



Planning Commission Meeting Agenda

COUNCIL CHAMBERS
NOVEMBER 7, 2013
6:00 P.M.

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 3, 2013 Workshop
- IV. WITHDRAWALS AND CONTINUANCES
- V. PUBLIC HEARING ITEMS
 - 1. **ZON12-05:** A request by Gabriel Noje, representing David Mateu, to rezone approximately 2.8 acres from A-1 (Agricultural) to SR-17 (Suburban Residential). The site is located approximately 600 feet east and 200 feet south of the southeast corner of 55th Avenue and the Loop 101 Freeway (5432 West Escuda Road). This site is located in the Cholla District. Staff Contact: Karen Stovall, Senior Planner.
 - 2. **ZON13-05:** A request by Gammage and Burnham PLC, representing John F. Long Family Revocable Living Trust, to establish an SUD (Special Use District) overlay to 99.3 acres of M-1 (Light Industrial) zoned property. The site is located at the southeast corner of the 115th Avenue alignment and Glendale Avenue (11401 West Glendale Avenue). The site is located in the Yucca District. Staff Contact: Remigio Cordero, Planner.
- VI. OTHER BUSINESS
- VII. OTHER BUSINESS FROM THE FLOOR
- VIII. PLANNING STAFF REPORT
- IX. COMMISSION COMMENTS AND SUGGESTIONS
- X. NEXT MEETING: December 5, 2013

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.

**WORKSHOP MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY HALL CONFERENCE ROOM 2A
GLENDALE, ARIZONA 85301**

**THURSDAY, OCTOBER 3, 2013
5:00PM**

CALL TO ORDER

The meeting was called to order at approximately 5:00pm.

ROLL CALL

Commissioners Present: Chairperson Petrone (Cholla), Commissioner Penilla (Sahuaro), Commissioner Lenox (Barrel) and Commissioner Aldama (Yucca) (Arrived at 5:10pm).

Commissioners Absent: Commissioners Johnston and Molina and Vice Chairperson Larson were absent.

City Staff Present: Jon M. Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Thomas Ritz, Senior Planner, Karen Stovall, Senior Planner, Remigio Cordero Planner, and Diana Figueroa, Recording Secretary.

ITEMS

1. **CONDITIONAL USE PERMIT (CUP) APPLICATION CUP13-06: SALON IMPERIAL – 5939 WEST BETHANY HOME ROAD**

Karen Stovall, Senior Planner, provided the summary. She stated this was a request by Defina Amarillas, representing Eliseo Gomez Castillo, for a conditional use permit to allow live entertainment and patron dancing in the C-2 (General Commercial) zoning district. The applicant proposes a banquet hall in an existing 5,176 square foot building with an outdoor patio. The property owner has made upgrades to the site following the approval of the Design Review application in October of 2012. The site is located in the Ocotillo District. The proposed hours of operation are Sunday through Thursday from 8:00am to 10:00pm and Friday through Saturday 6:00pm to 2:00am. The applicant held a neighborhood meeting on January 7, 2013. She said 10 individuals expressed several concerns citing loud noise, loitering, shootings, drugs and fights. The individuals suggested the applicant provide a fence barrier. Also discussed were homeless individuals gathering in the area as a possible problem. The applicant stated they were willing to work with the neighborhood to address these issues.

Jon M. Froke, AICP, Planning Director, provided information on the area using the vicinity map and aerial photograph for reference. He noted it would be difficult putting

up a fence on someone else's property because of how the area is laid out. However, the city has a good working relationship with Circle K and will continue to work the issue.

Ms. Stovall stated that after working with staff to address the neighborhood's concerns, the applicant sent an email that contains a follow up letter explaining how they had modified their proposal and how they had addressed their concerns. Neither the applicant nor city staff has heard any response.

The Commission placed the rest of the discussion on hold until a quorum could be satisfied. They asked Glendale Citizen Corps to present their presentation while they wait for the rest of the Commissioners to arrive.

Karen Stovall's presentation resumed at 5:34 p.m.

Chairperson Petrone commented on the beauty of the site. He said it was just a matter of everyone getting on board to iron out the issues. He noted the applicant had done an amazing job on the site and deserves a chance to have it open.

Commissioner Lenox stated he also liked it.

Commissioner Penilla asked who will be monitoring the property until closing time. Ms. Stovall explained the applicant will provide on-site security and they will be aware of the stipulations.

Commissioner Aldama stated he had visited the property and believes this was a great project since that site has been an eyesore for many, many years. He talked about a past meeting he attended regarding this property. He said one of the concerns regarded lighting.

Chairperson Petrone said this case has a favorable view so far from what has been discussed.

2. GLENDALE'S NATIONAL PREPAREDNESS MONTH CAMPAIGN

Ms. Opal Evan provided the presentation. She showed images of different disasters that have happened around the world and the tragic events of 9/11/01. For that reason, America has recognized September as National Preparedness Month to remind Americans of the importance to take steps to prepare for emergencies in their homes, businesses, schools, and communities. This year, Glendale Citizen Corps proposes that the best stage for our "Whole Community Approach to Emergency Preparedness" mission must begin with existing leaders who represent all six City Districts. Ms. Evan distributed information and volunteer sheets.

3. **REZONING (ZON) APPLICATION ZON13-05: COPPERWING SUD-11401
WEST GLENDALE AVENUE**

Remigio Cordero, Planner presented the summary. He said this was a request by Gammage and Burnham, representing John F. Long Family Properites, to establish a SUD (Special Use District) overlay to a M-1 (Light Industrial) zoning district. The property is located 2,000 feet south of the southeast corner of Glendale Avenue and 115th Avenue alignment. The SUD proposes a temporary sand and gravel extraction, crushing, and processing operation on 99.3 acres of property. The site is located in the Yucca District.

Chairperson Petrone asked if there were any homes near this location. Mr. Cordero responded the nearest was approximately 3 ¼ miles to the southeast. Chairperson Petrone noted that this location was suited for this use and was the best location for this application.

Mr. Stephen Anderson, applicant, agreed with Chairperson Petrone's comments. He mentioned there was an existing gravel operation to the west in Maricopa County which has been there for some time. He explained the differences in their operations. He provided details on some function operations that occur on the site.

Commissioner Aldama inquired as to the ingress and egress on the property. Mr. Cordero explained using the vicinity map.

Commissioner Penilla stated this was a good project and appropriate for the site. He said that at this point, he does not see any objection from anyone. Chairperson Petrone agreed. Mr. Froke mentioned a neighborhood meeting Mr. Anderson held where a concern was brought up regarding protecting the airport and the vision for the future. Mr. Anderson added that for full disclosure the concern came from former Councilmember Clark. He stated they respectfully deny they will jeopardize any vision for the airport and are committed to the preservation of the airport.

Commissioner Aldama asked if they had checked into the dangers of jeopardizing the airport. Mr. Anderson replied, absolutely. He reiterated their commitment.

Chairperson Petrone thanked everyone attending tonight.

Mr. Froke stated staff will continue to work on these applications and will bring forth full agendas on these items shortly. He said the next meeting is on October 24, 2013 at 6:00pm. He thanked the Commissioners for their commitment and service to the city.

OTHER BUSINESS

As no further business was discussed, the meeting was adjourned.

ADJOURNMENT

The meeting adjourned at 5:57pm.



Planning Staff Report

DATE: November 7, 2013 **AGENDA ITEM:** /

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Karen Stovall, Senior Planner

SUBJECT: **REZONING (ZON) APPLICATION ZON12-05: CASA BONITA – 5432 WEST ESCUDA ROAD**

REQUEST: Rezone from A-1 (Agricultural) to SR-17 (Suburban Residential).

APPLICANT/OWNER: Gabriel Noje / David Mateu.

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

PREVIOUS ACTION: On August 1, 2013, the Planning Commission voted to table this item due to neighborhood concerns expressed at the public hearing.

RECOMMENDATION: The Planning Commission should recommend approval subject to stipulations contained in the staff report.

PROPOSED MOTION: Move to recommend approval of ZON12-05 subject to stipulations contained in the staff report.

SUMMARY: Approval of this request will allow the property to be divided into individual lots for the development of three single-family homes.

COMMISSION ACTION: Motion made by Commissioner _____ to recommend _____ subject to staff report stipulations. Motion seconded by Commissioner _____. The motion was _____ with a vote of _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Low Density Residential, 1-2.5 dwelling units per acre.

Property Location and Size:

The property is located approximately 600 feet east and 200 feet south of the southeast corner of 55th Avenue and the Loop 101 Freeway and is 2.8 acres in size.

Project Details:

The property is surrounded by single-family homes on the north, west, and south, and by vacant land to the east. The applicant intends to divide the property into three lots, approximately 37,000 square feet each, and construct custom single-family homes. Access would be provided by a 25-foot private easement along the east property line.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The subject site is located within the Deer Valley Unified School District. The district has confirmed that it has adequate facilities to accommodate the projected number of new students. A copy of the certificate is provided as an attachment.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On March 19, 2013, the applicant mailed 116 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive any response regarding the request either. The applicant's Citizen Participation Final Report is attached.

Due to the issues raised at the August 1, 2013 Planning Commission hearing, the applicant held a second neighborhood meeting on September 23, 2013. Nine city staff and appointed/elected officials and 11 individuals attended. Attendees expressed the following concerns: development of new homes negatively impacting existing property values, that the private access easement would be used as a road in the future to access development to the southeast; poor drainage on the property and throughout the neighborhood; low water pressure and poor electric and cable service in the neighborhood; and that the method of notification for the neighborhood meeting by the applicant was inadequate.

The applicant explained that they wish to split the property into three lots and build three custom single-family homes. They believe the homes will be high quality and will not negatively impact neighborhood property values. APS was contacted about electrical service, and the company does not foresee any issue with providing electric service to three new homes. If a transformer broke in the past, it was most likely old and needed replacing. It is understood that landline phone and cable service would be costly to run to the property; they do not plan on having a landline and plan to have satellite cable. The access easement that is proposed along the east property line will be for private use. It is not a public street and will only be used for accessing

the three proposed homes. If the property to the east is to be developed, access will need to be provided elsewhere. The applicant stated that they did use his company's return address labels on the envelopes for the meeting notification letters and apologized if that discouraged anyone from opening the letter.

Staff from the Glendale Water Services, Engineering, and Community and Economic Development departments were present. The Water Services representative explained that pressure tests were done at several fire hydrants along Escuda Road, and the water pressure meets the city standard minimum of 40 pounds per square inch (psi). The average pressure reading during the testing period was 55 psi at all meters but does dip down to 40 psi during peak morning use. This is very common in residential areas throughout the city. The Engineering representative explained that the property owner will be required to submit a drainage study to show how the new lots will retain their own water runoff. He stated that staff from the Water Services Department would inspect the drain holes in the wall along the north side of Carmel Park to make sure they are functioning properly. A solution may be to either clean the existing drainage ways or construct dry wells to deal with excessive water. Staff from the Community and Economic Development Department explained that if the property to the west of the subject site was developed, plans would need to be reviewed, including how the site would be accessed by vehicles. The property owner of the vacant lot to the east also owns the property to the east of that, so access would need to come from the east. If the owner of any A-1 zoned property north of Carmel Park, between 51st and 55th avenues wanted to subdivide, the owner would need to go through the rezoning process.

Planning Commission Public Hearings:

At the August 1, 2013 Planning Commission hearing, five individuals spoke with concerns about the request. Comments included: a desire for the property to retain its current zoning; a concern that the private access easement would turn into a road to access future development to the southeast; concern of the use of septic systems for the proposed homes; the development of new homes negatively affecting property values; flooding on the property and throughout the neighborhood; questionable water pressure and private utility (electric and cable) services in the neighborhood and how the addition of three homes would impact these services; concern about not receiving the neighborhood meeting notification letter; and garbage trucks causing damage to the proposed private drive. Due to the number and nature of questions, the Planning Commission voted to table the application to allow the applicant to have a second neighborhood meeting.

A Notice of Public Hearing was published in *The Glendale Star* on October 17, 2013. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 18, 2013. The property was posted on October 18, 2013.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed amendment is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.
- The proposal will be compatible with other existing and planned development in the area.

- The proposal will result in a quality living environment and accommodate desired lifestyles.
- The type and quality of house products will be consistent with the intended character of the development.

Analysis:

- SR-17 is the appropriate zoning district and is compatible with the existing Low Density Residential General Plan land use designation.
- The proposed development is designed to be compatible with existing residential development in the area.
- All applicable city departments have reviewed the application and recommend approval.
- The houses will be custom built and require design review upon submittal of a building permit application.

RECOMMENDATION:

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

1. Development shall be in general conformance with the project narrative, site plan, and fire lane access plan for Casa Bonita, dated July 1, 2013.
2. All power lines shall be placed underground.
3. The house constructed adjacent to the south property line shall be single-story.
4. A drainage study shall be provided with the first building plan submittal that describes how off-site flows will be captured and directed to the wall opening at the southwest corner of the property. This may require a private drainage easement on the property.
5. All homes shall be fire sprinklered.
6. "No Parking Fire Lane" signs shall be posted along the east side of the 25-foot access easement.
7. The location of the fire hydrant shall be determined at the time of civil plan review.

ATTACHMENTS:

1. Applicant's Narrative, date stamped July 1, 2013.
2. Site Plan, dated July 1, 2013.
3. Fire Lane Access Plan, dated July 1, 2013.
4. Certification of Adequate School Facilities Form from Deer Valley Unified School District, dated May 21, 2013.
5. Citizen Participation Final Report (without mailing labels), approved June 3, 2013.
6. Vicinity Zoning Map.
7. Aerial Photograph.

PROJECT MANAGER: Karen Stovall, Senior Planner (623) 930-2553
kstovall@glendaleaz.com

REVIEWED BY:



Planning Director



Executive Director

KS/df

PROJECT NAME: CASA BONITA

*PROJECT ADDRESS: 5432 W ESCUDA ROAD, GLENDALE AZ 85308
ZON12-05*

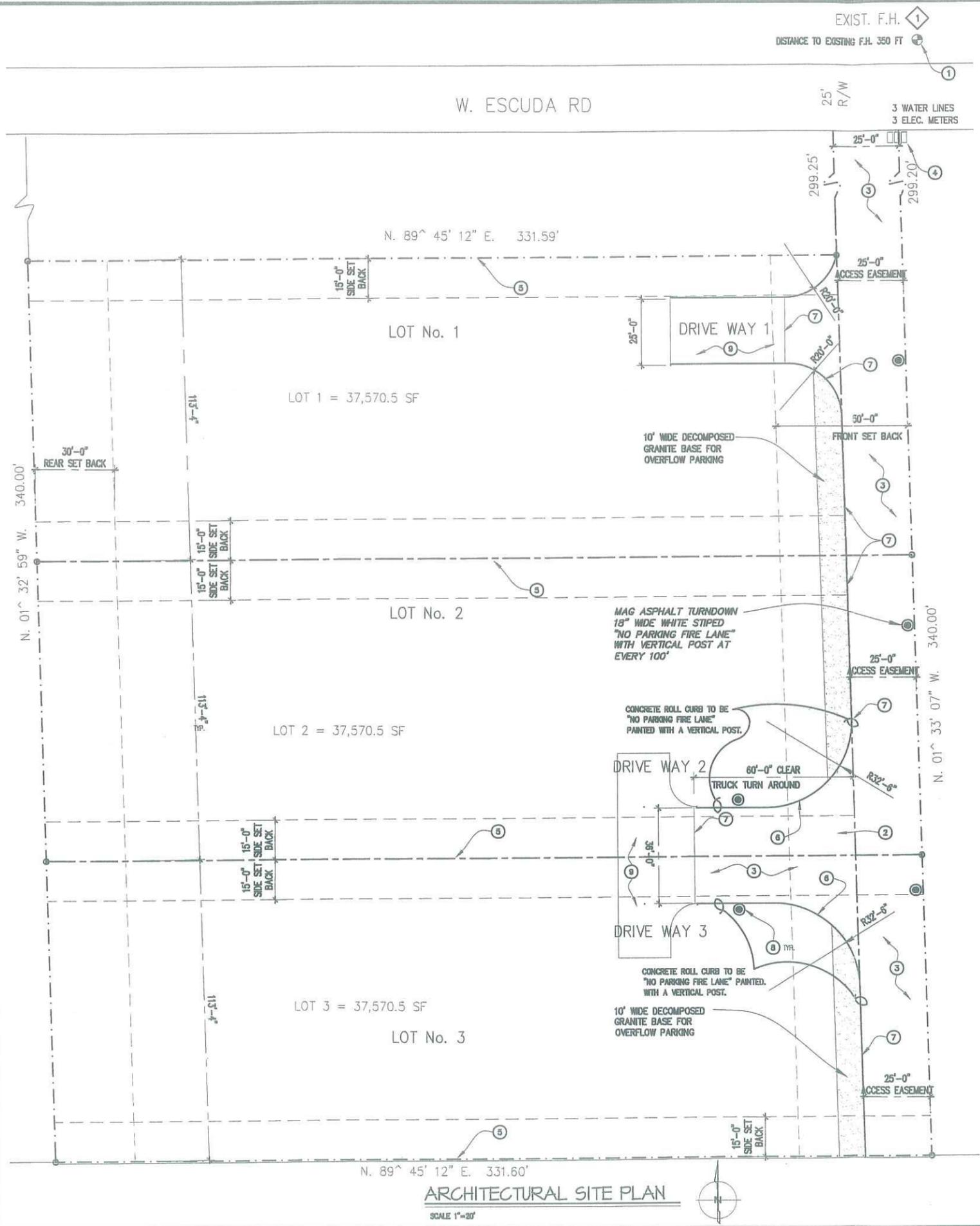
PROJECT NARRATIVE:

The purpose of this request is to rezone approximately 2.8 acres from A-1 (Agricultural) to SR-17 (Suburban Residential). The subject site is surrounded by existing single-family homes.

If the rezoning is approved, we will split the property into three lots through the Minor Land Division process in order to construct single-family homes with sizes ranging from 2,500 to 3,500 square feet. The three lots would be oriented west-to-east. Access to the lots will be provided by a paved private drive off Escuda Road. Construction and maintenance of this drive will be the responsibility of the property owner.

One turn around area for fire and trash collection vehicles will be provided. The proposed custom homes will comply with the City of Glendale design guidelines, including ground mounted mechanical equipment and patio covers with parapet walls or tile roofs and boxed posts. Homes are expected to have stucco exteriors, and the texture and colors will meet all design guidelines. All utility lines adjacent to the development will be placed underground.

We hope to provide the community with single family homes that can benefit the surrounding neighborhood while providing for families to live in a peaceful and safe environment.



ARCHITECTURAL SITE PLAN
SCALE 1"=20'

PROJECT NARRATIVE:

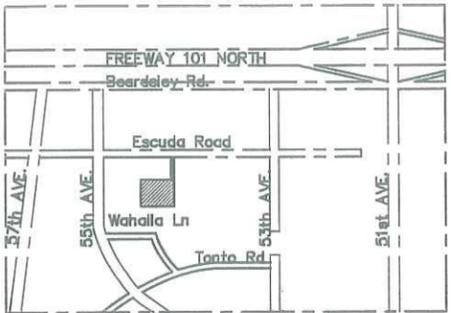
THE PURPOSE OF THIS PROJECT IS TO REZONE THE TWO PROPERTIES FROM A-1 (AGRICULTURAL) TO SR-17 (SUBURBAN RESIDENCE) TO PERMIT A MINOR LAND DIVISION TO CREATE THREE LOTS IN ORDER TO DEVELOPMENT OF SINGLE-FAMILY HOMES.

GENERAL NOTE:

ALL CONSTRUCTION DOCUMENTS AND PLANS WILL NEED TO CONFORM TO THE FOLLOWING CODES: 2012 IBC, 2012 IEBC, 2012 IRC, 2012 UMC, 2012 UPC OR 2012 IPC, 2012 IECC, 2011 NEC, 2010 ADASAD, AND 2009 IFC AND CITY OF GLENDALE AMENDMENTS AND TECHNICAL BULLETINS.

KEY SITE DEVELOPMENT KEYED NOTES:

- 1 EXISTING FIRE HYDRANT
- 2 FIRE DEPARTMENT ACCESS/ TURN ROAD
- 3 NEW ASPHALT PAVING
- 4 NEW (3) WATER METER
- 5 LOT PROPERTY LINE
- 6 "NO PARKING" PAINTED CURB FOR TURNAROUND
- 7 END OF ASPHALT
- 8 NO PARKING VERTICAL POST
- 9 NEW CONCRETE DRIVEWAY
- 10 EXISTING STRUCTURE/HOUSE



VICINITY MAP
NOT TO SCALE

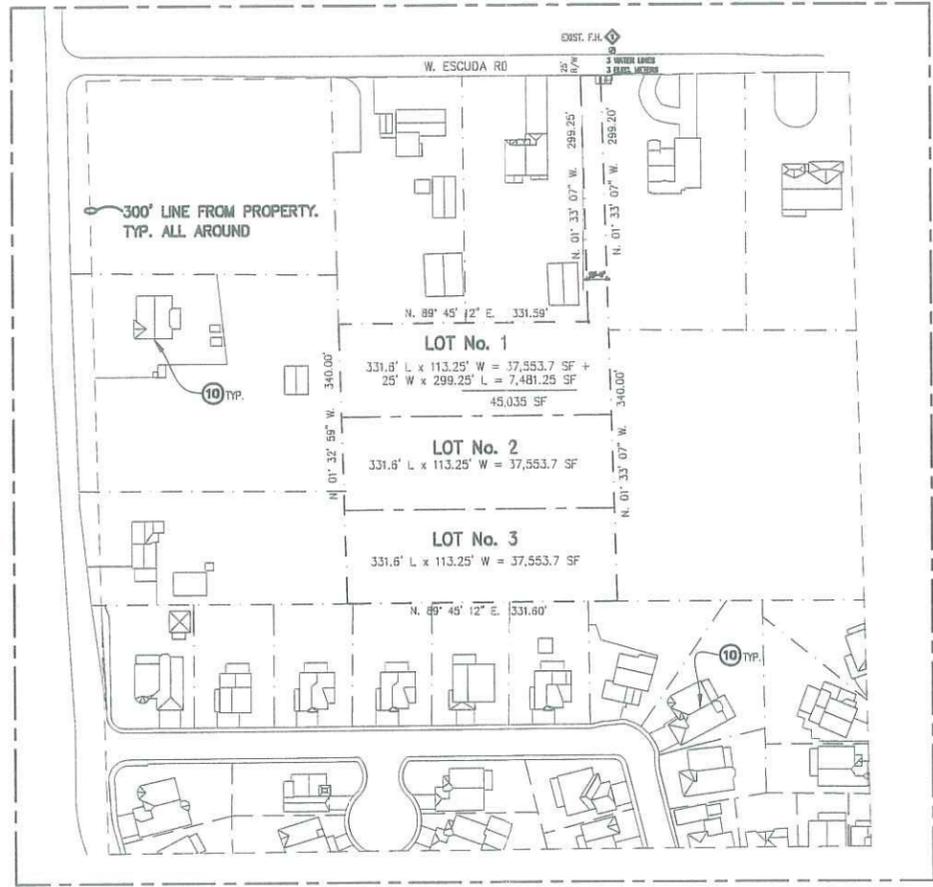
ADDRESS/ LOCATION:
5432 W. ESCUDA RD., GLENDALE, AZ 85308
ASSESSOR'S PARCEL NUMBER:
ANP 200-24-018A
ANP 200-24-018E

APPLICANT:
GABRIEL NOJE

EXISTING ZONING:
A-1 AGRICULTURAL
NEW ZONING:
SR-17 SUBURBAN RESIDENTIAL

NET ACRES:
2.59 (APN 200-24-18A)+ .17 (AREA THAT LEADS TO PROPERTY) = 2.78 ACRES
APPROX. 120,224 SF

GROSS ACRES:
2.59 (APN 200-24-018A)+ .17 (AREA THAT ACCESS TO THE PROPERTY, ANP 200-24-018E)+ .02 (HALF OF THE R.O.W.)= 2.78 ACRES



PROPOSED LOTS
SCALE: 1"=100'-0"

Space + Design Solutions, LLC
Interior Planner
7771 West Keeler Ln.
Chandler, AZ 85325
Email: scull77@cox.net

ALL DIMENSIONS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF SPACE + DESIGN SOLUTIONS, LLC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM SPACE + DESIGN SOLUTIONS, LLC.

REVIEW	DATE

CASA BONITA HOMES
5432 W. ESCUDA RD., GLENDALE, AZ 85308
Rezoning Application Number: ZON12-05
PROPOSED SITE PLAN

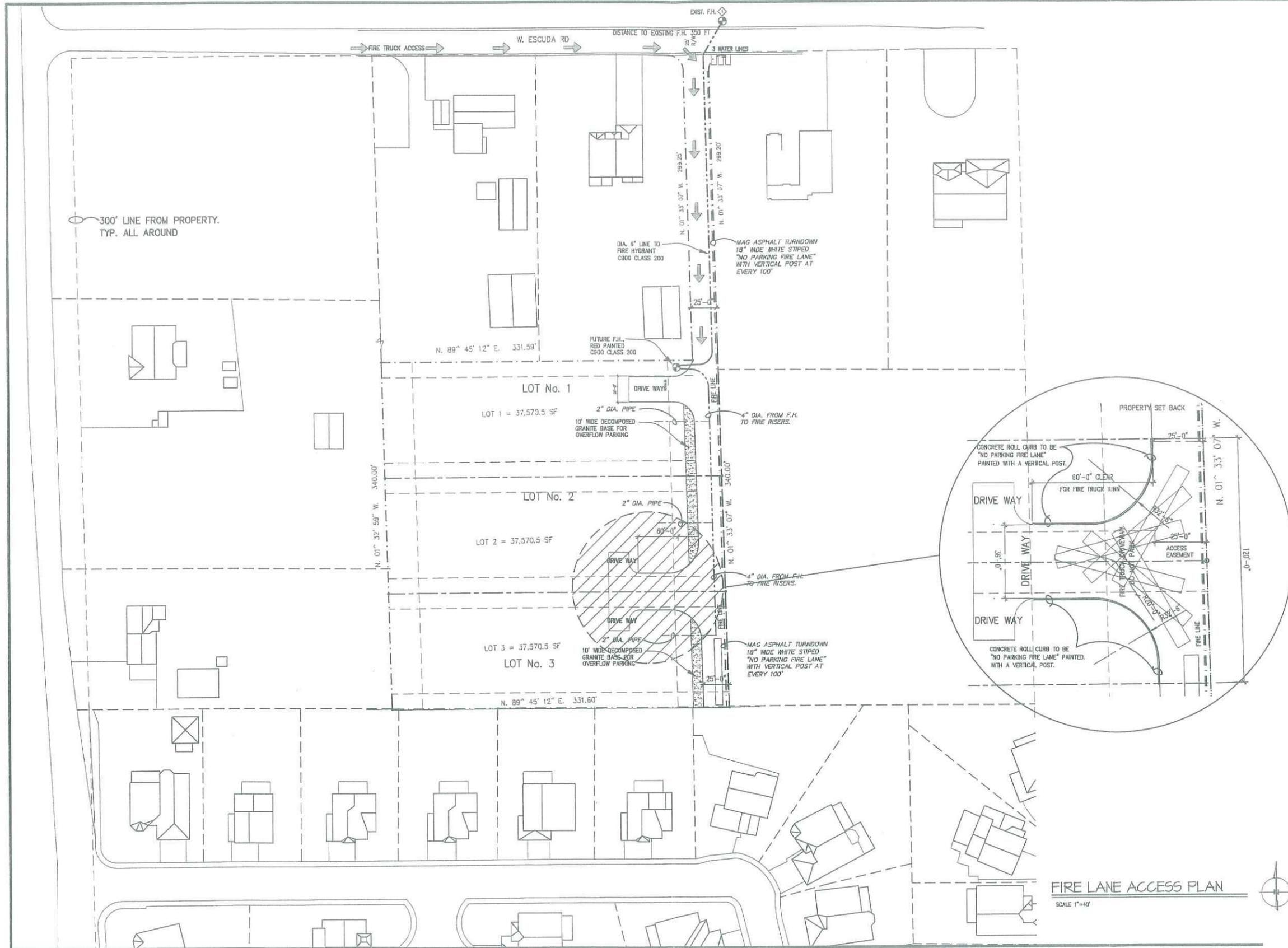
SD2012-03

2/25/2013

1 Team

ZON12-05
July 1, 2013

SP-1



FIRE LANE ACCESS PLAN
SCALE 1"=40'



Space + Design Solutions, LLC
Master Planner
771 West Kessler Ln.
Chandler, AZ 85225
Phone: 480.477.0000
Email: info@space-design.com

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CASA BONITA HOMES
5432 W. ESCUDA RD., GLENDALE, AZ 85308
Rezoning Application Number: ZON12-05
FIRE LANE ACCESS PLAN

JOB NUMBER	SD2012-03
DATE	2/25/2013
DESIGNER	
CHECKED BY	J.P.
DATE	
SP-2	

**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

To Be Completed By School Official (Choose One)

1. X The school district has adequate facilities to accommodate the projected number of new students within the school district attendance area that will be generated by this rezoning request.
2. _____ The school district will have adequate school facilities by a planned capital improvement to be constructed within one (1) year and located within the school district's attendance area affected by this residential rezoning request.
3. _____ The school district has determined an existing or proposed charter school can provide adequate school facilities.
4. _____ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities in a timely manner within the school district's attendance area affected by this residential rezoning request. Details of this agreement are not required.
5. _____ The school does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

If response number five (5) is selected, please provide specific details regarding the factors contributing to the lack of adequate facilities as related to the School Facilities Board Guidelines. Indicate where facilities are not adequate. Attach additional details as necessary.

- A. School Site _____
- B. Academic Classroom Space _____
- C. Classroom Fixtures and Equipment _____
- D. Libraries and Media Centers _____
- E. Auditoriums and Multipurpose Rooms _____
- F. Technology _____
- G. Transportation _____
- H. Science Facilities _____
- I. Arts Facilities _____
- J. Vocational Educational Education Facilities _____
- K. Physical Education-Comprehensive Health Program _____
- L. Other School Facility Areas and Equipment
 - a. Compliance with Building Codes _____
 - b. Building Systems _____
 - c. Building Soundness _____
 - d. Minimum Gross Square Footage _____
 - e. Critical Health or Safety Issues _____

School District Deer Valley Unified School District
 Representative Name (Please Print) JAMES F. MIGLIARINO
 Representative Signature [Signature]
 Title ASSOCIATE SUPERINTENDENT Date 5/21/2013 Application No. ZON12-05

The completed Certification of Adequate School Facilities should be forwarded to:

Karen Stovall, Senior Planner
 City of Glendale Planning Department
 5850 West Glendale Avenue, Suite 212
 Glendale, Arizona 85301

*CITIZEN
PARTICIPATION
FINAL REPORT*

*CASA BONITA PROJECT
5432 W. ESCUDA ROAD, GLENDALE, AZ 85308
ZON 12-05*

*PREPARED BY:
DALINDA JIMENEZ
SITE PLAN DESIGNER*

*Submitted: May 22, 2013
Review: May 3rd, 2013*

APPROVED
6/3/13
Y.S.

CITIZEN PARTICIPATION FINAL REPORT

CASA BONITA PROJECT

- 1) A "Citizen Participation Final Report" cover letter is attached.
- 2) I am requesting to REZONE two parcels A.P. N. # 200-24-0019A (parcel No. 1 and parcel No. 2) from A-1 (Agricultural) to SR-17 (Suburban Residential) located at 5432 W Escuda Road, Glendale, AZ 85308 in the Cholla District. The SR-17 zoning will permit us to divide the property in three lots to develop a single family residence on each. A private easement access from Escuda Road will provide vehicular access to the three properties.
- 3) Brief overview of the elements of our Citizen Participation Plan:
 - A Neighborhood Meeting was used as a technique to approach all neighbors within a radius of 500 feet, all individuals in the list of "Interested Parties, and individuals in the Additional list provided by the City of Glendale Planning Department.
 - No Home Owners Associations were listed in this area.
 - Meeting was held in a Public room at Foothills Recreation Center.
- 4) Notification letters were sent on March 19, 2013.
- 5) Attached is the specific area map (in the 500' radius) where residents and property owners who were notified are located.
- 6) There is no Homeowners Associations nor registered neighborhood groups in this area. The list of "Interested Parties" and Additional list that were notified via mail are as follows:

Additional Notification List

1. City of Glendale Mayor's Office, Mayor Scruggs
2. Karen Stovall, Senior Planner -Planning
3. Glendale City Council Office, Council member Martinez
4. Diana Figueroa, Senior Secretary -Planning

~~Additional list~~ Interested Parties

- | | |
|----------------------|---------------------|
| 1. Karen Aborne | 13. Joyce Clark |
| 2. Doug Attig | 14. Mike Depinto |
| 3. Bob Bohart | 15. Asley Gentner |
| 4. Almon Davis | 16. Susan Ferrell |
| 5. Daniel Streyle | 17. Mark Garratt |
| 6. Barbara Fennema | 18. Magi Shreck |
| 7. B. Garland | 19. Debra Kist |
| 8. Diane Hand | 20. Michael Socaciu |
| 9. Arline Yzquierdo | 21. Mary Smith |
| 10. Richard Schwartz | 22. Diana M. Seger |
| 11. Harriet Agius | 23. Tom Traw |
| 12. A.I. Babineau | 24. Daniel Drew |

- | | |
|--------------------------|---------------------------|
| 25. Judy Farr | 26. John Kolodziej |
| 27. Dennis Gerhard | 28. John and Sue Jones |
| 29. Patty Wyrick | 30. Georgia Knox |
| 31. Kathleen Lewis | 32. Carrie and Mitch Meek |
| 33. Laura Rakoczynski | 34. Christian Williams |
| 35. Jeff Blake | 36. Elaine Scruggs |
| 37. Mel Smith | 38. Mickey Lund |
| 39. Dave Trish | 40. Don Tate |
| 41. The Arizona Republic | 42. Gary Sherwood |
| 43. Terry Lane | 44. Cheri McCloskey |
| 45. Bill Norgren | 46. Valley Partnership |
| 47. William Ray | 48. Cathy Cheshier |

- 7) *A Neighborhood Meeting scheduled on April 1st, 2013 was held as a means for individuals and property owners to participate in the discussion of the proposal.*
- 8) *Notification letters were sent to 116 individuals and property owners (within a 500' radius, list of "Interested Parties, and list of Additional list.) City staff and the council member for the Cholla District attended. There were no other attendees.*
- 9) *No concerns about the request were discussed at the meeting.*
- 10) *No concerns were voiced at the meeting, so no modifications were made.*
- 11) *Attached is the Notification letter sent to all individuals in within the 500' radius, "Interested Parties, and the Additional Notification list and the Neighborhood Meeting Sign in Sheet. The Meeting Sign-in sheet is also attached.*
- 12) *Attached is the Appendix (mailing list of individuals and property owners to whom the Notification letter was sent).*

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:

ESCUDA ROAD REZONE

LOCATION:

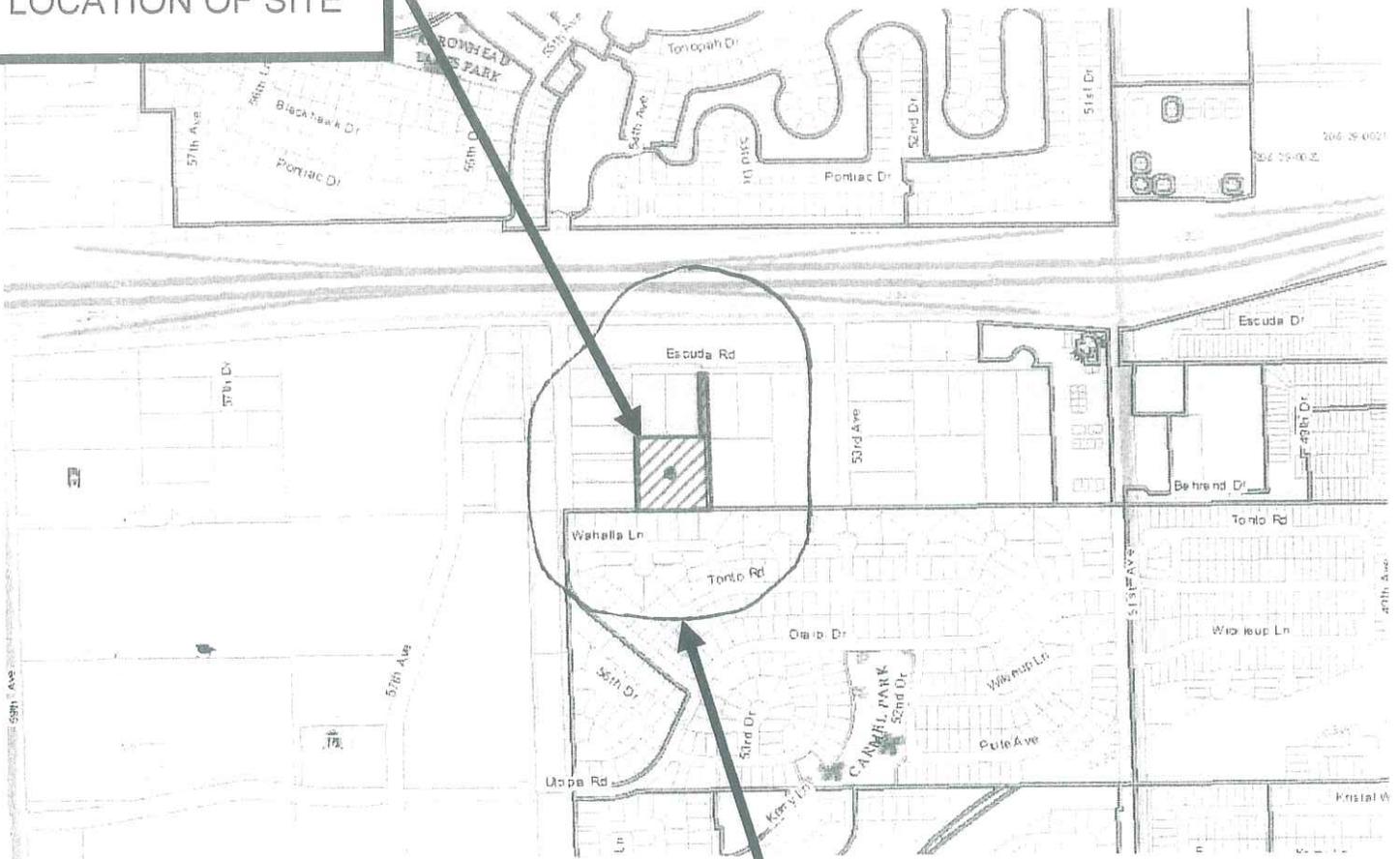
Approx. 630' east of 55th Avenue, on the south side of Escuda Road

The applicant is requesting to rezone from A-1 (Agricultural) to SR-17 (Suburban Residential). The rezone would permit the property to be divided into three lots for the development of single-family homes.

ZONING DISTRICT: A-1

COUNCIL DISTRICT: Cholla

LOCATION OF SITE



NORTH



500' NOTIFICATION AREA

March 11, 2013

Dalinda Jimenez
771 W. Kesler Lane
Chandler, AZ 85225
email: dalindajimenez@cox.net
cell: (480) 678-5190

RE: REZONING FROM A-1 (AGRICULTURAL) TO SR-17 (SUBURBAN RESIDENTIAL)

Dear Neighbor:

This letter is to inform you that I am applying for a rezoning in the City of Glendale. The property is located at 5432 West Escuda Road, Glendale, AZ 85308 in the Cholla District.

The SR-17 zoning (single family residence) will permit us to design and build new homes on this property. The two parcels that are part of the property (Parcel #1 access road and Parcel #2 the lot) will be divided in three lots with approximated dimensions of 113' North to South x 305' East to West. With houses of 3,500 SF max. of liveable space and covered entry and back patios. Setbacks at each side will be 15 feet, setbacks at the front will be 25 feet, and setbacks to the rear of the property will be 30 feet.

Adjacent property to the East is vacant. Property to the South is a single family subdivision and to the West and North there are single family houses. The three proposed lots will have single family residences that will enhance the area by providing quality medium size houses that will show an array of design quality by proposing variation on roof heights -flat roof with parapets, pitch/sloped roof with concrete tiles, and a variation on the exterior wall design -some rock/ stone veneer, columns, arched windows, boxed columns, 10 feet high entry doors, etc.

I have included the proposed land division map with this letter for your review. A neighborhood meeting will take place on April 1 st, 2013 at 6:00 P.M., at Foothills Recreation Center 5600 W Union Hills Dr., Glendale AZ 85308. Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact Karen Stovall with the City of Glendale Planning Department at (623) 930-2553 or Kstovall@glendaleaz.com.

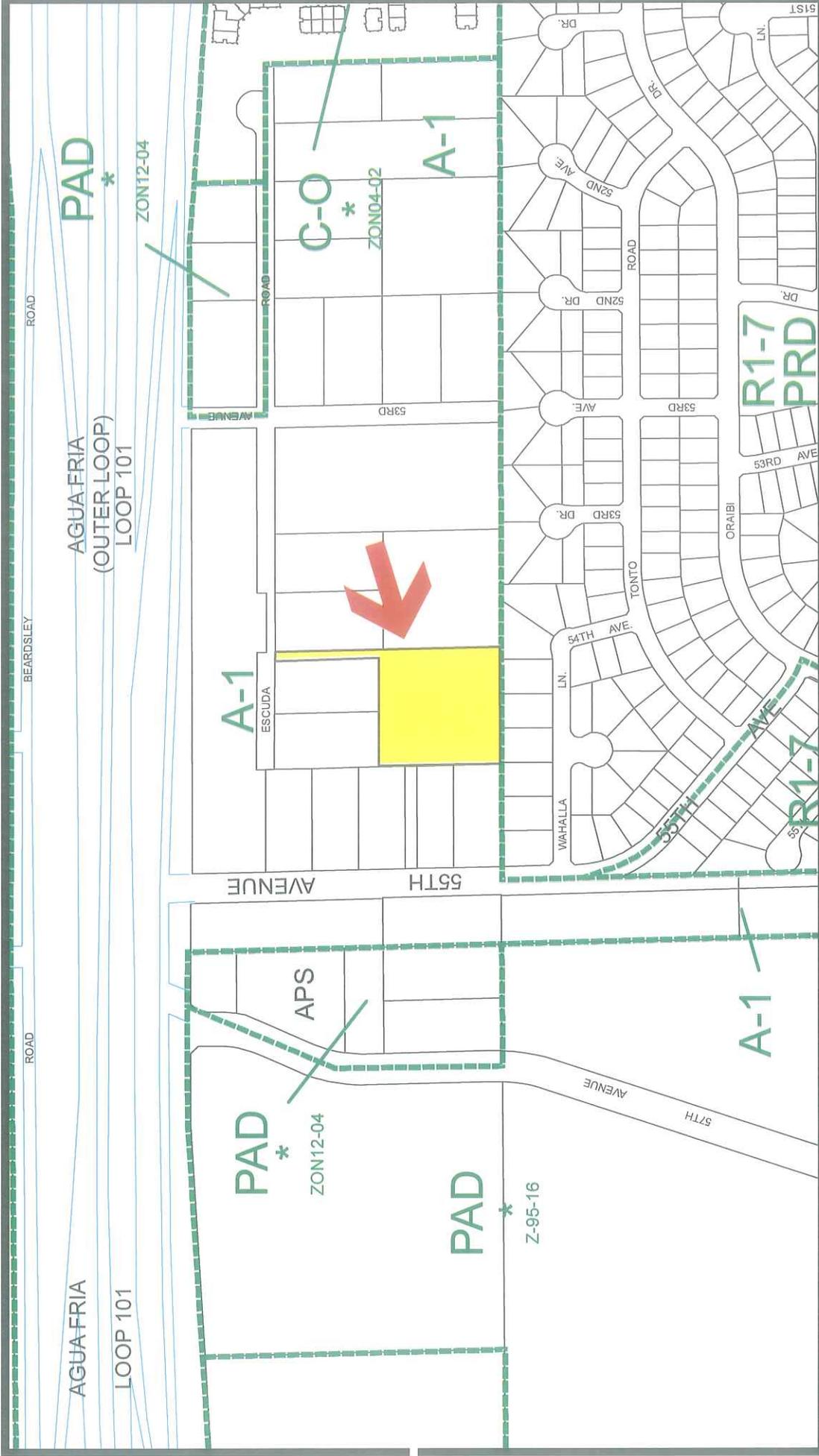
Sincerely,

Dalinda Jimenez

APPENDIX

*CITIZEN PARTICIPATION
FINAL REPORT
MAILING LIST:
-PROPERTY OWNERS
-INTERESTED PARTIES
-ADDITIONAL LIST*

*CASA BONITA PROJECT
5432 W. ESCUDA ROAD, GLENDALE, AZ 85308
ZON 12-05*

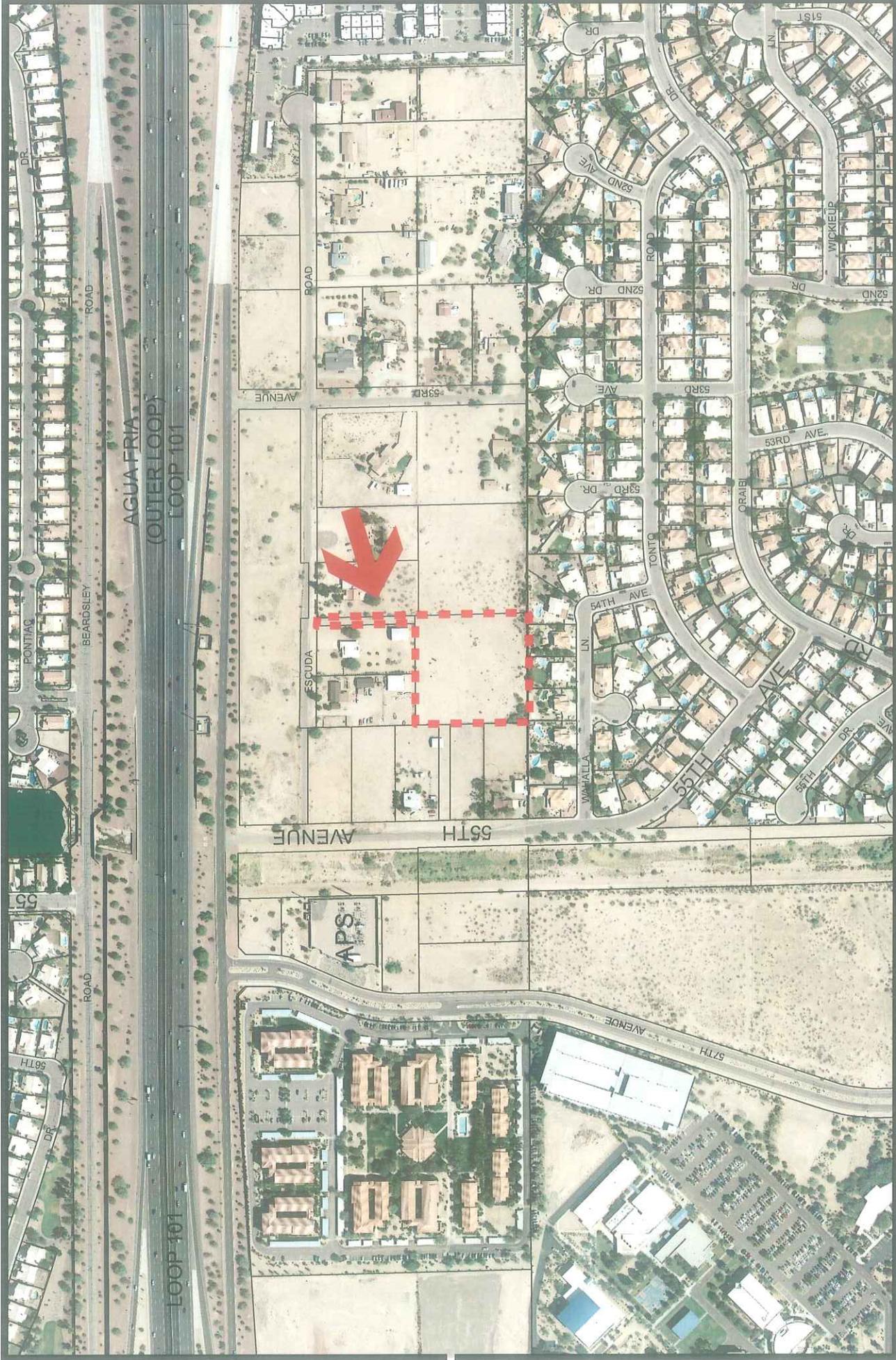


CASE NUMBER
 ZON12-05



REQUEST
 REZONE FROM A-1 (AGRICULTURAL)
 TO SR-17 (SUBURBAN RESIDENTIAL).

LOCATION
 5432 W. ESCUDA ROAD



Aerial Date: November 2012



CASE NUMBER
ZON12-05

