

CITY OF GLENDALE – FINAL REPORT

Case No.: ZON25-11 / SR25-0573

Project Name: Ramsey Auto Center Rezoning

Location: 5132 & 5138 W Camelback Road, Glendale, AZ 85301

Assessor's Parcel No.: 144-34-001-G

Applicant / Property Owner:

Nick Cianciola – Vendita Realty LLC

5132 W Camelback Road, Glendale, AZ 85301

Phone: (602) 332-8337

Email: nick@venditarealty.com

Date: November 2025

	City of Glendale Development Services Department Planning Division
☐ Failed ☐ Conditionally Approved ☒ Approved	
ZON25-11 Citizen Participation Final Report	
Sydney Tirella BY	11/5/2025 DATE

1. Project Description

The applicant requests a rezoning of approximately **0.723 acres** located at **5132 and 5138 W Camelback Road, Glendale**, from **M-2 (Heavy Industrial)** to **C-3 (Heavy Commercial)**.

The site currently includes **Ramsey Auto Center** and **Tacos De Cabeza**. This rezoning will align the property with the **Camelback Road commercial corridor**, allowing a broader mix of compatible commercial tenants and future redevelopment flexibility, while maintaining neighborhood character.

2. Citizen Participation Summary

Citizen Participation Plan submitted: October 1, 2025

Notification letters mailed: October 8, 2025

Neighborhood meeting: October 22, 2025 (Virtual via Zoom)

Comment period ended: November 1, 2025

All required notices were mailed to property owners within the City-provided 300-foot radius, homeowners' associations, and interested parties. A total of 92 letters were mailed, and 12 were returned undeliverable (see attached copies).

No responses were received, either in support or opposition, and no attendees other than the applicant and city staff were present at the virtual neighborhood meeting. Therefore, there were no issues raised requiring revision or follow-up.

Directly affected parties include nearby businesses such as **21 Car Audio** and **Westside Cocktail Lounge**.

Indirectly affected parties include nearby residential neighborhoods and daily users of Camelback Road.

Topics discussed included traffic flow, parking, and compatibility. The applicant addressed these items through open communication, maintaining existing access and parking configurations, and ensuring operations remain consistent with corridor standards. No responses or participants at the zoom meeting and no issues were raised.

3. Neighborhood Meeting Summary

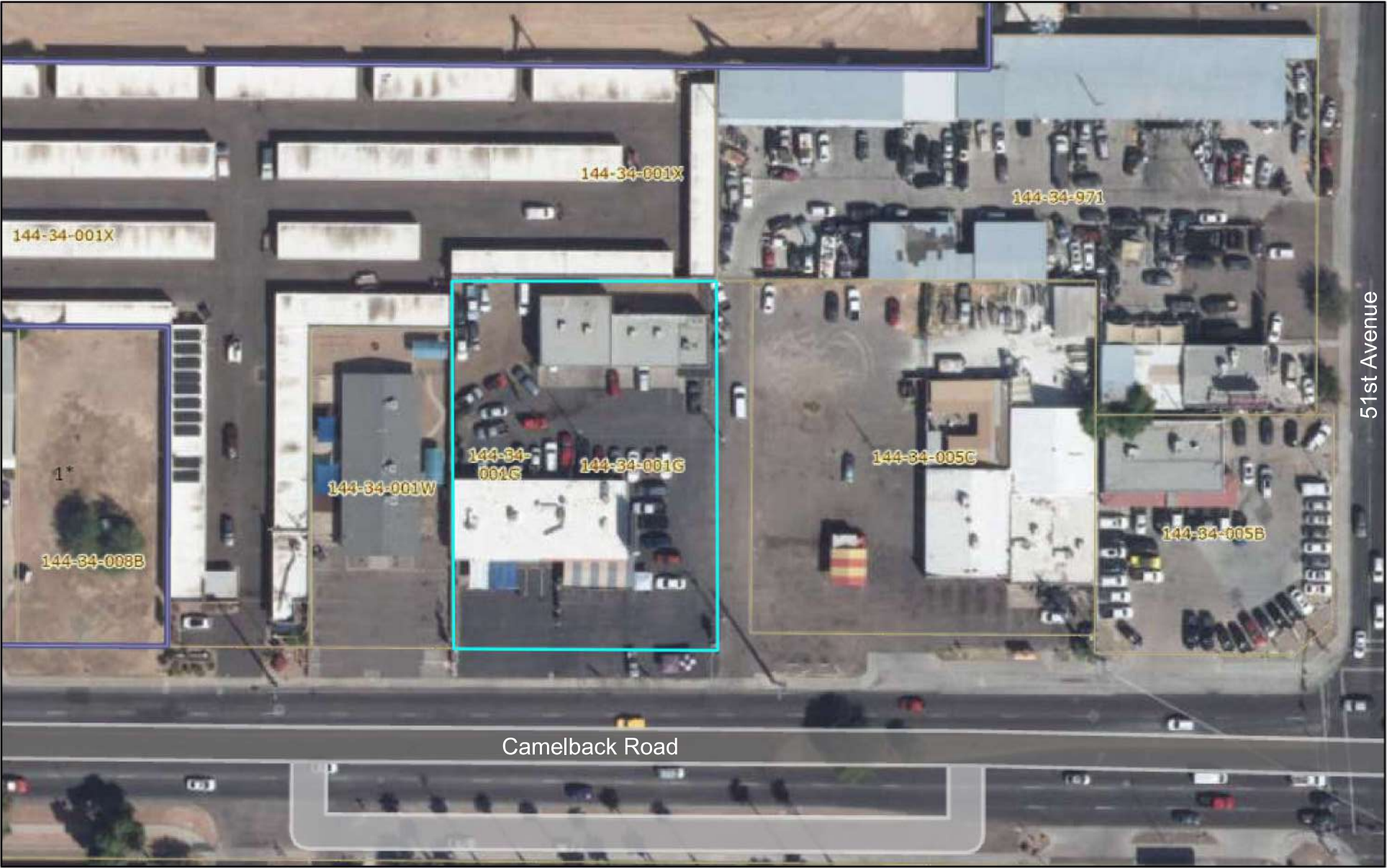
The neighborhood meeting was held **virtually on October 22, 2025 at 6:00 PM**. There were no questions asked or community members present other than the applicant and Sydney the Senior City Planner.

4. Exhibits

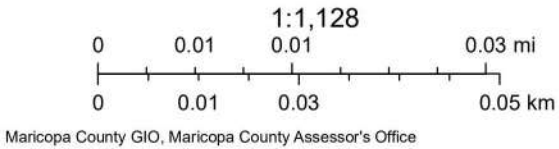
- **Exhibit A:** Citizen Participation Plan (Nick Cianciola, September 2025)
 - **Exhibit B:** Notification Letter (October 8, 2025)
 - **Exhibit C:** Notification Aerial Map (October 2, 2025)
 - **Exhibit D:** Site Plan and Photographs (October 2025)
 - **Exhibit E:** Returned Notification Letters
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Respectfully submitted,

Nick Cianciola
Vendita Realty LLC & Ramsey Auto Center
Applicant / Property Owner



October 2, 2025



NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST:	Ramsey Auto Center		
LOCATION:	5132 West Camelback Road, Glendale, AZ 85301		
REQUEST:	The applicant is requesting a Rezoning from M-2 (Heavy Industrial) to C-3 (Heavy Commercial).		
ZONING DISTRICT: M-2		COUNCIL DISTRICT: Cactus	
FORMAL APPLICATION SUBMITTED: September 10, 2025			



Project Number: **ZON25-11**
Buffer: 600 ft

- Buffer
- Project Location
- Standard Area
- Expanded Area

October 8th 2025

Nicholas Cianciola

5130 W Camelback Rd

Glendale, AZ 85301

602-332-8337

nick@venditarealty.com

SUBJECT: Ramsey Auto Center Rezoning - ZON25-11

Dear Neighbor:

This letter is to inform you that I am applying for a rezoning application with the City of Glendale. The property is located at 5132 W Camelback Rd Glendale, AZ 85301 in the Yucca District.

The proposal is to **rezone the property from M-2 (Heavy Industrial) to C-3 (Heavy Commercial)** to better align with surrounding commercial uses and support future redevelopment opportunities. The site is approximately **0.723 acres** and is currently home to **Ramsey Auto Center** and **Tacos De Cabeza**. The rezoning will allow for a broader range of commercial tenants and potential improvements to the site.

Surrounding uses include commercial businesses to the east and west along Camelback Road, and residential neighborhoods located to the north and south. No new structures are being built at this time; the rezoning is to **update the zoning designation** to match current and anticipated commercial corridor uses.

Neighborhood Meeting Information:

Date/Time: Wednesday October 22nd, 2025, 6 PM

Location: Zoom Online (with applicant available for questions).

Format: Online virtual meeting. Attendees may submit written comments at or after the meeting.

If issues arise after the initial meeting, the applicant will offer follow-up phone calls, or emails. May also contact Sydney Tirella with the City of Glendale Planning and Zoning at (623) 930-2588 – Stirella@glendale.com. Comments must be received by November 1st 2025

Ramsey Auto Center Rezoning (Case No. ZON25-11 / SR25-0573)

Time: Oct 22, 2025 06:00 PM Arizona

Join Zoom Meeting

<https://us04web.zoom.us/j/76205875031?pwd=eDJUYu8mKptw45NDVa3Y96nCwXQM1A.1>

Meeting ID: 762 0587 5031

Passcode: RAMSEY

Join instructions

<https://us04web.zoom.us/join/76205875031/invitations?signature=op3me4RTyANvfGw-YYtzRp3ITcKKjwMl9nv3PRxOzlk>

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

QR CODE:



Nicholas Cianciola

Signature

Nicholas Cianciola

Encl:

Photograph



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) Zon 25-11(SR5-05)

Project Name: Ramsey Auto Center Rezoning

I, Nicholas Cianciola 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 21 day of October, 2025

[Signature]
Notary Public

My Commission Expires:

3/24/28



PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. Zon25-11(SRS-0573)

Project Name: Ramsay Auto Center Rezoning

- ☒ Neighborhood Meeting
☒ Planning Commission
☒ Glendale City Council

I, Nicholas Cianciola, being first duly sworn upon oath, state that
on the 12th day of October, 2025, I posted one "1" hearing
notice(s) for hearing date October 22nd 2025.

Applicant/Representative Signature: Nicholas Cianciola

STATE OF ARIZONA
COUNTY OF MARICOPA SS.



Subscribed and sworn to before me this 21 day of October, 2025

Michelle Clements
Notary Public

My Commission Expires:
3/24/28



PLANNING DIVISION

AFFIDAVIT OF SIGN REMOVAL

Case No. 20N25-11 / SR25-0573

Project Name: Ramsey Auto Center Reopening

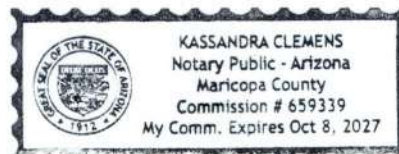
☐ Neighborhood Meeting
☒ Planning Commission
☐ Glendale City Council

I, Nicholas Cianciola, being first duly sworn upon oath, state that on the 2nd day of November, 2025, all public notice signs were removed from the site for the case noted above.

Applicant/Representative Signature: N. Cianciola

STATE OF ARIZONA
COUNTY OF MARICOPA

SS.



Subscribed and sworn to before me this 4th day of November, 2025.

Kassandra Clemens
Notary Public

My Commission Expires:

10/08/2027