



Legacy Place

Citizen Participation Final Report

SE & SW Corner of 75th Avenue & Northern Avenue
Glendale, AZ

December 1, 2021

APPROVED

10 MAY 2022


City of Glendale
Planning Division





CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

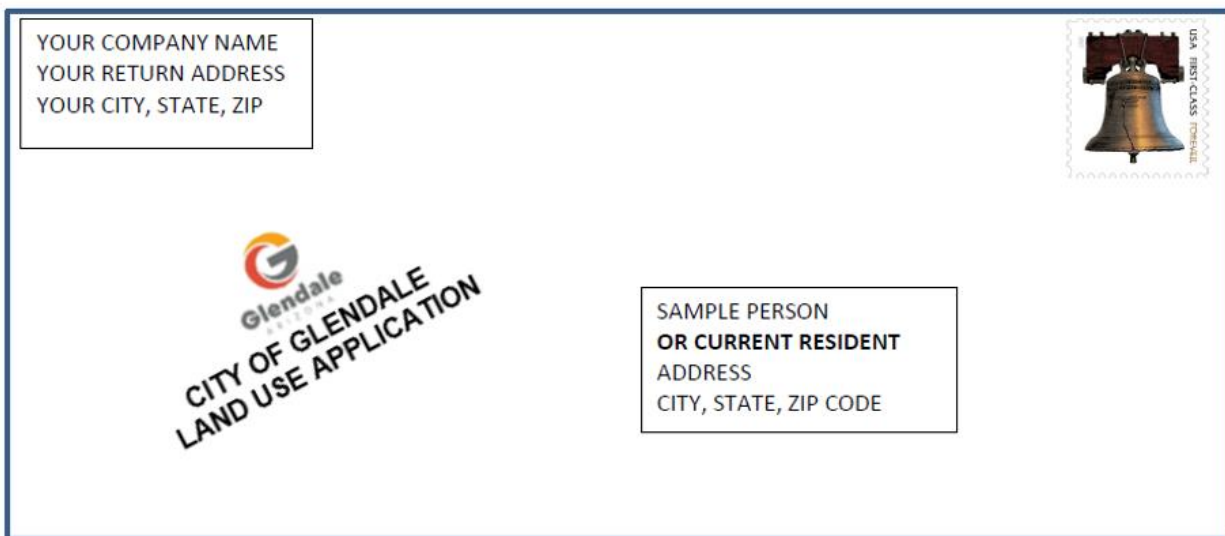
SUMMARY / FINAL REPORT	
Total individuals notified:	154
Total Participants:	19
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
Surrounding property owners had questions regarding phasing, product type/home layouts, effects on property taxes, irrigation infrastructure, and water infrastructure related to the Project and adjacent properties.	
HOW CONCERNS WILL BE ADDRESSED?	
Questions raised by surrounding property owners are being researched and addressed. See additional information in Memo dated May 6, 2022	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
N/A	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
No significant concerns have been raised by property owners regarding potential negative externalities. General questions are being researched and addressed.	
APPLICANT SIGNATURE AND DATE	
 <i>Cindy Pakhoda 12/1/21</i>	

REQUIRED ATTACHMENTS:

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS (NONE).
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- "INTERESTED PARTIES" LIST PROVIDED BY PLANNING

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- ☒ “ADDITIONAL NOTIFICATIONS” LIST PROVIDED BY PLANNING.
 - ☒ LIST OF HOME OWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.

The mailing list is needed to provide notification postcards for any public hearings. The City of Glendale Planning Division will create and distribute the public hearing postcards; however, the applicant will be responsible for notification costs. The City will invoice the applicant for these charges. Upon receipt of the invoice, the applicant will be required to submit a check made payable to the City of Glendale. Failure to submit payment may result in postponement of the application.



In addition to the recipient’s address, your mailing envelope must include a return address and the City of Glendale Logo label identifying the information as a Land Use Application. If the envelopes have not been properly prepared, your project may be delayed. An Affidavit of Mailing must be submitted to staff once you have completed your mailing. (See P. 6).

October 12, 2021

Dear Neighbor and/or Interested Party:

This letter is to inform you that I am applying for an annexation and PRD rezone application with the City of Glendale in order to develop Legacy Point, a master planned community within the Cities of Glendale and Peoria, see enclosed **Land Use Development Plan**. Legacy Point - Glendale consists of approximately 120-gross acres at 7505 W. Northern Avenue in the Yucca Council District. The City case number for the annexation is AN-233 and case number for rezone is ZON21-24. The property is generally bounded by Northern Avenue to the north, 73rd Avenue to the east, Frier Drive alignment to the south, and 79th Avenue alignment to the west, between Grand Avenue/US 60 and the Loop 101 North, see enclosed **Vicinity Map**.

The Property consists of three parcels totaling approximately 120 gross-acres in size currently being used for dairy and agricultural purposes. It is the intention of the Applicant to use this property to construct new housing uses close to the City core and to two major transportation corridors - Grand Ave/US 60 and Loop 101, located 1.5 miles west. In conjunction with the rezoning application from R1-6 Single Family Residential in Maricopa County and the City of Glendale to R1-6 with a Planned Residential Development (PRD) overlay an application for annexation of approximately 75-gross acres has been submitted and is being processed.

The PRD overlay will allow for development standards and design elements consistent with the portion of the property in Peoria, all meeting the goal and vision of creating a high quality development in harmony with the surrounding area.

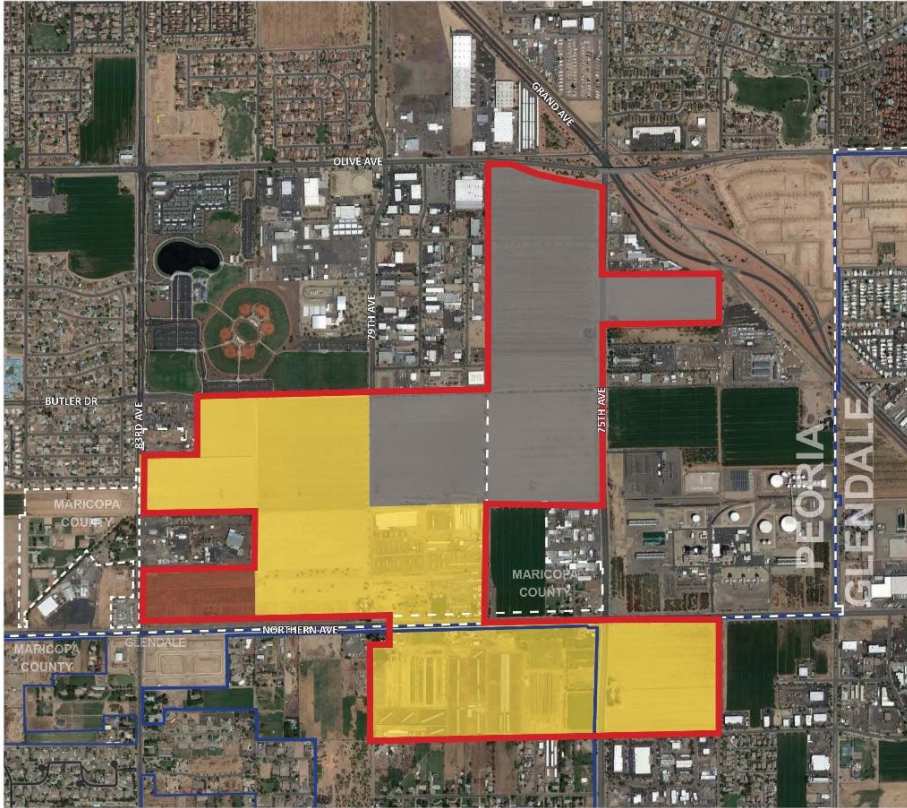
I have enclosed the proposed **PRD Development Plan** with this letter for your review. If you would like to learn more about the project, **we will be hosting a virtual neighborhood open house meeting on November 1, 2021 at 6:00 pm**. We will make a live presentation via web conference during which we will describe the project and display project plans and exhibits. Comments and questions will be accepted at the meeting. If you are unable to access the online meeting please contact me in advance of the meeting and request a phone number to participate via audio. If you are unable to attend the meeting, please write, email, or call me at the contact information below. You may also contact Alex Lerma with the City of Glendale at (623) 930-2810 or alerma@GLENDALEAZ.com.

IF YOU WOULD LIKE TO PARTICIPATE: Please email Joseph Vance at jvance@hilgartwilson.com and request a link to the meeting. The only way that you will be able to access the online meeting is by the link we will provide to you for the email address that is provided. You may also participate in the meeting via phone by contacting me in advance and requesting a phone number.

Respectfully,
Cindy Paddock

Cindy Paddock
HilgartWilson
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
602.490.0535
cpaddock@hilgartwilson.com

Enclosure: Land Use Development Plan
Vicinity Map
PRD Development Plan



LEGACY POINT

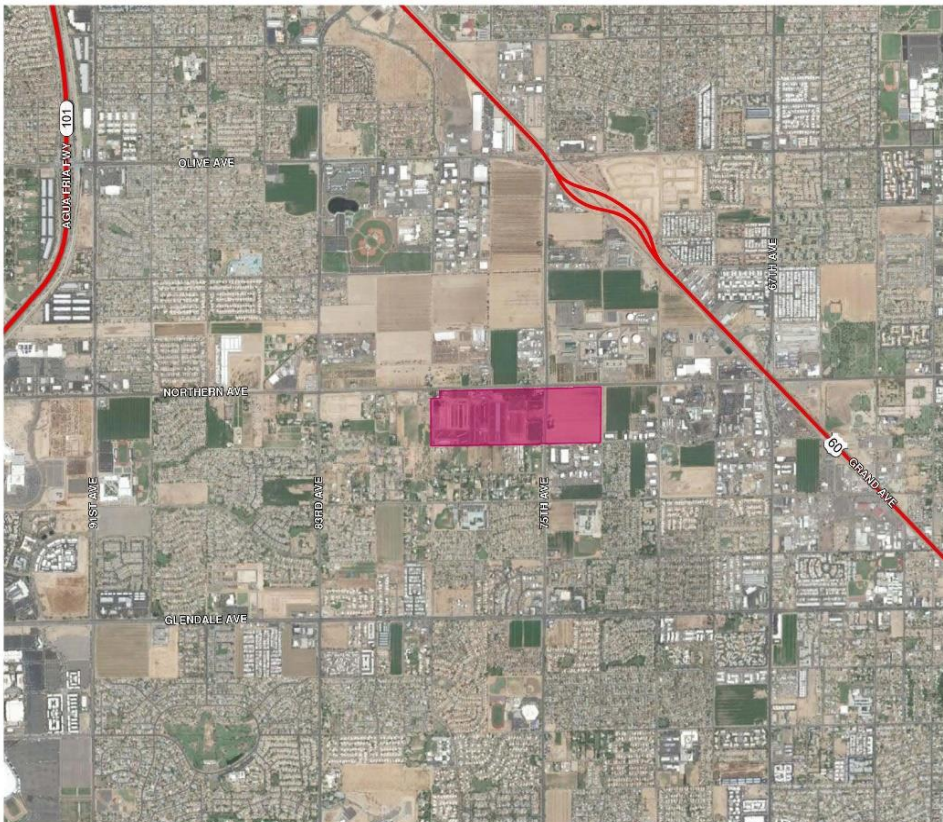
GLENDALE, ARIZONA

DEVELOPMENT PLAN

FIGURE 1

- PEORIA MUNICIPAL BOUNDARY
- GLENDALE MUNICIPAL BOUNDARY
- PROJECT BOUNDARY
- RESIDENTIAL
- EMPLOYMENT/INDUSTRIAL
- MIXED USE (COMMERCIAL/RESIDENTIAL)

Land Use	Acreage		Total
	Peoria	Glendale	
Residential	187,451	111,911	299,362
Employment/Industrial	128,619	0	128,619
Mixed Use	15,241	0	15,241
Total	331,291	111,911	443,202



LEGACY POINT

GLENDALE, ARIZONA

PLANNED RESIDENTIAL DEVELOPMENT

FIGURE 1

VICINITY MAP

NOT TO SCALE

- Project Boundary





PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON 21-24

Project Name: LEGACY POINT

I, CINDY PADDOCK 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: Cindy Paddock

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LEGACY POINT NEIGHBORHOOD MEETING REPORT

Date: 11/01/2021

6:00 PM-6:45 PM

Attendees: 19

The Legacy Point Neighborhood meeting commenced at 6:00 PM on November 1st, 2021 with 19 participants in attendance. Development team members in attendance included Beus Gilbert McGroder, Shea Homes, and HilgartWilson. Meeting participants included surrounding property owners. Alex Lerma with the Planning and Zoning department and Councilmember Clark representing the Yucca District within the City of Glendale were also in attendance.

Paul Gilbert with Beus Gilbert McGroder presented a high-level overview of the overall project and entitlement efforts including rezoning and annexation that are currently being processed with the City of Glendale. The presentation detailed the overall project area, current and proposed zoning, and annexation areas pertinent to the Project. The proposed site plan was reviewed in detail. The overall development plan detailing planned uses for Peoria and Glendale was presented.

Following the presentation, participants had questions regarding project phasing, home costs, home layouts, home ownership or leased, and effects on property taxes. One participant commented on 79th Avenue blocked going north and inquired on any planned extensions or improvements of the road. HilgartWilson responded that 79th Avenue would not be extended into the Project. Additionally, the Participant asked on the likelihood of the Project connecting to the newly constructed waterline running east/west on Carole Lane just south of the Project. HilgartWilson responded that engineering reports are still being processed to determine water infrastructure and they will research it and respond. Another participant inquired about the timeline for the Project. Matt Telban with Shea Homes responded that the removal of Dairy operations would likely commence sometime in 2023 with the construction of homes falling in 2024. One participant stated that he had an irrigation easement along the front of his property, bordering the southern boundary of the Project, and asked about the future status of his easement. HilgartWilson informed the participant that they would be looking into the matter further and respond to him. Another participant asked about project setbacks and whether or not they would be consistent with the Ambra community bordering the western Project boundary. Paul Gilbert concluded that setbacks would be consistent across developments. There was a question about whether the outparcel at the NWC of the Project would be included. Paul Gilbert responded that it was not a part of the PAD. Participants also asked about being notified about future meetings, Paul Gilbert responded that they would be notified.

Paul Gilbert stated that further questions could be addressed by contacting him or Cindy Paddock with HilgartWilson and closed the meeting. The meeting concluded at 6:38 PM.



MEMORANDUM

To: Alex Lerma, City of Glendale

Date: May 6, 2022

RE: ZON21-24, Legacy Place, Citizen Participation Final Report – Update Summary

Project No.: 2143

This update summary outlines the public outreach efforts on the project since the neighborhood meeting. Questions were raised at the meeting regarding the status of the existing irrigation infrastructure on the southern boundary of the site west of 75th Avenue, and whether the project would be connecting to the new water line in Carole Lane. Subsequent to the neighborhood meeting the following actions have been taken to address those questions:

Irrigation: HilgartWilson and Shea Homes researched the existing irrigation ditch on the southern boundary of the site west of 75th Avenue and determined that it is a private irrigation facility that serves the adjacent neighbors and the Rovey dairy. After review of the title report and ALTA several meetings were held with SRP irrigation staff in January and February 2022 to review the irrigation. SRP stated that the existing irrigation ditch is not in an easement and does not have to be covered by an easement as the water use rights run with the land. The irrigation service must be maintained but SRP has no requirements on how to do so. Shea Homes requested that a meeting be scheduled with the neighbors abutting the property that are being served by the irrigation ditch to discuss options to maintain irrigation service to their property. On 3/31/22 Shea Homes (Matt Telban), SRP staff (Stephanie Berry, Tammy Gandy), HilgartWilson (Paul Haas, Cindy Paddock) and four property owners met onsite to discuss the existing irrigation ditch and options for maintaining service after the property is developed. The neighbors were pleased to have an opportunity to discuss options prior to the property being developed. No final decision was made and discussions will continue as the property gets closer to development.

Future water service: Water service to the property will not be provided from the water line in Carole Lane. Proposed water service is outlined in the PRD narrative dated April 11, 2022.