

The proposal is across the street from approximately nine, large lot residential properties on the west side of Cotton Lane. These properties are not in a municipal boundary and are a part of the unincorporated community of Waddell. These properties have a 140-foot property line buffer and 30-foot roadway buffer, for a total of a 170-foot buffer from the proposed project. There are no other affected or potentially affected individuals.

### **Perspective of Potentially Affected Parties**

Consideration was given to the potential for issues such as blocked views, the appearance of structures, vehicle circulation, proper screening, appropriate landscape buffers, the safety of the surrounding residents and improvements in surrounding roadways. The end result for this project will include more jobs for the area and improvements to the roadway system, including freshly paved roadways with curb, gutter, sidewalks and lighting. This will make the neighborhood safer than it is today and will provide designated pedestrian circulation currently lacking in the area. This report has considered the perspective of those potentially affected and the project design includes many of these mitigations.

### **Opportunities and Methods to Discuss the Proposal**

To encourage effective citizen participation in conjunction with the application, several opportunities were provided to understand and address the real or perceived impacts the request would pose to members of the surrounding community. These opportunities are described below.

**Notification Letter:** All persons listed on the contact list were sent a letter, by first class mail, that provides notice of the neighborhood meeting, describes the project, and includes a concept plan diagram for the proposed PAD Area.

**Contact List:** A contact was developed for citizens in the area by the City, that lists all property owners within 300-feet of the project boundaries. There are no Homeowner Associations or Registered Neighborhood Groups in the notification area. Those individuals on the "Interested Parties" list maintained by the Planning Division have also been included in the contact list. The notification letter was submitted to the project planner and approved for distribution by the date listed in the schedule below.

**Neighborhood Meeting:** A traditional neighborhood meeting was replaced with an online meeting. City staff determined that an online meeting would provide an opportunity for the public to discuss this proposal as an acceptable alternative to a traditional "Public Gathering". Based upon this recommendation, a virtual neighborhood meeting, utilizing video conferencing, was held.

The notification letter, mentioned above, includes the date and time of the neighborhood meeting. The online meeting process meets the requirements of the City of Glendale Zoning Ordinance Sec. 3.304 for Citizen Participation Report "neighborhood meetings". Instructions for joining the meeting have been included in the attached sample notification letter.

**Public Hearing Notification Postcard:** All persons listed on the contact list will have receive a note card, by first class mail, that provides notice of the two scheduled public hearings and briefly describes the project.

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**Publication:** A notice will be published on October 20<sup>th</sup>, 2021, in the Glendale Star (a local newspaper of general circulation) to inform the residents living within the City and those within the circulation of the publication.

**Physical Posting:** Physical Posting of the property will occur on October 20<sup>th</sup>, 2021, a minimum of 15 days before the scheduled hearing date for the Planning Commission on November 4<sup>th</sup>, 2021, and the City Council meeting date on December 14<sup>th</sup>, 2021. Affidavits of posting along with photos will be provided as evidence of compliance with City requirements. All signs will be removed on December 24<sup>th</sup>, 2021, 14 days after the City Council public hearing and vote.

**Note:** Comments, questions and concerns received as of the date of this initial participation report have been included below. These comments have been copied to the project planner with the City of Glendale and have been included in this final citizen participation report.

#### **Changes and Amendments to the Proposed Development**

If a major change or amendment occurs to the proposed development after the initial mailing, another notification letter will be mailed, as soon as possible, before the hearing date. There have been no changes to the proposed develop as of the date of this CPR.

#### **Status Updates to City Planning Staff**

City of Glendale planning staff has been involved in developing the notification list and has approved the notification letter. This CPR was submitted to planning staff, by October 4, 2021. Within the minimum 15 days before the public hearings. Planning staff was invited to the online public meeting, there was resident that attended the meeting online. This final Citizens participation Report has been created summarizing the results of these efforts.

#### **Neighborhood Meeting Status Update**

Three notification letters were returned by the postal service as not deliverable as addressed. One of the addresses was for Michael and Jeri Todd at 7614 N. Cotton Lane Waddell, AZ 85355. The addresses used were from the official record from the county assessor for mailing addresses as per instruction from the City of Glendale.

**A virtual neighborhood meeting was held on September 9<sup>th</sup>, 2021**, via Microsoft Team as an Online Meeting. There was a total of 6 individuals that attended. They include Steve and Jane Summy, Rod Miller, Josh Tracy, Christina Lavelle and Michael Buschbacher. A 10-minute presentation was made describing the process, the site plan and the current development conditions in the area. Two slides addressed anticipated concern and issues. These were primarily about increase traffic, buffers, and screening

for nearby residents. Two residents representing one household spoke up after the presentation with the following questions.

**Steve & Jane Summy – 7510 N Cotton Lane Waddell, AZ 85355**

Steve asked if the project would bring more jobs to the area. He also asked what kind of businesses will be located at the site. He also asked for a copy of the slides from the presentation. They were advised by Josh Tracey from Ryan Companies that there will be new construction jobs for this site soon and that the plan was to lease each building most likely as warehouse, manufacturing, assembly, or a similar allowable use with the light industrial list of allowable uses. It was also noted that somewhere between 4 to possibly 10 companies would either lease or purchase the warehouse space depending upon market conditions. At the time of the meeting there were no specific tenants for this project yet. A file with the slides from the presentation was provided to the Summy's.

The attendees were advised that all comments would be included in this report; that they would receive a follow up email with answer to their questions and that they would have two more additional opportunities to speak at the upcoming public hearings from Planning Commission and City Council. The meeting was held open for additional comments and for others to comment until 6:25pm. There were no others that attended or commented. The meeting was closed at 6:26pm and these comments were added to the Citizens Participation Report.

**Debby Hanna – 7532 N Cotton Lane Waddell, AZ 85355**

Debby reached out directly to Michael Buschbacher to discuss the project the day after the presentation. Debby advised that she could not make the meeting but wanted to know more about the project and requested the presentation slides. She also voiced concerns about the proximity of the proposed development, across Cotton Lane from her house. She wanted to know what could be done to mitigate the view. The resident requested a wall to block the view. She was advised that a row of trees and landscaping will be provided along Cotton Lane that will block most of the views from her house for the proposed 40' warehouse building. In addition, it was mentioned that the building would be painted light colors to help the building blend better into the distance view. It was also mentioned that site lighting will be shielded to comply with dark sky ordinances. This neighbor's comments were forwarded to the developer for a formal response. The attached letter from the developer shows their response.

**Michael & Jeri Todd – 7614 N Cotton Lane Waddell, AZ 85355**

Michael reached out after the neighborhood meeting via email to advise that he had not received notice. They wanted to know more about the proposed project and said the use directly across from the front yard is not appropriate. Michael had concerns about an increase in noise, traffic and lighting along with a perception that his property value would drop. An email response was drafted that address the following issues. Notification was sent as per directions from the City, but the mailing address on file with

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the County was incorrect. A copy of the presentation slides was sent to the Todd's. A quick analysis of the distances from their property to the proposed buildings was provided showing that the buffer from their property well exceeded the recommended distance of separations between the two properties for the intended uses. It was also noted that a landscape buffer would screen most of the proposed buildings and that the building would be painted a light color to blend better with the distant views.

#### **Proposed Mitigation and Current Status Update**

The letter and emails that were sent to these residences have been provided as attachments to this report. These let the residents know we considered their requests and offered several mitigations.

We feel that a concerted effort was made to offer some mitigation for requests from the three neighbors. While the need for buffering and screening will have been met, we feel the need for a wall is not necessary or required in this situation. A 145-foot plus buffer exists before reaching the closest proposed building, a landscape buffer on the west property line along the east side of Cotton Lane adequately addresses the residents that live across the street and are not adjacent to the property. We feel this goes beyond the intent of the City of Glendale ordinance for buffering and screening as per section 7.2 of the code.

#### **Conclusion**

With the site being posted and notifications mailed by the City and resolution with the nearby residents, we feel that this successful Citizen participation process was inclusive, listened to nearby residents and responded with reasonable mitigations to make an effort to be a good neighbor throughout the participation process.

### Schedule

- Citizens Participation Plan Submitted to City – June 29<sup>th</sup>, 2021
- Plan Implementation Date – July 14<sup>th</sup>, 2021
- Neighborhood Meeting Letter sent to Planner – June 29<sup>th</sup>, 2021
- Neighborhood Meeting Letter revised per comments – August 3<sup>rd</sup>, 2021
- Neighborhood Meeting Mailing – August 17<sup>th</sup>, 2021
- On-line Neighborhood Meeting – September 9<sup>th</sup>, 2021
- Hearing Notification Post card sent out – October 20<sup>th</sup>, 2021
- Final Participation Report – October 1<sup>st</sup>, 2021
- Site to Posted for Rezoning/PAD & Annexation – September 21<sup>st</sup>, 2021
- Notice Appears in Newspaper – October 20<sup>th</sup>, 2021
- Remove Site Posting Sign Removal – December 24<sup>th</sup>, 2021

### Contact

Michael Buschbacher II, AICP - Principal Planner  
Hunter Engineering Inc.  
10450 N 74<sup>th</sup> Street Suite 200  
Scottsdale, AZ 85258  
[mbuschbacher@hunterengineeringpc.com](mailto:mbuschbacher@hunterengineeringpc.com)  
480-991-3985

August 17<sup>th</sup>, 2021

Re: ERGAS 303 PAD – Rezone & Annexation.

Dear Neighbor,

We are applying for both an annexation and rezone for a proposed Industrial PAD on approximately 64 acres, located the NEC of Cotton Lane and the Orangewood Avenue Alignment in Glendale, Arizona. This request is for development of a light industrial site with multiple warehouse buildings. The assessor parcel number for the property is 501-04-009T. The request is to modify City of Glendale development standards to accommodate new warehouse technology and attract jobs to the area. This letter is being sent to all property owners within 300-feet of the property at the request of the City of Glendale as a part of the planning process. A copy of the proposed site plan is enclosed for your review.

A virtual neighborhood meeting has been planned in place of an in-person public gathering, due to recent increases in Covid-19 cases. The required neighborhood meeting information is located below. You can simply enter the link in a browser and follow the directions to be connected to the meeting either in your browser or in the Microsoft Teams app if you choose to download the app.

**Meeting Information:**

**ERGAS 303 - Virtual Neighborhood Meeting**  
**Wednesday, September 8<sup>th</sup>, 2021 6:00 PM (Arizona Time)**

**Please join my meeting from your computer, tablet or smartphone.**

<https://bit.ly/3jhwB37>

**You can also dial in using your phone.**

**United States: 1-929-376-1708**

**Access Code: 770 504 849#**

You are invited to attend and provide any input you may have regarding this proposal. Our requests are subject to hearing review by the Glendale Planning Commission and Glendale City Council. This meeting is being held to take comments and provide answers in advance of those hearings. You will be notified of the hearings once they are scheduled with a follow up mailing.

Please email me at [mbuschbacher@hunterengineeringpc.com](mailto:mbuschbacher@hunterengineeringpc.com) or call 480-991-3985 with any questions. Christina LaVelle, a planner with the City can be reached at 623-930-2553 should you have any questions regarding the Citizen Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



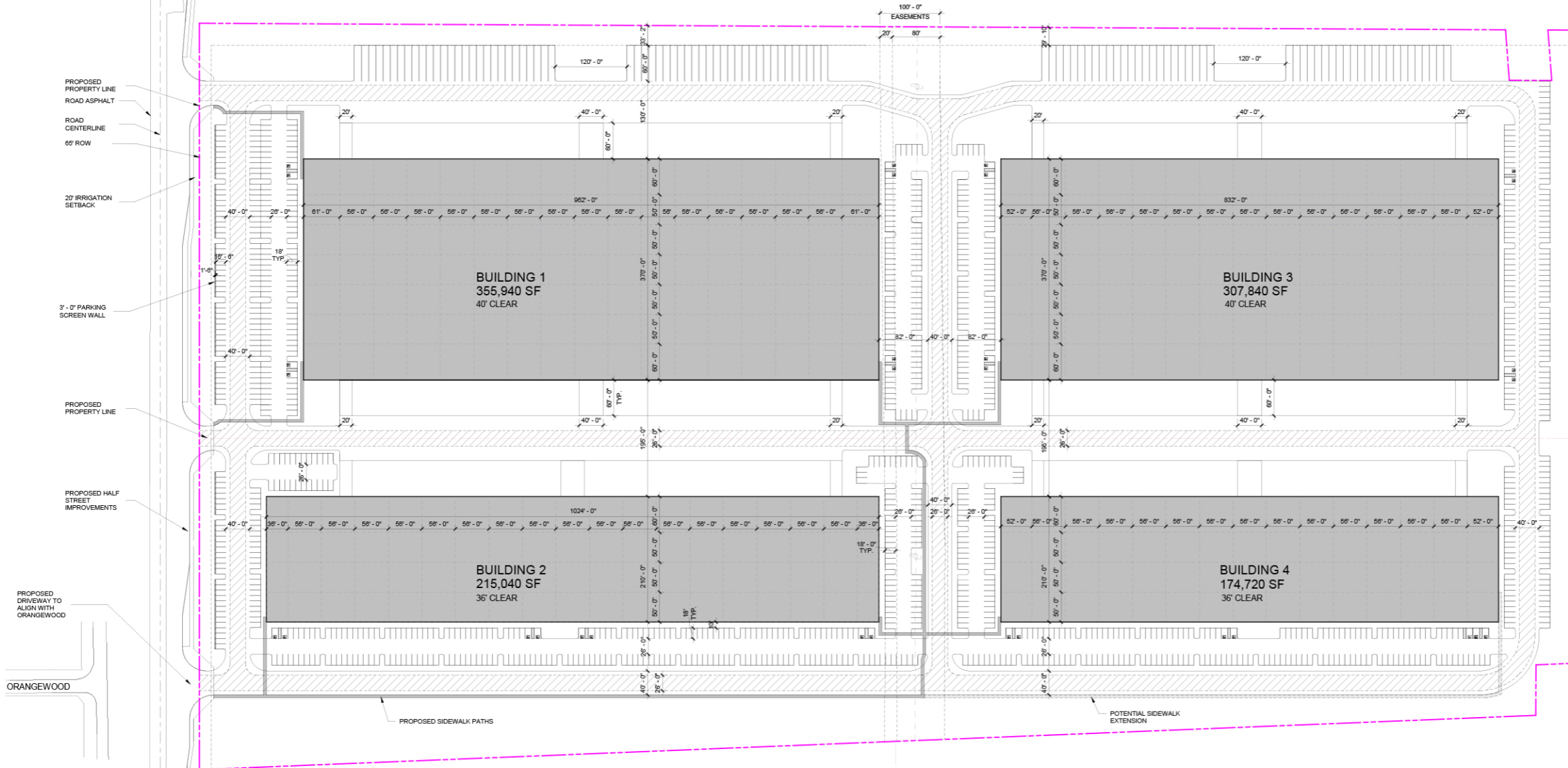
**Michael S Buschbacher II, AICP**

Principal Planner - Hunter Engineering

COTTON LANE

FUTURE RESIDENCES  
AT COTTON LANE  
501-04-009U

EXISTING U-HAUL  
STORAGE  
501-04-009R



501-04-010M

501-04-010P

1 OVERALL SITE PLAN - PLAN NORTH (OPTION 4)  
A1.0 1" = 80'-0"

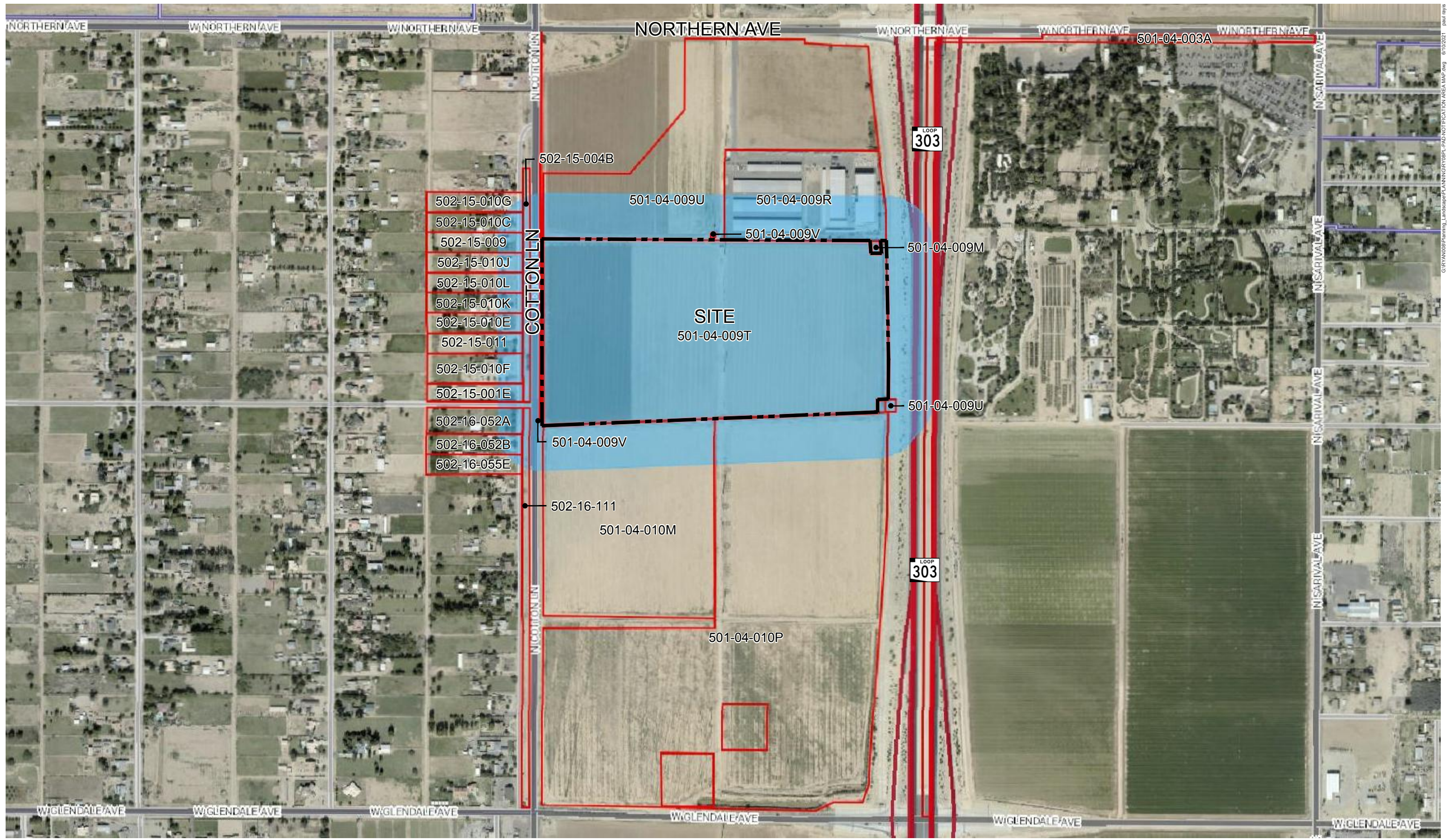


SITE DATA		PARKING DATA	
APN: #501-04-009T	LOT COVERAGE: TOTAL BUILDING SF / LOT SF 1,053,540 / 2,750,896 = 38 = 38%	PARKING PROVIDED	
EXISTING ZONING: IND-2 LIGHT INDUSTRIAL (MARICOPA COUNTY)	MAX LOT COVERAGE ALLOWED = 50%	TYPE	Provided
PROPOSED ZONING: (PAD) PLANNED AREA DEVELOPMENT	PARKING REQUIRED: WAREHOUSE: 111,000 SF FOR THE 1ST 10,000 SQ. FT. OF FLOOR AREA & 15,000 SQ. FT FOR THE REMAINING FLOOR AREA	BUILDING 1 (8 ADA REQ.)	
PROPOSED USES: LIGHT INDUSTRIAL	BUILDING 1: TOTAL = 355,940 SF FRONT - 20 FT REAR - 15 FT SIDE - 15 FT SIDE STREET - 25 FT	9' X 18'	226
BUILDING SETBACKS:	BUILDING 2: TOTAL = 215,040 SF FRONT - 10 FT REAR - 10 FT SIDE - 10 FT SIDE STREET - 20 FT	11' x 18 ADA (DOUBLE)	8
LANDSCAPE SETBACKS:	BUILDING 3: TOTAL = 307,840 SF FRONT - 10 FT REAR - 10 FT SIDE - 10 FT SIDE STREET - 20 FT	12' x 60' TRAILER PARKING	56
STRUCTURES	BUILDING 4: TOTAL = 174,720 SF FRONT - 10 FT REAR - 10 FT SIDE - 10 FT SIDE STREET - 20 FT	16'-6" w/ 1'-6" OH	48
TOTAL = 1,053,540	PARKING PROVIDED: (SEE PARKING TABLE)	9' X 18'	338
		BUILDING 2 (8 ADA REQ.)	
		11' x 18 ADA (DOUBLE)	300
		12' x 60' TRAILER PARKING	8
		16'-6" w/ 1'-6" OH	31
		BUILDING 3 (7 ADA REQ.)	339
		9' X 18'	183
		11' x 18 ADA (DOUBLE)	8
		12' x 60' TRAILER PARKING	47
		BUILDING 4 (7 ADA REQ.)	238
		9' X 18'	272
		11' x 18 ADA (DOUBLE)	6
		11' x 18' ADA (SINGLE)	1
			279
			1194

LEGEND

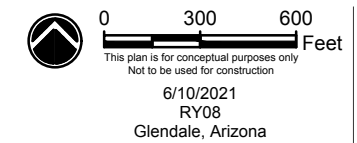
	PROPERTY LINE
	FIRE LANE ACCESS PATH

INTENTIONALLY LEFT BLANK



**ERGAS 303 PAD**  
 NOTIFICATION AREA MAP

SR21-0063



G:\RYAN\08\Plan\INGR\RY08\PLAN-PAD-NOTIFICATION AREA MAP.dwg 6/10/2021 paul ray



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

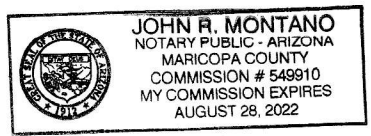
Case No. (if available) \_\_\_\_\_

Project Name: Ergas 303

I, Michael S. Buschbacher II, AICP 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: *Michael S. Buschbacher II*

*John R. Montano* 8-18-2021



## Michael Buschbacher

---

**From:** Summy, Steven <steven.summy@aecom.com>  
**Sent:** Wednesday, September 8, 2021 7:06 PM  
**To:** Michael Buschbacher; sdsummy50@msn.com  
**Cc:** Lavelle, Christina  
**Subject:** RE: Follow -up from tonight's meeting

Thank you for the Ergas 303 neighborhood meeting presentation.

**Steve Summy**

**AECOM**  
7720 North 16<sup>th</sup> Street  
Suite 100  
Phoenix, AZ 85020-4493

970-759-9652  
Sdsummy50@msn.com

[LinkedIn](#) [Twitter](#) [Facebook](#) [Instagram](#)



---

**From:** Michael Buschbacher <mbuschbacher@hunterengineeringpc.com>  
**Sent:** Wednesday, September 08, 2021 6:40 PM  
**To:** sdsummy50@msn.com  
**Cc:** Lavelle, Christina <clavelle@GLENDALEAZ.com>  
**Subject:** [EXTERNAL] Follow -up from tonight's meeting

Steve and Jane,

Thank you for attending. Please find attached the requested slides from the presentation tonight.

As a precautionary measure in reaction to the COVID-19 Virus, Hunter Engineering has enabled a Remote Work Policy for the safety of our employees. We would like to reassure our clients that this policy will not affect our overall ability to provide premium services. Hunter Engineering would like to thank you for your continued support and understanding during these tumultuous times. We will try to respond to all projects in a timely manner.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA  
Principal Planner, Senior Urban Designer



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## Michael Buschbacher

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**From:** Michael Buschbacher  
**Sent:** Monday, September 20, 2021 8:58 AM  
**To:** Michael Todd  
**Cc:** clavelle@glendaleaz.com; Rod Miller  
**Subject:** RE: Planned Industrial Use Facility  
**Attachments:** NeighborhoodMeeting\_Presentation\_090821.pdf

Michael,

Thank you for your e-mail. As per your property record information, the mailing address for your property is 7614 N 171<sup>st</sup> Ave Waddell, AZ 85355. This is the address that has been included in the participation plan provided to the City for your property. There was a notification sent to you in a timely manner and you were notified as per the process described by the City of Glendale. I am sorry you did not receive it. I will include a brief summary of your email as a comment in my final report to the City. I have included a copy of the presentation with my response below so you can review and provide any additional comments.

We definitely want to include you in the process, so I've gone through and added information that may help you better understand how we are working to be good neighbors with the surrounding properties. First and foremost we have provide the required buffers for the commercial and industrial uses proposed in the PAD. I've provided some details for your property below as an example to help you realize the actual distance versus the perceived distance of the proposed project.

The rental communities are being built in unincorporated Maricopa County. Your property is also within unincorporated Maricopa County. As a courtesy we are accommodating appropriate buffers of space between those properties as that they are not in the same jurisdiction, we have been asked to use the Glendale standard for that buffer.

Your property is separated by Cotton lane and the railroad property, for a distance of over 140-feet from your property line to the projects property line. In addition, there is a distance of 170-feet from the projects property line to the closest building. So, the proposed building is a distance of over 310-feet from your east property line. Your property has a much greater distance from the project and well exceeds the recommended buffer of 25-feet by the City of Glendale.

Here is a quick analysis of your potential viewshed. With a building height of 40-feet (lower than others in this corridor). If you were to stand on your property line and look across to the proposed building location, at the developments property line (140-feet from yours) with a 20-25-foot tree and a row of shrubs, the view of the building would be almost entirely blocked. There is an additional 150-feet in distance from the front of your house. There would be very little, if any views of the building from the front of your home with this landscape buffer. Between your house and the closest building would be a distance of over 460-feet. While I understand that you may not want this use across the street; it is clearly adequately buffered from your property, at almost 10 times the distance required by the City for industrial uses.

I just wanted to put that into perspective, so you can start to visualize the distances between the buildings.

In addition to providing that landscape buffer, the buildings will be painted light colors to help them visually fade into the background and parking lot and building lights will be shielded to block light from adjacent properties.

Thanks for your time and input. You now have a copy of the presentation, some additional information on how far back the building will be from your property and a list of items we are proposing to provide additional mitigation for the

development. Let me know if you have any questions after reviewing the presentation. We look forward to working with you and the rest of our neighbors as we move forward.

As a precautionary measure in reaction to the COVID-19 Virus, Hunter Engineering has enabled a Remote Work Policy for the safety of our employees. We would like to reassure our clients that this policy will not affect our overall ability to provide premium services. Hunter Engineering would like to thank you for your continued support and understanding during these tumultuous times. We will try to respond to all projects in a timely manner.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA  
Principal Planner, Senior Urban Designer



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**From:** Michael Todd <jtodd12@cox.net>  
**Sent:** Saturday, September 18, 2021 12:42 PM  
**To:** Michael Buschbacher <mbuschbacher@hunterengineeringpc.com>  
**Cc:** clavelle@glendaleaz.com  
**Subject:** Planned Industrial Use Facility

September 18, 2021

Mr. Michael S. Buschbacher II, AICP, ASLA  
Principal Planner, Senior Urban Designer  
Hunter Engineering  
10450 N. 74th Street, Suite 200  
Scottsdale, AZ 85258

RE: ERGas 303 Pad

Dear Mr. Buschbacher,

It has come to our attention, through our neighbors, there is a planned industrial use facility that unfavorably affects our property. We received **NOT** notification from your office and were **NOT** provided an opportunity to participate in a meeting you held several weeks ago. I am dismayed we were **NOT** notified, as we are directly across from the proposed facility. Our address is 7614 N. Cotton Lane. I don't understand how you cannot reach such a small number of homeowners in a timely fashion to attend an online meeting.

First, we'd like to know what the plans are. We are receiving information second hand through understandably emotional neighbors. Like them, we moved to the Waddell area 20 years ago to have a rural environment. An industrial facility directly across from our front yard is not appropriate.

There is currently a rental home community being constructed south of Orangewood on Cotton Lane. And it is our understanding there is a proposed rental community being considered for immediately north of your proposed facility. We cannot understand how an industrial facility is appropriate sandwiched on three sides by residential communities.

This type of facility will increase noise, traffic, and lighting, while dropping our property value. We would not be able to sell and relocate to something comparable due to an industrial facility in front our home.

We understand change is inevitable. We are certain not one individual who works on the project would want the same thing built directly in across from their front yard. What an eye sore.

We would like to receive as much information as possible about your proposed plans since we were excluded from notification. Then we can make a more educated response to our concerns over an industrial complex. Our lives will be negatively changed by this project.

We can be contacted at: 623-536-5184, [jtodd12@cox.net](mailto:jtodd12@cox.net), and the address below.

Sincerely,

Michael and Jeri Todd  
7614 N. Cotton Lane  
Waddell, AZ 85355

c: Christina LaVelle, Planner  
City of Glendale

September 15, 2021

Mr. Michael S. Buschbacher II, AICP, ASLA  
Principal Planner, Senior Urban Designer  
Hunter Engineering  
10450 N. 74th Street, Suite 200  
Scottsdale, AZ 85258

Re: ERGas 303 Pad

Dear Mr. Buschbacher

Thank you for the presentation documents for the planned Industrial use that unfavorably affects my property. I am directly across from the proposed industrial use. My address is 7532 N Cotton Lane.

We moved to the Waddell area over 22 years ago because of wanting to own horse property. We have loved the horse. The city has encroached us and we are now facing a big change to our horse community. Industrial use is not conducive to what its being put next to at all. Your use is somewhat of an oddball amid housing developments.

After speaking with others in the area (Jane and Steve Summy), we are very concerned about what is coming. Not only does the widening Cotton Lane poses a real threat to my home and way of life the community of rural is gone. Here are a few of many that come to the attention of us, and hope can be addressed.

1. The sound, traffic and over all safety is being affected. Our homes along Cotton Lane are sitting above your proposed industrial. We have no screening to this site. Farm field being replaced by concrete!
2. Noticed on the site plan that there is no screening, wall or landscaping proposed that would block our view of these buildings.
3. The added number of cars, trucks is only going to make this horrible for us living right next to your development. With the main access point directly across my home, this affects me badly.
4. Placing a sidewalk in on east side of Cotton does nothing for us. We have horses and now we will no longer be able to ride safely anymore.
5. Industrial use means that it is open to end users that we as homeowners find to be a detriment. I.e.... medical marijuana dispensaries?
6. Will traffic, truck deliveries be 24/7?
7. Will trucks be allowed to idle?
8. How will you stop trucks from parking along Cotton Lane waiting to unload?
9. What is the speed limit going to be?
10. Is there going to be traffic lights?

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There are a few things that come to mind about how maybe you can work with the homeowners out here. We realize its all preliminary and based on County, City jurisdictions.

1. Can you build a block wall on our easements in front of our houses?
2. And/or can you add landscaping
3. And/or can you build block wall around my property front not in easement
4. Are the lights around buildings going to be dark sky lights?
5. And/or why not a screen wall along Cotton Lane.

We realize that change is inevitable. We hope you are wiling to be good neighbors to us. Our lives are going to be changed forever with this development.

I can be reached at 602-639-0169. My email is [teamzoomracing@yahoo.com](mailto:teamzoomracing@yahoo.com)

Sincerely Concerned Homeowner

Debby N Hanna



September 28, 2021

Debby N. Hanna  
7532 N Cotton Lane  
Waddell, AZ 85355  
602-639-0169  
teamzoomracing@yahoo.com

Ms. Debby N. Hanna,

Thank you for taking the time to reach out with your concerns about the Ergas 303 Development. We appreciate your comments and will take them into consideration as we move through the development process. We take these seriously and are focused on maintaining a positive relationship with the surrounding community.

Best,

A handwritten signature in cursive script that reads "Josh Tracy".

Josh Tracy

Director of Development

Ryan Companies US, Inc.  
3900 East Camelback Road, Suite 100  
Phoenix, AZ 85018

p: 602-322-6100  
ryancompanies.com

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# CITIZEN PARTICIPATION FINAL REPORT

## SUMMARY / FINAL REPORT

Total individuals notified: 63

Total Participants: 6

### CONCERNS, ISSUES, PROBLEMS EXPRESSED

traffic, buffers, distance from proposed project and screening for nearby residents.

### HOW CONCERNS WILL BE ADDRESSED?

A 145-foot plus buffer exists before reaching the closest proposed building, a landscape buffer on the west property line along the east side of Cotton Lane adequately addresses the residents that live across the street and are not adjacent to the property. We feel this goes beyond the intent of the City of Glendale ordinance for buffering and screening as per section 7.2 of the code. A landscape screen of trees and shrubs is being provided. Buildings will be painted light colors to help make the buildings appear to fade into distant views.

### CONCERNS APPLICANT IS UNWILLING TO ADDRESS

The resident request for a wall to be built on their property to block the view cannot be accommodated as that it is first not needed with the landscape screening and would have to be constructed on private property, which would be considered excessive liability for the developer.

### HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

The proposal had been designed in advance to address anticipated concerns and those mitigations were provided to the residents who voiced concerns.

### APPLICANT SIGNATURE AND DATE

Michael S. Buschbacher II, AICP October 1<sup>st</sup>, 2021