

FINAL CITIZEN PARTICIPATION REPORT

FOR

Bethany Home 303

**1/4 Mile South and West of the
SWC Bethany Home and Sarival Roads
Glendale, Arizona**

PREPARED BY:



3101 N. CENTRAL AVENUE, SUITE 1000
PHOENIX, AZ 85012
(602) 265-0094

Submitted: September 23rd, 2022

SR 22-0081
ZON22-14

APPROVED

26 SEP 2022

City of Glendale
Planning Division

A handwritten signature in black ink, appearing to be "AJA", is written over the red approval stamp.

Citizen Participation Report – Bethany Home 303

Brief Description of the Proposed Project

The purpose of this Citizen Participation 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) application have had opportunities to comment and participate in the planning process. The site is located at the ¼ mile south and west of the SWC of Bethany Home Avenue and Sarival Road; and is an application for approximately 38.4-acres that is seeking an Industrial PAD in Glendale with specific deviations from several City development standards. Specifically, the project is seeking to modify development standards for building heights, floor to area ratios, parking minimums and signage. The project is planned in several phases, with the initial phase to include two mid-sized warehouse buildings. The second phase would include full build out for the site located along the Loop 303 freeway corridor.

Notification Technique for this project

The notification technique recommended by the city was used for this project and was a notification mailing. A copy of the notification letter has been attached to the end of this report, which staff reviewed and approved, before it was sent.

Notification Process

The notification process is 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 has been included with this report to show graphically where the 300' buffer occurs, and the properties associated with that notification boundary.

This report also includes homeowner associations, registered neighborhoods, and their representatives, within the notification limits required by the city. Their names were included in the list of those who were notified about the project. Individuals on the "Interested Parties" list currently maintained by the City of Glendale were also included in the notification about the project.

Affected or Potentially Affected Parties

The proposed project site is adjacent to a palm tree nursery to the north and is surrounded by farmland to the south and vacant land to the east. Directly to the west is State Route Loop 303. To the northeast is currently farmland that is being developed into warehouse. There are no adjacent residential properties and there are no residential neighbors in the vicinity and there are no potentially affected individuals known at this time.

Perspective of Potentially Affected Parties

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 resident and improvements in surrounding roadways. The 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. This report has considered the perspective of potentially affected neighbors.

Opportunities and Methods to Discuss the Proposal

To encourage effective citizen participation in conjunction with the application, several opportunities were provided and will be provided through the public hearing process 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 were sent a letter, by first class mail, that provided notice of the proposed project, which described the project, and included a concept plan diagram for the proposed PAD Area.

Contact List: A contact list of citizens in the area was created that lists all property owners within the 300-foot recommended boundary of the project. There are no Homeowner Associations or Registered Neighborhood Groups in the notification area. Those individuals on the "Interested Parties" list maintained by the Planning Division have been included in the contact list. The notification letter has been submitted with this report to the project planner and was approved before distribution as per the schedule below.

Neighborhood Meeting: City of Glendale staff has recommended that a neighborhood meeting will not be required for this proposal, due to the fact that there are no adjacent residential properties adjacent to or within 300-feet of the site.

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 in the Glendale Star (a local newspaper of general circulation) when the hearing dates are known, 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 a minimum of 15 days before the scheduled hearing date for the Planning Commission and the City Council meeting date. Affidavits of posting along with photos will be

provided as evidence of compliance with City requirements. All signs will be removed on 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 participation report. Any comments will be copied to the project planner with the City of Glendale. There have been no responses and there are no comments to be included in this final citizen participation report (CPR).

Changes and Amendments to the Proposed Development

If a major 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 development as of the date of this CPR.

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 CPR has been submitted to the planning staff before the public hearings. Planning staff will receive any communications with citizens or other interested parties. This final Citizens Participation Report has been created summarizing the results of the efforts outlined within this Citizen Participation Report. No responses have been received as of the date of this final CPR.

Schedule

- Citizens Participation Plan Submitted to City – July 15th, 2022
- Plan Implementation Date – July 30th, 2022
- Neighborhood Notice Letter sent to Planner – July 15th, 2022
- Neighborhood Notice Letter revised – August 18th, 2022
- Neighborhood Notice Mailing – August 26th, 2022
- Three-week allowance for response starts – August 29th, 2022
- Cut-off date for responses – September 19th, 2022
- Hearing Notification Post card sent out – TBD by City Staff
- Final Participation Report Submittal date – September 23rd, 2022
- Site to be Posted for Rezoning – TBD by City Staff
- Notice Appears in Newspaper – TBD by City Staff
- Remove Site Posting Sign Removal – TBD by City Staff

Contact

Michael Buschbacher II, AICP - Principal Planner
Earl & Curley PC
3101 N Central Avenue, Suite 1000
Phoenix, AZ 85012
mbuschbacher@EarlCurley.com
602-265-0094

August 26th, 2022

Re: Bethany Home 303 Planned Area Development (PAD) Rezone
Case# ZON22-14

Dear Neighbor,

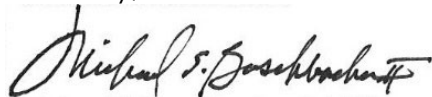
We are applying for a rezone to modify an existing Industrial M-1 zoning with a PAD for approximately 38.4- acres located ¼ Mile South and West of the SWC of Bethany Home Avenue and Sarival Road in Glendale, Arizona. This request is for development of a light industrial site with two warehouse buildings. The assessor parcel number for the property is 501-02-007J. The request is to modify City of Glendale development standards through the PAD process 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 and a list of interested parties, 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.

The City will mail out notifications for the hearing dates once they are known to all persons on the notification list. The site will be posted with the same information. Information about the hearings will be available on the City of Glendale's website, after hearing dates are provided.

You are invited to attend and provide any input you may have regarding this proposal. This quest is subject to hearing review by the Glendale Planning Commission and Glendale City Council. This letter is being sent to take comments and provide answers in advance of those hearings. Please provide any comments, questions, or concerns to me by September 19th, 2022. Again, you will be notified of the hearings once they are scheduled with a follow up mailing from the City.

Please email me at mbuschbacher@EarlCurley.com or call 602-265-0094 with any questions. Alex Lerma, a planner with the City can be reached at 623-930-2810 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,



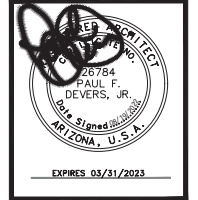
Michael S Buschbacher II, AICP
Principal Planner
Earl & Curley PC



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



McKINNEY INVESTMENTS
BETHANY HOME ROAD & HWY 303
GLENDALE, AZ

DATE
PRE-APP SUBMITTAL 04-21-2022
PRELIMINARY DESIGN 06-27-2022
PRE-APP/ZONING REV.'S 2ND SUBMITTAL 08.19.2022

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

CONCEPTUAL SITE PLAN

Project: 22041
A1.1

SITE DATA

PROJECT:	BETHANY HOME RD / HWY 303
ADDRESS:	SOUTH AND WEST OF THE SWC OF W. BETHANY HOME & N. SARVAL
OWNER:	EXODYNE INC
DEVELOPER:	MCKINNEY INVESTMENTS
SCOPE:	2 NEW COMMERCIAL BUILDINGS
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	501-02-007J
ZONING:	EXISTING: M-1 / PROPOSED: PAD
SITE AREA:	±1,384.739 S.F. ±36.38 AC
BUILDING AREA:	695,520 S.F. GROSS
STORIES:	SINGLE STORY
LOT COVERAGE:	43.8%
OCCUPANCY:	B / S-1 / F-1
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.
BUILDING HEIGHT:	57'-0"
ALLOWED HEIGHT:	60'-0" (PROPOSED)

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS BUILDING 1		
OCCUPANCY	1ST FLOOR	TOTALS
OFFICE (10%)	24,720 S.F.	24,720 S.F.
WAREHOUSE (90%)	222,480 S.F.	222,480 S.F.
TOTAL:	247,200 S.F.	247,200 S.F.

REQUIRED PARKING CALCULATIONS BUILDING 1			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	24,720 S.F.	1/500	50
WAREHOUSE	222,480 S.F.	1/2000	112
TOTAL:			162

BUILDING AREA CALCULATIONS BUILDING 2		
OCCUPANCY	1ST FLOOR	TOTALS
OFFICE (10%)	44,832 S.F.	44,832 S.F.
WAREHOUSE (90%)	403,488 S.F.	403,488 S.F.
TOTAL:	448,320 S.F.	448,320 S.F.

REQUIRED PARKING CALCULATIONS BUILDING 2			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	44,832 S.F.	1/500	90
WAREHOUSE	403,488 S.F.	1/2000	202
TOTAL:			292

REQUIRED PARKING SITE TOTAL BLDG 1 AND 2: 454

PARKING PROVIDED	
TOTAL REGULAR SPACES	722
TOTAL ACCESSIBLE SPACES	15
TOTAL SPACES ON SITE	737

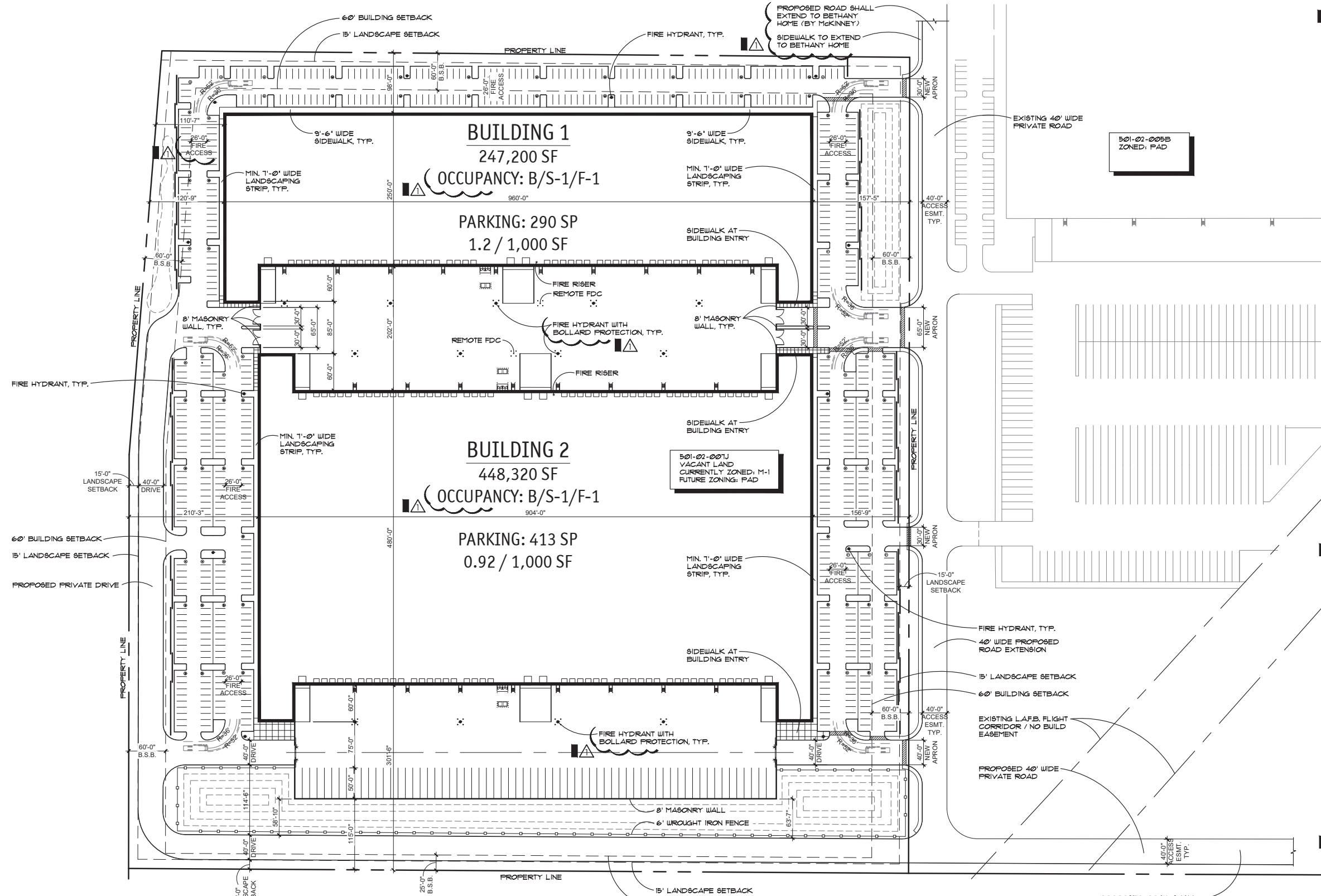
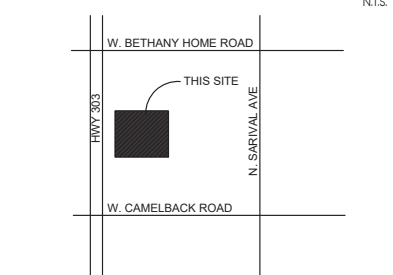
SITE PLAN NOTES

- ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND COMPLIANT WITH ALL LOCAL "DARK SKY" ORDINANCES, TYP.

CITY REFERENCE NUMBERS

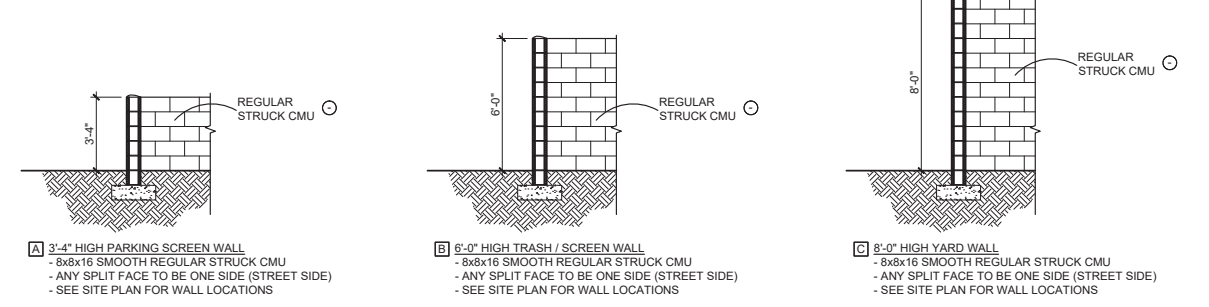
PRE-APPLICATION #: SR22-0081
ZONING CASE #: ZON22-14

VICINITY MAP



SITE WALLS

SCALE: 1/4" = 1'-0"

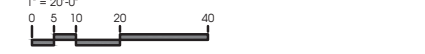


SITE WALL NOTES

- PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
- PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
- GROUT SOLID ALL CELLS BELOW GRADE.
- SEE STRUCTURAL DRAWINGS, SC-1, FOR ALL FOOTING AND REINFORCING INFORMATION.
- COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual and subject to change.

CONCEPTUAL SITE PLAN



NY HOME RD

W BETHANY HOME RD

27-006E

27-006E

501-02-006C

501-02-006A

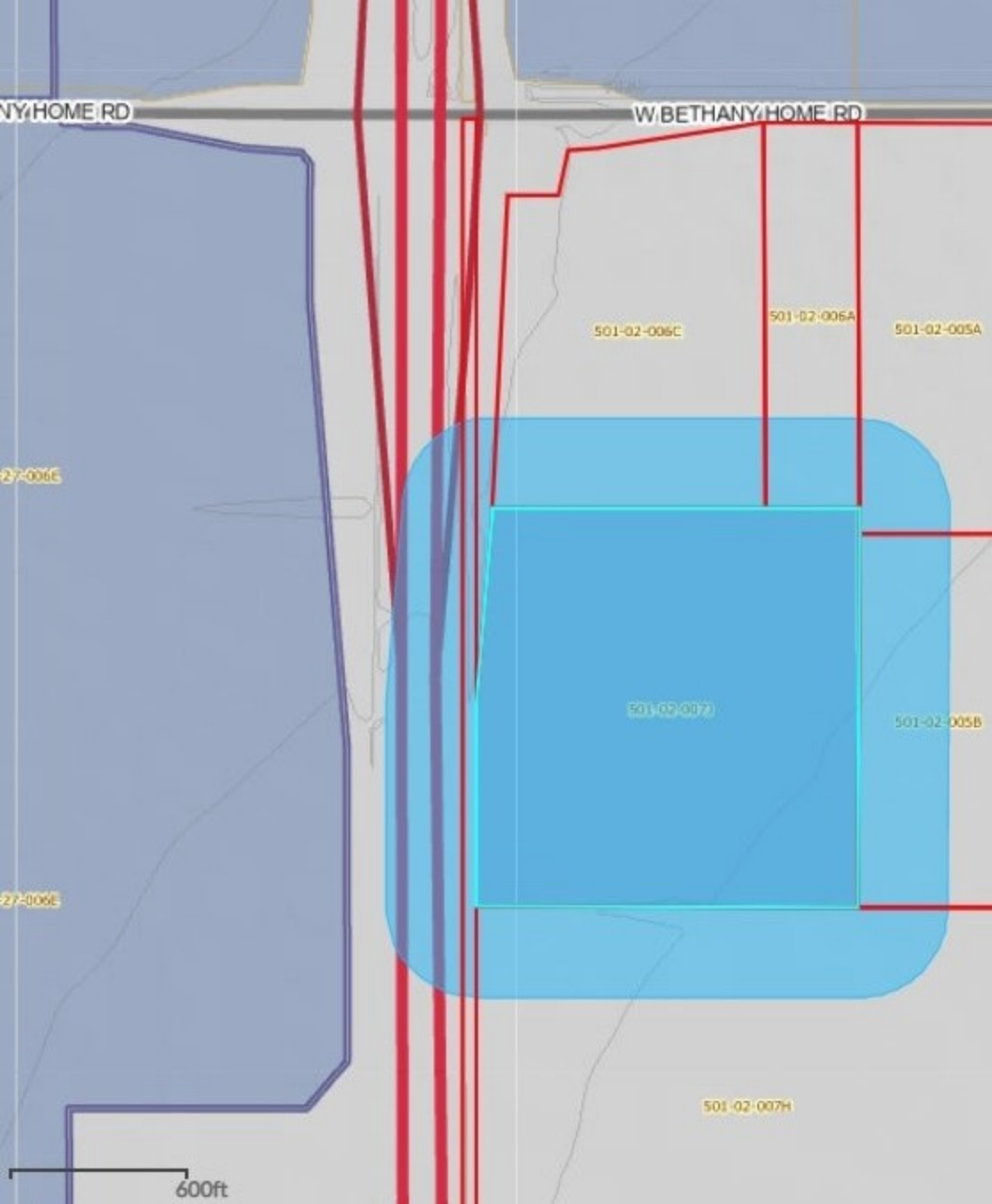
501-02-005A

501-02-007J

501-02-005B

501-02-007H

600ft



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PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON 22-14

Project Name: BETHANY HOME 303 PAD

I, MICHAEL S. BUSCHBACHER II 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 S. Buschbacher II*

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 23rd day of September, 2022.

Liza Kulikowski
Notary Public

My Commission Expires:
1/24/2025

