

October 24, 2022

Subject: *Glendale Recreational Vehicle Resort - Neighborhood Meeting
General Plan Amendment and Rezoning Applications
Application Nos. : GPA22-09 and ZON22-17
South of the southwest corner of Glendale Avenue and 83rd Avenue*

Dear *Neighbor* or *Interested Party*:

The purpose of this letter is to inform you that our office is representing Paul Davis Family-Davis Enterprises in their submission of a General Plan Amendment and Rezoning request for an approximate 17-gross-acres (15.82 net) subject site located approximately 585 feet south of the southwest corner of 83rd Avenue and Glendale Avenue in Glendale, Arizona (see aerial below).



We also wish to invite you to our Neighborhood Meeting to learn more about our applications.

Proposed Requests

Current Zoning: The property is currently zoned R-3. This zoning would allow for two-story apartment buildings.

Proposed Zoning: Planned Area Development (PAD) to allow a hospitality use described below.

Although two-story apartments could be built on the site under the current zoning, we believe views from two-story windows into the neighboring homes would raise concern by those neighbors. We believe there is a better use for this infill property given its location in Glendale.

As you know, this site is near the City's entertainment district at Glendale Avenue and Loop 101, which puts it near Desert Diamond Casino, Westgate, the new Crystal Lagoon resort, State Farm Stadium, Gila River Arena, Camelback Ranch Glendale ballpark, and many nearby restaurants, shopping, and entertainment venues along the Loop 101 corridor. We believe a superior use of this site is for a hospitality use that is geared toward those vacationing in the area.

That is why our client is proposing a resort community that would service families and couples vacationing with Recreational Vehicles. This proposed Resort would be developed at the luxury level, with premium amenities for the guests. A row of columnar ficus buffer is planned to be installed along the south and west property lines to provide screening to adjacent neighbors.



This proposal would eliminate the privacy concerns that would exist if the site developed with two-story windows looking onto adjacent properties. The development would be quiet, high-quality, and would enable Glendale to tap into a segment of the leisure and vacation market that had already grown popular in the United States and has only become more so during the pandemic. This Recreational Vehicle Resort will be designed to attract the owners and users of high-end recreational vehicles.

The Recreational Vehicle Resort project is proposed as a gated community at the luxury level. The project offers an opportunity to create a unique vacation destination in a beautiful setting with amenities and recreational facilities. The amenities will include:

- On-site manager residence
- High-end clubhouse, which includes a small convenient market for guest to purchase small necessities
- Office space
- Fitness center
- Kitchen
- Activity and game rooms
- Outdoor amenities include a large resort style swimming pool with seating, BBQ, pickleball courts, and dog park (which are all located in the middle of the site, away from the adjacent residential to the south and west).

The overall subject site consists of 4 parcels and is identified in Maricopa County Assessor's data base as APNs: 102-03-006A, 102-03-006B, 102-03-008, and 102-03-009. The property is generally bounded by Glendale Avenue and an existing commercial center along the north; the existing Shamrock Mobile Home Park, along the west; an existing residential subdivision and Ocotillo Road along the south; and 83rd Avenue and an existing commercial center along the east.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing MDR 5 (Medium Density Residential 3.5 - 5.0 du/ac) and OFC (Office) land use designations to CCC (Corporate Commerce Center) land use designation.

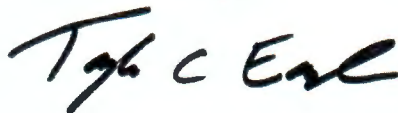
As mentioned previously, the second companion request seeks rezoning from R-3 to Planned Area Development (PAD).

Neighborhood Meeting

We are hosting a neighborhood open house meeting to provide information and answer questions regarding these requests on **November 7, 2022, at Towne Place Suites Glendale (Conference Room), 7271 N. Zanjero Blvd., Glendale, Arizona 85305**. We know people have different schedules, so that is why we have set this up as an open house style meeting. The open house will run from **6:00 PM to 7:00 PM**. Feel free to arrive and leave anytime during the 60-minute window.

If you are unable to attend the neighborhood meeting or have any other questions or comments, you may contact me (Taylor Earl) or our principal planner Ric Toris at (602) 265-0094. You may also contact the City's project planner, Alex Lerma, with the City of Glendale at (623) 930-2810 or email: alerma@glendaleaz.com.

Sincerely,



Taylor C. Earl
Partner

o (602) 265-0094

Attachments: Aerial Photo/Vicinity Map
Conceptual Site Plan

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Aerial Photo/Vicinity Map



Notes
Trees re Homogaster — after homes are installed

Conceptual Site Plan



Site Data: (EAST PARCEL)

RV Data

Back-In Sites (67)	85
Back-In Sites (45)	30
Pull-Thru Sites (67)	38
Pull-Thru Sites (55)	8

Total	NV Sites	TSV
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Parking Stalls Provided	30
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East Parcel Site Data

Area of Site	692,037.72 S.F./ 15.887 Ac
Open Space	275,865.48 S.F. 6.333 Ac
Open Space %	39.86%



Fast-Track Award Details



Energy in filters. Chetani

GLENDALF RV

RV- Conceptual Development Plan

Prepared by:



Prepared for



NOT TO SCALE

March Group has not as yet
submitted its results on the
development of the

Sept 15, 2022