

January 8, 2020
Updated July 2, 2020

Citizen Participation Plan Final Report – GLEN LAKES MGPA20-01 AND ZON19-17:

A request by the City of Glendale for 1) a General Plan Amendment from POS (Parks and Open Space) to POS (Parks and Open Space) and MDR (Medium Density Residential 3.5 to 5.0 dwelling units per acre) and Rezone from A-1 (Agricultural) to R1-6 PRD (Single-Family Residence Planned Residential Development) in order to develop a new housing development and a public park on 42.8 acres. The site is located at 5450 West Northern Avenue, North of the Northeast Corner of 55th Avenue and Northern Avenue, in the Barrell Council District.

Neighborhood Meetings:

On December 9, 2019, the City of Glendale mailed notification letters to an expanded area of approximately 3,500 adjacent property owners.

The first meeting was held on Tuesday, December 17, 2019, at the Landmark Elementary School Cafeteria, 5730 W. Myrtle Avenue, Glendale.

The second meeting was held on Tuesday, January 7, 2020, at 6:30pm at the Glendale American Elementary School Cafeteria, 8530 N 55th Avenue, Glendale.

Both meetings were well attended with 37 attendees signing in at the December 17 meeting and 69 attendees signing in at the January 7 meeting.

In addition to citizen attendees, the city staff and developer attendees were:

Lisa Collins and Diana Figueroa - the City of Glendale Development Services/Planning Division

Don Bessler and Jayme Chapin - the City of Glendale Engineering

James Burke – Parks

Trevor Ebersole – Transportation

Rob Gubser and Zach Hilgart – HilgartWilson Engineering

Mike Aiello – Homes by Towne

Joe Young - Young Design Group

Many comments and questions were posed to the City staff regarding the proposal. The primary issues expressed were:

- 1- a desire to keep the golf course,

- 2- provide a reduced number of homes and
- 3- ensure the northern end of the park is not too narrow and unsafe for use.

Major General Plan Amendment Requirement:

As required by State Statute for Major General Plan amendments, A 60-day review letter was sent to surrounding jurisdictions and agencies on April 10, 2020. The letter described the proposal and provided an opportunity to review the proposal and provide feedback. The City of Glendale received no feedback.