

City of Glendale
Development Services Department
Planning Division

Failed
 Conditionally Approved
 Approved

VAR24-12 Citizen Participation Final Report

Sydney Tirella
BY

1/21/2025
DATE

CITIZEN PARTICIPATION FINAL REPORT

Project Name – Magnolia Place Assisted Living
Location – 19535 N 55th Dr, Glendale, AZ 85308
Case Number – VAR24-12

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Project Name: Magnolia Place Assisted Living
Location: 19535 N 55th Dr, Glendale, AZ 85308
Case Number: VAR24-12

Brief Description of Project: This is a disability accommodation request being made to permit operation of 5-bed assisted living home (supervisory care, personal care, and directed care levels of care) within 1200 feet of another assisted living home in R1-7 PRD zoning district to allow for the care of disabled individual who wishes to reside there.

Public Notification Technique: A notification letter was sent by USPS Mail and a neighborhood meeting was held at the end of the comment period, virtually, on 01/06/2025 at 6:00 pm via Zoom. The details of the Zoom meeting are on the attached Zoom Invitation.

Notification Area Map: Included Within

Property Owners to Notify: 313 individuals notified in accordance with the list provided (a copy of which is attached as an appendix), 2 individuals actually participated in the process.

Homeowners Associations in Plan: N/A

Registered Neighborhoods in Plan: N/A

Interested Parties: 2 individuals (Roy and Jennifer, last names not provided) participated in the meeting. The concerns they raised were: (1) Is there a need for another facility in this area? (2) Will this increase substance abusers in this area? (3) Will something else be allowed to be at this location? (4) Will the appearance of the building continue to be maintained as any other home in the neighborhood? The applicant handled concerns by answering questions as follows: (1) There is actually a shortage of beds in assisted living facilities in this zip code over the last three years. (2) Typically, these homes house elderly residents and substance abuse is not usually an issue in this demographic. (3) The city representative assured the caller that the variance was specific to a 5-bed assisted living home. (4) The caller actually responded to his own question. The facility had already been there for a number of years and was still in the appearance of the rest of the neighborhood. There were no concerns, issues, or

problems that the applicant was unable or unwilling to address. The proposal was not revised as revision was not required.

- Additional Notification List: None
- Directly / Indirectly Affected: We are not aware of anyone who will be directly, or indirectly, affected by the existence of an assisted living home at this address. There was an assisted living home here before. Allowing one here again doesn't create any new affect.
- Individuals Who Expressed Interest: To date, nobody has expressed interest in the existence of the assisted living home or this variance request.
- Perspective of Others: There was an assisted living home here before. We are not aware of any concern that anyone might have if we are allowed to have an assisted living home here again.
- Opportunity to Discuss: Personal Visits, Neighborhood Meeting, Email, Phone, Writing
- Change / Amendment Notification: An additional comment period will be provided in the event of a scope change. Required individuals will be notified by US mail of the new comment period.
- Planning Notification: Planning notifications will be made by emails and/or phone calls.
- Schedule:
- | | |
|---------------------------------------|-------------------------|
| CP Plan Submitted to Project Planner: | 12/16/2024 |
| Estimated Plan Implementation Date: | 12/16/2024 |
| Citizen Input Time: | 12/16/2024 – 01/06/2025 |
| Neighborhood Meeting: | 01/06/2025 |
| CP Final Report Submittal Date: | 01/08/2025 |

NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST:

Magnolia Place

LOCATION:

19535 North 55th Drive, Glendale, AZ 85308

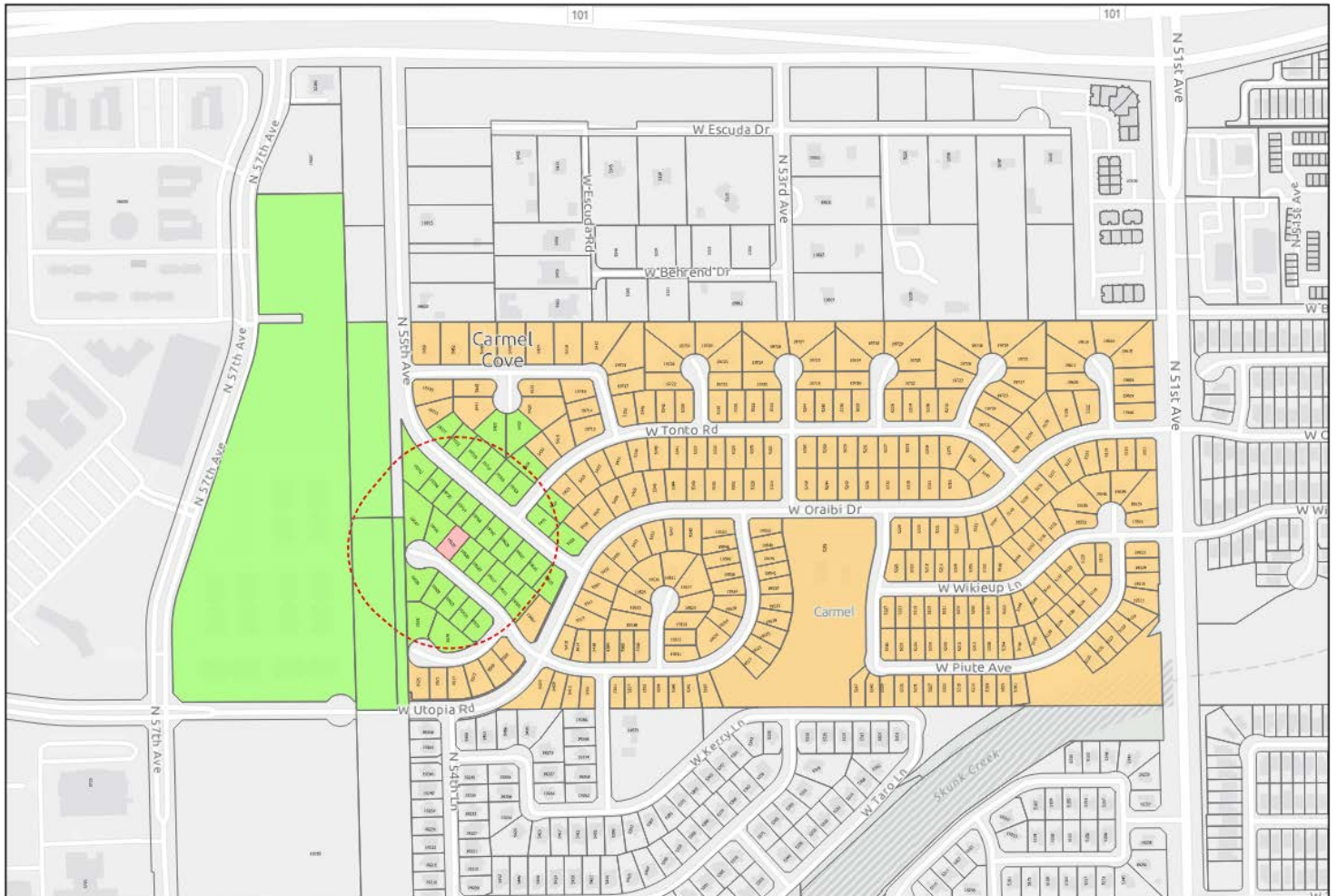
REQUEST:

The applicant is requesting Board of Adjustment approval for a disability accommodation to permit the operation of a one (1) to five (5) resident assisted living Group Home within one thousand and two hundred feet (1,200) feet of another existing Group Home in the R1-7 PRD (Single Residence Planned Residential Development) zoning district.

ZONING DISTRICT: R1-7 PRD

COUNCIL DISTRICT: Cholla

FORMAL APPLICATION SUBMITTED: August 29, 2024



Magnolia Place

Assisted Living

December 16, 2024

Contact

Gabriela Kaneva, Owner
19535 N 55th Dr
Glendale, AZ 85308
magnoliaplaceal@gmail.com
602/348-1789

re: Magnolia Place Assisted Living

Case # VAR24-12

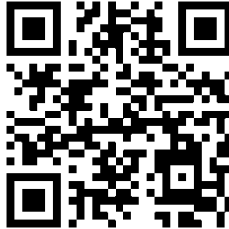
Dear Neighbor,

This letter is to inform you that we are applying for a variance application with the City of Glendale. The property is located at 19535 N 55th Drive in the Cholla District.

This is a disability accommodation request being made to permit operation of 5-bed assisted living home (supervisory care, personal care, and directed care levels of care) within 1200 feet of another assisted living home in R1-7 PRD zoning district to allow for the care of a disabled individual who wishes to reside there. An assisted living home was recently located at this address. We are requesting the City of Glendale to allow the assisted living home to resume operations at the above referenced address. We are not requesting any change to square footage, lot size, setbacks, building heights, current zoning, proposed zoning, adjacent properties, or surrounding land use.

We have included a site plan with this letter for your review. A neighborhood meeting will take place virtually on 01/06/2025 at 6:00 pm via Zoom. The details of the Zoom meeting are on the Zoom Invitation below. If you are unable to attend, please write, email, or call the contact information above. You may also contact Sydney Tirella for the City of Glendale at (623) 930-2588 or stirella@glendaleaz.com. Comments must be received by Monday, 01/06/2025.

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



Sincerely,

Gabriela Kaneva
Encl: Site Plan

ZOOM MEETING INVITATION

INtouch Care Management and Magnolia Place Assisted Living are inviting you to a scheduled Zoom meeting.

Topic: City of Glendale Zoning Meeting Case # VAR24-12
Time: Jan 6, 2025 06:00 PM Arizona

Join Zoom Meeting via Web (type this into the address field of your web browser):

<https://us06web.zoom.us/j/86294024290?pwd=yldCZVtZ0noFoObaEDbcTrWJcDZ0P1.1>

Meeting ID: 862 9402 4290
Passcode: 786327

Join Zoom Meeting via One Tap Mobile:

+13092053325,,86294024290#,,,,*786327#

Join Zoom Meeting via Dial By Location:

- +1 309 205 3325 US
- +1 646 931 3860 US

Meeting ID: 862 9402 4290
Passcode: 786327

Find your local number: <https://us06web.zoom.us/u/kdgHHcduaw>

VAR24-12 - 19535 N 55th Drive



October 16, 2024

1:564
0 0.01 0.02 mi
0 0.01 0.02 km
Maricopa County GIO, Maricopa County Assessor's Office



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) AR 24-12

Project Name: Magnolia Place Assisted Living

I, Gabriela Kanever 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: [Signature]

STATE OF ARIZONA

SS.

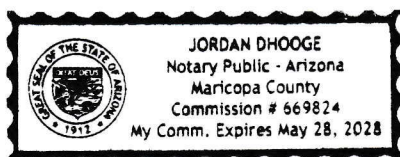
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 20th day of December, 2024.

[Signature]
Notary Public

My Commission Expires:

MAY 28, 2028





PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. VAR 24-12

Project Name: Magnolia Place Assisted Living

- Neighborhood Meeting Jan 6th 2025
- Planning Commission
- Glendale City Council

I, Gabriela Kaneva, being first duly sworn upon oath, state that on the 20 day of December, 2024, I posted 19535 N. 55th Dr. Glendale AZ 85308 hearing notice(s) for hearing date Jan 6th 2025.

Applicant/Representative Signature: [Signature]

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

Subscribed and sworn to before me this 20th day of December, 2024.

[Signature]
Notary Public

My Commission Expires:

MAY 28, 2028

