

Citizen Participation Plan

Glendale Ave. & 75th Ave.: Goodwill Retail Center
SEC 75th Ave. and Glendale Ave. – APN: 144-01-001A
Case Number: SR# 22-0028











SimonCRE
6900 E. 2nd St. Scottsdale, AZ 85251



CITIZEN PARTICIPATION PLAN CHECKLIST

Revised 2/28/2014

COMPLETION OF THE FOLLOWING IS NECESSARY FOR APPROVAL OF YOUR PLAN

-  1. Attach a cover page titled "Citizen Participation Plan," which lists information such as the project name, location, and case number(s), if assigned at this time.
-  2. Provide a brief description of the proposed project.
-  3. State which public notification technique will be used for this project. Include a copy of your approved notification letter in the Plan.
-  4. Notification:
 - a. Include the notification area map that was provided to you by Planning. List the property owners within the notification area who will be notified.
 - b. List any Homeowners Associations and Registered Neighborhoods, and their representatives, who will be included in the Plan.
 - c. List individuals on the "Interested Parties" list currently maintained and provided by Planning.
 - d. List the names and addresses of individuals/companies on the Additional Notification list. This information was provided to you by Planning.
-  5. Identify to the best of your ability who will be directly and indirectly affected by your proposal. Also identify any individuals who expressed interest in your project because they believe they will be affected.
-  6. State whether or not you have thought about the project from the perspective of individuals affected or otherwise interested and some of the concerns or issues these individuals may have.
-  7. State how those individuals affected or otherwise interested will be provided an opportunity to discuss the proposal with the applicant if issues or questions should continue, or suddenly arise after distribution of the applicant's notification letter (e.g., another neighborhood meeting, personal visits, etc.).
-  8. State how individuals will be informed of any changes or amendments to the proposed development after applicant's initial contact (notification has been mailed).
-  9. State how you plan to inform Planning on the status of their Citizen Participation efforts (e.g., letters, phone calls, etc.).
-  10. Prepare a schedule with dates for completion of their Citizen Participation Plan. This should include:
 - a. The date the Citizen Participation Plan will be submitted to the project planner,
 - b. The estimated plan implementation date,
 - c. The amount of time allowed for citizen input after implementation, and
 - d. A submittal date for the Citizen Participation Final Report.

Upon approval of your Plan, please see the Citizen Participation Final Report Checklist.

1. Attach a cover page titled “Citizen Participation Plan,” which lists information such as the project name, location, and case number(s)

See the first page

2. Provide a brief description of the proposed project

This proposed Goodwill retail store is located at the previously permitted 75th and Glendale Retail Center, which is a 7.58-acre multi-tenant development completed by SimonCRE. The development of Goodwill will complete the developable area of this corner and retail center, while also being a great addition to an area of proven and sustained growth. The proposed building will have architectural styling that complements the surrounding area as well as the City of Glendale design standards and approved PAD design standards of the 75th and Glendale Retail Center.

The property, located at the southeast corner of 75th Avenue and Glendale Avenue, will be an approximate 3.24-acre project. It is within the currently under construction 75th and Glendale Retail Center that was recently approved and permitted.

This Goodwill Retail Store will bring an exciting addition and alternative shopping option to an area with experienced growth. The proposed development will consist of a roughly 22,539 square foot building with a drive-thru for the donation center.

SimonCRE notified 64 neighboring Property Owners within 300 ft of the parcel and 38 Interested Parties, list of which was provided by the City of Glendale. Notification letter along with the preliminary site plan & elevations were mailed out on Thursday, September 22nd, 2022.

Our Virtual Neighborhood Meeting took place on October 5th, 2022 at 6PM MST via Zoom Video Conference calls. Only five (5) participants joined the conference, four Goodwill Employees and our City of Glendale Planner, George Gehlert. The Public Outreach was closed on Monday, October 24th, per the City of Glendale Project’s Planner request to have at least two weeks of open commenting period. No comments were received during that time. Minutes of the Virtual Meeting are attached below. The next steps for this project is to resubmit our 2nd CUP submission upon approval of Final CPP checklist package.

3. Provide a brief overview of the elements of their Citizen Participation Plan.

Neighborhood Notification consisted of the Notification Letter, Site Plan and Elevations, please reference the attached documents below:

The Citizen Participation Plan included the send out of Notification Package (Letter, Site Plan, Elevations); Virtual Neighborhood meeting, 19 days of commenting period immediately after the Virtual Meeting, and preparation and submittal of the Final CPP Report.

The City provided SimonCRE with the interested parties list consistent of 38 address and 64 addresses of Property Owners within 300 ft of the subject property were “farmed” on the

Maricopa County GIS mapping system. Total of 102 addresses received the notification package. Full lists of the notified parties are attached below:

Each envelope consisted of 3 above-mentioned items. The Notification packages were mailed on September 22nd, 2022; Virtual Meeting took place on October 5th, 2022; commenting period was closed nineteen (19) days after the meeting, on October 24th, 2022.

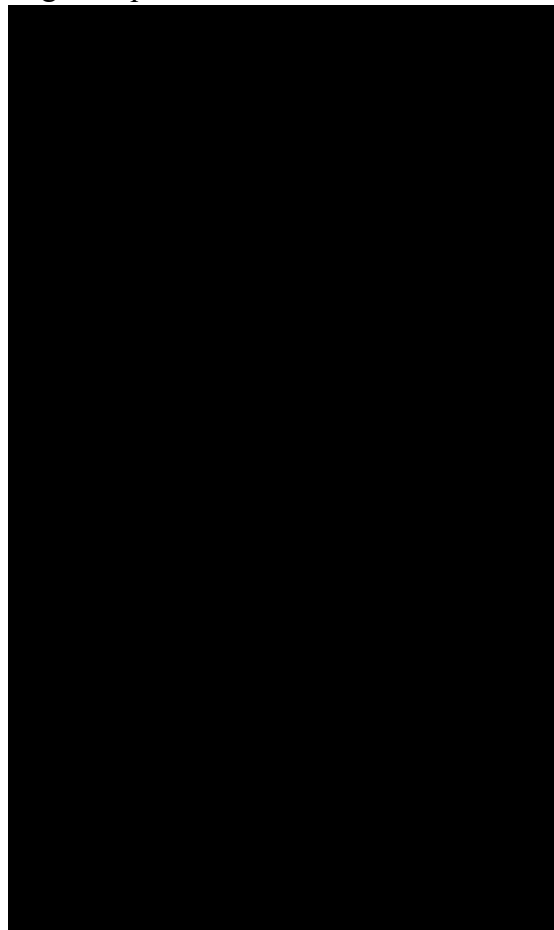
Our Virtual Meeting took place on October, 5th, 2022, only five (5) participant's joined the conference: 4 Goodwill employees and our City of Glendale Planner, George Gehlert. See the Virtual meetings minutes on Page 20.

Public outreach was closed nineteen (19) days after the meeting on October 24th, 2022. No comments were received during that time. The next step in development of this project is to submit our 2nd CUP submittal. SimonCRE is planning to submit our 2nd CUP submittal upon approval of our Final CPP Checklist package.

4. List dates that notifications letters and meeting notices were mailed, newsletters, and other publications were posted and/or advertised.

Neighborhood Notification was sent out on September 22nd, 2022.

Virtual Neighborhood Meeting took place on October 5th, 2022.



5. Attach an outlined map of the specific areas where residents and property owners were notified are located.

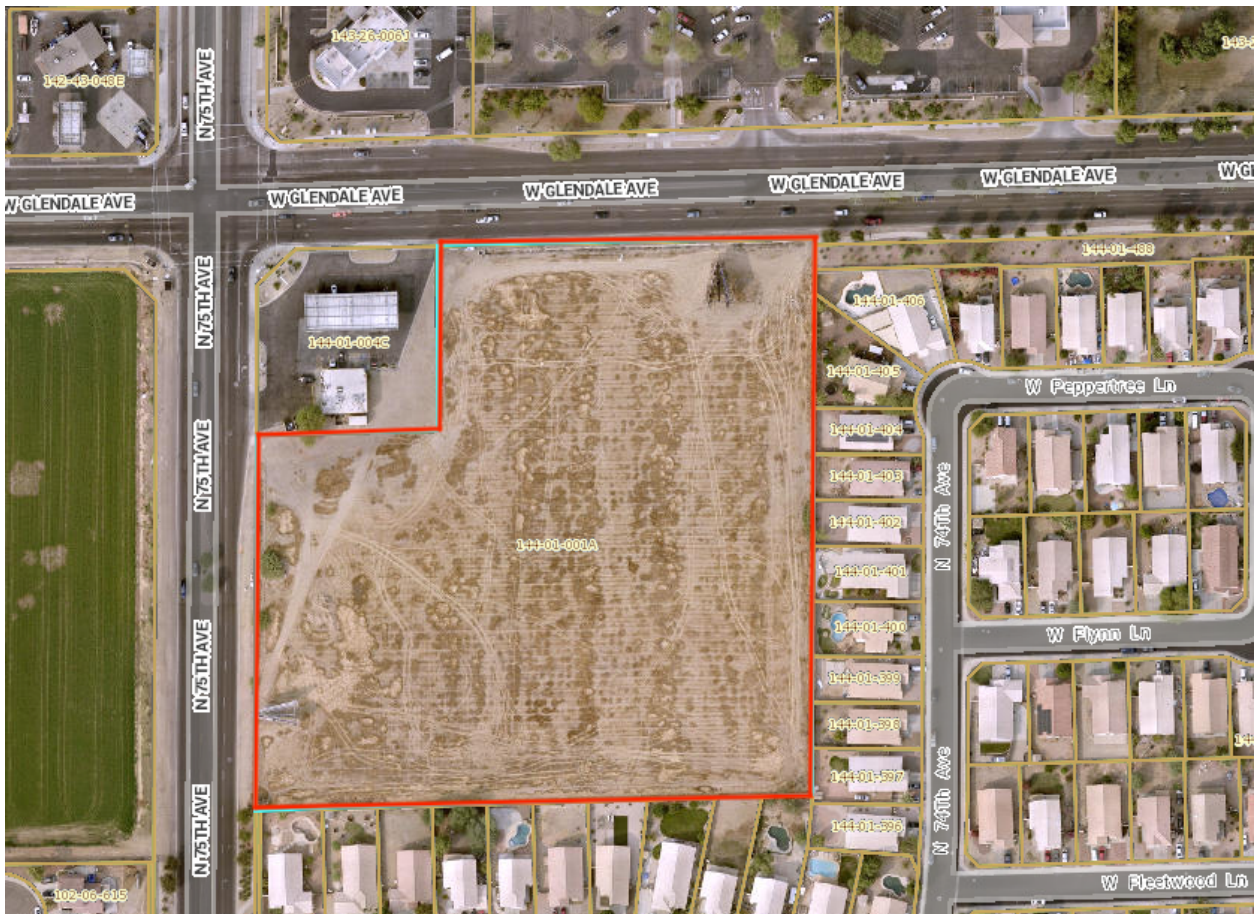
NEIGHBORHOOD NOTIFICATION AREA	
NAME / TYPE OF REQUEST:	Conditional Use Permit
LOCATION:	SEC 75 th Avenue and Glendale Avenue
REQUEST:	Conditional Use Permit for a Thrift Store (Goodwill) located within the 75 th and Glendale Retail Center PAD.
ZONING DISTRICT: PAD	COUNCIL DISTRICT: Ocotillo
FORMAL APPLICATION SUBMITTED: YES	



**GLENDALE PLANNING
CITIZEN PARTICIPATION
NEIGHBORHOOD NOTIFICATION REQUEST**

TODAY'S DATE: 7-27-22	SERVICE REQUEST #: 22-0028
IS APPLICANT REQUIRED TO MEET CITIZEN PARTICIPATION ORDINANCE <u>REQUIREMENTS</u>:	YES
WHAT METHOD OF NOTIFICATION HAS BEEN RECOMMENDED TO THE APPLICANT: Mailed notification to all property owners within 300' (and registered Interested Parties); and Neighborhood Meeting.	
WHAT OTHER NOTIFICATION, IF ANY, HAS BEEN RECOMMENDED IN ADDITION TO THE OUTLINED MAP: (i.e. nearby schools, etc)? None	
STAFF CONTACT: George Gehlert	PHONE: 623-930-2597
PROPERTY OWNER: SIMONCRE JC TUCKER IV LLC	PHONE:
APPLICANT (INCLUDE COMPANY NAME & CONTACT PERSON: Dominic Ghaby / SimonCRE	
PHONE: 480-745-2701	EMAIL ADDRESS: dominic.ghaby@simoncre.com

Parcel Map



6. List of names of homeowners associations and registered neighborhood groups, and their representatives, and individuals on the district’s “Interested Parties list who were notified, and individuals on the Additional Notification Listed were notified.

Please reference the “Notified Parties #1” and “Notified Parties List #2 (300 Ft radius Property Owners)” below:

7. If applicable, identify dates and locations of all meetings where citizens were invited to discuss the proposal.

Neighborhood Notification was sent out on September 22nd, 2022.

Virtual Neighborhood Meeting took place on October 5th, 2022.

Neighborhood Outreach commenting period was closed on October 24th, 2022

8. Provide the total number of individuals noticed and the number of people that participated in the process.

38 address were added to the interested parties list, and 64 addresses of Property owners within the 300 ft of the subject property. Please reference the “Notified Parties #1” and “Notified Parties List #2 (300 Ft radius Property Owners)” below:

Only five (5) participants joined the conference: 4 Goodwill employees and our City of Glendale Planner, George Gehlert.

9. List concerns, issues, and problems expressed by the participants.

Perimeter wall.

See neighborhood Hearing Minutes for details on Page 20.

10. State how each concern, issue, and problem has been addressed and how applicant intends to continue the address them.

SimonCRE presented a preliminary enhanced landscape plan adding more trees/vegetation along the interior portion of the perimeter wall. Please reference the “Proposed Enhanced Landscape Plan 2022-10-13.”

11. State concerns, issues, and problems the applicant is unable/unwilling to address and why.

N/A

12. Specificity identify how the proposal has been revised to address public concerns.

N/A

13. Attach copies of letters, affidavits, meeting invitations, newsletters, publications, sign-in sheets, petitions received in support or against the proposed project, and any other materials pertaining to the notification process.

Please reference the items on pages 10 - 12.

14. Attach a complete mailing list used which includes all individuals located in the notice area, homeowners’ associations, registered neighborhood groups associations, individuals on the district’s “Interested Parties” list and individuals on the Additional Notifications list. The report should specify that the mailing list is attached as an appendix.

The mailing list is needed to provide notification postcards for any public hearings. The City of Glendale Planning Division will create and distribute the 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 applicant.

September 21st, 2022

SimonCRE JC Tucker IV, LLC
6900 East 2nd Street
Scottsdale, Arizona 85251

RE: New Development – APN: 144-01-001A – Goodwill Retail Store

Dear Neighbor:

This letter is to inform you that I am applying for a Conditional Use Permit with the City of Glendale to allow a thrift store use to locate within an existing Planned Area Development “PAD” zoning district. The property is located at the southeast corner of 75th Avenue and Glendale Avenue in the Yucca District.

This new project is a 22,000 square foot Goodwill store within the 75th and Glendale Retail Center that is currently under construction. The proposed building will have architectural styling that complements both the City of Glendale and commercial center

I have included a site plan with this letter for your review. We will be having a **Virtual Neighborhood Meeting on October 5th, 2022, at 6 pm MST.**

Join Zoom Meeting


<https://zoom.us/j/96133005708?pwd=U2J0eTEzcG9ramFWTVB2NTQ5eTFzdz09>

Meeting ID: 961 3300 5708

Passcode: 5Sq3ML

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 George Gehlert with the City of Glendale at (623) 930-2597

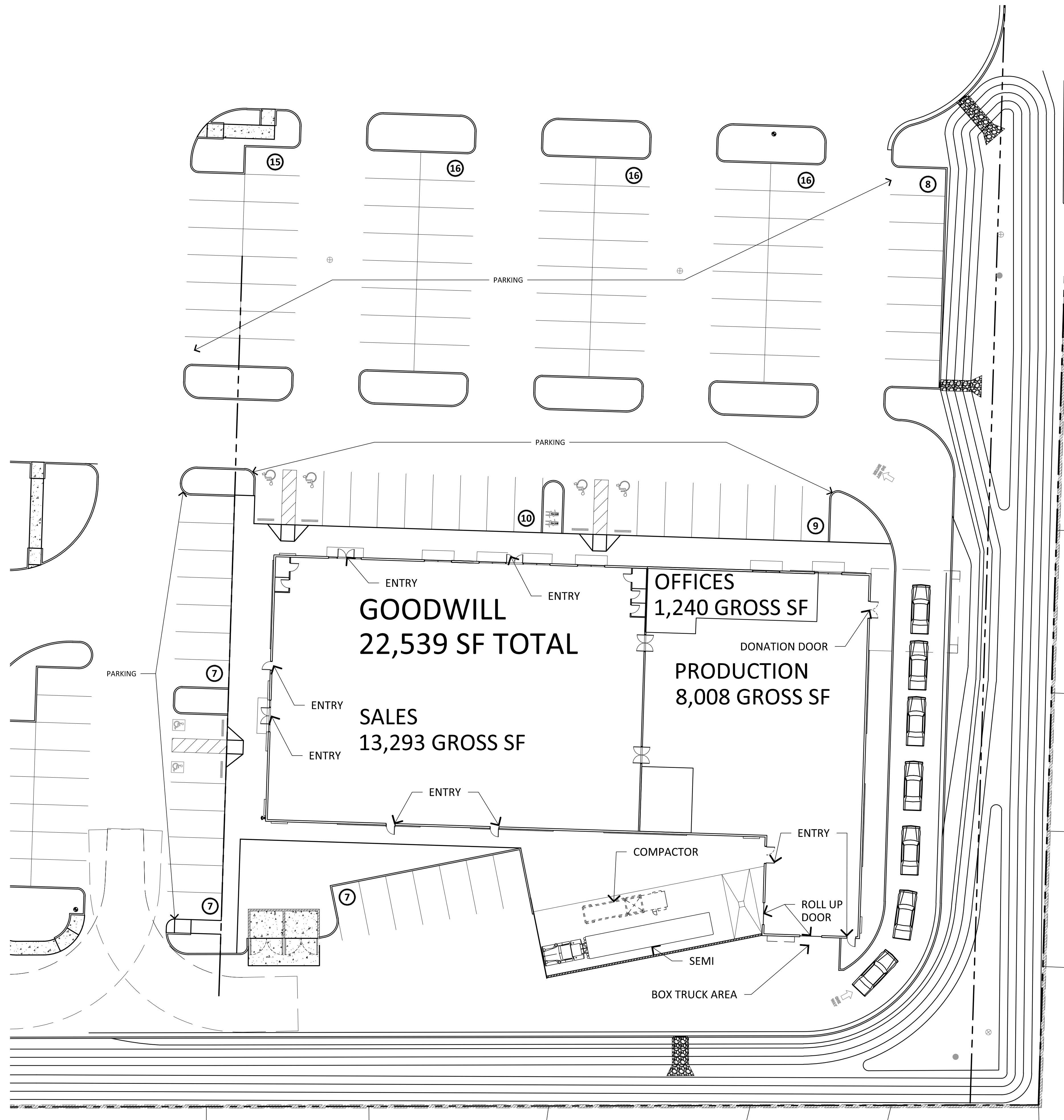
Sincerely,



Jonathan Strawther
Senior Development Associate
SimonCRE JC Tucker IV, LLC
480-745-2623
Jonathan.strawther@simoncre.com

Encl: Site Plan
Photograph

SimonCRE
6900 E. 2nd St. Scottsdale, AZ 85251



SITE DATA

PARCEL NUMBER (APN):	144-01-004C
EXISTING ZONING:	C-2
GROSS SITE AREA:	0.98 ACRES (42,472 S.F.)
PROPOSED USE:	GRAY SHELL RETAIL PAD
BUILDING AREA:	
TOTAL BUILDING AREA	22,539 S.F.
PARKING REQUIRED:	
RETAIL - 1/250 S.F.	90 SPACES
10% ADDL FOR MORE INTENSE USE	9 SPACES
TOTAL PARKING REQUIRED	99 SPACES
PARKING PROVIDED:	111 SPACES
ACCESSIBLE SPACES REQUIRED:	05 SPACES
ACCESSIBLE SPACES PROVIDED:	05 SPACES
BICYCLE PARKING REQUIRED:	04 SPACES
BICYCLE PARKING PROVIDED:	04 SPACES
ONSITE LANDSCAPE AREA PROVIDED:	XX S.F. (XX%)

LEGAL DESCRIPTION

THE NORTH 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE WEST 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 225 FEET (RECORDED) 225.14 FEET (MEASURED) OF THE WEST 253 FEET (RECORDED) 253.14 FEET (MEASURED); AND EXCEPT THE NORTH 55 FEET (RECORDED) 55.03 FEET (MEASURED); AND EXCEPT THE WEST 55 FEET (RECORDED) 55.03 FEET (MEASURED) THEREOF.

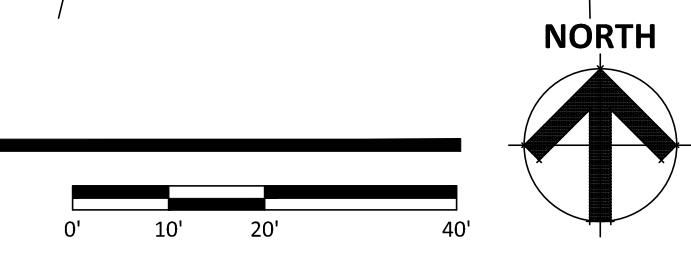
GENERAL NOTES

1. PROVIDE DIRECTIONS ARROWS, STRIPING, PAINTED CURBS, ETC AS NECESSARY. STRIPING TO BE 4" WHITE. ALL SITE SURFACE STRIPING AND PAINTING TO BE KEPT TO A MINIMUM
2. B.S. / BS = BUILDING SETBACK
3. LS = LANDSCAPE
4. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE TOWN OF GLENDALE DEVELOPMENT CODE
5. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS AND GUIDELINES SIGNAGE UNDER A SEPARATE PERMIT

KEY NOTES

1. FIRE TRUCK TURNING PATH
2. CURB - REFER TO CIVIL DRAWINGS
3. ASPHALTIC CONCRETE PAVING - REFER TO CIVIL
4. CONCRETE SIDEWALK - REFER TO CIVIL
5. KNOX BOX - 3200 SERIES.
NOTE: KEY (KNOX) BOX SHALL BE LOCATED 6' ABOVE GRADE AND WITHIN 5' OF DOOR TO FIRE RISER AREA
6. ADA RAMP - SLOPE NOT TO EXCEED 1:12
7. PEDESTRIAN PATH OF TRAVEL TO PUBLIC RIGHT OF WAY
8. FIRE DEPARTMENT CONNECTION (F.D.C.) - INSTALL PER MUNICIPAL GUIDELINES
9. BICYCLE PARKING - SEE DETAIL
10. FIRE HYDRANT
11. TRASH ENCLOSURE PER COG DETAIL G-934.
12. PROPERTY LINE
13. EXISTING MASONRY SCREEN WALL
14. RETAINING WALL - REFER TO CIVIL
15. ACCESSIBLE PARKING STALL
16. WHEEL STOP
17. MASONRY SCREEN WALL
18. TRASH COMPACTOR
19. CONCRETE DELIVERY TRUCK WELL
20. LANDSCAPING
21. DIRECTIONAL STRIPING
22. FIRE RISER

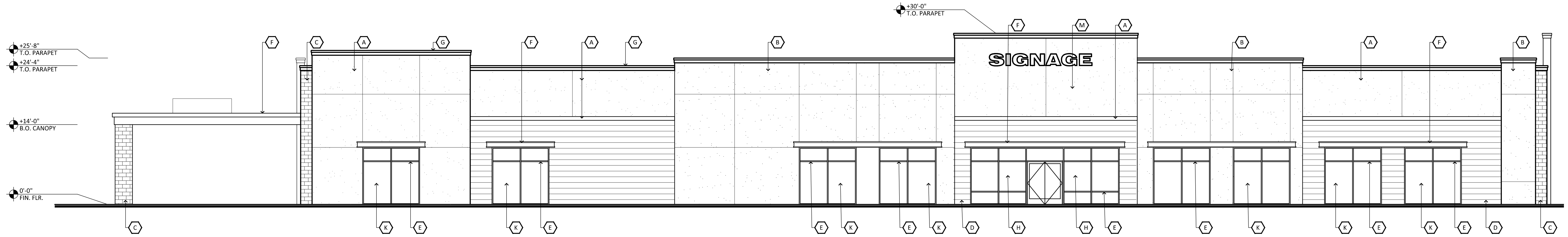
SITE PLAN - GOODWILL
SCALE: 1" = 20'-0"



GOODWILL
SEC 75TH AVE AND GLENDALE AVE
GLENDALE, AZ
DATE: 09-15-2022 (PRELIMINARY)

SP-1
RKA A# 21202.03

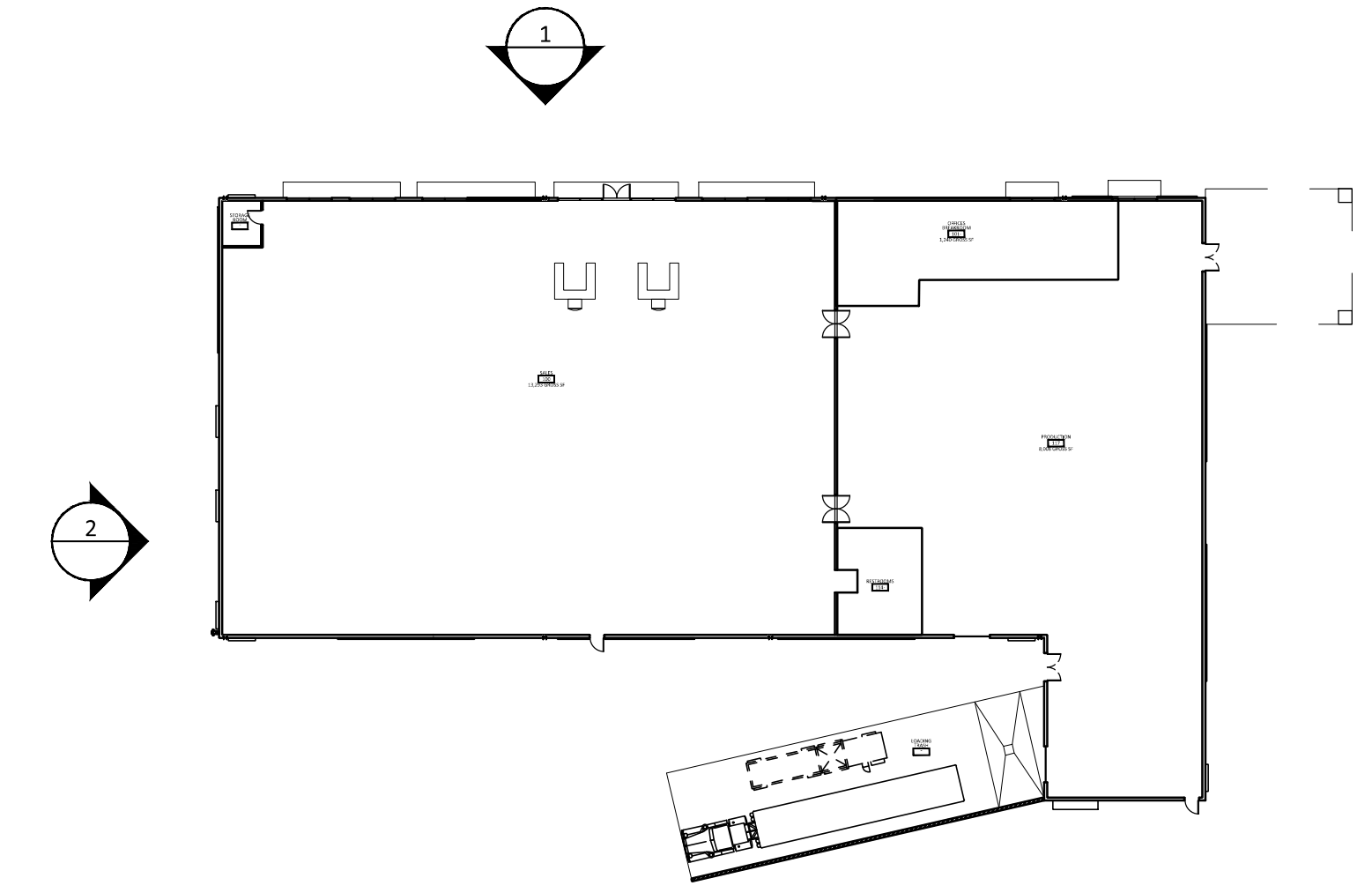
© 2016 RKA A ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKA A ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



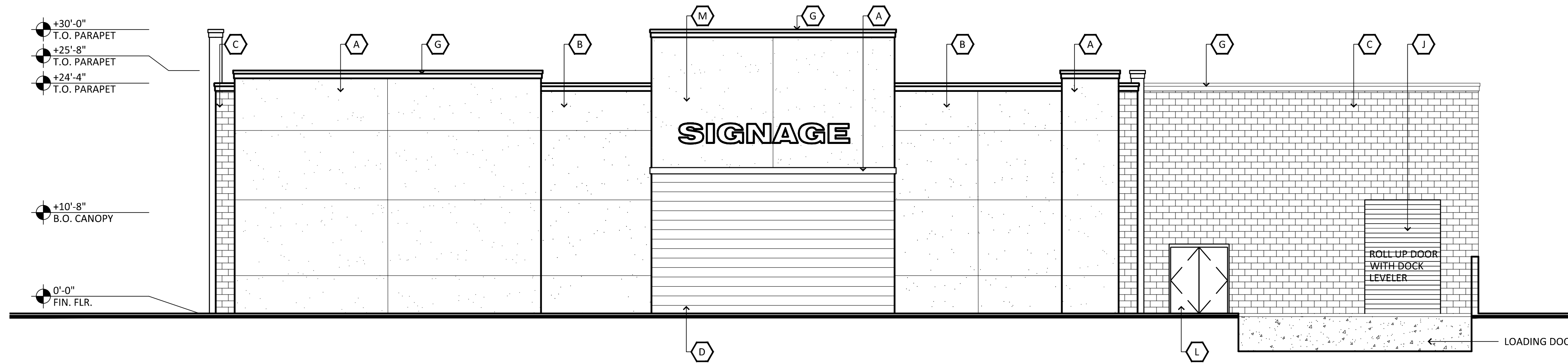
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL AND COLORS

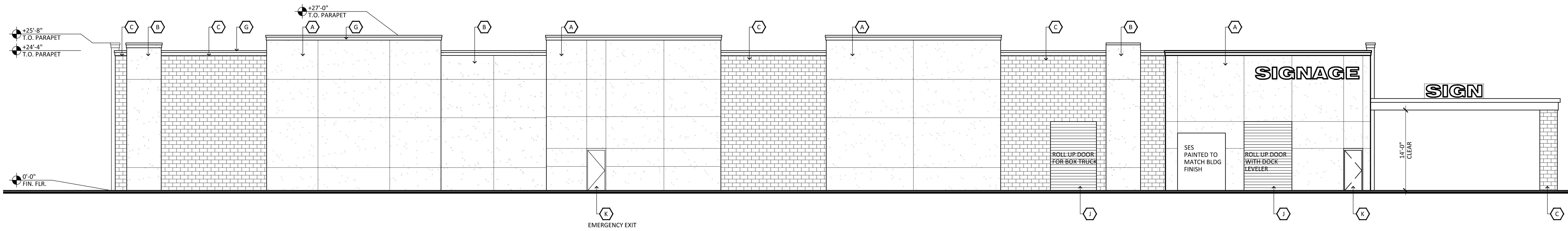
- A PAINTED STUCCO:**
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7628 "WINDFRESH WHITE"
- B PAINTED STUCCO:**
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7507 "STONE LION"
- C BRICK VENEER:**
MFG: ENDICOTT
SPEC: THIN BRICK
COLOR: "DARK SANDSTONE"
- D SIDING:**
MFG: HARDIE
TYPE: HARDIE PLANK
FINISH: PAINT SW7507 STONE LION
- E GLAZING:**
TYPE: SPANDREL
- E STOREFRONT MULLION:**
MFG: OLDCASTLE
COLOR: DARK BRONZE
- F METAL CANOPY:**
COLOR: PAINT SW 7674
"PEPPERCORN"
- G METAL CAP FLASHING:**
COLOR: PAINT SW 7670
"GRAY SHINGLE"
- H GLAZING:**
TYPE: SOLARBAN 60 (OR EQUAL)
- J METAL DOOR AND FRAME:**
COLOR: PAINT SW 7507
"STONE LION"
FINISH: FLAT
- K METAL DOOR AND FRAME:**
COLOR: PAINT SW 7628
"WINDFRESH WHITE"
FINISH: FLAT
- L METAL DOOR AND FRAME:**
COLOR: PAINT SW 6067 "MOCHA"
FINISH: FLAT
- M PAINTED STUCCO:**
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 6067 "MOCHA"



KEY PLAN



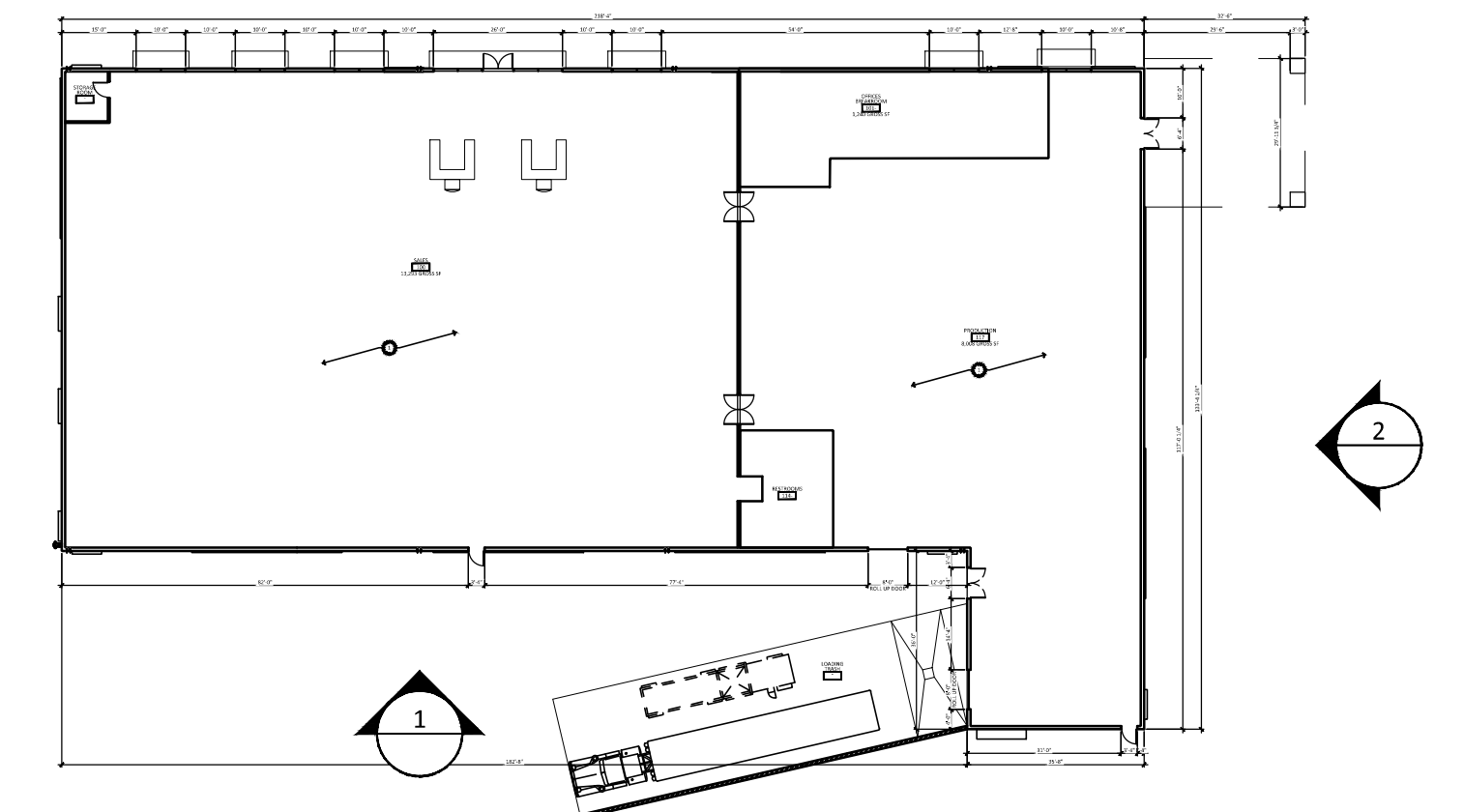
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



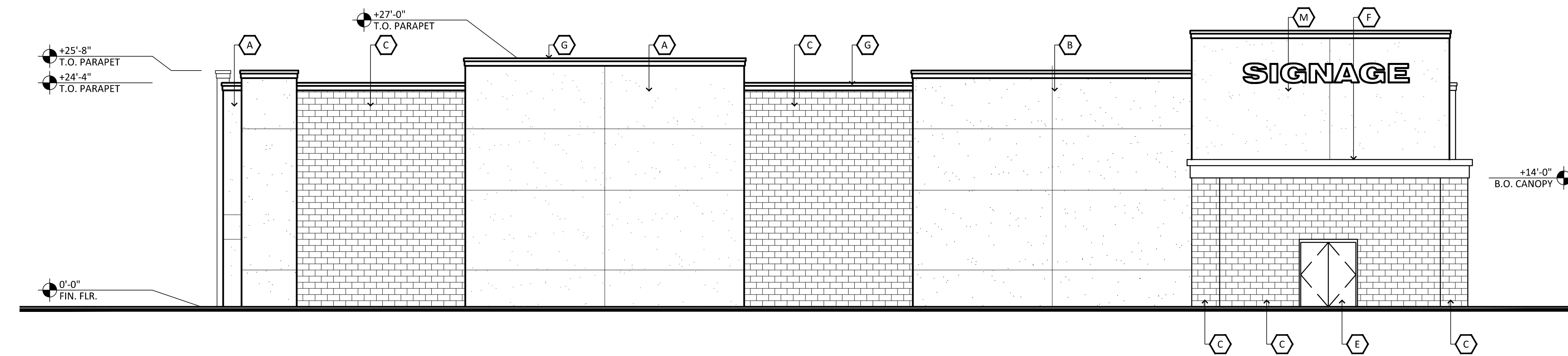
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL AND COLORS

- | | | | | |
|--|---|--|--|-------------------------------------|
| A PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7628 "WINDFRESH WHITE" | B PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7507 "STONE LION" | C BRICK VENEER:
MFG: ENDICOTT
SPEC: THIN BRICK
COLOR: "DARK SANDSTONE" | D SIDING:
MFG: HARDIE
TYPE: HARDIE PLANK
FINISH: PAINT SW7507 STONE LION | K GLAZING:
TYPE: SPANDREL |
| E STOREFRONT:
MFG: OLDCASTLE
COLOR: DARK BRONZE | F METAL CANOPY:
COLOR: PAINT SW 7674
"PEPPERCORN" | G METAL CAP FLASHING:
COLOR: PAINT SW 7670
"GRAY SHINGLE" | H GLAZING:
TYPE: SOLARBAN 60 (OR EQUAL) | |
| J METAL DOOR AND FRAME:
COLOR: PAINT SW 7507
"STONE LION"
FINISH: FLAT | K METAL DOOR AND FRAME:
COLOR: PAINT SW 7628
"WINDFRESH WHITE"
FINISH: FLAT | L METAL DOOR AND FRAME:
COLOR: PAINT SW 6067 "MOCHA"
FINISH: FLAT | M PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 6067 "MOCHA" | |



KEY PLAN



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

THIS PAGE WAS LEFT INTENTIONALLY BLANK

Virtual Neighborhood Outreach Meeting - 10/5/2022

Name	Comment
Jonathan Strawther - SimonCRE	Mr. Strawther opened up the Neighborhood Outreach Meeting on 10/5/2022 at 6:00pm with a brief introduction of himself and the Glendale & 75th project. Mr. Strawther discussed the conceptual Goodwill Site Plan, color elevations,, hours of operations, brief history of Goodwill, material board, city approved landscape plan, proposed enhanced landscape plan, proposed planting types, and signage locations. After he was finished with the project description, he opened for questions/concerns.
George Gehlert - City of Glendale	Mr. Gehlert raised the question about the perimeter wall and if the was a City Council stipulation
Jonathan Strawther - SimonCRE	Mr. Strawther stated the additional 8-ft interior perimeter wall is a City of Glendale is reference in the City code. Our project is unable to connect from a structurally standpoint to the exisiting 6-ft wall. There would be a 18-24 inch gap between the two walls. The main concern is for the safety of the residents. Animals or children could get trapped between the two walls, would be a "No-Mans" land between the walls with no long-term maitenance. Also would be a problem for vagrants. Mr. Strawther went over the proposed enhanced landscape plans that adds an additional row of trees/shrubs that would shield any potential light and sound.
George Gehlert - City of Glendale	Mr. Gehlert asked how often trucks are coming to the site
Sharah Hight - Goodwill	Mrs. Hight stated that Goodwill stores are servced 5 days a week, but depends on the overall volume of donations.
George Gehlert - City of Glendale	Mr. Gehlert asked if there would be any issues for after hours donations and light
Kim Ryder - Goodwill	Mrs. Ryder confirmed that Goodwill is very sensitive to the surrounding neighborhoods and Goodwill has a motion system that notifies a Porter for after hours donations.
Jonathan Strawther - SimonCRE	Mr. Strawther added that the proposed enhanced landscape plan would assist with any potential light/noise issues wih the large canopy trees and the tree density. The plans were only preliminary and will change if the City has any comments/concerns.
George Gehlert - City of Glendale	Mr. Gehlert stated if we wanted to end early and not hold the full hour meeting, he had no issue with that.
Jonathan Strawther - SimonCRE	Mr. Strawther thanked everyone for their attendance to the meeting and ended the meeting at 6:21PM.



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) CUP22-10

Project Name: Glendale Ave & 75h Ave -
Goodwill Retail Store

I, SimonCRE JC Tucker IV, LLC - Jonathan Strawther 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 31st day of Oct, 2022

Notary Public

My Commission Expires: _____

