

CITIZEN PARTICIPATION FINAL REPORT
KEBEDE RESIDENCES
ZON22-26 & GPA22-12

This project is Kebede Residences and the site location is on the northwest corner of Orangewood Avenue and 43rd Avenue and the case numbers are ZON22-26 and GPA22-12. The property, comprised of two parcels, is zoned (C-O) Commercial Office and has a general plan designation of OFC (Office) . The proposal is to rezone to R1-6 PRD (Single Residence Planned Residential Development) and amend the general plan designation to MHDR (Medium-High Density Residential: 5.0 to 8.0 d/u per acre) to develop a single-family development of 7 lots.

For the Citizen Participation plan, a letter was sent on February 4, 2022, and a virtual meeting was held on February 16, 2022 with the initial proposal of 8 single family lots. A second letter was sent on August 12, 2024, to people on the mailing list to notify of changes from 8 lots to 7 lots.


During the first mailing, 85 people were notified. Only two participated and it was during the neighborhood meeting through ZOOM, these were neighbors Marco and Loretta Diaz at 4444 W Orangewood Ave attended the Neighborhood Meeting via ZOOM and expressed their support.

For the second mailing, 613 people were notified as this number increased from the new requirements of the UDC code. There were no concerns received. As all the feedback was positive, there were no changes made to the proposal.



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT	
Total individuals notified:	85
Total Participants:	4
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
<p>The residents were very welcoming to build these beautiful and high quality residential homes in their neighborhood. They were relieved that this land was not going to be used to build a gas station or nightclub and is going to be used for residential homes. They were very happy and urged us to start development as soon as possible.</p>	
HOW CONCERNS WILL BE ADDRESSED?	
<p>Only concern expressed was about the homeowner association. The neighborhood currently does not have any hoa and they expressed that they want it to keep it this way without hoa. We will be glad to not have one.</p>	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
<p>There were no additional concerns to address.</p>	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
<p>Overall there were no concerns to address and the residents were very happy to see new quality houses to be built in their neighborhood and hope to have increased their property value.</p>	
APPLICANT SIGNATURE AND DATE	
 2/23/2022	

Million A. Kebede
Renascence GC LLC
4248 E Roma Avenue
Phoenix, AZ, 85018
millionabraham@ymail.com
623-755-4659

February 7th, 2022

Subject: Single family Residential units construction

Dear Neighbor:

This letter is to inform you that I am applying for Rezoning and General Plan Amendment applications with the City of Glendale. The property is located at 7510 N 43rd Avenue, Glendale, AZ, 85301 in the Cactus District.

It's on the northeast corner of 43rd Ave & Orangewood Ave and it is comprised of two parcels (APNs 147-06-091B & 147-06-091A).

Our company plans to build eight Residential units and each unit will be two stories with various designs and square footage ranging from 2600sq.ft to 3000 sq.ft. The lots will be split 60' by 127.43' and will be 7,645.80 sq.ft. The building setback is going to be 15' to 20' front, 20' in the rear and 5' and 10' from the sides. The proposed building height is about 25' from the ground.

The current zoning for these parcels is C-0 (Commercial Offices) and General Plan Designation of Office (OFC). We are proposing a rezone to R1-6 (Single Residence) & general plan amendment to Medium Density Residential 5-8 du/ac MHDR 8) and subdivided these parcels into 8 residential lots. Adjacent properties from North, South, East and West are all Residential properties zoned R1-6 and our request to build eight Residential Single Family Units will make this property consistent with the adjacent properties.

I have included a site plan & elevations with this letter for your review. A neighborhood meeting will take place on **February 23rd, 2022 at 6:00 pm over a zoom meeting.**

Join the meeting at:

<https://us02web.zoom.us/j/9243990225?pwd=d21FQ3Ezd3paMVRqaXZyM0xpTWQyQT09>

Meeting ID: 924 399 0225

Passcode: RSW1u5

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. You may also contact Joseline Castaneda with the City of Glendale at (623) 930-2823.

Sincerely,



Million Kebede

Million A. Kebede
Renaissance GC LLC
4248 E Roma Avenue
Phoenix, AZ, 85018
millionabraham@gmail.com
623-755-4659

June 20, 2022 (Change to sending date)

Subject: Proposed Single Family Subdivision – New changes

Dear Neighbor:

This letter is to inform you that I am applying for a Rezoning, General Plan Amendment, and Pre-Plat application for the property located at 7510 N 43rd Avenue, Glendale, AZ 85301. The property is located on the northeast corner of 43rd Ave & Orangewood Ave and it is comprised of two parcels (APNs 147-06-091B & 147-06-091A). The proposal is to rezone from C-O (Commercial Office) to R1-6 PRD (Single Residence Planned Residential Development), General Plan Amendment from Office (OFC) to MDR 5 (Medium Density Residential: 3.5 - 5.0 du/ac), and Pre-Plat approval for a 1.475 acre proposing 8 lots with a minimum lot size of 57-ft wide by 127.50-ft deep.

On my previous notification letter dated on Feb 7th, 2022, I mentioned that our company plans for a subdivision of 8 lots and construct a single-family home on each. The homes are proposed to be two stories high with various designs and square footage ranging from 2600 sq.ft to 3000 sq.ft. The lots will be split 60' by 127.43', minimum lot size of 7,645.80 sq.ft. in size, and maximum building height of 25 feet. The building setbacks would be the following:

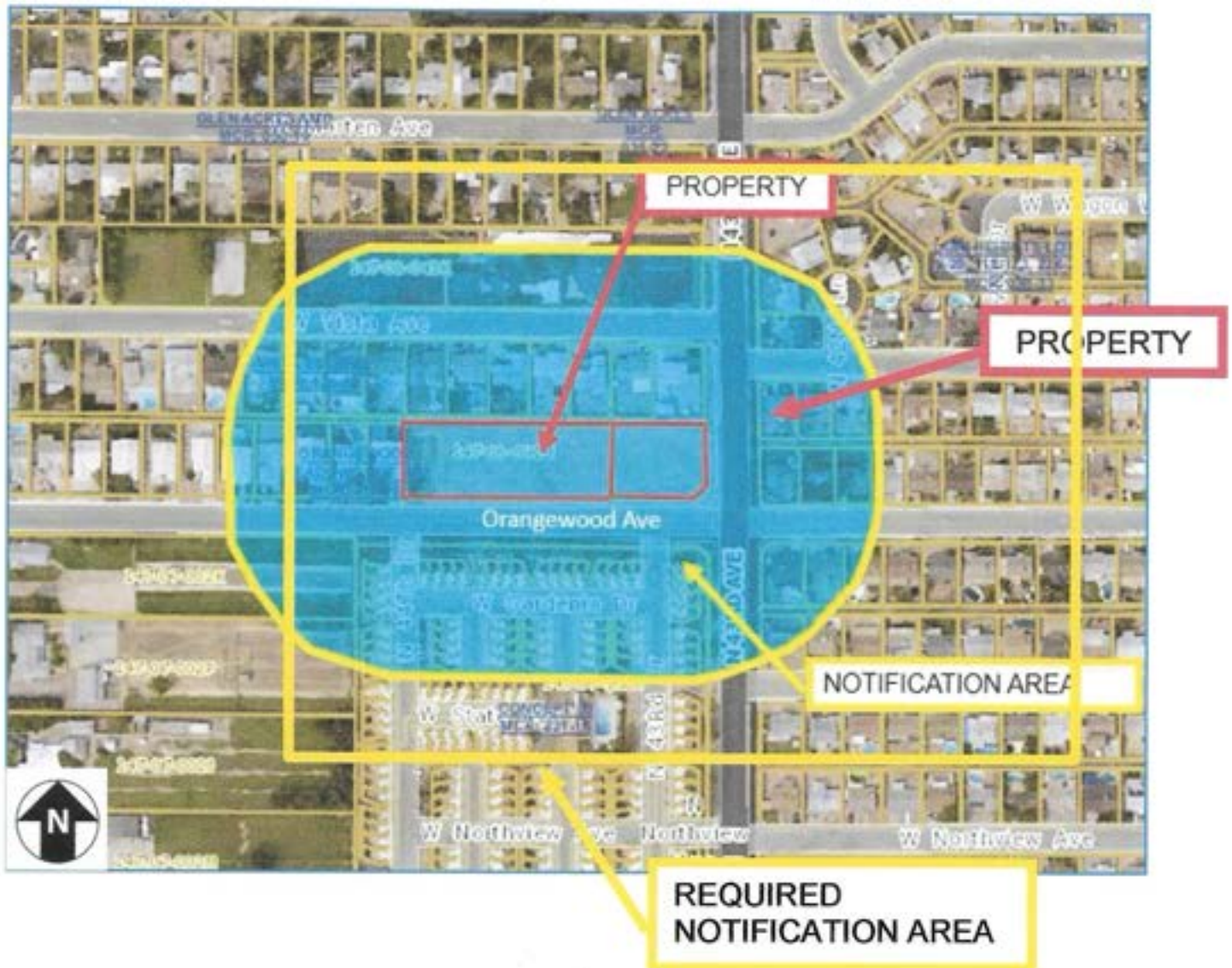
- Front: 15 feet to living area, 20 feet to garage
- Rear: 20 feet
- Side: 5 and 10 feet

The new proposal is for lot sizes to be 57-ft wide by 127.50-ft deep with a minimum lot size of 7267.50 sq. ft. Our team's Civil engineer completed the attached site plan to accommodate enough space for recreation and retention area for the interior lot designated for this use. I have included the site plan that was sent out the first time with as well as the revised site plan that includes the changes mentioned regarding the new lot widths and depths. Comments and questions will be accepted at this time, please write, email, or call me at the contact information above. You may also contact Joseline Castaneda with the City of Glendale at (623) 930-2823.

Sincerely,

Million Kebede

<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	KEBEDE RESIDENCES
LOCATION:	7510 N 43rd Avenue (APN 147-06-091B & 147-06-091A)
REQUEST:	The applicant is requesting review of a rezone from C-O (Commercial Office) and minor general plan amendment from OFC (Office) by the Planning Commission to allow a residential subdivision.
ZONING DISTRICT: C-O	COUNCIL DISTRICT: Cactus
FORMAL APPLICATION SUBMITTED: No	





PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) _____

Project Name: KEBEDE RESIDENCES

I, Million A. Kebede _____ 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: _____ 

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CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.

SUMMARY / FINAL REPORT

Total individuals notified:	613	Total Participants:	Only letter sent
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CONCERNS, ISSUES, PROBLEMS EXPRESSED

After we delivered those notification letters to interested parties there are no concerns, issues and problems notified to us. From the total of 669 interested parties list sent by the City 56 addresses are duplicated and we sent out 613 mails, as we attached to the report 30 mails are returned to the sender.

HOW CONCERNS WILL BE ADDRESSED?

The neighborhood and interested parties don't have any concerns addressed to us at this time. There are No phone calls, No email and No Comments received until today.

CONCERNS APPLICANT IS UNWILLING TO ADDRESS

There were no additional concerns to address

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

Overall there are no concerns to address but the residents keep asking us when we will be starting this project, because of they are very interested and will be happy to saw those new modern houses to be built at their neighborhood and hope to have increased their property value.

APPLICANT SIGNATURE AND DATE

Million Kebede

9/4/2024

August 12, 2024

Million A. Kebede
Renaissance GC LLC
4248 E Roma Avenue
Phoenix, AZ, 85018
millionabraham@ymail.com
623-755-4659

Subject: Single Family Residences - GPA-22-12; ZON 22-26 & PP 22-03

Dear Neighbor:

This letter is to inform you that I am continuing with my applications for a Rezoning, General Plan Amendment and Preliminary Plat with the City of Glendale. The property is located at 7510 N 43rd Avenue, Glendale, AZ 85301 in the Cactus District. It is on the northwest corner of 43rd Ave & Orangewood Ave and it comprises two parcels (APNs 147-06-091A & 147-06-091B).

I sent out my first notification letter on February 7th, 2022 in which the initial proposal was to develop eight (8) single family homes. The request has changed as we plan to build seven (7) single family residences and each unit will be two stories with various designs and square footage ranging from 2700 sq.ft to 4600 sq.ft. The lots will have dimensions of 60' by 127.50', 62.68' by 127.50' and 81.56' by 125.50' and the lots size from 7,650 sq.ft, to 10,399 sq.ft respectively. The lots will have front setbacks of 20 feet to living area and 25 feet to carport/garage, rear setback of 30 feet, side setbacks of 5 & 10 feet. The maximum building height would be 30 feet.

The parcels are zoned C-O (Commercial Office) and General Plan Designation of Office (OFC). We are proposing to rezone to R1-6 PRD (Single Family Planned Residential Development), a general plan amendment to MHDR 8 (Medium Density Residential 5-8 du/ac) and subdivide the parcels into seven (7) residential lots through a Preliminary Plat. This site is surrounded by residential, with abutting properties to the West and North zoned R1-6 and our request to develop single family homes to be consistent with the residential neighborhood. I included a site plan with this letter for your review.

Comments and questions will be accepted at this time, please write, email, or call me at the contact information above by August 26, 2024. You may also contact Joseline Castaneda with the City of Glendale at (623) 930-2823 and email her at jcastaneda@glendaleaz.com For additional details about this project or to be added to the Interested Parties List mailing list, scan the QR code:



Sincerely,

A handwritten signature in blue ink, appearing to read 'Million Kebede', written over a horizontal line.

Million Kebede

Encl: Site Plan



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON22-26 / GPA22-12 / PP22-03

Project Name: Kebede Residences

I, Million A. Kebede/Renaissance EC LLC 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 12 day of August, 2024.

Alton Manuel Santos
Notary Public

My Commission Expires:

