

# Citizen Participation Final Report

## 101 & Northern

Located at the southeast corner of 99<sup>th</sup> Avenue and  
Northern Avenue

May 31, 2022

Prepared for:

Thompson Thrift Retail Group  
Andrew Call  
2398 East Camelback Road, Suite 210  
Phoenix, AZ 85016

Prepared by:

Berry Riddell LLC  
Wendy Riddell, Esq.  
Elyse DiMartino, Planner  
6750 E Camelback Road, Suite 100  
Scottsdale, Arizona 85251

## **PROPOSAL**

This Citizen Participation Plan (“CPP”) is being provided in association with a Planned Area Development (“PAD”) Amendment for the northern +/-14.5-gross-acres of the 101 & Northern Avenue PAD located at the southeast corner of 99th Avenue and Northern Avenue (the “Site”) to amend development standards regarding building height and parking.

The CPP provides information regarding our notification techniques and processes for reaching out to residents, nearby businesses, interested persons, etc, to get feedback on the proposal.

## **PUBLIC NOTIFICATION TECHNIQUES**

Methods for reaching out to interested parties may include the following:

- Mailings;
- Open house/neighborhood meetings;
- Follow up meetings if needed;
- Individual meetings with residents, business, and community stakeholders;
- Email and telephone correspondence;
- Sign postings; and,
- Any other means of notification as required by the City of Glendale Planning Department.

## **NOTIFICATIONS**

Letters will be mailed out to the property owners within 300’ of the site, interested parties, and additional notifications as provided by Staff. These notifications were sent May 18, 2022. The notifications include specific information about the proposed requests and development, a site plan and aerial map. A copy of the letter and attachments are provided, see Exhibit A. Once the notification letters were mailed, an affidavit was provided to Staff, see Exhibit B. On May 19, 2022, two public hearing signs were posted on the Site to inform neighbors of the upcoming public hearings. Photos of the signs, as well as an affidavit of posting were provided to staff, see Exhibit C. Notification letters with the public hearing dates will be sent out by Staff. The notification lists and map depicting those notified are provided, see Appendix A. Please note that the 300’ notification list and map was obtained from the Maricopa County Assessor’s website. The interested parties list was provided by City staff.

A neighborhood meeting for this site was not required by Staff. We have not received any correspondence from residents to date regarding the development.

**EXHIBIT A**  
**Notification Letter**

May 18, 2022

Elyse DiMartino, Berry Riddell LLC  
6750 E. Camelback Rd. Suite 100  
Scottsdale, AZ 85251  
[ed@berryriddell.com](mailto:ed@berryriddell.com)

Subject: Notice of PAD Amendment Application

Dear Neighbor:

This letter is to inform you that I am applying for an amendment to the existing 101 & Northern PAD (Planned Area Development) application with the City of Glendale. The property is the northern +/-12.11 net acres of the +/- 21.03 net acre 101 & Northern Ave PAD site located at the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue in the Sahuaro District (the "Site").

This application proposes to amend the commercial development standards for parking and building height. The requests are as follow:

- Requesting a maximum height of 60' for the commercial developments to accommodate uses including storage and hotel. A maximum of 30' is currently required.
- Requesting 27 parking spaces for the self-storage use. A minimum of 178 spaces are currently required.

The Site is currently undeveloped and used for agricultural purposes. The existing 101 & Northern PAD permits multifamily and commercial activities such as retail, storage, restaurant, office, hotel, service, and other similar uses on the Site. As mentioned, the proposed PAD Amendment is only for the commercial portion of the PAD and would allow deviations to site development standards including parking and maximum height.

I have included a site plan with this letter for your review. Comments and questions will be accepted at this time. Please write, email, or call me at (480) 682-3916 or [ed@berryriddell.com](mailto:ed@berryriddell.com). You may also contact Edward Vigil with the City of Glendale at (623) 930-3071 or [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com).

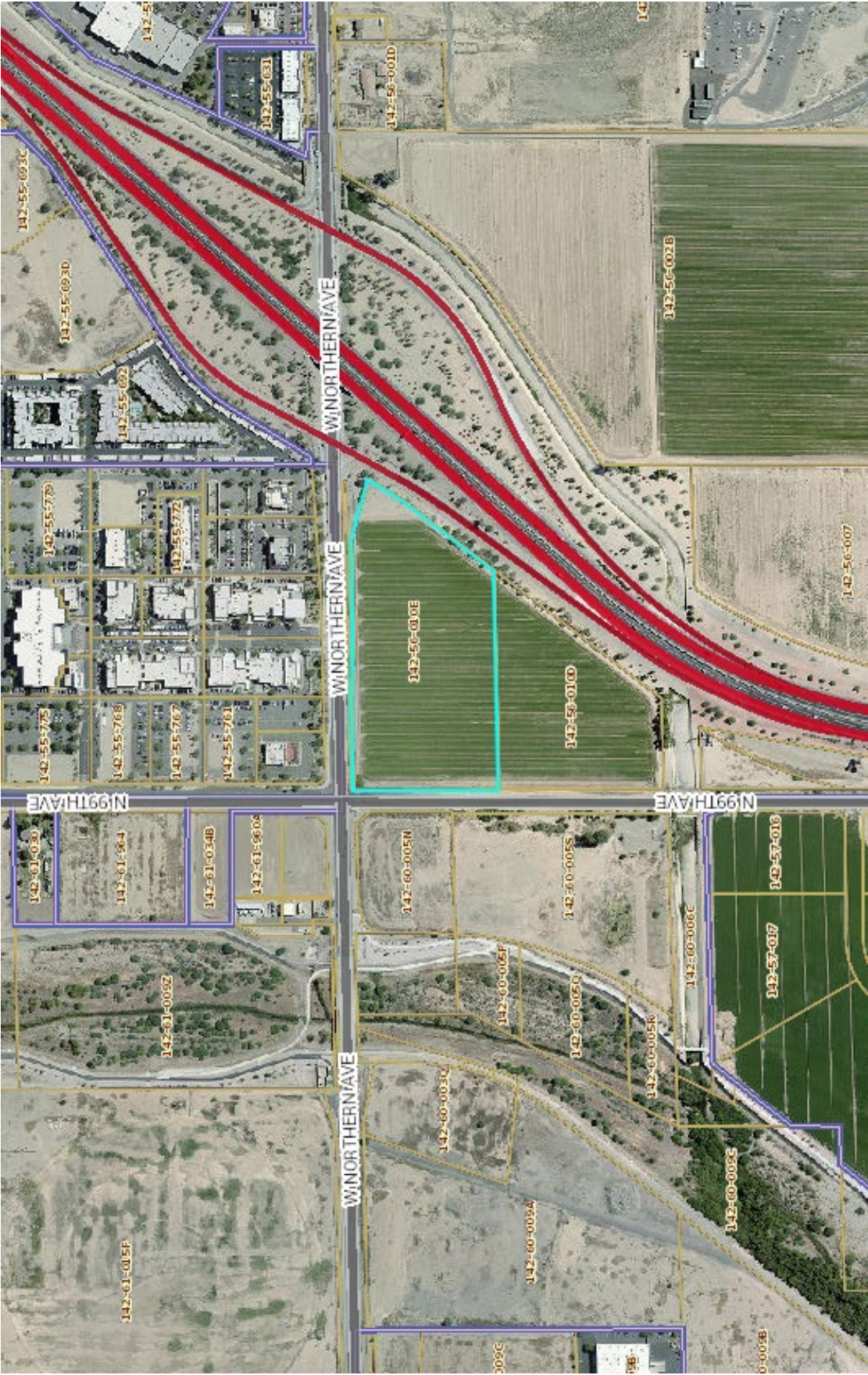
Sincerely,

Elyse DiMartino

Elyse DiMartino

*Encl: Site Plan Exhibit  
Aerial Map Exhibit*





142-55-093C

142-55-093D

142-55-092

142-55-779

142-55-772

142-55-775

142-55-768

142-55-707

142-55-701

142-56-010E

142-56-010D

142-56-002B

142-56-007

N199TH AVE

142-61-030

142-61-564

142-61-034B

142-61-560A

142-61-005Z

142-60-005N

142-60-005C

142-60-005F

142-60-005G

142-60-005H

142-60-005A

142-60-005V

142-60-006C

142-57-017

142-57-018

142-60-005S

WINORTH AVE

N99TH AVE

309C

198

6-005B

**EXHIBIT B**  
**Affidavit of Notification**



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON22-04

Project Name: 101 & Northern PAD

I, Wendy Riddell, 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 18<sup>th</sup> day of May, 2022.

  
Notary Public

My Commission Expires: 9-14-2024



WENDY PETERSON  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 589673  
Expires September 14, 2024

May 18, 2022

Elyse DiMartino, Berry Riddell LLC  
6750 E. Camelback Rd. Suite 100  
Scottsdale, AZ 85251  
[ed@berryriddell.com](mailto:ed@berryriddell.com)

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Sincerely,

Elyse DiMartino

Elyse DiMartino

*Encl: Site Plan Exhibit  
Aerial Map Exhibit*





**EXHIBIT C**  
**Affidavit of Sign Posting**



# PLANNING DIVISION

## AFFIDAVIT OF POSTING

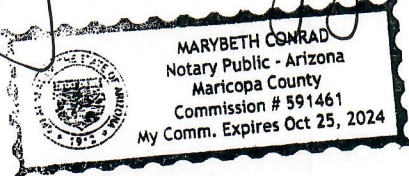
Case No. ZON22-04

Project Name: \_\_\_\_\_

- Planning Commission
- Glendale City Council

I, Meghan Liggett, being first duly sworn upon oath, state that  
 on 05/19/22 I posted 2 hearing  
 notice(s) for hearing date June 23, 2022 + Aug. 9, 2022

Applicant/Representative Signature: Meghan Liggett



STATE OF ARIZONA  
 SS.  
 COUNTY OF MARICOPA

Subscribed and sworn to before me 05/19/22

Marybeth Conrad  
 Notary Public

My Commission Expires:  
10.25.24

CITY OF GLENDALE  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING COMMISSION: June 23rd, 2022, at 6:00PM

CITY COUNCIL: **August 9, 2022, at 5:30PM**

REQUEST: Amending a PAD for an approximately 24-acre site to modify the commercial development standards for parking and building height as applied to the northern +/-14.5 acres.

LOCATION: : All meetings are in the City Council Chambers at 5850 West Glendale Avenue.

**CASE NUMBER: ZON22-04**

**APPLICANT/CONTACT: Wendy Riddell, Berry Riddell LLC**

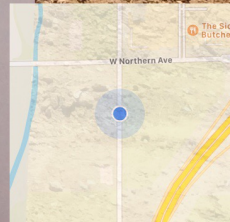
**PHONE NUMBER/EMAIL: (480) 682-3916**

POSTING DATE: 5/19/2022

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

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING

May 19, 2022 at 11:35:42 AM



CITY OF GLENDALE  
PUBLIC NOTICE  
**ZONING HEARING**

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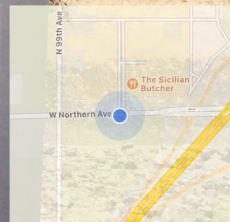
**PHONE NUMBER/EMAIL:** (480) 682-3916

**POSTING DATE:** 5/19/2022

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PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING

May 19, 2022 at 11:52:30 AM



**Appendix A**  
**Notification Map and List**

Address or Intersection

