
CITIZEN PARTICIPATION FINAL REPORT

Arrowhead Towne Center – Parcel 14 PAD Planned Area Development Application

ZON25-03 | City of Glendale | April 2025

Applicant Name: Shaine T. Alleman, Tiffany & Bosco



2525 E. Camelback Road
Seventh Floor
Phoenix, AZ 85016
602.452.2712
sta@tblaw.com

APPROVED

21 April 2025

ZON25-03

City of Glendale
Planning Division

INTRODUCTION

On behalf of NLT Properties, LLC, Tiffany & Bosco, P.A. submits this Citizen Participation Final Report in association with the Planned Area Development Rezone Amendment Application #ZON25-03 for approximately 7.43 acres generally located at the southwest corner of W. Saint John Road and N. 75th Avenue, and identified with Maricopa County Assessor Parcel Numbers APNs 200-43-603, -606, -607, and 608 (the “Property”).

The Applicant understands the importance of reaching out to the City and key stakeholders to discuss the project and ensure that positive relationships are created with citizens, property owners, business owners, homeowners associations, and other interested parties.

PROJECT DESCRIPTION

The Property, known as Parcel 14, is within the Arrowhead Towne Center Planned Area Development (Arrowhead PAD) and is currently zoned with Limited Commercial (C-1). The PAD Rezoning Application is requesting to rezone the Property to a General Commercial (C-2) designation to be in conformance with the other commercial districts in the Arrowhead Towne Center and allow for the expansion of commercial land uses on the Property, including the GoodVets business. No development of new buildings is proposed with this Application and development impacts will be limited to interior tenant improvements for future businesses.

Overall, the proposed development is compatible with the surrounding development and future proposed land uses in the area. This future project will provide quality project that will be required to follow City development standards.

FIRST NOTIFICATION LETTER (NEIGHBORHOOD MEETING LETTER), MARCH 11, 2025

On March 11, 2025, the First Notification (also Neighborhood Meeting Notification) letter was sent to those parties on the mailing list, as provided by City staff. This letter notified the recipients of a planned in-person neighborhood meeting that was scheduled for Wednesday, March 26, 2025 starting at 6:00 p.m. This meeting was held in the Media Center Room at the nearby Greenbrier Elementary School, 6150 W Greenbriar Dr., Glendale, Arizona 85308. A total of six (6) notification letters were returned as undeliverable. These have been documented in our records, showing the affected property owners and the reasons for the returns. A copy of the outreach mailing list, and notification area map, provided by City staff is shown in APPENDIX A. The March 11, 2025 First Neighborhood Notification Letter is provided in APPENDIX B. The Record of Six (6) Undelivered Notification Letters is provided in APPENDIX C and the Affidavit of Mailing Neighborhood Notification Letter notarized March 12, 2025 is provided in APPENDIX D.

A copy of the Neighborhood Meeting Summary is provided in APPENDIX E. A summary of the neighborhood meeting is found below.



On March 26, 2025, a neighborhood meeting was scheduled for 6:00 p.m. at Greenbrier Elementary School located at 6150 W. Greenbriar Drive, Glendale, AZ 85308. The purpose of the meeting was to engage with local residents to further discuss the above referenced PAD Rezone Application, as outlined in a notification letter sent to the required property owner and interested parties on March 11, 2025. No neighbors attended the meeting.

PROPERTY SIGN POSTING (NEIGHBORHOOD MEETING PUBLIC NOTICE), MARCH 12, 2025

The Property was posted with five (5) neighborhood notification signs on March 12, 2025 (required at least 10 business days prior to the March 26, 2025 Neighborhood Meeting) with one sign on the property along each street frontage and in locations clearly visible to abutting residents to ensure at least one posting for each quarter mile (1,320'). All signs provided the purpose, time, date, and place of the neighborhood meeting pursuant to Section 35.6.204B of the City of Glendale Unified Development Code. The Sign Posting Affidavit notarized March 12, 2025 is provided in APPENDIX F.

ONGOING COMMUNICATIONS

Since the first notification letter on March 11, 2025, three (3) phone calls were received. The following is a summary of the individuals and the subject of their inquiry:

- Candy Birch, 7339 W. Villa Rita Drive - Ms. Birch inquired about what the change of land uses would be going from C-1 to C-2. After explaining it to her, she said that she didn't have any issues and that she may show up at the neighborhood meeting. She didn't end up coming to the neighborhood meeting.
- Dorothea Jerome, 7416 W. Grovers Avenue – Ms. Jerome was curious what the PAD Application was asking for. She was also very interested in wanting to rezone her personal property to allow commercial uses.
- Steven Julian – Mr. Julian left a voicemail about the application and said he saw the signs posted on the property. It appears that he may be a local realtor in the area. I attempted to call him on two separate days but was unable to leave a voicemail as his mailbox was full.

Any other communications from the public or other interested parties will be promptly forwarded to the City of Glendale Planning staff.

CONCLUSION

The Applicant is satisfied that the PAD Rezone Application does not cause any issues with the surrounding community. There was no negative feedback from any surrounding property owners and/or stakeholders. We understand that any future C-2 uses for the Property will be required to comply with the City's development standards and guidelines for development.

We will continue to monitor any additional communications that may come in from now until the final City Council hearing and will be willing to meet with any residents and stakeholders to discuss questions and/or concerns.



ATTACHED EXHIBITS

- **APPENDIX A** - Outreach List and Notification Area Map, provided by City staff
- **APPENDIX B** – March 11, 2025 First Neighborhood Notification Letter with Aerial Map
- **APPENDIX C** – Record of Six (6) Undelivered Notification Letters
- **APPENDIX D** – Affidavit of Mailing Neighborhood Notification Letter notarized March 12, 2025
- **APPENDIX E** – April 1, 2025 Neighborhood Meeting Summary
- **APPENDIX F** – Affidavit of Sign Posting notarized March 12, 2025



APPENDIX A

Outreach List and Notification Area Map, provided by City staff



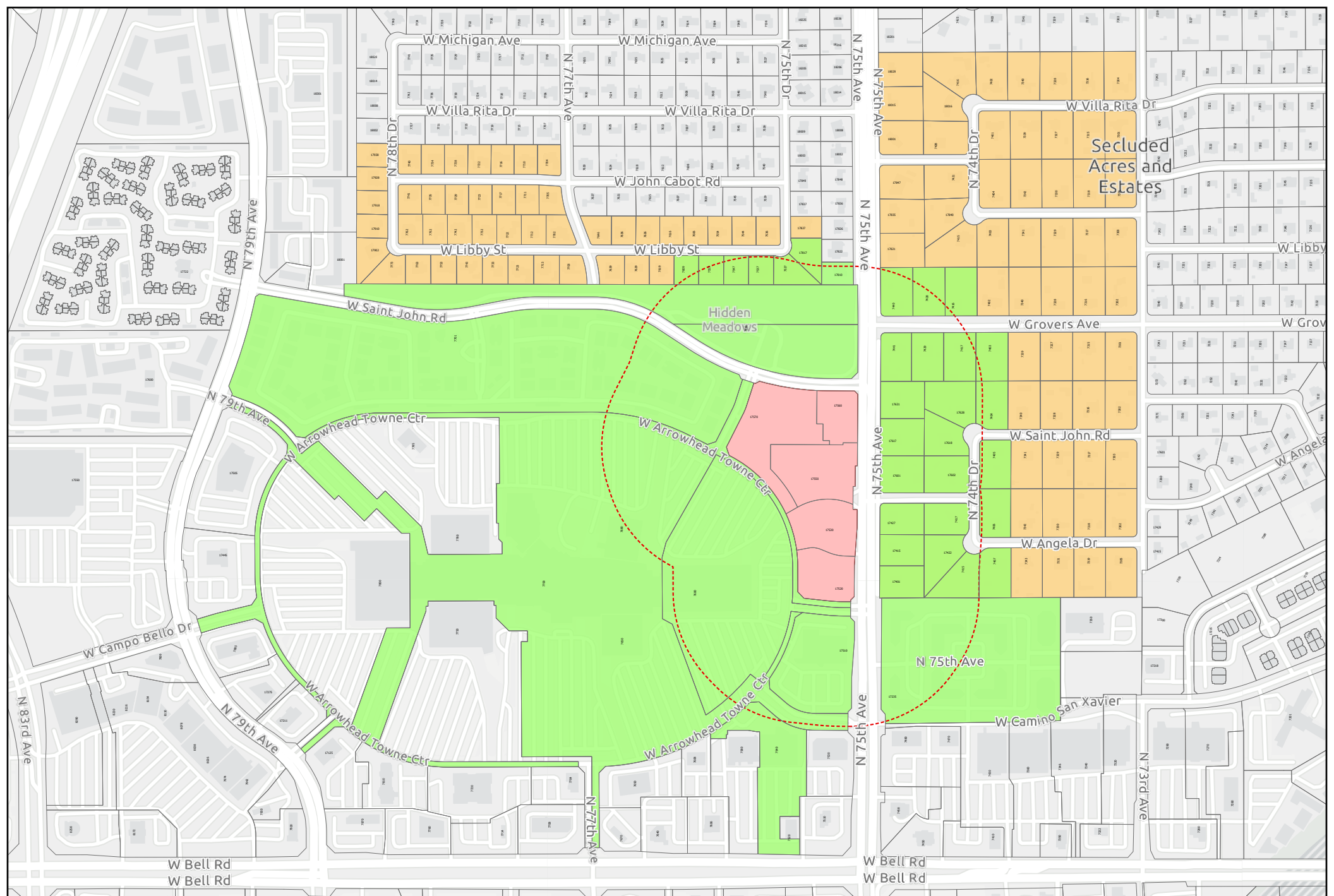
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Secluded Acres and Estates

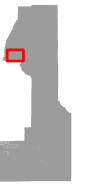
Hidden Meadows

Project Number: **SR25-0088**
 Buffer: 600 ft

- Buffer
- Project Location
- Standard Area
- Expanded Area



City of Glendale
 Planning Department
 2/4/2025



APPENDIX B

March 11, 2025 First Neighborhood Notification Letter with Aerial Map





March 11, 2025

**RE: Arrowhead Towne Center, Parcel 14 (SWC of Saint John Road and 75th Avenue)
Arizona 85308; Rezone Application ZON25-03**

Dear Neighbor,

We recently submitted a rezoning application for approximately 9.78 acres, generally located at the southwest corner of West Saint John Road and North 75th Avenue (Maricopa County APNs 200-43-603, -605, -606, -607, -608) (the "Property"). The attached Aerial Context Map shows the Property's location and surrounding area. The Property, known as Parcel 14, is within the Arrowhead Towne Center Planned Area Development (Arrowhead PAD) and is currently zoned Limited Commercial (C-1).

At the time of approval of the Arrowhead PAD, Parcel 14 was the only parcel designated with C-1, and all other commercially designated parcels were zoned as C-2. The result of this action has been that owners within Parcel 14 have had to turn away some great tenants due to the current C-1 zoning designation that is on the Property. One of those current, great tenants is a national veterinarian clinic, known as GoodVets. GoodVets is an organization of innovative animal clinics that provides comprehensive preventative care, urgent care, and surgical care for cats and dogs. They currently operate three (3) locations in Arizona and would like to add Glendale to their group. GoodVets has identified the Property as a prime location that will bring a great neighborhood amenity to the surrounding community.

Our request is to rezone the Property to General Commercial (C-2) to be in conformance with the other commercial districts in the Arrowhead Towne Center and allow for the GoodVets business. No development of new buildings is proposed with this Application and development impacts will be limited to interior tenant improvements for future businesses.

We invite you to attend a neighborhood meeting to discuss the Application. During this time, we will be available to answer any questions you may have. Please see the meeting details as follows:

Date: *Wednesday, March 26, 2025*
Time: *Starting at 6:00 p.m.*
Location: *Greenbrier Elementary School, Media Center
6150 W. Greenbriar
Glendale, Arizona 85308*

Your input is welcome regarding the proposed development. If you have any questions regarding this Application, please call or email me your questions at (602) 452-2712 or sta@tblaw.com. You may also contact Alex Lerma with the City of Glendale at (623) 930-2810 or alerma@glendaleaz.com.

A copy of the PAD Application and accompanying Project Narrative detailing the request are on file with the City of Glendale Planning Department. Hearings before the Glendale Planning Commission will be scheduled by City Staff in the future. You should receive a subsequent mailing identifying the date and location of those hearings when they are scheduled.

Sincerely,

Shaine T. Alleman

For additional details about the project or to be added to the Interested Parties mailing list, scan the QR Code

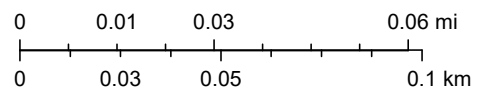


Aerial Map-Parcel 14



February 20, 2025

1:2,257



Maricopa County GIO, Maricopa County Assessor's Office

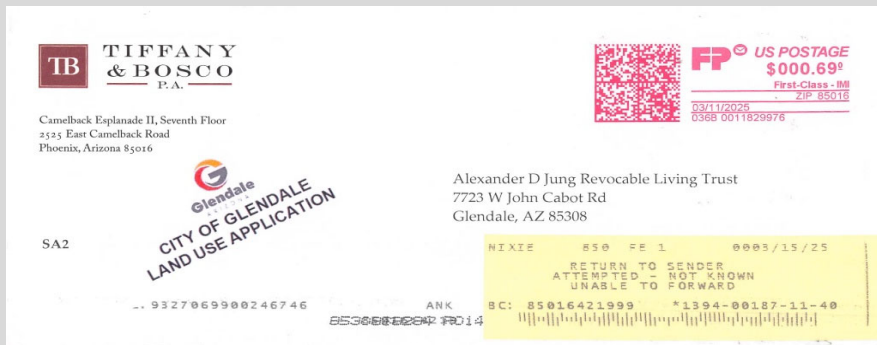
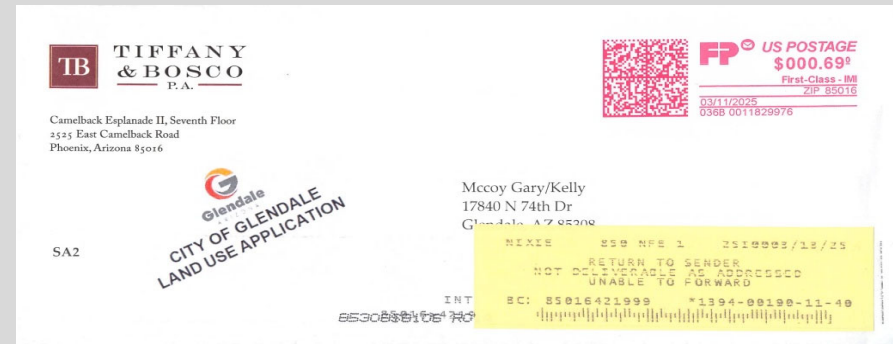
APPENDIX C

Record of Six (6) Undelivered Notification Letters



Arrowhead Towne Center – Parcel 14 - Record of Undelivered Notification Letters

Date	Recipient	Mailing Address	Reason for Return
3/13/2025	Diane Esterly	4801 West Cheryl Drive, Glendale, AZ 85302	Not deliverable as addressed
3/13/2025	Mccooy Gary/Kelly	17840 N 74th Dr, Glendale, AZ 85308	Not deliverable as addressed
3/15/2025	Alexander D Jung Revocable Living Trust	7723 W John Cabot Rd, Glendale, AZ 85308	Unknown
3/15/2025	Carmichael Family Enterprises LLC/Ellis Christina/Ryan	Glendale, AZ 85308	Unknown
3/20/2025	Macys Mall Real Estate LLC	7 W 7th St, Cincinnati, OH 45202	Unknown
4/9/2025	Mel Smith	24654 N Lake Plesant 103-329, Peoria, AZ 85383	Unknown



APPENDIX D

Affidavit of Mailing Neighborhood Notification Letter notarized March 12,
2025





Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON25-03

Project Name: Arrowhead Towne Center-Parcel 14

I, Shaine Alleman certify that I am the authorized applicant /

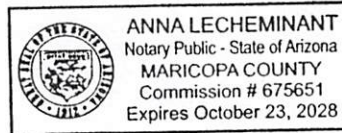
representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA



The foregoing instrument was acknowledged before me this 12th day of March, 2025.


Notary Public

My Commission Expires:

October 23, 2028

APPENDIX E

April 1, 2025 Neighborhood Meeting Summary



April 1, 2025

VIA ELECTRONIC MAIL ONLY

City of Glendale, Development Services Department
Attn: Alex Lerma
5754 West Glen Drive
Glendale, AZ 85301
alerma@glendaleaz.com
(623) 930-2810

**RE: Neighborhood Meeting Summary for Planned Area Development
Amendment Rezone Application ZON25-03, NLT Properties LLC**

Dear Alex,

On March 26, 2025, a neighborhood meeting was scheduled for 6:00 p.m. at Greenbrier Elementary School located at 6150 W. Greenbriar Drive, Glendale, AZ 85308. The purpose of the meeting was to engage with local residents to further discuss the above referenced PAD Rezone Application, as outlined in a notification letter sent to the required property owner and interested parties on March 11, 2025. No neighbors attended the meeting.

Sincerely,

TIFFANY & BOSCO, P.A.



Shaine T. Alleman
Shareholder

APPENDIX F

Affidavit of Sign Posting notarized March 12, 2025



PUBLIC NOTICE
NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: ZON25-03 / Arrowhead Towne Center, Parcel 14

PROJECT REQUEST: Rezone from Limited Commercial (C-1) to General Commercial (C-2)

NEIGHBORHOOD MEETING DATE/TIME: Wednesday, March 26, 2025 / 6:00 PM

**MEETING DETAILS: IN PERSON: Greenbrier Elementary, Media Center Room
6150 W. Greenbriar, Glendale, AZ 85308**

**APPLICANT CONTACT: Shaine Alleman, Tiffany & Bosco, P.A.
(602) 452-2712 / sta@tblaw.com**

**CITY CONTACT: Alex Lerma, City of Glendale
(623) 930-2810 / alerma@glendaleaz.com**

COMMENT PERIOD CUT OFF: Friday, April 11, 2025

Scan for Project Info



March 12, 2025 at 10:59 AM
+33.644638, -112.221235
7543-7599 W St John Rd
Glendale AZ 85308
United States

PUBLIC NOTICE
NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: ZON25-03 / Arrowhead Towne Center, Parcel 14

PROJECT REQUEST: Rezone from Limited Commercial (C-1) to General Commercial (C-2)

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(602) 452-2712 / sta@tblaw.com

CITY CONTACT: Alex Lerma, City of Glendale
(623) 930-2810 / alerma@glendaleaz.com

Scan for Project Info



COMMENT PERIOD CUT OFF: Friday, April 11, 2025



March 12, 2025 at 10:39 AM
+33 644251 -112.222229
17570 N 75th Ave
Glendale AZ 85308
United States

PUBLIC NOTICE
NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: ZON25-03 / Arrowhead Towne Center, Parcel 14

PROJECT REQUEST: Rezone from Limited Commercial (C-1) to General Commercial (C-2)

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MEETING DETAILS: IN PERSON: Greenbrier Elementary, Media Center Room
6150 W. Greenbriar, Glendale, AZ 85308

APPLICANT CONTACT: Shaine Alleman, Tiffany & Bosco, P.A.
(602) 452-2712 / sta@tblaw.com

CITY CONTACT: Alex Lerma, City of Glendale
(623) 930-2810 / alerma@glendaleaz.com

COMMENT PERIOD CUT OFF: Friday, April 11, 2025

Scan for Project Info



March 12, 2025 at 10:05 AM
+33 642797,-112.221463
17530 N 75th Ave
Glendale AZ 85308
United States

PUBLIC NOTICE
NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: ZON25-03 / Arrowhead Towne Center, Parcel 14

PROJECT REQUEST: Rezone from Limited Commercial (C-1) to General Commercial (C-2)

NEIGHBORHOOD MEETING DATE/TIME: Wednesday, March 26, 2025 / 6:00 PM

MEETING DETAILS: IN PERSON: Greenbrier Elementary, Media Center Room
6150 W. Greenbriar, Glendale, AZ 85308

APPLICANT CONTACT: Shaine Alleman, Tiffany & Bosco, P.A.
(602) 452-2712 / sta@tblaw.com

CITY CONTACT: Alex Lerma, City of Glendale
(623) 930-2810 / alerma@glendaleaz.com

Scan for Project Info



COMMENT PERIOD CUT OFF: Friday, April 11, 2025



March 12, 2025 at 9:40 AM
+33 641866 -112.220948
17520 N 75th Ave
Glendale AZ 85308
United States

PUBLIC NOTICE
NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: ZON25-03 / Arrowhead Towne Center, Parcel 14

PROJECT REQUEST: Rezone from Limited Commercial (C-1) to General Commercial (C-2)

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(602) 452-2712 / sta@tblaw.com**

**CITY CONTACT: Alex Lerma, City of Glendale
(623) 930-2810 / alerma@glendaleaz.com**

COMMENT PERIOD CUT OFF: Friday, April 11, 2025

Scan for Project Info



March 12, 2025 at 8:55 AM
+33.643720,-112.220515
17550 N 75th Ave
Glendale AZ 85308
United States