



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT	
Total individuals notified: 45	Total Participants: 0
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
See enclosed Citizen Participation Plan - Final Report.	
HOW CONCERNS WILL BE ADDRESSED?	
See enclosed Citizen Participation Plan - Final Report.	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
See enclosed Citizen Participation Plan - Final Report.	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
See enclosed Citizen Participation Plan - Final Report.	
APPLICANT SIGNATURE AND DATE	
<i>Michael Maerowitz</i> 02/18/2021	

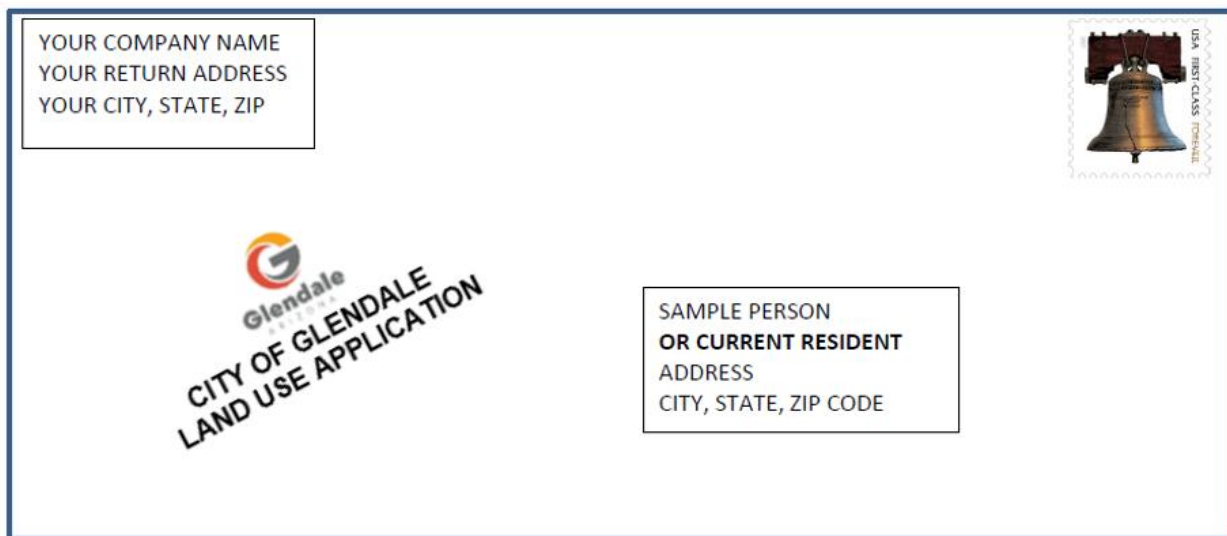
REQUIRED ATTACHMENTS:

- 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).

CITIZEN PARTICIPATION PLAN – FINAL REPORT

SAFStor Self-Storage VAR21-11 / SR21-0175 6842 / 6848 West Grand Avenue

Applicant:
SAFStor Real Estate Co, LLC

Prepared by:
Gammage & Burnham, PLC
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004
Tel: (602) 256-4437
Fax: (602) 256-4475

Contact: Michael T. Maerowitz

Second Submittal: January 31, 2022

Final Submittal: February 21, 2022

1. Brief Description of Proposed Project

On behalf of SAFStor Real Estate Co, LLC (“Applicant”), this Citizen Participation Plan outlines the intended implementation of public outreach for two (2) proposed variances (“Application”). The Applicant is proposing to develop a three (3) story, approximately 103,500 gross square-foot indoor climate-controlled self-storage facility, along with a small lobby/office area and other site improvements, such as landscaping and parking, on approximately 1.9 acres of vacant, undeveloped land located at 6842 / 6848 West Grand Avenue (the “Property”). See Vicinity Map below.



Vicinity Map

2. Describe Public Notices, Meetings, Related Other Publicity

A project notification list has been created that includes property owners immediately adjacent to the Property and interested/additional parties as directed by City Staff. This list has been derived from public records on file with the Assessor’s Office of Maricopa County. Please see Tab A for the mailing labels that were generated for this public outreach effort. A copy of the draft notification letter that was previously provided for the City’s review is attached as Tab B. Public notification was completed through mailing notifications via the US Postal Service. The Neighborhood and Notification Area map is attached below as Tab C.

3. Identify Who May/Will Be Directly and Indirectly Affected by Your Proposal and Anyone Who Expressed Interest or Believes They Will Be Affected

Notification was sent to all parties as determined by City Staff, including: property owners immediately adjacent to the Property, homeowners associations, Registered Neighborhoods and Neighborhood Leaders, and other additional interested parties as provided by City Staff (collectively, the “Affected Parties”). During the course of the public participation process, no individuals expressed interest in the project.

4. Identify Any Concerns the Above Individuals May Have

The Applicant and development team have thoughtfully contemplated the project from the perspective of individuals affected or otherwise interested, as well as some of the concerns these individuals may have. At this time, the Applicant has not been made aware of any development issues.

5. How Will They Be Provided an Opportunity to Discuss the Proposal with the Applicant If Issues or Questions Continue or Suddenly Arise After Distribution of the Notification Letter.

Following the initial filing of the Application, Affected Parties were sent a notification of application. Individuals were free to call/email the Applicant or the City of Glendale Planning Division at any time during the Application review process. City Staff determined that neither a neighborhood meeting nor a site posting were required for this Application.

6. How Will These Individuals be Informed of Any Changes After the Initial Contact?

No material changes or amendments to the proposed development occurred after the Applicant’s initial notice of filing was mailed to Affected Parties.

7. How Will You Keep Glendale Planning Staff Updated on the Status of Your Citizen Participation Efforts?

The Applicant is respectfully submitting this Citizen Participation Final Report to provide a final status of the citizen participation efforts.

SUMMARY/FINAL REPORT

The Applicant sent Notice of Filing letters to all Affected Parties. No questions or comments were received by either the Applicant or City staff. See Tab D for the Affidavit of Mailing.

8. Concerns, Issues, Problems Expressed

The Applicant did not receive any questions or comments on this project.

9. How Concerns Will Be Addressed

Stakeholders have not expressed any concerns, issues or problems.

10. Concerns Applicant Is Unwilling to Address

Stakeholders have not expressed any concerns, issues or problems. The Applicant was available and willing to respond to any expressed concerns, issues or problems.

11. How the Proposal Has Been Revised To Address Concerns

Stakeholders have not expressed any concerns, issues or problems.

12. Implementation Schedule / Dates of Completion

Below is a rough estimate of the project schedule as it relates to public involvement and citizen participation:

1. Pre-application submitted	10/21/2021
2. Submit Citizen Participation Plan for approval	12/16/2021
3. Distribution of Initial Notices	2/4/2022
4. Number of weeks allowed for response	2 weeks
5. Cut-off date for responses	2/18/2022
6. Submittal Date of Citizen Participation Final Report	2/21/2022

EXHIBITS

Tab A – Mailing Notification List

Tab B – Draft Notification Letter

Tab C – Neighborhood and Notification Area

Tab D – Affidavit of Mailing

Tab A

Mailing Notification List

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Tab B
Draft Notification Letter

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

February 4, 2022

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4437

**Re: SAFStor Self-Storage
Variance Application
VAR21-11**

Dear Property Owner or Interested Party:

This firm represents SAFStor Real Estate Co, LLC ("SAFStor") with respect to the approximate 1.9 acres of vacant, undeveloped land located at 6842 and 6848 West Grand Avenue (the "Property"). An Aerial Map of the Property is enclosed with this letter for your reference. SAFStor is proposing to develop an indoor climate-controlled self-storage facility on the Property, along with a small lobby/office area and other site improvements, such as landscaping and parking. The Property is zoned M-1 (Light Industrial). The proposed use is permitted by-right in the M-1 zoning district.

On behalf of SAFStor, we recently filed a Variance application ("Application") with the City of Glendale to accommodate an indoor self-storage facility on the Property. Specifically, the Application requests 1) a variance to reduce the minimum parking requirement, and 2) a variance to increase the maximum Floor Area Ratio. I have included a Site Plan and Renderings with this letter for your review.

If you have any concerns or questions for the Applicant, please call me at **(602) 256-4437** or e-mail me at **mmaerowitz@gblaw.com**. You may also contact Alex Lerma, Planner Project Manager with the City of Glendale, at (623) 930-2810 or **alerma@glendaleaz.com**. The last day to submit any concerns or questions is February 18, 2022. Your comments will be made part of the case file.

Sincerely,

GAMMAGE & BURNHAM

By

Michael T. Maerowitz

Enclosures:

Aerial Map
Site Plan
Renderings

Tab C Neighborhood and Notification Area Map

NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:

SAFStor Self-Storage

LOCATION:

6842 / 6848 West Grand Avenue

REQUEST:

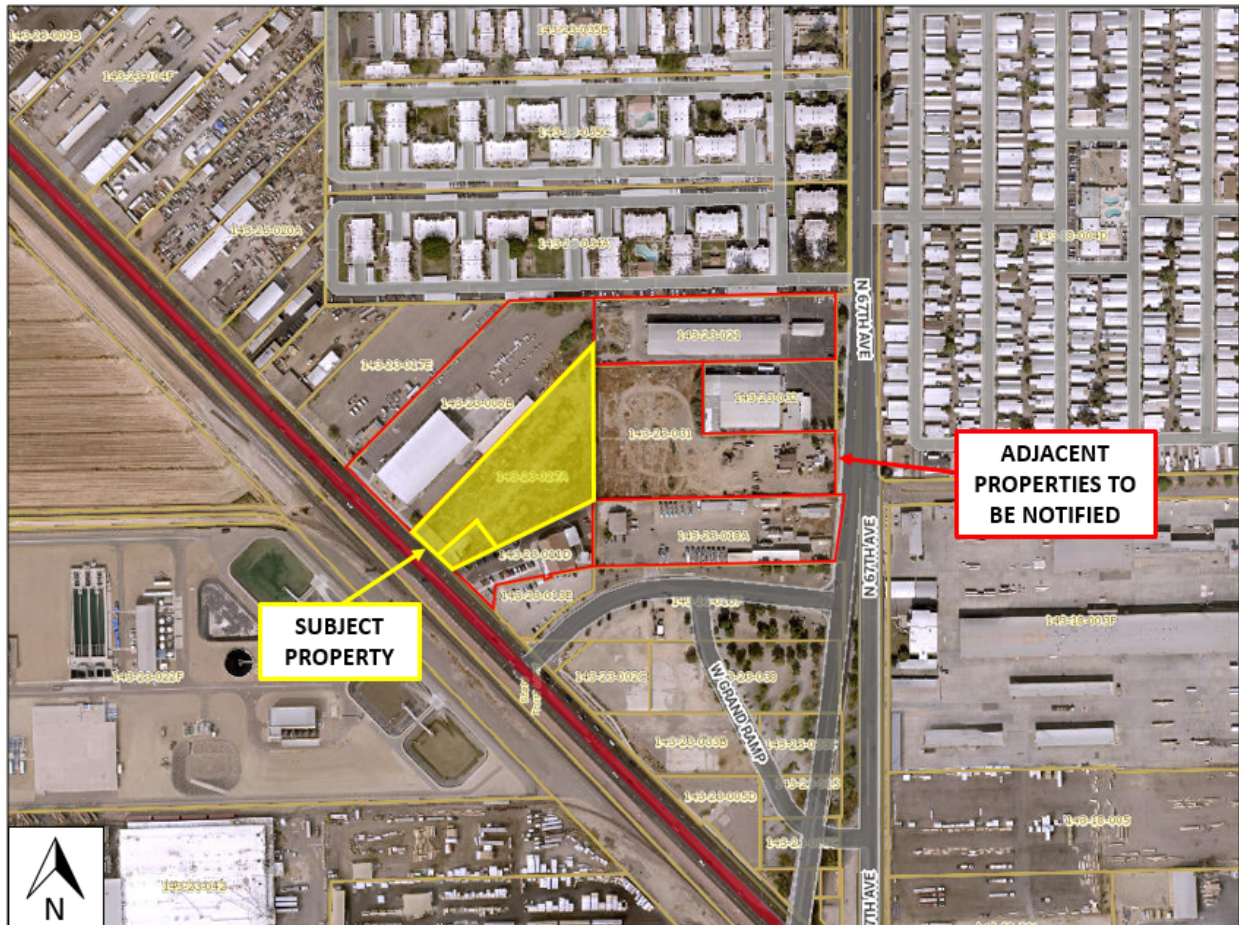
Two (2) proposed variances to 1) reduce minimum parking requirement and 2) increase Floor Area Ratio.

ZONING DISTRICT: M-1

COUNCIL DISTRICT: Barrel

FORMAL APPLICATION SUBMITTED: December 16, 2021

RESUBMITTED: January 31, 2022



Tab D
Affidavit of Mailing



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) VAR21-11 / SR21-0175

Project Name: SAFStor Self-Storage

I, Michael Maerowitz 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 Maerowitz

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
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February 4, 2022

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(602) 256-4437

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Sincerely,

GAMMAGE & BURNHAM

Michael Maerowitz

By

Michael Maerowitz

Enclosures:

Aerial Map
Site Plan
Renderings

Aerial Map – 6842/6848 W Grand Avenue





SAFSTOR

SAFSTOR

SAFSTOR

6842 GRAND AVE
GLENDALE, AZ



W&A
Engineering

INTERPLAN

ARCHITECTURAL RENDERING BY INTERPLAN



SAFSTOR



W&A
Engineering



INTERPLAN

6842 GRAND AVE
GLENDALE, AZ

DESIGN AND CONSTRUCTION SERVICES ARE PROVIDED BY INTERPLAN AND W&A ENGINEERING. THE DESIGN AND CONSTRUCTION SERVICES ARE PROVIDED BY INTERPLAN AND W&A ENGINEERING. THE DESIGN AND CONSTRUCTION SERVICES ARE PROVIDED BY INTERPLAN AND W&A ENGINEERING. THE DESIGN AND CONSTRUCTION SERVICES ARE PROVIDED BY INTERPLAN AND W&A ENGINEERING.



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