




CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT	
Total individuals notified: 77	Total Participants: 7
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
Surrounding property owners expressed no issues with the Project. One participant did inquire on the timeline of the removal of the dairy operation.	
HOW CONCERNS WILL BE ADDRESSED?	
Surrounding property owners have been encouraged to contact the development team directly with any future concerns.	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
N/A	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
No concerns have been raised by the surrounding property owners.	
APPLICANT SIGNATURE AND DATE	
	9/2/2022

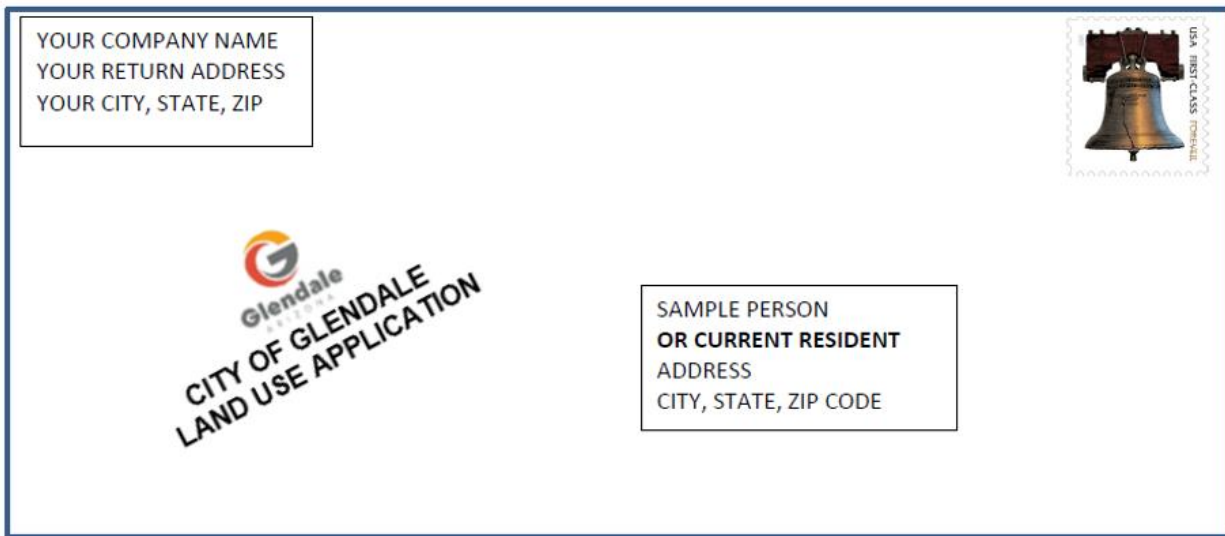
REQUIRED ATTACHMENTS:

- 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. (None)

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).

NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST: Legacy Place Phase 1 Preliminary Plat

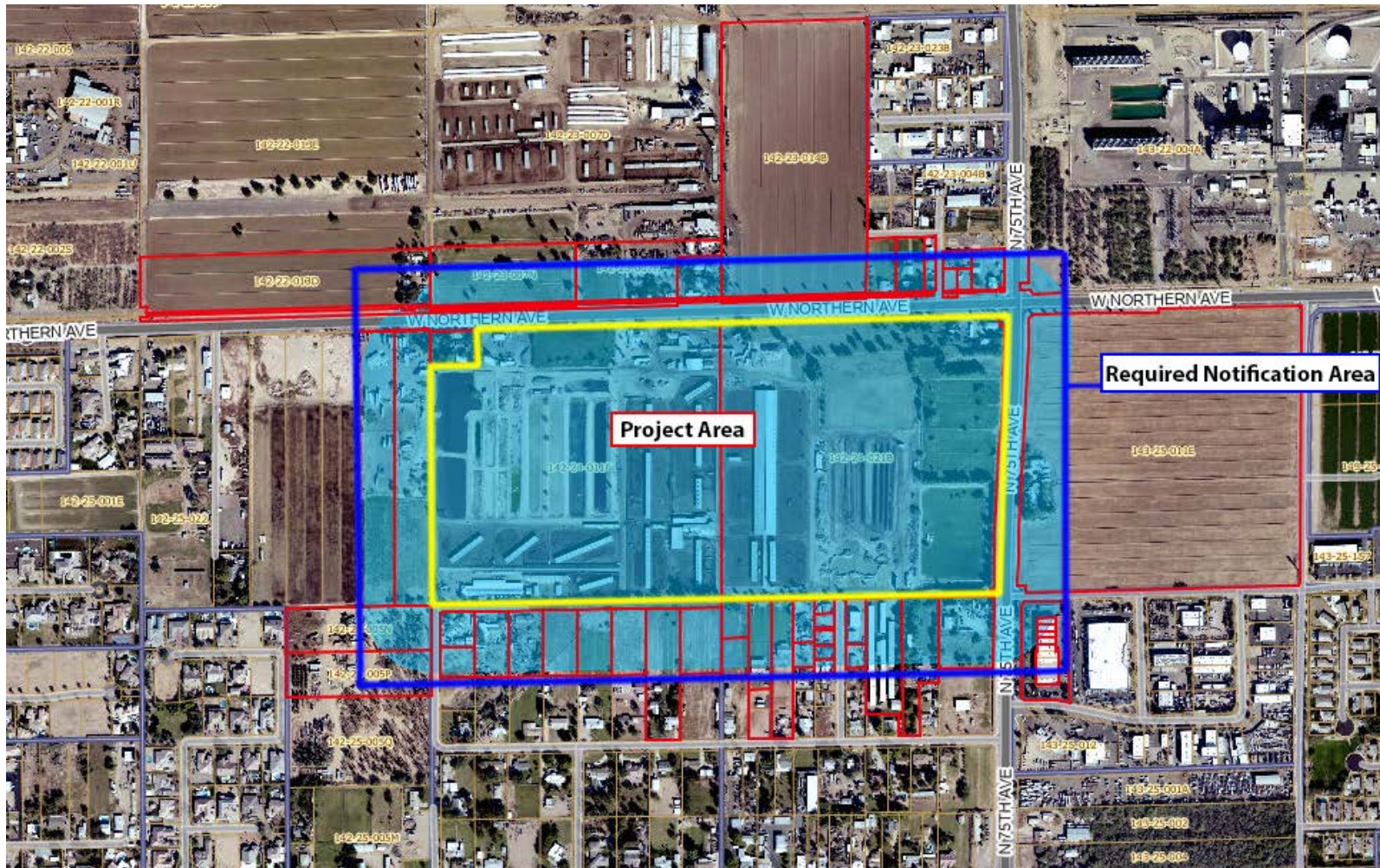
LOCATION: 7505 W NORTHERN AVE GLENDALE 85303

REQUEST: The applicant is requesting approval for a Preliminary Plat for 79 gross-acres zoned R1-6 PRD and containing 269 lots.

ZONING DISTRICT: R1-6 PRD

COUNCIL DISTRICT: Yucca

FORMAL APPLICATION SUBMITTED: No



August 23, 2022

Re: Neighborhood Meeting
Legacy Place Phase 1 Preliminary Plat, Case # PP22-01

Dear Neighbor and/or Interested Party:

This letter is to inform you that HILGARTWILSON, on behalf of Shea Homes, is applying for approval of a Preliminary Plat with the City of Glendale in order to develop **Legacy Place Phase 1, Case # PP22-01**. Legacy Place is a master planned community within the Cities of Glendale and Peoria, see enclosed **Land Use Development Plan**. Legacy Place – Glendale Phase 1 consists of approximately 79 gross-acres at 7505 W. Northern Avenue in the Yucca Council District. The property is generally bounded by Northern Avenue to the north, 75th Avenue to the east, Frier Drive alignment to the south, and 79th Avenue alignment to the west between Grand Avenue/US 60 and the Loop 101 North, see enclosed **Vicinity Map**.

The Preliminary Plat consists of two parcels totaling approximately 79 gross-acres in size currently being used for dairy and agricultural purposes. It is the intent of Shea Homes to construct new housing close to the City core and to two major transportation corridors - Grand Ave/US 60 located 1 mile east and Loop 101 located 2 miles west. The Project will consist of 269 single-family homes with typical lot sizes ranging between 4,800 square feet and 7,200 square feet.

I have enclosed the proposed **Site Plan** with this letter for your review. If you would like to learn more about the project, **we will be hosting a virtual neighborhood open house meeting via Microsoft Teams on September 7, 2022 at 6:00 pm**. We will make a live presentation via web conference during which we will describe the project and display project plans and exhibits. Comments and questions will be accepted at the meeting. If you are unable to attend, please write, email, or call me at the contact information below. You may also contact Alex Lerma with the City of Glendale at (623) 930-2810 or alerma@GLENDALEAZ.com.

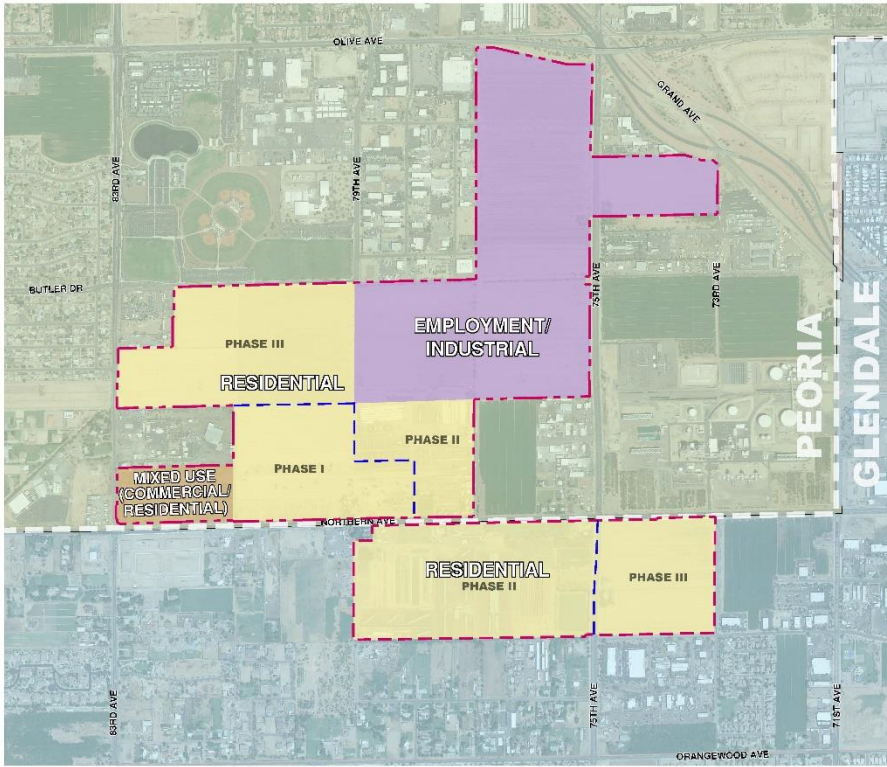
IF YOU WOULD LIKE TO PARTICIPATE: Please email Joseph Vance at jvance@hilgartwilson.com and request a link to the meeting. The only way that you will be able to access the online meeting is by the link we will provide to you for the email address that is provided. The meeting is accessed by opening the provided link. If you are unable to access the online meeting please contact me in advance of the meeting at (602) 490-0535 and request a phone number to attend the meeting by phone.

Sincerely,
HILGARTWILSON, LLC

Cindy Paddock

Project Manager - Land Planning Group
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
602.490.0535
cpaddock@hilgartwilson.com

Enclosure: Vicinity Map, Development Plan, and Plat Site Plan



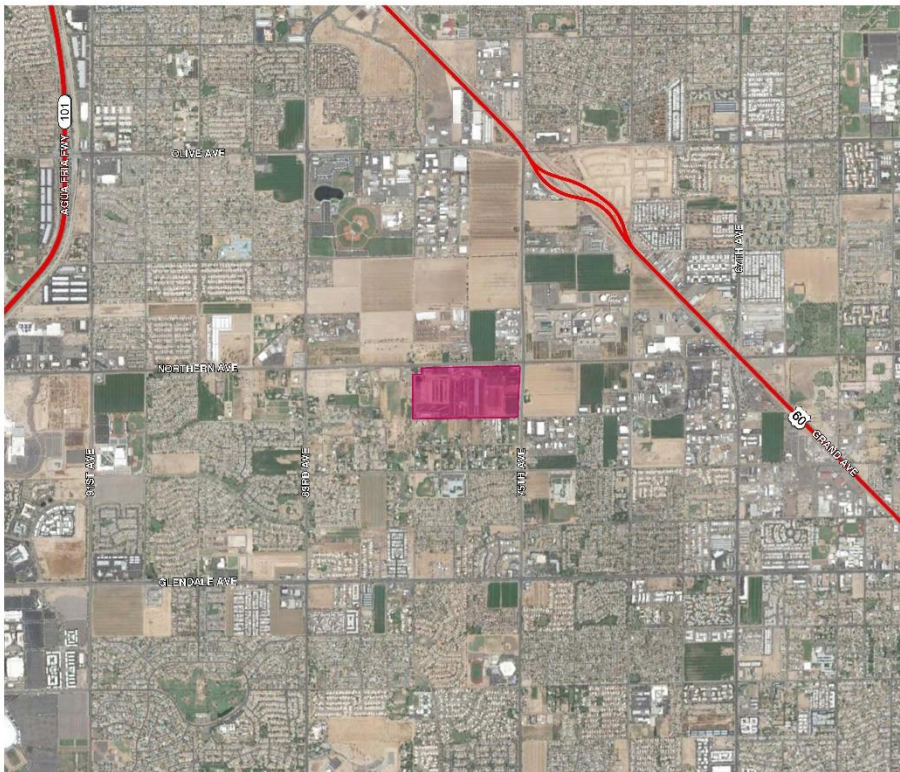
LEGACY PLACE
GLENDALE, ARIZONA

PLANNED RESIDENTIAL DEVELOPMENT
FIGURE 2
ROVEY FARMS DEVELOPMENT PLAN

NOT TO SCALE

- LEGEND**
- Project Boundary
 - Residential Area Phase Line

Land Use	Gross Acreage
Glendale PRD	
Residential	119.91
Peoria PAD	
Residential	150.88
Employment/Industrial	174.60
Mixed Use	20.14
Sub-Total	345.62
Total	465.53



LEGACY PLACE
GLENDALE, ARIZONA

FIGURE 1
PRELIMINARY PLAT VICINITY MAP

NOT TO SCALE

- LEGEND**
- Project Boundary



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) PP22-01

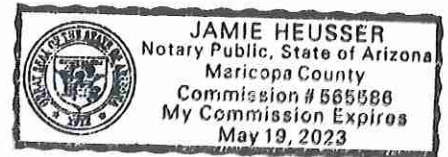
Project Name: Legacy Place Phase 1

I, Paul Haas 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: *Paul Haas*

Jamie Heusser
My commission expires: *May 19, 2023*



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LEGACY POINT NEIGHBORHOOD MEETING REPORT

Date: 09/08/2022

6:00 PM-6:20 PM

Attendees: 7

The Legacy Point Neighborhood Meeting commenced at 6:00 PM on September 7th, 2022 with 7 participants in attendance. Development team members in attendance included Shea Homes and HilgartWilson. Meeting participants included 2 surrounding property owners. Alex Lerma, representing the City of Glendale Planning and Zoning Department, was also in attendance.

Cindy Paddock with HilgartWilson presented a high-level overview of the Project and previously approved entitlement efforts including rezoning and annexation of the Property and the proposed Phase 1 Preliminary Plat currently under review by the City. The presentation detailed the project area, the Phase 1 Preliminary Plat, the overall project development plan, proposed circulation, proposed lot sizes and project amenities.

Following the presentation, one participant asked if the Project was the same property that the Rovey dairy operation occupies and if so, when it would be removed. Cindy Paddock responded that this was the dairy property and that the dairy operations would cease active use of the Property when the Property is developed, likely sometime next year.

Cindy Paddock stated that further questions could be addressed by contacting her or Alex Lerma with the City of Glendale and closed the meeting. The meeting concluded at 6:20 PM.