


JULY 29, 2024

 City of Glendale
Development Services Department
Planning Division

Failed
 Conditionally Approved
 Approved

aschwenner 7/29/2024
BY DATE

CITIZEN PARTICIPATION PLAN

SERENITY TENDERCARE SHADE STRUCTURE

VAR24-06(SR24-0221)
SERENITY TENDERCARE
7101 N 55th AVE

Project Description

Serenity Tender Care Services provides a variety of interventions designed to maximize the functioning of persons with developmental disabilities including behavioral management, independent living skills, personal care assistance and short-term respite care and supervision. At the Glendale location, day programs offer activities including arts and crafts and outdoor recreation. However, Arizona summers reduce the ability of clients to take advantage of outdoor activities beneficial to their health and well-being. Serenity Tender Care has received a grant to erect a shade structure on the property that will maximize year-round use of outdoor space.

This property located at 7101 N 55th Ave in the Ocotillo District is zoned C-2. Commercial setback requirements dictate a minimum 20' from the street side and 15' from the rear property lines as well as 10' from the building (Image 1 Red). These setbacks limit the size of the shade structure to 442 square feet and therefore cause a hardship on the patrons attempting to use the area throughout the harsh daylight hours. A variance is requested to reduce the side and rear setbacks to 5' in order to provide a net shaded area of 1,092 square feet encompassing a greater amount of available space and encouraging a flexibility of use (Image 1 Green).



Image 1. Available shaded area per UDC shown in red; proposed shaded area in green.

Notification

Per the requirements set forth in the Unified Development Code Article 6 Section 35.6.204, public notification in the form of a letter shall be sent to all homes, businesses and HOAs located within a 300 foot radius of the property. A copy of the letter that was mailed on July 8 can be found as Appendix A, the Notification Map in Appendix B, and List of Property Owners in Appendix C. The letter included contact information for both Serenity Tender Care as well as the City Planner who documented all correspondence regarding the project.

Additionally, two signs were posted on the property on August 15 which fell within the required 15 day minimum and 30 day maximum prior to the Board of Adjustment meeting that provided information to interested parties to attend and share insights directly to the BOA members.

Postcard reminders were mailed to the notification list on August 16 and published in the Arizona Republic on August 21.

Affected Residents and/or Businesses

The services provided at this property are not changing, but the new shade will allow patrons to take advantage of additional outdoor activities. The properties adjacent to the proposed shade structure currently include commercial businesses with structures located on the property line. Therefore, the reduction of setbacks to 5' is not expected to affect residents or businesses in the notification radius.

Notification of Project Changes

No changes to the project occurred, therefore no additional notification was required.

Project Status

No individuals contacted either the applicant or the Planner in regards to this proposal.

Schedule

July 8, 2024 - Submitted Citizen Participation Plan to Planner

July 10, 2024 – Implementation Date (i.e. Mailed Notification Letters)

July 26, 2024 – Citizen Input Period Ended

July 29, 2024 – Submitted Citizen Participation Final Report to Planner

APPENDIX A

Serenity Tender Care Services
7101 N 55th Ave
Glendale, AZ 85301
(602) 620-0111
ovie@serenitytendercare.com

NAME
ADDRESS
CITY, ST ZIP

July 8, 2024

RE: City of Glendale Variance Application Case Number VAR24-06(SR24-0221)

Hello Neighbor,

This letter is to inform you that Serenity Tender Care Services has applied for a Variance to reduce the side and rear setbacks at its location within the City of Glendale. The property is located in the Ocotillo District at 7101 N 55th Ave, Glendale, AZ 85301. A Variance (VAR) is required to erect a 26' x 42' shade canopy in the southeast corner of our property.

Serenity Tender Care Services provides a variety of interventions designed to maximize the functioning of persons with developmental disabilities including behavioral management, independent living skills, personal care assistance and short-term respite care and supervision. At the Glendale location, day programs offer activities including arts and crafts and outdoor recreation. However, Arizona summers reduce the ability of clients to take advantage of outdoor activities beneficial to their health and well-being. Serenity Tender Care has received a grant to erect a shade structure on the property that will maximize year-round use of outdoor space.

The current requirements set forth in the City of Glendale Unified Development Code (UDC) stipulate that the shade canopy must maintain a setback of 15' from both the side and rear property lines. Commercial building codes do not allow the canopy to encroach within 10' of the building. With these limitations, our special clients would be constricted to a space of 650 square feet. Reducing the setbacks to 5' allows us to create a space almost double in size.

I have included a site plan and image of the proposed shade structure with this letter to help you understand our plight. We humbly ask you to support our cause, but if you have any questions or concerns, please email or call using the contact information above or by reaching out to the City Planner on this project, Amy Schwenner, at (623) 930-2805 or aschwenner@glendaleaz.com. Comments must be received by July 26, 2024.

If you would like to be added to the Interested Parties mailing list for this and future projects within the City of Glendale, scan the following QR code:



Sincerely,

A handwritten signature in black ink, appearing to read 'Ovie Emeofa'.

Ovie Emeofa
Owner and Caregiver-In-Chief



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) _____

Project Name: PLAYGROUND TENT INSTALLATION

I, ONIE ENTEFO 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.

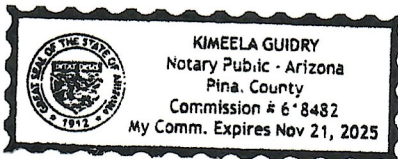
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 10th day of July, 2024.


Notary Public

My Commission Expires:

11/21/2025

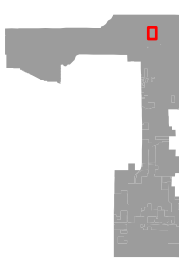


APPENDIX B



Project Number: VAR24-06

Buffer: 300 ft



- Buffer
- Project Location
- Standard Area
- Expanded Area



Palm Shadows

Downtown Glendale

APPENDIX C

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