



Planning Commission Meeting Agenda

*Chairperson Steve Johnston
Vice Chairperson Al Lenox
Commissioner Arthur Dobbelaere
Commissioner Jack Gallegos
Commissioner Rick Harper
Commissioner Gary Hirsch
Commissioner David Moreno*

Thursday, December 3, 2015

6:00pm

COUNCIL CHAMBERS

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION.
APPLICANTS ARE ENCOURAGED TO ARRIVE PRIOR TO THE START OF THE MEETING.***

One or more members of the Planning Commission may be unable to attend the Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES October 1, 2015 Public Hearing

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **GPA13-06:** A request by LVA Urban Design Studio representing John F. Long Properties LLLP for a general plan amendment to establish a 21.94 acre shopping center site on the northeast corner of Camelback Road and 91st Avenue, eliminate an office designation in this area, and to establish a 10.83 acre shopping center site on the southeast corner of Bethany Home Road and 91st Avenue (9050 West Camelback Road). The site is located in the Yucca District. Staff Contact: Jon Froke, AICP, Planning Director.
2. **ZON13-09:** A request by LVA Urban Design Studio representing John F. Long Properties LLLP to rezone 382.5 acres from C-2 (General Commercial), C-O (Commercial Office) and R1-8 PRD (Single Residence, Planned Residential Development) to PAD (Planned Area Development) to establish a General Development Plan for StoneHaven. Approximately 1,161 dwelling units are planned. The site is located between the Bethany Home Road alignment, 83rd Avenue, Camelback Road and 91st Avenue (9050 West Camelback Road). The site is located in the Yucca District. Staff Contact: Jon Froke, AICP, Planning Director.

- VI. OTHER BUSINESS
- VII. OTHER BUSINESS FROM THE FLOOR
- VIII. PLANNING STAFF REPORT
- IX. COMMISSION COMMENTS AND SUGGESTIONS
- X. NEXT MEETING: January 7, 2016
- XI. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

In accordance with [Title 38](#) of the Arizona Revised Statute (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(2));
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or
- (iii) discussion of consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)).

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301
THURSDAY, OCTOBER 1, 2015
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

Commissioners Present: Commissioners Dobbelaere, Harper, Gallegos, Moreno, Vice Chairperson Lenox, and Chairperson Johnston were present.

Commissioners Absent: Commissioner Hirsch was absent and excused.

City Staff Present: Tabitha Perry, Assistant Planning Director, Deborah Robberson, Deputy City Attorney, James Gruber, Assistant City Attorney and Diana Figueroa, Recording Secretary were present.

APPROVAL OF MINUTES

Chairperson Johnston called for Approval of Minutes.

COMMISSIONER HARPER MADE A MOTION TO APPROVE THE SEPTEMBER 3, 2015 PUBLIC HEARING MINUTES. VICE CHAIRPERSON LENOX SECONDED THE MOTION WHICH WAS APPROVED UNANIMOUSLY.

WITHDRAWALS AND CONTINUANCES

Chairperson Johnston called for any withdrawals and/or continuances. There were none.

PUBLIC HEARING ITEM

Chairperson Johnston called for staff's presentation.

CUP15-03: A request by Taylor Earl with Earl, Curley, & Lagarde, P.C., representing Santé Partners, to allow an assisted living, skilled nursing, and memory care services as part of a mixed use medical and healthcare facility through a Conditional Use Permit approval in the existing Zanjero PAD (Planned Area Development) zoning district. The site is located approximately 2,518 feet north and 862 feet west of the northwest corner of 91st and Glendale Avenues (7410 North Zanjero Boulevard) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.

Tabitha Perry, Assistant Planning Director, stated this was a request by Taylor Earl with Earl, Curley, & Lagarde, P.C., representing Santé Partners, to allow an assisted living, skilled nursing, and memory care services as part of a mixed use medical and healthcare facility through a Conditional Use Permit approval in the existing Zanjero PAD zoning district. She said the site

was located approximately 2,518 feet north and 862 feet west of the northwest corner of 91st and Glendale Avenues and is in the Yucca District.

Ms. Perry noted that this request was unique as the facility will allow an opportunity for patients to have a continuum of care that will specifically address the different stages of medical care for patients.

Ms. Perry provided the project detail stating that the site in 2008 was originally developed as the Zanjero Office Building consisting of a 232,369 square foot, three story contemporary multi-wing design building. However, due to the recession, development was not completely finished. She indicated that the building's multi-wing floor plan naturally breaks up the building massing while providing adequate landscaping and water features to the building foundation.

Ms. Perry stated Santé at Zanjero was a mixed-use senior medical and healthcare service facility consisting of administrative, medical and rehabilitation offices, assisted living, skilled nursing and memory care rooms. In addition to all of the health care related services, there will be a number of other employment related uses such as restaurants, a full service bistro, barber and beauty shop, health and fitness club, and conference facilities that will be available to the public as well as the employees.

Ms. Perry stated the primary healthcare services for this facility will include offices for hospice and home health care, inpatient and outpatient therapy (physical, occupational and speech therapy), a rehabilitation gym, short-term rehabilitation skilled nursing care, assisted living services, and Alzheimer and dementia care services for seniors. She explained that the site will provide a hotel-style environment for patients receiving short term rehabilitation skilled nursing care. She added that this type of rehabilitation service will require and provide 27 units for boarding during patients' stays which ranges between five to sixty days with an average stay of twenty days. She said that congregate care facility and nursing home land uses identified as assisted living, skilled nursing, and memory care services, for this project, provides for a continuum healthcare service. Additionally, the assisted living and skilled nursing component includes a total of 107 units. She indicated that within the unit count there are studio units, one bedroom units and two bedroom units. She said the majority of these units will be occupied by one person; however, there will be some units that will provide for companion occupancy. She stated the memory care and skilled nursing service provide a total of 38 units in which all of these units will be private single occupancies.

Ms. Perry noted that on July 2, 2015, the applicant mailed 82 notification letters to adjacent property owners and interested parties regarding a scheduled neighborhood meeting held on July 14, 2015. The applicant, city staff and one citizen attended the neighborhood meeting. She said that neither the applicant nor the Planning Division has received any opposition to the CUP request.

In conclusion, Ms. Perry stated this request appears to meet the required findings and should be approved subject to the stipulations as outlined in the staff report. He asked if the Commission had any questions.

Chairperson Johnston called for questions from the Commission. There were none.

Chairperson Johnston called for the applicant to make a presentation.

Mr. Taylor Earl, with Earl, Curley, & Lagarde, representing Santé Partners, introduced himself stated he wished to speak on allowing an assisted living, skilled nursing, and memory care services facility in the existing Zanjero PAD. He said that this site, as some in the city, had not been fully developed because of the recession. However, the site does have some commercial, multi-family component and was situated across the street from Westgate. He said that the shell of the building was in good standing and pretty much completed. He explained that the inside of the building was the area that really had not gone anywhere in regards to development. He said the good news was that since the inside was not finished, they were able to come in from the beginning and make it appropriate for their use. He said they were excited to come into the community and finally get this building to a use that they believe was a win-win across the board. He said his client believes this area was underserved which was what their research showed and what was needed in this area. They believe this facility will be successful here and will benefit the community and the city as well. The expected revenue for this site will be approximately \$15 million annually and they are expecting 150 jobs with a starting salary in the \$50,000 range. He talked about the many advantages the assisted living facility will bring to the community. In conclusion, he said their application was consistent with the PAD and they were in agreement with staff's recommendations. He asked for questions from the commission.

Chairperson Johnston stated this was an excellent location for this facility. He noted that the applicant had really done their homework. He said it was nice to see this property be used since it had been vacant for quite a while. Additionally, he believes there was a great need in the west valley for long term rehabilitation. He himself knows of two people personally that had to go a significant distance away from the west valley to find an available bed. He said he really appreciates them coming into the area.

Chairperson Johnston asked for any additional comments. There were none.

Chairperson Johnston opened the public hearing, with no one wishing to speak, he closed the public hearing.

Chairperson Johnston called for a motion.

VICE CHAIRPERSON LENOX MADE A MOTION TO APPROVE CUP15-03 SUBJECT TO TWO STIPULATIONS NOTED IN THE STAFF REPORT. COMMISSIONER MORENO SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

Chairperson Johnston called for the next step in the process.

Deborah Robberson, Deputy City Attorney said this is final approval by the Planning Commission subject to a written appeal if filed within 15 days.

OTHER BUSINESS FROM THE FLOOR

Chairperson Johnston asked if there was any Business From The Floor. There was none.

PLANNING STAFF REPORT

Ms. Perry acknowledged Ms. Deborah Robberson's departure and thanked her for her dedication and service in the Planning Division and the Planning Commission. She noted that tonight was her last meeting. The Commissioners all wished her well and thanked her for her service and counsel. Ms. Robberson's thanked the Commissioners for their kind words and said it had been a great pleasure working with them.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Johnston called for Comments and Suggestions.

NEXT MEETING: November 5, 2015

ADJOURNMENT

WITH NO FURTHER BUSINESS, COMMISSIONER HARPER MADE A MOTION TO ADJOURN. COMMISSIONER MORENO SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

THE MEETING WAS ADJOURNED AT 6:18 PM.



Planning Staff Report

DATE: December 3, 2015 **AGENDA ITEM:** 1

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Jon M. Froke, AICP, Planning Director

SUBJECT: **GENERAL PLAN AMENDMENT (GPA) GPA13-06 AND REZONING (ZON) APPLICATION ZON13-09: STONEHAVEN – 9050 WEST CAMELBACK ROAD**

REQUESTS:

- 1) Amend the General Plan Land Use Map to establish a 21.94 acre shopping center site on the northeast corner of Camelback Road and 91st Avenue, eliminate a 4 acre office parcel on Camelback Road and to establish a 10.83 acre shopping center site on the southeast corner of Bethany Home Road and 91st Avenue.
- 2) Rezone 382.5 acres from C-2 (General Commercial), C-O (Commercial Office) and R1-8 PRD (Single Residence, Planned Residential Development) to PAD (Planned Area Development) to establish a General Development Plan for StoneHaven. Approximately 1,161 dwelling units are planned.

APPLICANT/OWNER: LVA Urban Design Studio / John F. Long Properties, LLLP.

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should recommend approval of GPA13-06, as filed, and ZON13-09, subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to recommend approval of GPA13-06, as filed, and ZON13-09, subject to the stipulations contained in the staff report.

COMMISSION ACTION: Motion made by Commissioner _____ to recommend _____ of GPA13-06 as filed. Motion seconded by Commissioner _____. The motion was _____ with a vote of _____ to _____.

COMMISSION ACTION: Motion made by Commissioner _____ to recommend _____ of ZON13-09, subject to the stipulations contained in the staff report. Motion seconded by Commissioner _____. The motion was _____ with a vote of _____ to _____.

PRIOR ACTION: The Planning Commission reviewed these applications at their workshop on June 19, 2014.

SUMMARY: These requests will amend the General Plan Land Use Map and approve a PAD for StoneHaven.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Planned Commercial (PC) and Medium Density Residential (2.5-3.5 dwelling units per acre). The General Plan amendment will reconfigure the existing Planned Commercial parcel at the NEC of Camelback Road and 91st Avenue, eliminate an Office designation on Camelback Road and will add a new Planned Commercial parcel at the SEC of Bethany Home Road and 91st Avenue.

Property Location and Size:

The property is located at the northeast corner of Camelback Road and 91st Avenue and is 382.5 acres in size. The property is bounded by the Bethany Home Road alignment to the north, 83rd Avenue to the east, Camelback Road to the south and 91st Avenue to the west.

History:

The property was annexed on December 27, 1983. The property was rezoned to C-2, General Commercial, C-O, Commercial Office and R1-8 PRD in 1984 (Application No. Z-84-66).

Design Review:

A design review (DR) application will be submitted for the future shopping center sites and house product.

Project Details:

1. The following land uses are proposed within the PAD:

Parcel 1: Commercial (116,959 square feet of building area) on 10.83 acres.
Parcel 2: Single Family Residential (5,500 square foot lots) on 44.38 acres.
Parcel 3: Single Family Residential (7,000 square foot lots) on 37.58 acres.
Parcel 4: Single Family Residential (8,000 square foot lots) on 43.67 acres.
Parcel 5: Single Family Residential (8,000 square foot lots) on 31.19 acres.
Parcel 6: Single Family Residential (7,000 square foot lots) on 44.38 acres.
Parcel 7A: Single Family Residential (5,500 square foot lots) on 10.78 acres.
Parcel 7B: Single Family Residential (8,000 square foot lots) on 23.08 acres.
Parcel 8: Single Family Residential (5,500 square foot lots) on 23.78 acres.
Parcel 9: Single Family Residential (5,500 square foot lots) on 35.18 acres.
Parcel 10: Single Family Residential (7,000 square foot lots) on 44.38 acres.
Parcel 11: Single Family Residential (5,500 square foot lots) on 12.13 acres.
Parcel 12: Commercial (217,800 square feet of building area) on 21.94 acres.
Planned Open Space: Provided throughout the site at various locations.

2. Overall a range of approximately 938 to 1,313 dwelling units are contemplated in StoneHaven. The gross density is 3.04 DU/AC.
3. Vehicular access is provided on Bethany Home Road, 83rd Avenue, Camelback Road, 87th Avenue, 91st Avenue, Colter Street and Montebello Avenue. Bethany Home Road does not exist between 83rd Avenue and 91st Avenue. Through the development of StoneHaven, the south half of Bethany Home Road will be constructed by the developer with future participation in constructing the north half of the street by the City of Glendale. Since the Grand Canal Linear Park abuts the north property line right-of-way will be acquired by the city to provide a full width street construction of Bethany Home Road in the future. When constructed as a full street, this will complete the arterial street network in this portion of the city.

A portion of 87th Avenue exists between Camelback Road and Missouri Avenue. StoneHaven will complete the west half of 87th Avenue at the time of development. Two new collector streets are planned: Colter Street and Montebello Avenue. Both of these collector streets will provide access to 91st Avenue. Both are designed to align with existing street / driveways on the west side of 91st Avenue.

Additional street improvements will be made to Camelback Road and 91st Avenue at the time of development of the commercial parcel. Perimeter landscape setbacks will be provided adjacent to the arterial and collector street network including decorative perimeter theme walls and entry features.

4. Water and wastewater systems will be developed to accommodate each development parcel. Provisions for stormwater retention are provided throughout the PAD. Final design will be provided at the time of Preliminary Plat approval.
5. StoneHaven provides design guidelines that propose design direction to ensure a cohesive and quality development for the both the residential and commercial parcels. When Design Review occurs for individual development parcels, each project will be required to comply with these design guidelines in order to create a unified and contemporary theme.
6. The PAD provides a list of permitted land uses that are suitable to the planned land use designations found in the general plan amendment.
7. StoneHaven will contain landscaped entry features that will be located in a manner to welcome visitors and residents to the development. Landscaping and planned open space will be provided to create an inviting environment for pedestrian users as they walk, run and bicycle throughout the neighborhood.
8. All relevant City of Glendale standards concerning drainage and utilities will apply. The City of Glendale will provide police and fire protection and sanitation collection to the residential properties and may provide sanitation collection to the commercial properties.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

StoneHaven is located within the Tolleson Union High School District and the Pendergast Elementary School District. Tolleson confirmed that adequate facilities will be provided to accommodate the projected number of new students. Pendergast did not respond.

Copper Canyon High School is located at the northwest corner of Camelback Road and 91st Avenue. Sunset Ridge Elementary school is located at the northeast corner of Missouri Avenue and 87th Avenue.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

The applicant held two neighborhood meetings. The first meeting was held on November 25, 2013. Notification letters were sent to 542 property owners and interested parties. Approximately 63 people were in attendance along with the applicant and City staff. Questions and concerns comprised of existing and future traffic volumes, lot size and density and the overall quality of the project.

A second neighborhood meeting was held on April 16, 2014. Approximately 45 people were in attendance along with the applicant, City staff and Councilmember Chavira. The neighborhood was generally in support of the project.

Since then Planning Staff has received three telephone calls from nearby residents who were inquiring about various details of the proposal. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on November 12, 2015. Notification postcards of the public hearing were mailed to 375 adjacent property owners and interested parties on November 13, 2015. The applicant posted the property at three locations on November 15, 2015.

STAFF FINDINGS AND ANALYSIS:

General Plan Amendment

Findings:

- The amendment is consistent with the policies and objectives of the General Plan; and
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale and provides new housing employment and shopping opportunities.

Analysis:

- The proposed General Plan designations are appropriate for this site and the proposed development plan for StoneHaven. The two Planned Commercial sites will provide future shopping and dining opportunities for this area.

- StoneHaven is consistent with several goals of the Land Use Element of the General Plan including the association of residential areas with work places, and promoting sound growth methods through the development of mixed-use projects.
- Close proximity to the Sports & Entertainment District will allow future residents opportunities to enjoy nearby amenities.
- The project is consistent with the Economic Development Element to promote sound growth management methods through jobs, housing, shopping and open space.

Rezoning

Findings:

- The amendment is consistent with the policies and objectives of the General Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment.
- A finding is made that there are adequate school facilities, if the amendment is to the Official Zoning Map, and if Section 3.812 (Adequate School Facilities) is applicable.

Analysis:

- The PAD zoning district is the most appropriate zoning district for implementing the proposed General Plan land use designations and developing a mixed-use project. The development plan will create a project unified by land use, architecture, landscaping, signage, and lighting with complementary land uses.
- The proposed development plan meets the intent of the PAD zoning district to create a mixed-use development that permits selected land uses to provide a greater variety and intensity to ensure quality development.
- Street improvements and vehicular access to the existing SRP substation along 91st Avenue should be provided across the street frontage for this site.
- All applicable city departments have reviewed the application. Departments have included stipulations to address development requirements.

RECOMMENDATION:

The Planning Commission should recommend approval of this request, subject to the following stipulations:

1. Development shall be in substantial conformance with the PAD document, date stamped November 13, 2015. Less intensive development may be deemed substantially conforming by the Planning Director, subject to Preliminary Plat and Design Review approval.
2. Right-of-way dedications and off-street improvements shall be completed in conjunction with Final Plat and Design Review approval.

3. There shall be a 30 foot landscaped triangle provided on the corner of Camelback Road and 91st Avenue and on the corner of Bethany Home Road and 91st Avenue.
4. Street improvements adjacent to and vehicular access to 91st Avenue to the existing substation shall be provided by the applicant to SRP at no cost.
5. As proposed by the applicant billboards and digital billboards shall not be permitted in StoneHaven.
6. Prior to City Council approval the applicant shall revise the PAD booklet to clarify required right-of-way dedications and street improvements.

- ATTACHMENTS:**
1. General Plan Amendment Narrative & PAD Booklet, date stamped November 13, 2015.
 2. Citizen Participation Final Report, date stamped May 16, 2014.
 3. Vicinity General Plan Map.
 4. Vicinity Rezoning Map.
 5. General Plan Aerial Photograph, dated November 2012.
 6. Rezoning Aerial Photograph, dated November 2012.

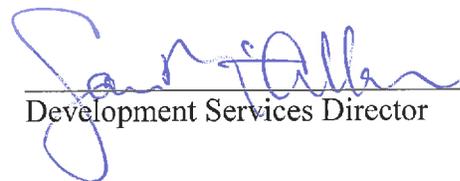
PROJECT MANAGER: Jon M. Froke, AICP, Planning Director (623) 930-2585
jfroke@glendaleaz.com

REVIEWED BY:



Planning Director

JMF/df



Development Services Director

CITIZEN PARTICIPATION FINAL REPORT
for

STONEHAVEN

9050 West Camelback Road
Approximately 383 acres located at the northeast corner of
91st Avenue and Camelback Road

Glendale, Arizona

General Plan Amendment & Rezoning Requests
Application Numbers: GPA13-06 and ZON13-09

Owner

John F. Long Properties LLLP
Contact: Jake Long and Jim Miller
5035 West Camelback Road
Phoenix, Arizona 85030

Attorney

Earl, Curley & Lagarde P.C.
Contact: Michael J. Curley
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

2014

Prepared:
April 17, 2014

CITIZEN PARTICIPATION FINAL REPORT

STONEHAVEN

General Plan Amendment & Rezoning Requests
Application Numbers: GPA13-06 and ZON13-09

PROJECT DESCRIPTION

The **StoneHaven** property is approximately 383 acres and generally lies between Bethany Home Road alignment on the north, Camelback Road on the south, 91st Avenue on the west and 83rd Avenue on the east. The subject property has been under agricultural production for nearly a century and has been under the ownership of John F. Long and under the management of John F. Long Properties for decades.

A General Plan Amendment and Rezoning application are being filed concurrently. The **StoneHaven** property is currently zoned R1-8 PRD, C-2 and C-O. The Zoning Application seeks to rezone the subject property to PAD ("Planned Area Development") Zoning to allow a master planned residential and commercial development. **StoneHaven** will provide for a broad range of single family housing types of various lot sizes, densities and product types.

The following actions are requested of the Glendale *City Council* in association with the **StoneHaven** Planned Community Applications:

- A Resolution approving the minor amendment to the Land Use Element of the *General Plan* to permit additional commercial services intended to support the purchasing power of the new resident population and surrounding area;
- An ordinance approving the amended base zoning districts for **StoneHaven** as supported by the Master Development Plan and Land Use Program;
- An ordinance approving a Development Agreement as necessary to address an agreement affiliated with the alignment, right-of-way and improvement to Bethany Home Road between 83rd Avenue and 91st Avenue.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City's CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.

- On November 7, 2013, Earl, Curley & Lagarde P.C. mailed the required Neighborhood Meeting invitation letter. There were a total of 542 letters mailed to: all property owners within 500-feet of the subject site (as provided by the Maricopa County Assessor data base), Glendale Homeowners Associations and Registered Neighborhood Groups (as provided by the Planning Department), interested parties (as provided by the Planning Department), the Mayor's office, the City Council's office, and the Planning Department, to advise them of the proposed General Plan Amendment and Rezoning applications and to notify them of the neighborhood meeting to discuss the applications.
- The list of adjacent property owners, Glendale Homeowners Associations and Registered Neighborhood Groups, interested parties, the Mayor's office, the City Council office, and the Planning Department, along with assessor's map showing which property owners were notified is provided (*see Appendix*).
- The letter invited residents to attend a neighborhood meeting at Desert Mirage Elementary School-Cafeteria, 8605 W. Maryland Avenue, Glendale, AZ on Monday, November 25, 2013 @ 6:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included an aerial exhibit showing the location of the property, and the General Development Plan.
- The neighborhood meeting letter also included the applicant's contact information, such as address, phone, e-mail, and fax number, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, emailing, or faxing the applicant.
- A Follow-Up/2nd Neighborhood Meeting was held to inform those property owners/interested parties who attended the 1st Neighborhood meeting of the revisions and updates since the 1st Neighborhood meeting.
- On April 4, 2014, Earl, Curley & Lagarde P.C. mailed a Follow-Up/2nd Neighborhood Meeting invitation letter. There were a total of 65 letters mailed to all those who attend the 1st Neighborhood Meeting and the Planning Department to notify them of the Follow-Up/2nd Neighborhood meeting to discuss the revisions and update since the 1st Meeting.
- The Follow-Up/2nd Neighborhood Meeting was held on April 16, 2014, at Sunset Ridge Elementary School-Cafeteria, 8490 W. Missouri Avenue, Glendale, Az.

1st Neighborhood Meeting

- The 1st neighborhood meeting was held on Monday, November 25, 2013 @ 6:00 PM to inform those in attendance of the proposed applications. 63 people, Karen Stovall, Planner and Jon Froke, Planning Director, attended the meeting. See Appendix, 1st Neighborhood Meeting sign-in sheets.

- Once the residents noted above arrived, Mr. Jim Miller, on behalf of the property owner, opened the meeting with a brief review of both the proposed General Plan Amendment and PAD rezoning requests. Mr. Miller explained the existing General Plan land use designation and the nature of the existing zoning on the property. Mr. Miller's presentation then proceeded with a zoning history of the area, surrounding uses and surrounding zoning approvals.
- Mr. Miller explained that the General Plan Amendment and rezoning requests were for the approximately 383 acres located at the northeast corner of 91st Avenue and Camelback Road.
- Mr. Miller further explained that the rezoning of the property from the current R1-8, C-2 and C-O to Planned Area Development (PAD) was to allow for the development of a mixed-use residential and commercial development which implements the greater vision of the City of Glendale's vision for development in this area of the City. He explained that **StoneHaven** will provide for a broad range of single family housing types of various lot sizes, densities and product types as well as a Multi-Family and Commercial component in the project.
- Additionally, Mr. Miller explained the primary ingress and egress points within **StoneHaven** and the internal collector road system.
- Exhibits were shown to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for question and comments from the attendees.

The questions from the 1st neighborhood meeting consisted of:

Q: What do we think will happen to home values in the area?

Response: We believe that this development will help improve the home values in the area. This proposal is for a master planned community with a broad range of single family housing types of various lot sizes, densities and product types as well as a Multi-Family and Commercial component. We believe this community provides another housing option for new residents to this area of the City.

Q: What type of Commercial is being proposed?

Response: There are 2 commercial parcels proposed with this development. It is expected that these parcels will developed as neighborhood shopping center in compliance with the C-2 zoning district list of uses.

C: Neighbor expressed concern with high-density development and duplexes. He believes high-density development and duplexes will reduce the property values in the area.

C: Neighbor expressed concern with existing infrastructure and whether existing infrastructure could handle the new proposed subdivision, MF and commercial.

C: Neighbor expressed concern about the schools. Neighbor believes the schools are over crowded.

C: Neighbor expressed that “Higher density brings crime with low income homes”.

Q: Will there be a perimeter wall for the project? What will it look like?

Response: Yes, however, the perimeter wall has not been designed at this point of the process.

Q: Will houses face inward from perimeter streets?

Response: Yes.

Q: What Fulton Homes community is/would be similar to this proposed development?

Response: Ironwood Crossing in the East Valley is similar but this project will create its own identity.

Q: What type of development is proposed for the “cluster lots” parcel? Is there an example of this type of development?

Response: Cluster lots are one type of homes that could be built on this parcel. It could also be developed as garden courts, Z-Lots, 6-pack or 4-pack type or other similar type. An example of this type of development would be City of Surprise - Royal Ranch Z Lots.

Q: Who’s going to be the builder for the apartment complex?

Response: There is no developer for the Multi-Family parcel at this time.

Q: How can the neighbors know or get a guarantee of what type of development will be developed on the apartment site?

Response: The City’s Zoning Ordinance and Design Review process govern the design of the Multi-family parcel.

Q: What guarantee is there that the apartment site will be a high-quality apartment site? And not Section 8 housing.

Response: The City’s Zoning Ordinance and Design Review process govern the design of the Multi-family parcel.

C: We’ve (neighbors) heard “quality quality quality” before from other developers and they continually develop something less than what they promised. Neighbors are concerned with bait and switch.

Response: The City’s Zoning Ordinance and Design Review process govern the design of the Multi-family parcel.

C: Would like to see:

- Curves or offsets in the perimeter walls.
- Upgraded wall – not plain gray wall for graffiti.
- Possibility of stone or other quality finishes to enhance walls.
- Upgraded landscaping along the perimeter.

C: Would like this to be a jewel-something that is very attractive to the area.

Q: Traffic is already too high in the area especially on event days. What are the plans to keep event traffic from cutting into subdivision? What are the plans to get people in and out of the subdivision during event days? The traffic already keeps homeowner's from going out on event days-they are locked in.

Response: We believe the street layout discourages cut-thru traffic on this site.

C: This area will not attract a Mark-Taylor type development. M-T told him that M-T does not have plans for developments in this part of the valley until at least until 2015. Therefore, neighbor expressed that the MF site will only get a low-end user not a high-end developer.

Q: Will the exhibits shown at the neighborhood meeting be available online so people can view them further if they wish?

Response: Yes.

Q: If the City felt this was a go – what is the timing for development and construction?

Response: 6 months to 1 year.

Q: Will we be putting Bethany Home Road in?

Response: This development is responsible for the southern half of Bethany Home Road. The land owner is working with the City to determine timing and improvements for Bethany Home Road.

Q: Will Bethany Home Road run adjacent to the linear park/canal?

Response: Yes except for when it needs to go south around the sub-station.

Q: What are the plans for traffic coming out on to 91st Avenue during event days?

Response: We will discuss with the City.

C: Neighbor recommends looking at adjacent roads to address traffic for the surrounding area. Traffic is a mess during event days.

C: Mr. Nicholls asked if neighbors wanted Bethany Home Road to be built. It was pretty evenly split on who wanted it and who didn't want it.

Q: How many exits are proposed on 91st Avenue? How many exits are proposed on Bethany Home Road? How many exits on Camelback Road? How many exits on 83rd Avenue?

Response: There are 2 street connections (Montebello Avenue & Colter Street) onto 91st Avenue, 1 street connection (87th Avenue) onto Bethany Home Road, and 1 street connection (87th Avenue) onto Camelback Road.

Q: What are the size homes and lots adjacent to 83rd Avenue?

Response: The sizes of the homes have not been determined at this point in time. However, the lot sizes in this community range from 3,000 square feet to 8,750 square feet and higher.

C: Neighbor does not want 83rd Avenue to be the backdoor of the development.

Q: What are the home price ranges?

Response: The home price ranges has not been determined at this point in time.

C: Tom Traw –

- **Need to stick to the Gen Plan plan for this area.**
- **The zoning is R1-8 and should be developed as R1-8.**
- **Are any of the lots proposed as ½ acre lots?**
- **Will any lots be irrigated lots?**
- **Tom has no problem with the commercial but suggests larger lots.**

C: Neighbor expressed why is the City selling themselves short when Westgate is supposed to be the jewel of this area?

Q: Are we proposing any street improvements to Camelback Road?

Response: Yes, the northern half of Camelback Road adjacent to this development will be improved as part of this development.

Q: What are we doing to address employment?

Response: This proposal is primarily a residential community with 2 commercial parcels. Employment will be provided as part of the commercial properties and users. It should be noted that many of the approved mixed-use master plans adjacent to the freeway corridor are designed with employment land uses. Be believe that this development provides housing near those employment areas.

Q: Are we providing any means of alternative transportation from our site to the employment area (Loop 101 corridor)?

Response: Sidewalks will be provided along 91st Avenue, Camelback Road, Bethany Home Road and 87th Avenue. These sidewalks will connect to existing sidewalks which will provide north/south and east /west pedestrian circulation along the City's arterial roadway system.

The following comments were made by Joyce Clark.

- She disagrees that Zoning will guarantee quality development.
- She is not supportive of multi-family.
- She stated that she worked with David McGuire to design Rovey Farms and that they created large lots with varied lot sizes.
- She said she's not opposed to commercial.
- She would like to see a stipulation that does not permit gas stations on 91st Avenue.

Q: Can elementary school handle the additional students?

Response: Yes.

Q: Can the high school handle additional students?

Response: Yes.

Q: Will there be a dedication of a fire station?

Response: No.

C: Neighborhood comment – considering Glendale's financial problems, i.e. – fire, he believes another community will add negatively to the existing problem.

Follow-Up/2nd Neighborhood Meeting

- The Follow-Up/2nd Neighborhood Meeting was held on Wednesday, April 16, 2014 @ 6:00 PM to inform those in attendance of the proposed revisions and updates to the applications. 45 people, Jon Froke, Planning Director, and Councilmember Sammy Chavira attended the meeting. See Appendix, Follow-Up/2nd Neighborhood Meeting sign-in sheets.
- Once the residents noted above arrived, Mr. Jim Miller, on behalf of the property owners, opened the meeting with a brief review of both the proposed General Plan Amendment and PAD rezoning requests. Mr. Miller explained the global changes that were done since the 1st neighborhood meeting which included discussion on Bethany Home Road construction and removal of the Multi-Family component. Mr. Miller then handed the floor to Alan Beaudoin, the Land Planner for the project. Mr. Beaudoin proceeded with a more detailed description of all the changes that were made to the development plan since the 1st Neighborhood Meeting. Those changes included revisions to the collector roadway system, the residential lotting plans, representation of house product, phasing of the development, Bethany Home Road, collector/entry roadway designs, communities design concept, and the project's amenities.
- Next Mr. Norm Nicholls, President Fulton Homes Corporation, gave a presentation on the proposed house product and design theme. Mr. Nicholls

explained the 3-different product types proposed for this development, the house product sizes, estimated price ranges, amenities, the gated community parcel, and primary ingress and egress points within **StoneHaven** and the internal collector road system.

- Exhibits were shown to allow the attendees the opportunity to view the elements of the proposed General Plan Amendment, Rezoning, overall site layout, house product and amenities for the project. The floor was opened for question and comments from the attendees.

The questions from the Follow-Up/2nd neighborhood meeting consisted of:

C: A property owner said “Thank you for listening to us and our concerns. You have done everything we’ve asked for.” Many of those in attendance agree with this neighbor’s comment.

Q: Will there be a traffic signal at 87th Avenue and Bethany Home Road intersection?

Response: A traffic signal needs to be warranted by the City and/or traffic volume. If the City and Traffic warrants a traffic signal at this location a signal will be installed.

Q: A neighbor had a concern with pedestrians crossing Bethany Home Road at the 87th Avenue alignment to get to the City’s trail/Grand canal trail system.

Response: We believe a traffic signal at this location makes sense but a traffic signal at this location needs to be warranted. We are willing to install/fund our proportional share of a traffic signal at this location if the City and traffic volumes warrant a traffic signal.

Q: Can we elaborate on the perimeter wall treatment? What will it look like?

Response: Mr. Nicholls explained how the perimeter walls were designed and placed to follow the residential lots. The lotting plan for this development is such that there are short spans of homes backing onto the perimeter streets. The perimeter design includes roadways, varied depth open space areas, curved streets, and limits the amount of homes next to each other. This unique perimeter design reduces the traditional long perimeter wall spans and creates a unique streetscape. It also creates more visual interest and less perimeter block wall.

Q: Will the perimeter wall be block?

Response: Yes along the houses.

Q: Will this be a gated community?

Response: There is a gated community proposed however, the overall community will not be gated.

Q: Can the Well-site fence be screened?

Response: Yes. Fulton Homes will insist on a perimeter screen wall to the well site that will match the wall design of the perimeter wall along 91st Avenue.

Q: What are the sizes and price ranges of the homes?

Response: There are 3 product types.

Series 1 house product type generally ranges in size between 1,450 to 3,355 square feet and are estimated to sell for in the range of \$250,000-\$275,000.

Series 2 house product type generally ranges in size between 2,010 to 4,312 square feet and are estimated to sell for in the range of \$300,000-\$325,000.

Series 3 house product type generally ranges in size between 2,500 to 5,000 square feet and are estimated to sell for in the range of \$375,000-\$450,000

Q: How do we expect sell our house product at the price range suggested when there are existing homes in the area selling for less.

Response: We are providing a residential master planned community with a high quality design, different floor plans, and a community with a lot of amenities such as an aquatic center.

Q: Will the gated community parcel include R.V. gates and/or allow parking R.V. parking?

Response: R.V. gates are an option. However, any R.V. parked in the side or rear yard must not be seen or taller than the side yard wall.

Q: What type of commercial development is planned for the commercial parcels?

Response: The northernmost commercial parcel is intended to have cluster of neighborhood uses which may include restaurants and or personal services. The commercial parcel along Camelback Road is designed to promote the development of a grocery store and related commercial uses.

Q: Will Fulton Homes be the only builder? Will Fulton Homes build in phases?

Response: Yes, Fulton Homes will be the master developer for the residential development. Yes, Fulton Homes plans to develop the site in three phases. Each phase of the development will include all 3-house product types.

Q: Will large house product include 2-story homes?

Response: Yes.

Q: Will basements be an option?

Response: No.

The majority of the people said this was a great meeting and were very pleased with the changes made. They were happy that the Multi-Family component was removed. The majority of the people in attendance were supportive of the requests.

There have been no additional concerns, issues or problems expressed by any of the participating individuals after the Follow-Up/2nd Neighborhood meeting.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the General Plan Amendment and Rezoning hearing dates, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of these applications.

This concludes the Citizen Participation Final Report for the **StoneHaven** General Plan Amendment and Rezoning applications.

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Appendix

*500-Foot Property Ownership Map
Mailing List*

1st Neighborhood Meeting letter.

2nd Neighborhood Meeting letter.

1st Neighborhood Meeting sign-in sheets.

2nd Neighborhood Meeting sign-in sheets.

1st Neighborhood Meeting letter.

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

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3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

November 7, 2013

**RE: Minor General Plan Amendment (GPA13-06) and Rezoning (ZON13-09) Applications
Northeast corner of 91st Avenue & Camelback Road (Address: 9050 W. Camelback Rd)
Neighborhood Meeting**

Dear Neighbor:

This letter is to inform you that our office, on behalf of the property owners, has applied for a Minor General Plan Amendment (Application No.: GPA13-06) and Rezoning (Application No.: ZON13-09) application with the City of Glendale. The property is located at southeast corner of 91st Avenue and Bethany Home Road and in the Yucca Council District. The subject property extends from Bethany Home Road on the north to Camelback Road on the south and situated between 91st Avenue and 83rd Avenue. The uniquely situated property enjoys approximately 1-mile of frontage along 91st Avenue.

Two requests are being filed concurrently. The first request is for a Minor General Plan Amendment ("GPA"). This Minor General Plan amendment seeks to change land use designation on 64 acres from Medium Density Residential (2.5-3.5 DU/AC) to 27 acres of Medium-High Density Residential (5-8 DU/AC), 26 acres of High Density Residential (12-20 DU/AC), and 11 acres of Planned Commercial. The companion rezoning request seeks to rezone the approximately 384 acre property from R1-8 PRD (Single Residence, Planned Residential Development), C-O (Commercial Office), and C-2 (General Commercial) to PAD (Planned Area Development) to allow the property the opportunity to develop as a master planned community with single-family residential, multi-family residential, and commercial uses within the context of common circulation, landscape and design themes. The resulting project will be called *StoneHaven* PAD.

In addition to the information in this letter regarding our request we would like to invite you to a neighborhood meeting to discuss this Minor General Plan Amendment and companion rezoning request and the proposed development. This meeting will be held at:

Monday, November 25, 2013 @ 6:00 PM
Desert Mirage Elementary School - Cafeteria
8605 W. Maryland Avenue
Glendale, Arizona 85305

As mentioned, *StoneHaven* property is currently zoned with a mixture of R1-8 PRD, C-2 and C-O. It is the intent of the this Zoning Application to seek rezoning of the subject property to PAD Zoning for the subject property based on the conceptual land use development plan

November 7, 2013

Page 2

provided in support of the request. The development plan responds to existing conditions, opportunities for additional urban infill as well as responsiveness to housing and service market conditions that are expected to evolve towards stronger growth trends.

The development plan envisions a broad range of housing types inclusive of single family detached housing, as well as multifamily attached housing. The projected population of approximately 4,700 residents will be served by the planned introduction of new neighborhood and community commercial components within the immediate proximity with the new residential housing units within this planned community. The overall residential density for *StoneHaven* is planned at 4.63 dwelling units per acre for the project as a whole, and 3.41 dwelling units per acre for the collection of single family uses. These planned densities are consistent with the Glendale *General Plan* upon consideration of the companion Minor Plan Amendment.

I have included an aerial photo which shows you the location of the property as well as the general development plan. If you are unable to attend the meeting and would like to discuss the proposals and/or express your concerns, please contact me or Ric Toris, a member of our staff at (602) 265-0094 or by e-mail at mcurley@ecclaw.com or rtoris@ecclaw.com respectively. The City Planner handling this case is Karen Stovall and she can be reached at 623-930-2553 or email: kstovall@glendaleaz.com. This planner can answer your questions regarding the City review and city hearing processes as well as the staff position once their report is complete.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Very truly yours,



Michael J. Curley

MJC/rot

Attachments: Aerial Exhibit
Conceptual General Development Plan

CHENIERE Long Projects Limited Liability Partnership, 10000 W. Grand Ave., Suite 1000, Denver, CO 80231



2nd Neighborhood Meeting letter.

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

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Fax (602) 265-2194
www.ecflaw.com

3101 North Central Avenue
Suite 800
Phoenix, Arizona 85012

April 4, 2014

**RE: Minor General Plan Amendment (GPA13-06) and Rezoning (ZON13-09) Applications
Northeast corner of 91st Avenue & Camelback Road
(Address: 9050 W. Camelback Rd)
StoneHaven - Follow up/2nd Neighborhood Meeting**

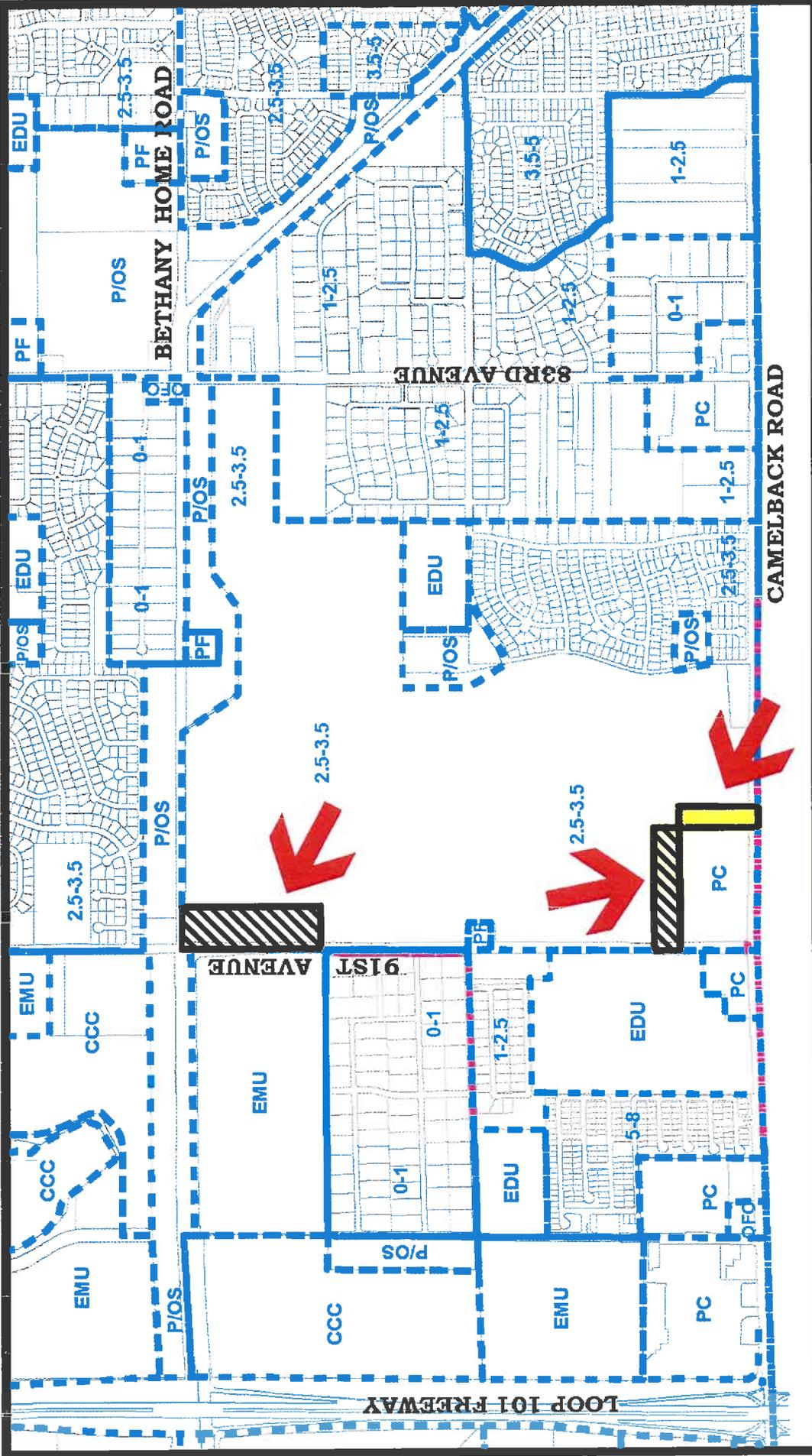
Dear Neighbor:

As you are aware, our office, on behalf of our client and property owners John F. Long Family, has applied for a Minor General Plan Amendment (Application No.: GPA13-06) and Rezoning (Application No.: ZON13-09) application with the City of Glendale. The property is located at southeast corner of 91st Avenue and Bethany Home Road and in the Yucca Council District. The subject property extends from Bethany Home Road on the north to Camelback Road on the south and situated between 91st Avenue and 83rd Avenue. The uniquely situated property enjoys approximately 1-mile of frontage along 91st Avenue.

We would like to invite you to our 2nd Neighborhood Meeting (Follow up Meeting) to discuss our revisions. This meeting will be held on:

Wednesday, April 16, 2014 @ 6:00 PM at
Sunset Ridge Elementary - Cafeteria
8490 W. Missouri
Glendale, AZ 85305

As a reminder, *StoneHaven* property is currently zoned with a mixture of R1-8 PRD, C-2 and C-O. It is the intent of this Zoning Application to seek rezoning of the subject property to PAD Zoning. I have included an aerial photo which shows you the location of the property. If you are unable to attend the meeting and would like to discuss the proposals and/or express your concerns, please contact me or Ric Toris, a member of our staff at (602) 265-0094 or by e-mail at mcurlley@ecflaw.com or rtoris@ecflaw.com respectively. The City Planner handling this case is Jon Froke and he can be reached at 623-930-2585 or email: jfroke@glendaleaz.com. This planner can answer your questions regarding the City review and city hearing processes as well as the staff position once their report is complete.



CASE NUMBER

GPA13-06

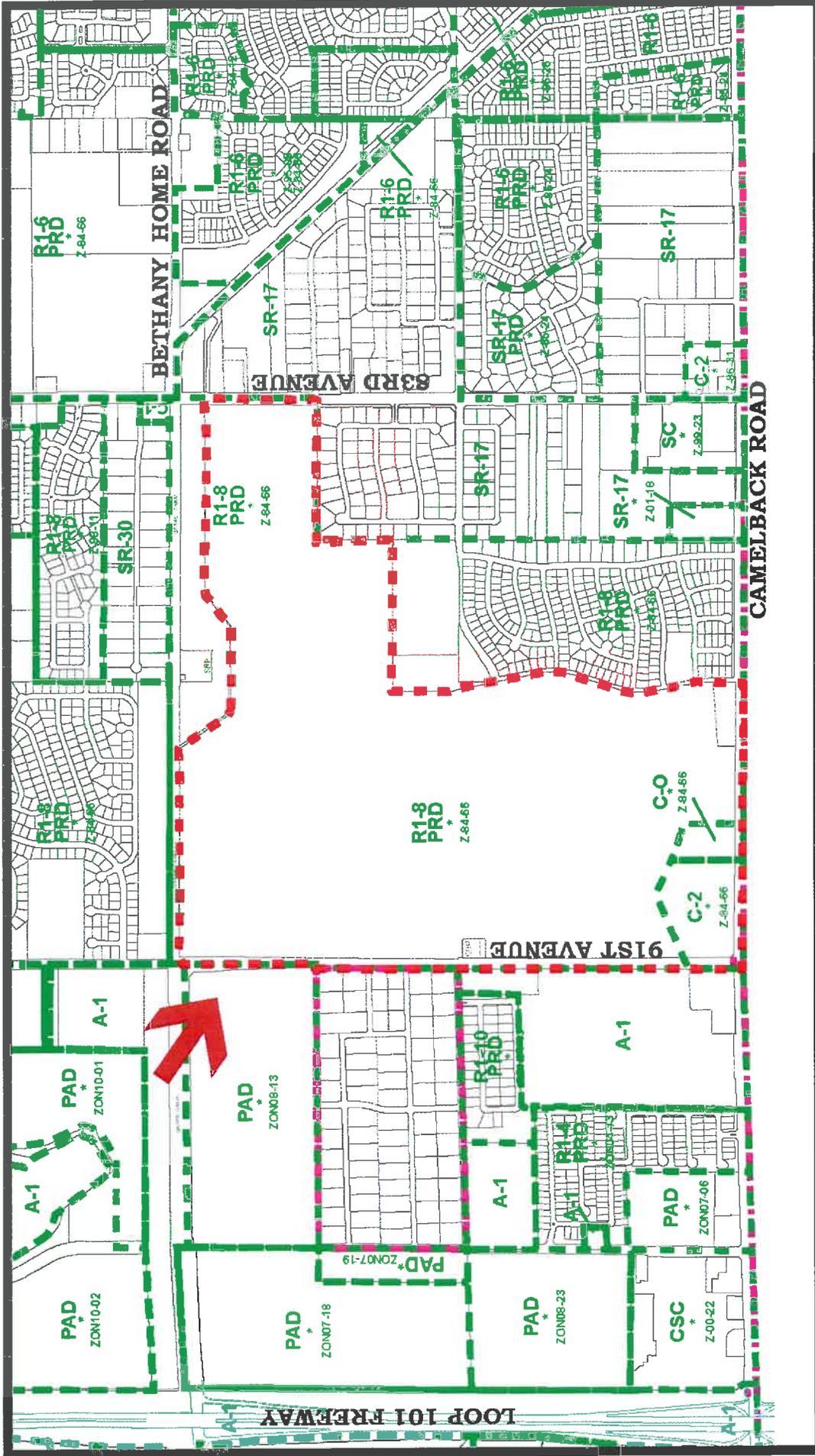
REQUEST

GENERAL PLAN AMENDMENT:

-  FROM MDR (MEDIUM DENSITY RESIDENTIAL, 2.5-3.5 DU/AC) TO PC (PLANNED COMMERCIAL)
-  FROM PC (PLANNED COMMERCIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL 2.5-3.5 DU/AC)

LOCATION

9050 W. Camelback Road



CASE NUMBER

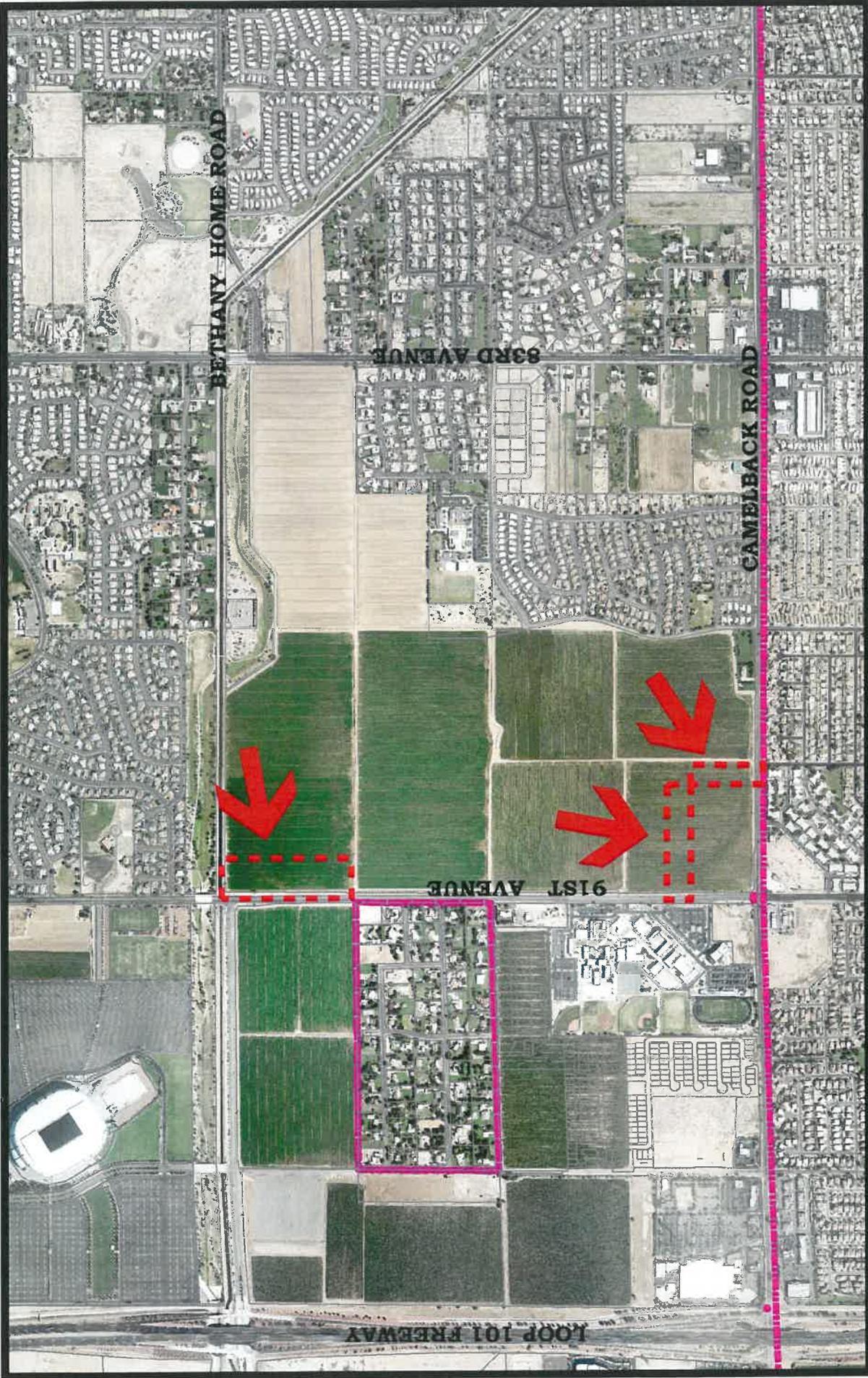
ZON13-09

REQUEST
 REZONE FROM R1-8 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), C-O (COMMERCIAL OFFICE) AND C-2 (GENERAL COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT)

LOCATION

9050 W. CAMELBACK ROAD





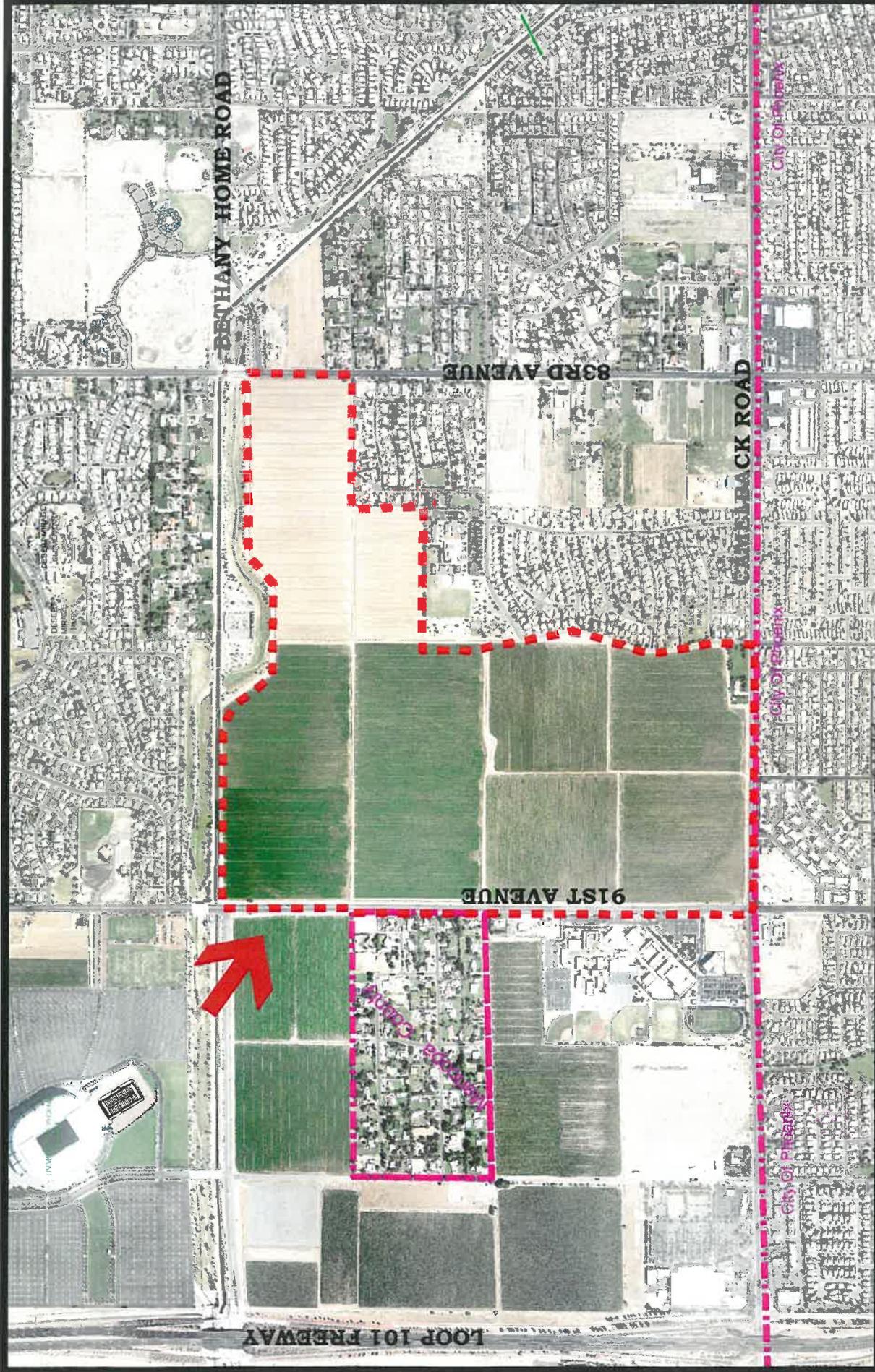
Aerial Date: November 2012



CASE NUMBER

GPA13-06





Aerial Date: November 2012



CASE NUMBER
ZON13-09



LOOP 101 FREEWAY

BETHANY HOME ROAD

83RD AVENUE

CAMELBACK ROAD

91ST AVENUE

City of Phoenix

City of Phoenix

City of Phoenix