

# Final Citizen Participation Plan

101 & Northern  
(Thompson Thrift Storage)  
Planned Area Development Amendment

First Submittal: April 7, 2023  
Final Submittal: April 20, 2023

Prepared for:

Thompson Thrift Retail Group  
CC Development

Prepared by:

Berry Riddell LLC  
Wendy Riddell, Esq.  
Elyse DiMartino, Planner  
6750 E Camelback Road, Suite 100  
Scottsdale, Arizona 85251

## **PROPOSAL**

This Citizen Participation Plan (“CPP”) is being provided in association with an amendment to the 101 & Northern Planned Area Development (“PAD”) to facilitate a mixed-use commercial and residential development as well as establish design guidelines and development standards. The approximately 24.21-gross-acre site is located at the southeast corner of 99th Avenue and Northern Avenue (the “Site”).

The CPP provides information regarding notification techniques and processes for reaching out to residents, nearby businesses, and other interested persons, to solicit feedback on the proposal.

## **PUBLIC NOTIFICATION TECHNIQUES**

Methods for reaching out to interested parties may include the following:

- Mailings;
- Open house/neighborhood meetings;
- Website;
- Follow up meetings if needed;
- Individual meetings with residents, business, and community stakeholders;
- Email and telephone correspondence;
- Sign postings; and,
- Any other means of notification as required by the City of Glendale Planning Department.

## **NOTIFICATIONS**

Notice of application letters were mailed out to the property owners within 300’ of the site, interested parties, and additional notifications as provided by Staff. These notifications were sent on April 10, 2023. The notifications included specific information about the proposed requests and development, a site plan, and aerial map. A copy of the letter is provided, see Exhibit A. The notification list and map depicting who was notified are provided, see Exhibit B. Please note that the 300’ notification list and map was obtained from the Maricopa County Assessor’s website. The interested parties list was provided by City staff. An affidavit of mailing was provided to Staff on April 11<sup>th</sup>, 2023, see Exhibit C.

### **Identify who may be directly and indirectly affected by the proposal and anyone who expressed interest or believe they will be affected.**

The Site is undeveloped and is wrapped on the east/south side by the Loop 101 Freeway. To the west is undeveloped land owned by the City of Glendale and the Maricopa County Flood Control District. To the north is the Park West shopping mall and apartments in the City of Peoria. The larger surrounding area is primarily undeveloped with no single-family homes within a quarter mile of the Site. We do not expect that developments in the area will be directly or indirectly negatively affected by the proposal. The Site will be a positive addition to the area and will provide additional housing and services for the area.

### **Identify any concerns the above individuals may have.**

No community members expressed concern in regard to the application.

**How will they be provided an opportunity to discuss the proposal with the applicant if issues or questions continue or suddenly arise after distribution of the notification letter.**

Contact information was provided in the notification letters and on the sign postings. Individuals were encouraged to reach out via phone or email, and our team was available for one-on-one or group meetings as well.

**How will these individuals be informed of any changes after the initial contact?**

If individuals provided their contact information, significant updates to the project or request would be communicated directly via email.

**How will you keep Glendale Planning Staff updated on the status of the Citizen Participation efforts?**

Summaries of notifications and any neighborhood correspondence will be provided to staff. Any support letters, emails, or petitions will be provided to Staff as well.

**Implementation Schedule**

- a. Citizen Participation Plan submittal date – April 7, 2023
- b. Plan implementation date - Once Planner has approved the CPP;
- c. When notices were mailed -April 10, 2023
- d. Number of weeks allowed and cut-off date for responses - Up until the Citizen Participation Final Report is prepared;
- e. Citizen Participation Final Report submittal date - April 20, 2023.

**EXHIBIT A**  
**Notification Letter**

April 10, 2023

Wendy Riddell, Berry Riddell LLC  
6750 E. Camelback Rd. Suite 100  
Scottsdale, AZ 85251  
[ed@berryriddell.com](mailto:ed@berryriddell.com)

Subject: Notice of PAD Amendment Application

Dear Neighbor:

This letter is to inform you that I am applying for a PAD (Planned Area Development) Amendment application with the City of Glendale. The property is approximately 14.45 gross acres located at the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue in the Yucca District (the "Site").

The Site is currently undeveloped and used for agricultural purposes. As shown on the enclosed site plan, this PAD amendment application proposes commercial activities such as retail, storage, restaurant, office, service, hotel, and similar uses on the Site. The proposed PAD Amendment would allow deviations to site development standards including parking, lot coverage, maximum height, etc.

I have included a site plan with this letter for your review. Comments and questions will be accepted at this time. Please write, email, or call me at (480) 682-3916 or [ed@berryriddell.com](mailto:ed@berryriddell.com). You may also contact Edward Vigil with the City of Glendale at (623) 930-3071 or [evigil@glendaleaz.com](mailto:evigil@glendaleaz.com).

Sincerely,

*Elyse DiMartino*

Elyse DiMartino

*Encl: Site Plan  
Aerial Map*

**PROJECT INFORMATION**  
 APN: 142-56-052, 142-56-053, 142-56-054, 142-56-055, 142-56-056,  
 142-56-057, and 142-56-058  
 Prehistory (142-56-010C)  
 ADDRESS: SOUTHEAST CORNER OF N 99TH AVE & W NORTHERN AVE  
 GLENDALE, ARIZONA 85345  
 EXISTING ZONING: PAD  
 PROPOSED ZONING: PAD  
 REQUEST: TO AMEND THE COMMERCIAL DEVELOPMENT STANDARDS.  
 PROPOSED USE: COMMERCIAL

COMMERCIAL GROSS BUILDING AREA: 217,545 SF  
 COMMERCIAL GROSS SITE: 14,492 AC (629,529 SF)  
 COMMERCIAL NET SITE: 12,107 AC (527,371 SF)  
 COMMERCIAL LOT COVERAGE: 80.67 / 527.371 = 16%  
 PROPOSED MAX BUILDING HEIGHT: 60'-0"

**PARKING REQUIREMENTS:**  
 TOTAL PARKING SPACES PROVIDED 343  
 TOTAL PARKING SPACES REQUIRED 211  
 TOTAL ACCESSIBLE PARKING SPACES PROVIDED 4  
 CAR ACCESSIBLE 4  
 TOTAL 13  
 BICYCLE SPACES PROVIDED: 14

**PARKING CALCULATION**

PARCEL 1 - CAR WASH BUILDING AREA	1.412 AC (61,511 SF)	5,897 SF
PARKING	204 / 300 = 1	1 SP/SPACE
PARKING PROVIDED	30 SPACES	17%
OPEN SPACE PROVIDED		
PARCEL 2 - RESTAURANT NET LOT AREA (PER PLAT)	0.912 AC (39,741 SF)	1,974 SF
PARKING RESTAURANT	1,974 / 200 = 10	10 SPACES
PARKING PROVIDED	35 SPACES	24%
OPEN SPACE PROVIDED		
PARCEL 3 - RESTAURANT NET LOT AREA (PER PLAT)	1.388 AC (68,289 SF)	3,751 SF
PARKING RESTAURANT	3,751 / 200 = 19	19 SPACES
PARKING PROVIDED	39 SPACES	14%
OPEN SPACE PROVIDED		
PARCEL 4 - CONVENIENCE STORE NET LOT AREA (PER PLAT)	2.094 AC (91,203 SF)	5,312 SF
PARKING RETAIL	5,312 / 250 = 22	20 SPACES
PARKING PROVIDED	155%	
OPEN SPACE PROVIDED		
PARCEL 5 - QUICK-SERVE RESTAURANT NET LOT AREA (PER PLAT)	3.656 AC (159,053 SF)	3,656 SF
PARKING RESTAURANT	3,656 / 200 = 19	19 SPACES
PARKING PROVIDED	48 SPACES	15%
OPEN SPACE PROVIDED		
PARCEL 6 - SELF-STORAGE NET LOT AREA (PER PLAT)	2.125 AC (92,548 SF)	44,229 SF
3-STORY	44,229	FIRST FLOOR
44,229	SECOND FLOOR	
44,229	THIRD FLOOR	
133,543	TOTAL BUILDING AREA	
PARKING	20 SPACES	
PARKING PROVIDED	20 SPACES	2%
OPEN SPACE PROVIDED		
PARCEL 7 - HOTEL NET LOT AREA (PER PLAT)	9.879 AC (426,094 SF)	43,412 SF
4-STORY	43,412	FIRST STORY
43,412	SECOND STORY	
43,412	THIRD STORY	
133,543	TOTAL BUILDING AREA	
PARKING PROVIDED	122 SUITES	
OPEN SPACE PROVIDED		

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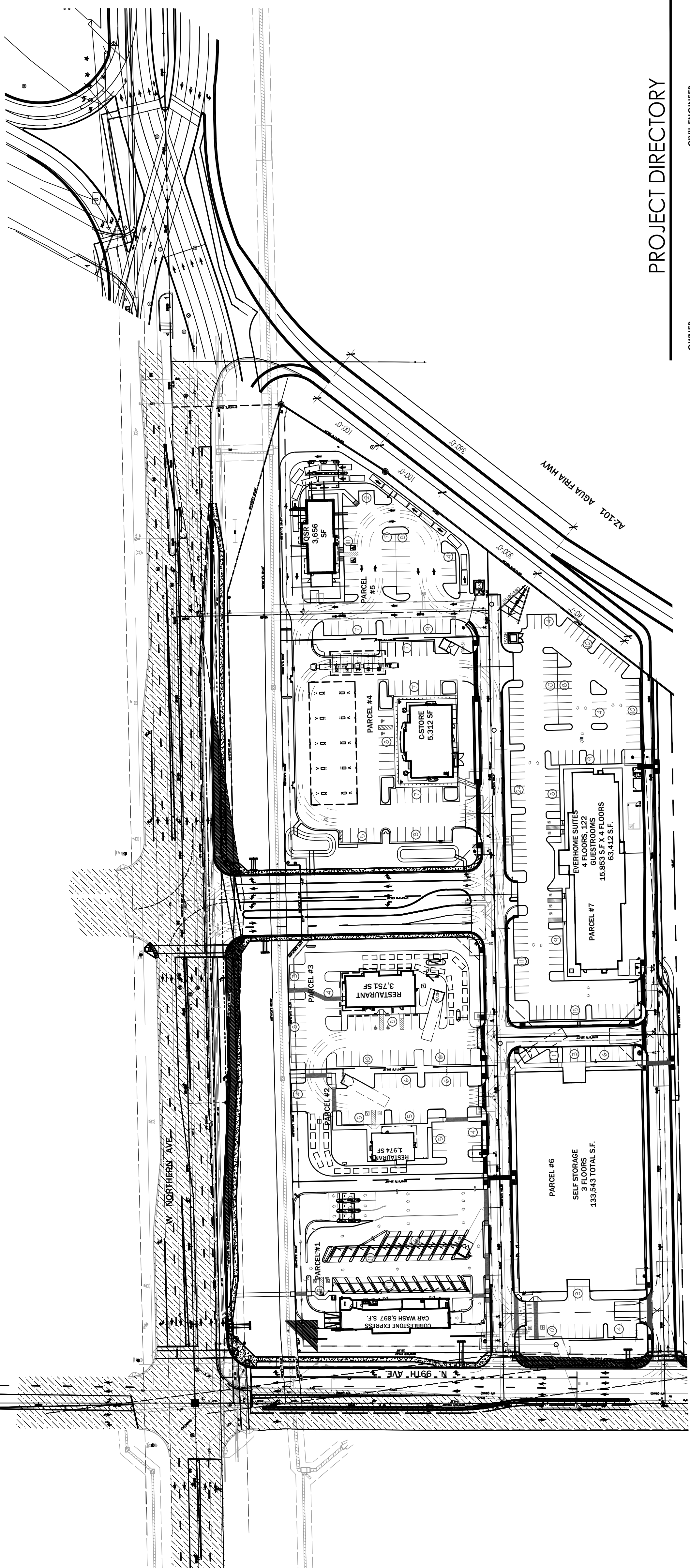
REV#	DATE	DESCRIPTION

REVIEWED BY: BH  
 DRAWN BY: CG/BH/AS

**PRELIMINARY CONSTRUCTION**

ORIGINAL ISSUE DATE:  
 JOB NO: 21074  
 SHEET:

CITY OF GLENDALE  
 PROJECT NO. SR21-0082  
 SEQUENCE #:



**PROJECT DIRECTORY**

**OWNER**  
 THOMPSON THRIFT RETAIL GROUP  
 2398 EAST CAMELBACK ROAD, SUITE 210  
 PHOENIX, AZ 85016  
 TELEPHONE: 602-313-8631  
 CONTACT: ANDREW CALL  
 E-MAIL: acall@thompsonthrift.com

**ARCHITECT**  
 SPS+ ARCHITECTS, LLP  
 8681 EAST VIA DE NEGOCIO  
 SCOTTSDALE, AZ 85258  
 TELEPHONE: 480-379-1000  
 CONTACT: BRENT HEATON  
 E-MAIL: brent@spplusarchitects.com

**CIVIL ENGINEER**  
 RICK ENGINEERING COMPANY  
 22415 NORTH 16TH STREET  
 PHOENIX, AZ 85024  
 TELEPHONE: 602-957-3330  
 CONTACT: CHRIS PATTON  
 E-MAIL: cpatt@rickengineering.com

**LANDSCAPE ARCHITECT**  
 RICK ENGINEERING COMPANY  
 22415 NORTH 16TH STREET  
 PHOENIX, AZ 85024  
 TELEPHONE: 602-957-3330  
 CONTACT: CHRIS PATTON  
 E-MAIL: cpatt@rickengineering.com



**SITE PLAN**  
 SCALE: 1" = 80'-0"

**GENERAL NOTES**

- INTERNAL SIDEWALKS TO BE MINIMUM 5'-0" WIDE, TYPICAL.
- CONCRETE TO BE STAMPED CONCRETE OF CONTRASTING COLOR, TYPICAL.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- PURSUANT TO CHAPTER 32.5 OF GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE PROJECT SHALL BE IDENTIFIED AND MARKED. ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED. LOCAL STREETS OR ARTERIALS AND COLLECTOR STREETS ARE MET FOR ALL DRIVEWAYS AND STREETS. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND TO PROVIDE ADEQUATE LIGHTING FOR THE PROJECT. THE HEIGHT OF PARKING LOT LIGHTS WITHIN USE OF RESIDENTIAL USE TO BE 15' HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING) TO BE MAINTAINED AT ALL TIMES.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CONSTRUCTION PERMIT.
- CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

**COMMERCIAL DEVELOPMENT STANDARDS TABLE**

Parcel #	APN #	Min. Net Lot Area (Per City of Glendale Code 7.403)	Max. Net Lot Area (Per City of Glendale Code 7.403)	Min. Setback (Internal)	Min. Setback (Landscape)	Max. Adjacent to Structure (Per City of Glendale Code 7.403)	Max. Lot Coverage (%) (Per City of Glendale Code 7.403)	Min. Open Space (open area, as defined in Article 2, Section 2.58 (a) (2) (b) (i))	F.A.S.	Parking Ratio	Min. Parking (Per City of Glendale Code 7.403)
1	142-56-052	0.75 AC (32,670 SF)	N/A	0'-0"	20'-0"	60'-0"	50%	20%	N/A	Per City of Glendale Code 7.403	9' x 18'
2	142-56-053	0.75 AC (32,670 SF)	N/A	0'-0"	20'-0"	60'-0"	50%	20%	N/A	Per City of Glendale Code 7.403	9' x 18'
3	142-56-054	0.75 AC (32,670 SF)	N/A	0'-0"	20'-0"	60'-0"	50%	12%	N/A	Per City of Glendale Code 7.403	9' x 18'
4	142-56-055	0.75 AC (32,670 SF)	N/A	0'-0"	20'-0"	60'-0"	50%	12%	N/A	Per City of Glendale Code 7.403	9' x 18'
5	142-56-056	0.75 AC (32,670 SF)	N/A	0'-0"	20'-0"	60'-0"	50%	12%	N/A	20 spaces for Storage use; All other uses Per City of Glendale Code 7.403	9' x 18'
6	142-56-057	0.75 AC (32,670 SF)	N/A	0'-0"	20'-0"	60'-0"	60%	7%	N/A	Per City of Glendale Code 7.403	9' x 18'
7	142-56-058	0.75 AC (32,670 SF)	N/A	0'-0"	N/A	110'-0"	60%	12%	N/A	Per City of Glendale Code 7.403	9' x 18'

**EXHIBIT B**  
**Notification Map and List**



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**EXHIBIT C**  
**Affidavit of Mailing**



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON23-02

Project Name: SEC 99<sup>th</sup> Ave & Northern

*I, Wendy Riddell, 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 10<sup>th</sup> day of April, 2023.

  
Notary Public

My Commission Expires:

9-14-2024



WENDY PETERSON  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 589673  
Expires September 14, 2024