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RECEIVED
JANUARY 22, 2024

7448 North 83rd Avenue

Residential Zone Change and General Plan Amendment - Citizen Participation Report

**REQUEST FOR R1-8 ZONING AND MINOR GENERAL PLAN
AMENDMENT TO MEDIUM DENSITY (2.5-3.5 du/ac)**

**NORTHWEST OF NORTH 83rd AVENUE AND WEST ORANGEWOOD
AVENUE**

APPROXIMATELY .93 ACRES

ZON #23-05/GPA 23-03

SR #22-459

Submitted January 22, 2024



1. Description of the Proposed Project

The purpose of this Citizen Participation Report is to discuss the January 17, 2024 virtual meeting regarding the proposed rezoning and general plan amendment at 7448 North 83rd Avenue (ZON #23-05/GPA 23-03). This request seeks to rezone the property addressed 7448 North 83rd Avenue in Glendale, Arizona 85303 from A-1 Agricultural to R1-8 Single Family Residential and to change the General Plan designation from Low Density Residential to Medium Density Residential.

2. Individuals Notified

- a. 82.

3. Participants (6)

a. **Dina Espinoza/Gabriel Nunez**

- i. 7410 N 83rd Dr
- ii. Comments/Concerns: Do not want two story homes.

b. **James Darden**

- i. 8401 W Vista Ave
- ii. Comments/Concerns: No two-story homes, irrigation concerns, offsite drainage concerns.

c. **Elizabeth Carlon**

- i. 7519 N 83rd Ave
- ii. Comments/Concerns: Does not want two story homes.

d. **Larry Rovey**

- i. 8383 W Cotton Blossom Trail
- ii. Comments/Concerns: Does not want two story homes.

e. **Mr. Gill**

- i. 7407 N 83rd Drive
- ii. Comments/Concerns: Does not want two story homes.

4. How Will Concerns be Addressed?

- a. Applicant will not build two stories tall.

5. Concerns Applicant is Unwilling to Address

- a. None.

6. How the Proposal has been Addressed

- a. Applicant will not build two stories tall.

7. Applicant Signature and Date

- a. Jordan Evan Greenman
- b. jordan@greenmanlawfirm.com
- c. 248-225-0428



Neighborhood Participation Letter

January 4, 2024

Greenman Law Firm
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**Citizen Participation Meeting Notice for Rezoning and General Plan Amendment Proposal
7448 North 83rd Avenue - ZON 23-05 & GPA 23-03 (SR23-0459)**

Dear Neighbor:

This letter is to inform you that Greenman Law is applying for a rezoning and general plan amendment application with the City of Glendale. The property is located at 7448 North 83rd Avenue in Glendale, Arizona 85303 (APN: 142-31-001D) in the Yucca Council District.

Our request seeks to rezone the property from A-1 Agricultural to R1-8 Single Family Residential and amend the General Plan from Low Density Residential (1-2.5 du/ac) to Medium Density Residential (2.5-3.5 du/ac). The property sits at the northwest corner of North 83rd Avenue and West Orangewood Avenue. The 40,528 square foot (.93 acres) parcel will be subdivided to create three parcels. Lot A (western lot) will be 14,298 square feet in area. Lot B (central lot) will be 14, 181 square feet in area. Lot C (eastern lot) will be 14,181 square feet in area. I have included a site plan with this letter for your review.

All three lots will be approximately 1.76 times larger than the minimum R1-8 lot size. One single family home will be on each site. Each parcel will conform to R1-8 development standards. The parcels will have access to North 83rd Avenue through a 23-foot-wide access easement on the north side of the parcels.

We would like to invite the neighbors to our virtual meeting. **It will take place on January 17, 2023 at 6pm MST.** The purpose of the meeting is to inform you of our project, answer your questions, and accept feedback on the proposals. Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. The City of Glendale assigned planner for this project is Evan Evangelopoulos, who can be contacted about the citizen participation process at (623) 930-3071 or by email at eevangelopoulos@glendaleaz.com.

The information for the virtual meeting is as follows:

Website (type this into web browser) : microsoft.com/en-us/microsoft-teams/join-a-meeting

Meeting ID : 266 878 570 455

Password : m5mvwU

Regards,



Jordan Evan Greenman
Greenman Law



Greenman Law
Land Use + Zoning

