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# Carioca

**Peoria and Sarival  
Citizen Participation Report  
Summary/Final Report  
Annexation and Conditional Use Permit (CUP)**

*General Location: Southeast Corner of Peoria Avenue and Sarival Avenue*

Case # AN-244

Submitted: December 27<sup>nd</sup>, 2023

Pacific Western Holdings, LLC



**Total Individuals Notified: 76**

**Total Participants:**

Five (5), One (1) of the Five (5) was a neighbor of the site.

**Concerns, Issues, Problems Expressed:**

Michael Day was the only participant in the meeting. He is a resident of Twelve Oaks. He did not have any concerns, issues or problems. He had questions on street improvements and if his parcel would too be annexed into the City of Glendale.

**How Concerns Will Be Addressed:**

We answered all questions and he was satisfied by the responses. We reminded him to reach out if he has any further questions. We will continue to be available if anyone else reaches out and happily answer any questions.

**Concerns Applicant is Unwilling to Address:**

None at this time.

**How the Proposal Has Been Revised to Address Concerns:**

The proposal has not changed, due to little to no concerns received. We will continue to be mindful in the design and layout of the site, due to the close proximity of residential lots abutting the project to the east.

**Applicant Signature and Date:**

Holly Keilman

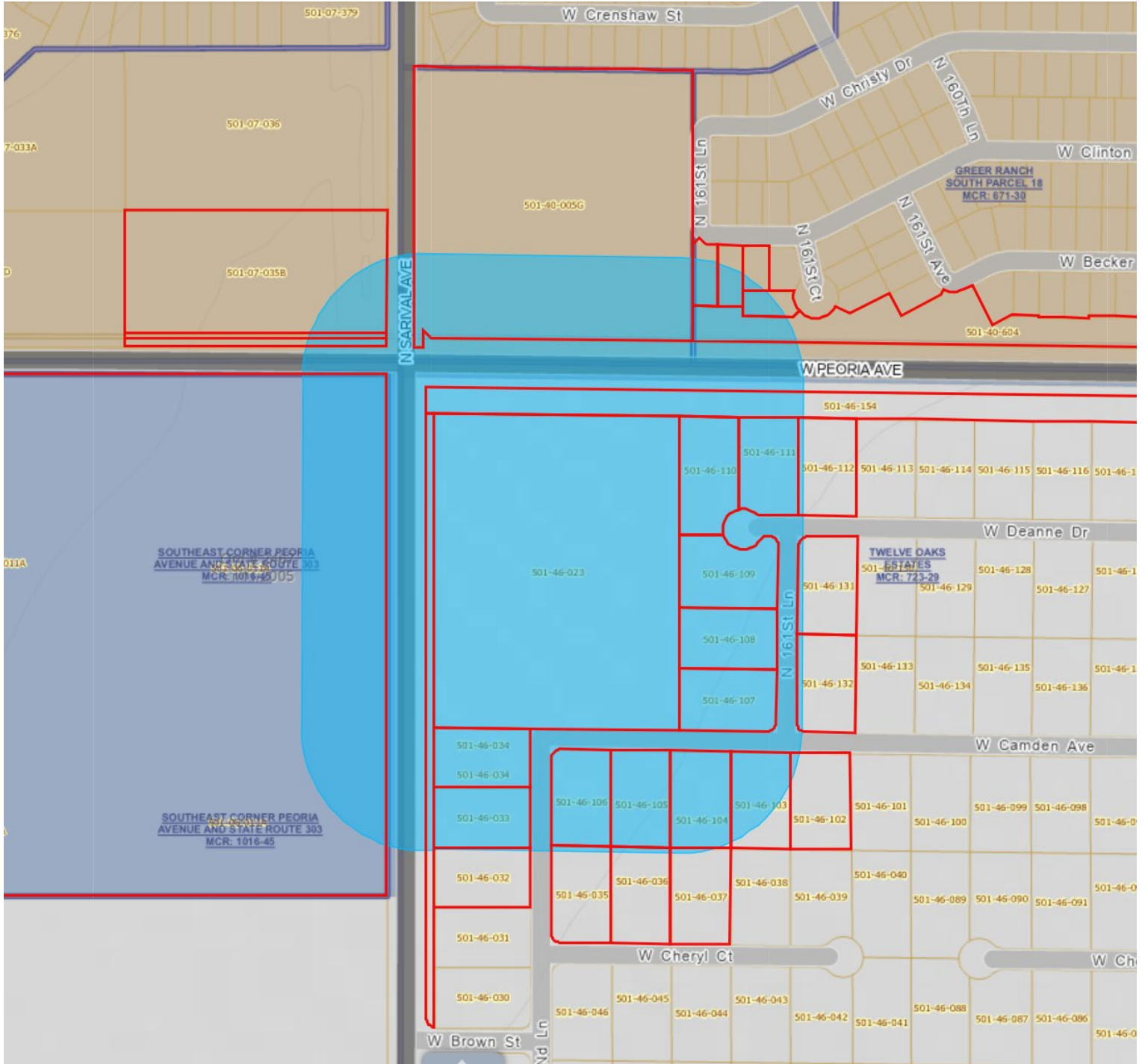
Date: 12/27/2023



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**NOTIFICATION MAP**

### 300' Property Owner Map





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**NOTIFICATION LETTER AND SITE PLAN**



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December 5<sup>th</sup>, 2023

**RE: AN-244 – Annexation and Conditional Use Permit – SEC of Peoria Avenue & Sarival Avenue**

Dear Neighbor:

I am pleased to provide this correspondence on behalf of the property owner, Pacific Western Holdings LLC (the “Owner”), and the applicant, Esencia LLC (the “Applicant”) with respect to their proposed rezone request related to approximately 12.08 acres located at the southeast corner of Peoria Avenue and Sarival Avenue. Please refer to the attached **Context Aerial**. The Property is comprised of Maricopa County Parcel Number 501-46-023 and portions of APN 501-46-154 and 501-46-156 (the “Property”). Please refer to the attached **Parcel Exhibit**. The Property’s current jurisdiction is Maricopa County, however the Owner and Applicant also initiated an annexation into the City of Glendale (AN-244).

Upon annexation, the Property will be zoned C-1 (Neighborhood Commercial). The applicant is proposing to keep the C-1 zoning in the City of Glendale, which allows for commercial uses such as a convenience store, fuel station, retail and restaurants. The Property is in an ideal location at the southeast corner of Peoria Avenue and Sarival Avenue to provide potential commercial uses. However, some of the uses mentioned above require a Conditional Use Permit in the C-1 zone.

This letter is being sent to all property owners within 300 feet of the Property at the request of the City of Glendale as part of the planning process. A Virtual Neighborhood Meeting is scheduled for the following time and place. A Planning Commission hearing and a City Council hearing date are not yet scheduled, however, notifications will be mailed at least 15 days prior to those dates upon scheduling.

<p style="text-align: center;"><b>VIRTUAL NEIGHBORHOOD MEETING</b> <b>Date: December 21, 2023</b> <b>Time: 6:00pm</b> <b>Virtual Link:</b> <a href="https://us06web.zoom.us/j/89091252051?pwd=mhXK6dMTlwOhGIWDxY1mQs5mtUbTGn.1">https://us06web.zoom.us/j/89091252051?pwd=mhXK6dMTlwOhGIWDxY1mQs5mtUbTGn.1</a> Meeting ID: 890 9125 2051 Passcode: 541473 (Please join the meeting from your computer, tablet or smartphone)</p>
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If you wish to provide input on this matter, you may attend the Virtual Neighborhood Meeting, Planning and Zoning Commission Hearing or City Council Hearing. You will be notified of the hearings with an additional mailing once they are scheduled.

Alternatively, you can provide input, comments or questions directly to Holly Keilman at Tiffany & Bosco at [hkeilman@tblaw.com](mailto:hkeilman@tblaw.com) or 480-240-1818. Should you have any questions regarding the citizen participation process or the request in general, please contact City of Glendale Senior Planner Evan Evangelopoulos at [EEvangelopoulos@GLENDALEAZ.com](mailto:EEvangelopoulos@GLENDALEAZ.com) subject “AN-244” or via telephone at 623.930.3071. Only contact Evan for questions on the process.

Sincerely,

Holly Keilman



Context Aerial





December 8<sup>th</sup>, 2023

**RE: AN-244 – Annexation and Conditional Use Permit – SEC of Peoria Avenue & Sarival Avenue – Addendum**

Dear Neighbor:

I am pleased to provide this correspondence on behalf of the property owner, Pacific Western Holdings LLC (the “Owner”), and the applicant, Esencia LLC (the “Applicant”) with respect to their proposed rezone request related to approximately 12.08 acres located at the southeast corner of Peoria Avenue and Sarival Avenue. Please refer to the attached **Context Aerial**. The Property is comprised of Maricopa County Parcel Number 501-46-023 and portions of APN 501-46-154 and 501-46-156 (the “Property”). Please refer to the attached **Parcel Exhibit**. The Property’s current jurisdiction is Maricopa County, however the Owner and Applicant also initiated an annexation into the City of Glendale (AN-244).

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This letter is being sent to all property owners within 300 feet of the Property at the request of the City of Glendale as part of the planning process. A Virtual Neighborhood Meeting is scheduled for the following time and place. A Planning Commission hearing and a City Council hearing date are not yet scheduled, however, notifications will be mailed at least 15 days prior to those dates upon scheduling.

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Sincerely,



Holly Keilman

**Context Aerial**







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**ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS**

**The meeting was virtual on 12/21/2023. The following participants joined:**

**Jeff Winter – Architect, Esencia Architecture**

**Brooke Burdge - Architect, Esencia Architecture**

**Holly Keilman – Tiffany and Bosco (firm that represents client)**

**Evan Evangelopoulos – City of Glendale, Senior Planner**

**Michael Day – Resident of Twelve Oaks**



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**NEIGHBORHOOD NOTIFICATION OF MAILING AFFIDAVIT**



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER


### AFFIDAVIT OF MAILING

Case No. (if available) AN-244

Project Name: Carioca - Peoria & Sarival

I, Holly Keilman 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: 

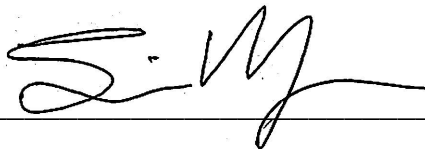
STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 8th day of Dec., 2023.





Notary Public

My Commission Expires:

April 5th, 2027