



January 11, 2024

Alex Lerma
City of Glendale Planning Division
5754 West Glen Drive
Glendale, AZ 85301
alerma@glendaleaz.com

RE: Zoning Case: ZON23-08 75th & Glendale Retail Center Planned Area Development Amendment

Dear Shadow Run Property Owner:

This letter is to inform and serves as an additional notification that SimonCRE JC Tucker IV, LLC, owners and developers of the property located at the southeast corner of 75th Avenue and Glendale Avenue, have submitted a formal application to amend the existing Planned Area Development to modify the sites development requirements.

Per the existing Planned Area Development, the site landscape and screening requirements mirror those of the General Commercial (C-2) zoning district. Section 7.200 of the Zoning Ordinance requires commercial and industrial zoned properties abutting residential zoned properties to locate an 8-foot wall along abutting property line. Based on this requirement, the developer is required to locate an 8-foot wall on the east and south property boundaries of the commercial development, which will be located adjacent to your property's rear property 6-foot wall. The 8-foot wall serves to mitigate and buffer noise and any other negative impact produced by the adjacent development.

Keep in mind that the 75th & Glendale Retail Center is close to completing site development. The site has several pads in operation including O'Reilly Auto Parts, Black Rock Coffee, Wendy's and a multi-unit commercial building. The remaining pending project is a Goodwill center, located at the southeast corner of the retail center with a drop-off area on the east side of the building.

Through the recently submitted Planned Area Development Amendment, SimonCRE JC Tucker IV, LLC, is requesting to modify the 8-foot wall screening requirement based on the challenges they face of locating an 8-foot wall in close proximity to your existing rear property 6-foot wall. In place of the 8-foot wall, SimonCRE JC Tucker IV, LLC, is

proposing to enhance the landscape area along the existing southern and eastern commercial development boundaries. **(see attached site plan)**

SimonCRE JC Tucker IV, LLC, initially sent you a neighborhood meeting notification letter that was distributed on August 30, 2023. The intent of the meeting was for the applicant, SimonCRE, to present their request and to hear any issues or concerns the adjacent property owners might raise. The neighborhood meeting was conducted on September 20, 2023, with no participation from adjacent property owners.

If you have any issues or concerns as an adjacent property owner with the applicants request to modify the property's existing screening requirements, please accept this letter as an opportunity to communicate those concerns. If you have any questions or want to address your concerns, please reach out to the applicant or planning staff prior to February 9, 2023.

Applicant Contact Information: Ian Lang, SimonCRE
602-405-1971
ian.lang@simoncre.com

Planning Staff Information: Alex Lerma,
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alerma@glendaleaz.com

Sincerely,



Alex Lerma
Senior Planner
Planning Division



LANDSCAPE LEGEND

	CERCIDIUM 'HYBRID'
	DESERT MUSEUM PALO VERDE 24" BOX (70)
	SOPHORA SECUNDFLORA
	TEXAS MOUNTAIN LAUREL 15 GALLON (22)
	ACACIA SALICINA
	WILLOW ACACIA 24" BOX (56)
	ACACIA ANEURA
	MULLA (SRP/APS APPROVED) 24" BOX (132)
	TECOMA 'ORANGE JUBILEE'
	ORANGE JUBILEE 5 GALLON (169)
	RUPELLIA PENNSULARIS
	BAIA RUELLIA 5 GALLON (264)
	LANTANA MONTEVIDENSIS
	'GOLD MOUND' 1 GALLON (290)
	CAESALPINIA MEXICANA
	MEXICAN BIRD OF PARADISE 5 GALLON (73)
	HESPERALOE PARVIFLORA
	RED YUCCA 5 GALLON (271)
	DASYLIUM WHEELERII
	DESERT SPOON 5 GALLON (250)
	AGAVE GEMIFLORA
	TWIN FLOWERED AGAVE 5 GALLON (139)
	LANTANA MONTEVIDENSIS
	TRAILING PURPLE 1 GALLON (103)
	BOUGAINVILLEA 'TORCH GLOW'
	BUSH BOUGAINVILLEA 5 GALLON (27)

1/2" SCREENED SADDLEBACK BROWN
 DECOMPOSED GRANITE
 2" DEPTH IN ALL LANDSCAPE AREAS

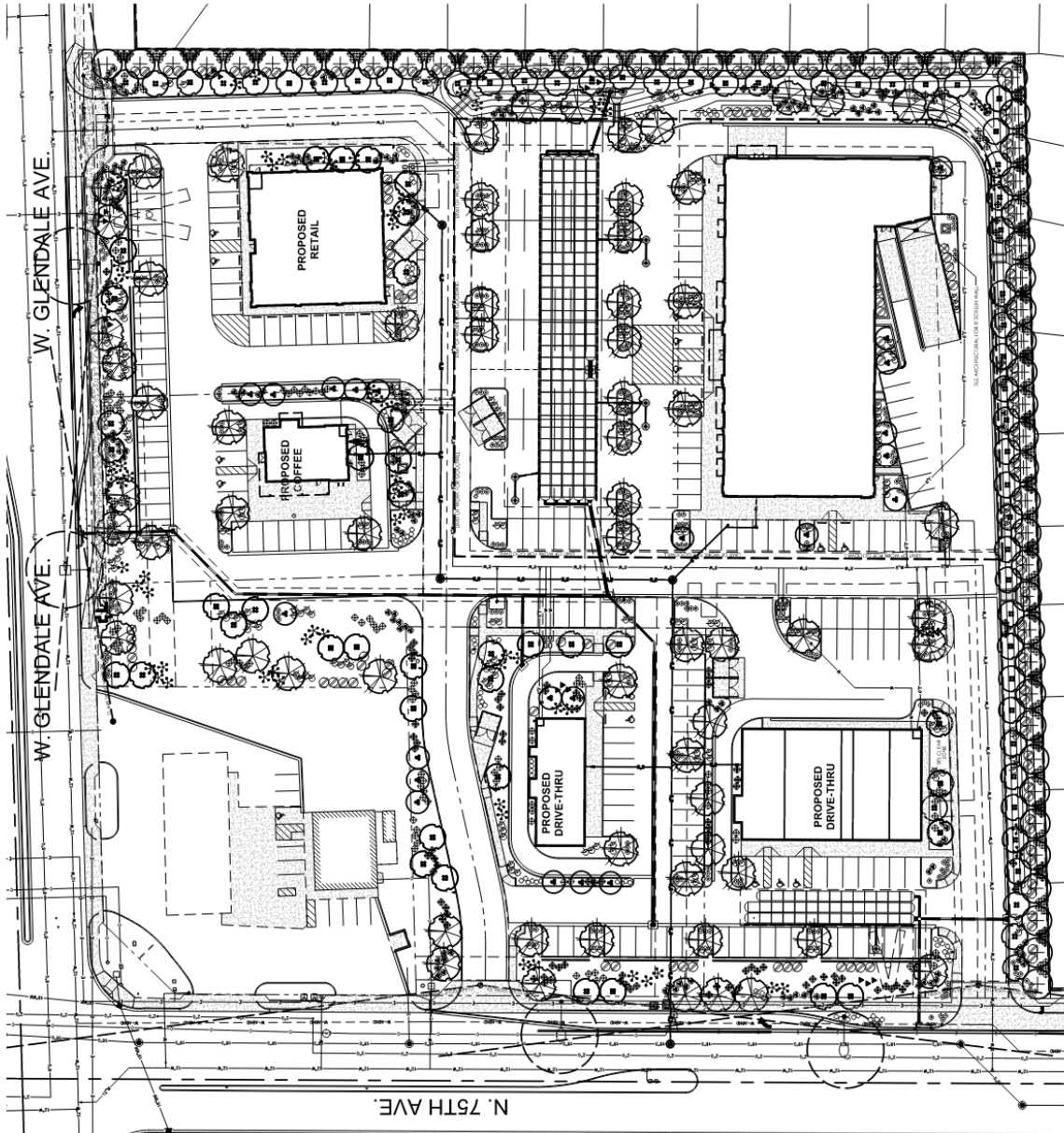
75th AVE. AND GLENDALE RETAIL
 GLENDALE, ARIZONA

DATE: 01/11/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

SCALE: 1"=30'-00"

0' 15' 30' 60'

IRRIGATION PLAN



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