

# Sarival Logistics

## Citizen Participation Final Report

SWC of Sarival Avenue & Peoria Avenue



Planned Area Development

Case Number: ZON25-06

Date: October 27, 2025

Location: Virtual Meeting



## **Project Description**

The applicant has completed outreach to notify nearby residents and community members about a proposed project located on approximately 39 acres south of the southwest corner of Peoria Avenue and Sarival Avenue. The property is currently within unincorporated Maricopa County and is identified as Assessor Parcel Number 501-06-002C.

The applicant intends to annex the property into the City of Glendale and rezone it to allow for industrial development. The project, called Sarival Logistics, is designed to support modern, high-quality manufacturing and warehouse uses while maintaining compatibility with surrounding land uses.

The proposed plan includes three Class-A industrial buildings:

Building 1: Approximately 146,500 square feet

Building 2: Approximately 254,000 square feet

Building 3: Approximately 275,000 square feet

These buildings feature a front-park/rear-load configuration and are designed with a clear interior height of 32 feet and a maximum exterior building height of approximately 45 feet.

The development team is committed to designing an attractive and efficient project that brings quality jobs to the area and supports Glendale's economic development goals.

This rezoning proposal is anticipated to positively impact nearby property owners and the surrounding community by introducing quality employment opportunities and thoughtfully designed industrial development. Planned improvements along Sarival Avenue—including road widening and the addition of sidewalks—enhance connectivity, traffic flow, and pedestrian safety, contributing to a more accessible and safer corridor for all.

At this time, no neighbors have expressed major concerns about the project.

## **Overview of the Citizen Participation Plan**

The Citizen Participation Plan was developed in accordance with the City of Glendale's requirements to ensure that residents, property owners, and stakeholders were informed and had the opportunity to provide input. The plan included:

- Preparation and mailing of notification letters to property owners within the required radius.
- Hosting a neighborhood meeting to present the project and gather feedback.
- Providing a comment period for additional input.
- Maintaining open communication with interested parties throughout the process.

## **Notification and Outreach Timeline**

- Citizen Participation Plan Submitted to Planner: September 15, 2025
- Notification Letters Mailed: September 17, 2025
- Neighborhood Meeting Posted: September 16, 2025
- Neighborhood Meeting Held: September 29, 2025 at 6:30 PM
- Public Comment Period Closed: October 7, 2025
- Final Report Submitted: October 27, 2025

### **Letters Neighborhood Meeting Details**

- **Date:** September 29, 2025
- **Time:** 6:30 PM
- **Location:** Virtual Meeting via. Zoom

### **Participation Summary**

- **Total Individuals Notified:** 185
- **Total Attendees at Neighborhood Meeting:** 4
- **Written Comments Received:** 0

### **Summary of Concerns and Issues Raised**

The primary concern expressed by participants during the citizen outreach process related to the existing conditions along Sarival Avenue. Residents noted that the current roadway infrastructure is not adequately built out to support additional development, and specifically identified the intersections at Sarival and Olive Avenues, as well as Sarival and Peoria Avenues, as areas of concern due to traffic congestion and safety. In response, it was clarified that the City of Glendale has planned future improvements for these intersections, which will address the infrastructure needs and support continued development in the area. This application will also be responsible for offsite improvements along sarival which will create connectivity, walkability and enhance Sarival along its street frontage. Additionally, some participants raised concerns about potential environmental impacts during construction, particularly related to air quality and dust control. To address this, it was explained that a dust control permit will be required prior to the commencement of any construction activities. This permit ensures that appropriate stormwater management practices and dust mitigation measures are in place to maintain a clean and safe working environment. The current application addresses the concerns raised regarding Sarival Avenue's build-out, and the applicant will be responsible for meeting all environmental requirements prior to beginning construction.

September 16, 2025

Sarival Logistics  
Evergreen Devco, Inc.  
2390 E Camelback Rd, Suite 410  
Phoenix, AZ 85016

**Subject: Rezoning Application – Sarival Logistics | Case No. ZON25-06**

Dear Neighbor,

This letter is to inform you that we are submitting a rezoning application to the City of Glendale for a property located just south of the southwest corner of Peoria Avenue and Sarival Avenue. The site, currently in unincorporated Maricopa County, is approximately 39 acres in size and identified as Maricopa County Assessor Parcel Number 501-06-002C. This property falls within the City of Glendale's Yucca District.

As part of AN269, we are proposing to annex the property into the City of Glendale and rezone it to support a high-quality industrial development known as Sarival Logistics. The proposed project will include three Class-A industrial buildings. The site will be developed with appropriate landscape buffers, internal drives, and enhanced screening to ensure compatibility with nearby land uses

The property is currently zoned Rural-43 in Maricopa County and is proposed to be rezoned to PAD under the City of Glendale's zoning ordinance.

Attached is a copy of the conceptual site plan with this letter for your review.

**Neighborhood Meeting Details:**

We will be hosting a virtual neighborhood meeting to discuss this proposal and gather your feedback:

Date: September 29, 2025

Time: 6:30 PM

Location: Virtual, see below options.

Join Zoom Meeting

<https://evgre.zoom.us/j/86587887445?pwd=Z4lrTPp2omjdyroG0erSdp6vpCebas.1>

Meeting ID: 865 8788 7445

Passcode: 726658

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Join by phone by dialing:

+16027530140 Passcode: 86587887445# US (Phoenix)

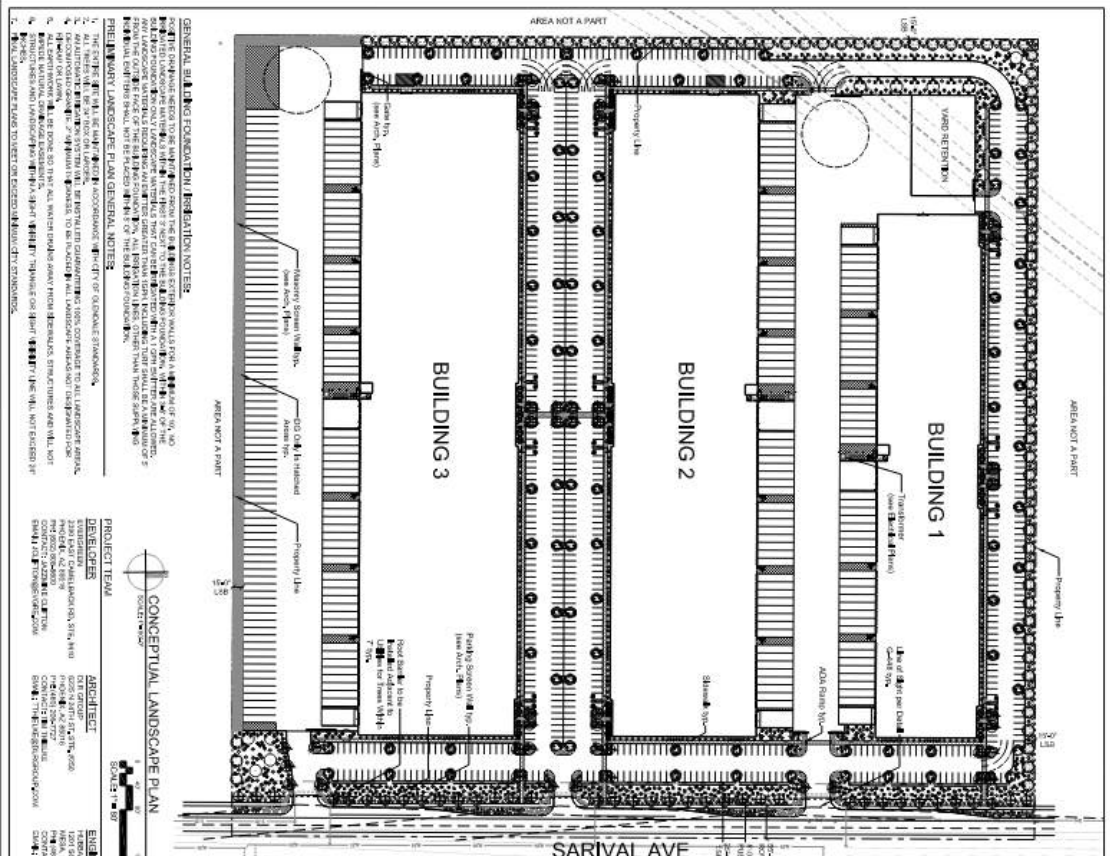
If you are unable to attend the meeting but would like more information or to share comments, please feel free to contact me using the information above. You may also contact Alex Lerma at the City of Glendale Planning Department at 623-930-2810 or by email at [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com). Comments must be received by Tuesday, October 7, 2025.

For updates, detailed project information, or to be added to the interested parties list, please scan the QR code below:



Sincerely,

Jazzmine Clifton  
Evergreen Devco, Inc.  
Ph. 303-803-1433  
[jclifton@evgre.com](mailto:jclifton@evgre.com)



**LANDSCAPE LEGEND**

ALL TREES TO BE SET OR REVEGETATED PER PLANTING SCHEDULE

TREES	SIZE	QTY
Plant 1 - 18" Caliper	24" Box	2
Plant 2 - 18" Caliper	24" Box	2
Plant 3 - 18" Caliper	24" Box	2
Plant 4 - 18" Caliper	24" Box	2
Plant 5 - 18" Caliper	24" Box	2
Plant 6 - 18" Caliper	24" Box	2
Plant 7 - 18" Caliper	24" Box	2
Plant 8 - 18" Caliper	24" Box	2
Plant 9 - 18" Caliper	24" Box	2
Plant 10 - 18" Caliper	24" Box	2
Plant 11 - 18" Caliper	24" Box	2
Plant 12 - 18" Caliper	24" Box	2
Plant 13 - 18" Caliper	24" Box	2
Plant 14 - 18" Caliper	24" Box	2
Plant 15 - 18" Caliper	24" Box	2
Plant 16 - 18" Caliper	24" Box	2
Plant 17 - 18" Caliper	24" Box	2
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Plant 26 - 18" Caliper	24" Box	2
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Plant 98 - 18" Caliper	24" Box	2
Plant 99 - 18" Caliper	24" Box	2
Plant 100 - 18" Caliper	24" Box	2

**PROJECT INFORMATION**

OWNER: [Name]

ARCHITECT: [Name]

LANDSCAPE ARCHITECT: [Name]

DATE: [Date]

SCALE: 1" = 10'

**VERIFY MAP**

MAP NO. [Number]

DATE: [Date]

**GENERAL NOTES**

1. ALL TREES TO BE SET OR REVEGETATED PER PLANTING SCHEDULE.
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# Planning Division

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON25-06

Project Name: Sarival Logistics

I, Jazzmine Clifton 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: [Handwritten Signature]

STATE OF ~~ARIZONA~~ COLORADO

SS.

COUNTY OF ~~MARICOPA~~ DENVER

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of SEPTEMBER, 2025.

My Commission Expires: MAY 9, 2026

[Handwritten Signature]  
 Notary Public LISA RITTER  
 NOTARY PUBLIC - STATE OF COLORADO  
 NOTARY ID 20184019793  
 MY COMMISSION EXPIRES MAY 9, 2026



**PUBLIC NOTICE**  
**NEIGHBORHOOD MEETING**

**PROJECT # / PROJECT NAME:** Sarival Logistics ZON25-06  
**PROJECT REQUEST:** Request rezone to PAD to allow industrial development.

**NEIGHBORHOOD MEETING DATE/TIME:** Monday, September 29, 2025 at 6:30pm

**MEETING DETAILS: VIRTUAL, Join Zoom Meeting:**  
<https://evgre.zoom.us/j/86587887445?pwd=Z4lrTPp2omjdyroG0erSdp6vpCebas.1>

**Meeting ID:** 865 8788 7445, **Passcode:** 726658

**Join by phone:** +16027530140 **Passcode** 86587887445# **US (Phoenix)**

**APPLICANT CONTACT:** Jazzmine Clifton,  
[jclifton@evgre.com](mailto:jclifton@evgre.com)

**CITY CONTACT:** Alex Lerma,  
[alerma@glendaleaz.com](mailto:alerma@glendaleaz.com), 623-930-2810

**COMMENT PERIOD CUT OFF:** October 7, 2025

Scan for Project Info



Sep 16, 2025 at 11:01:30 AM  
9944–10094 N Sarival Ave  
Waddell AZ 85355  
United States

September 16, 2025

Sarival Logistics  
Evergreen Devco, Inc.  
2390 E Camelback Rd, Suite 410  
Phoenix, AZ 85016

**Subject: Rezoning Application – Sarival Logistics | Case No. ZON25-06**

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Sincerely,

Jazzmine Clifton  
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Ph. 303-803-1433  
[jclifton@evgre.com](mailto:jclifton@evgre.com)



## Neighborhood Notification Area

<b>NEIGHBORHOOD NOTIFICATION AREA</b>	
<b>NAME / TYPE OF REQUEST:</b>	Evergreen- Sarival & Peoria
<b>LOCATION:</b>	South of the southwest corner of Sarival Ave and Peoria Ave
<b>REQUEST:</b>	Request rezone to PAD to allow industrial development.
<b>ZONING DISTRICT:</b> RU-45 (County)	<b>COUNCIL DISTRICT:</b> YUCCA
<b>FORMAL APPLICATION SUBMITTED:</b> 11 April 2025	



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