



# Planning Staff Report

---

**DATE:** February 16, 2017

**TO:** Planning Commission

**FROM:** Tabitha Perry, Assistant Planning Director  
**PRESENTED BY:** Carol Hu, Planner

**SUBJECT:** **REZONING (ZON) APPLICATION ZON16-02: 51 CAMPANA  
– 5200 WEST BELL ROAD**

**REQUEST:** Rezone from BP (Business Park) to PAD (Planned Area Development).

**APPLICANT/OWNER:** The Empire Group / Empire Residential Communities Fund II, LLC.

**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.

**RECOMMENDATION:** The Planning Commission should recommend approval subject to stipulations.

**PROPOSED MOTION:** Move to recommend approval of ZON16-02 subject to the stipulations contained in the staff report.

**SUMMARY:** The applicant is requesting to rezone a 20.74 acre property located at the northwest corner of 51<sup>st</sup> Avenue and Bell Road from B-P (Business Park) to PAD (Planned Area Development). This zone change would allow various mixed use development such as office, emergency medical care facility, retail and three drive-thru restaurants. The proposal promotes high quality commercial standards via common design elements outlined within the PAD document.

**COMMISSION ACTION:** Motion made by Commissioner Lenox to recommend APPROVAL of ZON16-02 subject to the seven staff report stipulations. Motion seconded by Commissioner Harper. The motion was approved 4 to 0.

## **DETAILS OF REQUEST:**

### **General Plan Designation:**

The property is designated as PC (Planned Commercial).

### **Property Location and Size:**

The property is located at the northwest corner of 51<sup>st</sup> Avenue and Bell Road (5200 West Bell Road) and is 20.74 acres in size.

### **History:**

There are no recent land use actions that affected the property within the past fifteen years.

### **Design Review:**

Development of individual pads within 51 Campana would be subject to design review application. There is currently one application submitted concurrently with the rezoning application.

### **Project Details:**

The property is currently vacant and is zoned BP (Business Park). This request to rezone to PAD (Planned Area Development) is intended to accommodate mixed-use development similar to the C-2 (General Commercial) zoning district. Land uses envisioned for the subject site would include development such as office, emergency medical facility, retail, self-storage and drive-thru restaurants. A list of prohibited land uses are also outlined including billboards, digital signs, check cashing facilities, tattoo parlors, piercing facilities and drive-thru restaurants located on pad 8.

51 Campana would be comprised of 11 commercial pads and improved with cohesive design elements. The proposed elements within the PAD document consists of site design, building design, materials with a color palette, themed signage, landscaping and perimeter walls. Conceptual elevations for illustrative purposes are provided by the applicant. Additionally, an entry monument sign is proposed at the northwest corner of 51<sup>st</sup> Avenue and Bell Road along with a matching "Welcome to Glendale" sign. A preliminary signage plan indicating sign locations is included within the attached exhibits of the PAD document.

This site is accessible via 51<sup>st</sup> Avenue, 53<sup>rd</sup> Avenue, and Bell Road. In addition to the public roadways, there are three shared drive aisles within the project area accessing Bell Road and one cross-access drive bisecting the property between 51<sup>st</sup> Avenue and 53<sup>rd</sup> Avenue. A semi-regional equestrian trail would be provided along 51<sup>st</sup> Avenue which continues north and south bound. Specific street improvements are outlined in the PAD document. A preliminary master plat is included within the attached exhibits of the PAD document.

Individual pads within 51 Campana would be subject to separate Design Review applications as well as adherence to the City of Glendale's Commercial Design standards. The development standards proposed are best matched with C-2 (General Commercial) and are compared below.

<b>DEVELOPMENT STANDARDS</b>	<b>REQUESTED PAD</b>	<b>STANDARD C-2</b>
Minimum Lot Area	N/A	N/A
Minimum Front Yard Setback	25'	25'
Minimum Side Yards	60' to residential; 15' to nonresidential	60' to residential; 15' to nonresidential
Minimum Street Side Setback	25'	25'
Minimum Rear Yards	60' to residential; 15' to nonresidential	60' to residential; 15' to nonresidential
<b>Maximum Structure Height</b>	<b>30'/36' *</b>	30'
Maximum F.A.R.	.3	.3
<b>Landscape Requirement</b>	<b>20% **</b>	20%
Landscape Buffers	15'	15'

\* This PAD will allow for non-occupied architectural elements on buildings for this project at a maximum height of 36' only on pad 1.

\*\* Each pad/parcel is required to meet the minimum percentage of landscaping which shall include the offsite landscape frontage.

**CITIZEN PARTICIPATION TO DATE:**

**Applicant's Citizen Participation Process:**

On August 15, 2016, the applicant mailed notification letters to adjacent property owners and interested parties. Two neighborhood meetings were held on August 31, 2016 and October 5, 2016, respectively. Six attendees were present at the first meeting and sixteen attendees were at the second meeting.

Based on the neighborhood input, the applicant had revised and clarified the following points within the rezone proposal:

- Light shields will be provided for street lights along the north property line to reduce light pollution into the adjacent neighbors' yards.
- Trees will be planted along the north property line within the required 15 foot landscape setback. The selected trees would provide additional screening from the existing residential community and would closely match the existing vegetation along the north property line.
- Pad 8, located at the northwest corner of the subject site, shall not be a restaurant drive-thru.
- Construction and delivery hours will follow the City of Glendale Noise Ordinance.
- A traffic report has been completed by a professional engineer and submitted to the City of Phoenix and the City of Glendale to ensure all design and safety requirements are met, specifically relative to traffic movements on 51<sup>st</sup> Avenue and Bell Road.

Planning did receive one email letter of opposition regarding the request. The applicant's Citizen Participation Final Report and the letter are attached.

**Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Glendale Star* on January 26, 2017. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on January 27, 2017. The property was posted on January 27, 2017.

**STAFF FINDINGS AND ANALYSIS:**

**Findings:**

Section 5.901 of the Zoning Ordinance states that the purpose of the PAD (Planned Area Development) district is to:

- A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
- B. Encourage residential development to provide a mixture of housing types and designs.
- C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.
- D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.
- E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
- F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

**Analysis:**

- The PAD zoning is consistent with the General Plan land use designation of PC (Planned Commercial). The proposed district is an appropriate zoning designation for the intended mixed-use development. The PAD development plan would create a development with consistent theming to unify the unique land use mixtures with varied development standards.
- The request for rezone to PAD meets the intent of this district by promoting creative and effective use of land and circulation systems. The PAD plan listed site design elements with consideration to incorporation of pedestrian circulation, enhancement to regional pedestrian networks, and connectivity to adjoining developments and pathways.
- This proposed development encourages innovative development concepts for all land use types with greater variety and intensity of uses. This is accomplished by the allowance of greater height for non-occupied architectural elements at the cornerstone of the project area (southeast corner of the subject site). Landscape buffers are provided at the most critical location to buffer residential use from more intensive land uses. The preliminary landscape and wall plan encourages continuity of perimeter open space and thematic landscape designs which are compatible with the public streetscape.

- The development plan delivers a coherent site and building design along with a material and color palette. This would unify the mix land uses with adequate assurance of quality development.
- Preliminary signage design and location are included within the development plan. The major signage defined is comprised of an entry monument sign, “Welcome to Glendale” sign, freestanding identification signs, and a projecting sign. The proposed signs are keeping within the commercial district standards and are appropriate for mix-used pedestrian oriented development. In replacement of directory signs, each freestanding multi-tenant building over 10,000 square feet will be allowed one projecting sign not to exceed 30 square feet in sign area. Staff is supportive of the projecting sign as an alternative to directory signs to better serve pedestrian users.
- This project area identifies five access locations. The number and location of the driveways is included within the PAD document among with a concurrent commercial plat application.
- All applicable city departments have reviewed the application and recommend approval of the application.

**RECOMMENDATION:**

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

1. Development shall be in substantial conformance with the development plan and narrative titled “51 Campana”, date stamped received December 29, 2016.
2. Prior to the construction of any new buildings or structures, approval through the City of Glendale’s Design Review process is required.
3. All offsite improvements must be completed with development of the property in one phase. Offsite improvements include curb, gutter, 6' sidewalk, LED Streetlights, and a bus-bay along Bell Road. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.
4. Driveway C, the west most driveway along Bell Road, shall be the only permitted driveway with left-in access.
5. The applicant shall secure all pertinent permits with the responsible jurisdiction and agency including improvements along 51<sup>st</sup> Avenue with the City of Phoenix.
6. A 15' bridle path equestrian trail pathway easement shall be dedicated to the City of Glendale.
7. Right-turn deceleration lanes shall be constructed per approved Traffic Impact Study.

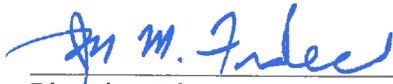
**ATTACHMENTS:**

1. Applicant's PAD Booklet, date received December 29, 2016.
2. Citizen Participation Final Report (without mailing labels), date received December 22, 2016.
3. Correspondence received from Mr. Daniel Hatch, dated September 27, 2016.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated October 2014.

**PROJECT MANAGER:**

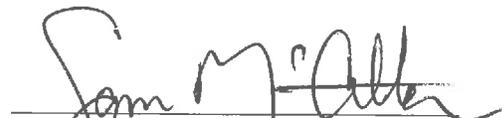
Carol Hu, Planner (623) 930-2553  
[chu@glendaleaz.com](mailto:chu@glendaleaz.com)

**REVIEWED BY:**

  
\_\_\_\_\_

Planning Director

CH/df

  
\_\_\_\_\_

Development Services Director

**Rezoning to Planned Area Development  
5200 W Bell Road  
(NWC of 51<sup>st</sup> Avenue and Bell Road)  
Glendale, AZ**

Prepared by:

**Empire Residential Communities Fund II, LLC**

6617 N. Scottsdale Road

Scottsdale, AZ 85250

**Rezone Case #ZON16-02**

**December 29, 2016**

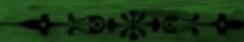
**RECEIVED**

**DEC 29 2016**

**Glendale Planning Dept.**



# 51 CAMPANA



## Planned Area Development

### Table of Contents

1.0	Introduction.....	3
2.0	Planned Area Development (PAD) Plan .....	4
3.0	Development Standards.....	6
4.0	Development Product.....	7
5.0	Landscaping, Entry Features, and Perimeter Walls .....	13
6.0	Grading and Drainage Concept .....	15
7.0	Transportation and Circulation .....	15
8.0	Public Utilities and Services.....	16
9.0	PAD Required Findings and Conclusion .....	17

### Exhibits

Exhibit A	Vicinity Map
Exhibit B	Preliminary Master Plat
Exhibit C	Legal Description
Exhibit D	ALTA Survey
Exhibit E	Existing Land Use Map
Exhibit F	Existing Zoning (F-1) and Proposed Zoning Exhibit (F-2)
Exhibit G	FIRM Map
Exhibit H	Preliminary Landscape and Wall Plan
Exhibit I	Preliminary Signage Plan (I-1) and Sign Location Exhibit (I-2)
Exhibit J	Conceptual Elevations
Exhibit K	Master Developer Improvements



# 51 CAMPANA

## Development Team

### **Owner and Zoning/Planning:**

Empire Residential Communities Fund II, LLC  
Shelby Duplessis  
6617 N. Scottsdale Road  
Scottsdale, AZ 85250

### **Engineering:**

Slater Hanifan Group  
Roger Theis  
11201 N Tatum Blvd, #250  
Phoenix, AZ 85028

### **Traffic Engineer:**

Civtech  
Dawn Cartier  
10605 N Hayden Road, #140  
Scottsdale, AZ 85260

## 1.0 Introduction

**Property:** The real property which is the subject of this application is located in Lot 1 of Section 32, Township 4 North, Range 2 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. 51 Campana, the “property”, is a proposed commercial project on approximately 20.74-acres located on the northwest corner of 51<sup>st</sup> Avenue and Bell Road as described in **Exhibit A**, Vicinity Map.

**Planning & Development History:** The property is currently vacant and undeveloped; and is presently designated on the General Plan as Planned Commercial (PC) and zoned B-P (Business Park) in the City of Glendale, Arizona as described in **Exhibit E**, Existing General Plan Land Use Map.

**Purpose of Requests:** The Applicant is requesting a rezone of the property described above to PAD (Planned Area Development). This would provide a unique development that enhances the City of Glendale and a commercial use similar to C-2 zoning district.

**Citizen Participation Plan:** As part of the Glendale Citizen Participation Ordinance, a Citizen Participation Plan has been submitted and a final report will be provided in accordance with that plan. The report provides the results of the citizens participation effort as it was outlined in the Citizen Participation Plan submitted with this application. As part of the plan effort will take place including notification by mail to surrounding neighbors and interested parties and holding a neighborhood meeting. For additional information on the Citizen Participation effort, a copy of the Final Citizen Participation report is on file with the City.

**Existing Conditions:** As shown on the site aerial below (See also **Exhibit B**, Preliminary Master Plat on the next page) the property consists of vacant, undeveloped land. The site ultimately slopes to the southwest with a slope of 0.6%.

The surrounding developments retain runoff generated thereon and are not anticipated to affect the project site and there is no evidence of any washes impacting the site. An illustration of the site’s current topographic conditions, as well as the legal description and boundary survey are provided (See **Exhibit C**, Legal Description and **Exhibit D**, ALTA).



**EXHIBIT B PRELIMINARY MASTER PLAT**

**Roadways:** Bell Road and 51<sup>st</sup> Avenue are only partially improved along the project frontage with a raised landscaped median on Bell Road, a painted median on 51<sup>st</sup> Avenue, three lanes in each direction, and full curb and gutter. Sidewalk and street lights along the north side of Bell Road and the west side of 51<sup>st</sup> Avenue will be required. There currently exists a 15-foot Bridal Path running north/south along 51<sup>st</sup> Avenue which will be integrated into the site plan. There is currently access to the project site from westbound Bell Road and from both northbound and southbound 51<sup>st</sup> and 53<sup>rd</sup> Avenues. Existing traffic signals exist at the intersection of Bell Road and 51<sup>st</sup> & 53<sup>rd</sup> Avenues, these are not anticipated to be modified.

**Surrounding Conditions:** The project is bound by Touchstone Single Family Subdivision to the North; 51<sup>st</sup> Avenue and commercial to the East; Bell Road and commercial to the South; and 53<sup>rd</sup> Avenue and commercial to the west.

**Table 1: Surrounding Zoning**

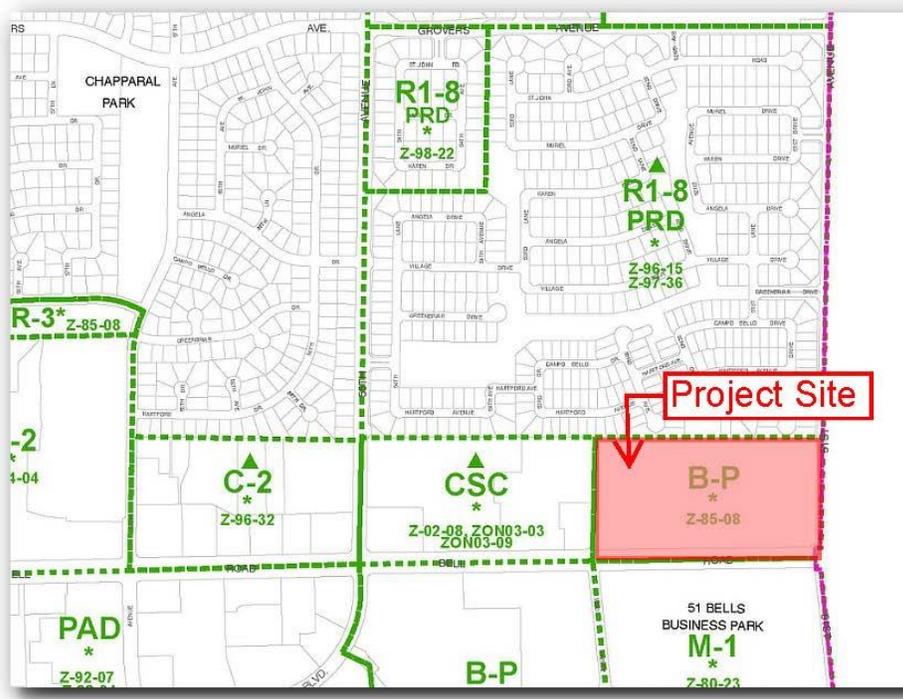
North	Touchstone Subdivision zoned R1-8
South	51 Bells zoned M-1
East	Commercial-zoned PSC in the City of Phoenix
West	Commercial Center zoned CSC
Onsite	City of Glendale zoned B-P

## 2.0 Planned Area Development (PAD) Plan

The request is to rezone from the existing zoning designation of B-P (Business Park) to PAD, defaulting to C-2 (General Commercial) (See **Exhibit F1:** Existing Zoning Map and **Exhibit F2:** Proposed Zoning Map).

The intent of the PAD is to:

- Promote the efficient use of land by enabling the development of individual parcels which would otherwise be difficult to develop as one,
- Enhance the existing neighborhood by providing high end standards for quality commercial, and
- Provide a mixed-use development with jobs, office, shopping/retail and open space.



## CITY OF GLENDALE EXISTING ZONING ORDINANCE MAP

51 Campana will be comprised of an upscale commercial center which will offer a high quality of commercial pad locations for various uses to include office buildings, emergency medical care facility, retail and fast food drive thru. Careful attention will be made to design a development that promotes architectural design variety with a distinct sense of community (See **Exhibit J**, Conceptual Elevations). The community will utilize shared driveways and cross access agreements and vehicular access will be provided from 51<sup>st</sup> and 53<sup>rd</sup> Avenues and Bell Road as more clearly depicted on the preliminary master plat (See **Exhibit B**, Preliminary Master Plat).

### Development Schedule

51 Campana will be planned uniformly to ensure theming is accomplished with color, signage, landscaping. The parcels will be tied together with complimenting architecture, shared driveways and all offsite improvements with limited onsite backbone improvements to be completed by Empire as soon as design is complete and approved by the City in whole prior to closing or selling any

parcels. Each parcel will be built as individual parcels. Timing for construction of the development will be based on numerous factors, such as market demand and absorption levels, as well as the ability of the Applicant to find a suitable builder/developer for each parcel.

### 3.0 Development Standards

51 Campana is a proposed commercial office project. 51 Campana, through its design, will accomplish all of the engineering, land use and design expectations of the surrounding community, and required by the City, to make this project a wonderful commercial and office community for the existing neighbors.

Coordination will be completed with the design team and staff on developing the site plans for each commercial pad. The development standards established for this project have been carefully considered to allow for flexibility within this neighborhood. This PAD will create the opportunity for variations to the minimum standards and requirements. See the comparison Table 3.

**Table 2: Site Data Table C-2 PAD Parcel**

Gross Area	20.74 acres
Net Area	17.87 acres

**Table 3: Commercial PAD Development Standards Table**

	<b>C-2 District Standards</b>	<b>Proposed PAD Standards</b>
Minimum Net Lot Area	N/A	N/A
Minimum Lot Area	N/A	N/A
Minimum Front Setback	25'	25'
Minimum Rear Setback	60' to residential; 15' to nonresidential	60' to residential; 15' to nonresidential
Minimum Side Setback	60' to residential; 15' to nonresidential	60' to residential; 15' to nonresidential
Minimum Street Side Setback	25'	25'
Maximum Structure Height	30'	<b>30'/36'</b> *
Maximum F.A.R.	.3	.3
Landscape Requirement	20%	20%**
Landscape Buffers	15'	15'

\*This PAD will allow for non-occupied architectural elements on buildings for this project at a maximum height of 36' on pad 1. This architectural feature will help identify this as the cornerstone of 51 Campana.

\*\*Each pad/parcel is required to meet the minimum percentage of landscaping which shall include the offsite landscape frontage.

## Permitted, Conditional and Accessory Uses

The development standard and use of this PAD would default to most current C-2 General Commercial of the City of Glendale Zoning Ordinance in regards to all permitted, conditional and accessory uses. If the end users require deliveries all City of Glendale ordinance guidelines will be followed.

In addition to the permitted C-2 uses, this PAD would permit the following uses without a separate Conditional Use Permit.

1. Emergency medical care facility twenty-four (24) hour operations with ambulatory service on pad 1
2. Limit up to three (3) restaurant drive-thrus along Bell Road and one along 51<sup>st</sup> Avenue.
3. Mini-storage/self-storage warehouse

The following uses are prohibited:

1. Pad 8 (northwest corner of the site off 51<sup>st</sup> Avenue) cannot be a restaurant drive-thru
2. Billboards
3. Digital Billboard Signs
4. Check Cashing Facilities
5. Tattoo Parlors & Piercing Facilities

## 4.0 Development Product

The final building designs will be created for 51 Campana by the end users and developers of each pad. Each will design and submit floor plans and elevations to the City for Design Review, which will conform to the City of Glendale's Commercial Design Standards and each will be processed individually. Conceptual elevations have been included to provide a basic direction of the modern office and retail design proposed for 51 Campana. The materials that could be used and the color palette are discussed below. These guidelines outlined below will be incorporated by each developer to match the overall development color palette, material and architectural style; which will provide a high quality consistent design with harmonizing signage and theming to create a uniform and complementary commercial development. (See **Exhibit J**, Conceptual Elevations)

The 51 Campana Planned Area Development has been envisioned to create an energetic, mixed-use environment that incorporates a diversity of massing scenarios within a dynamic vertical regime. Each new building design will be reviewed and approved through the City's design review process with respect to the general representation of scale, massing, design color, materials, and overall visual strength, particularly as viewed from the pedestrian and vehicular perspective.

## Context and Character

The 51 Campana PAD responds to the philosophy that high-quality architecture and place-making is an outcome of not just skilled and purposeful design

efforts but of sensitively responding to the character of the surrounding natural and built settings as well as to a large number of regional, historical, cultural, and environmental resources.

Thus, the themes are expected to recur throughout the 51 Campana environment, each time reinforcing the notion that every structure contained within the development will be a unique response to its context.

## **51 Campana Environment**

The 51 Campana Planned Area Development has been envisioned as an energetic, retail and employment-based environment. This document incorporates design guidelines that exceed typical rezoning-level standards. This objective will be reinforced through sensitive site planning, native landscape materials application and appropriate architecture.

General guidelines that address the intended architectural responses to local and regional context, scale, proportion, massing, architectural detail, material and color as suggested above are as follows:

- Building design should foremost consider the unique qualities and character of the 51 Campana development and the surrounding area.
- Multiple buildings on the same site or in closely related areas should share a common design theme and complement material to that of nearby buildings. However, precise replication of the same building on the same site or in the same area without modification for the building's unique setting and orientation are discouraged.

While the architectural design will vary for each building depending upon location, use, and appropriate massing, the structures in 51 Campana will advocate native design themes that create continuity between buildings and land uses, and will be consistent with the context of the project's overall development theming.

## **Site Design**

Site planning in 51 Campana will respond to the natural characteristics of the site including topography/drainage patterns, circulation, and visual resources. The orientation of buildings and outdoor spaces in 51 Campana will consider the effect of access, circulation and preservation of views from Bell Road. New office structures should be organized to provide buffer from the existing residences to the north and minimize unprotected east and west facing walls and window openings where solar control is difficult to achieve. Retail shops and restaurant/service structures will be oriented as best possible to provide view corridors to the north portion of the site while creating an open and inviting feel along Bell Road.

Site plans in 51 Campana should demonstrate a coordinated approach with the development of adjacent properties. New construction should consider the following sympathetic relationships in site plan design:

- Incorporate pedestrian circulation and open spaces, with benches,

outdoor eating areas and courtyards, enhanced through the utilization of a variety of materials, landscaping, signage and lighting.

- Enhance regional pedestrian networks and connectivity with adjoining developments and neighborhoods by providing pathways linking on-site facilities to other destinations
- Encourage the grouping of service areas, refuse collection facilities and other similar functions for the purpose of efficiency and better management site impacts. Where such functions are not compatible, provide adequate buffering to minimize the impacts to development.
- Offer visual and physical linkages between adjoining uses and sites where the coordinated approach benefits the function, efficiency and visual unity of the larger context of development.
- Maintain appropriate distances between structures to minimize the impact of parking.
- Parking for each development within 51 Campana will be provided via onsite surface parking lots, with controlled points of access from adjoining thoroughfares. Parking areas shall include landscape treatments to break up the monotony of large paved areas, providing shade and defined access points in parking areas, with aisles oriented to facilitate pedestrian movement to the building(s) served as well as pedestrian paths creating a pedestrian-friendly environment. Any proposed parking canopies or parking structures shall be architecturally linked to the primary structure.
- Solid waste collection areas and mechanical equipment, including equipment located on a rooftop, but not including solar panels, should be screened from the view of a person standing on the property line on the far side of an adjacent public street.
- Encourage continuity of perimeter open space and thematic landscape designs to ensure compatibility with the public streetscape. The landscape perimeter shall be compatible with the surrounding thoroughfares.
- Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building.
- Lighting materials and features in 51 Campana shall be designed in accordance with common light standards for the PAD and will be located to minimize the "bleeding" of light onto any adjacent residential properties to the north, but also be suitable for safety and visibility of directional signage. The height of parking lot lighting shall be consistent with adjacent developments, and will be consistent with City of Glendale standards. Site Lighting for 51 Campana shall consist of: a) Streetlights (located in street rights-of-way), b) parking lot lights, c) support landscape lighting, d) sidewalk lighting, d) bollards, and e) other building entrance and pedestrian way lighting, depending on structural preferences.
- Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of the building architecture.

## Building Design

The design of buildings should share similar design characteristics and design expressions. Precise reproduction is not desirable. The utilization of similar colors, materials and textures as well as repeating patterns, rhythms and proportions found within the architecture of other buildings in the center is encouraged.

Following are some more general considerations pertaining to Structure Massing, Orientation and Theming:

- The design of office buildings should incorporate passive architectural solutions to the most exposed faces of buildings to avoid solar exposure thus resulting in unnecessary heat gain. Design solutions to address this risk may include such features as perforated metal screens, awnings, galleries and arcades, extended eaves, horizontal projections between floors, recessed and/or punched windows, lattice and trellis features, light shelves and/or other such devices to mitigate the exposure of exterior wall and window surfaces.
- Buildings should reduce their perceived bulk by dividing itself into smaller distinct volumes, masses, and shapes. As a general rule, a building should exhibit multiple smaller intersecting masses.
- The use of shading features is encouraged where pedestrian use will be heaviest (i.e. building entries and porte-cocheres, pathways between building/transit facilities, perimeter locations where pedestrian activity justifies). Avoid creating areas of redundant shade such as occurs by placing an awning beneath an extended eave.
- The traditional means of diminishing a building's perceived mass is by dividing it into horizontal segments that relate to the base, middle and top of the structure. Most structures conform to this model though methods of breaking up the mass of a building. Design approaches that attempt to exaggerate the mass of a building or intend a monolithic appearance are discouraged in most cases.
- Rooflines, relative building heights, orientation of entrances and other major architectural elements of the buildings shall be designed within the context of the overall development. Building design shall complement the surrounding area, with contrast encouraged where appropriate or beneficial to the overall development. Buildings shall include articulated wall planes, projection and recesses to provide shadow and depth, and will combine multi-story forms with stepped, stacked or sloped facades.
- Building frontages and sides that are oriented to the street or other public areas are encouraged to incorporate a combination of pedestrian level display windows, storefronts, and store entrances
- To activate a building frontage, primary entrances should be located at frequent intervals of no greater than 100 feet.
- Long storefronts should incorporate design features which address the impacts to the pedestrian resulting from extensive inactive pedestrian frontage. Solutions may include enhanced pedestrian areas, generous open space and landscaped areas, site walls and raised planters and other features or elements intended to address the pedestrian realm. Long

continuous wall planes should be avoided.

- Buildings frontages should exhibit human scale detail, windows and other openings along ground floor pedestrian areas. Primary entrances to buildings should be distinguished with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- The application of features including distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments may achieve a well-defined building top.
- The apparent mass of a building may also be reduced by incorporation of some of the following techniques:
  - Distinction in roof form and parapet heights
  - Incorporating clearly pronounced recesses and projections
  - Presentation of wall plane off-sets (dimension established by building section)
  - Application of other reveals and projections and subtle changes in texture and color of wall surfaces
  - Use of recessed windows with mullions
  - Manipulation of ground level arcades and second floor galleries/balconies
  - Use of protected and recessed entries
  - Treatment of vertical accents or focal points
- Primary building entrances shall be designed to provide shade for pedestrians. This objective shall be accomplished through the use of a combination of 2 or more of the following features at the primary building entrance:
  - A canopy, portico, archway, arcade, or similar overhang that provides architectural interest and pedestrian protection;
  - Peaked roof forms;
  - Raised corniced parapets over the door;
  - Outdoor pedestrian features such as seat walls and landscaping with seasonal color or permanent landscape planters with integrated benches; and/or
  - Architectural detailing such as tile work and moldings integrated into the building structure.

## **Building Materials and Color Palette**

Structures in 51 Campana shall be designed to encourage commercial development that incorporates facade features that are unique to the development and create a destination feel. To encourage the development of a built environment that produces continuity while fostering architectural diversity at the same time the appearance for multi-building or phased commercial developments shall be characterized by the use of compatible materials, colors, and architectural character as they build out over time. To produce this effect buildings within 51 Campana shall conform to the following guidelines:

1. Encourage building materials within 51 Campana that are durable and have low maintenance requirements when used in a desert environment.
2. The architectural design of buildings within a commercial center, including freestanding pad buildings, shall provide complimentary architectural styles

in terms of the character, materials, texture, color, and scale used on the buildings.

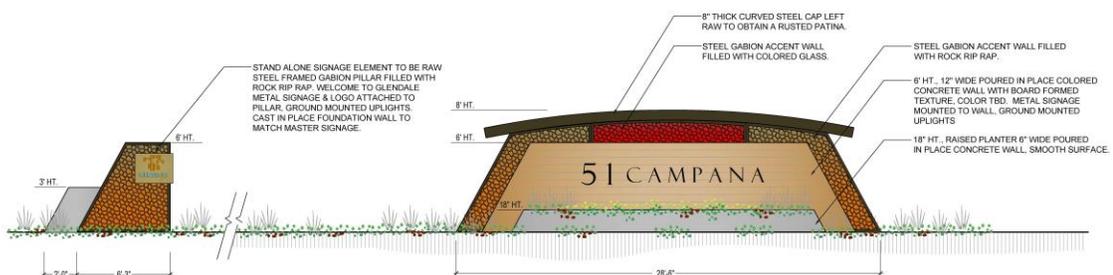
3. Building designs that reference construction methods, use of materials, and cultural architectural responses of past indigenous civilizations and cultures are acceptable. Representative design types may suggest heavy and massive appearance, aggregate concretes, masonry, rammed earth, and suggestive use of water.
4. Building designs should reference the region's naturally occurring material colors and textures within a material and color pallet that has depth and variety.
5. All sides of a building should reflect continuity in architectural detail and character. All site walls and screen walls should be design-integrated with surrounding buildings.
6. A rich material base that emphasizes variety is encouraged on the wall planes, roofs and ground plane. If stone or decorative block veneers are incorporated, the material should be used to highlight significant building features and massed elements.
7. Changes in paint color, building material and/or texture should occur with a salient horizontal change in wall plane or in concert with a strongly pronounced wall detail change.
8. For purposes of durability, function and appearance over the life of a building, awnings and similar manmade shading elements composed of metal or other rigid material are preferred over cloth and fabric materials.
9. Primary exterior materials for new construction within the 51 Campana PAD may include the following:
  - Brick;
  - Stone (natural or simulated);
  - Integrally-colored, split face or ground face concrete masonry units (CMU);
  - Textured tilt-up concrete panels; Traditional cement hardcoat stucco;
  - Exterior Insulation and Finish Systems (EIFS); Standing seam metal roofs;
  - Concrete and clay tile roofs; Clear and tinted glass; Mosaic tile;
  - Wood (limited to architectural accents); and Architectural metal;
  - Additional materials are allowed provided they are of a comparable quality, durability, and character.
10. Colors and materials should be used to create visual harmony within 51 Campana as well as accent colors to provide variety and interest. Color encouraged within the development are as follows:
11. Desert hues and other "earth tones", including:
  - Earthy browns, sepias, and tans;
  - Dark reds and maroons;
  - Dark oranges;
  - Dark greens;
  - Deep sky blues to gray-blues;
  - Ochres, yellow-browns;
  - Variations of the above colors that result from natural weathering or oxidation processes (rusts, grays, etc.);

- Muted shades of blues, greens and reds found in the natural desert color;
  - Colors appearing in natural stone utilized in buildings.
12. The following architectural treatments are generally discouraged in the 51 Campana PAD:
- Un-textured or unarticulated tilt-up concrete panels;
  - Asphalt shingle roofs;
  - Extended bands of vibrant and/or highly contrasting colors that is unrelated to the architecture;
  - Long uninterrupted expanses of any one material, color, or texture;
  - Highly reflective, polished or glossy materials should be limited and may be inappropriate in some areas, particularly those areas with freeway frontage;
  - Excessive use of decorative detail applied to the surface of a building;
  - In most cases dramatic changes in paint color, material and/or texture at outside corners of buildings should be avoided. Building mass that is not segmented by a color or material should be resolved by turning the corner and accepting other design treatments;
  - The use of bold and highly contrasting geometric paint schemes, banding and other applied graphics unrelated to the building architecture and uncharacteristic of structures in the area;
  - Awning designs that are composed of bright, highly contrasting colors and which are translucent or illuminated from within.

## 5.0 Landscaping, Entry Features, and Perimeter Walls

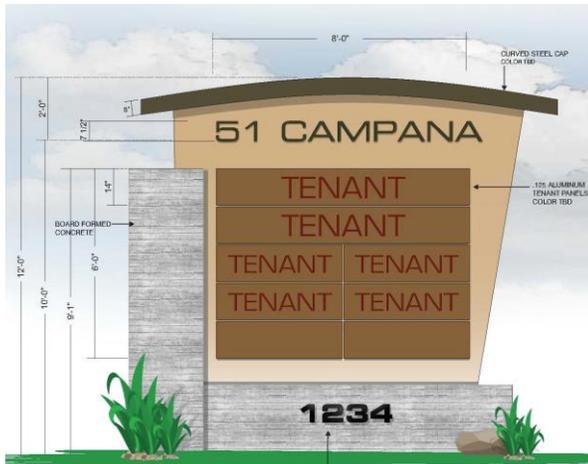
51 Campana will feature lush desert landscaping with elegant wall design and entry monumentation. Landscape provided along the sites north, east and south boundaries is 7.2% of the overall 20% minimum. Each pad will be required to meet the required 20% landscape in their individual designs which shall include the offsite landscape frontage. Materials used will complement the surrounding neighborhoods while adding its own distinct signature. All plant material throughout the project will be chosen for their qualities of lushness and color capabilities (See **Exhibit H**, Preliminary Landscape and Wall Plan). Trees will be planted along the north property line within the required 15 foot landscape setback. The selected trees will provide additional screening from the existing residential community to the north and will closely match and complement the existing vegetation and trees along the north property line of the adjacent property to the west. In addition the existing wall, which ranges from 8 feet to 9 feet in height, along the north property line will remain in place and provide another layer of privacy for the existing residences. The landscape maintenance will be the responsibility of each pad owner.

**Signage:** All signage within 51 Campana will default to the C-2 zoning standards of the City of Glendale Zoning Ordinance and be subject to final design review approval. Empire will complete the design and installation of the



entry monumentation at the northwest corner of 51<sup>st</sup> Avenue and Bell Road; which will include a “Welcome to Glendale” gabion sign along with a metal arch and glass gabion to satisfy the art component requirement similar to the one depicted below (See **Exhibit I-1**, Preliminary Signage).

51 Campana will provide three multi-tenant signs located on pads 2, 6 and 7 (See **Exhibit I-2**, Multi-Tenant Sign). Preliminary designs are provided but the final signs will maintain a level of quality and cohesive design themes for the



project. In replacement of directory signs each freestanding building over 10,000 square feet will be allowed one projecting sign not to exceed 30 square feet in size. All signage shall be located outside of public right of way and sight visibility triangles.

**Lighting:** The lighting scheme for 51st Ave and Bell shall comply with the City of Glendale’s Code and be subject to final product design review. In addition light shields will be installed for all lights along the north property line of this project to minimize light pollution into the existing residences to the north.

**Parking:** This development rezone to PAD will default to most current parking standards as required by the City of Glendale; with exception for commercial pad 1. Pad 1 is planned as Medical office with the end use being an Arizona General Hospital Emergency Room (AZGH ER), which would typically require 1 space per 150 sf. Typically the AZGH ER’s receive 25 to 35 visits per day with a staff of 7 people at one time, which is well below the 57 spaces required based on a parking ratio of 1:150 sf. Due to the significantly lesser anticipated trips at these ER facilities versus a typical medical office, a reduction to 1:300 sf will be provided to eliminate unnecessary parking and reduction of the heat island effect for the area.

**Mail Boxes:** Mailboxes will be provided as required by the City of Glendale requirements, and will be designed during site planning process.

**Theming:** The landscape concept for 51 Campana will utilize a plant palette indigenous to the area and will be complementary to the proposed architectural theme. Drought resistant plants and trees will be the predominant materials used in the overall landscape design with colorful accent materials incorporated in the open spaces. Streetscape standards along 51<sup>st</sup> Avenue and along Bell Road will include plant materials compatible with the City's street landscape program.

**Walls and Fencing:** Screen walls will be provided by each pad developer, as required during the design review process, and will be designed and integrated with site monumentation and signage. Small glass filled gabion columns will be provided at the wall ends near the entries off Bell Road at 53<sup>rd</sup> and 51<sup>st</sup> Avenues to provide coherence to overall theming. A combination of split-face and smooth-face block will create unique patterns with columns that will help set apart the subdivision and complement the entry feature. All walls will be painted, stained, or treated with a protective finish to allow for easy graffiti removal (See **Exhibit H**, Preliminary Landscape and Wall Plan).

## 6.0 Grading and Drainage Concept

The project generally slopes to the Southwest. No off-site flows or washes impact the site. The project will be designed to retain the 100-year 2-hour storm of on-site runoff. This will be accomplished with both surface retention within open space/landscape tracts and in underground retention chambers. There is one ultimate outfall location for this site at the SWC, excess water from the retention basins will flow to Bell Road.

The site is classified entirely as a Flood Zone X (City of Glendale, Maricopa County Arizona) Flood Insurance Rate Map (FIRM) number 04013C1270L, dated October 16, 2013 and panel number 1270 of 4425. Zone X is described as areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or drainage areas less than 1 square mile and areas protected by levees from 100 year floods (See **Exhibit G**, Firm Map).

## 7.0 Transportation and Circulation

Regional transportation is provided by Agua Fria Freeway (Loop 101) and Interstate 17 (I-17) that runs east-west approximately 2 miles to the north and north-south approximately 2 miles to the east of the subject site, respectively. Currently, access to the project site is provided from westbound Bell Road and from both northbound and southbound 51<sup>st</sup> and 53<sup>rd</sup> Avenues. Existing traffic signals exist at the intersection of Bell Road and 51<sup>st</sup> & 53<sup>rd</sup> Avenues, these are not anticipated to be modified. The interior street pattern will be designed to loop through the site via cross access easements providing complete circulation to these main points of transportation.

51<sup>st</sup> and 53<sup>rd</sup> Avenues and Bell Road are only partially improved along the project frontage with a raised landscaped median on Bell Road, a painted median on 51<sup>st</sup> Avenue, three lanes of pavement in each direction, and full curb and gutter. Empire will complete all shared roadway improvements for the Project including those for 51<sup>st</sup> and 53<sup>rd</sup> Avenues, Bell Road and an onsite Project spine system at

the time required to continue development for each individual parcel. Anticipated street improvements to be completed include the following:

- Sidewalks and public street lights along Project frontage of Bell Road and 51<sup>st</sup> Avenue;
- Widening of 53<sup>rd</sup> Avenue to include pavement and curb;
- Median break reconfiguration on Bell Road at the main shared Project entrance to provide full access into and right out only from the site;
- West bound deceleration/turn lane on Bell Road at the main Project entrance;
- The main shared entrance to the Project from Bell Road and an intersecting primary drive aisle that provides common access for all Parcels to 51<sup>st</sup> and 53<sup>rd</sup> Avenues and Bell Road.
- 51 Campana will provide an equestrian trail along 51<sup>st</sup> Avenue.

51<sup>st</sup> Avenue falls under the City of Phoenix jurisdiction, therefore all street tie-ins and proposed improvements effecting 51<sup>st</sup> Avenue will be submitted for review and approval to both the City of Phoenix and City of Glendale.

## 8.0 Public Utilities and Services

Empire, as the master developer of 51 Campana, will be completing all offsite and backbone infrastructure for the site as soon as design is complete and approved by the City, prior to closing any parcels. These improvements will include curb, gutter, sidewalk and LED lights along 51<sup>st</sup> Avenue and Bell Road and those described below (see **Exhibit K**, Master Developer Improvements).

**Sewer:** The City of Glendale has an existing 10" sewer main in Bell Road at 55<sup>th</sup> Avenue. Connection will be made utilizing the existing line in Bell Road and extending it east to 51 Campana's southwest corner at 53<sup>rd</sup> Avenue. Empire will extend this sewer line up 53<sup>rd</sup> Avenue to the shared drive in the middle of the site and then in the shared drive to the northwest corner of pad 1 and up to the southwest corner of pad 8. Taps will be provided to each pad.

**Water:** The City of Glendale has an existing 12" water line in Bell Road and 51<sup>st</sup> Avenue and an 8" water line in 53<sup>rd</sup> Avenue. Empire will install an 8" water line in the shared drive in the middle of the site connecting the water lines in 53<sup>rd</sup> Avenue and 51<sup>st</sup> Avenue. Three taps will be stubbed to each individual pad including a 2" domestic, a 1-1/2" irrigation and 6" fire line. The interior system will be looped through the proposed development and tie into the existing water lines.

All utilities will be underground in accordance with the City of Glendale Ordinance.

**Solid Waste:** Solid Waste removal services will be secured prior to final plat and is anticipated to be provided by the City of Glendale. The location of all refuse receptacles will be in conformance with the requirements of the City.

**Electrical Service:** Electric Service will be provided by Arizona Public Service (APS).

**Natural Gas:** Natural gas service will be provided by Southwest Gas.

**Telephone:** Telephone service will be provided by Century Link.

All dry utility backbone to be installed by Empire with the main infrastructure improvements prior to closing parcels.

**Law Enforcement and Fire Protection:** Law enforcement and fire protection will be provided by the City of Glendale.

## 9.0 PAD Required Findings and Conclusion

**This proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.**

*The applicant is a rezone of the property to provide a unique development that enhances the City of Glendale and provides a commercial use closely matching the C-2 (General Commercial) zoning district. The request is to rezone from the existing zoning designation of B-P (Business Park) to PAD, defaulting to C-2 (General Commercial).*

*The result of this rezone will provide Planned Area Development with a total of eleven commercial pads.*

*The rezone will afford an overall improvement by providing an appropriate complimentary zoning for a vacant and underutilized parcel while delivering an aesthetic composition and true sense of continuity to the site that currently is a stand-alone undeveloped parcel in an area that is completely developed. The tax benefit of commercial relative to vacant land is captured in terms of property valuation and generation of property and sales tax thereafter.*

**The proposal will be compatible with other existing and planned development in the area.**

*51 Campana is consistent with the neighboring communities and PAD's within Glendale. The project will provide a blending of the surrounding land use and zoning designations. The parcel is bound by single family residential to the north, Bell Road and commercial to the south, 51<sup>st</sup> Avenue and commercial to the east and 53<sup>rd</sup> Ave and commercial to the west.*

**The proposal meets or exceeds the City's Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.**

*The Project will meet the intent of the City's Design and Development requirements in providing a higher standard commercial design through quality, marketable, and sustainable development. All individual commercial pads will require Design Review to ensure quality and consistent development.*

**The proposal will result in a quality living environment and accommodate desired lifestyles.**

*The PAD allows for a high quality new commercial uses for the surrounding neighbors. 51 Campana will provide ample parking and landscape buffers.*

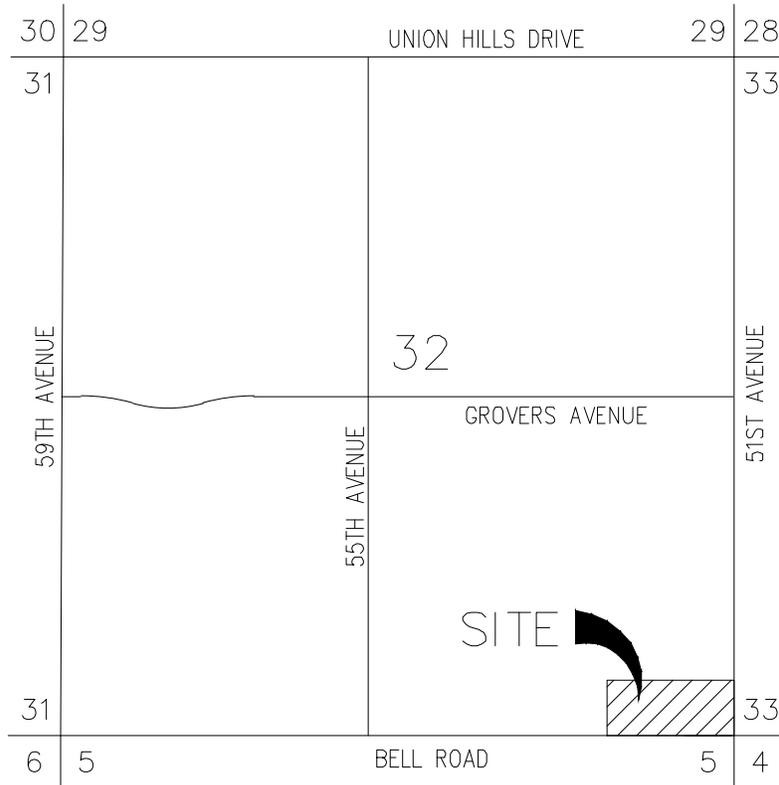
**The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.**

*Amenities within this Project include the required landscape setbacks and a decomposed granite equestrian trail along 51<sup>st</sup> Avenue.*

**The type and quality of house products will be consistent with the intended character of the development.**

*The architecture will be in general conformance with existing commercial to the west and south, providing a general desert color palette. However, because the Applicant has not secured a final developer for each parcel at this time, greater details regarding the final design of the development will need to occur separately, and will be subject to the City's design review process.*

**EXHIBIT A  
VICINITY MAP**



**VICINITY MAP**

N.T.S.



The Empire Group  
 6617 North Scottsdale Road,  
 Suite 101  
 Scottsdale, Arizona 85250  
 Phone: (480) 951-2207  
 Fax: (480) 951-3023  
 www.theempiregroupplc.com

**VICINITY MAP**  
**51 CAMPANA**  
 GLENDALE, ARIZONA

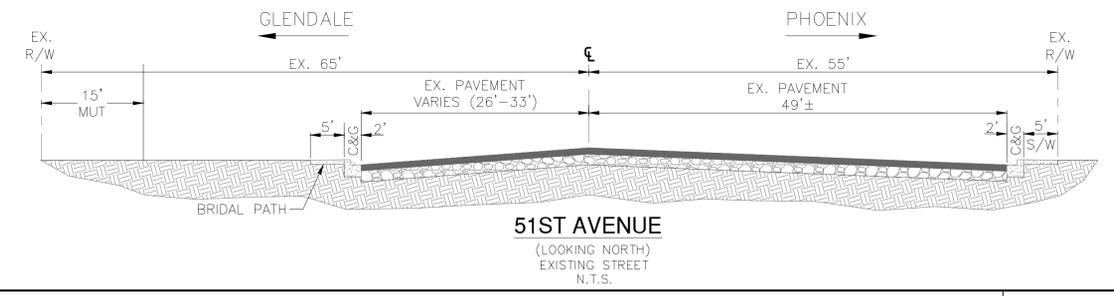
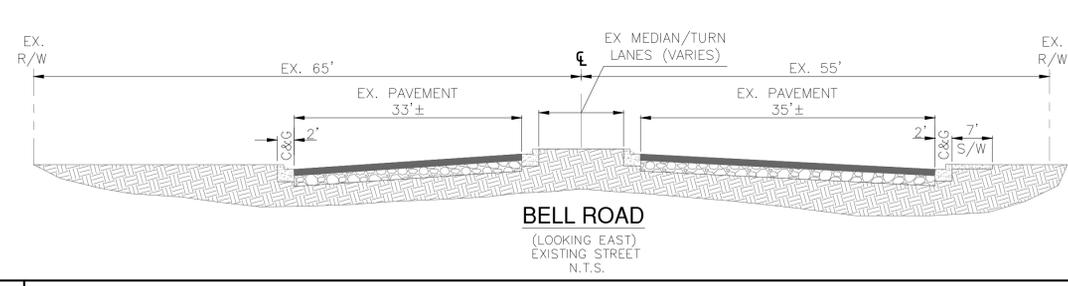
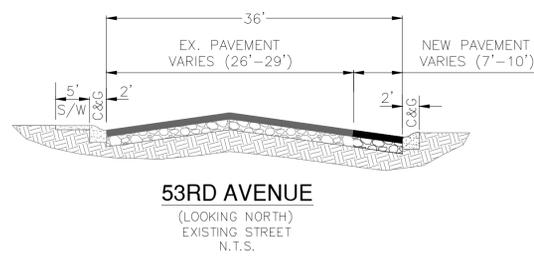
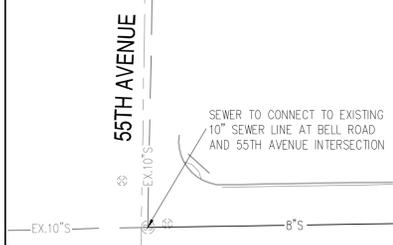
JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1

**EXHIBIT B**  
**PRELIMINARY MASTER PLAT**

\* WELCOME TO GLENDALE SIGN

LOT AREA		
LOT #	AREA (AC)	AREA (SF)
PAD 1	1.80 AC	78,299.99 SF
PAD 2	0.91 AC	39,477.35 SF
PAD 3	0.91 AC	39,723.14 SF
PAD 4	0.92 AC	39,976.13 SF
PAD 5	0.92 AC	40,229.08 SF
PAD 6	2.34 AC	101,949.20 SF
PAD 7	1.22 AC	53,260.58 SF
PAD 8	1.24 AC	54,176.44 SF
PAD 9	2.40 AC	104,505.58 SF
PAD 10	3.09 AC	134,776.86 SF
PAD 11	2.07 AC	90,000.28 SF

- SELLER TO COMPLETE AT THEIR COST
- SECONDARY DRIVE AISLE IMPROVEMENTS: IMPROVEMENTS TO BE COMPLETED BY FIRST BUYER TO START CONSTRUCTION. OTHER ADJACENT BUYER TO REIMBURSE THRU JDA
- PROPOSED SIGN



The Empire Group  
6617 North Scottsdale Road, Suite 101  
Scottsdale, Arizona 85250  
Phone: (480) 951-2207  
Fax: (480) 951-3023  
www.theempiregroupinc.com

**51 CAMPANA**  
PRELIMINARY MASTER PLAT

GLENDALE, ARIZONA      MARICOPA COUNTY

SCALE	1" = 60'
JOB No.	2-015
DATE:	MARCH 2016
1	
SHEET	1 OF 1

# **EXHIBIT C**

## **LEGAL DESCRIPTION**

LOT 1 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PLAT OF TOUCHSTONE, A SUBDIVISION RECORDED  
IN BOOK 444 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 20.746 GROSS ACRES, MORE OR LESS.

CONTAINING 17.865 NET ACRES, MORE OR LESS.

GROSS MINUS ROADWAY ENCUMBRANCES EQUALS NET.

**EXHIBIT D**  
**ALTA SURVEY**

# NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 13101407 (FIRST AMENDED) DATED 01/15/14 & 01/21/14

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT MAPPABLE)
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT MAPPABLE)
3. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCKET 311, PAGE 192, AND CORRECTED IN INSTRUMENT RECORDED IN DOCKET 334, PAGE 112, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (MAPPED HEREON)
4. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCKET 2701, PAGE 313, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (MAPPED HEREON)
5. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCKET 4073, PAGE 373, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (MAPPED HEREON)
6. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 5 OF ROAD MAPS, PAGE 36. (MAPPED HEREON)
7. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 7 OF ROAD MAPS, PAGE 28. (MAPPED HEREON)
8. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 12 OF ROAD MAPS, PAGE 79. (MAPPED HEREON)
9. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 14 OF ROAD MAPS, PAGE 63. (MAPPED HEREON)
10. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 19 OF ROAD MAPS, PAGE 42. (DOES NOT AFFECT THE SUBJECT PROPERTY - NOT MAPPED HEREON)
11. RIGHT OF WAY NO. 09-2544, GRANTED TO MARICOPA COUNTY BOARD OF SUPERVISORS AND THEREAFTER ASSIGNMENT OF RIGHT-OF-WAY TO CITY OF GLENDALE, A MUNICIPAL CORPORATION OF MARICOPA COUNTY BY ASSIGNMENT DATED MARCH 10, 1992, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. SAID RIGHT OF WAY WAS RECORDED IN DOCKET 3440, PAGE 384, RECORDS OF MARICOPA COUNTY, ARIZONA. (MAPPED HEREON)
12. RIGHT OF WAY NO. 09-3059, GRANTED TO MARICOPA COUNTY BOARD OF SUPERVISORS AND THEREAFTER ASSIGNMENT OF RIGHT-OF-WAY TO CITY OF GLENDALE, A MUNICIPAL CORPORATION OF MARICOPA COUNTY BY ASSIGNMENT DATED APRIL 08, 1992, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. SAID RIGHT OF WAY WAS RECORDED IN DOCKET 4199, PAGE 259, RECORDS OF MARICOPA COUNTY, ARIZONA. (MAPPED HEREON)
13. RIGHT OF WAY NO. 15-147, GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, AND THEREAFTER ASSIGNMENT OF EASEMENT TO MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY BY ASSIGNMENT DATED JULY 12, 1965, CHANGE OF LESSEE NAME TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION EFFECTIVE MARCH 5, 1991 AND CHANGE OF GRANTEE NAME TO QWEST CORPORATION, A COLORADO CORPORATION DATED DECEMBER 15, 2000, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. (BLANKET EASEMENT - NOT MAPPABLE)

# NOTES

14. RIGHT OF WAY NO. 15-676, GRANTED TO AMERICAN TELEPHONE & TELEGRAPH COMPANY OF WYOMING, AND THEREAFTER ASSIGNED TO MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY BY ASSIGNMENT DATED JULY 12, 1965, THEREAFTER CHANGE OF LESSEE NAME TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION EFFECTIVE MARCH 5, 1991, CHANGE OF GRANTEE NAME TO QWEST CORPORATION, A COLORADO CORPORATION DATED DECEMBER 15, 2000, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. SAID RIGHT OF WAY WAS RECORDED IN DOCKET 134, PAGE 61 AND THEREAFTER THE EFFECTS OF INSTRUMENTS RECORDED IN DOCUMENT NO. 96-831604 AND IN DOCUMENT NO. 97-723232, RECORDS OF MARICOPA COUNTY, ARIZONA. (MAPPED HEREON - WESTERLY EASEMENT LINE ENCLOSES AS MUCH AS 5.5' INTO THE SUBJECT PROPERTY)
  15. RIGHT OF WAY NO. 14-52347, GRANTED TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, THEREAFTER AMENDMENT TO RIGHT OF WAY DATED NOVEMBER 1, 1995, CHANGE OF LESSEE NAME FROM THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION EFFECTIVE MARCH 5, 1991 AND CHANGE OF GRANTEE NAME TO QWEST CORPORATION, A COLORADO CORPORATION DATED DECEMBER 15, 2000, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. (MAPPED HEREON)
  16. ALL MATTERS SET FORTH IN PLANNING FILE NO. 46-092053, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. (NOT MAPPABLE)
  17. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCUMENT NO. 86-68444, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (AFFECTS THE SURVEYED PROPERTY - WIDTH UNDEFINED, NOT MAPPABLE)
  18. ALL MATTERS SET FORTH ON PLAT RECORDED IN BOOK 355 OF MAPS, PAGE 19, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS THE SURVEYED PROPERTY - WIDTH UNDEFINED, NOT MAPPABLE)
  19. ALL MATTERS SET FORTH IN RESULTS OF SURVEY RECORDED IN BOOK 1035 OF MAPS, PAGE 30. (REFLECTS A PREVIOUS VERSION OF THIS SURVEY - MAPPED HEREON)
  20. ALL MATTERS DISCLOSED BY A NOTICE OF PENDING LITIGATION IN THE MARICOPA COUNTY SUPERIOR COURT CASE NO. 2004-020078 AS SET FORTH IN FILE NO. 56-110163, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. (NOT MAPPABLE)
  21. ALL MATTERS DISCLOSED BY APPLICATION TO PURCHASE STATE LAND NO. 53-117436-00-000, UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY JACOR HOLDINGS L.C., AS APPLICANT, FILED AUGUST 20, 2013, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. (NOT MAPPABLE)
  22. RIGHTS OF PARTIES IN POSSESSION. (NOT MAPPABLE)
  23. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2014. (NOT MAPPABLE)
- THERE ARE NO SETBACK, HEIGHT OR FLOOR SPACE RESTRICTIONS AS DISCLOSED BY THE CURRENT TITLE REPORT.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILD CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY HAS NO STREET ADDRESS PER THE MARICOPA COUNTY ASSESSOR'S WEB PAGE.
- BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°11'28" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 719 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS.



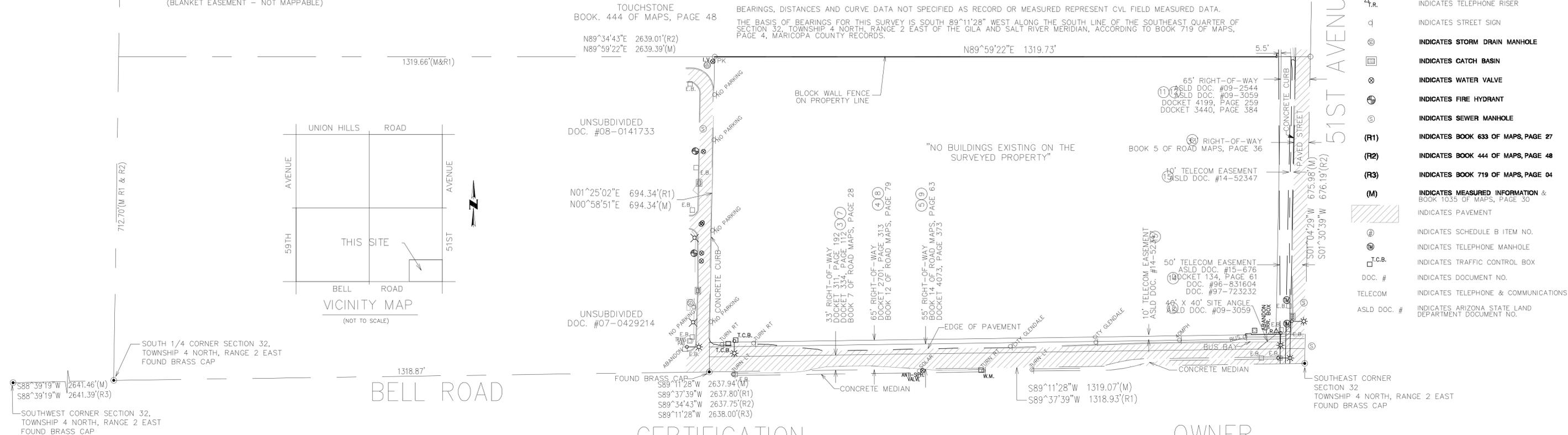
100' 50' 0 100'  
SCALE: 1" = 100'

# LEGEND

- INDICATES BRASS CAP AS NOTED
- INDICATES SET 1/2" REBAR
- OPK INDICATES FOUND PK-NAIL
- E.B. INDICATES ELECTRIC BOX
- E.M. INDICATES ELECTRIC METER
- SWITCH & FUSE INDICATES SWITCH/FUSE
- ⊗ INDICATES STREET LIGHT
- TRANS PAD INDICATES TRANSFORMER PAD
- A.R. INDICATES TELEPHONE RISER
- ⊥ INDICATES STREET SIGN
- ⊙ INDICATES STORM DRAIN MANHOLE
- ⊞ INDICATES CATCH BASIN
- ⊗ INDICATES WATER VALVE
- ⊕ INDICATES FIRE HYDRANT
- ⊙ INDICATES SEWER MANHOLE
- (R1) INDICATES BOOK 633 OF MAPS, PAGE 27
- (R2) INDICATES BOOK 444 OF MAPS, PAGE 48
- (R3) INDICATES BOOK 719 OF MAPS, PAGE 04
- (M) INDICATES MEASURED INFORMATION & BOOK 1035 OF MAPS, PAGE 30
- ▨ INDICATES PAVEMENT
- ⊙ INDICATES SCHEDULE B ITEM NO.
- ⊙ INDICATES TELEPHONE MANHOLE
- T.C.B. INDICATES TRAFFIC CONTROL BOX
- DOC. # INDICATES DOCUMENT NO.
- TELECOM INDICATES TELEPHONE & COMMUNICATIONS
- ASLD DOC. # INDICATES ARIZONA STATE LAND DEPARTMENT DOCUMENT NO.

CENTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST CALCULATED POSITION

EAST 1/4 CORNER SECTION 32 FOUND BRASS CAP



# LEGAL DESCRIPTION

LOT 1 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PLAT OF TOUCHSTONE, A SUBDIVISION RECORDED IN BOOK 444 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 20.746 GROSS ACRES, MORE OR LESS.

CONTAINING 17.865 NET ACRES, MORE OR LESS.

GROSS MINUS ROADWAY ENCUMBRANCES EQUALS NET.

# CERTIFICATION

TO JACOR HOLDINGS L.C., AN ARIZONA LIMITED CORPORATION; ARIZONA STATE LAND DEPARTMENT; STEWART TITLE GUARANTY COMPANY; STEWART TITLE AND TRUST OF ARIZONA;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 11(A), 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/18/14.

DATE OF PLAT OR MAP: 01/23/14

LARRY E. SULLIVAN  
REGISTRATION NUMBER 22782  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCCI.COM

# OWNER

ARIZONA STATE LAND DEPARTMENT  
1616 WEST ADAMS STREET  
PHOENIX, AZ 85007

# 51ST AVENUE & BELL ROAD A.L.T.A./A.C.S.M. LAND TITLE SURVEY



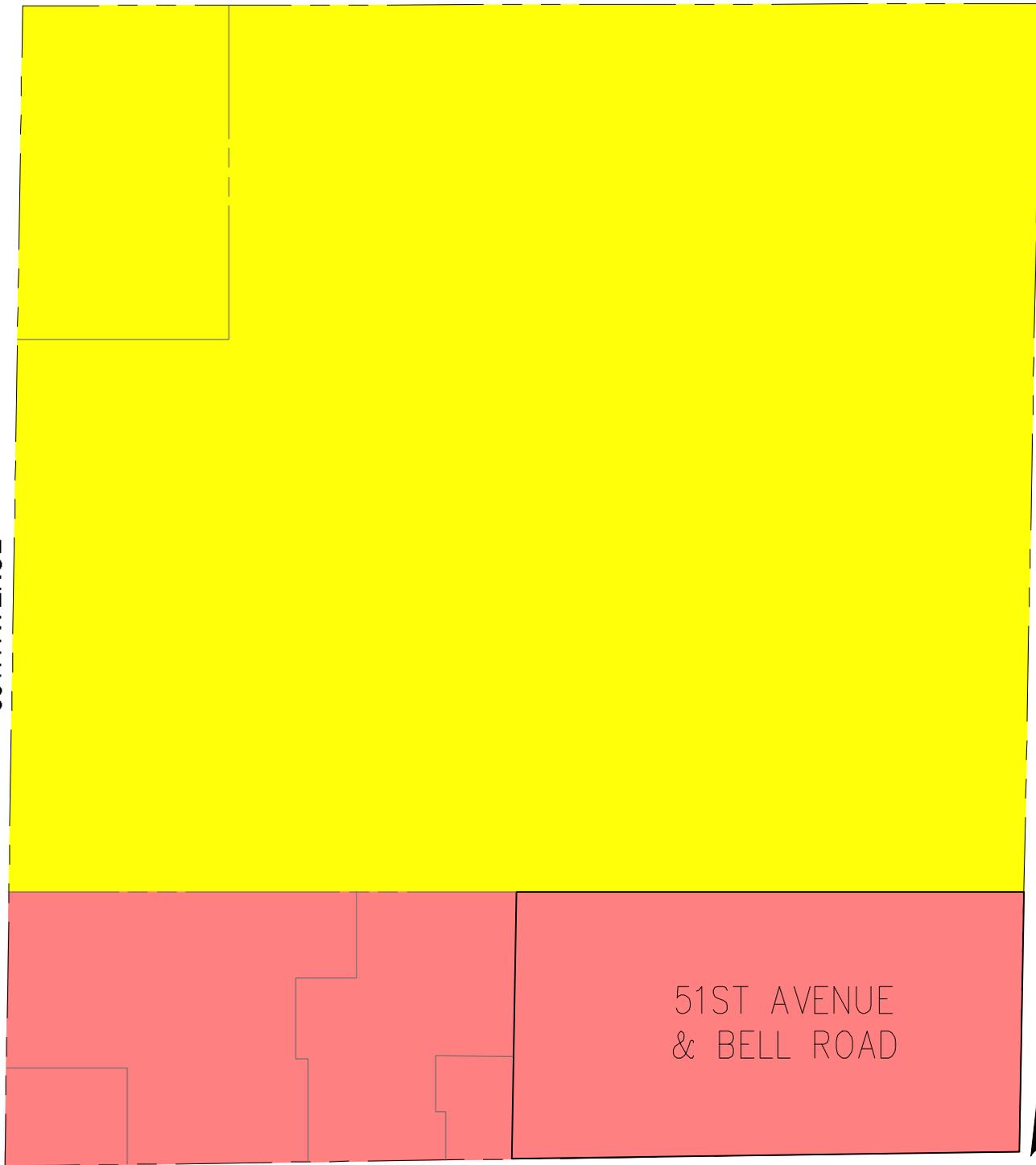
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

**EXHIBIT E – EXISTING  
GENERAL PLAN LAND USE MAP**

GROVERS AVENUE

55TH AVENUE

51ST AVENUE



51ST AVENUE & BELL ROAD

BELL ROAD

LAND USE DESIGNATIONS

	Medium Density Residential: 2.5 - 3.5 du/ac
	Planned Commercial



The Empire Group  
 6617 North Scottsdale Road,  
 Suite 101  
 Scottsdale, Arizona 85250  
 Phone: (480) 951-2207  
 Fax: (480) 951-3023  
 www.theempiregroupplc.com

**EXHIBIT E-EXISTING LAND USE**  
**51ST AVENUE & BELL ROAD**  
 GLENDALE, ARIZONA

JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1

**EXHIBIT F-1 EXISTING  
EXHIBIT F-2 PROPOSED  
ZONING EXHIBIT**

GROVERS AVENUE

R1-8

R1-8

55TH AVENUE

51ST AVENUE

CSC

CSC

B-P

CSC

B-P

BELL ROAD



ZONING DISTRICTS	
ZONE	GENERAL USE
CSC	Community Shopping Center
R1-8	Single Residence
R-5	Multi Family



The Empire Group  
 6617 North Scottsdale Road,  
 Suite 101  
 Scottsdale, Arizona 85250  
 Phone: (480) 951-2207  
 Fax: (480) 951-3023  
 www.theempiregroupllc.com

**EXHIBIT F1-EXISTING ZONING**  
**51ST AVENUE & BELL ROAD**  
 GLENDALE, ARIZONA

JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1

GROVERS AVENUE

R1-8

R1-8

55TH AVENUE

51ST AVENUE

CSC

CSC

B-P

CSC

51ST AVENUE &  
BELL ROAD

PAD

BELL ROAD

N

ZONING DISTRICTS

ZONE	GENERAL USE
B-P	Business Park
CSC	Community Shopping Center
R1-8	Single Residence
R-5	Multi Family



The Empire Group  
6617 North Scottsdale Road,  
Suite 101  
Scottsdale, Arizona 85250  
Phone: (480) 951-2207  
Fax: (480) 951-3023  
www.theempiregroupllc.com

**EXHIBIT F2-PROPOSED ZONING**  
**51ST AVENUE & BELL ROAD**  
GLENDALE, ARIZONA

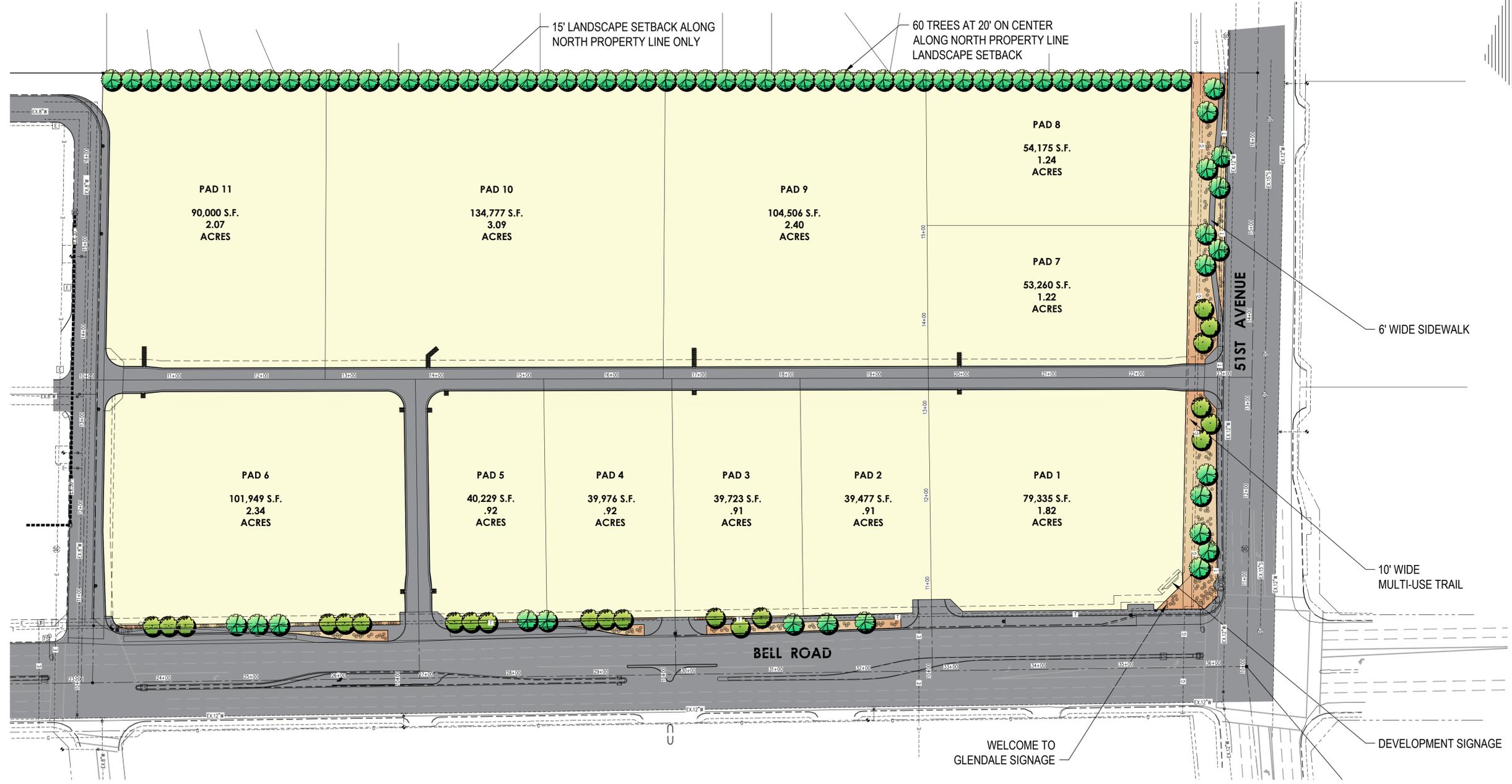
JOB # 2-015  
DATE NOV. 2015  
SCALE N.T.S.  
SHT 1 OF 1

**EXHIBIT G**  
**FIRM MAP**



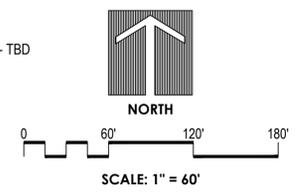
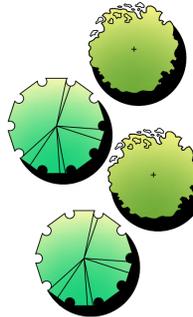
**EXHIBIT H**  
**PRELIMINARY LANDSCAPE**  
**AND WALL PLAN**

PLOTTED: ELORDEN ON 12/19/2016 AT 11:44 AM  
 THIS DRAWING AND ANY ELECTRONIC MEDIA IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN, INC. WHETHER THE PROJECT FOR WHICH THIS DRAWING IS MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND/OR APPROPRIATE COMPENSATION TO PINNACLE DESIGN, INC. COPYRIGHT © 2011 PINNACLE DESIGN, INC.



**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ACACIA ANEURA	MULGA
	ACACIA SALICINA	WILLOW ACACIA
	ACACIA WILLARDIANA	PALO BLANCO
	DALBERGIA SISSOO	SISSOO TREE
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	ULMUS PARVIFOLIA	EVERGREEN ELM
<b>SHRUBS</b>		
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	EREMOPHILA SP.	VALENTINE
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
	NERIUM OLEANDER	PETITE PINK OLEANDER
	RUELLIA BRITTONIANA	BRITISH RUELLIA
	TECOMA STANS	YELLOW BELLS
<b>ACCENTS</b>		
	AGAVE DESMETTIANA	SMOOTH AGAVE
	AGAVE VILMORINIANA	OCTOPUS AGAVE
	DASYLIIRION ACROTRICHE	GREEN DESERT SPOON
	DASYLIIRION WHEELERI	DESERT SPOON
	ECHINOCACTUS GRUSONII	GOLDEN BARRREL
	EUPHORBIA RIGIDA	GOPHER PLANT
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA CAPILLARIS	REGAL MIST
<b>GROUNDCOVER</b>		
	ABRONIA VILLOSA	SAND VERBENA
	BAILEYA MULTIRADIATA	DESERT MARGOLD
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
	DECOMPOSED GRANITE	COLOR AND SIZE - TBD



**NOTE: LANDSCAPE PROVIDED ALONG THE SITES NORTH, EAST AND SOUTH BOUNDARIES IS 7.2% OF THE REQUIRED 20%. THE REMAINING 20% WILL BE INCORPORATED INTO EACH PAD DEVELOPMENT SITE PLAN.**

**PRELIMINARY - NOT FOR CONSTRUCTION**

**PRELIMINARY LANDSCAPE PLAN**

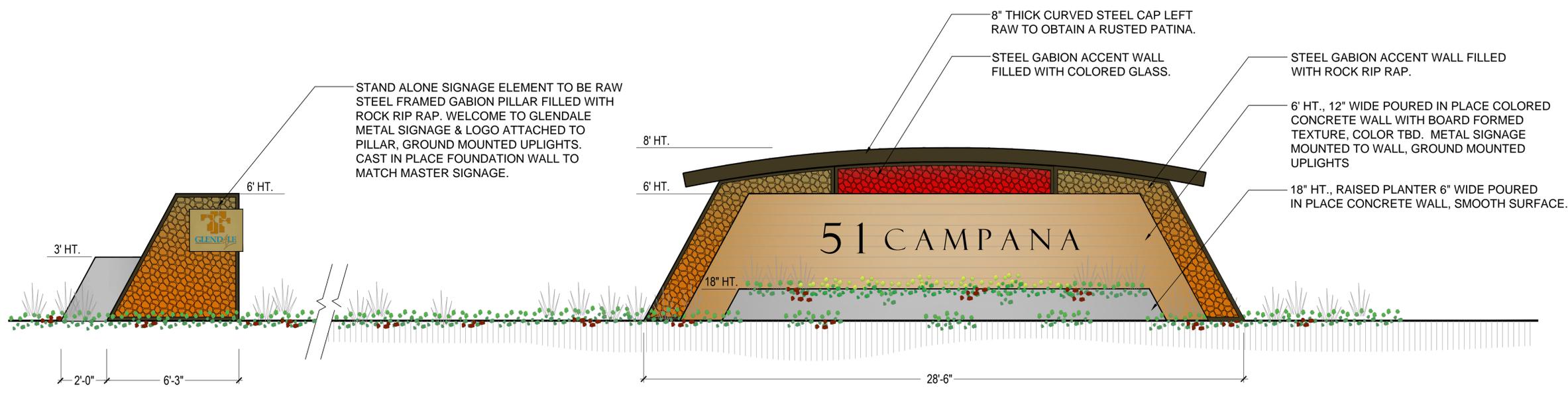
**51 CAMPANA**

51ST AVE AND BELL RD

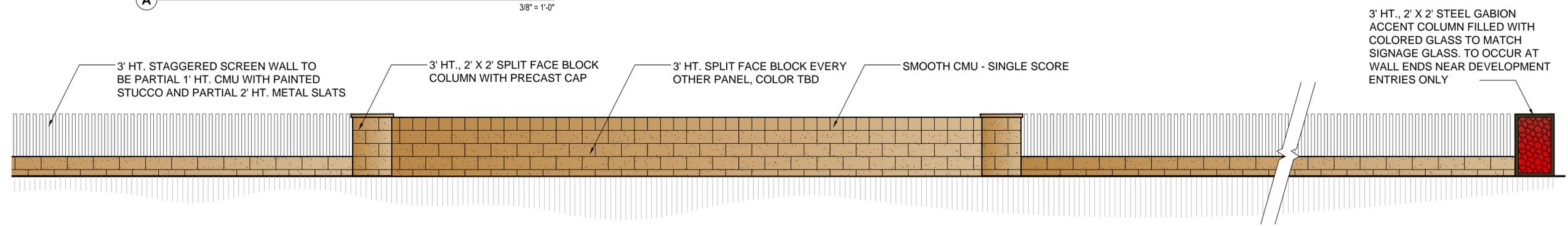
GLENDALE, AZ

Drawn By: EL/DO  
 Job No: 16020  
 Date: 7.11.16

PLOTTED: ELORDEN ON 12/5/2016 AT 02:49 PM  
 THIS DRAWING AND ANY ELECTRONIC MEDIA IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN, INC. WHETHER THE PROJECT FOR WHICH THIS DRAWING IS MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND/OR APPROPRIATE COMPENSATION TO PINNACLE DESIGN, INC. COPYRIGHT © 2011 PINNACLE DESIGN, INC.



**A** OVERALL PROJECT MONUMENT SIGN  
 3/8" = 1'-0"



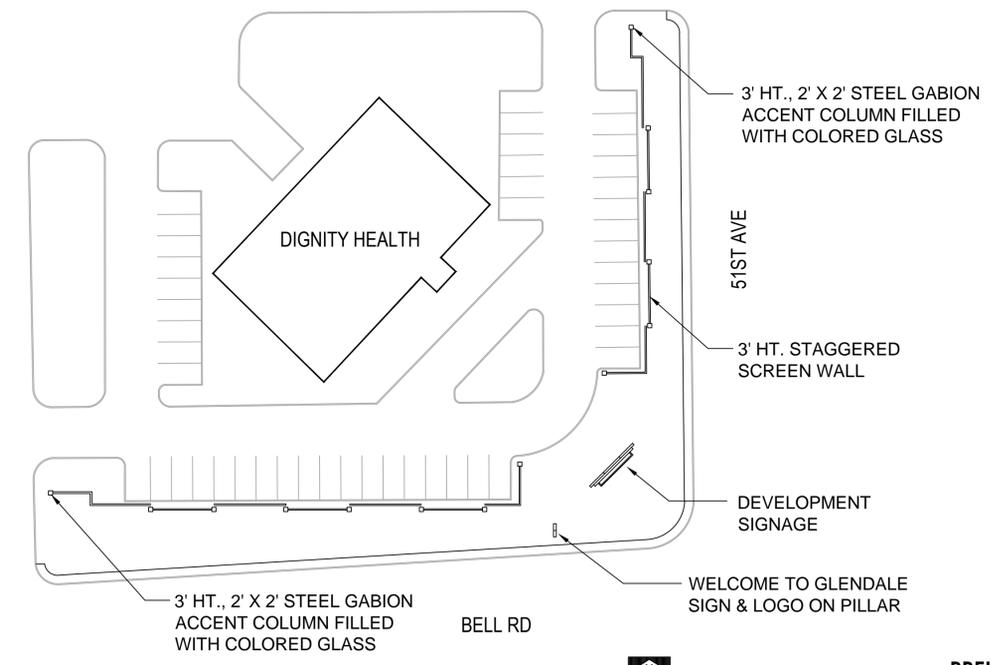
**B** 3' HT. SCREEN WALL  
 3/8" = 1'-0"



**C** GLASS GABION AND BOARD FORMED CONCRETE EXAMPLES  
 NTS



**D** HALO LIGHTING EXAMPLE FOR 51 CAMPANA  
 NTS



**E** SIGNAGE/ WALL LAYOUT  
 1" = 40'

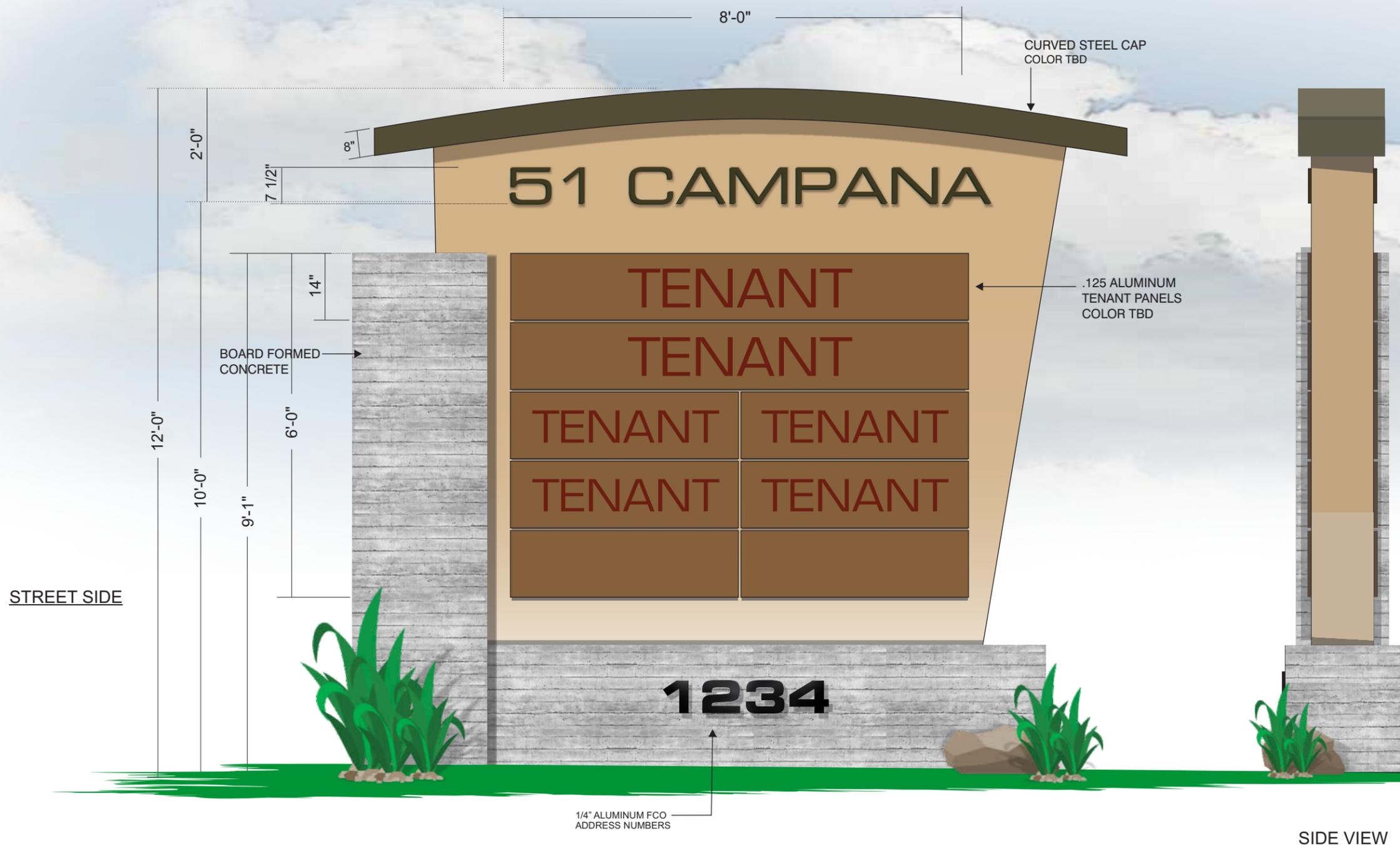
**GLENDALE, AZ**

**OVERALL PROJECT MONUMENT SIGN AND SCREEN WALLS**  
**51 CAMPANA**  
 51ST AVE AND BELL RD

Drawn By: EL/DO  
 Job No: 16020  
 Date: 7.11.16

**PRELIMINARY - NOT FOR CONSTRUCTION**  
 PL-1 of 2

**EXHIBIT I-1 and I-2  
PRELIMINARY SIGNAGE PLAN AND  
SIGN LOCATION EXHIBIT**



**MANUFACTURE AND INSTALL ONE (1) D/F ILLUMINATED MONUMENT DISPLAY**  
 SCALE: 1/2" = 1'-0"

**All Signs Shall Be Installed in Accordance With N.E.C. Article 600**  
 Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.  
 Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications

**BOOTZ & DUKE Signs**  
 4028 W. Whitton Ave. - Phoenix, AZ - 85019  
 P: (602) 272-9356 F: (602) 272-4608  
 www.bootzandduke.com

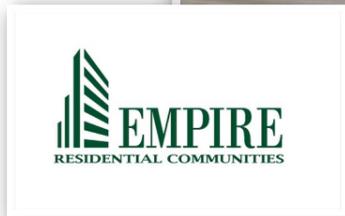
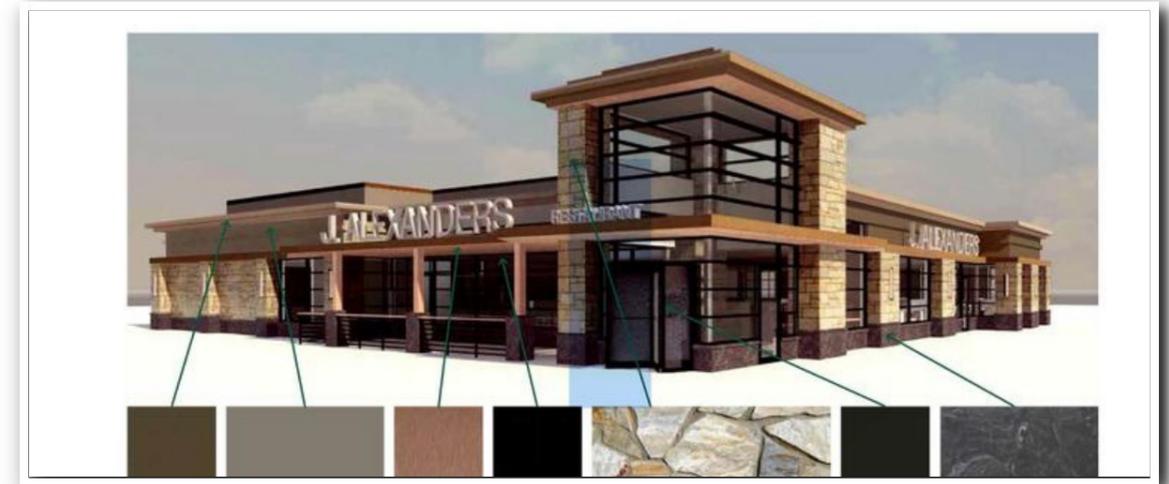
<b>Customer:</b> 51 CAMPANA	<b>Design #</b> 162301-03
<b>Address:</b> 51st and Bell Rd.   Glendale, AZ	<b>Date:</b> 12-07-16
<b>Salesman:</b> Andy Gibson	<b>Revision:</b> [3]- 12-16-16
<b>Designer:</b> T.W	<b>Page:</b> 1 of 1

**THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.**

**NOTE: ALL SIGNS MANUFACTURED BY BOOTZ AND DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.**



**EXHIBIT J**  
**CONCEPTUAL ELEVATIONS**



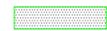
51 Campana  
Exhibit K Conceptual Elevations

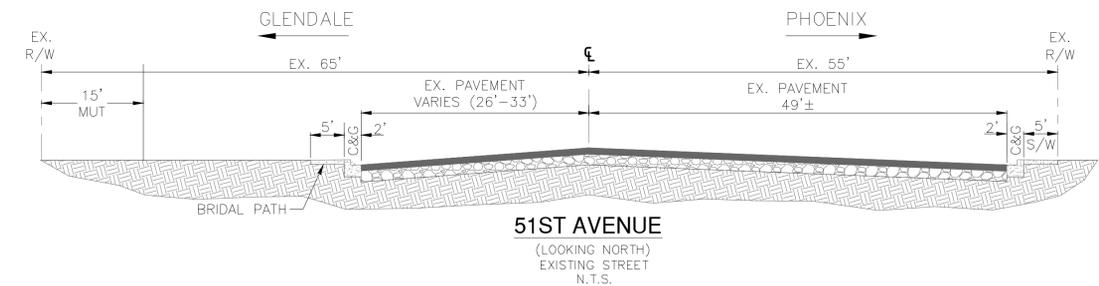
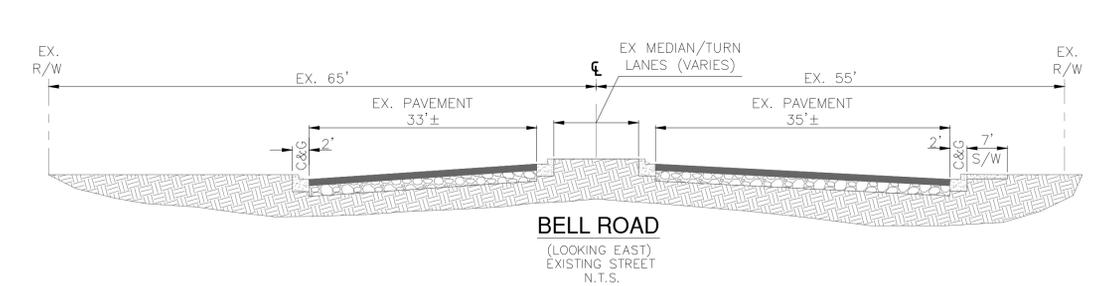
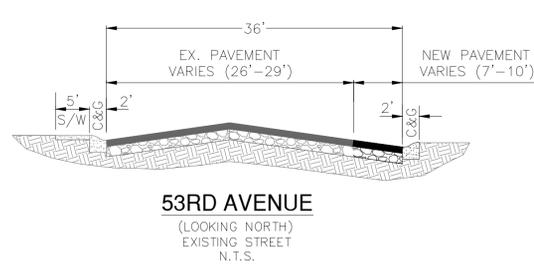
**EXHIBIT K**  
**MASTER DEVELOPER IMPROVEMENTS**

\* WELCOME TO GLENDALE SIGN

LOT AREA		
LOT #	AREA (AC)	AREA (SF)
PAD 1	1.80 AC	78,299.99 SF
PAD 2	0.91 AC	39,477.35 SF
PAD 3	0.91 AC	39,723.14 SF
PAD 4	0.92 AC	39,976.13 SF
PAD 5	0.92 AC	40,229.11 SF
PAD 6	2.34 AC	101,949.17 SF
PAD 7	1.22 AC	53,260.60 SF
PAD 8	1.24 AC	54,176.41 SF
PAD 9	2.40 AC	104,505.58 SF
PAD 10	3.09 AC	134,776.86 SF
PAD 11	2.07 AC	90,000.28 SF

**LEGEND**

-  PROPOSED CURB, GUTTER AND SIDEWALK
-  NEW PAVEMENT
-  PROPOSED SEWER
-  PROPOSED WATER
-  PROPOSED SIGN



The Empire Group  
6617 North Scottsdale Road, Suite 101  
Scottsdale, Arizona 85250  
Phone: (480) 951-2207  
Fax: (480) 951-3023  
www.theempiregroupinc.com

**51 CAMPANA**  
EXHIBIT K: MASTER DEVELOPER IMPROVEMENTS

GLENDALE, ARIZONA      MARICOPA COUNTY

SCALE	1" = 60'
JOB No.	2-015
DATE:	MARCH 2016
<b>1</b>	
SHEET	1 OF 1

# **Final Citizen Participation Plan**

For

**51 CAMPANA**

**5200 W Bell Road**

**(NWC of 51<sup>st</sup> Avenue and Bell Road)**

**Glendale, AZ**

**Case #ZON16-02**

**APN: 200-49-879**

**Prepared by:**

**Empire Residential Communities Fund II, LLC**

6617 N. Scottsdale Road, #101

Scottsdale, AZ 85250

**RECEIVED**

**DEC 22 2016**

October 12, 2016

**Glendale Planning Dept.**

## **1. Proposed Project**

51 Campana is located on the northwest corner of 51<sup>st</sup> Avenue and Bell Road. The existing land use per the general plan for the 17.87 acres is Planned Commercial and will remain the same. This application is to request a rezone of the property to provide a unique development that enhances the City of Glendale and provides an upscale commercial project. The request is to rezone from the existing zoning designation of B-P (Business Park) to Planned Area Development (PAD) defaulting to C-2 (General Commercial).

The result of this rezone will provide a 17.87 acre commercial center which will offer high quality commercial pad locations for various uses to potentially include office buildings, emergency medical care facility, retail and fast food drive thru.

## **2. Public Notification Technique**

Planning determined that a neighborhood meeting was the most appropriate public notification technique for this project. The initial meeting was held on August 31, 2016. A second meeting was held on October 5, 2016 to be sure all neighbors had an opportunity to ask questions and provide input. A copy of the notification letters and Affidavit of Mailings are included in the CP Plan.

## **3. Notification**

The notification area map and a list of property owners are attached in this report for each meeting. All property owners in the notification area were notified. Additionally all interested parties, homeowners' associations as well as those listed on the Additional Notification list were notified. As required, labels for each list have been included in this submittal.

## **4. Meeting Statistics**

The first neighborhood meeting was held on August 31, 2016 and there were six attendees along with Carol Hu from City of Glendale Planning Department. The second neighborhood meeting was held on October 5, 2016 and there were sixteen attendees along with Councilwoman Tolmachoff and Jon Froke from the City of Glendale. The meeting notes for each meeting are attached which address the concerns and responses discussed during the meeting.

## **5. Additional Correspondence**

Empire received email correspondence from neighbors with questions regarding the project. The email concerns and responses are attached.

## **6. Proposal Updates**

The PAD proposal has been updated based on the following input from the neighborhood meetings:

- Light shields will be provided for street lights along the north property line to reduce light pollution into the existing neighbor's yards to the north.
- Trees will be planted along the north property line within the required 15 foot landscape setback. The selected trees will provide additional screening from the existing residential community to the north and will closely match and complement the existing vegetation and trees along the north property line of the adjacent property to the west
- Pad 8 (northwest corner of the site off 51<sup>st</sup> Avenue) will not be a restaurant drive-thru
- Construction and delivery hours will follow the City of Glendale Noise Ordinance
- A traffic report has been completed by a professional engineer, and submitted to the City of Phoenix (they have jurisdiction over 51<sup>st</sup> Ave) and Glendale to ensure all design and safety requirements are met. Specifically relative to traffic movements on 51<sup>st</sup> Avenue and Bell Road.

**Notification Area**

**RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA**

**NAME OF REQUEST:**

**51 CAMPANA**

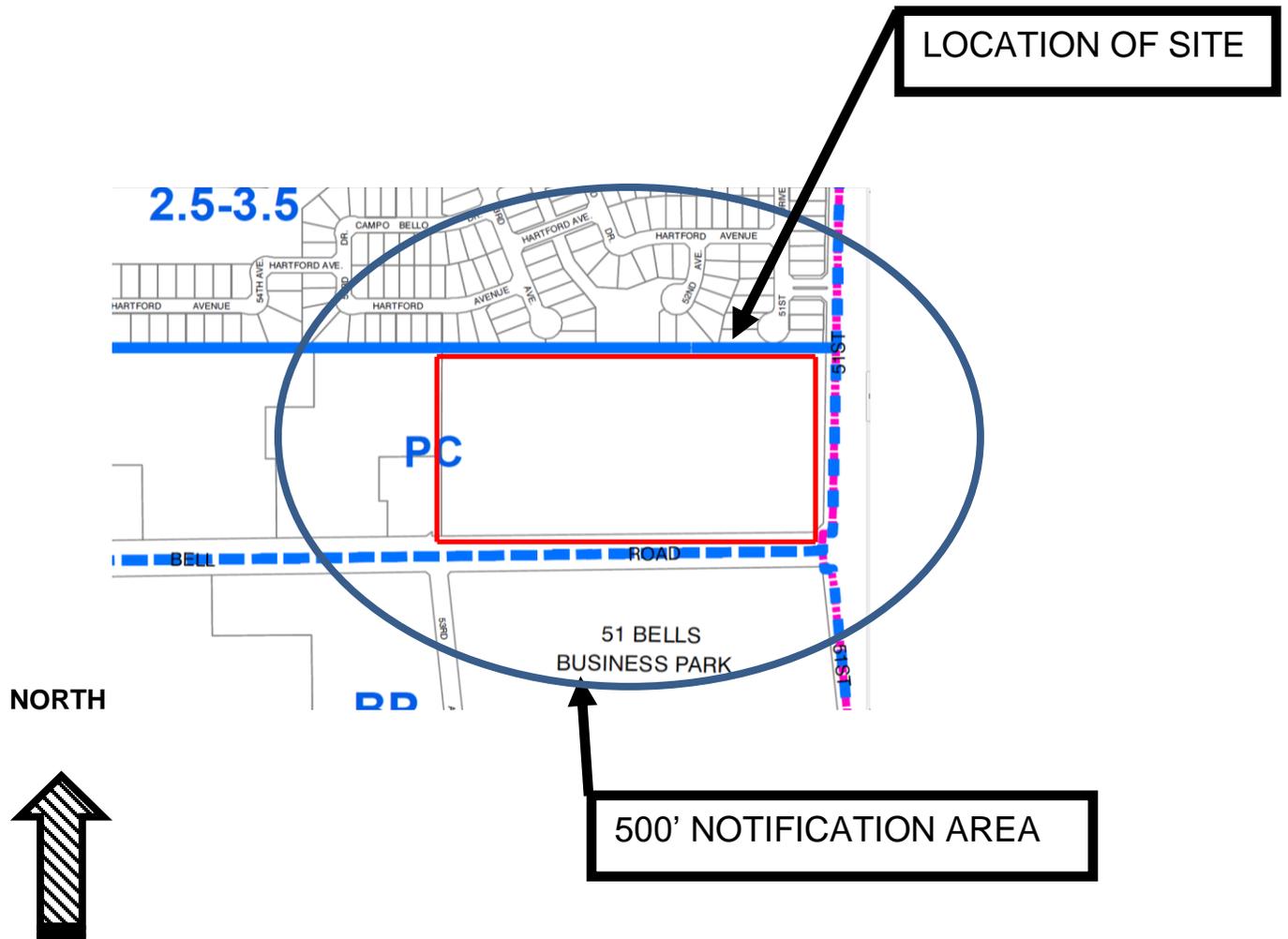
**LOCATION:**

**NWC Bell Road & 51<sup>st</sup> Avenue (5150 West Bell Road)**

The applicant wishes to amend the general plan from PC, Planned Commercial, to HDR, High Density Residential to accommodate the mixed residential component of the project and to rezone the property from BP, Business Park, to PAD, Planned Area Development, to accommodate the site plan.

**ZONING DISTRICT: B-P**

**COUNCIL DISTRICT: Cholla**



**Notification Letters**

August 15, 2016

**Subject: 51 Campana Proposed Rezone**  
**Project Location: 5200 W Bell Road (NWC of 51<sup>st</sup> Avenue and Bell Road)**

Dear Neighbor:

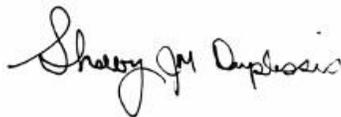
This letter is to inform you that Empire Residential Communities Fund II, LLC is applying for rezoning of the property located at the northwest corner of 51<sup>st</sup> Avenue and Bell Road. This rezoning request will provide a unique development that enhances the City of Glendale and provides an upscale commercial center. The project is located in the Cholla Council District. Our firm's request will revise the zoning of the property to allow for a high quality commercial center development for various potential uses to include office buildings, emergency medical care facility, retail and fast food drive thru.

The request is to rezone from the existing zoning designation of B-P (Business Park) to Planned Area Development defaulting to C-2 (General Commercial). This development will greatly improve the surrounding area by completing a large vacant parcel that is undeveloped and at the entrance into the City of Glendale.

I have included a site plan with this letter for your review. A neighborhood meeting will take place Wednesday, August 31, 2016, at Foothills Center 5600 W Union Hills Drive, Glendale, AZ 85308 in the Gecko Room. The meeting will start at 6:00 pm. Comments and questions will be accepted at this time. If you are unable to attend the meeting, please write, email, or call me at the contact information below. You may also contact Carol Hu with the City of Glendale at (623) 930-2553 or [Chu@glendaleaz.com](mailto:Chu@glendaleaz.com).

Sincerely,

**The Empire Group**



Shelby JM Duplessis, PE, LEED AP  
Vice President of Land Development  
480.951.2207 [shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)



6617 N. Scottsdale Road, Suite 101  
Scottsdale, Arizona 85250  
Phone 480.951.2207  
FAX 480.951.3023

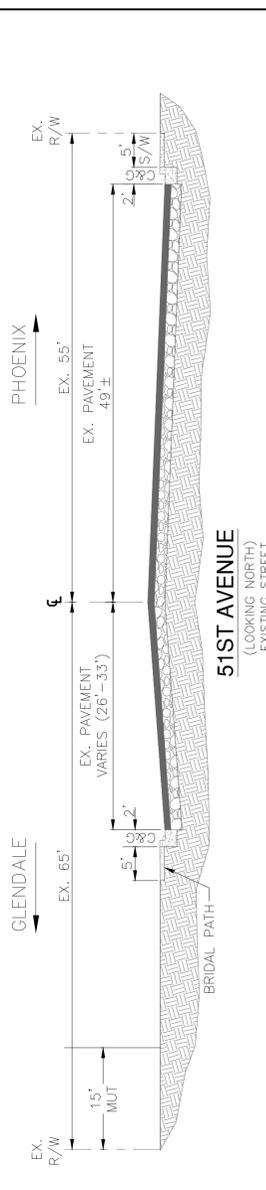
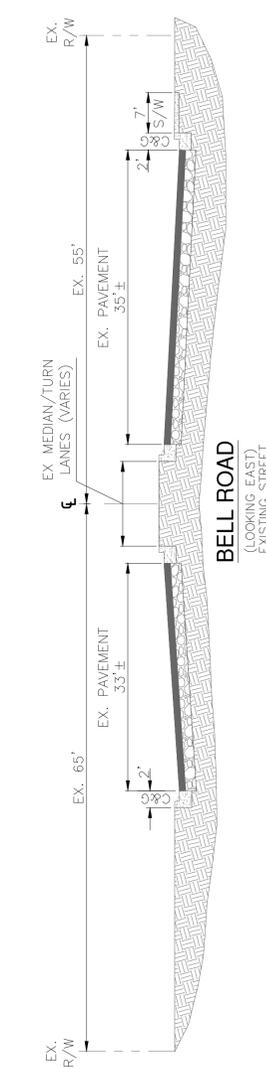
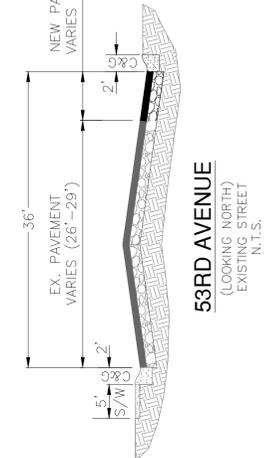
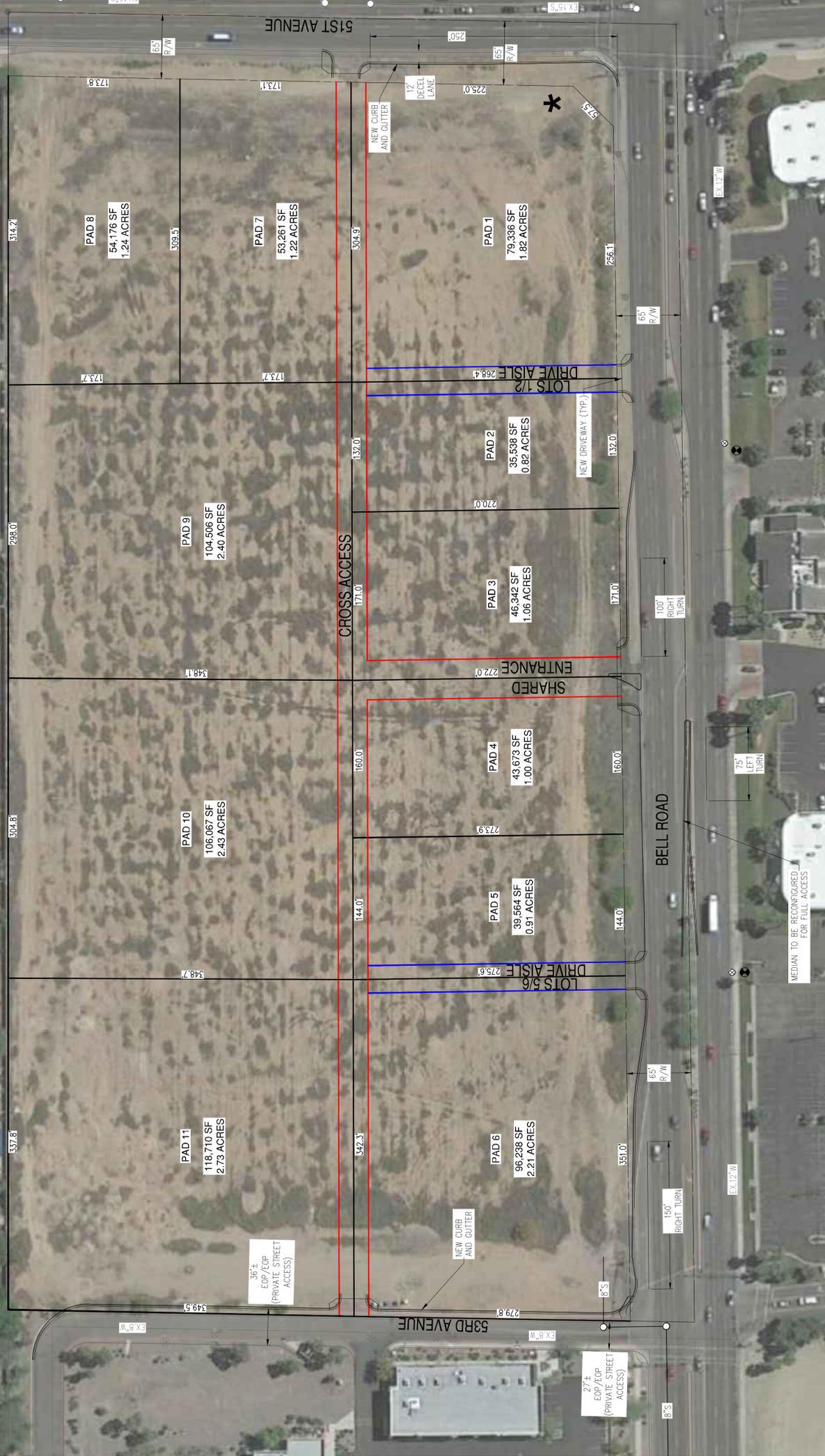
\* WELCOME TO GLENDALE SIGN

LOT AREA	
LOT #	AREA (AC)
PAD 1	1.82 AC
PAD 2	0.82 AC
PAD 3	1.06 AC
PAD 4	1.00 AC
PAD 5	0.91 AC
PAD 6	2.21 AC
PAD 7	1.22 AC
PAD 8	1.24 AC
PAD 9	2.43 AC
PAD 10	2.43 AC
PAD 11	2.73 AC

SELLER TO COMPLETE AT THEIR COST

SECONDARY DRIVE AISLE IMPROVEMENTS TO BE COMPLETED BY FIRST BUYER TO START CONSTRUCTION. OTHER ADJACENT BUYER TO REIMBURSE THRU IDA

SEWER TO CONNECT TO EXISTING 10" SEWER LINE AT BELL ROAD AND 55TH AVENUE INTERSECTION



The Empire Group  
6617 North Scottsdale Road, Suite 101  
Scottsdale, Arizona 85250  
Phone: (480) 951-2207  
Fax: (480) 951-3023  
www.theempiregroup.com

# 51 CAMPANA

## PRELIMINARY MASTER PLAN

GLENDALE, ARIZONA

MARICOPA COUNTY

SCALE	1" = 60'
JOB No.	2-015
DATE	MARCH 2016
SHEET	1 OF 1



# Planning

## NEIGHBORHOOD NOTIFICATION LETTER

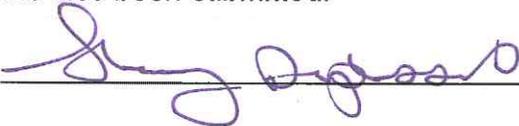
### AFFIDAVIT OF MAILING

Case No. (if available) Rezone 16-02

Project Name: 51 Campana

I, Shelby JM Duplessis certify that I am the authorized applicant /

*representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.*

Applicant/Representative Signature: 

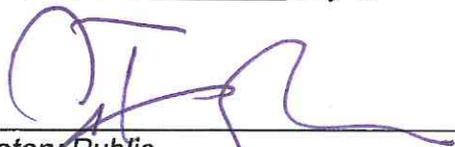
STATE OF ARIZONA

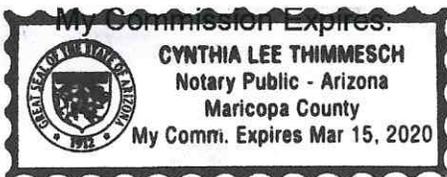
SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 16th day of

August, 2016.

  
Notary Public



September 19, 2016

**Subject: 51 Campana Proposed Rezone**  
**Project Location: 5200 W Bell Road (NWC of 51<sup>st</sup> Avenue and Bell Road)**

Dear Neighbor:

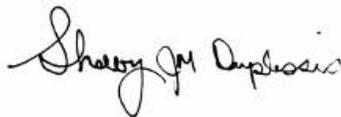
This letter is to inform you that Empire Residential Communities Fund II, LLC is applying for rezoning of the property located at the northwest corner of 51<sup>st</sup> Avenue and Bell Road. This rezoning request will provide a unique development that enhances the City of Glendale and provides an upscale commercial center. The project is located in the Cholla Council District. Our firm's request will revise the zoning of the property to allow for a high quality commercial center development for various potential uses to include office buildings, emergency medical care facility, retail and fast food drive thru.

The request is to rezone from the existing zoning designation of B-P (Business Park) to Planned Area Development defaulting to C-2 (General Commercial). This development will greatly improve the surrounding area by completing a large vacant parcel that is undeveloped and at the entrance into the City of Glendale.

I have included a site plan with this letter for your review. A neighborhood meeting will take place Wednesday, October 5, 2016, at Foothills Center 5600 W Union Hills Drive, Glendale, AZ 85308 in the Jackrabbit Room. The meeting will start at 6:00 pm. Comments and questions will be accepted at this time. If you are unable to attend the meeting, please write, email, or call me at the contact information below. You may also contact Carol Hu with the City of Glendale at (623) 930-2553 or [Chu@glendaleaz.com](mailto:Chu@glendaleaz.com).

Sincerely,

**The Empire Group**



Shelby JM Duplessis, PE, LEED AP  
Vice President of Land Development  
480.951.2207 [shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)



6617 N. Scottsdale Road, Suite 101  
Scottsdale, Arizona 85250  
Phone 480.951.2207  
FAX 480.951.3023

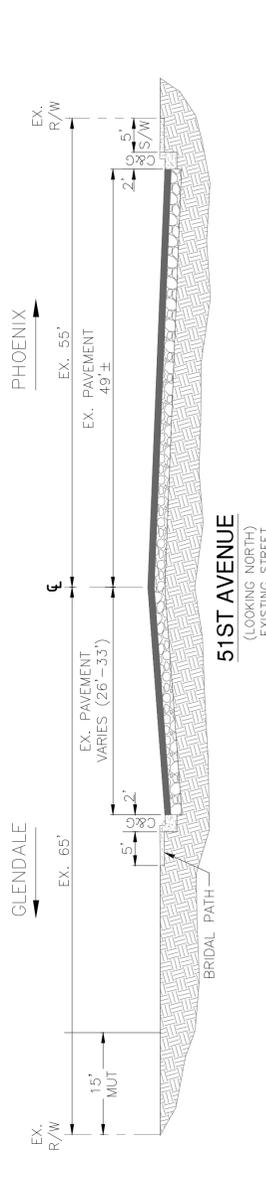
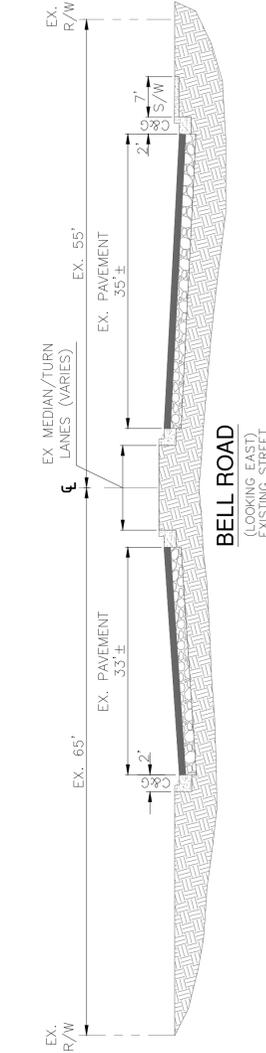
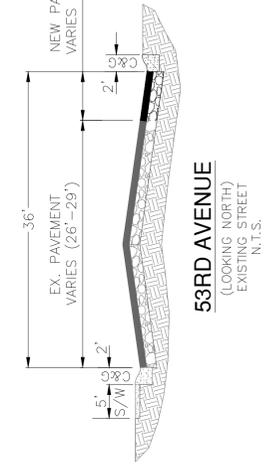
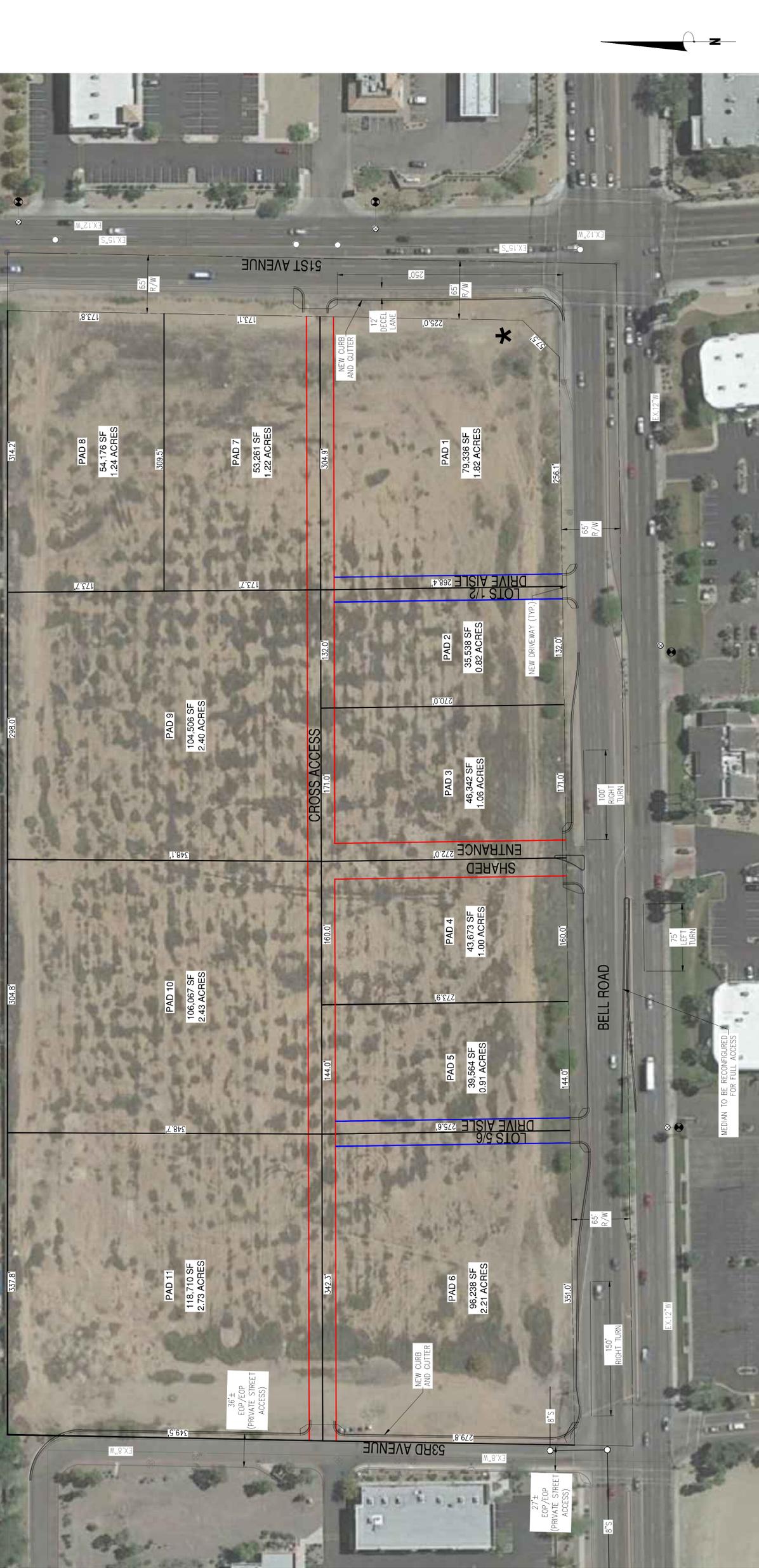
\* WELCOME TO GLENDALE SIGN

LOT AREA	
LOT #	AREA (AC)
PAD 1	1.82 AC
PAD 2	0.82 AC
PAD 3	1.06 AC
PAD 4	1.00 AC
PAD 5	0.91 AC
PAD 6	2.21 AC
PAD 7	1.22 AC
PAD 8	1.24 AC
PAD 9	2.43 AC
PAD 10	2.43 AC
PAD 11	2.73 AC

SELLER TO COMPLETE AT THEIR COST

SECONDARY DRIVE AISLE IMPROVEMENTS TO BE COMPLETED BY FIRST BUYER TO START CONSTRUCTION. OTHER ADJACENT BUYER TO REIMBURSE THRU IDA

SEWER TO CONNECT TO EXISTING 10" SEWER LINE AT BELL ROAD AND 55TH AVENUE INTERSECTION



The Empire Group  
6617 North Scottsdale Road, Suite 101  
Scottsdale, Arizona 85250  
Phone: (480) 951-2207  
Fax: (480) 951-3023  
www.theempiregroup.com

# 51 CAMPANA

## PRELIMINARY MASTER PLAN

GLENDALE, ARIZONA

MARICOPA COUNTY

SCALE	1" = 60'
JOB No.	2-015
DATE	MARCH 2016
SHEET	1 OF 1



# Planning

## NEIGHBORHOOD NOTIFICATION LETTER

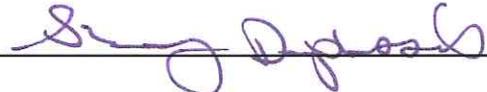
### AFFIDAVIT OF MAILING

Case No. (if available) 16-02

Project Name: 51 Campana

I, Shelby Duplessis certify that I am the authorized applicant /

*representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.*

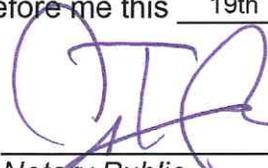
Applicant/Representative Signature: 

STATE OF ARIZONA

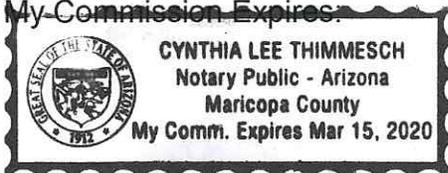
SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 19th day of September, 2016.

  
Notary Public

My Commission Expires:



**Property Owner Mailing Labels**

Page intentionally left blank

**Additional Notification Labels**

Page intentionally left blank

**Interested Parties Notification List for Proposed Development – City Wide & Cholla  
Attached**

Page intentionally left blank

**Meeting Notes and Sign-In Sheets**



51 Campana

NEIGHBORHOOD MEETING – August 31, 2016 6:00 pm

Present at meeting:

Shelby Duplessis – The Empire Group

Tracy Grewe – The Empire Group

Carol Hu – City of Glendale Planning

6 Neighbors, Interested Party and/or homeowners association representatives attended. See list attached.

Shelby provided a brief overview of the process and that we have completed the first review with the City for the rezoning process and submitted for second review.

Concerns/Responses:

1. Concerns about neighbors not receiving a notification letter of the meeting. Shelby explained the City notification requirement is a 500' radius from the development and also included all surrounding homeowners associations and neighborhood groups. Anyone attending tonight, not already on the list, would be added for future mailings and notices. In addition Shelby offered to meet individually with anyone not invited, unable to attend or with further questions or concerns as well.
2. Traffic and the left turn onto 51<sup>st</sup> Ave. The neighbors expressed concerns with already having an extreme amount of traffic in the afternoon when they are coming home, and there is a backup in the left turn lane heading north on 51<sup>st</sup> Ave into their subdivision. Left turns out of the new project onto 51<sup>st</sup> will create even more traffic and a dangerous situation. They asked for a full median to be built. Shelby advised she would confirm the traffic counts with the traffic engineer, and that 51<sup>st</sup> Avenue is under the jurisdiction of the City of Phoenix. We have coordinated with the City of Phoenix and they have advised they will not require a median nor want any modifications to 51<sup>st</sup> Avenue. In addition the proposed turn out of the site lines up with the driveway to the east as required, and is over 600' to the neighborhood entrance. The site will of course be required and will provide a traffic study with full analysis of current and projected traffic counts, along with crash data to ensure safety is maintained.
3. What would be along the north property line behind their homes? Would the wall height be increased like the wall behind Kohl's? If there are trucks driving along the north side there will be a lot of noise, and they would like restrictions on delivery hours and trucks not being allowed to run while idling. Shelby explained there is no end user at this time. We will verify the existing



height of the walls along our north property line and compare that to the wall behind Kohl's to ensure an adequate barrier exists or is created per City requirements. The allowed height is 8 feet, and anything higher will require a variance and approval by the City. We can also limit the times for deliveries and require trucks not to run while idling in the Planned Area Development Report. Following the meeting we verified the north property line wall is anywhere between 8' and 9'.

4. The neighbors requested no gas stations because they already had water problems in their neighborhood and they do not want the chemicals to become an issue. Shelby explained the only PAD viable for a gas station is PAD 1 which is under contract for an emergency center and not a gas station.
5. The neighbors are concerned about light pollution, however also don't want a "dark alley" along the north property line. Shelby explained we can stipulate light shields in the design requirements in the Planned Area Development to minimize light pollution into these lots while maintaining a well lit area for safety.
6. Neighbors asked about construction hours. Shelby explained the City stipulates allowed construction hours, which will be followed as required. If there is any deviation it would have to go through the City for approval.

51 Campana  
 Neighborhood Meeting Sign-In Sheet

Wednesday, August 31, 2016  
 Foothills Center  
 5600 W Union Hills Dr, Glendale, AZ 85308

NAME	ADDRESS	PHONE
Carol Piontkowski	5809 W. Hartford Ave Glendale AZ 85308	602-616-4437
Gina Runtree	5350 W Bell Rd CIDB-336 "	602-820-3904
Jed & Kurt Sen	5121 W Hartford Ave Glendale AZ	602 615 3926
Annemarie David Choate	5107 W Karen Dr Glendale, AZ	1002-653-8850



51 Campana

NEIGHBORHOOD MEETING – October 5, 2016 6:00 pm

Present at meeting:

Shelby Duplessis – The Empire Group  
Tracy Grewe – The Empire Group  
Jon Froke – City of Glendale Planning  
Councilwoman Lauren Tolmachoff- City of Glendale

16 Neighbors, Interested Party and/or homeowners association representatives attended. See list attached.

Shelby provided a brief overview of the process and that we have completed the first review with the City for the rezoning process and submitted for second review.

Concerns/Responses:

1. Traffic and the left turn onto 51<sup>st</sup> Ave. The neighbors expressed concerns with already having an extreme amount of traffic in the afternoon when they are coming home, and there is a backup in the left turn lane heading north on 51<sup>st</sup> Ave into their subdivision. Left turns out of the new project onto 51<sup>st</sup> will create even more traffic and a dangerous situation. They asked for a full median to be built. Shelby advised Empire is working with the City of Phoenix and the City of Glendale Traffic Engineers. The full safety of the neighborhood is very important and Empire will work through all the concerns to resolve the issue.
2. What would be along the north property line behind their homes? Could trees be planted along the property line to match the ones behind Kohls? Shelby explained there is no end user at this time. The height of the existing wall along our north property line is between 8' and 9', which meets the City guidelines. If the end user requires delivery trucks they will be required to meet the guidelines of the Noise Ordinance in the City of Glendale Code of Ordinances. We will add to the PAD that we will plant trees along our entire north property line to provide additional screening to the existing neighbors to the north. We will ensure that the trees will be similar and complementary to the trees along the adjacent property to the west.
3. The neighbors are concerned about lights along the north property line. Shelby explained we will stipulate light shields in the design requirements in the Planned Area Development to minimize light pollution into these lots while maintaining a well lit area for safety.
4. Neighbors asked that PAD 8 not be allowed to have a drive-thru. Shelby agreed to stipulate in the Planned Area Development that PAD 8 cannot have a restaurant drive-thru.

51 Campana  
Neighborhood Meeting Sign-In Sheet

Wednesday, October 16, 2016  
Foothills Center  
5600 W Union Hills Dr, Glendale, AZ 85308

NAME	ADDRESS	PHONE
Rhonda Redier	17204 N. 51st Dr, Glendale	602-618-0143
Debra Kurt <del>son</del>	5121 W Hartford Ave Glendale	
Wendy Runtree Penrice	5350 W Bell Rd CD3-336	602-820-3904
Bonnie Smaral	5321 W. Hartford Ave Glendale	
Joné Yvonne Schaeffer	5406 W. Angela Dr Glendale 85308	602-439-4675
Chris Birklin	8050 W. All Rd Glendale 85302	602-371-0245
MONTEY & MIKE PEÑA	5323 W Campo Blvd Dr, GLENDALE 85308	602-789-8976 ↑
MIKE NOBLET	5382 W. Karen Dr. Glendale 85308	402-821-2611 <i>Glendale</i>
JACQUE HATHA	17205 N. 53 <sup>RD</sup> AVE Glendale, AZ 85308	
JEN FRLES	CITY OF GLENDALE RUNNING	(623) 930-2585
Carol Riontkowski	5209 W. Hartford Ave Glendale AZ	85308 602 616 4437
Gary Sherwood	5928 W Pershing Ave Glendale 85304	602-625-5092

**Email Correspondence**

**From:** [Shelby Duplessis](#)  
**To:** [Ed Pemoy](#); [Chu@glendaleaz.com](mailto:Chu@glendaleaz.com); [Tracy Grewe](#)  
**Subject:** RE: 51 Campana Proposed Rezone  
**Date:** Tuesday, September 27, 2016 7:28:02 AM

---

Thank you for taking the time to contact us we appreciate your input.

Kind Regards,

**Shelby JM Duplessis, PE, LEED AP**

**Vice President Land Development**

6617 North Scottsdale Road Suite 101

Scottsdale, AZ 85250

602.679.4438 Cell/480.951.2207 Office/480.951.3023 Fax

[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)

----- Original message -----

**From:** Ed Pemoy

**Date:** 9/27/16 6:06 AM (GMT-07:00)

**To:** Shelby Duplessis , [Chu@glendaleaz.com](mailto:Chu@glendaleaz.com)

**Subject:** 51 Campana Proposed Rezone

I am writing to express my rebuke of your project.

My negative support to your project is because it includes retail and fast food drive thru businesses to an intersection that is already congested.

Additionally, that intersection at Bell Road & 51st Avenue has been the site of too many serious accidents that have resulted in fatalities. Adding fast food restaurants to that intersection's northwest corner will only increase the traffic volume and risks to citizenry.

As a member of the insurance profession since May 1979, and as a claim adjuster since October 1986, I expressed my dismay when the Kohl's shopping center was proposed instead of a corporate park environment. Actuarially and statistically, retail businesses attract a more diverse human presence than a corporate park with the same employees (for the most part) every working day. The diverse population attracts more crime (auto theft, parked auto break-ins, and theft of personal property as well as commercial property and vandalism). Surely the City of Glendale Police Department can provide specific statistics for every strip mall at every intersection in its city that will support my claim.

Thankfully, your proposal for rezoning that area will include an emergency medical facility, as that area will certainly need that once you develop it.

I would rather the rezoning request be denied and a corporate park development be encouraged.

Respectfully,  
Daniel Hatch  
5417 W Hartford Avenue  
Glendale, AZ 85308  
602-989-9805  
[pemoyed@msn.com](mailto:pemoyed@msn.com)

**From:** [Hu, Carol](#)  
**To:** [Ed Pemoy](#)  
**Cc:** [Shelby Duplessis](#)  
**Subject:** RE: 51 Campana Proposed Rezone  
**Date:** Tuesday, September 27, 2016 3:30:25 PM

---

Mr. Hatch,

Thank you for your input. I have received your email and will file this correspondence with the citizen participation plan. As I'm sure you are aware, there is a secondary neighborhood meeting arranged by the applicant on October 5<sup>th</sup> at 6:00pm. The meeting will be located at the Jackrabbit Room at the Foothills Center 5600 W Union Hills Drive.

Sincerely,

**Carol Hu**

Planner | Planning Division | City of Glendale  
5850 West Glendale Avenue, Ste 212 | Glendale, AZ 85301  
Office: (623) 930-2553 | Email: [CHu@glendaleaz.com](mailto:CHu@glendaleaz.com)

---

**From:** Ed Pemoy [mailto:[pemoyed@msn.com](mailto:pemoyed@msn.com)]  
**Sent:** Tuesday, September 27, 2016 6:06 AM  
**To:** [shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com); Hu, Carol  
**Subject:** 51 Campana Proposed Rezone

I am writing to express my rebuke of your project.

My negative support to your project is because it includes retail and fast food drive thru businesses to an intersection that is already congested. Additionally, that intersection at Bell Road & 51st Avenue has been the site of too many serious accidents that have resulted in fatalities. Adding fast food restaurants to that intersection's northwest corner will only increase the traffic volume and risks to citizenry.

As a member of the insurance profession since May 1979, and as a claim adjuster since October 1986, I expressed my dismay when the Kohl's shopping center was proposed instead of a corporate park environment. Actuarially and statistically, retail businesses attract a more diverse human presence than a corporate park with the same employees (for the most part) every working day. The diverse population attracts more crime (auto theft, parked auto break-ins, and theft of personal property as well as commercial property and vandalism). Surely the City of Glendale Police Department can provide specific statistics for every strip mall at every intersection in its city that will support my claim.

Thankfully, your proposal for rezoning that area will include an emergency medical facility, as that area will certainly need that once you develop it.

I would rather the rezoning request be denied and a corporate park development be encouraged.

Respectfully,

Daniel Hatch  
5417 W Hartford Avenue  
Glendale, AZ 85308  
602-989-9805  
[pemoyed@msn.com](mailto:pemoyed@msn.com)

**From:** [Shelby Duplessis](#)  
**To:** [bob](#); [Tracy Grewe](#)  
**Subject:** RE: Zoning Meeting - 51st Ave. and Bell  
**Date:** Friday, September 30, 2016 11:47:35 PM

---

We are proposing to change the zoning from the current Business Park plan to a mix of office and commercial. We are having a neighborhood meeting on October 5th and hope that you can join us if not please let me know if you have further questions and I would be happy to discuss thank you so much and have a great weekend!

Kind Regards,

**Shelby JM Duplessis, PE, LEED AP**

**Vice President Land Development**

6617 North Scottsdale Road Suite 101  
Scottsdale, AZ 85250

602.679.4438 Cell/480.951.2207 Office/480.951.3023 Fax

[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)

----- Original message -----

**From:** bob <[bjdj2000@yahoo.com](mailto:bjdj2000@yahoo.com)>  
**Date:** 9/30/16 1:28 PM (GMT-07:00)  
**To:** Shelby Duplessis <[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)>  
**Subject:** Fw: Zoning Meeting - 51st Ave. and Bell

Hello Shelby,

Would you please advise the development that you are proposing for 51st and Bell?

Thank you in advance for your reply !

Sincerely,  
Bob Jewell  
623-341-2266

----- Forwarded Message -----

**From:** West Glen <[Messenger@AssociationVoice.com](mailto:Messenger@AssociationVoice.com)>  
**To:** "[bjdj2000@yahoo.com](mailto:bjdj2000@yahoo.com)" <[bjdj2000@yahoo.com](mailto:bjdj2000@yahoo.com)>  
**Sent:** Friday, September 30, 2016 12:41 PM  
**Subject:** Zoning Meeting - 51st Ave. and Bell

Hello West Glen Homeowners,

There is another zoning meeting next week regarding the corner of 51st Ave. and Bell. It will be held on Wednesday October 5th at 6:00pm at the Aquatic Center in the Jackrabbit room. The Aquatic Center is located at 5600 W. Union Hills Dr.

If you have any questions, please call Shelby Duplessis, VP of Land Development for The Empire Group, at 480-951-2207 or e-mail her at [shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com).

Thank you,

Mandy Janus

Community Manager

---

This message has been sent to [bjdj2000@yahoo.com](mailto:bjdj2000@yahoo.com)

As a subscriber of General Correspondence at West Glen, we'll periodically send you an email to help keep you informed. If you wish to discontinue receiving these types of emails, you may opt out by clicking [Safe Unsubscribe](#).

To view our privacy policy, click [Privacy Policy](#).

This message has been sent as a service of [AssociationVoice](#), provider of smart Websites for Associations and Management, 400 S. Colorado Blvd. Ste 790, Denver, CO 80246. AssociationVoice © 2016. All rights reserved.

**From:** [Shelby Duplessis](#)  
**To:** [Daugherty](#); [Tracy Grewe](#)  
**Subject:** RE: Zoning Request for 51st Ave. and Bell Road  
**Date:** Thursday, October 6, 2016 3:20:46 PM

---

Thank you for reaching out to us. Our proposal is to rezone from the existing business park to PAD which will closely aligned to the C-2 commercial zoning. This will allow for offices and typical commercial uses along the frontage of Bell Road and 51st Avenue. Please do not hesitate to contact us with any further questions or concerns thank you so much and have a great day

Kind Regards,

**Shelby JM Duplessis, PE, LEED AP**

**Vice President Land Development**

6617 North Scottsdale Road Suite 101

Scottsdale, AZ 85250

602.679.4438 Cell/480.951.2207 Office/480.951.3023 Fax

[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)

----- Original message -----

From: Daugherty <[jdaugherty14@cox.net](mailto:jdaugherty14@cox.net)>

Date: 10/6/16 8:49 AM (GMT-07:00)

To: Shelby Duplessis <[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)>

Subject: Zoning Request for 51st Ave. and Bell Road

I am a resident of West Glen and wold like to know what zoning request your company is seeking for the 51st Ave. and Bell Road property. I would appreciate a response to this email. My email address is: [jdaugherty14@cox.net](mailto:jdaugherty14@cox.net)

Thank you,  
Melanie Daugherty

**From:** [Daugherty](#)  
**To:** [Shelby Duplessis](#)  
**Subject:** Re: Zoning Request for 51st Ave. and Bell Road  
**Date:** Thursday, October 6, 2016 3:35:47 PM

---

Thank you for your reply. I'm thankful that it isn't zoned for apartments.

On Oct 6, 2016, at 3:20 PM, Shelby Duplessis <[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)> wrote:

Thank you for reaching out to us. Our proposal is to rezone from the existing business park to PAD which will closely align to the C-2 commercial zoning. This will allow for offices and typical commercial uses along the frontage of Bell Road and 51st Avenue. Please do not hesitate to contact us with any further questions or concerns thank you so much and have a great day

Kind Regards,

**Shelby JM Duplessis, PE, LEED AP**  
**Vice President Land Development**

6617 North Scottsdale Road Suite 101  
Scottsdale, AZ 85250

602.679.4438 Cell/480.951.2207 Office/480.951.3023 Fax

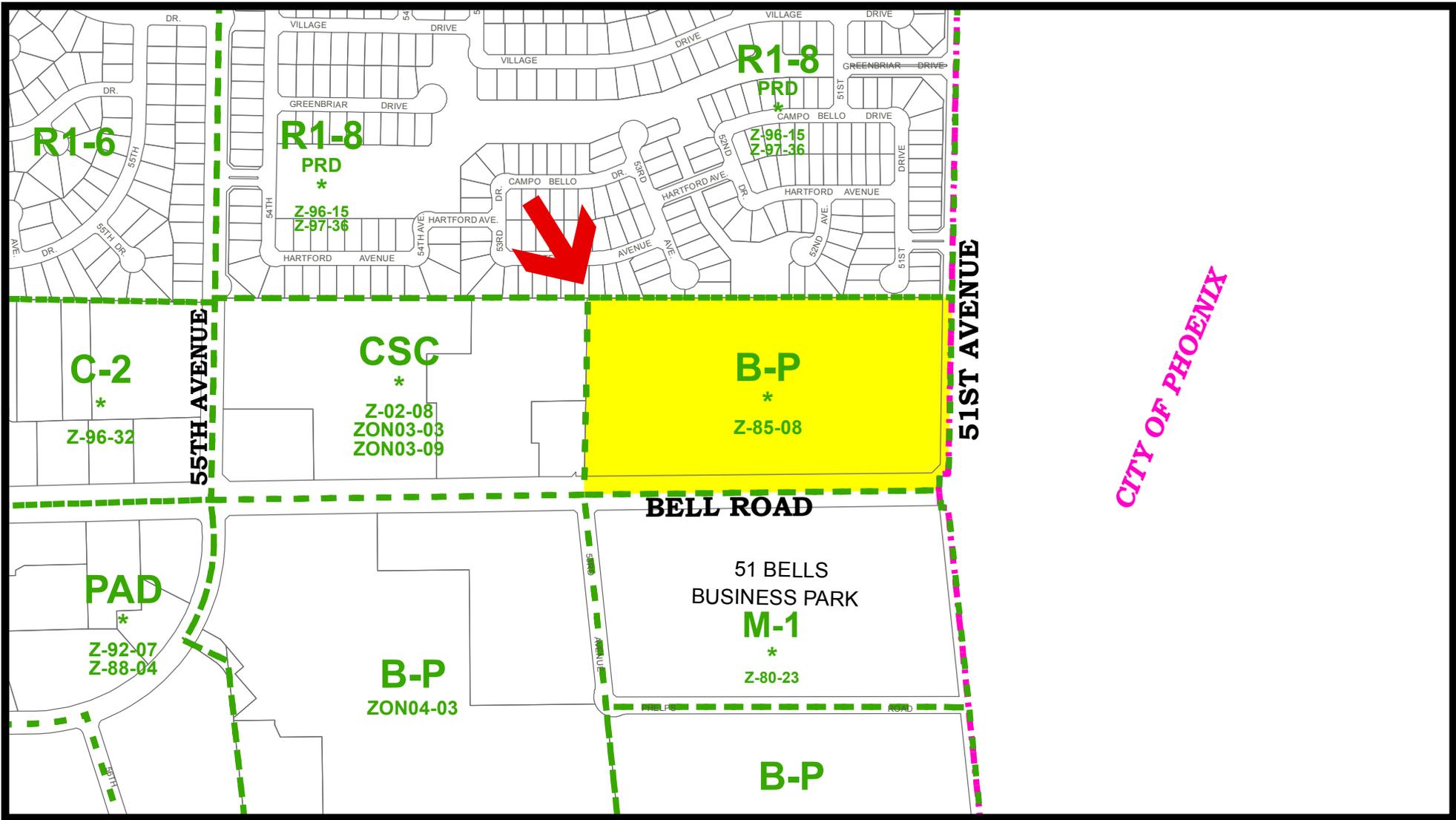
[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)

----- Original message -----

From: Daugherty <[jdaugherty14@cox.net](mailto:jdaugherty14@cox.net)>  
Date: 10/6/16 8:49 AM (GMT-07:00)  
To: Shelby Duplessis <[shelby@theempiregroupllc.com](mailto:shelby@theempiregroupllc.com)>  
Subject: Zoning Request for 51st Ave. and Bell Road

I am a resident of West Glen and would like to know what zoning request your company is seeking for the 51st Ave. and Bell Road property. I would appreciate a response to this email. My email address is: [jdaugherty14@cox.net](mailto:jdaugherty14@cox.net)

Thank you,  
Melanie Daugherty



*CITY OF PHOENIX*



**CASE NUMBER**  
**ZON16-02**



**REQUEST**  
**REZONE FROM B-P (BUSINESS PARK) TO  
 PAD (PLANNED AREA DEVELOPMENT).**

**LOCATION**  
**5200 W. BELL ROAD**



Aerial Date: October 2014



**CASE NUMBER**  
**ZON16-02**

