

Cotton 303 Industrial

NEC Olive & 173rd Avenues

Citizen Participation Final Report

PAD & Minor GPA

Application Case #: SR#22-0240, GPA22-03 and ZON22-12

1st Submittal Date: April 29, 2022

Resubmittal Date: September 1, 2022

Final Report Date: September 21, 2022

Applicant/Representative:



2525 E. Camelback Road

Phoenix, AZ 85016

Brief Description of the Proposed Project

The purpose of this Citizen Participation Final 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 minor General Plan Amendment application, have had the opportunities to comment and participate throughout the planning process.

The site is located at the SEC of 174th and Olive Avenues; and is an application for approximately 64.09 acres of County zoned RU-43 to be annexed into the City of Glendale, with the most compatible zoning designation within the City of Glendale. The property would then be rezoned PAD. Development standards would be modified through an Industrial PAD with specific deviations from City development standards. The project will be seeking to increase allowable building height, floor to area ratios, parking minimums and signage. The project is planned to either occur as a single phase or in phases, with the initial phase to include a mid-sized warehouse building. The subsequent phasing could include full build out of the site with a second mid-sized warehouse building.

Notification Technique for this project

The notification technique that has been recommended by the City for this project and is a neighborhood meeting. We have since held one in person neighborhood meeting and three online neighborhood meetings to give all interested parties a chance to meet, hear the proposal, voice their comments, and discuss with the development team. A copy of the approved 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' buffer of the project property line. A notification map provided by the City has been included with this report to show graphically where the 300' buffer occurs and the properties associated with that notification boundary. (*Refer to Exhibit A: Assessor's 300' Property Ownership Map*).

This plan includes homeowner associations, registered neighborhoods and their representatives. Their names will be included in the list of those who will be notified about the project. Individuals on the "Interested Parties" list currently maintained by the City of Glendale will also be included in this plan to be notified of the project. (*Refer to Exhibit B: 300' Property Ownership and Interested Parties*).

Affected or Potentially Affected Parties

The proposal is across the street from approximately seven, large lot residential properties on the west side of 173rd Avenue. These properties are not within any municipal boundary and are considered to be a part of the unincorporated community of Waddell. Landscaped setbacks and screen walls should minimize the immediate impact on these nearby residences. There are four residential properties to the north of the project that would have enhanced landscape and wall screening along Mountain View Road, including over 75-feet of separation from the project. There is a platted planned development to the west on the south portion of the project along Mountain View Road. This land is native desert and has not been developed.

Perspective of Potentially Affected Parties

As mentioned above there is potential for the residential properties to the west and the north to be affected to some degree. The undeveloped lots to the west and south currently do not have residents. 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 has included mitigations as a part of this project. The development team has also introduced possible driveway design features and signage that would help prevent truck traffic from traveling north on 173rd Avenue.

Opportunities and Methods to Discuss the Proposal

To encourage effective citizen participation in conjunction with the application, several opportunities are 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 will be 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 list was developed for citizens in the area by the City, that lists all property owners within 300 feet of the project boundaries. If there were Homeowner

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

CITIZEN PARTICIPATION PLAN

FOR

Cotton 303 Industrial PAD & minor GPA

SEC Olive & 173rd Avenues Glendale, Arizona

PREPARED BY:

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

Submitted: April 29, 2022

Revised: _____

H.E. PROJECT NO. EISN005
SR 21-0240
ZON22-XX

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
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Citizen Participation Plan – Cotton 303 Industrial PAD/GPA

Brief Description of the Proposed Project

The purpose of this Citizen Participation Plan 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 minor General Plan Amendment application, will have opportunities to comment and participate in the planning process.

The site is located at the SEC of 174th and Olive Avenues; and is an application for approximately 66.71 acres of County zoned R-43 to be annexed into the City of Glendale, with the most compatible zoning designation within the City of Glendale Zoning Ordinance as RR-45. The property would then be rezoned to Light Industrial (M-1) with a PAD Overlay. Development standards would be modified through an Industrial PAD with specific deviations from City development standards. The project is currently entitled to building heights of 30' and will be seeking to increase allowable building height, floor to area ratios, parking minimums and signage. The project is planned to either occur as a single building, or in two phases, with the initial phase to include a mid-sized warehouse building. The second phase would include full build out of the site with a second mid-sized warehouse building.

Notification Technique for this project

The notification technique that has been recommended by the City will be used for this project and is a neighborhood meeting. We have proposed that an online neighborhood meeting be held with options for those without internet to have access to a City computer(s) with internet connection. City planning staff has approved online meetings as an acceptable method for citizen participation. A copy of the approved notification letter has been attached to the end of this report.

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Affected or Potentially Affected Parties

The proposal is across the street from approximately seven, large lot residential properties on the west side of 173rd Avenue. These properties are not with any municipal boundary and are considered to be a part of the unincorporated community of Waddell. There is potential for four of these residences to be affected to some degree. These properties have a 140' property line buffer and 30' roadway buffer, for a total of 170' buffer from the proposed project. This combined with landscaped setbacks and screen walls should minimize the immediate impact on these residences. There are four residential properties to the north of the project that would have enhanced landscape and wall screening along Mountain View Road, including over 75-feet of separation from the project. There is a platted planned development to the west on the south portion of the project along Mountain View Road. This land is native desert and has not been developed.

Perspective of Potentially Affected Parties

As mentioned above there is potential for the residential properties to the west and the north to be affected to some degree. The undeveloped lots to the west and south currently do not have residents. 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 has included mitigations as a part of this project.

Opportunities and Methods to Discuss the Proposal

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

Notification Letter: All persons listed on the contact list will be 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. If there were Homeowner Associations or Registered Neighborhood Groups they would have been include, but there are none, as per the City. 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: An online meeting will be held. 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 will be held.

The notification letter, mentioned above, includes the date and time of the neighborhood meeting. The letter requests that individuals who want to participate and attend the online meeting confirm their attendance by submitting their comment during or after the meeting within two days. During the meeting individuals will have the opportunity to comment in the Chat feature of the online meeting program. The online meeting process meets the requirements of the City of Glendale Zoning Ordinance Sec. 3.304 for Citizen Participation Plan "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 receive a note card, by first class mail, that provides notice of the two scheduled public hearings and briefly describes the project.

Publication: A notice will be published on **(MONTH, DATE, YEAR)** 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 **(MONTH, DATE, YEAR)** a minimum of 15 days before the scheduled hearing date for the Planning Commission on **(MONTH, DATE, YEAR)** and the City Council meeting date on **(MONTH, DATE, YEAR)**. Affidavits of posting along with photos will be provided as evidence of compliance with City requirements. All signs will be removed on **(MONTH, DATE, YEAR)** 14 days after the City Council public hearing and vote.

Note: There have been no comments, questions and concerns received as of the date of this initial participation plan. Any comments will be copied to the project planner with the City of Glendale and be included in the final citizens participation report.

Changes and Amendments to the Proposed Development

If a 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 CPP.

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 CPP will be submitted to the planning staff before the public hearings. Planning staff will be invited to the online public meeting and will receive any communications with citizens or other interested parties. A final Citizens Participation Report will be created summarizing the results of the efforts outlined within this Citizen Participation Plan.

Schedule

- Citizens Participation Plan Submitted to City – April 29th, 2022
- Plan Implementation Date – May 10th, 2022
- Neighborhood Meeting Letter sent to Planner – May 3rd, 2022
- Neighborhood Meeting Mailing – May 10th, 2022
- On-line Neighborhood Meeting – May 26th, 2022
- Hearing Notification Post card sent out – TBD by City Staff
- Final Participation Report – TBD by City Staff
- Site to Posted for Rezoning (PAD) – TBD by City Staff
- Notice Appears in Newspaper – TBD by City Staff
- Remove Site Posting Sign Removal – TBD by City Staff

Contact

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480-991-3985

10450 N. 74th Street, Suite 200
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T 480 991 3985
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May 10th, 2022

Re: Cotton 303 Industrial PAD – Rezone & Minor General Plan Amendment

Dear Neighbor,

We are applying for an annexation into Glendale, a minor general plan amendment and rezone from RU-43 to PAD to enable development of 1 million SF of industrial floor space on approximately 67 acres located at the SWC of Olive Avenue and 173rd Avenue in Maricopa County, Arizona. This request is for development of a light industrial site with either one large, or two mid-sized warehouse buildings. The assessor parcel number for the property is 502-09-957. 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 is enclosed for your review.

A virtual neighborhood meeting has been planned in place of an in-person public gathering. The required neighborhood meeting information is located below. You can either download the Microsoft Teams Application or use the website version. Please click on the link below to join the meeting or call.

Meeting Information:

Cotton 303 Industrial PAD & GPA - Virtual Neighborhood Meeting
Thursday, May 26th, from 5:00 PM - 6:00 PM (MST)

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

Citizen Participation Meeting on Microsoft Teams

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 929-376-1703,,332400906#](#) United States, New York City

Phone Conference ID: 332 400 906#

[Learn More](#) | [Meeting options](#)

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.

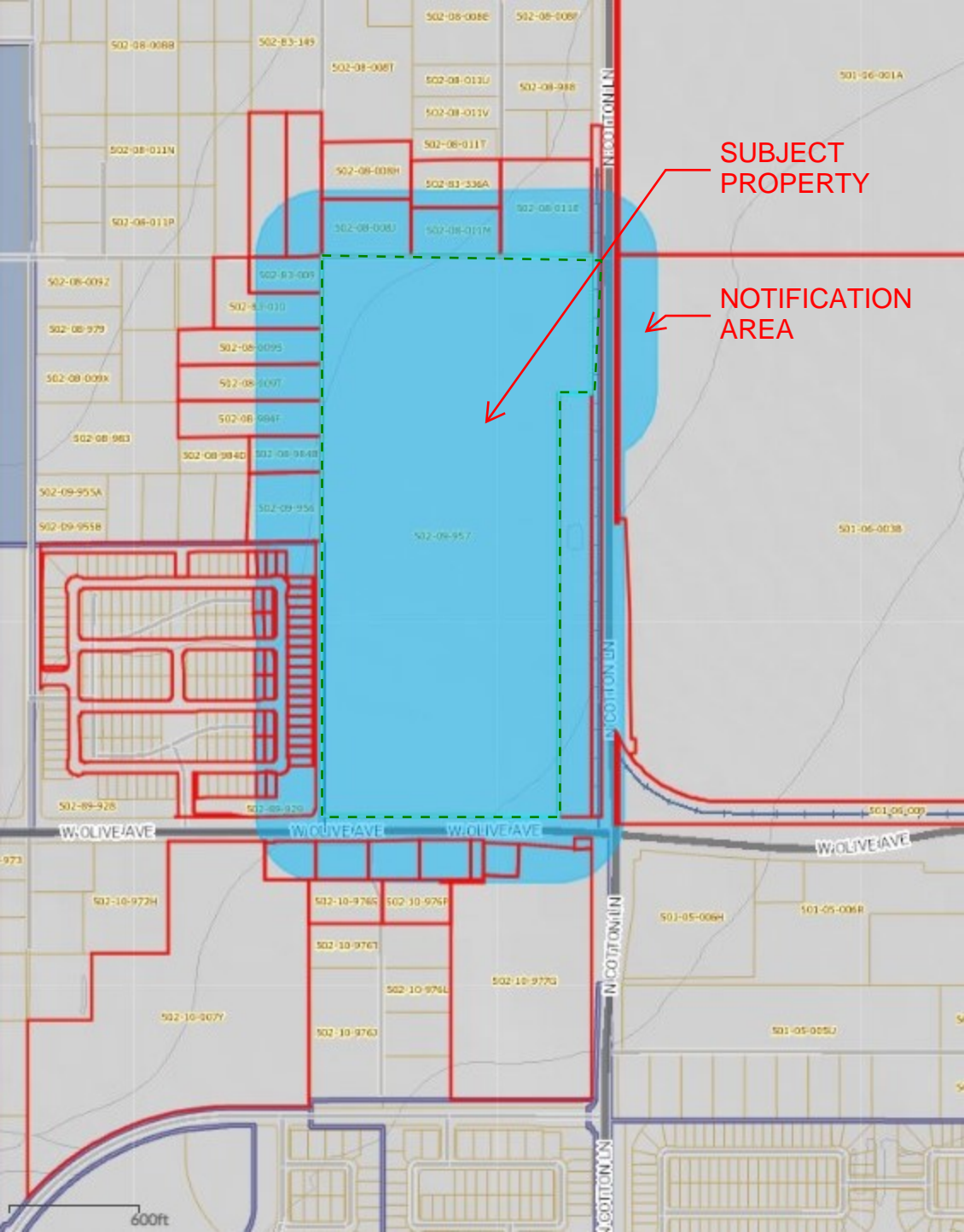
Please email me at mbuschbacher@hunterengineeringpc.com or call 480-991-3985 with any questions. George Gehlert, a planner with the City can be reached at 623-930-2597 should you have any questions regarding the Citizen Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Michael S Buschbacher II, AICP

Principal Planner - Hunter Engineering



SUBJECT
PROPERTY

NOTIFICATION
AREA

502-08-0088

502-83-145

502-08-008E

502-08-008F

502-08-008T

502-08-011U

502-08-008

501-06-001A

502-08-011M

502-08-011V

502-08-0117

502-08-008H

502-83-36A

502-08-011E

502-08-008J

502-08-011M

502-08-009Z

502-83-009

502-08-079

502-83-010

502-08-0079S

502-08-009X

502-08-0097

502-08-004T

502-08-983

502-08-984D

502-08-954B

502-09-955A

502-09-956

502-09-955B

502-09-957

501-06-003B

W OLIVE AVE

W OLIVE AVE

W OLIVE AVE

W OLIVE AVE

N COTTON LN

N COTTON LN

N COTTON LN

502-10-972H

502-10-976E

502-10-976F

501-05-006H

501-05-006R

502-10-9077

502-10-976I

502-10-977G

502-10-976J

501-05-005L

600ft

Associations or Registered Neighborhood Groups they would have been included, but there are none, as per the City. 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. An updated list has been provided as previously referenced under *Exhibit B: 300' Property Ownership and Interested Parties*.

Neighborhood Meetings: A total of four neighborhood meetings have been held (see details below) including three online and one in person 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". However, the development team decided to have additional meetings to give an opportunity for all public members to attend and join the discussion for the proposal. Please see attached notification letters for these meetings (*Refer to Exhibit C: Neighborhood Meetings Notification Letters*).

- First public meeting (virtual): Held on June 22, 2022
- Second public meeting: Held on July 11, 2022 at Mabel Padgett Elementary School Media Center (15430 W. Turney Avenue Goodyear, AZ 85395)
- Third public meeting (virtual): Held on July 13, 2022
- Fourth public meeting (virtual): Held on July 18, 2022

Details of Meetings: These meetings discussed proposed annexation, general plan amendment, and rezone requests. They gave an opportunity for interested members of the community to voice their opinions and provide feedback on certain concerns that they may have. Please refer to *Exhibit D: Sign-In Sheets for In Person Neighborhood Meeting*. The virtual meetings did not have a sign-in sheet, but did include approximately 30-40 individuals in attendance.

The project website link (<https://www.cotton303.com/>) was shared during these meetings along with our contact info. The website included details for all subsequent neighborhood meetings and now includes public hearing information that matches the site postings along with project conceptual plans, and frequently asked questions to address the common comments received from the public during the neighborhood meeting process. These "FAQ's" are provided on the following page for staff's reference.

Frequently Asked Questions (FAQ's):

Traffic/engineering:

1. When was the initial TIA/TIS study completed?

The initial study was completed April 25th, 2022. A revised TIA dated from August 12, 2022 is currently under review.

2. How much radius is needed for large trucks to safely turn? How will the site ensure that this is safely accommodated?

Typical minimum turning radii for large trucks including Fire Trucks is 55' in diameter; throat widths are 80' & 90' wide. The current design allows for safe truck turning movements and is typical for other turn bays for warehouses, in regard to space allowed for maneuvering. A commonly used "Auto-Turn" program was used to ensure the turning movements need all applicable standards.

3. Why can't there be access to Cotton Lane?

Directly to the east of the subject property and adjacent to Cotton Lane is a separate parcel owned and operated by Fertizona. An existing industrial site used for agricultural fertilizer distribution with a rail line serving the property. There is no ability to cut through the Fertizona property, and that property abuts about 80% of the eastern property line. This operation also includes a rail spur owned by Fertizona that runs adjacent and parallel to Cotton Lane. Crossing the railroad to access Cotton Lane is not safe for large trucks to attempt ingress/egress due to grade level of access point. Otherwise, this would be a much more ideal for access if it was an option for consideration.

4. How will the proposed development limit truck and employee traffic through the adjacent neighborhoods?

The proposed north most access point along 173rd Avenue uses a traffic median "bump out" island to restrict traffic from going northbound. This exit point will also be signed to direct drivers where to turn.

5. Any improvements to roadways in regards to drainage retention and runoff prevention?

This site will retain 100% of the 100-year-2hour storm event. The intent is that no storm water leaves the site. In fact, this site will also collect frontage half street

drainage along Olive Avenue and hold in on-site until it dissipates into the ground via drywells.

Entitlement and Annexation:

1. What is the annexation hearing date at the City of Glendale?

The annexation request (AN-240) is currently scheduled for the September 27, 2022 City Council Public Hearing at 5:30 p.m. To be held at the City Council Chambers: 5850 West Glendale Avenue, Glendale, AZ 85301.

2. Did Maricopa County reject this proposal? Why is this going forward within the City of Glendale instead of Maricopa County?

Maricopa County typically comments to reach out to the annexable city for industrial projects if close to city jurisdiction as the County lacks public services and utility support for these types of uses.

3. What types of entitlements are being requested through the City of Glendale?

The applicant is requesting annexation (AN-240) into City of Glendale with rezone (ZON22-12) from RU-43 (County) to Planned Area Development (PAD), and minor General Plan Amendment (GPA22-03) from LDR 2.5 (Low Density Residential: 1 – 2.5 d.u./ac.) to RMU (Regional Mixed Use).

4. If annexed into Glendale, how many hearings would this project be subject to? What are the scheduled hearing dates?

Hearing dates/times listed below, all to be held at the City Council Chambers: 5850 West Glendale Avenue Glendale, AZ 85301.

- AN-240 Annexation CC Public Hearing September 27, 2022 at 5:30 p.m.
- GPA22-03 and ZON22-12 PC Hearing October 27, 2022 at 6:00 p.m.
- AN-240, GPA22-03 and ZON22-12 CC November 22, 2022 at 5:30 p.m.

Site and Development:

1. What types of mitigation from residential/rural properties are proposed to limit noise?

Site design will meet Glendale standards and inclusion of landscaping, screening, setbacks, limits to truck traffic and internal driveways provides adequate buffers from nearby residential properties.

2. What are the locations of the proposed screening (walls/fences) and types & heights for this development?

An 8' CMU block screen wall is proposed to be located along the west and north sides of the project site.

3. What are the proposed setbacks for this site?

The proposed setbacks with the requested PAD zoning would meet current M-1 standards:

- Front Yard – 25 feet
- Rear Yard – 60 feet
- Side Yard – 60 feet
- Side Street Side Yard – 25 feet (buildings will be approximately 195 feet away from the western property line). Note: this number could be slightly altered depending on 173rd Avenue right-of-way requirements.

4. What development is anticipated and what would be the overall heights of the proposed buildings?

The conceptual site plan shows plans for two industrial buildings approximately 400,000 sq. ft. to 600,000 sq. ft. in size. The rezone to PAD is requesting a maximum building height of 65'.

5. Why propose this zoning and use with residential neighborhoods nearby? Why not plan more residential?

The subject site is adjacent to Fertizona, which is a fertilizer chemical manufacturing and storage plant with the most intensive County, Industrial 3 zoning. Placing residential uses next to a heavy industrial use with hazardous chemicals is not a safe option. In order to find a transitional use between heavy industrial and residential, light industrial warehousing was chosen.

6. What other types of land uses would be allowed under the proposed light industrial (M-1) zoning district?

Uses in the PAD are planned to be per the M-1 Light Industrial zoning designation within the City of Glendale. The applicant has proposed to prohibit adult businesses and marijuana facility land uses with the PAD request.

Public Hearing Notification Postcard: All persons listed on the contact list will receive a note card, by first class mail, that provides notice of the scheduled public hearings and briefly describes the project (to be completed by City of Glendale).

Publication: A notice will be published on in the Arizona Republic (a local newspaper of general circulation) to inform the residents living within the City and those within the circulation of the publication (to be completed by City of Glendale).

Physical Posting: Physical Posting of the property for all three requests occurred on September 12, 2022 for the Planning Commission and the City Council meetings. Affidavits of posting along with photos were provided to City Planning staff as evidence of compliance with City requirements. (*Refer to Exhibit E: Posting Affidavit, Photos, and Map*) All signs will be removed 14 days after the City Council public hearing and vote.

Exhibit A: Assessor's 300' Property Ownership Map

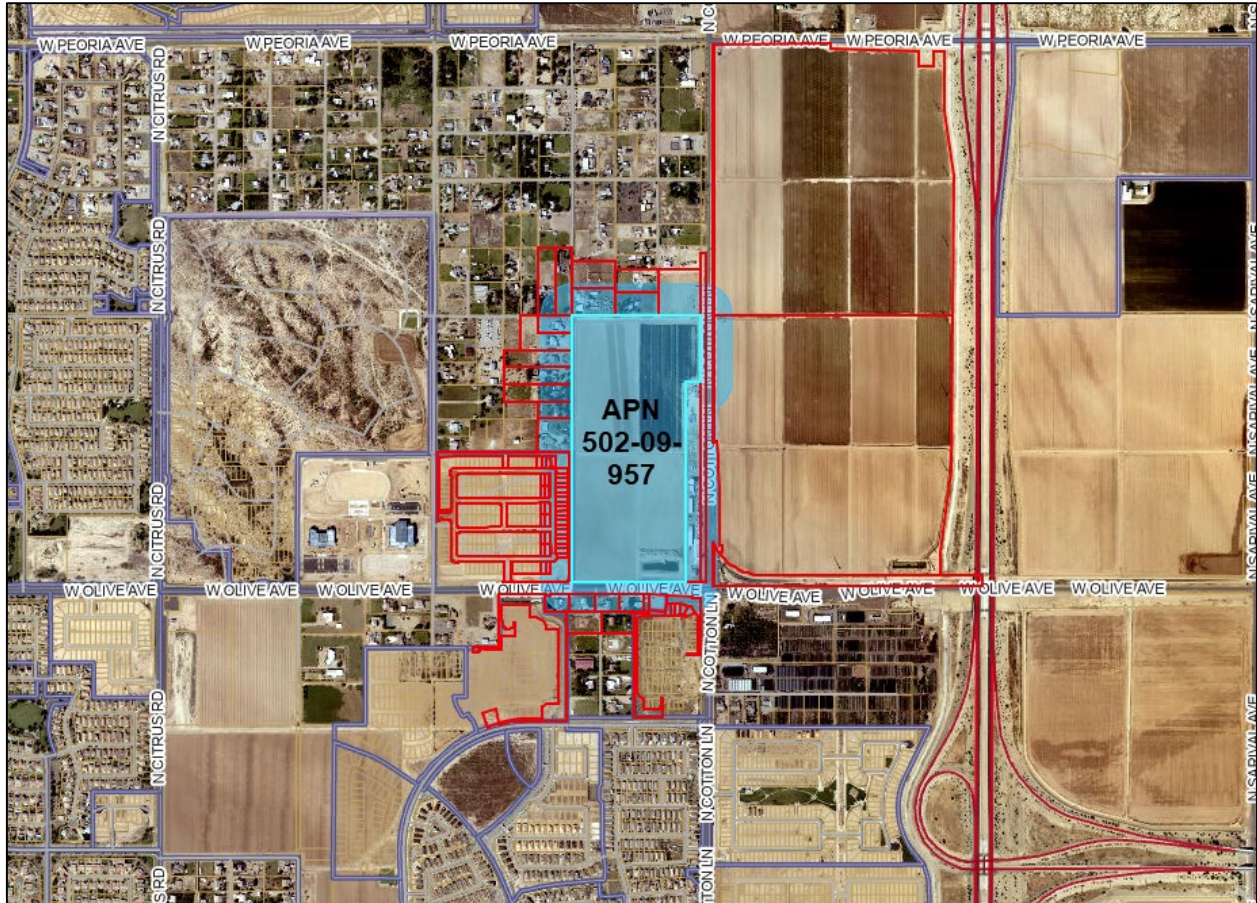


Exhibit B: 300' Property Ownership and Interested Parties

Parcel Number	Owner	Mailing Address
501-06-001A	SUBURBAN LAND RESERVE INC	PO BOX 511196 SALT LAKE CITY UT USA 84151
501-06-003B	SUBURBAN LAND RESERVE INC	PO BOX 511196 SALT LAKE CITY UT USA 84151
501-06-004A	MARICOPA COUNTY MUN WTR CONS DIST 1	PO BOX 900 WADDELL AZ USA 85355-0900
501-06-005	MARICOPA COUNTY MUN WTR CONS DIST 1	PO BOX 900 WADDELL AZ USA 85355-0900
501-06-009	A T & S F	2500 LOU MENK DR BOX 961089 FORT WORTH TX USA 76161-0089
502-08-008H	YUSKIS ROBERT A/BERNICE R	17236 W MOUNTAIN VIEW RD WADDELL AZ USA 85355
502-08-008J	YUSKIS ROBERT A/BERNICE R	17236 W MOUNTAIN VIEW RD WADDELL AZ USA 85355
502-08-009S	POPOFF PEGGY L	9616 N 173RD AVE WADDELL AZ USA 85355
502-08-009T	GONZALES ARTHUR E/KANDI J TR	9614 N 173RD AVE WADDELL AZ USA 85355
502-08-011E	CCCI-FENNEMARE LLC	2850 S PEART RD CASA GRANDE AZ USA 85222
502-08-011M	INMAN CLIFFORD H/LINDA J TR	17204 W MT VIEW WADDELL AZ USA 85355-9709
502-08-011Q	PALARUAN FLORENCIO L/ CYNTHIA A	9914 N 173RD AVE WADDELL AZ USA 85355

502-08-011R	MELVIN DONALD SMITH AND MARY L SMITH REVOCABLE TRUST	17330 W MOUNTAIN VIEW RD WADDELL AZ USA 85355
502-08-014B	CCI-FENNEMORE LLC	2850 S PEART RD CASA GRANDE AZ USA 85293
502-08-014C	CCI-FENNEMORE LLC	2850 S PEART RD CASA GRANDE AZ USA 85293
502-08-984B	LANOUE JOHN B	9508 N 173RD AVE WADDELL AZ USA 85355
502-08-984F	CALAMACO JEISABEL RAMIREZ/TORREZ CESAR M PEREZ	9524 N 173RD AVE WADDELL AZ USA 85355
502-09-956	MATTHEW AND TISHA ROMERO LIVING TRUST	9418 N 173RD AVE WADDELL AZ USA 85355
502-09-957	CCI-FENNEMORE L L C	2850 S PEART RD CASA GRANDE AZ USA 85222
502-10-614	SUNSET TARTESSO LLC	1400 E SOUTHERN AVE STE 725 TEMPE AZ USA 85282
502-10-976A	WRIGHT CURTIS/ANALISA	17201 W OLIVE AVE WADDELL AZ USA 85355
502-10-976C	MILLS THOMAS	8925 N 172ND LN WADDELL AZ USA 85355
502-10-976D	HENRI C MACARTHUR TRUST	16348 W MAGNOLIA ST GOODYEAR AZ USA 85338
502-10-976P	MORALES DAVID/MARGARET	8921 N 172ND DR WADDELL AZ USA 85355
502-10-976R	WRIGHT CURTIS/ANALISA	17201 W OLIVE AVE WADDELL AZ USA 85355
502-10-976S	MENDOZA CARLOS M JR	5705 N 39TH DR PHOENIX AZ USA 85019

502-10-976U	RANDY JAMES ZUBER TR/ANNE LOUISE KENNEDY TR	17303 W OLIVE AVE WADDELL AZ USA 85355
502-10-977A	WRIGHT CURTIS/ANALISA	17201 W OLIVE AVE WADDELL AZ USA 85355
502-10-977C	WRIGHT CURTIS/ANALISA	17201 W OLIVE AVE WADDELL AZ USA 85355
502-10-977F	MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE	PO BOX 900 WADDELL AZ USA 85355
502-83-009	HENSON DONALD MALLOY/DYAN ELAINE	9720 N 173RD AVE WADDELL AZ USA 85355
502-83-010	STRINI PEGGY ANN	9708 N 173RD AVE WADDELL AZ USA 85355
502-83-336A	STEVENS FAMILY TRUST	9824 N 171ST DR WADDELL AZ USA 85355
502-89-785	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-786	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-787	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-788	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-789	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260

502-89-790	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-791	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-792	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-793	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-794	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-795	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-796	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-797	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-798	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-799	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-800	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260

502-89-801	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-802	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-803	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-804	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-805	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-806	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-807	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-808	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-809	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-838	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-839	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260

502-89-840	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-841	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-872	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-873	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-874	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-875	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-908	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-909	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-910	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-911	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-929	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260

502-89-932	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-937	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-938	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
502-89-940	MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE DR SUITE 300 SCOTTSDALE AZ USA 85260
	Interested Parties	
Organization	Contact	Mailing Address
ADOT	JEROME CHOY	1615 W JACKSON ST PHOENIX AZ 85007
ADOT	PEGGY FEHLMAN	2140 W HILTON AVE PHOENIX AZ 85009
BNSF	PEITER HJERTSTEDT	3877 N 7TH ST SUITE 210 PHOENIX AZ 85014
MCDOT	LYNND SAY O'NEILL	2901 W DURANGO ST PHOENIX AZ 85009
MARICOPA COUNTY P&D	DARREN GERARD	301 W JEFFERSON ST SUITE 170 PHOENIX AZ 85003
CITY OF SURPRISE P&D	CHRIS BOYD	16000 N CIVIC CENTER PLAZA SURPRISE AZ 85374

Exhibit C: Neighborhood Meetings Notification Letters

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

June 7th, 2022

Re: Cotton 303 Industrial PAD – Rezone & Minor General Plan Amendment

Dear Neighbor,

We are applying for an annexation into Glendale, a minor general plan amendment and rezone from RU-43 to PAD to enable development of 1 million SF of industrial floor space on approximately 67 acres located at the NEC of Olive Avenue and 173rd Avenue in Maricopa County, Arizona. This request is for development of a light industrial site with either one large, or two mid-sized warehouse buildings. The assessor parcel number for the property is 502-09-957. 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 is enclosed for your review.

A virtual neighborhood meeting has been planned in place of an in-person public gathering. The required neighborhood meeting information is located below. This will be a ZOOM Meeting. Please enter the information below to join the meeting. A simplified link has been included below that you can type into your internet browser.

Meeting Information:

Cotton 303 Industrial PAD & GPA - Virtual Neighborhood Meeting
Wednesday, June 22nd, 6:00 PM Arizona

Join Zoom Meeting

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

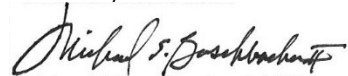
Meeting ID: 871 1825 7162

Passcode: 0Cu7Cq

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 by the City.

Please email me at mbuschbacher@hunterengineeringpc.com or call 480-991-3985 with any questions. George Gehlert, ggehlert@glendaleaz.com a planner with the City can be reached at 623-930-2597 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

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

June 27th, 2022

Re: Cotton 303 Industrial PAD – Rezone & Minor General Plan Amendment

Dear Neighbor,

We are applying for an annexation into Glendale, a minor general plan amendment and rezone from RU-43 to PAD to enable development of 1 million SF of industrial floor space on approximately 67 acres located at the NEC of Olive Avenue and 173rd Avenue in Maricopa County, Arizona. This request is for development of a light industrial site with either one large, or two mid-sized warehouse buildings. The assessor parcel number for the property is 502-09-957. 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 is enclosed for your review.

A neighborhood meeting has been planned as an in-person public gathering. The required neighborhood meeting information is located below. In addition, two more Zoom meetings have also been planned to provide follow up for any questions and comments. Please see below.

Meeting Information:

Cotton 303 Industrial PAD & GPA In-Person Neighborhood Meeting
Monday July 11th, 2022, at 6:00 PM Arizona time

Location: Mabel Padgett Elementary School – Media Center
15430 W. Turney Avenue Goodyear, AZ 85395

July 13th, 2022 at 6pm
Join Zoom Meeting:
<https://bit.ly/3xYmQ11>
Meeting ID: 898 2501 3707
Passcode: 303

July 18th, 2022 at 6pm
Join Zoom Meeting:
<https://bit.ly/3A9p2Wi>
Meeting ID: 894 0410 0083
Passcode: 303

You may dial in to the Zoom meetings by using any of the numbers listed below.

+1 346 248 7799 US (Houston)	+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)	+1 253 215 8782 US (Tacoma)
+1 929 436 2866 US (New York)	+1 301 715 8592 US (Washington DC)

You are invited to attend and provide any input you may have regarding this proposal. Please email me at mbuschbacher@hunterengineeringpc.com or call 480-991-3985 with any questions. George Gehlert, ggehlert@glendaleaz.com a planner with the City can be reached at 623-930-2597 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



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON 22

Project Name: CATTON 303 INDUSTRIAL PAD

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: _____

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 11th day of

MAY, 2022.

Notary Public

My Commission Expires: AUGUST 28, 2022

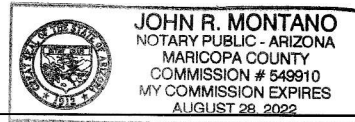


Exhibit D: Sign-In Sheets for In Person Neighborhood Meeting

NEIGHBORHOOD MEETING SIGN-IN SHEET

Mabel Padgett Elementary School

Date : Monday, July 11, 2022 Time: 6:00 PM - 8:00 PM

NAME	ADDRESS	EMAIL	PHONE #
Kathy Rupert	10304 N. 177 th Dr	momrurport@yahoo	623-329-7742
Rick Rupert	10304 N 177 th Dr	"	480 454 0837
James Meenk	10508 N 178 th Ave	jmeenk@yahoo.com	480 394 1808
Robyn Meenk	10508 N 178 th Ave	robyn.meenk@yahoo.com	623 206 0487
Lacey James	10407 N 178 th Ave	laceyjet@gmail.com	623-262-0200
Keith James	10407 N 178 th Ave	blazerman10@gmail.com	623-326-4605
Richard Richie	10314 N. 178 th Ave Waddell, AZ	qualitypatios@aol.com	602-402-6539

NEIGHBORHOOD MEETING SIGN-IN SHEET

Mabel Padgett Elementary School

Date : Monday, July 11, 2022 Time: 6:00 PM - 8:00 PM

NAME	ADDRESS	EMAIL	PHONE #
Sadie Woeste	10447 N. 173rd Ave.	sadiew318@gmail.com	6023188442
Krusty Woeste	10447 N. 173 Ave	kwoeste@ynhoo.com	623-850-6847
STEE WOESTE	10447 N. 173rd Ave	area51247@yahoo.com	602-708-9068
MATTHEW ROMERO	9418 N. 173RD AVE	AZTEC@UCIWA4@att.net	(602) 509-8250
DOUGLAS CAWLEY	17341 W. PEORIA AVE	DCAWLEY@ATC.CO	623-252-8356
JEANNE HARTMAN	17341 W. PEORIA AVE	JHARTMAN@YAHOO.COM	602-622-5888
Mary Smith	17330 W. Mtn. View Rd.	mdtjssmith@gmail.com	623-640-9022
Tammie Zimmerman	10446 N. 173rd Ave	zims2Tranche@gmail.com	623.640.9020
Travis Zimmerman	10446 N 173rd Ave	"	602 757 2959
Jeisabel Ramirez	9524 N 173rd Ave	jeisabel@gmail.com	623 208 0719
Cesar M Perez	9524 N 173rd Ave	"	"
DUSTY BIAS	17450 W ECHO LANE	BiasDustyl@gmail.com	(920) 236-9768
Margan Brewer	" "	" "	" "

NEIGHBORHOOD MEETING SIGN-IN SHEET

Mabel Padgett Elementary School

Date : Monday, July 11, 2022 Time: 6:00 PM - 8:00 PM

NAME	ADDRESS	EMAIL	PHONE#
Mitch & Lucie Stevens	9824 N. 171 st . Dr., Waddell	mes123us@yahoo.com	480-3341897
Donnie + Wyan Henson	9720 N 173rd Ave Waddell	DonniemHenson@yahoo.com	623-414-0274
Tom + Susan HARTY	17162 W. El CAMINITO DR		
Sheri Avena	18376 W. Beryl Ct. Waddell	Sheristang15@yahoo.com	602-809-3349
Sarah Rejda	18147 W Echo Ln Waddell AZ	sarahsmallscodes@yahoo.com	
Bronwyn Waters	8403 N Citrus Ln Waddell	Bdae1169@aol	347-370-5736

NEIGHBORHOOD MEETING SIGN-IN SHEET

Mabel Padgett Elementary School

Date : Monday, July 11, 2022 Time: 6:00 PM - 8:00 PM

NAME	ADDRESS	EMAIL	PHONE #
BRIAN WUERFEL	17424 W. Cochise Dr. WADDSELL, AZ 85355	WCS ARIZONA @GMAIL.COM	602 204-4509
TINA ARMATO	9703 N. 145 th AVE WADDSELL AZ 85355	tanails10@yahoo.com	602) 373- 4844
Mindy Smith	18514 W. Alice Ave, Waddell, AZ 85355	mrs.mindysmith@gmail.com	602-785-0624

NEIGHBORHOOD MEETING SIGN-IN SHEET
Mabel Padgett Elementary School
Date : Monday, July 11, 2022 Time: 6:00 PM - 8:00 PM

NAME	ADDRESS	EMAIL	PHONE #
Jeff Shaffer	17325 W. Peoria Ave	JeffShaffer@scpi.com ^{JeffShaffer@scpi.com}	6238668788
Patty Quirk	17325 W Peoria Ave	PattyQ@scpi.com ^{PattyQ@scpi.com}	623866240
Jack Hatfield	PO Box 12527 Glendale	jhatfield113@yahoo.com	6236940708
Kammy Rossman	PO Box 12527 Glendale AZ 85318	kammymrossman@yahoo.com	6028815928
Bunee Courtney	17215 W Peoria Ave 85355	dunergirl73@yahoo.com	623-695-1295
Lois Parlow	17215 W Peoria Ave 85355	boboparlow@yahoo.com	623-556-0553
John Courtney	17215 W Peoria Ave 85355	jcourtneyinaz@yahoo	602-908-0745
Perscus	10532 N171 PR	Shane.Perscus@...	623-535-1869
Duane Parlow	17215 W Peoria Ave 85355	dtParlow@gmail.com	541-207-5651
Susan Harty	17162 W. El Caminito Dr	Susan.harty2@gmail.com	623-203-6700

Exhibit E: Posting Affidavit, Photos, and Map



PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. AN-240 ZON22-12 & GPA22-03

Project Name: _____

- Planning Commission
- Glendale City Council

I, Meghan Liggett, being first duly sworn upon oath, state that
 on 09/12/22 I posted 3 hearing
 notice(s) for hearing date 9/27/22, 10/27/22 & 11/22/22

Applicant/Representative Signature: Meghan Liggett

STATE OF ARIZONA
 COUNTY OF MARICOPA



Subscribed and sworn to before me 09/12/22

Marybeth Conrad
 Notary Public

My Commission Expires:
10-25-24



CITY OF GLENDALE
PUBLIC NOTICE

ANNEXATION AND ZONING HEARING

PUBLIC HEARING ON ANNEXATION: 5:30 PM, September 27, 2022

PLANNING COMMISSION HEARING ON REZONE: 6:00 PM, October 27, 2022

CITY COUNCIL TENTATIVE DATE: 5:30 PM, November 22, 2022

REQUEST: Annexation of approx. 64 acres, rezone from RU-43 to Planned Area Development (PAD), and minor General Plan Amendment (GPA) from LDR 2.5 (Low Density Residential: 1-2.5 d.u./ac.) to RMU (Regional Mixed Use). Located at the NEC of Olive and 173rd Avenues.

LOCATION: CITY COUNCIL CHAMBERS, 5850 W. GLENDALE AVE., GLENDALE, AZ 85301

CASE NUMBERS: AN-240, ZON22-12, & GPA22-03

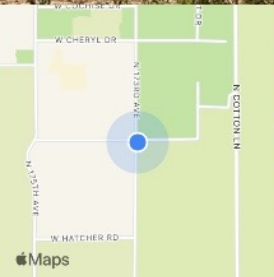
APPLICANT/CONTACT: Ray Banker, Planner - Tiffany & Bosco, P.A.

PHONE NUMBER: 480-240-1818

POSTING DATE: 09/12/2022

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING



Sep 12, 2022 12:15PM
17101-17299 Mountain View Rd
Maricopa County

CITY OF GLENDALE
PUBLIC NOTICE
ANNEXATION AND ZONING HEARING

PUBLIC HEARING ON ANNEXATION: 5:30 PM, September 27, 2022
PLANNING COMMISSION HEARING ON REZONE: 6:00 PM, October 27, 2022
CITY COUNCIL TENTATIVE DATE: 5:30 PM, November 22, 2022

REQUEST: Annexation of approx. 64 acres, rezone from RU-43 to Planned Area Development (PAD), and minor General Plan Amendment (GPA) from LDR 2.5 (Low Density Residential: 1-2.5 d.u./ac.) to RMU (Regional Mixed Use). Located at the NEC of Olive and 173rd Avenues.

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CASE NUMBERS: AN-240, ZON22-12, & GPA22-03

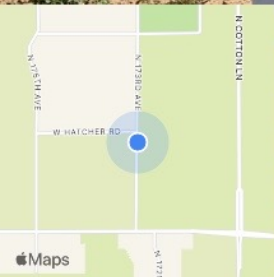
APPLICANT/CONTACT: Ray Banker, Planner - Tiffany & Bosco, P.A.

PHONE NUMBER: 480-240-1818

POSTING DATE: 09/12/2022

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

PENALTY FOR REMOVAL OR DEFACTING PRIOR TO DATE OF LAST HEARING



Sep 12, 2022 11:39AM
N 173rd Ave
Maricopa County

CITY OF GLENDALE
PUBLIC NOTICE
ANNEXATION AND ZONING HEARING

PUBLIC HEARING ON ANNEXATION: 5:30 PM, September 27, 2022
PLANNING COMMISSION HEARING ON REZONE: 6:00 PM, October 27, 2022
CITY COUNCIL TENTATIVE DATE: 5:30 PM, November 22, 2022

REQUEST: Annexation of approx. 64 acres, rezone from RU-43 to Planned Area Development (PAD), and minor General Plan Amendment (GPA) from LDR 2.5 (Low Density Residential: 1-2.5 d.u./ac.) to RMU (Regional Mixed Use). Located at the NEC of Olive and 173rd Avenues.

LOCATION: CITY COUNCIL CHAMBERS, 5850 W. GLENDALE AVE., GLENDALE, AZ 85301

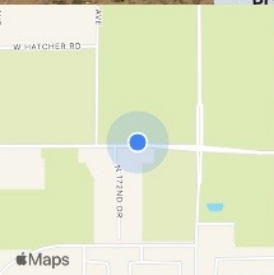
CASE NUMBERS: AN-240, ZON22-12, & GPA22-03

APPLICANT/CONTACT: Ray Banker, Planner - Tiffiany & Bosco, P.A.

PHONE NUMBER: 480-240-1818

POSTING DATE: 09/12/2022

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800
PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING



Sep 12, 2022 11:18AM
17208-17224 W Olive Ave
Maricopa County