

CITIZEN PARTICIPATION FINAL REPORT  
for

# STONEHAVEN

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

Glendale, Arizona

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

Owner

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

Attorney

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

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

2014

Prepared:  
April 17, 2014

# CITIZEN PARTICIPATION FINAL REPORT

## **STONEHAVEN**

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

### **PROJECT DESCRIPTION**

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

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

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

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

### **OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION**

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

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

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

#### 1<sup>st</sup> Neighborhood Meeting

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

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

The questions from the 1<sup>st</sup> neighborhood meeting consisted of:

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

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

**Q: What type of Commercial is being proposed?**

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

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

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

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

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

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

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

**Q:** Will houses face inward from perimeter streets?

*Response:* Yes.

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

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

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

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

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

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

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

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

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

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

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

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

**C: Would like to see:**

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

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

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

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

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

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

*Response: Yes.*

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

*Response: 6 months to 1 year.*

**Q: Will we be putting Bethany Home Road in?**

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

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

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

**Q: What are the plans for traffic coming out on to 91<sup>st</sup> Avenue during event days?**

*Response: We will discuss with the City.*

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

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

**Q: How many exits are proposed on 91<sup>st</sup> Avenue? How many exits are proposed on Bethany Home Road? How many exits on Camelback Road? How many exits on 83<sup>rd</sup> Avenue?**

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

**Q: What are the size homes and lots adjacent to 83<sup>rd</sup> Avenue?**

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

**C: Neighbor does not want 83<sup>rd</sup> Avenue to be the backdoor of the development.**

**Q: What are the home price ranges?**

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

**C: Tom Traw –**

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

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

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

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

**Q: What are we doing to address employment?**

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

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

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

The following comments were made by Joyce Clark.

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

**Q: Can elementary school handle the additional students?**

*Response: Yes.*

**Q: Can the high school handle additional students?**

*Response: Yes.*

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

*Response: No.*

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

#### Follow-Up/2<sup>nd</sup> Neighborhood Meeting

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



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

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

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

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

**Q: Will there be a traffic signal at 87<sup>th</sup> Avenue and Bethany Home Road intersection?**

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

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

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

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

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

**Q: Will the perimeter wall be block?**

*Response: Yes along the houses.*

**Q: Will this be a gated community?**

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

**Q: Can the Well-site fence be screened?**

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

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

*Response: There are 3 product types.*

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

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

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

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

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

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

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

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

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

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

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

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

*Response: Yes.*

**Q: Will basements be an option?**

*Response: No.*

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

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

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

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

# Appendix

*500-Foot Property Ownership Map  
Mailing List*

*1<sup>st</sup> Neighborhood Meeting letter.*

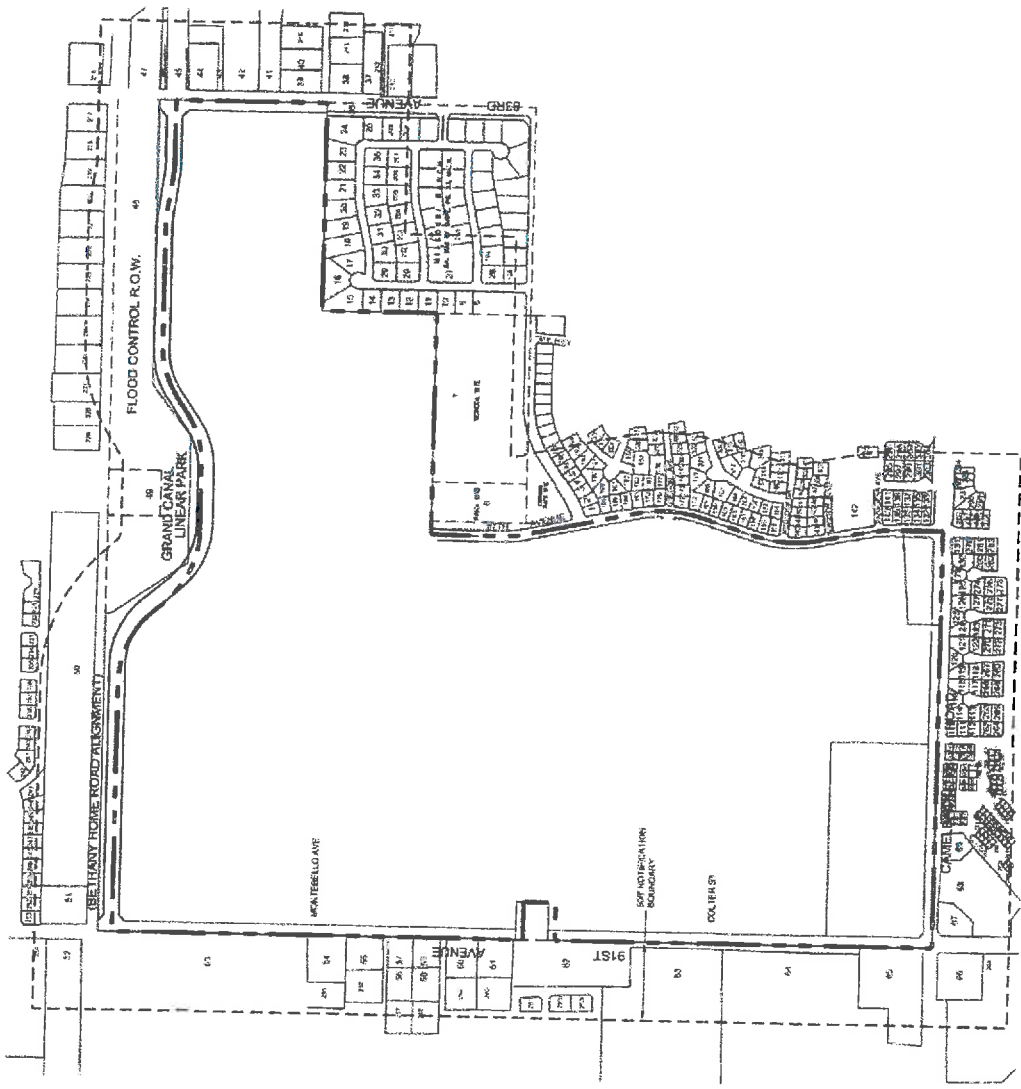
*2<sup>nd</sup> Neighborhood Meeting letter.*

*1<sup>st</sup> Neighborhood Meeting sign-in sheets.*

*2<sup>nd</sup> Neighborhood Meeting sign-in sheets.*

# 500-Foot Property Ownership Map

<p><b>STONEHAVEN</b></p> <p>PLANNED AREA DEVELOPMENT</p>	<p><b>APPENDIX C</b></p> <p>PROCESS NOTIFICATION MAP</p>	<p>NOT TO SCALE</p> <p>NORTH</p> <p>PHILIPPIAN - NOT FOR CONSTRUCTION    COPYRIGHT LVA urban design studio, LLC          Date: 09/16/13    Project No. 1317</p>	<p><b>LVA</b> urban design studio          land planning • landscape architecture</p> <p>120 south 4th avenue • tempe, arizona 85281 • phone: 480.994.6904</p>
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**1<sup>st</sup> Neighborhood Meeting letter.**

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

Telephone (602) 265-0094  
Fax (602) 265-2195  
www.ecllaw.com

3101 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012

November 7, 2013

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

Dear Neighbor:

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

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

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

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

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

November 7, 2013  
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provided in support of the request. The development plan responds to existing conditions, opportunities for additional urban infill as well as responsiveness to housing and service market conditions that are expected to evolve towards stronger growth trends.

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

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

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

Very truly yours,

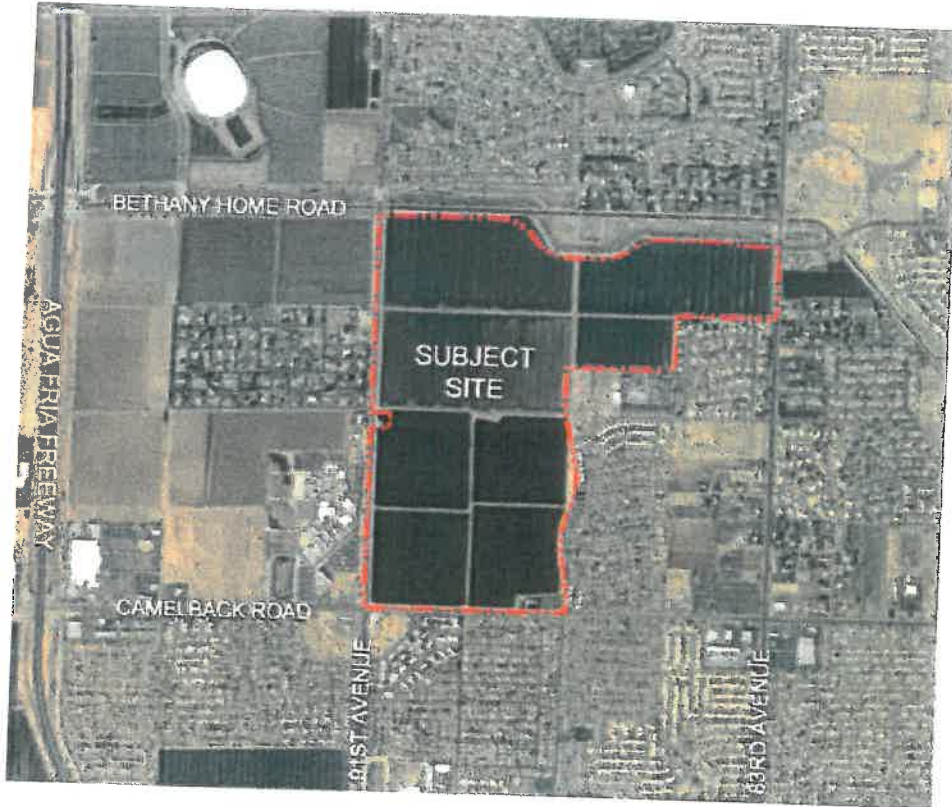


Michael J. Curley

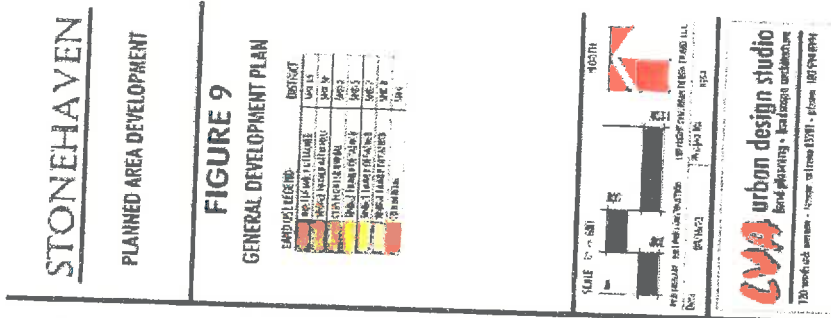
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Attachments: Aerial Exhibit  
Conceptual General Development Plan

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*2<sup>nd</sup> Neighborhood Meeting letter.*

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

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3101 North Central Avenue  
Suite 1000  
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April 4, 2014

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

Dear Neighbor:

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

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

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

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

April 4, 2014  
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Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Very truly yours,



F012 Michael J. Curley

MJC/rot

Attachments: Aerial Exhibit

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