

Citizen Participation Final Report
for
Zanjero Apartments

Located at the northeast corner of Zanjero Boulevard and Cabela Drive

A Minor General Plan Amendment & Rezoning Requests
Application Numbers: GPA15-02 & ZON15-07

Owner
Zanjero Glendale LLC
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Phoenix, AZ 85014

Prepared by:
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ATTORNEYS AT LAW

Prepared:
December 17, 2015

RECEIVED

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Glendale Planning Dept.

CITIZEN PARTICIPATION FINAL REPORT

Zanjero Apartments

Minor General Plan Amendment and Rezoning requests

PROJECT DESCRIPTION

This request is submitted by Fore Property Company ("FORE"), one of the nation's leading developers, builders, and managers of residential multifamily housing. The company is a full service, national real estate company. Over the last thirty years, FORE has developed over 77 communities comprising more than 18,000 units. FORE currently manages 37 properties in 12 states. Having been in business for more than 30 years, FORE has proven its long-term stability and financial strength.

The purpose of the proposed Minor General Plan Amendment and companion PAD ("PAD") zoning request is to amend the current approvals on the property and to create specific standards to guide the development of the approximately 18 gross acre (16.5 net acre) subject property located northeast corner of Zanjero Boulevard and Cabela Drive. The subject property is located within the approved 158-acre Zanjero PAD development, which was approved by the City Council in 2003.

The General Plan Amendment and Rezoning request will involve approximately 18 acres and will rezone the property from PAD to PAD to allow for the development of a Multi-Family Residential community which implements the vision of the City of Glendale for the development near the Sport and Entertainment district.

Two requests are being processed concurrently. The first request is for a Minor General Plan Amendment ("GPA"). The Minor General Plan amendment seeks to change "Corporate Commerce Center" ("CCC") land use designations to "High Density Residential" ("HDR-12-20 du/ac"). The companion rezoning request seeks to rezone the property from PAD (Planned Area Development) to PAD-Multiple Family Residential to allow the property the opportunity to develop with multi-family residential uses within the context of common circulation, landscape and design themes.

Zanjero Apartments is designed as a high quality multi-family residential community. This proposal provides Glendale residents who are looking for high end rental housing with resort style amenities that are maintained professionally; easy accessibility to nearby shopping and entertainment area of Jobbing.com arena, Westgate, and the University of Phoenix Stadium and office, businesses in the surrounding area and nearby freeway access. This multi-family residential development request will support the area's restaurants, retail shops, and support services.

The "High Density Residential (12-20 du/ac)" land use designation allows this parcel to be developed with a land use that acts as a transition from 91st Avenue and is one that

will be compatible with the other planned retail and employment uses in the surrounding area.

This amendment will also enhance the opportunities for high-quality employment for professionals, technical experts and highly skilled labor surrounding the Glendale Municipal Airport, the St. Joseph at Westgate Medical Hospital and future employers by introducing additional housing diversity for employers. The larger employment area has lacked diversity of housing opportunities that is important to attracting major employers.

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 12, 2015, Earl, Curley & Lagarde P.C. mailed the required Neighborhood Meeting Notification/Invitation letter. There were a total of 171 letters mailed to: all property owners within 500-feet of the subject site (as provided by the Maricopa County Assessor data base), all 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. According to the Planning Department, there were no registered Glendale Homeowners Associations or Registered Neighborhood Group near the subject site.
- The list of adjacent property owners, interested parties, the Mayor's office, the City Council office, and the Planning Department, along with assessor's map exhibit which shows which property owners were notified is provided (see *Appendix*).
- The letter invited residents to attend a neighborhood meeting in the area at Residence Inn Phoenix Glendale Sports & Entertainment District-Grand Canyon Room, 7350 N. Zanjero Boulevard, Glendale, AZ 85305 on Monday, November 30, 2015 @ 6:00 PM. The letter provided a brief explanation of the proposed application and explained the purpose of the meeting and included an aerial exhibit and site plan (see *Appendix*).
- 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. The letter also provided the name and email of the City's Planner handling this case.

Neighborhood Meeting

- The neighborhood meeting was held on Monday, November 30, 2015 @ 6:00 PM to inform those in attendance of the proposed application. Only 1 person and Tabitha Perry, Assistant Planning Director, attended the meeting and they registered their attendance on the sign-in sheet (see *Appendix*). The single attendee indicated that he represented Teetsel Properties, who manages Westgate property to the south of the subject site.
- Ed Bull, on behalf of the FORE, opened the meeting with a brief review of the proposed use and proposed General Plan Amendment and Rezoning requests. Mr. Bull explained the existing General Plan land use designation, the existing zoning on the property and the nature of the requests.
- Mr. Bull explained that the requests were for the approximately \pm 18 acres of the overall 158 acre Zanjero property.
- Mr. Bull further explained that the existing **Zanjero** PAD zoning of the property allows for a mixed-use development. He explained that Zanjero Apartments is Multi-Family residential community with lots of amenities.
- Exhibits were shown to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for questions and comments from the attendees.
- Reaction to the overall plan and requests was positive from the only individual in attendance.

The questions from the neighborhood meeting consisted of:

Questions:	Responses:
What is the proposed density?	It was stated that the proposed density for this project would be 18.30 du/gross acres.
Are carport and/or garage being proposed?	It was stated that both carports as well as garage stalls would be provided.
What is the unit mix?	It was explained that the unit mix would generally consist of: 175 one bedroom units, 147 two bedroom units and 18 three bedroom units for a total of 340 units.
What is the request?	Two requests were filed and are being processed

	concurrently. The first request is for a Minor General Plan Amendment ("GPA"). The Minor General Plan amendment seeks to change "Corporate Commerce Center" ("CCC") land use designations to "High Density Residential" ("HDR-12-20 du/ac"). The companion rezoning request seeks to rezone the property from PAD (Planned Area Development) to PAD-Multiple Family Residential to allow the property the opportunity to develop with multi-family residential uses within the context of common circulation, landscape and design themes.
Who is the property owner?	The property owners is Zanjero Glendale LLC, Contact: Ron Winchell, 8978 Spanish Ridge Avenue Suite 100, Las Vegas, NV 89148
What is the timing of Development?	It was explained that the timing was depended on the General Plan Amendment and Rezoning approvals as well as the construction plan review and approval. It was estimated that construction could occur 6-8 months after the rezoning entitlements.
What is the schedule?	Tentatively looking to go to Planning and Zoning Commission hearing in February 2016.

- Between November 30, 2015 and today's date December 17, 2015, there have been no other no concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, 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 this application.
- This concludes the Citizen Participation Final Report for the proposed Zanjero Apartments property located at the northeast corner of Zanjero Boulevard and Cabela Drive.

APPPENDIX

EARL, CURLEY & LAGARDE, P.C.

ATTORNEYS AT LAW

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November 12, 2015

RE: *Neighborhood Meeting*
General Plan Amendment-Minor and Rezoning
Application Numbers: GPA15-02 and ZON15-07
Northeast corner of Zanjero Boulevard and Cabela Drive

Dear ***Property Owner, Interested Party or Homeowners Association:***

The purpose of this letter is to inform you that we, on behalf Fore Property Company ("FORE"), have filed a minor General Plan Amendment and Rezoning for PAD ("Planned Area Development") to allow a luxury style gated multi-family residential community on a 18 gross acre site located at the northeast corner of Zanjero Boulevard and Cabela Drive in Glendale, Arizona (See "Site" on the enclosed Aerial Photo). The subject property is located within the approved 158-acre Zanjero PAD development which was approved by the City Council in 2003. In addition to the information in this letter, we also invite you to attend our neighborhood meeting to learn more about our requests.

Two requests were filed concurrently. The first request for the Minor General Plan Amendment ("GPA") seeks to change the "Corporate Commerce Center" ("CCC") land use designation to "High Density Residential" ("HDR-12-20 du/ac"). The companion rezoning request seeks to rezone the property from PAD (Planned Area Development) to PAD-Multiple Family Residential to allow for the multi-family residential uses within the context of master planned circulation, landscape and design themes as shown on the attached Site Plan. These requests are intended to apply to the +/- 18 acre subject site.

The Neighborhood Meeting will be held on:

Monday, November 30, 2015 @ 6:00 PM

Residence Inn Phoenix Glendale Sports & Entertainment District

Grand Canyon Meeting Room

7350 N Zanjero Blvd

Glendale, AZ 85305

This proposal by FORE is to build an environmentally responsive, fully amenitized 340 unit, gated multi-family rental community to be known as ***Zanjero Apartments***. As designed, the two-story residential buildings are placed along the Zanjero Boulevard frontage and the three-story buildings are placed internal to the property. This design concept allows for an appropriate transition in heights from Zanjero Boulevard and eliminates any canyon effect along the street frontage. It also provides for a better and more attractive streetscape. The development proposes

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seven distinct 1, 2 and 3-story building types and will consist of units which range from 1-level garden flats to loft-style apartments. A clubhouse with a social area and model dwelling units adjacent to the common open space areas is proposed. The development also accommodates one, two and three bedroom units.

If you are unable to attend and review our proposal please contact Stephen Earl at (602) 265-0094 or e-mail: searl@ecllaw.com with any questions or Ric Toris at (602) 265-0094 or e-mail: rtoris@ecllaw.com at Earl, Curley and Lagarde. You may also contact Ed Bull from the Burch and Cracchiolo Law Firm who we have teamed up with on this case. Ed can be reached at (602) 234-9913 or e-mail: ebull@bcattorneys.com. The City's project coordinator is Tabitha Perry who can be reached at (623) 930-2595 or tperry@glendaleaz.com.

We hope you can join us on Monday, November 30, 2015 but, if you cannot, please contact us with any questions or comments.

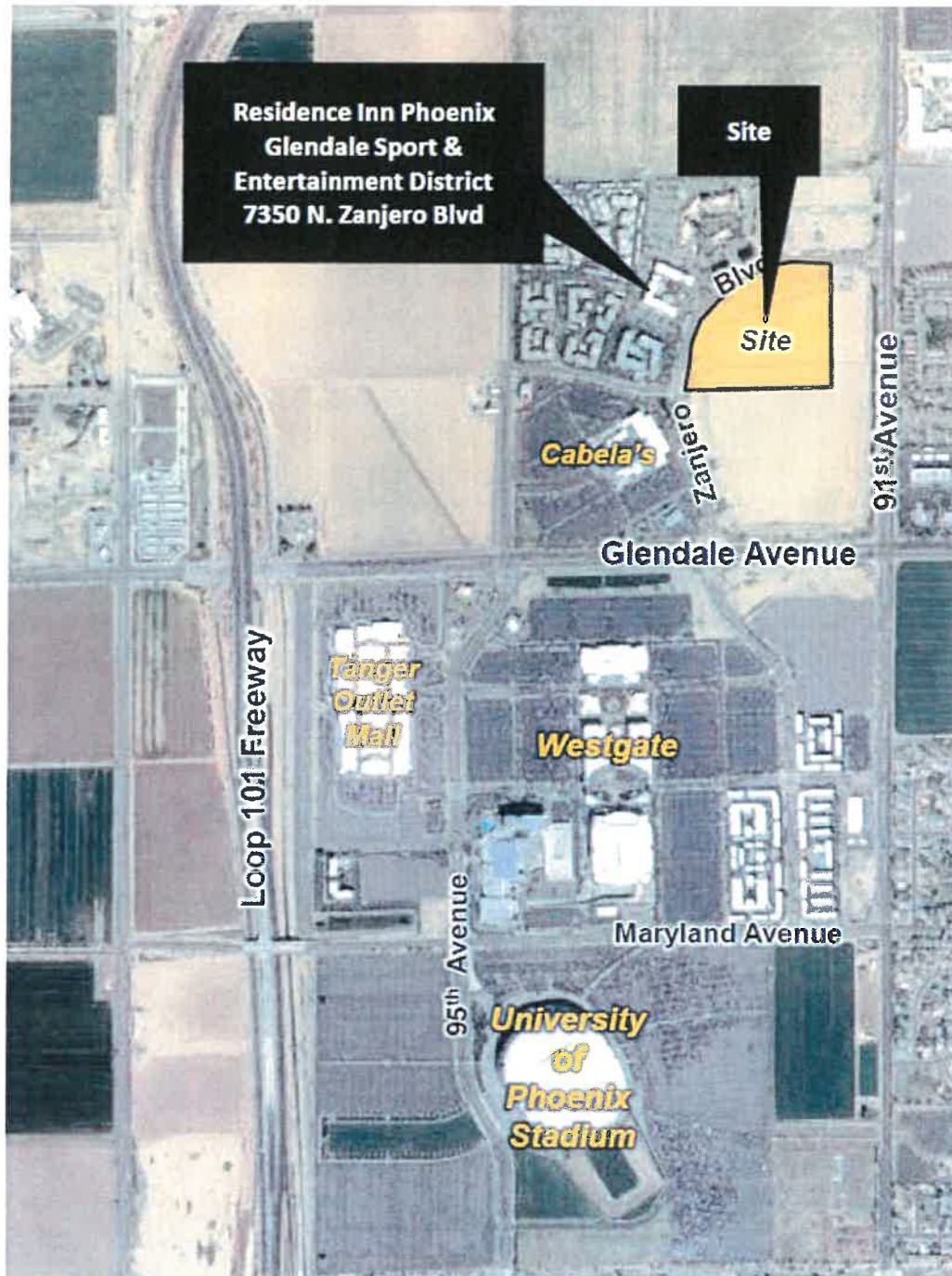
Very truly yours,

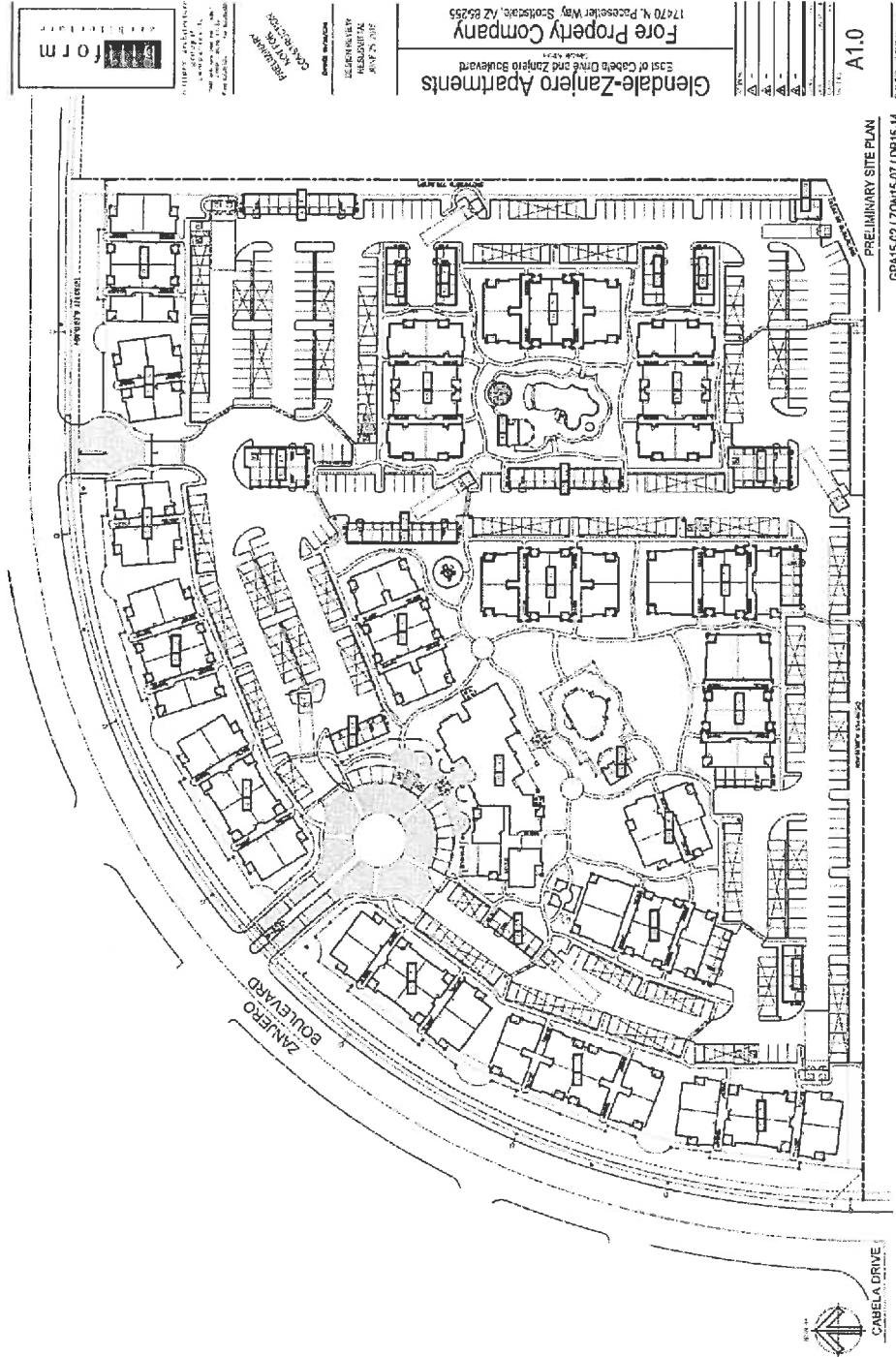

Stephen C. Earl

Very truly yours,


for Ed Bull

C: Tabitha Perry, City of Glendale





101-55-0441



Date: November 12, 2015