

# 1. Citizen Participation Plan Final Report

## Tanger Outlet Centers PAD

Case No. ZON22-03

*Generally Located at the SEC of Glendale Avenue & Loop 101*

Prepared by:

Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Suite A-212  
Phoenix, Arizona 85016

Submitted to:

City of Glendale  
*5850 W. Glendale Ave, Suite 212*  
*Glendale, AZ 85301*

**Submittal Date: March 2022**

## **2. Project Description**

The subject property is generally located at the southeast corner of Glendale Avenue and Loop 101, otherwise commonly known as Maricopa County Assessor's Parcel Number 102-01-290 (the "Property") (**Tab 1**). It is approximately 7.3 acres in size and is currently vacant. The Applicant is requesting to rezone the Property from A-1 to PAD.

The Property is bounded by Glendale Avenue to the north, the Tanger Outlets Westgate to the east, Maryland Avenue to the south, and Loop 101 to the West. The Property has historically been utilized for overflow parking for events in the surrounding area. Due to the Property's unique shape and location, it can only be accessed via the internal driveways of the Tanger Outlets Westgate. As a result, Tanger is uniquely positioned to provide a development solution for this underutilized parcel.

To that end, Tanger is proposing to develop the Property with four (4) restaurants, an entertainment facility, and a digital billboard. The proposed restaurants will total approximately 30,346 square feet. The entertainment facility will comprise approximately 14,000 square feet. These new development features will be provide new services and amenities to the area and will be complementary to the existing high quality offerings available at the Tanger Outlets Westgate.

## **3. Citizen Participation Plan Elements**

The Planning Division has determined that a notification letter is the most appropriate public notification technique for this proposal. A notification letter describing the application was mailed to applicable parties on March 22, 2022.

## **4. Notification Lists**

The notification area for this mailing included property owners within a 300-foot radius of the Property. Additionally, the notification was mailed to "Interested Parties," "Homeowners Associations" and "Additional Notification" addresses, as provided by the City.

A property owner notification map along with a comprehensive mailing list which includes the above referenced parties is attached at **TAB 2**. A copy of the Notification Letter with exhibits is attached at **TAB 3**.

## **5. Citizen Participation Summary**

In compliance with staff's determination, the applicant did not hold a neighbor meeting. However, notice of the application was provided in accordance with the City's requirements. No comments were received and the applicant is not aware of any community opposition or concerns at this time.

## **6. Returned Notification Envelopes**

No notification letters which were mailed to applicable parties were returned to the applicant.

**TAB 1**

# Aerial Map

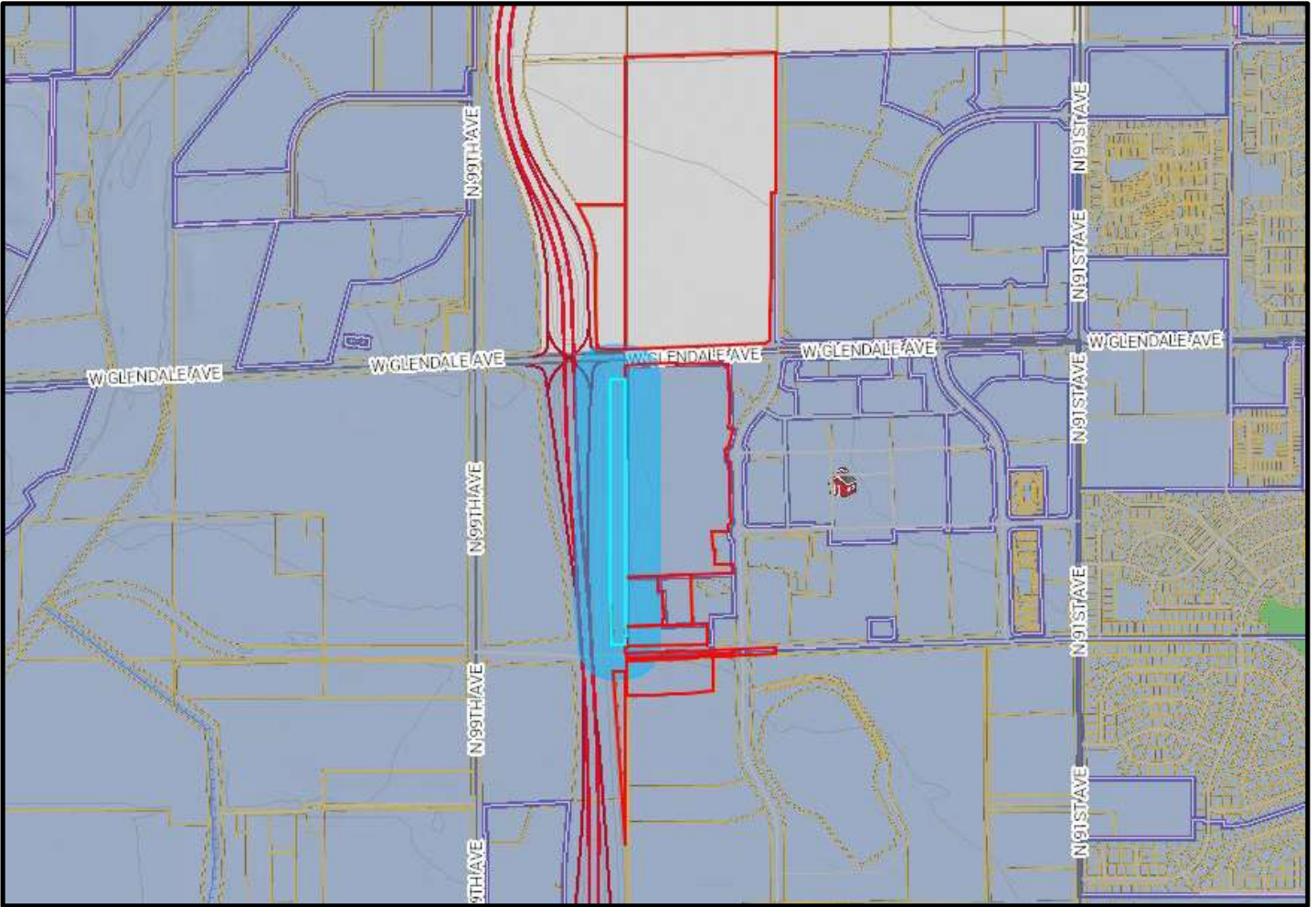


SEC Glendale Avenue & Loop 101 – Glendale, AZ



**TAB 2**

### 300' Property Owner Vicinity Map



SEC Glendale Avenue & Loop 101 – Glendale, AZ



**TAB 3**



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available): ~~N/A~~ ZON22-03

Project Name: Southeast corner of Glendale Avenue and the Loop 101

I, Alex Hayes 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: Alex Hayes

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2022.

Elizabeth McMillan  
Notary Public

My Commission Expires:

April 11, 2023





March 22, 2022

**Re: Notification of Application for Rezoning for the Property Generally Located at the Southeast Corner of Glendale Avenue and Loop 101 (Case No. ZON22-03)**

Dear Property Owner, Neighborhood Association Representative or Interested Party:

Our office represents Tanger Outlet Centers ("Tanger") with respect to the approximately 7.3-acre property generally located at the southeast corner of Glendale Avenue and Loop 101 in Glendale, Arizona (the "Property"), as shown on the enclosed site aerial map. The purpose of this letter is to simply introduce ourselves and to inform you that we have filed applications with the City of Glendale to rezone the Property *from* Agricultural (A-1), a zoning designation that in this case is a holding pattern until development plans are proposed, to Planned Area Development ("PAD") (Rezoning Case No. ZON22-03).

The Property is bounded by Glendale Avenue to the north, the Tanger Outlets Westgate to the east, Maryland Avenue to the south, and Loop 101 to the West. The Property has historically been utilized for overflow parking for events in the surrounding area. Due to the Property's unique shape and location, it can only be accessed via the internal driveways of the Tanger Outlets Westgate. As a result, Tanger is uniquely positioned to provide a development solution for this underutilized parcel.

To that end, Tanger is proposing to develop the Property with four (4) restaurants, an entertainment facility, and a digital billboard. The proposed restaurants will total approximately 30,346 square feet. The entertainment facility will comprise approximately 14,000 square feet. These new development features will provide new services and amenities to the area and will be complementary to the existing high-quality offerings available at the Tanger Outlets Westgate.

Please contact Alex Hayes via telephone at 602-230-0600 or by e-mail at [hayes@withey.com](mailto:hayes@withey.com) with any comments or questions. You may also contact Edward Vigil, Planner, with the City of Glendale via e-mail at [evigil@glendaleaz.gov](mailto:evigil@glendaleaz.gov) or by telephone at 623-930-3071.

Thank you for your courtesy and consideration.

Sincerely,

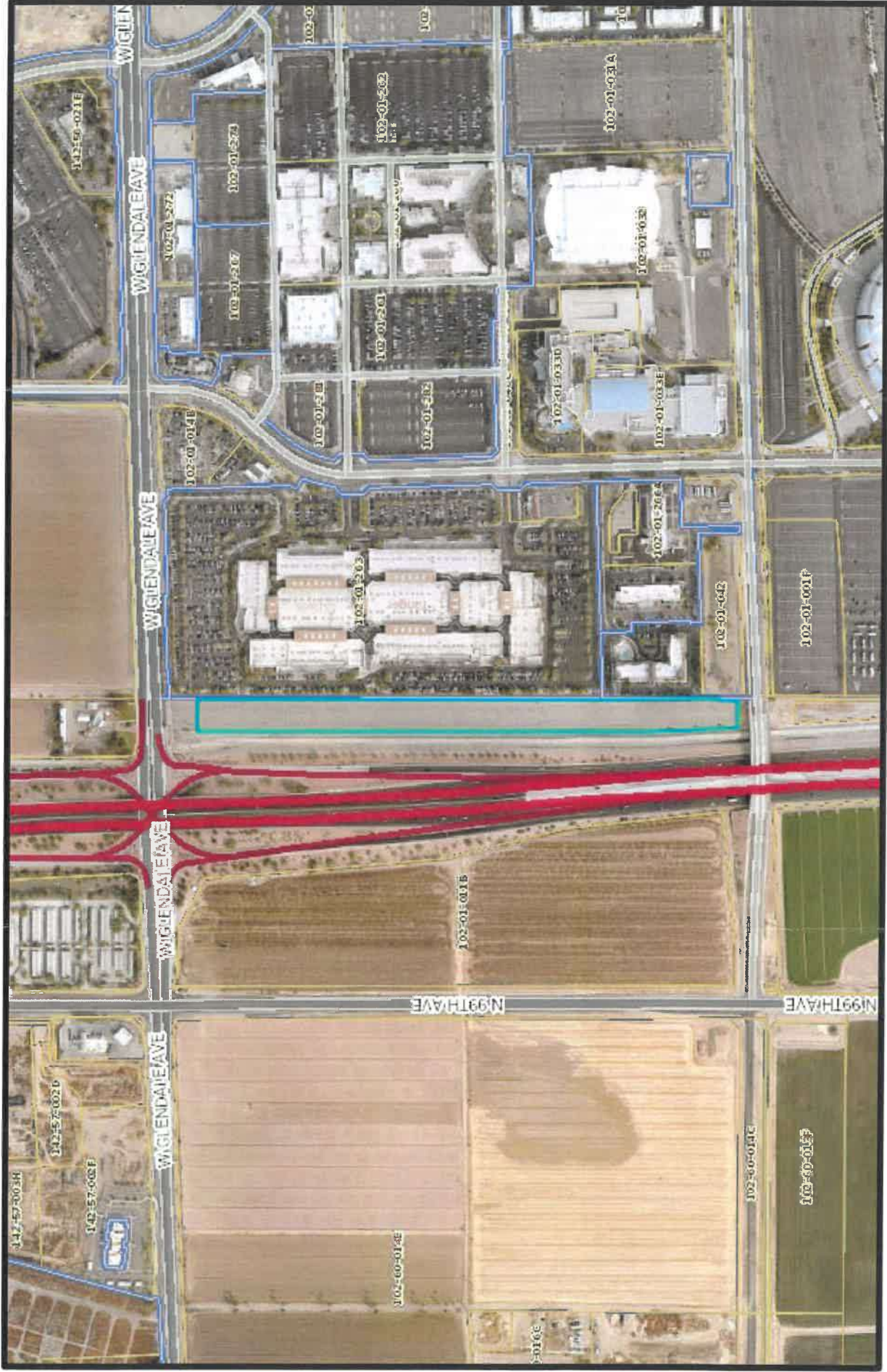
WITHEY MORRIS P.L.C.

A handwritten signature in blue ink, appearing to read "Alex Hayes", written in a cursive style.

By  
Alex Hayes

Enclosures: Site Aerial, Overall Conceptual Site Plan

# Aerial Map



SEC Glendale Avenue & Loop 101 – Glendale, AZ



120 North Second Street, Suite 200  
Phoenix, Arizona 85004  
Phone: (602) 441-1111  
Fax: (602) 441-1111  
www.adamsandassociates.com

# Tanger Outlets

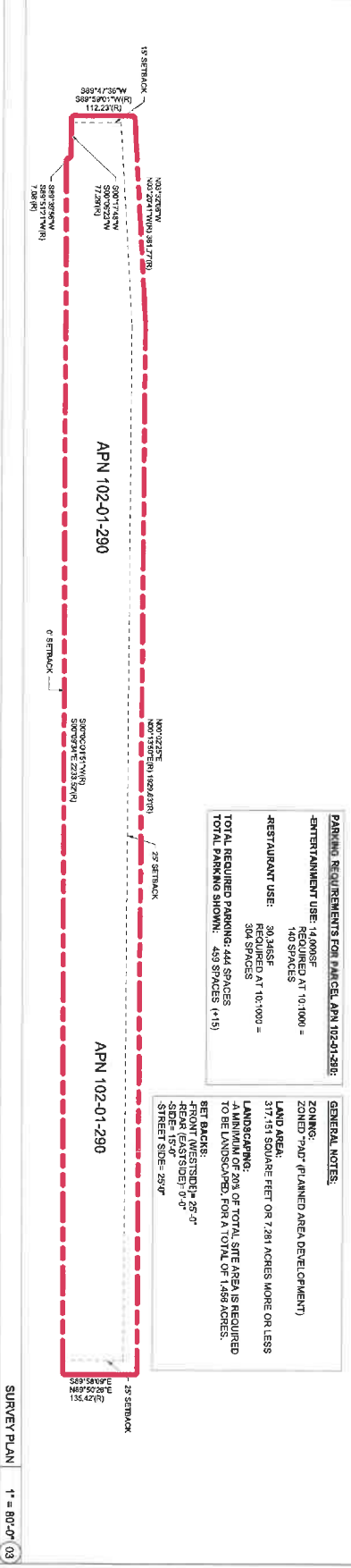
WESTGATE SITE  
PLAN

6800 N 95TH AVE.  
GLANDALE, AZ 85305

Project Number: 10111  
Client: TANGER  
Designed By: JOHN W. HARRIS  
Checked By: JAMES HARRIS

## SITE PLAN

SITE PLAN  
1" = 80'-0" (0)

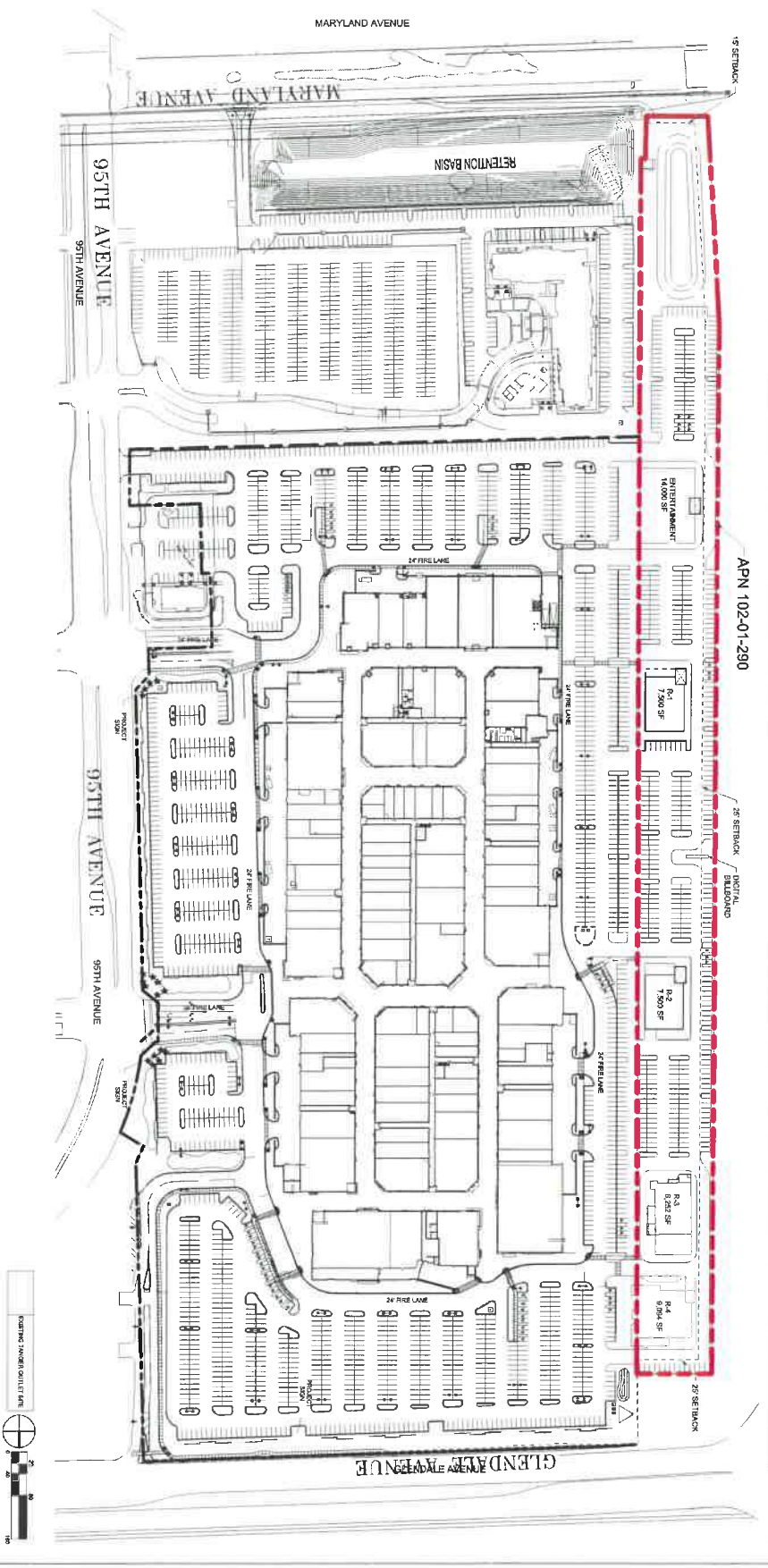


**PARKING REQUIREMENTS FOR PALM CBL APN 102-01-290:**

ENTERTAINMENT USE:	14,000 SF
REQUIRED AT 10,000 =	140 SPACES
RESTAURANT USE:	30,385 SF
REQUIRED AT 10,000 =	304 SPACES
TOTAL REQUIRED PARKING:	444 SPACES
TOTAL PARKING SHOWN:	459 SPACES (+15)

**GENERAL NOTES:**

ZONING:	COMMERCIAL (PLANNED AREA DEVELOPMENT)
LAND AREA:	317,151 SQUARE FEET OR 7.281 ACRES MORE OR LESS
LANDSCAPING:	A MINIMUM OF 20% OF TOTAL SITE AREA IS REQUIRED TO BE LANDSCAPED FOR A TOTAL OF 1,489 ACRES.
SET BACKS:	
- FRONT (WESTSIDE) = 25'-0"	
- REAR (EASTSIDE) = 0'-0"	
- STREET SIDE = 25'0"	



SITE PLAN  
1" = 80'-0" (0)

A1001