

**Citizen Participation Final Report**  
for  
*Westgate Village*

**8847 West Glendale Avenue, Glendale, Arizona**

**A PLANNED AREA DEVELOPMENT**  
**Southeast corner of Glendale Avenue and 89<sup>th</sup> Avenue**  
**Case Nos.: GPA16-02 and ZON16-01**

Prepared by:  
**EARL, CURLEY & LAGARDE, P.C.**  
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Prepared:  
May 27, 2016

**COMPLETED**  
*Alberta King* 7/8/16  
**Glendale Planning Division**

**CITIZEN PARTICIPATION FINAL REPORT**  
***Westgate Village***  
Minor General Plan Amendment and Rezoning requests

**PROJECT DESCRIPTION**

Santé Partners (“Santé”) is collaborating with Holiday Retirement (“Holiday”) and the property owners to develop the approximately 19 acre property located at the southeast corner of Glendale Avenue and 89th Avenue.

The purpose of the proposed PAD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. This request is an assemblage of several properties that have been vacant-with the exception of one old and dilapidated house. Records show that this house was built in 1957 and has been in severely deteriorated condition for many years. The overall property is rectangular in shape and generally bounded by Glendale Avenue on the north, 89th Avenue (alignment) on the west, an existing single-family residential project on the east and a single-family residential neighborhood on the south. The rectangular shaped property enjoys approximately 633-feet of Glendale Avenue frontage in the western portion of Glendale very near the Westgate commercial, sports and entertainment area.

Two requests are being filed concurrently with this PAD to allow the northern portion of the property to be developed with a Senior Independent Living community and/or small Office component, with a neighborhood of single family homes on the southern portion-all in a cohesive setting. The first request seeks a Minor General Plan Amendment (“GPA”) to change the existing Medium Density Residential (3.5 to 5.0 du/ac) land use designation to Medium-High Density Residential (5 - 8 du/ac) and High Density Residential (20 – 30 du/ac). The second companion request seeks to rezone the approximate 19 acre property from the current A-1 (“Agricultural”), C-0 (“Commercial Office”) and R1-6 (“Single Family Residential”) to Planned Area Development (“PAD”) to allow for the development of this master planned development, which implements the City’s vision for new residential development along the Glendale Avenue corridor. The resulting project will be called ***Westgate Village***

**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 April 25, 2016, Earl, Curley & Lagarde P.C. mailed the required Neighborhood Meeting Notification/Invitation letter. There were a total of 251 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 Desert Mirage Elementary School (Cafeteria), 8605 W. Maryland Avenue, Glendale, Arizona 85305 on Wednesday, May 11, 2016 @ 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 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 Wednesday, May 11, 2016 @ 6:00 PM to inform those in attendance of the proposed applications. Only 5 persons and Tabitha Perry, Assistant Planning Director, attended the meeting and they registered their attendance on the sign-in sheet (*see Appendix*). The neighbors indicated that live in the subdivisions to the east and south of the subject site.
- The neighborhood meeting was set up in an open house format with 3 stations. The first station included: An overall aerial photo showing the site and surrounding context, the existing and proposed general plan land use designations and the overall PAD master plan. The second station included: overall Master plan, Site Plan enlargement of the residential portion of the PAD,

examples of house products, interior house photos, and examples of open space amenities. The third station included: Overall master plan, Site Plan enlargement of the Independent Living Community, building elevations, renderings of the building, line of sight study and example of amenities.

- Members of the development team were at each station to provide detailed information about the project.
- Station 1: A brief review of the proposed uses and proposed General Plan Amendment and Rezoning requests was provided at the first station. It was explained that two requests are being filed concurrently with this PAD to allow the northern portion of the property to be developed with a Senior Independent Living community and/or minor Office, with a neighborhood of single family homes on the southern portion in a cohesive setting. It was further explained that the first request seeks a Minor General Plan Amendment (“GPA”) to change the existing Medium Density Residential (3.5 to 5.0 du/ac) land use designation to Medium-High Density Residential (5 - 8 du/ac) and High Density Residential (20 – 30 du/ac) and that the second companion request seeks to rezone the approximate 19 acre property from the current A-1 (“Agricultural”), C-0 (“Commercial Office”) and R1-6 (“Single Family Residential”) to Planned Area Development (“PAD”) to allow for the development of a master planned development
- Station 2: Detailed information regarding the southern residential portion of the project was provided at station 2. It was explained that the southern +/- 11 acres was planned as a single family residential community designed around its own entrance, a loop street pattern with a large interior central open space/amenity area that acts as the project’s main focal point, as well as generous landscaping down 89<sup>th</sup> Avenue. Example representations of house product photos, both exterior and interior, were shown.
- Station 3: Detailed information regarding the northern residential portion of the project was provided at station 3. It was explained that this portion of the master plan was designed as a senior independent living community. The main senior living building offer a high level of resident services, including dining, library, transportation, housekeeping, laundry, exercise/wellness and activity programming. It was further explained that the proposed senior living community offered a homelike environment in which residents enjoy meals, social activities, housekeeping and other services. Renderings of the main independent living building were shown to provide interested residents with an understanding of how the building would look from 89<sup>th</sup> Avenue, Glendale Avenue and from their neighborhood. Line of sight drawings were also provided to illustrate that the building would be more than a football field away from adjacent neighbor’s rear yards. This intervening expansion parcel would either be senior living cottages or modest professional offices that would further insulate the neighbors.

- Exhibits were shown at each station 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 at each station.
- Reaction to the overall plan and requests was positive from those in attendance.

The questions from the neighborhood meeting consisted of:

Questions/Comments:	Response:
What are the requests?	Two companion requests are being filed concurrently. The requests are: 1) a Minor General Plan Amendment to amend the General Plan Land Use map from "3.5-5 MDR" to "Medium-High Density Residential MHDR" and "High Density Residential HDR." The MHDR is for the proposed single family residential component and the HDR is for the senior independent living community; and 2) a companion rezoning from C-O, A-1, and R1-6 to PAD ("Planned Area Development").
What is being proposed?	This PAD proposes a unique development, which includes a senior independent living community, senior cottages or small scale office and single family residential on 19 acres at the southeast corner of Glendale Avenue and 89 <sup>th</sup> Avenue. The proposed PAD is a master planned development that will allow the northern portion of the property to be developed with a Senior Independent Living community and/or Office, and the southern portion with a neighborhood of single family homes in a cohesive setting.
When is the expected start of construction?	Tentative hearing schedule for Planning Commission is August followed by City Council in September. If approved, construction of the Independent Living facility would likely commence by the end of 2016.
What types of amenities are being proposed in the Independent Living facility portion?	<p>Holiday of Glendale is a senior Independent Living community which provides a homelike environment in which residents enjoy meals, social activities, housekeeping and other services. The community will be staffed with chefs, cooks, and servers, an activities director, housekeepers, managers, and a maintenance engineer.</p> <p>While each residential unit has a living/dining space</p>

	<p>and full kitchen residents have the option to dine in the restaurant style dining room.</p> <p>The interior amenities for residents include:</p> <ul style="list-style-type: none"> <li>○ a bistro,</li> <li>○ home health office,</li> <li>○ salon/barber shop,</li> <li>○ restaurant style dining,</li> <li>○ private dining room,</li> <li>○ fitness gym,</li> <li>○ country store,</li> <li>○ card tables,</li> <li>○ pool tables,</li> <li>○ library/reading areas,</li> <li>○ meeting room, and convertible multi-purpose/event area.</li> </ul> <p>In Addition, the building will be equipped with an alert system for assistance, Wi-Fi, and commercial laundry service to create a very comfortable residential community.</p> <p>Holiday of Glendale also provides outdoor spaces and amenities. The generously landscaped site will feature an outdoor pool, fountain, bistro and dining seating, shaded seating areas, and courtyard gardening.</p>
<p>What types of amenities are being proposed in the KB Home portion?</p>	<p>The single family development plan provides approximately 16.5 percent open space. The central open space, located off of the main entrance, incorporates a Ramada with BBQ grill and picnic table, tot-lot, pedestrian walkways, and a large turf area for active recreation. A series of active landscape open spaces and landscape walkways provide pedestrian connections between residential units and blocks and allow access to the central open space recreation area.</p>
<p>What is proposed in Area B?</p>	<p>The focus of this parcel is for expansion of the senior independent living community with smaller scale senior living units with reduced height and density, such as senior townhomes, cluster homes, courtyard homes or cottages. These uses would be allowed to share the interior and exterior amenities of the main building in Area A.</p>
<p>What is the expected rent for the Independent Living facility?</p>	<p>The average rental rate is estimated to be \$2,800 per month.</p>
<p>Comment was made that the</p>	<p>Thank you.</p>

cross-section exhibit helped them understand the distance between the neighborhood and Independent Living facility.	
Comment was made that this is an attractive project.	Thank you.
Comment was made that the Independent Living facility had attractive interior amenities and outside pool area and garden area.	Thank you.
Comment was made that they were more comfortable knowing the minimum age was 55 and the average age is 75 simply because it was not going to be a traditional multi-family project that would generate a lot of noise and/or traffic.	Thank you.
Comment was made that the Independent Living facility seems to be a better fit than Multi-family because it creates less traffic and less traffic impacts to the area.	Agree.
Comment was made that the lack of potential noise that would typically be associated with multi-family was a benefit to the development.	Thank you.
What is the expected price range of homes for KB?	The estimated price range for homes is \$220K - \$300K. That price is subject to selection of interior finishes.
Comment was made that they like the square footage of the homes.	Thank you. The home sizes range from 1,450 s.f. to 2,650 s.f.
What are the building heights?	Area A - 48-feet for the Independent Living building. Area B - Residential 30-feet, Office 24-feet. Area C - 30-feet.
What types of amenities are proposed in the centralized open space/park area (KB Home)?	The central open space, located off of the main entrance, incorporates a Ramada with BBQ grill and picnic table, tot-lot, pedestrian walkways, and a large turf area for active recreation. A series of active landscape open spaces and landscape walkways provide pedestrian connections between residential units and blocks and allow access to the central open space recreation area.

Comment was made that they like the single access off of 89 <sup>th</sup> Avenue for the single-family.	Noted.
Will the subdivision be gated?	No.
Comment was made that there was no connectivity to the existing subdivision to the east.	The subdivision to the east is developed with a perimeter wall along its western property line. The Village at Westgate master plan provides its own open space and amenities and therefor there is no need for connectivity. However, a sidewalk will be installed along Glendale Avenue which connects this project with other projects along Glendale Avenue.
What are the room sizes in the Independent Living facility?	The project provides Studio, 1 bedroom and 2 bedroom units with a full bath for each bedroom, living/dining space and full kitchen. <ul style="list-style-type: none"> <li>○ Studios (+/- 45 units) Range from 440 s.f. to 460 s.f.</li> <li>○ One Bedrooms (+/- 66 units) Range from 550 s.f. to 600 s.f.</li> <li>○ Two Bedrooms (+/- 18 units) Range from 890 s.f. to 1040 s.f.</li> </ul>
Comment was made about the unknown development in Area B.	It was explained that focus of this Area B is for expansion of the senior independent living community which could accommodate smaller scale senior living units with reduced height and density, such as senior townhomes, cluster homes, courtyard homes or cottages. It was furthered explained that these uses would be allowed to share the interior and exterior amenities of the main building in Area A.
Are 1 and 2 story homes proposed for the KB Home site?	Yes.



# APPENDIX

1. Neighborhood Meeting Sign-In Sheet.
2. Neighborhood Meeting Notification Letter.
3. 500-foot Property Ownership Map.
4. Mailing list/labels.

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

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April 25, 2016

***Subject: Westgate Village - Neighborhood Meeting  
General Plan Amendment and Rezoning Applications (GPA16-02 & ZON16-01)  
Southeast corners of Glendale Avenue and 89<sup>th</sup> Avenue***

***Dear Property Owner or Interested Parties:***

Our office is representing Santé Partner, Holiday Retirement and the property owners with a General Plan Amendment and PAD ("Planned Area Development") rezoning request for +/- 19-acre property located at the southeast corner of Glendale Avenue and 89<sup>th</sup> Avenue. Two requests are being filed concurrently to allow the northern portion of the property to be developed with a Senior Independent Living community with senior cottage and/or small scale office along with a neighborhood of single family homes on the southern portion in a cohesive setting.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing Medium Density Residential (3.5 to 5.0 du/ac) land use designation to Medium-High Density Residential (5 - 8 du/ac) and High Density Residential (20 - 30 du/ac). The second companion request seeks to rezone the approximate 19 acre property from the current A-1 ("Agricultural"), C-0 ("Commercial Office") and R1-6 ("Single Family Residential") to Planned Area Development ("PAD") to allow for the development of a Senior Independent Living community with senior cottage and/or small scale office along with a neighborhood of single family homes in a master planned development setting which implements the City's vision for new residential development along the Glendale Avenue corridor. The resulting project will be called Westgate Village.

Under this proposal, the PAD proposes a unique development, which includes both the senior independent living community, small scale office and single family residential homes. The purpose of the proposed PAD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area.

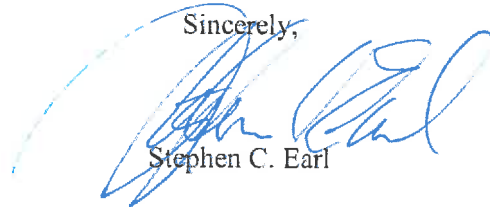
We are sending you this letter to make you aware of our zoning application and to give you an opportunity to contact us regarding this case. We are also hosting a neighborhood open house meeting on Wednesday, May 11, 2016, at 6:00 p.m. at the **Desert Mirage Elementary School (Cafeteria), 8605 W. Maryland Avenue, Glendale, Arizona 85305** and we will have additional drawings to show the neighbors and afford you an opportunity to ask questions in person or simply review the proposal.

If you are unable to come and review our proposal please contact me with any questions or comments or you may also contact our in-house planner, Ric Toris at (602) 265-0094 or e-

April 25, 2016  
Page 2

mail: rtoris@ecclaw.com. Our project coordinator is Tabitha Perry who can be reached (623) 930-2596 or tperry@glendaleaz.com.

Sincerely,

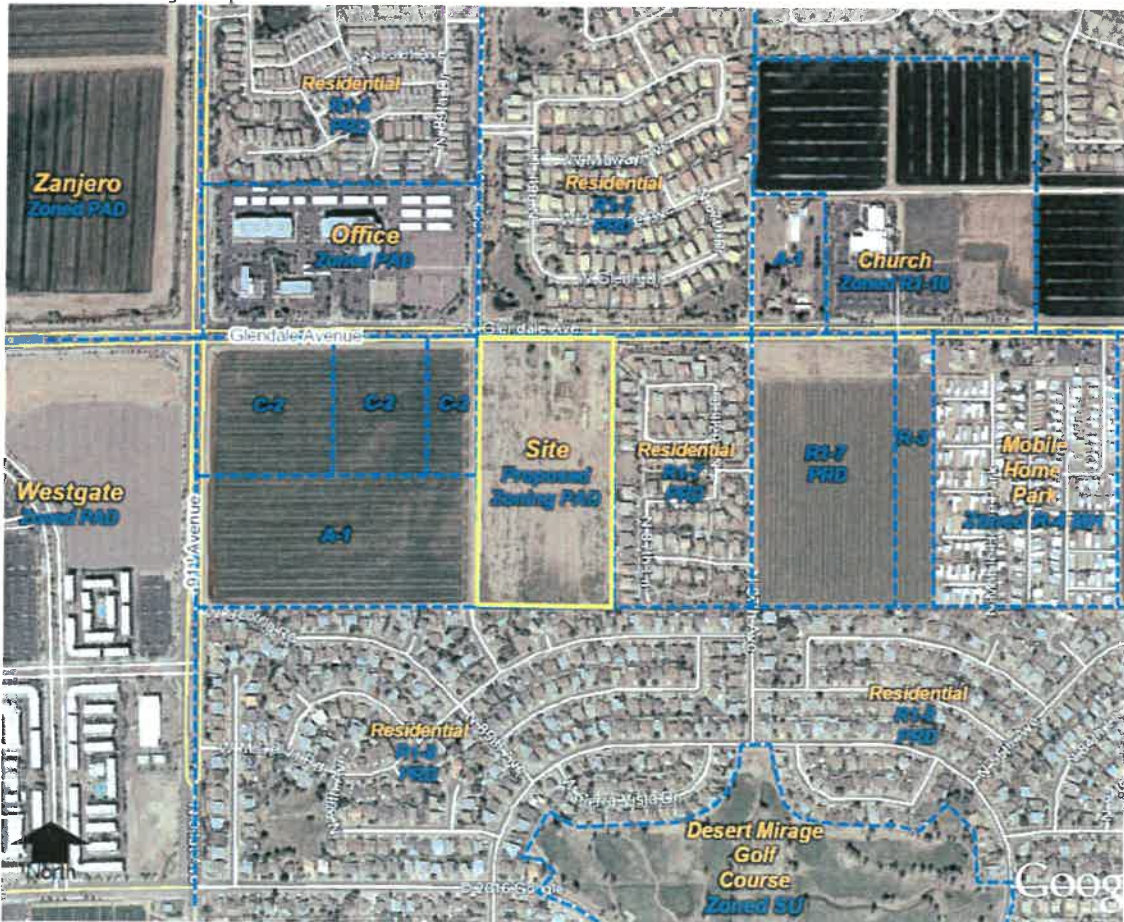


Stephen C. Earl

SCE/rot  
Attachment: Aerial Photo/Vicinity Map  
Conceptual Master Plan

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### Aerial/Vicinity Map



**VICINITY MAP**

**PROJECT DATA**

PROJECT NO. 15-001  
 PROJECT NAME: 15000 GLENDALE AVENUE  
 PROJECT ADDRESS: 15000 GLENDALE AVENUE, GLENDALE, CA 91201  
 PROJECT TYPE: COMMERCIAL  
 PROJECT STATUS: PRELIMINARY  
 PROJECT OWNER: [REDACTED]  
 PROJECT ARCHITECT: [REDACTED]  
 PROJECT ENGINEER: [REDACTED]

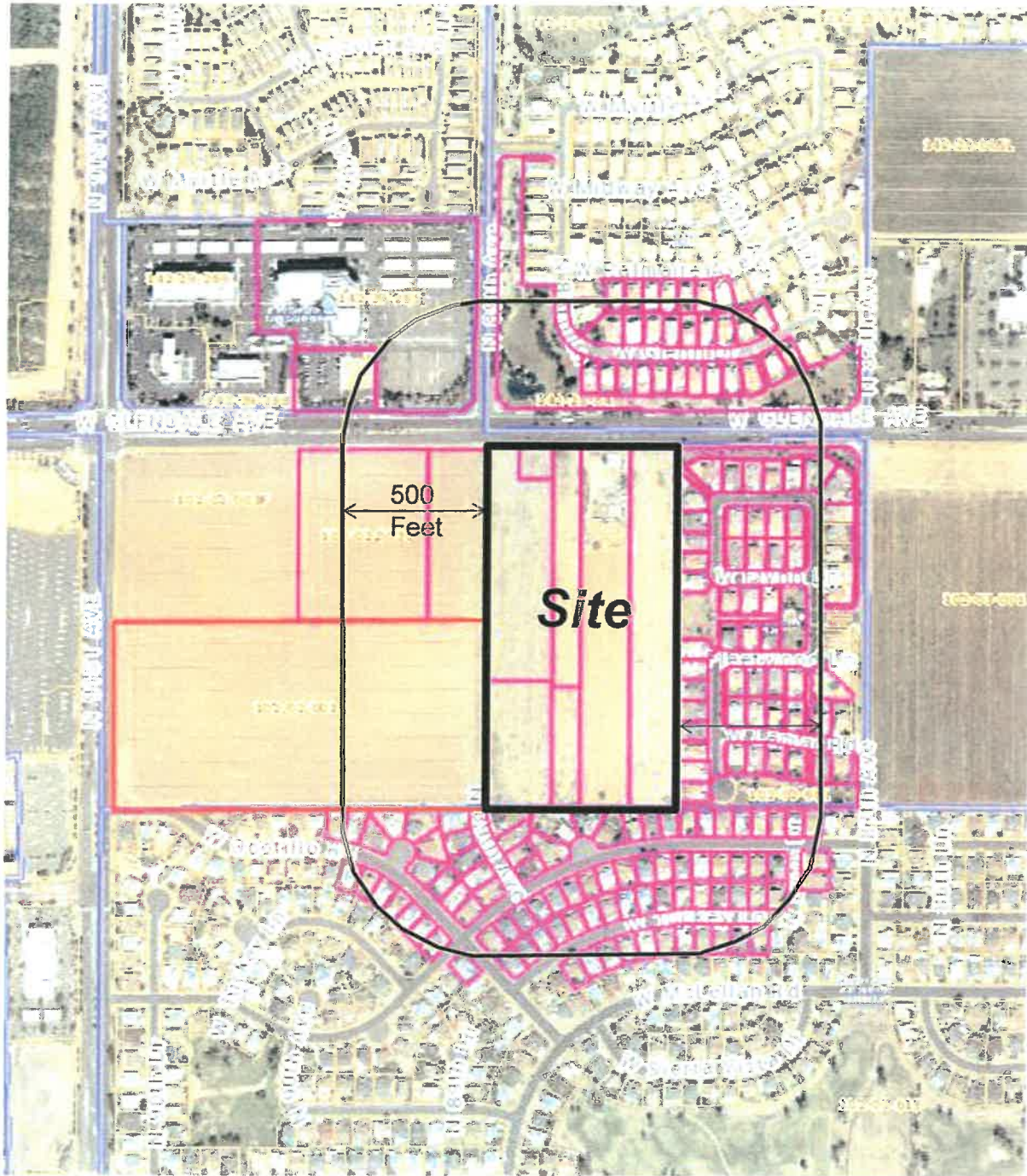
**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/25/16	ISSUED FOR PERMITTING
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Conceptual Master Plan

Maricopa County



Westgate Village  
General Plan Amendment & Rezoning (Application Nos.: GPA16-02 & ZON16-01)  
Southeast corner of Glendale Avenue and 89<sup>th</sup> Avenue  
500-Foot Property Ownership

<http://maps.mcasessor.maricopa.gov/maps/Default.aspx>

Date: April 21, 2016