



CITIZEN PARTICIPATION **FINAL REPORT**

for Residences at Westgate
Application Nos.: GPA22-13 and ZON22-27

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City’s CPO requirements and the recommended notification area as identified by the Planning Department.

SUMMARY / FINAL REPORT

Total Individuals notified:	79	Total Participants:	0
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CONCERNS, ISSUES, PROBLEMS EXPRESSED

In accordance with the approved Citizen Participation Plan, a neighborhood/notification letter was mailed to all property owners within 300-feet of the subject site and interested parties, as provided by the City. There was a total of 79 letters mailed. The letter included:

- Purpose and description of requests, brief description of requests, exhibit showing the property location, Conceptual Site Plan, representative rendering examples, applicant contact person, and applicant contact information such as address, phone number, and e-mail address.
- The letter also included the City Planner handling the case, name, phone number, and email address should anyone wish to contact the City directly.
- Invitation to the Neighborhood Meeting, date, time, and location of the neighborhood meeting.
- The letters invited and urged citizens, property owners, and businesses in the vicinity to learn, participate, attend, and comment on the requests and contact the applicant’s team with questions, comments, or input.

The Neighborhood Meeting was held on Monday April 10, 2023, from 6:00 PM to 7:00 PM, at SpringHill Suites by Marriott Phoenix Glendale Sports & Entertainment District, Sierra Room, 7370 N. Zanjero Blvd, Glendale, Arizona 85305.

Taylor Earl, Attorney representing the property owner, Ricardo Toris, Principal Planner, and the property owner were in attendance. Edward Vigil, Senior Planner representing the City was also in attendance.

Other than the Development Team and the City planner, no one attended the neighborhood meeting.

Between March 24, 2023, and today's date, May 9, 2023, there have been no concerns, issues or problems expressed by any of the participating individuals.

HOW CONCERNS WILL BE ADDRESSED?

As mentioned, other than the Development Team and the City planner, no one attended the neighborhood meeting. There have been no concerns, issues or problems expressed by any of the participating individuals.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address those concerns in the appropriate manner, such as but not limited to, personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

CONCERNS APPLICANT IS UNWILLING TO ADDRESS

Between March 24, 2023, and today's date, May 9, 2023, there have been no concerns, issues or problems expressed by any of the participating individuals.

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

Between March 24, 2023, and today's date, May 9, 2023, there have been no concerns, issues or problems expressed by any of the participating individuals that require revisions or changes.

APPLICANT SIGNATURE AND DATE



May 9, 2023

As mentioned, should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address those concerns in the appropriate manner. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of these applications.

This concludes the Citizen Participation Final Report for the proposed Residences at Westgate General Plan Amendment and Rezoning applications for the property located at 8636 W. Glendale Avenue.

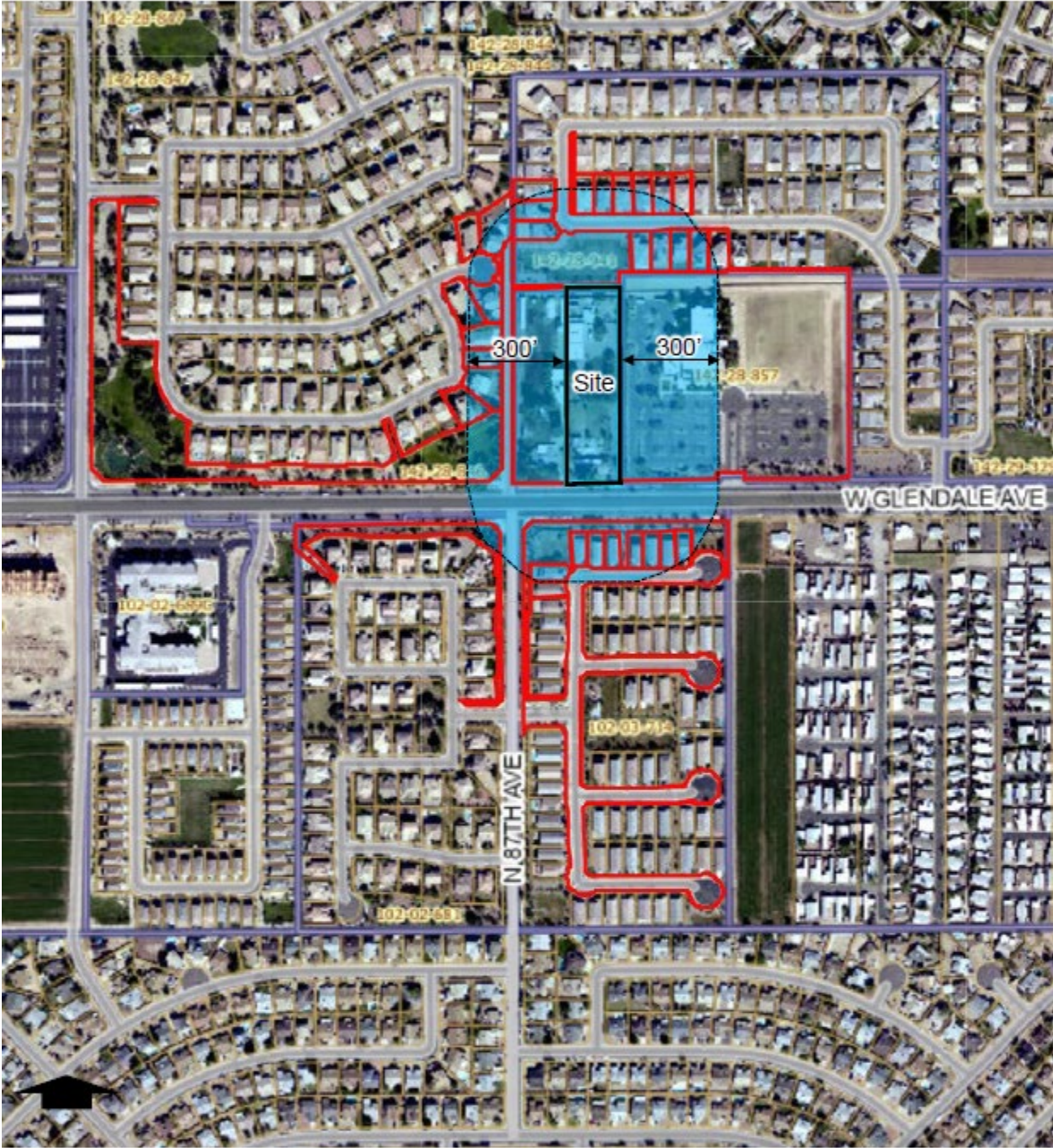
REQUIRED ATTACHMENTS:

- ✓ NOTIFICATION AREA MAP
- ✓ NOTIFICATION LETTER AND SITE PLAN
- ✓ ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS.
- ✓ LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- ✓ "INTERESTED PARTIES" LIST PROVIDED BY PLANNING DIVISION.

- ✓ “ADDITIONAL NOTIFICATIONS” LIST PROVIDED BY PLANNING DIVISION.
- ✓ LIST OF HOMEOWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.
- ✓ NEIGHBORHOOD NOTIFICATION OF MAILING AFFIDAVIT.
- ✓ LIST OF ADDRESSES OF NEIGHBORHOOD NOTIFICATION LETTERS WHICH WERE RETURNED, AND IF POSSIBLE, THE REASON FOR THE RETURN.

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NOTIFICATION AREA MAP



300-foot Property Ownership Map
APN: 142-28-005P
East of the NEC of Glendale Avenue and 87th Avenue

<https://maps.mcassessor.maricopa.gov/>

Date: December 15, 2022

NOTIFICATION LETTER and SITE PLAN



March 24, 2023

Subject: *Residences at Westgate - Neighborhood Meeting
General Plan Amendment and Rezoning Applications
Application Nos.: GPA22-13 and ZON22-27
8636 W. Glendale Avenue (East of the northeast corner of Glendale Avenue
and 87th Avenue (alignment))*

Dear *Neighbor or Interested Party:*

The purpose of this letter is to inform you that our office is representing the owner of the property identified in the map below in a request for a General Plan Amendment and Rezoning. The site is approximately 2.47 gross acres (2.26 net) and is located approximately 166 feet east of the northeast corner of Glendale Avenue and 87th Avenue alignment in Glendale, in the Yucca council district.



We also wish to invite you to our Neighborhood Meeting to learn more about our applications. More information on this meeting is found below.

Proposed Requests

Current Zoning: The property is currently zoned A-1 (“Agricultural”). This zoning provides for agricultural uses and is generally understood to be a holding zone until the property is rezoned and redeveloped. Records show that the house on the property was built in 1960.

As the map above indicates, when the surrounding residential developments were pursued, this property (and the lot immediately to the west) was left out of those redevelopment efforts. As a result, this property has now become an infill parcel, and is surrounded by newer development.

The property is rectangular in shape with approximately 165' of frontage on Glendale Avenue and is generally bounded by Glendale Avenue on the south, a residential home on the west, an existing irrigation canal on the north and an existing church on the east. This parcel is narrow and deep, which we refer to as a "bowling alley parcel." That shape makes it difficult to develop with buildings, circulation, parking, and open space. However, we believe the proposed development has navigated those challenges well.

Proposed Zoning:

The rezoning request seeks PAD zoning on the 2.47 gross acre property to allow the development of a high-end townhome community. This proposed community will incorporate upscale architecture, innovative site design, and upgraded community amenities. The proposed PAD would create specific standards to guide the development of the proposed community. This community will provide a high-end housing product that Glendale has in short supply.

We have attached exhibits to give you a chance to review the design and quality of the community.

We are concurrently filing three separate applications: 1) a Rezoning request to rezone the approximate 2.47 gross acre (2.26 net) property from the current A-1 ("Agricultural") to Planned Area Development ("PAD"); (2) a Minor General Plan Amendment ("GPA") to change the existing MDR 3.5 (Medium Density Residential: 2.5 to 3.5 du/ac) land use designation to HDR 20 (High Density Residential: 12 to 20 du/ac); and (3) Design Review for specific design approval of the proposed community and its residential structures.

Neighborhood Meeting

As we proceed through this process, we want to hear your thoughts on this request and answer any questions you have. It is important for us that you have a voice in this process.

We are hosting a neighborhood open house meeting to provide information, take your feedback, and answer questions regarding these requests. The meeting will be held on Monday April 10, 2023, at Spring Hill Suites by Marriott Phoenix Glendale Sports & Entertainment District, Sierra Room, 7370 N. Zanjero Blvd, Glendale, Arizona 85305. We know people have different schedules, so that is why we have set this up as an open house style meeting. The open house will run from 6:00 PM to 7:00 PM. Feel free to arrive and leave anytime during the 60-minute window. Comments and questions will be accepted at this time.

If you are unable to attend the neighborhood meeting, that is okay. We are happy to meet with you outside of that meeting time, either in person, over the phone, or via zoom. Feel free to reach out to me (Taylor Earl) or our principal planner Ric Toris at (602) 265-0094 or by email at rtoris@earlcurley.com. You may also contact the City's project planner, Edward Vigil, with the City of Glendale at (623) 930-3071 or email: evigil@glendaleaz.com.

Sincerely,

A handwritten signature in black ink that reads "Taylor Earl". The signature is written in a cursive, slightly slanted style.

Taylor Earl

o (602) 265-0094
tearl@earlcurley.com

Attachments: Conceptual Site Plan
Representative example of pool area rendering
Representative example of entry rendering



Representative example of pool area rendering



Representative example of entry rendering

NEIGHBORHOOD MEETING SIGN-IN SHEET

Residences at Westgate
 Application Nos.: GPA22-13 and ZON22-27
 Neighborhood Meeting – Monday, April 10, 2023, 6:00 PM to 7:00 PM
 SpringHills Suites by Marriott Phoenix Glendale Sports & Entertainment District, Sierra Room,
 7370 N. Zanjero Blvd, Glendale AZ

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
EDWARD VIGIL SENIOR PLANNER	CITY OF GLENDALE 5850 W. GLENDALE AVE	GLENDALE, AZ	
NO ONE	ATTENDED, EXCEPT	CITY PLANNER, EDWARD	VIGIL -

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NEIGHBORHOOD NOTIFICATION AFFIDAVIT OF MAILING

LIST OF ADDRESSES OF NEIGHBORHOOD NOTIFICATION LETTERS WHICH WERE RETURNED, AND IF POSSIBLE, THE REASON FOR THE RETURN

- There were no returned notification letters.



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) GPA22-13 and ZON22-27

Project Name: Residences at Westgate

I, Ricardo Toris 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 23rd day of March 2023.



Notary Public

My Commission Expires:

2/16/2026

