

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

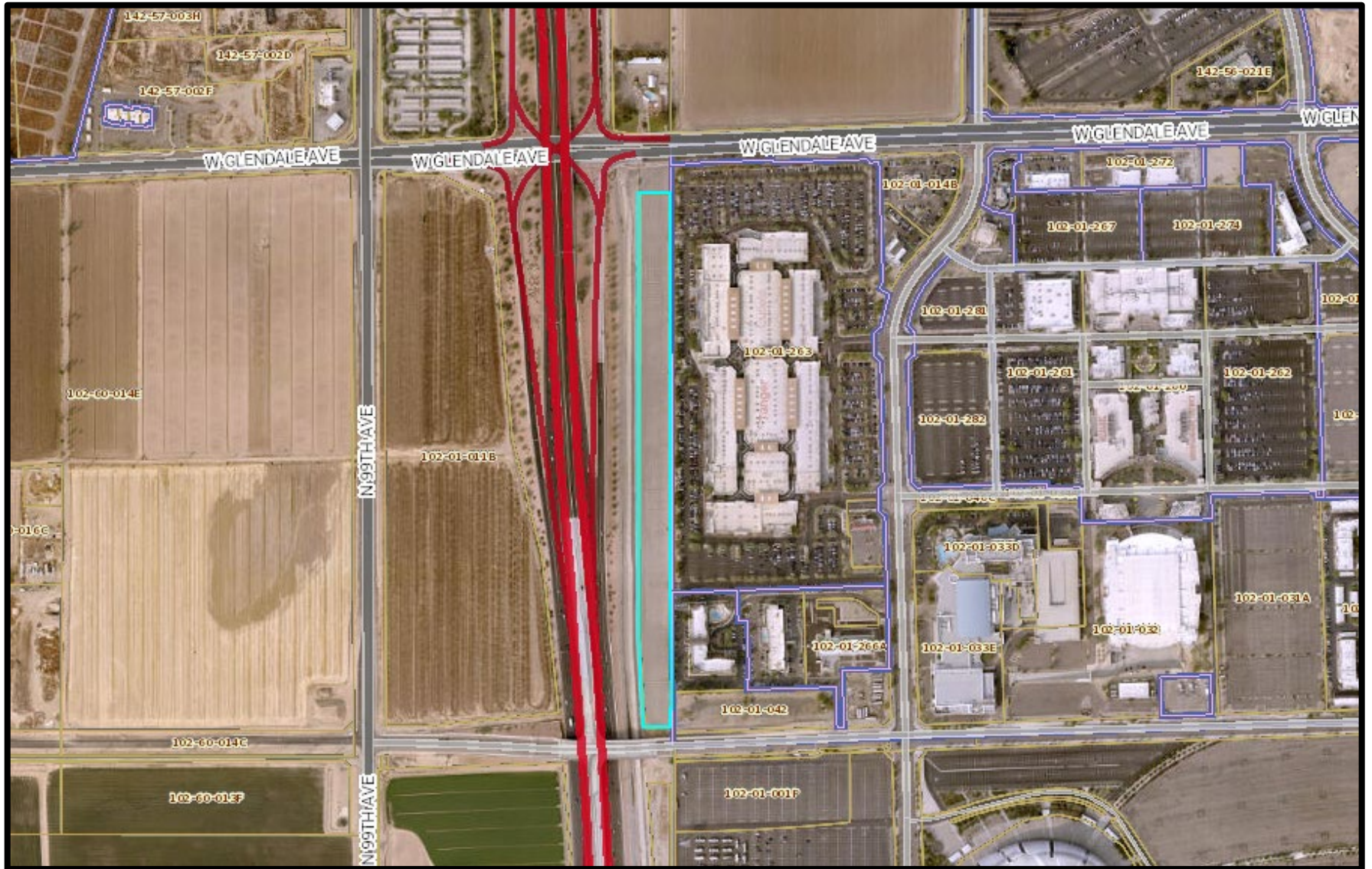
In compliance with staff's determination, the applicant did not hold a neighbor meeting. However, notice of the application was provided in accordance with the City's requirements. No comments were received and the applicant is not aware of any community opposition or concerns at this time.

6. Returned Notification Envelopes

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

TAB 1

Aerial Map

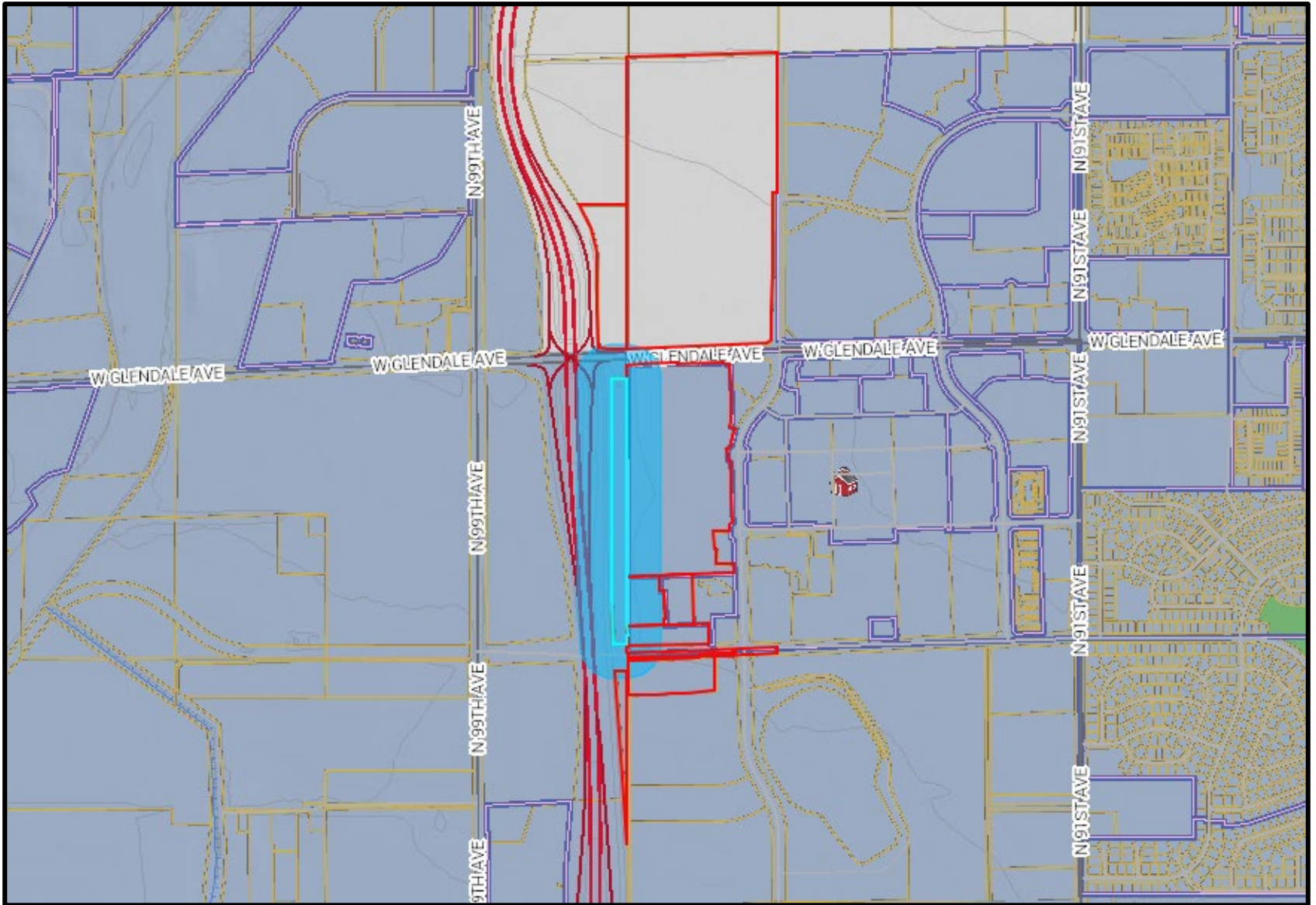


SEC Glendale Avenue & Loop 101 – Glendale, AZ



TAB 2

300' Property Owner Vicinity Map



SEC Glendale Avenue & Loop 101 – Glendale, AZ



RICK HARPER
5335 W BLOOMFIELD RD
GLENDALE AZ 85304

DENNIS GERHARD
10613 N 48TH AVE
GLENDALE AZ 85304

AL LENOX
5130 W EL CAMINITO DR
GLENDALE. AZ 85302

STEVEN FRATE
PO BOX 6265
GLENDALE, AZ 85312

GARY HIRSCH
4520 WEST ECHO LANE
GLENDALE, AZ 85302

LARRY ROVEY
8383 W COTTON BLOSSOM
GLENDALE, AZ 85305

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

KAREN ABORNE
7318 W GRIFFIN AVENUE
GLENDALE AZ 85303

U S A BUREAU OF RECLAMATION
P O BOX 52025
PHOENIX, AZ 85072

GLENDALE CITY OF
5850 W GLENDALE AVE
GLENDALE, AZ 85301

STADIUM DEVELOPMENT LLC
2575 EAST CAMELBACK ROAD
PHOENIX, AZ 85016

EMRLAND LLLP
1785 W SR 89A STE 3-I
SEDONA, AZ 86336

GLENDALE WESTGATE LODGING
INVESTORS LLC
P O BOX 620994
MIDDLETON, WI 53562

YAM WESTGATE LLC
15475 N 84TH ST
SCOTTSDALE, AZ 85260

STADIUM DEVELOPMENT LLC
8701 S HARDY DR
TEMPE, AZ 85284

OUTLETS AT WESTGATE LLC
3200 NORTHLINE AVE
STE 360
GREENSBORO, NC 27408

RUDOLPH JOHNSON FAMILY TR/UNIFIED
CREDIT TR
9702 W GLENDALE AVE
GLENDALE, AZ 85305

LISA WILSON ADMIN. SPPT
UPERVISOR PLANNING
5850 W Glendale Ave
GLENDALE, AZ 85031

EDWARD VIGIL PLANNING PROJECT
MANAGER PLANNING
5850 W Glendale Ave
GLENDALE, AZ 85301

GLENDALE CITY COUNCIL OFFICE
COUNCILMEMEBER CLARK
5850 W GLENDALE AVE
GLENDALE, AZ 85301

City of Glendale Mayor's Office
Mayor Weiers
5850 W Glendale Ave
GLENDALE, AZ 85301

JAYME AMICK
17124 W ECHO LANE
WADDELL AZ 85355

TOM COLE
5705 W LOMA LANE
GLENDALE AZ 85302

SALLY HORTON
7248 N COTTON LANE
WADDELL AZ 85355

ROBIN HERRMANN
PO BOX 686
WADDELL AZ 85355

JAIME ALDAMA
6541 N 67TH AVE APT 125
GLENDALE, AZ 85301

TROY PETERSON
7333 E DOUBLETREE RANCH ROAD
SUITE D-220
SCOTTSDALE, AZ 85258

M NOWAKOWSKI
6116 N 85TH DR
GLENDALE, AZ 85305

VERN CROW
6343 W REDFIELD RD
GLENDALE, AZ 85306

WARREN WILFONG
5001 N 62ND DR
GLENDALE, AZ 85301

ED NYBERG
6987 W POTTER DR
GLENDALE, AZ 85308

MARIE SCILLIERI
5124 W EL CAMINITO DR
GLENDALE, AZ 85308

TOM TRAW
6024 N 83RD AVE
GLENDALE, AZ 85303

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE, AZ 85305

MEL SMITH
24654 N LAKE PLESANT 103-329
PEORIA, AZ 85383

ELAINE SCRUGGS
21656 NORTH 58TH DRIVE
GLENDALE AZ 85308

WILLIAM RAY
7305 WEST ANGELA DR
GLENDALE AZ 85308

DANIEL STREYLE/ VERMILION IDG
7333 E DOUBLETREE RANCH RD. #D220
SCOTTSDALE, AZ 85258

DAVID PENILLA
5760 W LARKSPUR DR
GLENDALE AZ 85304

DAVID MORENO
8387 West Denton Lane
GLENDALE AZ 85305

MARY SMITH
8968 WEST CITRUS WAY
GLENDALE AZ 89305

MANNY MARTINEZ
19107 NORTH 73rd LANE
GLENDALE, AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

WENDY DAVY/ PEORIA UNI SCH DIST
6330 W THUNDERBIRD RD
GLENDALE, AZ 85306

JOHN KOLODZIEJ
6258 NORTH 88TH LANE
GLENDALE AZ 85305

JOHN AND SUE JONES
18658 NORTH 78TH DR
GLENDALE AZ 85308

JACK MARTINO
7407 NORTH 75TH DRIVE
GLENDALE, AZ 85303

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.

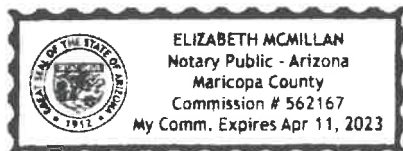
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 31st 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 with any comments or questions. You may also contact Edward Vigil, Planner, with the City of Glendale via e-mail at evigil@glendaleaz.gov or by telephone at 623-930-3071.

Thank you for your courtesy and consideration.

Sincerely,

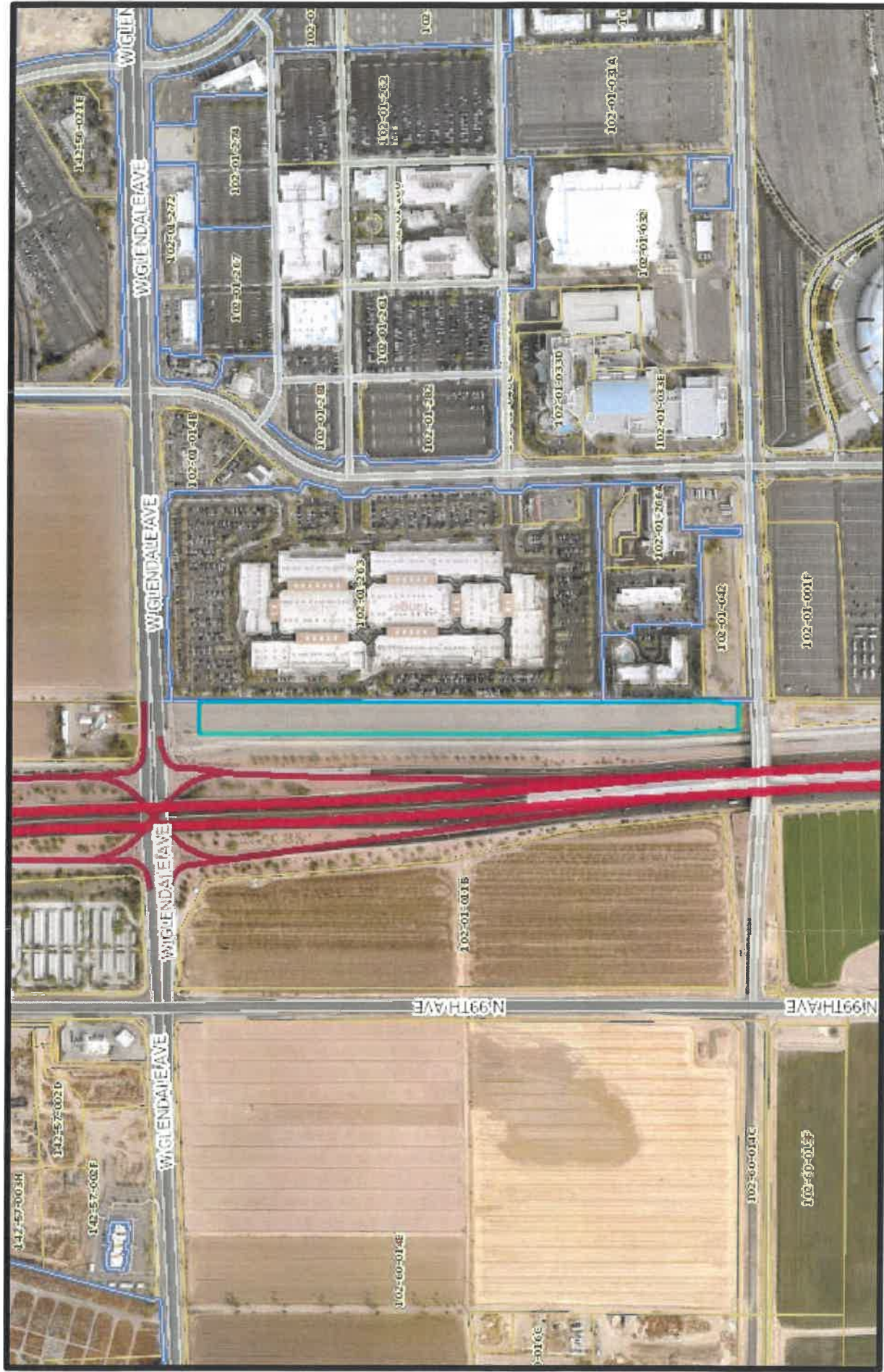
WITHEY MORRIS P.L.C.

A handwritten signature in blue ink, appearing to read "Alex Hayes", is positioned above the typed name.

By
Alex Hayes

Enclosures: Site Aerial, Overall Conceptual Site Plan

Aerial Map



SEC Glendale Avenue & Loop 101 – Glendale, AZ



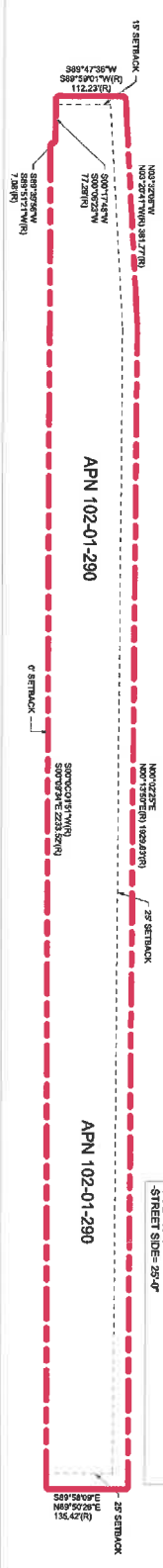
120 North McDowell Street, Suite 200, Phoenix, AZ 85004
Phone: 602.441.1111 Fax: 602.441.1110
www.adamsandassociates.com

PARKING REQUIREMENTS FOR PARCEL APN 102-01-290:

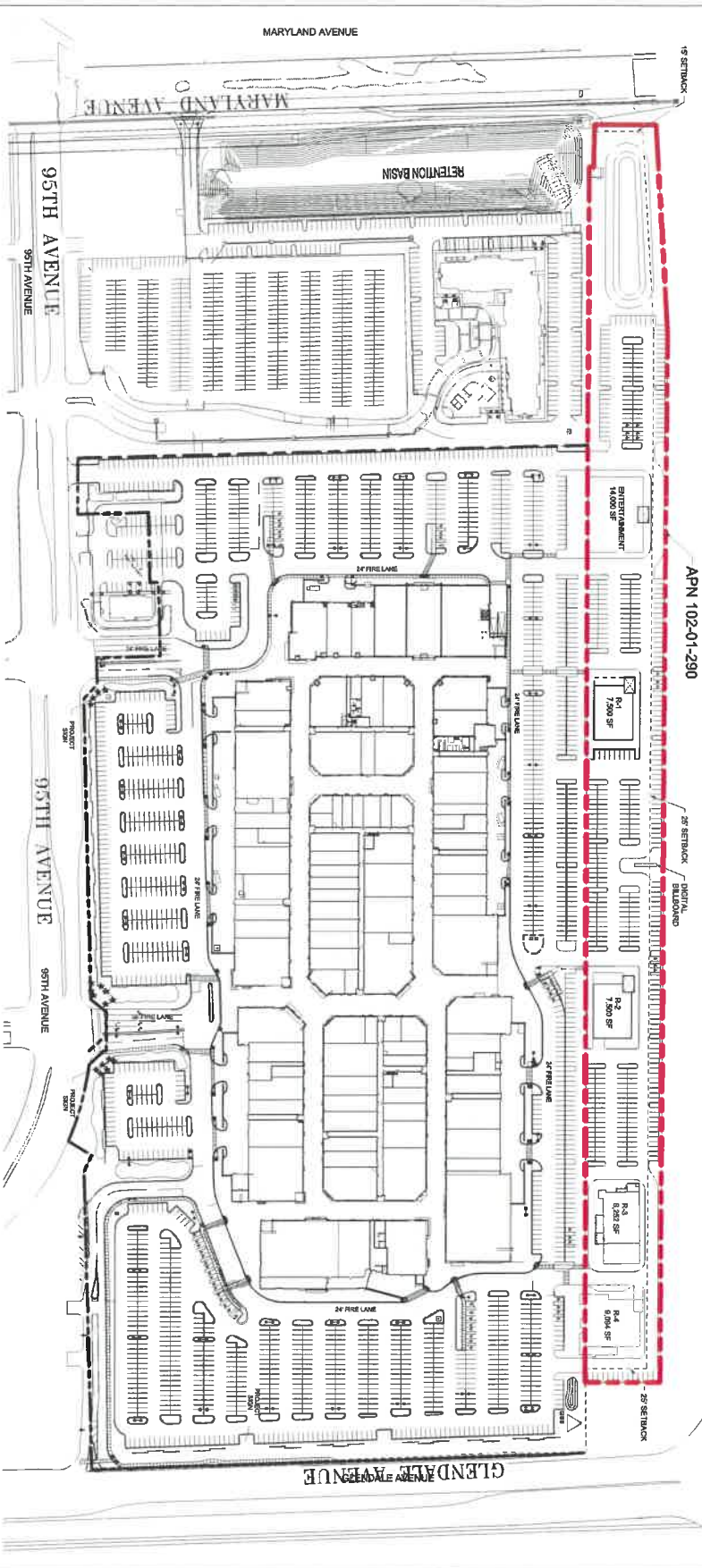
ENTERTAINMENT USE: 14,000SF REQUIRED AT 10:1000 = 140 SPACES	RESTAURANT USE: 30,348SF REQUIRED AT 10:1000 = 303 SPACES
TOTAL REQUIRED PARKING: 444 SPACES	
TOTAL PARKING SHOWN: 459 SPACES (+15)	

GENERAL NOTES:

ZONING: R7-07 (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 1,469 ACRES.	SET BACKS: - FRONT (WESTSIDE) = 25'-0" - REAR (EASTSIDE) = 0'-0" - STREET SIDE = 35'-0"



SURVEY PLAN 1" = 80'-0" (03)



SITE PLAN 1" = 80'-0" (01)

Tanger Outlets
WESTGATE SITE
PLAN

6800 N 95TH AVE.
GLANDALE, AZ 85305

Project Number: 101111
Designed By: JOHN J. ADAMS
Checked By: JAMES R. ADAMS

SITE PLAN

A1001