

PUDA PROPERTY ON NORTHERN

CITIZEN PARTICIPATION REPORT

ANNEXATION / MINOR GPA / REZONING

AN-260 / GPA23-06 / ZON23-09

February 14, 2024

Page 1

Development Proposal: Annexation / Minor GPA / Rezoning

Address: 15901 W Northern Ave – SWC of W. Northern Ave & N Alsup Ave

Service Request: SR-23-0293

Applicant: Jack Gilmore / GPLA

APPROVED

2-14-2024

REPORT

Total Individuals Notified: 9 surrounding property owners plus 42 interested parties

Total Participants: 51

1. CONCERNS, ISSUES, PROBLEMS EXPRESSED

There was only one neighbor that called our office, Mr. Audie McDaniel who is a resident on the property immediately south, 7906 N Alsup Ave. Mr. McDaniel expressed his concern regarding the condition of the existing wood fence along his north property line in common with Puda's property. When the SUP and MCP overlays were approved approximately 10 years ago, the installation of a screen wall was required and the wood fence approved and installed. In a follow up discussion with Jim Puda, property owner, it was confirmed that the wood fence would be repaired, and the three storage trailers would be removed.

2. HOW CONCERNS WILL BE ADDRESSED

During this initial call with Mr. McDaniel, I reviewed the intent for these three applications and that Mr. Puda has interested users inquiring about acquisition and development of the property. Inherent in the City of Glendale's design review will be a requirement to satisfy the commercial development standards that will require a 6' minimum CMU screen wall as well as a landscape buffer of trees along the common property line. This seemed to mitigate the initial concern. Since that call on January 21st, Mr. Puda has repaired the wood fence and the trailers have been removed.

3. CONCERNS APPLICANT IS UNWILLING TO ADDRESS

There are no concerns expressed that the Applicant / Property Owner is not willing to address.

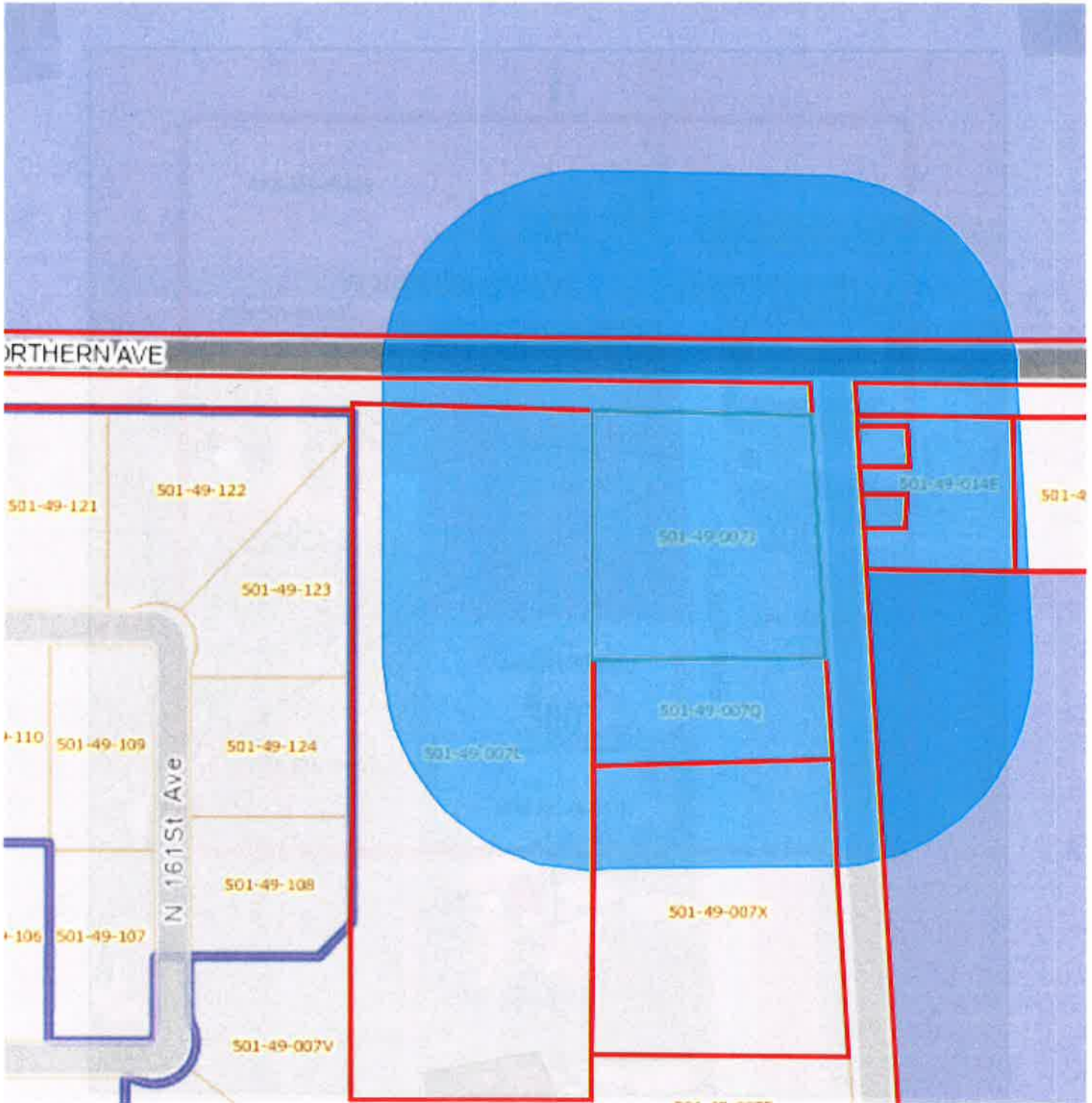
4. HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

Other than the repairs to the existing south fence, there are no other concerns that have impacted these three applications.

Evan, please call with any questions.



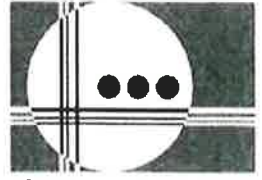
Attachments: Notification Map & Notification Letter & Site Plan



PUDA PROPERTIES - NORTHERN AVENUE

MARICOPA COUNTY, ARIZONA
PREPARED FOR: PUDA PROPERTIES

ADJACENT PROPERTIES WITHIN 300' MAP



GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

January 15, 2024



Jack Gilmore
Gilmore Planning & Landscape Architecture
2211 N 7th Street
Phoenix, AZ 85006
jqilmore@getgilmore.com

RE: Notification Letter for Rezoning
15901 W. Northern Ave

Dear Property Owner/ Interested Party:

The purpose of this letter is to inform you that our office, Gilmore Planning & Landscape Architecture (GPLA), has been retained by Puda Properties 1, LLC (Property Owner) to assist with preparing and filing a Minor General Plan Amendment and Rezoning application with the City of Glendale for 2.6 acres located at the southwest corner of W Northern Ave and N Alsup Ave. These applications are being processed in conjunction with a request to annex this property (Case No AN-260) into the City of Glendale. The rezoning will amend the current County RU-43 (one acre residential), to General Commercial C-2. Please refer to the enclosed Aerial Location Map. The County Assessor identifies this single parcel as 501-49-007J. There is no specific future user at this time, and therefore no proposed site plan. The rezoning application is intended to establish the commercial C-2 zoning with the understanding that future Site Plan Approval will be required to satisfy City development standards.

This property is located approximately 1.4 miles northwest of Luke AFB. The southeast portion, approximately 1.5 acres is within their 65Ldn noise contour. The presence of this noise contour restricts any residential development, but commercial and office uses have received preliminary support from Luke AFB.

We are planning a 'virtual' neighborhood meeting that will take place on February 7th at 6:00pm. The link to attend is <https://us06web.zoom.us/j/3736560634>. Comments and questions will be encouraged and accepted at this time. You may call me; Jack Gilmore at 602-266-5622, or send letters to me at 2211 N. 7th Street, Phoenix, AZ 85006, or send e-mails to jqilmore@getgilmore.com. If you are unable to attend, please write, e-mail, or call me at the above information.

Please feel free to provide any comments or questions regarding the rezoning application related to commercial land use, buffers, or the development standards. Evan Evangelopoulos, senior planner, with the City can be reached at (602) 930-3071, or by e-mail at EEvangelopoulos@GLENDALEAZ.com, should you have any questions regarding Citizen participation process only. There will be subsequent notification and signs will be placed on the property when the Public Hearings are scheduled.

We look forward to your shared interest.

Respectfully,

A handwritten signature in black ink that reads "Jack Gilmore". The signature is stylized and cursive.

Jack Gilmore, LA
Gilmore Planning & Landscape Architecture
602-266-5622 / jqilmore@getgilmore.com

CC: Puda Properties 1, LLC
Evan Evangelopoulos, City of Glendale Planning Dept.
File

attachments: Aerial Location Map & Glendale General Plan – Land Use.

2211 N. Seventh Street Phoenix, AZ 602-266-5622
www.GetGilmore.com

Map



October 26, 2023

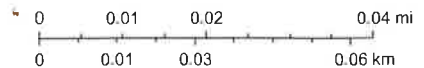
EXHIBIT 2

Aerial Map

REZONING SUP to C-2

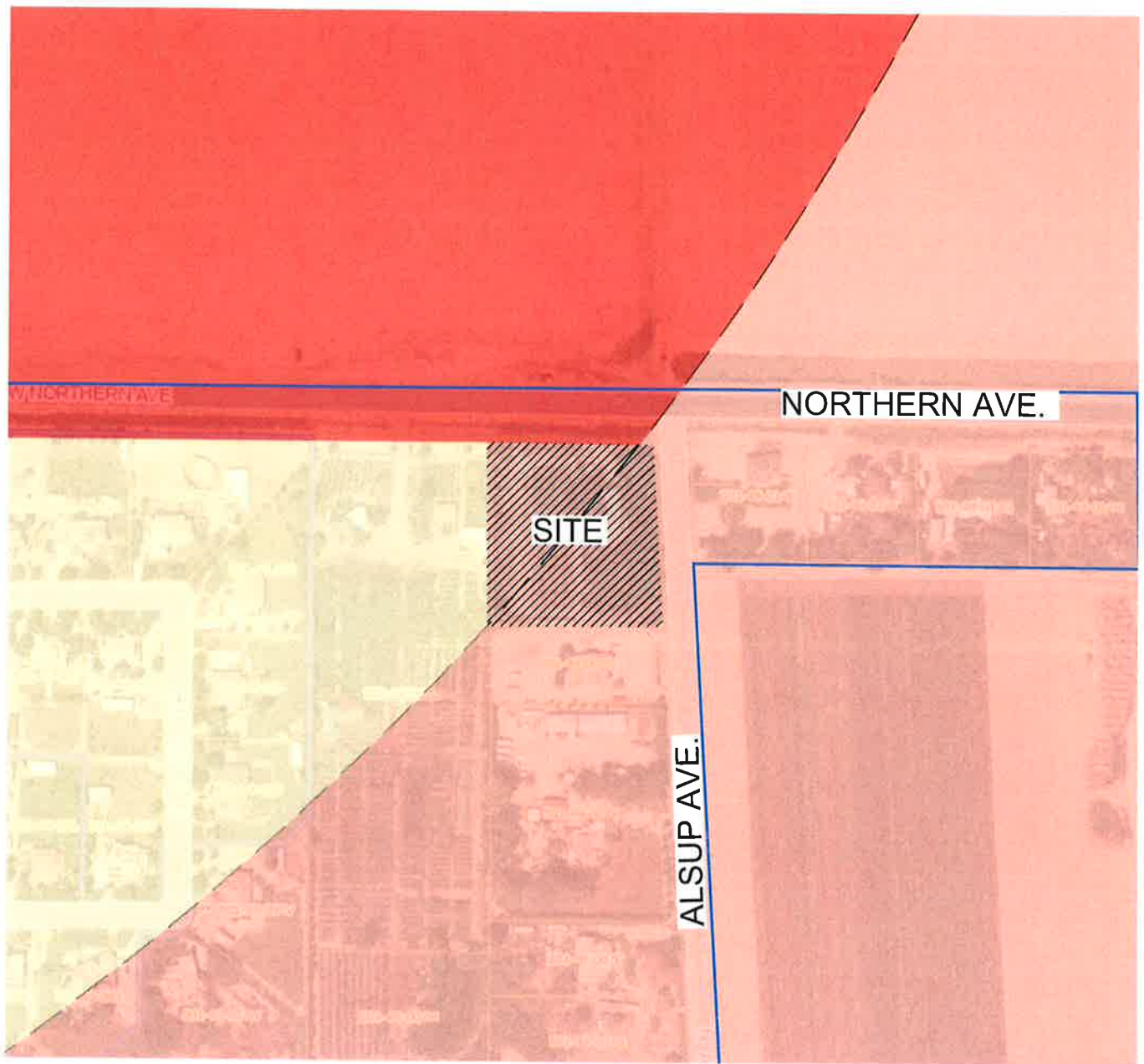
Puda Properties 1, LLC





1:1,128



Maricopa County GIO, Maricopa County Assessor's Office

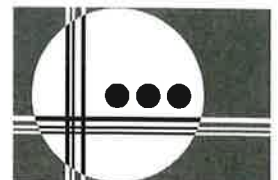
SR 23-0293



-  GLENDALE CITY LIMITS
-  LOW DENSITY RESIDENTIAL: 0-1 DU/AC
-  REGIONAL MIXED USE
-  LUKE COMPATIBLE LAND USE AREA

PUDA PROPERTIES - SR-23-0293 NORTHERN AVENUE

EXHIBIT 5
GLENDALE
GENERAL PLAN 2040
PROPOSED



GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street
Phoenix, Az 85006
T 402.766.5622
www.gelgilmore.com

SITE PLAN
FOR
J&S SAND SPREADERS
15901 W. NORTHERN AVE.
LITCHFIELD PARK, AZ 85340

△ REQUESTED FOR SPECIAL USE PERMIT Z2008031
&
△ MILITARY COMPATIBILITY PERMIT MCP2010006



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEER

KEOGH ENGINEERING, INC.
14150 W. McDOWELL ROAD
GOODYEAR, ARIZONA 85335
PHONE: (623) 535-7260
FAX: (623) 535-7262
CONTACT: DENNIS KEOGH
KEOGH@KEOGHENGINEERING.COM

ENTIRE PROPERTY LEGAL DESCRIPTION

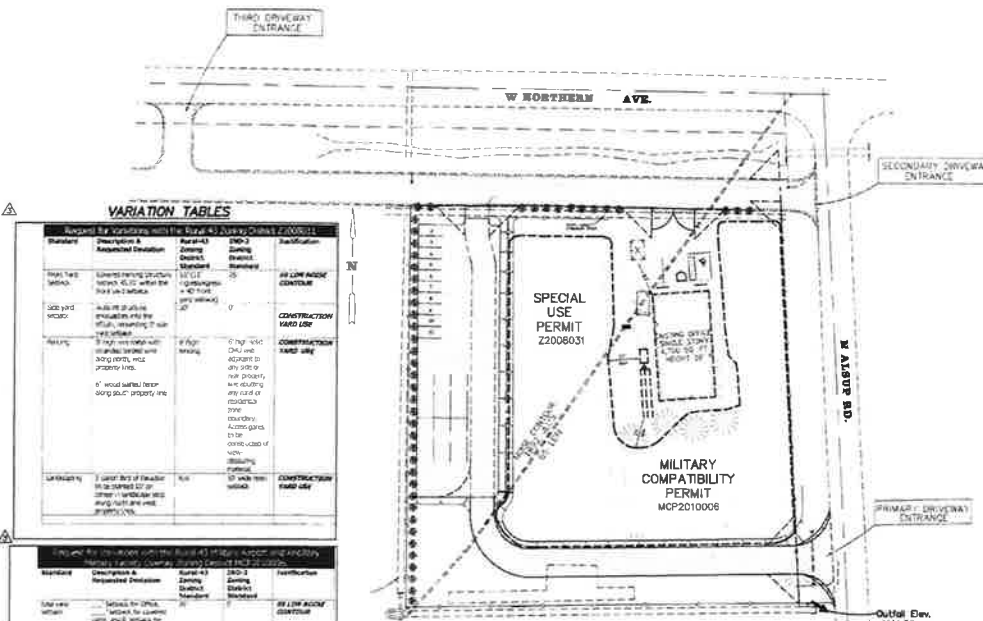
THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER OF CORNER OF SAID SECTION 6;
THENCE NORTH 89°29'26" WEST ALONG THE NORTH SECTION LINE 33.07 FEET;
THENCE SOUTH 03°18'09" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ALSUP ROAD 78.27 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 03°18'09" EAST 348.44 FEET;
THENCE SOUTH 88°58'24" WEST 334.86 FEET;
THENCE NORTH 00° 00'00" EAST 356.66 FEET;
THENCE SOUTH 89°29'26" EAST 314.75 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 2.632 ACRES OR 114,650 SQUARE FEET.

SPECIAL USE PERMIT Z2008031 LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER OF CORNER OF SAID SECTION 6;
THENCE NORTH 89°16' 43" WEST ALONG THE NORTH SECTION LINE 33.07 FEET;
THENCE SOUTH 03°04' 40" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ALSUP ROAD 78.27 FEET;
THENCE NORTH 89°16' 43" WEST, A DISTANCE OF 52.08 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 35°12' 11" WEST, A DISTANCE OF 370.09 FEET;
THENCE SOUTH 41°41' 31" WEST, A DISTANCE OF 68.03 FEET;
THENCE SOUTH 89°11' 53" WEST, A DISTANCE OF 5.45 FEET;
THENCE NORTH 01°13' 26" EAST, A DISTANCE OF 356.59 FEET;
THENCE SOUTH 89°16' 43" EAST, A DISTANCE OF 252.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 1,130 ACRES OR 49,223 SQUARE FEET.

MILITARY COMPATIBILITY PERMIT MCP 2010006

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
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THENCE NORTH 89°16' 43" WEST, A DISTANCE OF 52.08 FEET;
THENCE SOUTH 35°12' 11" WEST, A DISTANCE OF 370.09 FEET;
THENCE SOUTH 41°41' 31" WEST, A DISTANCE OF 68.03 FEET;
THENCE NORTH 89°11' 53" EAST, A DISTANCE OF 329.41 FEET;
THENCE NORTH 37°04' 40" WEST, A DISTANCE OF 348.44 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 1,502 ACRES OR 65,427 SQUARE FEET.



VARIATION TABLES

Item	Description	Permitted	Proposed	Notes
1	High Voltage	None	None	NO HIGH VOLTAGE
2	High Voltage	None	None	NO HIGH VOLTAGE
3	High Voltage	None	None	NO HIGH VOLTAGE
4	High Voltage	None	None	NO HIGH VOLTAGE
5	High Voltage	None	None	NO HIGH VOLTAGE
6	High Voltage	None	None	NO HIGH VOLTAGE
7	High Voltage	None	None	NO HIGH VOLTAGE
8	High Voltage	None	None	NO HIGH VOLTAGE
9	High Voltage	None	None	NO HIGH VOLTAGE
10	High Voltage	None	None	NO HIGH VOLTAGE

VARIATION TABLES

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5	High Voltage	None	None	NO HIGH VOLTAGE
6	High Voltage	None	None	NO HIGH VOLTAGE
7	High Voltage	None	None	NO HIGH VOLTAGE
8	High Voltage	None	None	NO HIGH VOLTAGE
9	High Voltage	None	None	NO HIGH VOLTAGE
10	High Voltage	None	None	NO HIGH VOLTAGE

UTILITIES

WATER: ADAMAN WATER COMPANY
SEWER: RURAL METRO
FIRE: SHERIFF'S DEPARTMENT
ELECTRIC: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS (NONE)
CABLE: QWEST
SCHOOLS: COX COMMUNICATIONS
IRRIGATION: LITCHFIELD PARK
REFUSE COLLECTION: MARICOPA WATER DISTRICT
WASTE MANAGEMENT

LIGHTING NOTE

THE SUBJECT SITE IS IN COMPLIANCE WITH MARICOPA COUNTY OUTDOOR LIGHTING 1112, NO PROPOSED OUTDOOR LIGHTING

KEY MAP

NOT TO SCALE

BENCHMARK

BRASS ROD IN HANDHOLE 25' EAST OF WELL SITE IN FRONT OF WILDFIRE WORLD 200 ON SOUTH SIDE OF NORTHERN ELEVATION = 1135.10 "NAVD 88"

BUILDING STRUCTURE TABLE

DESCRIPTION	DIMENSIONS	SQ. FOOTAGE	HEIGHT	BLDG. PERMIT #
OFFICE	50' x 94'	4,700 SQ. FT.	20 FT.	---
COVERED PARKING	16' x 12'	192 SQ. FT.	10 FT.	---
COVERED PAD	16' x 16'	256 SQ. FT.	10 FT.	---
AUTO LOT	20' x 12'	240 SQ. FT.	10 FT.	---
TOTAL SQUARE FOOTAGE		5,388 SQ. FT.		
TOTAL LOT COVERAGE		4.7%		

PARKING TABLE

DESCRIPTION	DIMENSIONS	NUMBER
STANDARD PARKING SPACE	9' x 15'	11
ADA PARKING SPACE	12' x 20'	1
TRUCK & TRAILER PARKING	14' x 30'	5

NOTE: ALL PARKING SPACES MUST BE STRIPED PER THE MCD

OWNER/DEVELOPER

J&S SAND SPREADERS
C/O PUDA PROPERTIES I, LLC.
ATTN: JIM PUDA
15901 W. NORTHERN AVE.
LITCHFIELD PARK, AZ 85340
PHONE: (623) 386-9907

ORIGINAL CREATION DATE OF ZONING PROCESS
FEBRUARY 2007

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/20/12	REVISED PER STIPULATIONS	DFK
2	4/2/12	REVISED PER STIPULATIONS	DFK
3	5/2/12	REVISED PER STIPULATIONS	DFK

APPROVAL

APPROVED

MCP2010006

SHEET 1 OF 2

PREPARED FOR
J&S SAND SPREADERS

SITE PLAN FOR
J&S SAND SPREADERS
15901 W. NORTHERN AVE.
LITCHFIELD PARK, AZ 85340

Keogh Engineering, Inc.
14150 W. McDowell Road
Goodyear, AZ 85335
Phone: (623) 535-7260
Fax: (623) 535-7262
www.keogh-engineering.com

DATE: FEB. 2011
JOB NO. 20018
MAP NO. E-20018

File: 0488 - Rev. 08/27/12 10:00am
 User: jay@keogh.com
 Path: C:\Users\jay@keogh.com\Documents\Site Plan
 Layout Name: 3_1
 Title: J&S Sand Spreaders Site Plan
 Author: Dennis Keogh
 Date: 08/27/12 10:00am
 Scale: 1" = 100'