

FINAL
CITIZEN
PARTICIPATION
PLAN

77th Ave and Myrtle
7225 North 77th Lane Glendale AZ

Prepared by
TTG Engineers
Mike Jackson, PE, LEED AP

February 19, 2015

PLANNING DEPARTMENT APPROVAL
SIGNATURE: <u>Tom Dixon</u>
DATE: <u>19 February 2015</u>
PROJECT #: <u>PP14-03/ZON15-02</u>

2. Brief Description

The proposed project is approximately 3.3 acres of undeveloped land near the southwest corner of 77th Lane and Myrtle Avenue. The current proposed plan includes 13 single family residential lots and two open space tracts. The current layout includes two access points looping through the development with access to 77th Lane. The proposed water line will loop and connect to the main in 77th Lane in two places. The proposed sewer will connect to the existing main located in 77th Lane. The 100-yr, 6-hr retention will be provided in one active open space area, along the southern portion of the site.

The project is currently zoned as R1-6 and we are proposing to utilize the PRD option under the current zoning. The PRD option will allow us to utilize 50' wide minimum lot widths, which will make the project feasible. The proposed minimum lot width is 50' and the proposed building setbacks are 15' in the front and rear, and 5' & 10' on the sides. The proposed a lot coverage percentage is 45%.

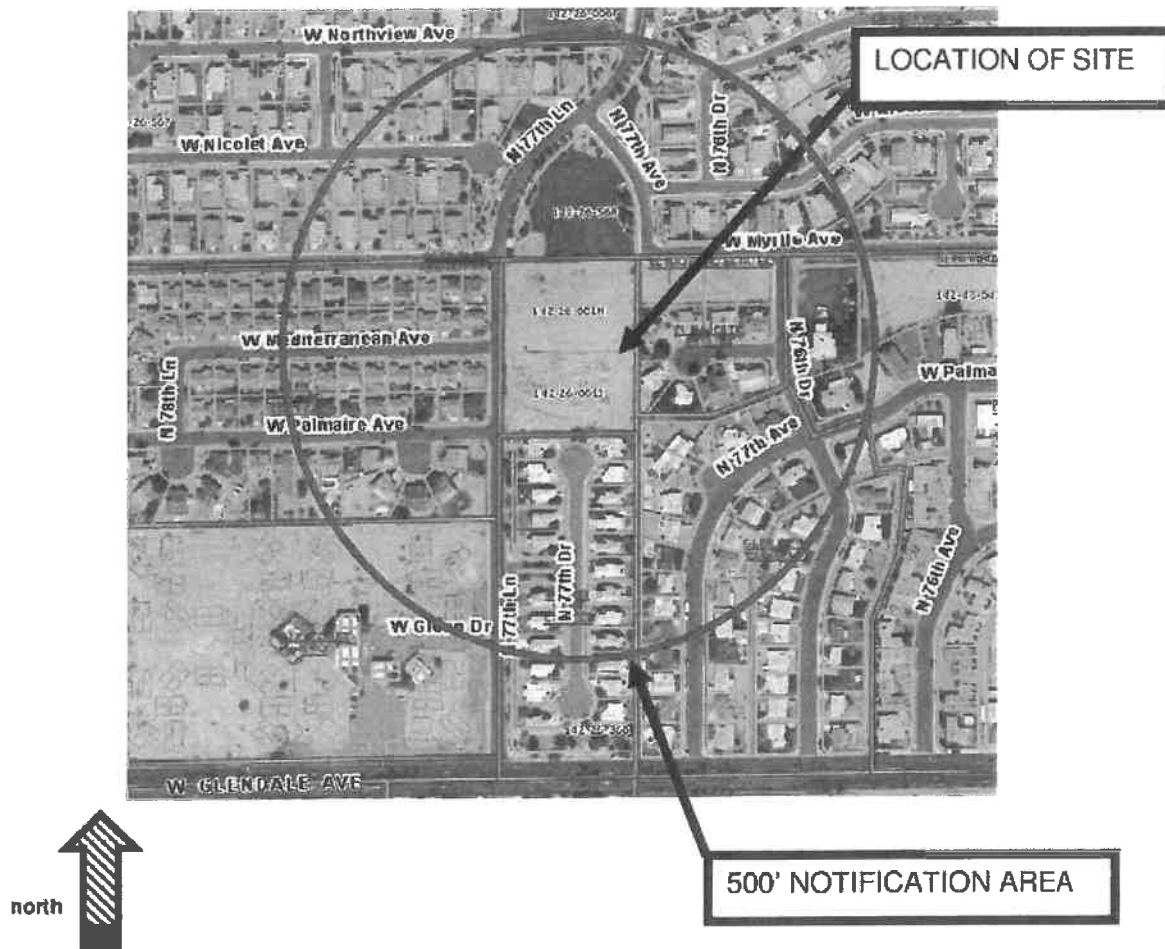
3. Public Notification technique

The Planning department has determined that a notification letter is the most appropriate public notification technique for this project.

4. Notification Area Map

An outlined map of the areas of notification is included on the following page. All property owners identified on this map have been notified. This map meets all City of Glendale Ordinance requirements.

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	PARKSIDE SUBDIVISION
LOCATION:	7225 N. 77 th Lane (SEC of 77 th Lane and Myrtle Avenue)
The applicant is requesting the approval of a 13-lot infill subdivision for single-family residential development on two parcels with a combined area of approximately 3.4 acres.	
ZONING DISTRICT: R1-6	COUNCIL DISTRICT: Yucca



5. Property Owners Notification

A list of Property Owners identified in the Neighborhood Notification Area MAP A list is attached in this plan. These property owners have been contacted via mail notifying them of the proposed project.

6. Homeowners Association Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

7. Neighborhood Groups Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

8. "Interested Parties" Notification

The Planning Department provided us with a list of "interested parties" to be notified. These Parties have been notified and a list is attached in this plan.

9. Additional Notification List

The Planning Department provided us with a list of individuals who were to be notified. Notification has been sent to these individuals and a list is attached in this plan.

10. Affected Individuals

No individuals should be directly affected by this proposal.

11. Project Perspective.

From the perspective of the surrounding community, we anticipate that this development will be welcomed. This development proposes single family residences in a development with density similar to the surrounding subdivisions.

No new obstructions to views are proposed, as this site is already walled on two sides and is fronted by 77th Lane. This development will promote traffic safety as the unimproved half street of 77th Lane adjacent to this property will be constructed to city standards as part of the overall project. Project access is in compliance with city traffic

engineering requirements and the proposed access to 77th Lane will align with W. Midway Avenue.

12. Open Discussion

Individuals will be free to contact me any time during the application process. We can discuss their concerns and a detailed explanation can be provided of where we are in the process and why decisions are being made and how those decisions will affect those individuals.

13. Amendment notification

If changes or amendments are required after the initial contact with those parties identified in this plan the parties will be notified. The method of contact will depend on the on the magnitude of the change(s). If the change is minor a letter will be sent to those parties identified in this plan noting the changes. If changes are required that we feel will impact those parties we will work with the planning department to arrange for a neighborhood meeting if preferred.

14. Status Updates of Citizen Participation Plan

I will email my planner to keep them updated with the progress of the Citizen Participation Plan. I will follow up with phone calls as necessary.

15. Schedule

1/22/15	Submit Citizens Participation Plan (Letter) to Planner for Approval
1/28/15	Mail Notification Letters
2/20/15	Deadline to receive comments (2 weeks minimum required)
2/27/15	Submit Final Citizens Participation Plan to Planner for Approval

Notification Letter

HANCOCK COMPANIES

Greg Hancock
Hancock Companies, LLC
6360 E. Thomas Road, Suite 318
Scottsdale, AZ. 85251
480.285.1300 office

January 22, 2015

Dear Neighbor:

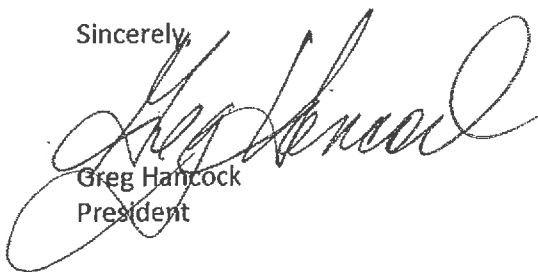
This letter is to inform you that I am applying for a subdivision plat with the City of Glendale. The property is located at 7225 North 77th Lane Glendale AZ in the Yucca Council District.

The proposed project is approximately 3.3 acres of undeveloped land near the southeast corner of 77th Lane and Myrtle Avenue. The current proposed plan includes 13 single family residential lots and two open space tracts. The current layout includes a single access point on 77th Lane which tees into an access lane with a cul-de-sac provided in the northern half of the development and a one in the southern half.

The project is currently zoned as R1-6 and we are proposing to utilize the PRD option under the current zoning. The proposed minimum lot width is 50' and the proposed building setbacks are 15' in the front and rear, and 5' & 10' on the sides. The proposed a lot coverage percentage is 45%.

I have included a site plan with this letter for your review. Please provide any comments to my request by (date). Please write or call me at the above address or phone number. You may also contact Thomas Dixon with the City of Glendale Planning Department at 623.930.2800.

Sincerely,



Greg Hancock
President