



Received City of Glendale
January 21, 2022



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.

SUMMARY / FINAL REPORT

Total individuals notified:	53	Total Participants:	1
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CONCERNS, ISSUES, PROBLEMS EXPRESSED

PROJECT MAY PRODUCE MORE TRAFFIC THAN GENERAL COMMERCIAL.
 PROJECT IS NOT COMPATIBLE WITH THE AREA.
 COMMERCIAL PROPERTIES PROVIDE HIGHER TAX OPPORTUNITIES FOR THE CITY.
 PROJECT WILL PUT ADDED STRAIN ON SERVICES (FIRE, SCHOOLS, POLICE)

HOW CONCERNS WILL BE ADDRESSED?

THE PROPOSED RESIDENTIAL USE WILL PRODUCE SIGNIFICANTLY LESS TRAFFIC FROM ANY COMMERCIAL USES. THE PROJECT IS COMPATIBLE WITH THE RESIDENTIAL PROPERTIES TO THE NORTH, EAST, AND SOUTH. THE PROJECT SERVES AS AN EFFECTIVE TRANSITION FROM THE COMMERCIAL AND INDUSTRIAL USES ON THE EAST SIDE OF 59TH AVENUE. OTHER THAN SCHOOLS, THE PROJECT WILL NOT ADD ANY ADDITIONAL STRAIN ON PUBLIC SERVICES IN COMPARISON TO A GENERAL COMMERCIAL PROPERTY.


CONCERNS APPLICANT IS UNWILLING TO ADDRESS

WE ARE NOT FAMILIAR WITH THE TAX STRUCTURE FOR THE CITY OF GLENDALE AND ARE NOT INCLINED TO ANSWER THE QUESTION ON WHETHER THIS PROJECT WILL PRODUCE MORE OR LESS TAXES FOR THE CITY OF GLENDALE.

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

NOT APPLICABLE. THE PROJECT AS PROPOSED IS MORE COMPATIBLE WITH THE AREA AND WILL YIELD REDUCED TRAFFIC IMPACTS FROM GENERAL COMMERCIAL USES.

APPLICANT SIGNATURE AND DATE

 1/21/2022



CITIZEN PARTICIPATION PLAN

COMPLETION OF THE FOLLOWING IS NECESSARY FOR APPROVAL OF YOUR PLAN

DEVELOPMENT PROPOSAL	REZONING FROM C-2 TO R-4
HEARING REQUEST	PLANNING COMMISSION AND CITY COUNCIL
ADDRESS	5544 NORTH 59 TH AVENUE GLENDALE, ARIZONA 85301
SR#	ZON21-28
DATE	1/21/2022
APPLICANT	FRANCISCO SOTO REVUELTAS

BRIEF DESCRIPTION OF PROPOSED PROJECT

REZONING OF A VACANT PROPERTY FROM C-2 TO R-4 TO ALLOW FOR AN APARTMENT RESIDENTIAL COMMUNITY CONTAINING 120-UNITS WITHIN NINE TWO-STORY BUILDINGS. THE IMPROVEMENTS WILL INCLUDE A LEASING OFFICE, POOL AMENITY AREA, COMMON COMMUNITY COUNTRYARDS, AND ASSOCIATED PARKING.

DESCRIBE PUBLIC NOTICES, MEETINGS, RELATED OTHER PUBLICITY

MAIL NOTIFICATIONS HAVE BEEN PREPARED AND SENT OUT TO ALL PROPERTY OWNERS WITHIN 300' OF THE SUBJECT SITE AND TO ADDITIONAL ADDRESSES PROVIDED BY GLENDALE PLANNING STAFF – MAILED ON 1/5/2022.

A VIRTUAL NEIGHBORHOOD MEETING HAS BEEN HELD ON 1/19/2022 TO ADDRESS ANY POTENTIAL CITIZEN COMMENTS OR CONCERNS. NO CITIZENS WERE PRESENT AND THE MEETING WAS CLOSED WITHOUT CITIZEN PARTICIPATION.

IDENTIFY WHO MAY WILL BE DIRECTLY AND INDIRECTLY AFFECTED BY YOUR PROPOSAL AND ANYONE WHO EXPRESSED INTEREST OR BELIEVE THEY WILL BE AFFECTED.

CITY OF GLENDALE PLANNER, CHRISTINA LAVELLE, RECEIVED A CALL FROM A CONCERNED CITIZEN REGARDING THE REQUEST ON 1/7/2022. MR. BOB ABORNE FROM 7318 WEST GRIFFIN LANE IN GLENDALE.

IDENTIFY ANY CONCERNS THE ABOVE INDIVIDUALS MAY HAVE

MR. ABORNE INDICATED THAT THE PROJECT IS NOT IN THE BEST INTEREST OF THE CITY. HE INDICATED THAT THE AREA IS HEAVILY TRAFICKED AND BELIEVES THAT THE PROPOSED APARTMENT COMPLEX IS INCOMPATIBLE WITH OTHER USES. HE BELIEVES THAT GENERAL COMMERCIAL IS A BETTER USE BECAUSE OF INCREASED TAX BENEFITS TO THE CITY AND WOULD NOT PUT A STRAIN ON PUBLIC ENTITIES (FIRE, SCHOOLS, POLICE).

HOW WILL THEY BE PROVIDED AN OPPORTUNITY TO DISCUSS THE PROPOSAL WITH THE APPLICANT IF ISSUES OR QUESTIONS CONTINUE OR SUDENLY ARISE AFTER DISTRIBUTION OF THE NOTIFICATION LETTER.

WE HAVE REACHED OUT TO MR. ABORNE TO HELP EASE HIS CONCERNS. WE LEFT A MESSAGE AND HAVE NOT HEARD BACK FROM HIM AT THIS TIME. WE WANT TO REASSURE HIM THAT THE PROPOSED PROJECT WILL REDUCE THE INTENSITY OF USE FOR THIS SITE AND WILL RESULT IN SIGNIFICANTLY LESS TRAFFIC IMPACT THAN ANY POTENTIAL COMMERCIAL USES. ALSO, THE IMMEDIATE AREA HAS A PREVALENT RESIDENTIAL CHARACTER AND THIS PROJECT WILL SERVE AS A SUITABLE TRANSITION FROM THE LOWER DENSITY RESIDENTIAL PROPERTIES TO THE WEST FROM THE COMMERCIAL PROPERTIES TO THE EAST ALONG 59TH AVENUE. THE PROPOSED LAND USE IS COMPATIBLE AND SUPPORTED BY THE CITY OF GLENDALE 2040 GENERAL PLAN.

HOW WILL THESE INDIVIDUALS BE INFORMED OF ANY CHANGES AFTER THE INITIAL CONTACT?

WE WILL GLADLY WELCOME AND WAIT FOR MR. ABORNE TO RETURN OUR CALL. HE WAS ALSO INVITED TO OUR NEIGHBORHOOD MEETING WHERE WE COULD HAVE HAD A MORE OPEN DISCUSSION. HE WAS NOT PRESENT AT THAT TIME. IF THERE ARE ANY CHANGES TO OUR PROJECT FROM OTHER SOURCES, WE WILL REACH OUT TO HIM AGAIN WITH ANY UPDATES.

HOW WILL YOU KEEP GLENDALE PLANNING STAFF UPDATED ON THE STATUS OF YOUR CITIZEN PARTICIPATION EFFORTS?

IF WE HEAR FROM ANY OTHER CONCERNED CITIZEN ON ANY OTHER ITEMS OR ISSUES, WE WILL PROVIDE THE NEW INFORMATION TO OUR PROJECT PLANNER. WE WILL DOCUMENT AND MODIFY OUR CIITZEN PARTICIPATION REPORT TO INCLUDE ANY ADDITIONAL ITEMS THAT MAY ARISE.

IMPLEMENTATION SCHEDULE / DATES OF COMPLETION

Date CPP submitted to Planner	1/21/2022
Neighborhood Meeting date (if any)	1/19/2022
Distribution date of initial notices	1/5/2022
Number of weeks allowed for responses	2 weeks
Cut-off date for responses	1/21/2022
Planned Submittal date of CPP Final Report	1/21/2022



Soto Design Studio, llc

6851 south 27th place / phoenix, arizona 85042
phone: 480.201.3172
e-mail: f-soto@cox.net

January 3rd, 2022

**SUBJECT: Sun Rise Luxury Apartments – Proposed Residential Community
5544 North 59th Avenue – Rezoning Request from C-2 General Commercial to
R-4 Multiple Residence Zoning**

Dear Neighbor:

This letter is to inform you that we are applying for a rezoning application with the City of Glendale. The property is located at 5544 North 59th Avenue in the Ocotillo District. The property is approximately 7.7 acres net and is currently zoned C-2 General Commercial. We are requesting rezoning to R-4 Multiple Residence to allow for the proposed use and density.

The proposed project includes a two story, 120-apartment residential community with accompanying one-story leasing office, clubhouse, pool and amenity area, landscaped courtyards, and parking. The proposed density is 12 dwelling units per acre which is comparable with adjacent residential properties to the west and north. The maximum building height is 30' which is typical for all two-story residential zoning districts. The design and layout of the site provides a minimum of 20' of landscaped setbacks around the full perimeter of the site along the adjacent streets, and along the west boundary. The site layout has been designed with a series of smaller buildings arranged around common landscaped courtyards. This layout will join the buildings into clusters to create a sense of smaller neighborhoods. The community will offer two types of apartments including 30 one-bedroom, and 90 two-bedroom floor plan configurations. Each apartment will contain living and dining areas, kitchen, bathrooms, closets, washer and dryer, and other support spaces. Each apartment will have access to a ground-floor patio, or balcony for second floor units.

Please refer to the included site plan for additional information on layout, areas, and location of features. A virtual neighborhood meeting will take place on **Wednesday January 19th, 2022 at 6 pm** via Zoom. The meeting information is provided below:

City of Glendale Land Use Application – ZON21-28 - Sun Rise Apartments

Join Zoom Meeting:

<https://us02web.zoom.us/j/83100300586?pwd=emo5b0JHQjgwQTdFandGSnlrcmtwQT09>

Meeting ID: 831 0030 0586

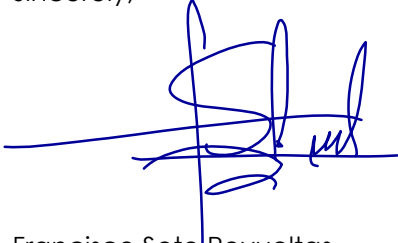
Passcode: 753076

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 346 248 7799 US (Houston)
- +1 646 558 8656 US (New York)
- +1 669 900 9128 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)

Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact Christina LaVelle with the City of Glendale at (623) 930-2553.

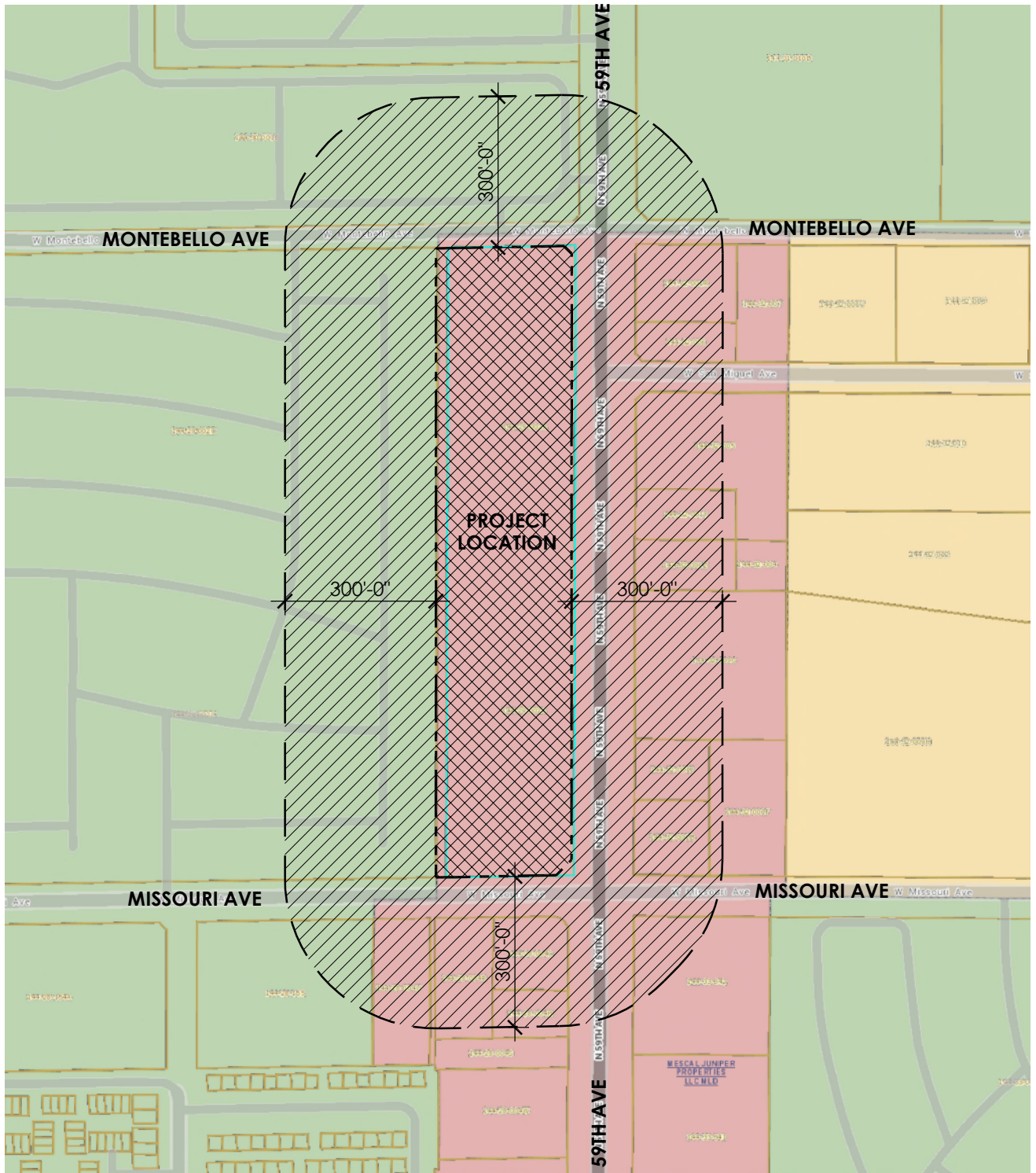
Sincerely,

A handwritten signature in blue ink, appearing to read 'Francisco Soto Revueltas', with a horizontal line drawn through the middle of the signature.

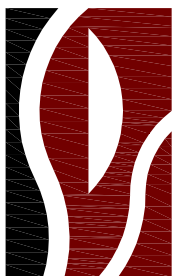
Francisco Soto Revueltas
Principal / Architect

Soto Design Studio, LLC

6851 South 27th Place
Phoenix, Arizona 85042
Phone: 480.201.3172
Email: f-soto@cox.net



*parcel map information from Maricopa County Assessor's website



SOTO DESIGN STUDIO, LLC
480.201.3172
6851 S 27th Place
Phoenix, AZ 85042

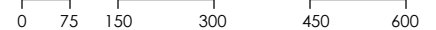
parcel map

10.4.21

PRELIMINARY - NOT FOR CONSTRUCTION



scale: 1" = 300'-0"

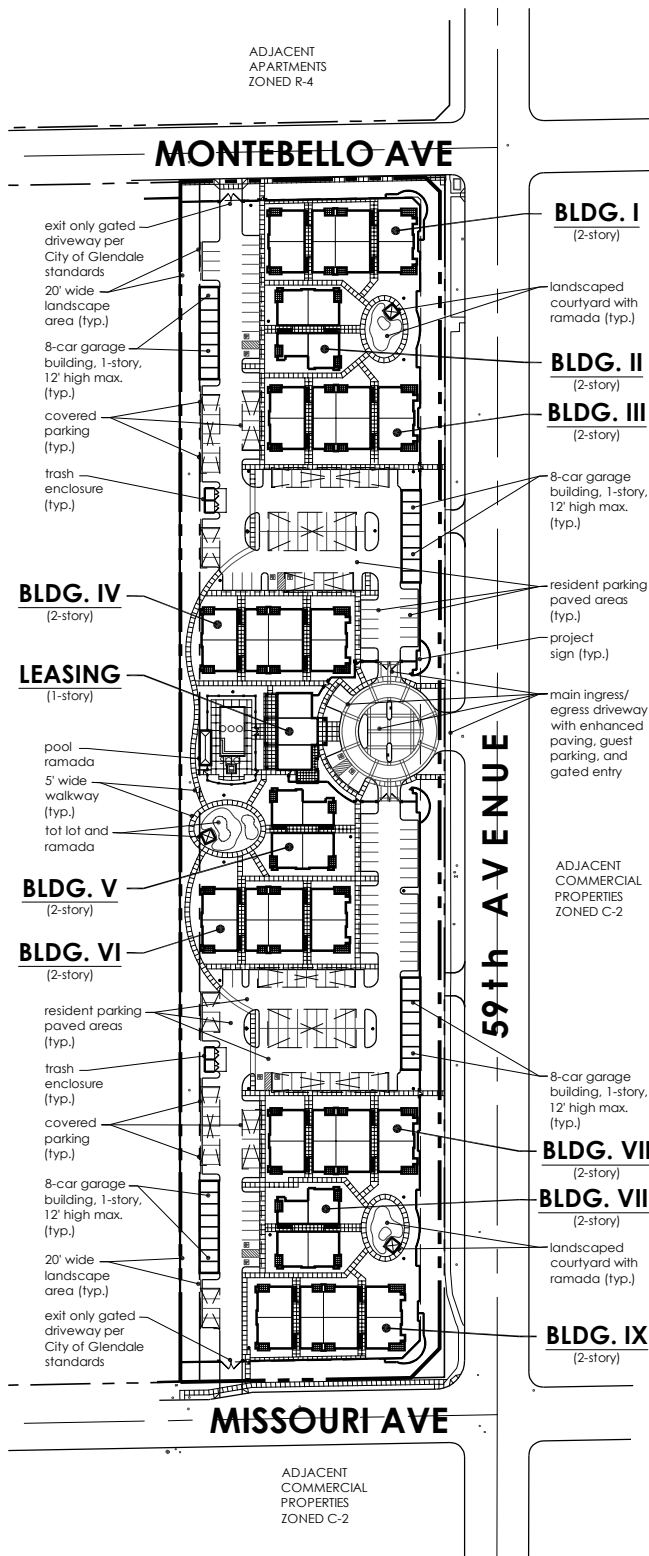


SUNRISE

Luxury Apartments

5544 North 59th Avenue / Glendale, Arizona 85301

Sheet:
A2
PARCEL MAP PLAN



PROJECT INFO:

APPLICANT / ARCHITECT: FRANCISCO SOTO
SOTO DESIGN STUDIO, LLC
6851 SOUTH 27TH PLACE
PHOENIX, ARIZONA 85042
PHONE: 480.201.3172

PROJECT NAME / ADDRESS: SUN RISE
LUXURY APARTMENTS
5544 NORTH 59TH AVENUE
GLENDALE, ARIZONA 85301

PROPOSED USE: APARTMENTS

PROJECT DESCRIPTION: REQUEST FOR REZONING OF A VACANT PROPERTY FROM C-2 GENERAL COMMERCIAL TO R-4 MULTIPLE RESIDENCE ZONING. THE PROPOSED DEVELOPMENT WILL INCLUDE A 120-UNIT APARTMENT COMMUNITY. THE UNITS ARE HOUSED WITHIN NINE, TWO-STORY, BUILDINGS. THE BUILDINGS HAVE BEEN ARRANGED WITH INTER-CONNECTING GARDENS AND A MAIN AMENITY COURTYARD WITH POOL AND PICNIC AREAS. OTHER AMENITIES WILL INCLUDE A COMMUNITY GARDEN, TOT LOT, BBQ AREAS, AND WALKING/EXERCISE PATH. THE ONE-STORY LEASING OFFICE BUILDING WILL INCLUDE A SOCIAL CLUBHOUSE AND FITNESS AREA.

ASSESSOR'S PARCEL NO: 144-29-002A

EXISTING ZONING: C-2 GENERAL COMMERCIAL

PROPOSED ZONING: R-4 MULTIPLE RESIDENCE

R-4 ALLOWED USES: MEDIUM TO HIGH DENSITY RESIDENTIAL

R-4 ALLOWED MAX. HEIGHT: 30' / 2-STORIES

PROPOSED BUILDING HEIGHT: 30' AND 2-STORIES

PROJECT DATA:

GROSS SITE AREA: 435,600 SQ. FT. (10.0 ACRES)

NET SITE AREA: 336,649.4 SQ. FT. (7.72 ACRES)

TOTAL PROPOSED UNIT COUNT/MIX:
ONE-BEDROOM: 30 UNITS (25%)
TWO-BEDROOM: 90 UNITS (75%)
TOTAL UNIT COUNT: 120 UNITS

PROPOSED DENSITY: 120 UNITS / 10 ACRES (GROSS) = 12 DWELLING UNITS PER ACRE

R-4 ALLOWED DENSITY: 20 DWELLING UNITS PER ACRE

BUILDING AREAS:
APARTMENT BUILDINGS I, III, IV, VI, VII, and IX (6 BUILDINGS):
TOTAL AREA / BLDG:
LIVABLE AREA: ± 16,259.4 SF
STAIRS/LANDINGS: ± 907.3 SF
PATIOS/BALCONIES: ± 1,401.8 SF
EXTERIOR STORAGE: ± 326.2 SF
BLDG. FLOOR AREA: ± 18,894.7 SF

APARTMENT BUILDINGS II, V, and VIII (3 BUILDINGS):
TOTAL AREA / BLDG:
LIVABLE AREA: ± 8,174.6 SF
STAIRS/LANDINGS: ± 907.3 SF
PATIOS/BALCONIES: ± 632.2 SF
EXTERIOR STORAGE: ± 161.6 SF
GROSS FLOOR AREA: ± 9,875.7 SF

APARTMENT BLDG. FOOTPRINT: ± 72,047.1 SF

TOTAL APARTMENT BUILDING AREA: ± 142,995 SF

LEASING OFFICE / CLUBHOUSE AREA:
LEASING OFFICE: ± 940 SF
CLUBHOUSE: ± 1,170 SF
FITNESS: ± 940 SF
ENTRY PORCH: ± 250 SF
MAILBOX PAVILION: ± 506 SF
COVERED PATIO: ± 947 SF
GROSS FLOOR AREA: ± 4,753 SF

SITE AMENITY STRUCTURES:
POOL RAMADA: ± 432 SF
TOT-LOT RAMADA: ± 144 SF
COURTYARD RAMADAS: ± 288 SF
GARAGES: ± 3,840 SF
CARPORTS: ± 26,532 SF
TOTAL FLOOR AREA: ± 31,236 SF

TOTAL BLDG. FOOTPRINT AREA: ± 108,036.1 SQ. FT.

TOTAL SITE COVERAGE: ± 32.1 % (50% MAX. ALLOWED)

TOTAL GROSS BUILDING AREA: ± 178,984 SQ. FT.

site plan



scale: 1" = 200'-0"

10.4.21

PRELIMINARY - NOT FOR CONSTRUCTION

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SUN RISE

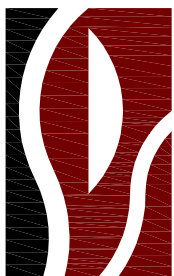
Luxury Apartments

5544 North 59th Avenue / Glendale, Arizona 85301

Sheet:

A1

CONCEPT
SITE PLAN



SOTO DESIGN STUDIO, LLC
480.201.3172
6851 S 27th Place
Phoenix, AZ 85042

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PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON21-28

Project Name: SUN RISE LUXURY APARTMENTS / 5544 North 59th Avenue Glendale, AZ

I, Francisco Soto Revueltas 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: _____