

99TH AVE AND BALL PARK BLVD

Citizen Participation Report - Conditional Use Permit
SWC 99th Avenue and Ballpark Blvd
September 2023

APPROVED

20 SEP 2023
CUP23-22

City of Glendale
Planning Division



Project Description

The Property is bounded on the east by 99th Avenue, on the north by Ball Park Boulevard, on the west by a canal and agricultural and on the south by agricultural land and a portion of the Rose Lane alignment. There is a Holiday Inn Express, a Top Golf and a newly announced Andretti Karting and Games facility planned to the east across 99th Avenue. The Loop 101 freeway, State Farm Stadium and Westgate Entertainment District are minutes away from the Property to the east. The aerial and vicinity maps are at **Tab 1**.

The larger proposed project includes a business park/industrial project on the west and a multifamily residential project to the east along 99th Avenue. The Main Street PAD allows a variety of business and industrial uses, including manufacturing or assembly of finished goods, data centers, laboratories, and wholesale sales. Distribution of finished goods is allowed by the Main Street PAD subject to a conditional use permit. This CUP request is to permit distribution of finished goods within the business park/industrial portion of the overall development.

Notification Technique

The Planning Department has determined that a notification letter and a virtual neighborhood meeting is the most appropriate public notification technique for this CUP proposal. A notification letter describing the application and inviting the recipient to the virtual neighborhood meeting was mailed out on August 28, 2023. Please find a copy of the notification letter affidavit at **Tab 2**.

Notification Lists

An outlined map of the areas of notification is attached at **Tab 3**. All property owners identified on this map were notified. The mailing list is attached at **Tab 4**. The mailing list includes the following:

- a) All property owners identified within the notification area map.
- b) All relevant Homeowners Associations and Registered Neighborhood Groups and their representatives as provided by the City.
- c) All those noted as Interested Parties as provided by the City.
- d) All those noted on the “Additional Notification” list as provided by the City.

An outlined map of the areas of notification along with the mailing list is enclosed with this Citizen Participation Plan.

Virtual Meeting

The virtual meeting was held at 6:00pm on September 13, 2023 using the Zoom virtual meeting platform. There were three individuals from the public who were in attendance in addition to the development team and Alex Lerma, the Glendale planner. The meeting ended at about 6:30pm. Please find the meeting log at **Tab 5**.

Attendee Comments/Applicant Response

Below is a summary of the attendee questions, comments and the applicant team responses.

- A neighbor to the south of the Project asked about protecting the eagles/owls that nest on her property as they catch fish in the canal. The applicant noted that this project should not impact that as the eagles/owls as they are not impacting the canal.
- The representatives from Holiday Inn had questions about construction and the timing for construction. The applicant team noted that they can inform the Holiday Inn about the construction scheduled and the next steps for that. They are anticipating breaking ground the third quarter of 2024.

Estimated Project Timeline

1.	Citizen Participation Plan Provided to City	August, 2023
2.	Initial mailing notice	Sent on August 28, 2023
3..	Virtual Neighborhood Meeting	September 13, 2023 at 6:00 p.m.
4.	Citizen Participation Report Filed	September 15, 2023
5.	On-site signage posted for hearings & hearing notices sent by City of Glendale	Minimum 20 calendar days prior to public hearing

TAB 1

TAB 2



Planning


NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) CUP23-22

Project Name: 99th Ave & Ballpark CUP

I, Hannah Bleam 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 29 day of August, 2023.


Notary Public

My Commission Expires:

April 11, 2027





WITHEY
MORRIS
BAUGH

August 28, 2023

Re: CUP23-22 Southwest corner of 99th Avenue and Ballpark Boulevard, Glendale, Arizona

Dear Neighbor:

Our office represents VanTrust Real Estate with respect to the approximately 48-acre site located to the west of the southwest corner of 99th Avenue and Ballpark Boulevard Glendale, Arizona (“the Property”), as shown on the enclosed aerial map.

The purpose of this letter is simply to introduce ourselves and to inform you that we have filed an application for a Conditional Use Permit (CUP) to allow distribution of finished goods as a permitted use for the industrial/business park development planned on the Property. The larger development on the entire 59 acres includes both multifamily residential and industrial/business park development; however, the CUP application will only apply to the 48 acres of industrial/business park development that is proposed. See proposed site plan and renderings enclosed.

The Main Street PAD, the underlying zoning on the Property, allows a variety of business and industrial uses at the Property, including manufacturing or assembly of finished goods, data centers, laboratories, and wholesale sales. Distribution of finished goods is also allowed with a conditional use permit, which is the basis for this request. The proposed industrial/business park development is requesting a distribution use as an option for users in these buildings to stay competitive in the market. The location near the Loop 101 freeway is a prime location for this proposed use, and the placement of the industrial/business park portion of the overall development to the west of 99th Avenue, buffered by the planned multifamily development, is consistent with the similar uses in the vicinity.

We will be hosting a virtual neighborhood meeting to provide an opportunity for interested parties to learn more about the project, as detailed below:

Virtual Neighborhood Meeting

Date/Time: September 13, 2023 at 6:00 p.m.

Location: Zoom - Please email or call Hannah Bleam hannah@wmbattorneys.com / 602-230-0600 and request a link to the meeting.

If you have any questions about the request, you can contact Hannah Bleam in our office at 602-230-0600 or by email at hannah@wmbattorneys.com. You may also contact Alex Lerma, the Glendale planner assigned to the cases, at alerma@glendaleaz.com.

Again, we would be happy to answer any questions you may have regarding this application. Thank you for your time and consideration.

Sincerely Yours,

WITHEY MORRIS BAUGH P.L.C.

By 
Jason Morris

Enclosures: aerial map, site plan and renderings

PROJECT DATA

Zone: P-AD
 APN: 103-60-013A, 103-60-013E, 103-60-013F
 Map Site Area: +/- 2,574,987.94 S.F. (58.11 AC.)
 Overall Site Area: +/- 2,790,754.95 S.F. (64.08 AC.)

TOTAL SITE DATA

Map Site Area: +/- 2,790,754.95 S.F. (64.08 AC.)
 Building A Parcel: +/- 1,294,329.26 S.F. (29.71 AC.)
 Bldg. B Parcel: +/- 400,324.42 S.F. (9.19 AC.)
 Bldg. C Parcel: +/- 389,114.84 S.F. (8.93 AC.)
 Residential Parcel: +/- 681,919.92 S.F. (15.68 AC.)
 Total: +/- 2,574,987.94 S.F. (58.11 AC.)

Building A:
 Building A: 433,860 S.F.
 Building B: 153,352 S.F.
 Building C: 153,352 S.F.
 Total Bldg. Area: 741,658 S.F.
 Construction Type (Updated w/ 6th Ver): V-B Non-Railed
 Occupancy Type(s): S-2 w/ Accessory B
 Proposed Building Height (T.O.P.): 56' Max.
 Building Height (Height): 56' Max.

PARKING DATA
 Parking Required: 505 Spaces
 Parking Provided: 747 Spaces
 ADA Parking Required: 15 Spaces
 ADA Parking Provided: 15 Spaces
 Trailer Parking Provided: 75 Spaces

USUAL SETBACKS
 Front: 30 Feet
 Side: 50 Feet
 Internal Street Side: 10 Feet
 Rear: 25 / 50 Feet

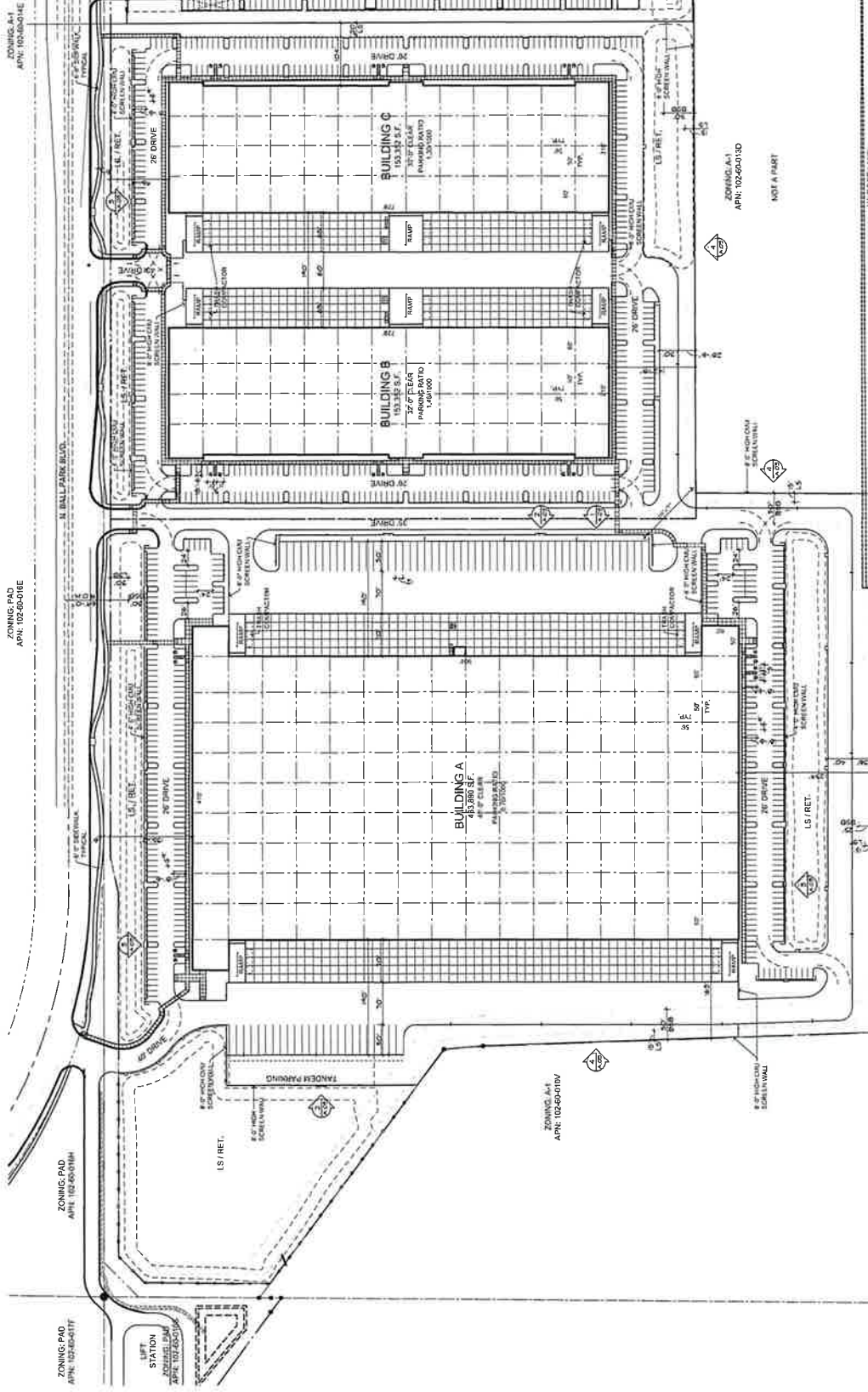
INDIVIDUAL PARCEL DATA

BUILDING A:
 Site Area: +/- 1,294,329 S.F. (29.71 AC.)
 Building Area: 433,860 S.F.
 Building Coverage: 33.5 %

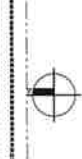
Parking Required: (12000 SF Warehouse) = 418,888 SF
 Parking Required: (1250 SF Office) = 15,000 SF
 Total Parking Required: 433,888 SPACES
 Parking Provided: 505 SPACES
 ADA Parking Required: (151-300) 2 Van Spaces: 8 SPACES
 ADA Parking Provided: 75 SPACES

BUILDING B:
 Site Area: +/- 400,324 S.F. (9.19 AC.)
 Building Area: 153,352 S.F.
 Building Coverage: 38.3 %
 Parking Required: (12000 SF Warehouse) = 143,888 SF
 Parking Required: (1250 SF Office) = 10,000 SF
 Total Parking Required: 153,888 SPACES
 Parking Provided: 224 SPACES
 ADA Parking Required: (151-300) 2 Van Spaces: 8 SPACES
 ADA Parking Provided: 6 SPACES

BUILDING C:
 Site Area: +/- 389,114 S.F. (8.93 AC.)
 Building Area: 153,352 S.F.
 Building Coverage: 39.7 %
 Parking Required: (12000 SF Warehouse) = 143,888 SF
 Parking Required: (1250 SF Office) = 10,000 SF
 Total Parking Required: 153,888 SPACES
 Parking Provided: 199 SPACES
 ADA Parking Required: (151-300) 2 Van Spaces: 8 SPACES
 ADA Parking Provided: 6 SPACES



2023.05.26
 22070_SPT0



Zone: A-1
 APN: 103-60-013D
 NOT A PART

Zone: A-1
 APN: 103-60-013D
 NOT A PART

Zone: A-1
 APN: 103-60-013D
 NOT A PART

Zone: A-1
 APN: 103-60-013D
 NOT A PART

Zone: A-1
 APN: 103-60-013D
 NOT A PART



99th AVE. & BALLPARK BOULEVARD
 MASTER SITE PLAN SUBMITTAL
 GLENDALE, ARIZONA

VanTrust
 TODD + ASSOCIATES

Butler Design Group, Inc.
 architects & planners

A.02
 PROFESSIONAL SEAL

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 TODD + ASSOCIATES

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BUILDING A - VIEW 01 - OPTION 02



99TH AVE. BALL PARK BOULEVARD
GLENDALE, ARIZONA



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TAB 3



N 95TH AVE

W BETHANY HOME RD

TAB 4

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TAB 5

Name (Original Name)	User Email	Total Duration (Minutes)	Guest
Withey Morris Baugh	public@witheymorris.com	36	No
Christina		35	Yes
Sandy Broadfoot		34	Yes
Joel Wage (joel)		30	Yes
Kristine		29	Yes
Keith Earnest		29	Yes
iPhone (9)		27	Yes
alerna		25	Yes