

# **Citizen Participation Plan Final Report**

For

## **Desert River 2**

### **Planned Area Development Amendment**

**(for Lots 1 through 4)**

**7302 North 99<sup>th</sup> Avenue**

**(NWC of 99<sup>th</sup> Avenue & Desert River Boulevard)**

**24.24 Acres**

**Glendale, AZ**

**Case # ZON22-24**

**Prepared by:**

**Empire Residential Communities Fund IV, LLC**

**(ERCIV)**

**6617 N. Scottsdale Road, #101**

**Scottsdale, AZ 85250**

**January 24<sup>th</sup>, 2023**

### **1. Proposed Project**

The Desert River property is located at the northwest corner of 99<sup>th</sup> Avenue and Desert River Boulevard. The property is currently zoned Desert River 2 Planned Area Development (PAD), ZON20-12, and was approved in October 2020 which annotates the existing use as Entertainment Mixed Use. Desert River 2 (Revision for Lots 1 through 4) PAD has slight modifications to the previously approved document. This revision adds permitted uses subject to conditions for senior living, age restricted, memory care, treatment facilities, assisted living, Indoor New & Used Auto Sales and self-storage to be three stories minimum and auto service center, all of which are to be located internal to site and not on the frontage within 250 feet of 99<sup>th</sup> Avenue and Desert River Boulevard. The existing land of lots 1 through 6 is 65.58 acres but the modification request is only for the 24.24 acres of lots 1 through 4.

We will not provide a specific bubble plan with defined parcel shapes, size, and location controlling the allowed use, however a very conceptual site plan has been included to allow more mixed use flow and demand with flexibility based on market demand to shape and size the parcels as needed. ERCIV will not be the end user, therefore preliminary engineering and design review will not be included in this request as we will defer to the end user to define their own site plans.

The result of this slight PAD modification will provide a 24.24 acre multi-use center which will allow for original uses include office buildings, hotel, medical, and retail.

### **2. Public Notification Technique**

Planning determined that a neighborhood letter was the most appropriate public notification technique for this project. A copy of the notification letter is included in the CP Plan and was sent out on January 4, 2023.

### **3. Notification**

The notification area map and a list of property owners are attached in this report. All property owners in the notification area were notified. Additionally, all interested parties, homeowners' associations as well as those listed on the Additional Notification list were notified. As required, labels for each list have been included in this submittal.

### **4. Interested Parties**

This development will greatly improve the surrounding area by completing a large vacant parcel that has been underdeveloped for a significant period of time due to market changes. The property is currently vacant land. It is bound by Dignity Health and Credit Union West to the south; vacant land owned by the City of Glendale to the north; 99<sup>th</sup> Avenue and Loop 101 to the east; and New River Channel to the west. Lot 5, now owned by Alliance, and 6 now owned by Garrett are under development for an end use of multi-family.

### **5. Potential Concerns of Interested Parties**

We do not foresee concerns from the neighborhood, interested parties and homeowner's associations in the area due to the fact that the allowed use would be similar to the originally approved PAD and the updates are extremely minor. In addition, continued development will add value to the neighborhood.

### **PAD Required Findings and Conclusion**

**This proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.**

*The application is a minor modification to the existing zoning of the property to provide more unique development opportunities that enhance the City of Glendale and provides an even more mixed/commercial use.*

**Build a strong employment base that provides a variety of high paying jobs for Glendale residents.**

*The Property continues to offer an employment and commercial mixed-use development with jobs and retail amenities. Locating a significant employment and commercial development close to freeways and major arterials is a sound growth management decision. The location will help serve residential communities as they develop in the surrounding areas.*

**The proposal meets or exceeds the City's Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.**

*The Project continues to meet the intent of the City's Design and Development requirements in providing a higher standard commercial design through quality, marketable, and sustainable development. All individual commercial pads will require Design Review to ensure quality and consistent development.*

**Encourage high quality development that supports new employment opportunities and enhances the character of the area.**

*A primary purpose of the PAD is to establish a foundation to encourage, assure and maintain high-quality development for a mixture of land uses at Desert River 2. Desert River 2 will continue to restrict certain uses, encourage construction of attractive employment and retail improvements at appropriate locations and implement rigorous housekeeping and maintenance standards. Desert River 2 will establish itself as an attractive location for employers looking for quality retail amenities in close proximity to the workplace.*

**6. Communication with Citizens**

Individuals are free to call or e-mail Empire Residential Communities at any time during the application process for comments or questions.

**7. Public Notification of Changes**

If there are any major changes, a second notification letter will be mailed.

**8. Coordination**

Communication on any updates and citizen participation results will be communicated to the project planner via e-mail or phone messages.

**9. Schedule**

<b>Preliminary CPP submitted to Project Planner for Review</b>	<b>December 8, 2022</b>
<b>Plan Implemented</b>	<b>January 4, 2023</b>
<b>Notification Letter Sent</b>	<b>January 4, 2023</b>
<b>Citizen Participation Plan Report Submitted</b>	<b>January 4, 2023</b>
<b>Citizen Participation Plan Final Report</b>	<b>January 24, 2023</b>



January 4<sup>th</sup>, 2023

**Subject: ZON22-24 Desert River 2 (Revision Lots 1 through 4) Proposed Planned Area Development (PAD) Amendment**

**Project Location: NWC of 99<sup>th</sup> Avenue and Desert River Boulevard**

Dear Neighbor or interested party:

This letter is to inform you that Empire Residential Communities Fund IV, LLC (ERCIV) is applying for a slight modification of the existing Desert River 2 PAD pertaining to Lots 1 through 4 only, for the property located at the northwest corner of 99<sup>th</sup> Avenue and Desert River Boulevard. This revision adds permitted uses subject to conditions for senior living, age restricted, memory care, treatment facilities, assisted living and self-storage to be three stories minimum and auto service center, including New & Used Auto Dealership, all of which are to be located internal to site and not on the frontage within 250 feet of 99<sup>th</sup> Avenue and Desert River Boulevard. In addition, indoor new and used auto sales will be allowed. The existing land of lots 1 through 6 is 65.58 acres but the modification request is only for the 24.24 acres of lots 1 through 4. A site plan is attached with this letter for your review.

If you have any questions or concerns, please write, email, or call me at the contact information below. You may also contact Edward Vigil with the City of Glendale at [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com) or 623-930-3071.

Sincerely,

**The Empire Group**

Shelby JM Duplessis, PE, LEED AP  
President of Land Development  
480.846.7971 [Shelby@BuiltByEmpire.com](mailto:Shelby@BuiltByEmpire.com)



<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	<b>DESERT RIVER 2 PAD REVISION</b>
LOCATION:	<b>Northwest corner of North 99<sup>th</sup> Avenue and Desert River Boulevard</b>
REQUEST:	Desert River 2 Planned Area Development Revision to Lots 1 through 4 to update the permitted uses and amend Self Storage Parking Requirements.
ZONING DISTRICT: PAD (Planned Area Development)	CONCIL DISTRICT: Yucca
FORMAL APPLICATION SUBMITTED: No	



# SUMMARY / FINAL REPORT

Total individuals notified:	106	Total Participants:	106
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## CONCERNS, ISSUES, PROBLEMS EXPRESSED

Mailed out Notification Letter to 106 participants around the area in question. We have not received any concerns or questions at this time.

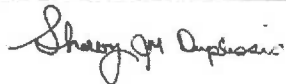
## HOW CONCERNS WILL BE ADDRESSED?

If we receive any concerns, we will address them as they arrive.

## CONCERNS APPLICANT IS UNWILLING TO ADDRESS

## HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

## APPLICANT SIGNATURE AND DATE



### REQUIRED ATTACHMENTS:

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN



# Planning

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## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON22-24

Project Name: Desert River 2 PAD Revision

I, Shelby Duplessis 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: 

