



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

The District at Westgate

January 13, 2022

Implementation Schedule

Date CPP Submitted to Planner: 8/11/2021

Date CPP Re-Submitted to Planner: 11/2/2021

Distribution date of initial notices: 11/5/2021

Number of Weeks Allowed for Responses: 9.5

Cut-Off Date for Responses: 1/10/2022

Submittal Date of CPP Final Report: 1/13/2022

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from Agricultural District (A-1) to Planned Area Development (PAD) and a Minor General Plan amendment Land Use Designation from Medium Density Residential 3.5 – 5.0 DU/Acre (MDR 5) to High Density Residential 20.0 – 30.0 du/ac (HDR 30) on an approximately 19.158+/- acre site located at the northeast corner of 91st Avenue and Ocotillo Road. The proposed project would result in a contemporary residential mixed-use project with approximately 384 multifamily housing and condominiums.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties has been ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will continue throughout the public hearing approval process.

APPROVED

20 JAN 2022

City of Glendale
Planning Division

Community Involvement

The outreach team has communicated with neighboring property owners, HOA's, business owners, and community members by telephone, one-on-one meetings, door-to-door outreach, and group meetings since August 2021. Members of the outreach team have been continually available to meet with any neighbors who wished to discuss the project. They also have been contactable via telephone and/or e-mail to answer any questions relating to the project.

Prior to the Neighborhood Open House, the outreach team visited over 250 nearby residential neighbors to get their feedback on the project. A majority of this feedback was favorable to this proposal. The major concern from the nearby residents revolved around potential traffic on 89th Avenue and a desire for the street not to connect through from Glendale Avenue. The development team met with City Staff and revised the project to address this concern.

Surrounding property owners, HOAs and other interested parties were notified via first class mail regarding the project. The distribution of this notification met the City's 300' radius mailing requirements as specified in the Citizen Participation Process packet. This notification contained information about the project, as well as contact information for the development team to provide additional information and the opportunity to give feedback.

The notification also contained information regarding a Virtual Neighborhood Open House for those who wished to learn more about the project. The Virtual Open House provided a detailed description and visuals for the project as well as an opportunity for neighbors to provide comments/questions by phone or by email to the development team. The website was available from Friday 11/19/21 through Tuesday 11/23/21. While the development team did not get any communication from neighbors during the Open House timeframe, one adjacent neighbor to the south reached out via phone call subsequent to the meeting. They had questions regarding heights of the buildings and, after all questions were addressed by the development team, were satisfied with the proposed plan.

A vital part of the outreach process is to allow people to express their concerns, understand issues, and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and has been committed to communication and outreach for this project.

Attachments:

Notification Letter

Notification Lists

Notification Area Map

Affidavit of Mailing

Signed Petitions of Support

<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	91 ST AVE & OCOTILLO RD
LOCATION:	NEC 91st Avenue & Ocotillo Road
REQUEST:	The applicant is requesting Planning Commission approval for a General Plan amendment and Rezone to allow a mix residential project.
ZONING DISTRICT: A-1 (Agricultural)	COUNCIL DISTRICT: Yucca
FORMAL APPLICATION SUBMITTED: No.	





November 1, 2021

Subject: 91st Avenue & Ocotillo Road

Dear Neighbor:

This letter is to inform you that Wolff Enterprises III, LLC is submitting a Zoning District Map amendment (ZON21-23) and Minor General Plan amendment (GPA21-08) application to the City of Glendale. The 19.158+/- acre property (parcel #102-01-001A) is located at the northeast corner of 91st Avenue and Ocotillo Road in the Yucca Council District.

This application will change the Property's General Plan Land Use Designation from Medium Density Residential 3.5 – 5.0 DU/Acre (MDR 5) to High Density Residential 20.0 – 30.0 du/ac (HDR 30) and will change the Property's Zoning Designation from Agricultural District (A-1) to Planned Area Development (PAD). The Property has been identified for redevelopment in the City's Western Area Plan.

The proposed project is a contemporary residential mixed-use project with approximately 384 multifamily housing and condominiums in a mixture of one, two, and three-story buildings. With sensitive height and setbacks to the existing neighborhood, the project will feature a wealth of resident amenities, substantial open space, and lush landscaping. New housing at this location will support the continued growth of area businesses, and the project includes improvement of adjacent right of ways and the provision of a public park, enhancing not only the subject parcel but also the broader community.

We have included a site plan with this letter for your review. In accordance with public safety procedures during the COVID-19 crisis, we will be hosting an open house virtually, allowing for questions and comments, just as they would be if there were an in person open house. The web link www.technicalsolution saz.com/open-house.html will be accessible **no later than Monday, November 22, 2021** (this link does not require an application for access). The project team will be available starting on **November 22, 2021 at 6:00 PM** to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolution saz.com at that time to talk to the project team.

If you are unable to attend the virtual open house, please email or call the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com and we will be happy to provide you information about the proposal. You may also contact Alex Lerma with the City of Glendale at (623) 930-2810.

Sincerely,

A handwritten signature in cursive script that reads "Susan Bitter Smith". The signature is written in black ink and is positioned below the word "Sincerely,".

Susan Bitter Smith
President

Encl: Site Plan



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON21-23; GPA21-08

Project Name: The District at Westgate

I, Prescott Smith 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: 

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