



CITIZEN PARTICIPATION PLAN - FINAL REPORT

DEVELOPMENT PROPOSAL: REQUEST FOR C-3 ZONING TRICOLOR AUTO

4850 W. GLENDALE AVENUE
GLENDALE, AZ



**SUBMITTED TO:
CITY OF GLENDALE PLANNING & DEVELOPMENT**

**PREPARED BY:
IPLAN CONSULTING**

**CPP Prepared: August 26, 2022
Final Report: November 15, 2022
SR# 22-286**



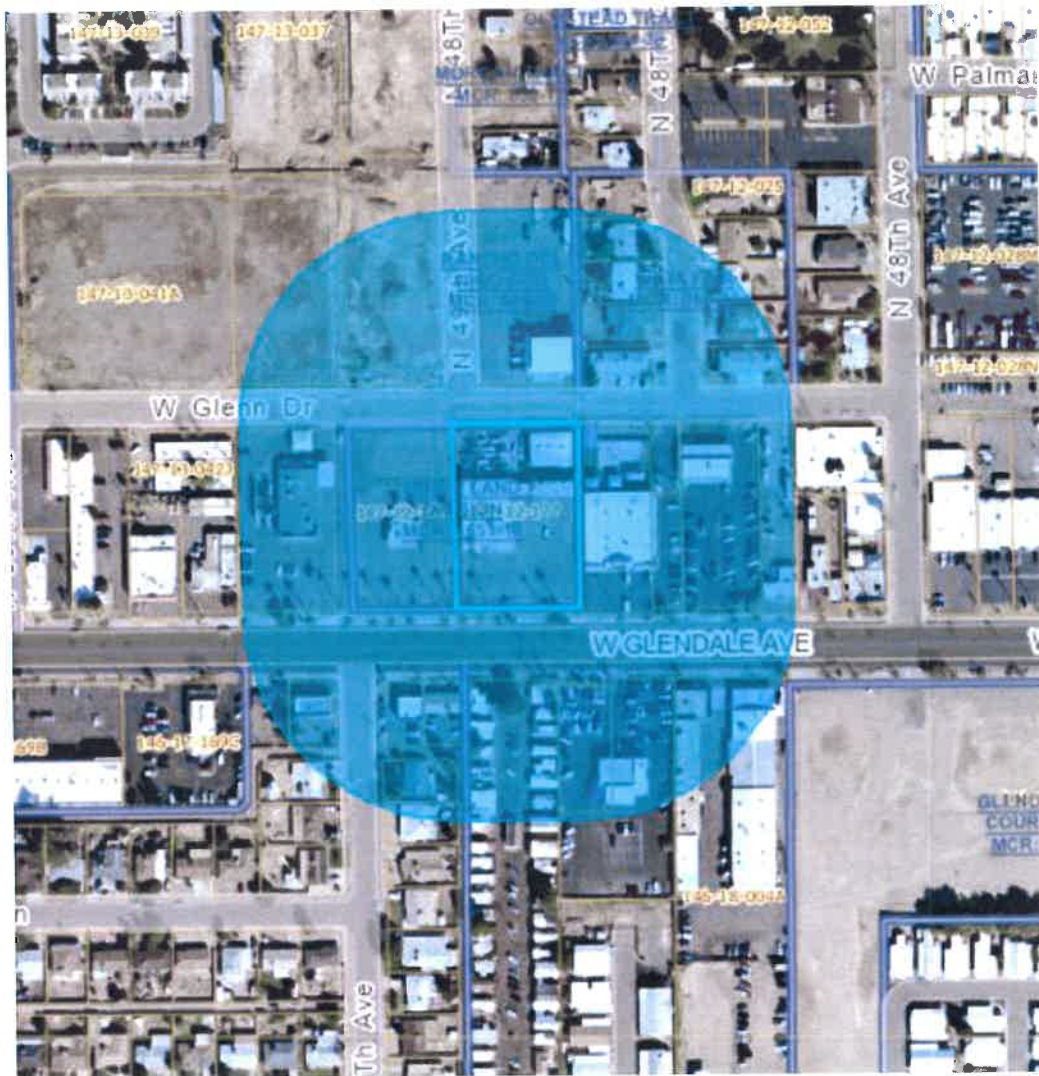
BRIEF DESCRIPTION OF PROPOSED PROJECT

Our goal is to engage the neighborhood as part of our request to rezone the property back to C-3 from its current zoning of GCO which does not allow the existing car sales. The intended use of the property will be to continue the use of used car sales. The zoning prior to the GCO rezoning was C-3 so our intent is simply to restore it back to its original C-3 zoning.

PROJECT LOCATION AND SURROUNDING NOTICE AREA

The Project is located on the North side of Glendale Avenue between N. 47th Avenue and N. 51st Avenue with an address of 4850 W. Glendale Avenue Glendale, AZ 85301 and a parcel #: 147-12-177.

The Maricopa GIS Assessor's 300' Buffer Map is as follows (showing parcels with 300' of property).





PUBLIC NOTICES, MEETINGS, RELATED OTHER PUBLICITY

After formally submitting the rezoning application, we worked with City staff to prepare a notice of virtual public meeting to inform the public of our request. Ultimately, two letters of the neighborhood meeting notices were sent out, the 2nd containing a minor correction to the 1st notice and further included the Glendale sticker on the envelope to help draw attention to the mailer by the recipients. The neighborhood meeting was scheduled via Zoom for November 1, 2022 at 6:00pm. Ultimately, no surrounding property owners attended the neighborhood meeting as indicated in the included Neighborhood Meeting Summary.

RESPONSE TO NEIGHBORHOOD NOTICE OF PROPOSED REZONING

Iplan Consulting received on phone call from an interested neighbor regarding the proposed rezoning from Sandra Farrell. She was not objecting to the proposed rezoning for the purpose of the property remaining as an auto sales facility, but expressed concerns if the property were to be re-purposed for a different use that could be less desirable or bring the neighborhood down. Jason Sanks with Iplan advised her that the new owner of the property had the intention of selling cars and not redevelop the property at this time. Ms. Farrell also followed up with an email to Jason Sanks and City staff to re-iterate those same comments. Jason Sanks will ensure to advise Ms. Farrell of the public hearings that are anticipated on December 8th (PZ) and January 10th (CC). Ms. Farrell did not attend the virtual public meeting but her email is included in this plan for reference. Jason Sanks will also keep City staff updated of any future correspondence with Ms. Farrell or other neighbors in the event he is contacted. Please see "Attachment B" for her email copy.

NEIGHBORHOOD NOTIFICATION ADDRESSES FOR 300' NOTICING

After eliminating a couple of duplicates, there were 43 addresses generated using the Maricopa County GIS mapping buffer tool. Due to a minor discrepancy in the property address and the site plan, we conducted two meeting letter mailings for the November 1st virtual neighborhood meeting. Neighborhood meeting letters were sent to the following list obtained from the Maricopa County GIS Assessor's office and also by City staff, adding in the required four additional City departments as required:



As outlined in the City’s citizen participation packet, we also ensured to include the following additional recipients in all notices/mailings:

CITY OF GLENDALE MAYOR’S OFFICE MAYOR WEIERS 5850 W GLENDALE AVE SUITE 212 GLENDALE, AZ 85301	CITY OF GLENDALE COUNCILMEMBER IAN HUGH 5850 W GLENDALE AVE SUITE 212 GLENDALE, AZ 85301	CITY OF GLENDALE ATTN: DIANA FIGUEROA, ADM SPPT SUPV 5850 W GLENDALE AVE SUITE 212 GLENDALE, AZ 85301
CITY OF GLENDALE ATTN: EDWARD VIGIL, SR PLNG PRJ MGR 5850 W GLENDALE AVE SUITE 212 GLENDALE, AZ 85301		

Following the preparation of the final report on 11/7/2022, it was acknowledged that the actual address of the property is 4850 W. Glendale Ave, not 4864 W. Glendale Ave. However, as indicated in both neighborhood mailings, the site plan was included in both mailings and has always shown the correct site location and layout and therefore sufficiently identified the correct property during the citizen participation process. Furthermore, no one attended the neighborhood meeting from the public.

Please see “Attachment A - Affidavit of Neighborhood Mailing” as required to be submitted with this Final Report.



NOTICE OF PROPOSED REZONING - NOTIFICATION LETTER

Dear Neighbor:

This letter is to inform you that we are applying for a rezoning from GCO to C-3 with the City of Glendale. The property is located at 4864 W. Glendale Avenue in Council District 30.

The lot size is just over one acre and features an existing 7,290 SF Sales office building along with two shop buildings (3,050 SF and 1,787 SF). The parcel takes single drive access from Glendale Avenue and there are 13 parking spaces along Glendale Avenue. Another 44 parking spaces are provided across the site and between the buildings. A site plan has been provided on the back page of this letter to fully illustrate the layout of the business. No new development is proposed at this time and the building heights and setbacks as shown on the site plan are intended to remain as is.

Our team encourages feedback through whichever means you find most convenient and your comments will be provided to the City through a final Citizen Participation Report to become part of the public record. Notices of future public hearings will also be provided at the time they are scheduled.

Our office will be holding a virtual open Neighborhood Meeting to discuss any issues or concerns related to this project. This virtual Neighborhood Meeting will be held via Zoom video conference:

Date/Time:	Tuesday, November 1, 2022 – 6:00pm
Location:	https://www.zoom.us/ (click “Join” at the top of the screen)
Meeting ID:	899 5596 6835
Password:	663845

If your computer does not have a mic and speakers, you can also call in to: (386) 347-5053 to listen and participate with audio while viewing the presentation on your computer screen.

Should you have any comments, questions, or concerns, please feel free to reach out to me at the following:

Iplan Consulting – Jason Sanks
3317 S. Higley Road #114-622
Gilbert, AZ 85297

Email: jason@iplanconsulting.com
Phone: (602) 326-0581

Thank you in advance for your interest in our project and we look forward to hearing from you.

Jason Sanks



***REVISED* NOTICE OF PROPOSED REZONING
NOTIFICATION LETTER**

Dear Neighbor:

This letter is to inform you that we are applying for a rezoning from GCO to C-3 with the City of Glendale. The property is located at 4864 W. Glendale Avenue in Council District 30. **Please note that this letter is being resent to you because of a small correction to the property address on the site plan attached. Our prior notice site plan attachment noted the address was “4850 W. Glendale Ave” whereas this has been updated to show “4864”. There are no other changes to the prior notice.**

The lot size is just over one acre and features an existing 7,290 SF Sales office building along with two shop buildings (3,050 SF and 1,787 SF). The parcel takes single drive access from Glendale Avenue and there are 13 parking spaces along Glendale Avenue. Another 44 parking spaces are provided across the site and between the buildings. A site plan has been provided on the back page of this letter to fully illustrate the layout of the business. No new development is proposed at this time and the building heights and setbacks as shown on the site plan are intended to remain as is. Our team is working with City staff now on what site improvements may be required as part of any zoning action on the application.

Our team encourages feedback through by email, phone or written letter. Your comments will be provided to the City through a final Citizen Participation Report to become part of the public record. Notices of future public hearings will also be provided at the time they are scheduled.

Our office will be holding a virtual open Neighborhood Meeting to discuss any issues or concerns related to this project. This virtual Neighborhood Meeting will be held via Zoom video conference:

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Iplan Consulting – Jason Sanks
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Email: jason@iplanconsulting.com
Phone: (602) 326-0581

Thank you in advance for your interest in our project and we look forward to hearing from you.

Jason Sanks



NEIGHBORHOOD MEETING SUMMARY

Project Name: Tricolor Auto Sales – GCO to C-3 Rezoning
Project Location: 4850 W. Glendale Ave.
Glendale, AZ 85301

Meeting Date: November 1, 2022
Meeting Time: 6:00pm
Location: Virtual Online Meeting – Zoom (attendance instructions provided in the neighborhood meeting notice)

Attendees: Applicant, Jason Sanks with Iplan Consulting
Owner Representative, Brad Johnstin with Tricolor

Summary: Iplan representative Jason Sanks opened the Zoom virtual meeting room at 5:55pm. Brad Johnstin, owner representative joined the meeting for approximately 10 minutes. No adjacent neighbors or property owners joined the meeting.

Since no neighbors attended the meeting, Jason Sanks closed the Zoom meeting at 6:30pm.



IMPLEMENTATION SCHEDULE / DATES OF COMPLETION

Date CPP submitted to Planner	8/22/2022
Neighborhood Meeting Date	11/1/2022 (6:00pm)
Distribution dates of Neighborhood Meeting notice(s)	Notice #1 – 10/14/22 & Notice #2 10/25/22 – the 2 nd notice was just a correction to the site address on the site plan
Number of weeks allowed for responses	7 weeks prior to PZ hearing
Cut-off date for responses	11/7/2022, but comments received after that date will be presented to Staff/PZ/CC
Submittal date of CPP Final Report	11/7/2022

SUMMARY / FINAL REPORT

A total of 43 surrounding property owners were notified of the request, which includes any relevant associations or parties of interest. Further, the City Manager's office, Councilmember's office, Planning office and administrative staff also received the notification. This brought the total number of letters to 47. One of the 47 letters were returned by the post office, for APN 147-12-040 that was sent to Lion Yingying. The return label noted the letter as "unclaimed".

Total Individuals Notified: 47	Total Participants/Respondents: 1
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Concerns, Issues, Problems Expressed

Our project generated just the single resident phone call and follow up email from the same resident. In regards to her concerns, she was satisfied that our intent for the property was to keep it as auto sales. City staff did advise her, though, that potentially the property could be used in the future for other C-3 uses. Please see "Exhibit B", her email to our team and the city staff.

How Concerns Will Be Addressed?

The resident did not express any concerns about improvements being made to the property nor requested any changes to the site plan or proposed continued use of the property for auto sales. Therefore, there was not a need to address further her concerns beyond keeping her posted on the status of the project. Our team will let her know the proposed hearing dates.

City staff noted concerns about the non-conforming development standards of the property during the process. This includes the landscape setback on Glendale Avenue, screen walls, parking size striping, and building setbacks. The owner intends to do some maintenance of the facility in the parking area in the future by refreshing the surface and striping. The rest of the property is requested to be accepted in its current/historical form with the aforementioned non-conforming development standards as it is being rezoned back to its original C-3 zoning from GCO. These development standards are similar to other non-conforming properties in the area.



Concerns Applicant Is Unwilling to Address

There are no surrounding neighborhood concerns that the owner is unwilling to address. In regards to City staff, the applicant is willing to address the paving and striping concerns in the future but wishes to keep the rest of the property in its as-built condition. Adjacent and other surrounding properties are nearly all non-conforming in this regard as they were also all built prior to current ordinance regulations.

How The Proposal Has Been Revised To Address Concerns

The proposal and site plan are basically in its as-built form. Future improvements to the paving and parking areas are not yet reflected on the site plan and will be determined at a future date once the owner proceeds with the maintenance paving refresh. No significant changes are anticipated at that time, rather that is more of a property maintenance issue at which time the striping can be updated to current size requirements. No changes in site layout or circulation are proposed.

Applicant Signature: November 15, 2022

A handwritten signature in black ink, which appears to read "Jason Sanks".

Iplan Consulting – Jason Sanks
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Email: jason@iplanconsulting.com
Phone: (602) 326-0581

Attachment A



NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON22-19

Project Name: Tricolor Auto

I, Greg Davis 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.

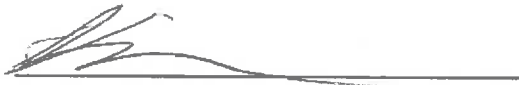
Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

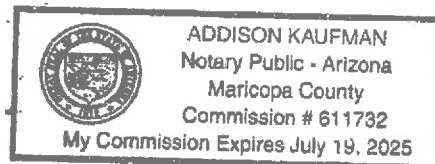
The foregoing instrument was acknowledged before me this 7th day of November, 2022.



Notary Public

My Commission Expires:

07-19-2025



Attachment B

Jason Sanks

From: SANDRA FARRELL <sleighf@msn.com>
Sent: Wednesday, October 26, 2022 12:39 PM
To: edigil@glendaleaz.com; Jason Sanks
Subject: Glendale Zoning

Hello,

My name is Sandra Farrell. I live in Glendale AZ and am near the location of the proposed re-zoning of the property at 4864 W Glendale Avenue. I contacted Jason Sanks to find out how the re-zoning might affect me. I was assured it was for a car dealership and needed to be rezoned to current codes. My concern is that the new zoning could allow another company to come in and put something altogether different there than a dealership if/when the car dealership were to sell.

I would like to be informed, if at all possible, of any changes that occur at that location.

I was so sad to see the Sine School close and am still wondering if there is a plan for the use of the school? If you would be so kind as to send me information on the Sine School plans that would be greatly appreciated.

Thank you,
Sandra Farrell
7155 N 48 Dr
Glendale, AZ 85301
602-397-7999
sleighf@msn.com