

8600 W NORTHERN AVE.

City of Peoria Planned Area Development STANDARDS AND GUIDELINES REPORT



12.24 ACRES LOCATED WEST OF THE NORTHWEST
CORNER OF 85TH AVENUE AND NORTHERN AVENUE

December 13, 2016

Z16-0009

PREPARED BY: VLC ENTERPRISES, LLC.

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 1/19/17

City Council Approval Date: 2/21/17

Planner: Cody Gleason

Administrative Approval Date: _____

Development Team

Owner:

VLC Enterprises, LLC.
dba Assured Self Storage
4000 N. MacArthur Blvd., Ste. A-132
Irving, Texas 75038
Phone: 972-717-7666
Fax: 972-717-2666
Contact: Dr. Gene J. Couturier, DC
Email: drgene11@gmail.com

Developer:

VLC Enterprises, LLC.
dba Assured Self Storage
4000 N. MacArthur Blvd., Ste. A-132
Irving, Texas 75038
Phone: 972-717-7666
Fax: 972-717-2666
Contact: Dr. Gene J. Couturier, DC
Email: drgene11@gmail.com

Applicant:

VLC Enterprises, LLC.
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Irving, Texas 75038
Phone: 972-717-7666
Fax: 972-717-2666
Contact: Dr. Gene J. Couturier, DC
Email: drgene11@gmail.com

Architect:

Michael David
746 W Nopal Circle
Mesa, Arizona 85210
Phone: 805-451-5187
Email: michaeldavidarchitect@verizon.net

Builder:

Stor-AZona, LLC
2251 S. Spruce
Mesa, AZ. 85210
Phone: 480-495-8275
Contact: Dr. Gene J. Couturier, DC
Email: drgene11@gmail.com

PAD Standards & Guidelines Report

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I. Introduction

VLC Enterprises, LLC is pleased to submit this Planned Area Development (PAD) Rezoning Application for an approximate 12.24-acre property located west of the northwest corner of 85th Avenue and Northern Avenue within the City of Peoria, Arizona. See Exhibit 1, *Existing Conditions Map* for the location of the property and surrounding area.

The following outlines the request for this application:

A. Planned Area Development Rezoning

This project includes two parcels: 142-33-238A (Parcel A) and 142-33-237C (Parcel B). This request is to rezone Parcel A, which is currently C-1 (Convenience Commercial), and Parcel B which is currently C-1 (Convenience Commercial), and AG (General Agricultural), to Planned Area Development (PAD) for approximately 12.24-acres property located west of the NWC of 85th Avenue and Northern Avenue (see exhibit). The intent of this zone change is to permit the development of a self-storage facility with manager's apartment on 7.53 acres and a single family residential development on 4.71 acres. The PAD will allow for a slightly modified development standard from a traditional C-2 zoning (7.53 acres) and R1-10 zoning (4.71 acres).

II. Existing Project/ Parcel Information

A. Site Location

The subject site is approximately 12.24 acres and is located west of the northwest corner of 85th Avenue and Northern Avenue within the City of Peoria, Arizona. The site consists of two separate assessor parcel numbers, including APN#142-33-238A, and 142-33-237C within the City of Peoria, as legally described below.

B. Existing Uses, General Plan Land Use Designation, and Zoning

The property has vacant land to the north and south, 85th Avenue to the east and an existing school to the west. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations, and existing zoning:



b. Vicinity Map of Property

Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation

	Existing Land Uses	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
Site	Vacant Land	Low Density Residential (LDR)	C1 AG
South Side of Site	Vacant Land- City owned retention basin	Low Density Residential (LDR)	AG
West Side of Site	School	Low Density Residential (LDR)	C1
North Side of Site	SRP Powerlines, Residential further north	Low Density Residential (LDR)	R1-6
East Side of Site	85 th Ave, Residential further East	Low Density Residential (LDR)	RU-43 (Maricopa County Island)

C. General Plan Land Use Designation and Analysis

The property is currently designated as Low Density Residential within the General Plan Land Use Map. Northern Avenue is in the process of major improvements under the Northern Parkway Program with the Loop 101 to US 60 (Grand Avenue) segment and the linkage to Grand Avenue improvements planned for 2025. The subject site’s location along Northern Avenue, within a 1 ¼ mile proximity to larger commercial developments such as Peoria Crossing, Park West and the Desert Diamond Casino, lends itself to neighborhood commercial as a buffer between those settings and the surrounding residential. This new Neighborhood Commercial land designation will provide a much needed service for the surrounding residential.

As such, as part of this PAD zoning request, a companion Minor General Plan Amendment has been filed to request a change from Low Density Residential to Neighborhood Commercial for 7.53 acres. The details related to the rationale and justification for this change is provided within the Minor General Plan Amendment application request (GPA-16-0003).

D. Existing Land Use

The site is currently vacant land with no existing uses or structures. See **Exhibit 1, Aerial Photograph of Site** for the existing condition of the property.

E. Existing Zoning

Existing zoning on the property is C1 for Parcel A. The purpose of C1 district is to “accommodate neighborhood-scale retail and service establishments that provide the incidental daily necessities for the local residential areas”. The proposed

development of a self-storage facility continues to provide a needed amenity to the neighborhood while providing a low-impact development.

Existing zoning on the property is AG for Parcel B. The purpose of AG district is to “to comprise lands devoted to agriculture related activities, and other open field uses”. Based on the continued growth in the area, as well as the future accommodations for the Northern Avenue improvements, AG is no longer an appropriate zoning district.

As such, a rezoning request to a more appropriate designation is justified. See **Exhibit 3A**, *Existing Zoning Map* and **Exhibit 3B**, *Proposed Zoning Map* for the current and proposed zoning on the site and surrounding area.

III Preliminary Development Plan

The proposed development, called 8600 W. Northern, provides for a self-storage facility and single family residential utilizing the PAD zoning district to allow modified development standards to the C2 and R1-10 zoning designations; primarily reduction in building setbacks, reduction of residential width sizes, and a reduction in required landscape buffers along the northern boundary. *Herein the redefined parcels at the new parcel sizes shall be referred to Parcel A (7.53 acres) and Parcel B (4.71 acres).*

The plan will include up to 120,000 square feet of self-storage facility, 33,000 square feet of RV parking canopies, 28,000 square feet of RV garage parking, 1,500 square feet of office area, 1,400 square feet of manager’s on-site housing on 7.53-acres. The plan will also include a minimum of 12- 10,000 square feet residential lots (minimum sized lots) with a minimum of 7% useable open space with amenities such as a BBQ Ramada on 4.71-acres.

The conceptual site plan for the 7.53 acre (redefined Parcel A) commercial has been included within this packet. The following features will be incorporated into the final site plan:

- The office and manager’s apartment shall be located at the Northern Avenue frontage of the site.
- The self-storage buildings shall be located behind the minimum 10’-0” high masonry screen wall.
- All doors of the self-storage facility shall be fully screened from view from Northern Avenue and 85th Avenue.
- All landscape areas outside of the self-storage facility screen walls shall be landscaped with native landscaping materials.
- All exterior walls of the self-storage facility that face outward from the property shall be masonry utilizing no less than 3 material inlays, and a decorate cap to provide architectural interest.
- A new deceleration lane shall be provided along the Northern Avenue property line up to the entry of the self-storage facility.

- A pedestrian connection along Northern Avenue shall be included to connect this parcel to the parcels directly east and west of the site. This includes at least one primary pedestrian connection utilizing an enhanced, 8-foot wide sidewalk utilizing shade trees for additional screening.

The conceptual site plan for the 4.71 acre (redefined Parcel B) residential portion has been included within this packet. The following features will be incorporated into the final site plan:

- Half street improvements along the frontage of 85th Avenue for the entire length of the parcel shall be included within the residential development.
- Half street pavement from the northern edge of the parcel to Northern Avenue shall be included within the residential development.
- All landscape areas outside the residential lots shall be landscaped with native landscape materials.
- A pedestrian connection along 85th Avenue for the entire length of the parcel shall be included with the residential development. This includes at least one primary pedestrian connection utilizing a 4-foot wide sidewalk utilizing shade trees for additional screening.
- Open space amenities shall include at a minimum the following: BBQ Ramada, and grass area for resident use.
- No more than 2 flag lots shall be incorporated within the residential lots.
- The usable open space shall be a minimum of 80 feet in width for the entire length of the parcel located along the shared property line with the commercial development.

See **Exhibit 1**, *Proposed Site overlay on Aerial*. See **Exhibit 4**, *Proposed Site Plan* for the conceptual site plan for both Parcel A and Parcel B of the PAD.

IV Permitted, Conditional and Accessory Uses

Land uses within 8600 W. Northern shall be governed by the Permitted, Conditional, and Accessory Uses described within this PAD as shown in Table 2, Permitted, Conditional and Accessory Uses.

Table 2: Permitted, Conditional and Accessory Uses

	Permitted Use	Conditional Use	Accessory Use
redefined Parcel A 7.53 acre	Mini-Storage & Screened Boat & RV storage	none	Associated Manager's Apartment
redefined Parcel B 4.71 acre	Permitted Principal uses as identified for the R1-10 zoning district within the City Zoning Ordinance	Permitted Conditional uses as identified for the R1-10 zoning district within the City Zoning Ordinance	Permitted Accessory uses as identified for the R1-10 zoning district within the City Zoning Ordinance

V Phasing & Development Schedule

8600 W. Northern construction is anticipated to commence in 2017. The site will be developed in two phases.

Phase 1: fully constructed development of Parcel A (7.53 acres) including:

- a. The office and manager's apartment.
- b. All self-storage facility buildings, RV parking canopies and RV garages.
- c. Deceleration lane along Northern Avenue.
- d. Northern Avenue pedestrian connection.
- e. All landscaping within Parcel A.
- f. Fire apparatus emergency exit to 85th Ave. through Parcel B to be compacted ABC to City of Peoria engineering standards.

Phase 2: future construction yet to be determined. Fully constructed development of Parcel B (4.71 acres) The following will be included with Phase 2 upon construction:

- a. Half-street improvements along 85th Ave.
- b. Right of way landscaping along 85th Ave.
- c. Landscaping of all public area within Parcel B.
- d. Grading of lot for future residential lot development.
- e. Open Space amenities.

VI Development Standards

The development standards for **8600 W. Northern Ave.** shall conform to the development standards identified below:

A. Parcel A: the development standards for Parcel A shall conform to the development standards identified in the C2 Zoning District of the City's Zoning Ordinance, except as modified below:

a. Minimum Building Setbacks

- Northern Avenue: 15 feet
- North Perimeter: 0 feet
- East Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**
- West Perimeter: 0 feet
- South Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**

b. Provide a 0 feet building setback along the east property line shared with the residential Parcel B.

c. Maximum Building Height

Building height shall not exceed 30 feet.

d. Lighting

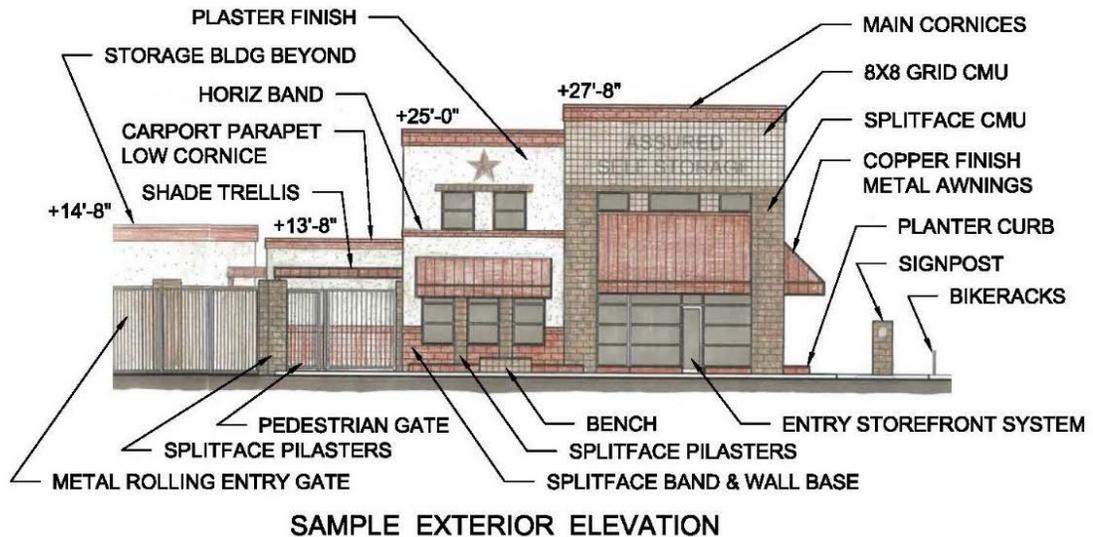
Development of this project will carefully consider and mitigate the visual impact to surrounding properties, specifically as it relates to the existing school to the west and the new residential on the adjoining Parcel B. Lighting shall also provide adequate security within the property. All lighting shall comply with the City's Dark Sky Ordinance, and will contain glare controls. Wall pack security lighting will be shielded to mitigate off-site visual impacts.

e. Enhanced Design Review Standards

8600 W. Northern development standards will incorporate an attractive, appropriately scaled office/ manager's apartment building at the south face of the property. The architectural character will include a minimum of 2 types of masonry, storefront glazing and standing seam metal roof elements to shade and provide architectural interest to the entry.

All self-storage building doors will be fully screened from view from the property lines, including the view from Northern Avenue.

The property line screen walls will provide architectural interest with a minimum of 3 material variations as well as a decorative cap on the wall. This development is exempt from wall undulation requirement for Parcel A & B. Enhanced, high quality architecture and prominent entry features will be provided like the architecture character photo below:



f. Parking

Parking shall be provided in accordance with the requirements identified in Article 14-23 "Parking & Loading Requirements".

g. Access

Access to and from the site will occur at only one location along Northern Avenue. A Fire Access Only access will occur from 85th Avenue thru Parcel B delineated by a dedicated easement. See **Exhibit 4, Proposed Site Plan**.

Along Northern Avenue, a 200-foot deceleration lane will be provided to access the new 30-foot access driveway. A minimum distance of 100 feet will be provided between the new property drive and the existing drive to the north on the school property.

Final geometry of all driveways and deceleration lane modification will be determined during the site plan approval process.

B. Parcel B: the development standards for Parcel B shall conform to the development standards identified in the R1-10 Zoning District of the City's Zoning Ordinance, except as modified below:

a. Minimum Lot Standards

- i. Minimum lot width: 60 feet
- ii. Minimum lot depth: 100 feet
- iii. Minimum lot size: 10,000 s.f.

b. Enhanced Design Review Standards

The residential development shall meet the design review manual standards including the design review manual subdivision development criteria.

The property line screen walls along the south and 85th avenue will provide architectural interest with a minimum of 3 material variations as well as a decorative cap on the wall to match the commercial development. This development is exempt from wall undulation requirement for Parcel A & B.

The entry to the development will be marked a decorative monumental sign and landscaping.

An enhanced landscape buffer and green open space area of a minimum of 80 feet wide will be provided along the west boundary line for the entire width of Parcel B.

c. Open Space

Minimum 14% of the site area shall be provided as Open Space.

The overall design intent related to the open space for **8600 W Northern Ave.**, Parcel B includes two primary objectives:

1) to provide a larger buffer between the residential lots and the self-storage facility through use of landscape, grass and usable open space for the residents, this shall be a minimum of 80 feet wide by the entire width of the east parcel boundary line (adjacent to commercial development)

and

2) to provide usable open space for the residents. At a minimum, the amenities to include a BBQ Ramada with adjacent hardscape and adjacent green area for neighborhood enjoyment.

VII Signage Standards

Signage will conform to the requirements within Article 14-34 "Signs" of the City of Peoria Zoning Ordinance.

VIII Landscape Standards

Parcel A: Provided landscape will conform to the requirements within Article 14-35 “*Landscape Requirements*” of the City of Peoria Zoning Ordinance, except as modified below:

a. Minimum Landscape Setbacks

- Northern Avenue: 15 feet
- North Perimeter: 0 feet
- East Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**
- West Perimeter: 0 feet
- South Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**

The site is currently full of scrub and brush with no salvageable native plant materials.

A native desert landscape palette and theme will be utilized for the site. The landscaping will complement the colors and materials of the buildings, signage and decorative property line screen walls throughout the property. Perimeter landscape materials will provide additional buffer along the east and southern property perimeter, further enhancing the large City owned retention basin.

Parcel B: Provided landscape will conform to the requirements within Article 14-35 “*Landscape Requirements*” of the City of Peoria Zoning Ordinance, except as modified below:

b. Minimum Landscape Setbacks

- 85th Avenue: 30 feet
- North Perimeter: 0 feet
- South Perimeter: 0 feet
- West Perimeter: 0 feet

Provide a larger buffer between the residential lots and the self-storage facility through use of landscape, grass and usable open space for the residents, this shall be a minimum of 80 feet wide by the entire width of the east parcel boundary line (adjacent to commercial development). See **Exhibit 5: Proposed Landscape setback diagram**

A native desert landscape palette and theme will be utilized for the right of way landscaping area. The landscaping will complement the colors and materials of the signage and decorative property line screen walls throughout the property.

IX Topography/ Slopes

Parcel A: The site topography slopes from the north to the south at approximately 0.5%. The total elevation change on the property is approximately 5 feet with no rock outcropping or dominant terrain features. The property will be developed with care taken to ensure the finished grade around the property perimeter will minimize grade differences from pre-development conditions to the greatest extent possible based on best engineering practices for a commercial center.

Parcel B: The site topography slopes from the north to the south at approximately 0.5%. The total elevation change on the property is approximately 2 feet with no rock outcropping or dominant terrain features. The property will be developed with care taken to ensure the finished grade around the property perimeter will minimize grade differences from pre-development conditions to the greatest extent possible based on best engineering practices for a residential subdivision.

X Infrastructure / Utilities

Parcel A

a. Grading Drainage

Offsite and Pass-through Drainage

No storm water flows from adjacent properties onto the project site.

Onsite Drainage

The proposed design includes onsite storage sufficient to retain the volumes produced by a 100-year, 2-hour storm in compliance with Maricopa County Drainage Design Manual. The storage provided will retain storm water onsite to dissipate or detain and meter it to the historical points of runoff discharge.

b. Water / Sewer

Water

Existing water distribution mains in Northern Avenue at the southern boundary of the property will provide potable water service to site. Developer will install a water line extension across the site to connect to the existing line, providing looped service for the proposed commercial development.

Sanitary Sewer

Proposed sewer facilities on the site will tie in to an existing sanitary sewer along Northern Avenue, adjacent to the southern border of the property. Based upon the proximity of the sewer line adjacent to the proposed development, the developer anticipates that the sewer system has adequate capacity for the proposed commercial use.

c. Electric Power / Natural Gas / Telephone Service

Electric Power

The local electric utility, Salt River Project (SRP), provides electrical service to the property under existing tariffs. The developer does not anticipate any significant off-site extensions or modifications for the proposed project.

Natural Gas

The local natural gas utility (Southwest Gas Company) will provide natural gas service to the proposed project through its existing infrastructure. The developer anticipates sufficient gas availability for the proposed project.

Telephone / CATV / Internet

Telephone, cable television, and high-speed internet services for the site will most likely come from CenturyLink, Cox Communications and/or other authorized, competitive telecommunications providers.

Parcel B

a. Grading Drainage

Offsite and Pass-through Drainage

No storm water flows from adjacent properties onto the project site.

Onsite Drainage

The proposed design includes onsite storage sufficient to retain the volumes produced by a 100-year, 2-hour storm in compliance with Maricopa County Drainage Design Manual. The storage provided will retain storm water onsite to dissipate or detain and meter it to the historical points of runoff discharge.

b. Water / Sewer

Water

Existing water distribution mains in 85th Avenue east of the property will provide potable water service to site. Developer will install a water line extension across the site to connect to the existing line, providing looped service for the proposed residential development.

Sanitary Sewer

Proposed sewer facilities on the site will tie in to an existing sanitary sewer along 85th Avenue, adjacent to the eastern border of the property. Based upon the proximity of the sewer line adjacent to the proposed development, the developer anticipates that the sewer system has adequate capacity for the proposed residential use.

c. Electric Power / Natural Gas / Telephone Service

Electric Power

The local electric utility, Salt River Project (SRP), provides electrical service to the property under existing tariffs. The developer does not anticipate any significant off-site extensions or modifications for the proposed project.

Natural Gas

The local natural gas utility (Southwest Gas Company) will provide natural gas service to the proposed project through its existing infrastructure. The developer anticipates sufficient gas availability for the proposed project.

Telephone / CATV / Internet

Telephone, cable television, and high-speed internet services for the site will most likely come from CenturyLink, Cox Communications and/or other authorized, competitive telecommunications providers.

XI Legal Description of Property and Existing Parcels

Parcel A (APN 142-33-238A)

That part of the southwest quarter of the southeast quarter of section 34, township 3 north, range 1 east of the Gila and salt river base and meridian, Maricopa county, Arizona, described as follows:

Beginning at the southwest corner of the southwest quarter of the southeast quarter of said section 34;

Thence north along the west line of the southeast quarter, a distance of 40.00 feet;

Thence easterly 40.00 feet northerly of the south line of said section 34, a distance of 322.29 feet to the true point of beginning;

Thence north 00 degrees 37 minutes 32 seconds east, 1270.817 feet to a point on the north line of the southwest quarter of the southeast quarter and 322.81 feet east of the northwest corner of the southwest quarter of the southeast quarter of said section;

Thence easterly along said north line, a distance of 157.34 feet;

Thence south 00 degrees 39 minutes 06 seconds west, 1271.307 feet to a point 40.00 feet north of the south line of section 34;

Thence westerly along a line 40.00 feet north and parallel to the south line of said section 34, a distance of 156.82 feet, more or less, to the true point of beginning.

Site area 197,393.21 square feet or 4.53 acres

More or less.

Parcel B (142-33-237C)

A portion of the southeast quarter of section 34, township 3 north, range 1 east of the Gila and salt river base and meridian, Maricopa county, Arizona, being more particularly described as follows:

Commencing at the southeast corner of said section 34, from which the south quarter corner bears south 89°37'14" west, a distance of 2591.89 feet (book 1181, page 37) Maricopa county recorder's office, Maricopa county; thence from said southeast corner and along the east line of the southeast quarter of said section 34, north 00°32'58" east to the northeast corner of the southeast quarter of the

southeast quarter (se4se4) of said section 34, a distance of 1317.94 feet; thence leaving said east line and along the north line of said se4sb4, south 89°26'43" west to the northwest corner of said se4se4, a distance of 1301.71 feet; thence from said northwest corner and along the north line of the southwest quarter of the southeast quarter (sw4se4) of said section 34, south 89°28'02" west a distance of 821.93 feet to the point of beginning; thence south 00°04'51" east to a point on the south line of the north 426.00 feet of said sw4se4, a distance of 426.01 feet, said point also being the northwest corner of that certain property described in document 2003-0686953 of said recorder's office; thence from said point and along the south line of the north 426.00 feet of said sw4se4, north 89°28'02" east to the west line of the east 33.00 feet of said sw4se4, a distance of 786.09 feet; thence along said west line, north 00°18'04" east to a point on the north line of said sw4se4, a distance of 426.05 feet; thence along said north line, south 89°28'02" west, a distance of 788.93 feet to the point of beginning.

Site area 335,754.73 sq ft square feet or 7.71 acres

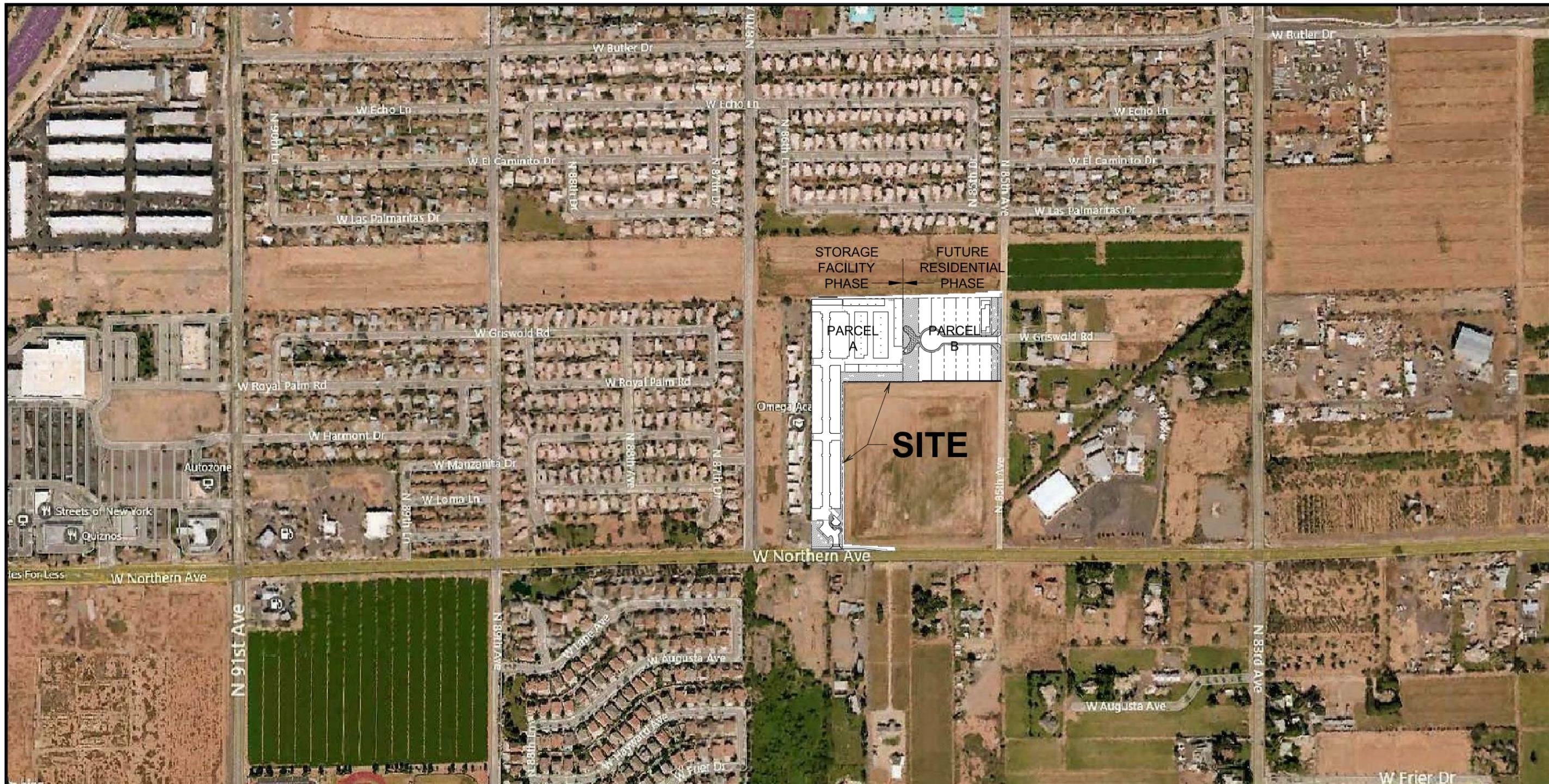
More or less.

Exhibit 1: Aerial Photograph of Site



Exhibit E

Exhibit 2: Proposed Site Overlay on Aerial



APPROXIMATE SCALE 1" = 500'

AERIAL VIEW WITH SITE PLAN OVERLAY

GENERAL PLAN AMENDMENT & P.A.D. REZONING APPLICATIONS
CITY OF PEORIA, ARIZONA

EXHIBIT 2



OWNER / CONTACT:
VLC Enterprises, LLC
Dr. Gene Couturier, DC
480-495-8275

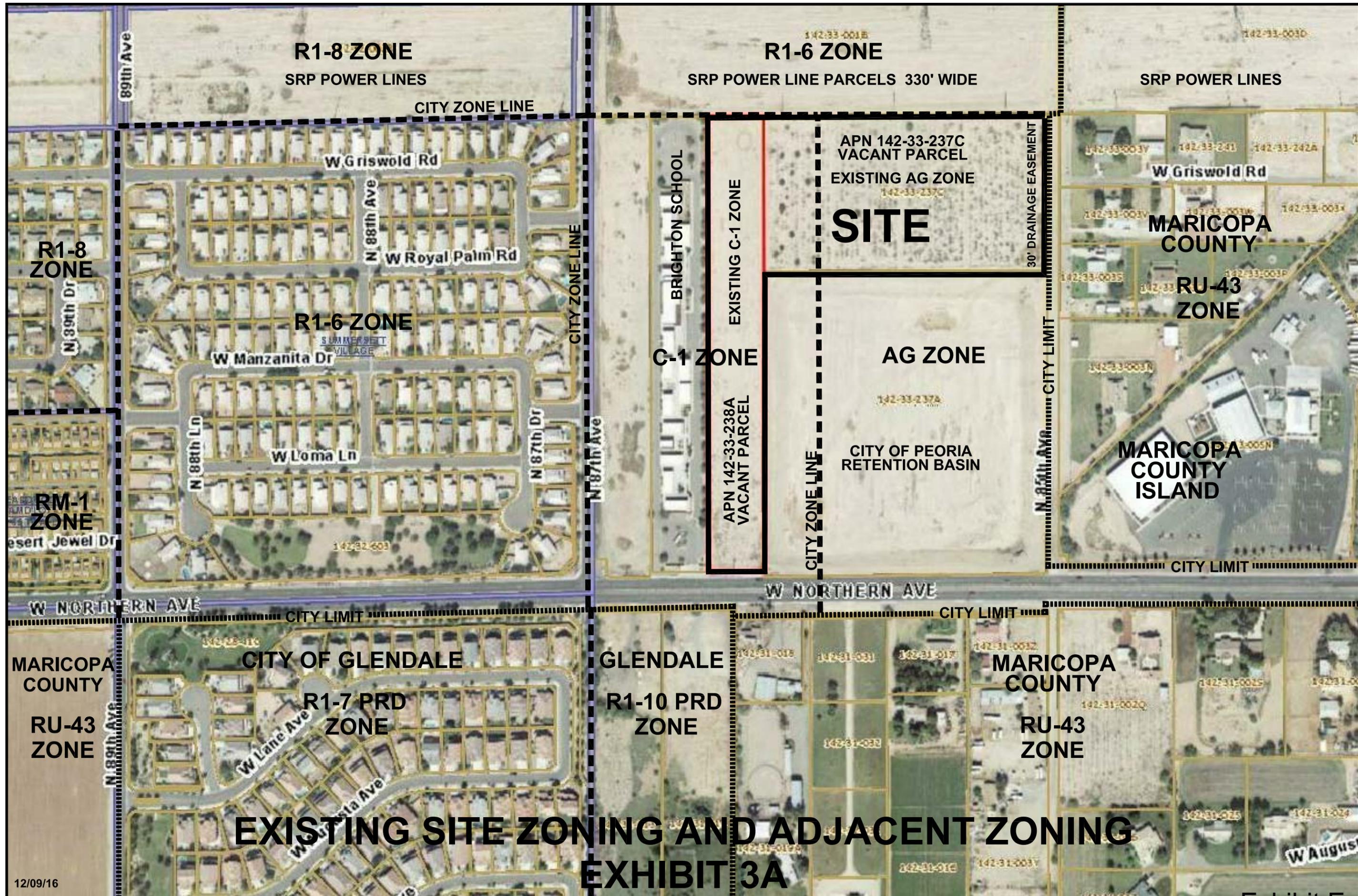
OWNER ADDRESS:
VLC Enterprises, LLC
2251 S. Spruce St.
Mesa, AZ 85210

SITE ADDRESS:
8600 W. Northern Ave.
Peoria, AZ 85345

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
email: michael@architect.com

Michael David
Architect

Exhibit 3A: Existing Zoning Map
Exhibit 3B: Proposed Zoning Map



**EXISTING SITE ZONING AND ADJACENT ZONING
EXHIBIT 3A**

12/09/16

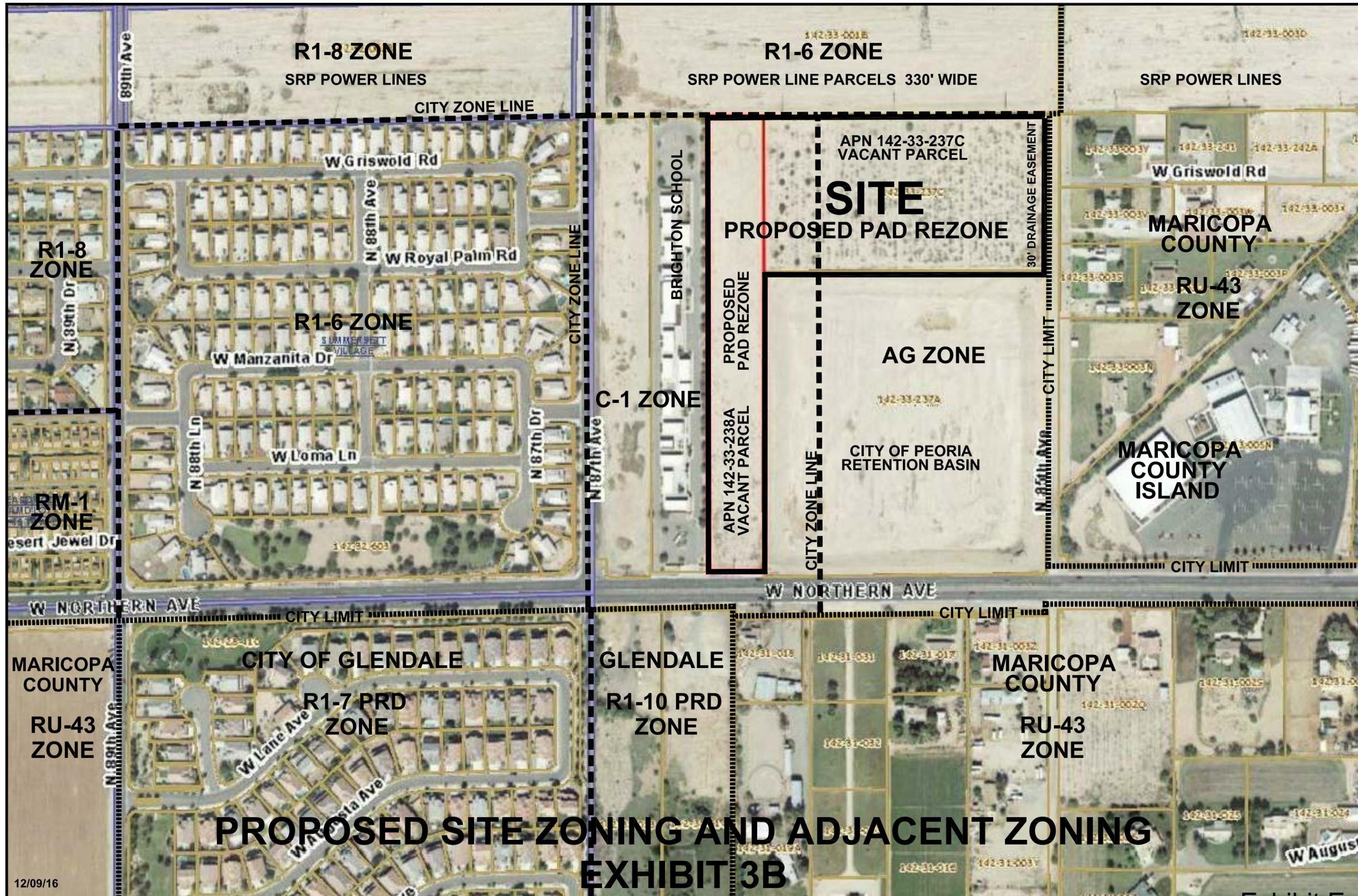
OWNER / CONTACT:
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OWNER ADDRESS:
VLC Enterprises, LLC
2251 S. Spruce St.
Mesa, AZ 85210

SITE ADDRESS:
8600 W. Northern Ave.
Peoria, AZ 85345

Michael David
Architect

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
email: michael@vdcarchitect.com



**PROPOSED SITE ZONING AND ADJACENT ZONING
EXHIBIT 3B**

12/09/16

OWNER / CONTACT:
VLC Enterprises, LLC
Dr. Gene Couturier, DC
480-495-8275

OWNER ADDRESS:
VLC Enterprises, LLC
2251 S. Spruce St.
Mesa, AZ 85210

SITE ADDRESS:
8600 W. Northern Ave.
Peoria, AZ 85345

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005, Santa Barbara, CA 93120
email: michael@vdcarchitect.com

Michael David
Architect

Exhibit E

Exhibit 4: Proposed Site Plan

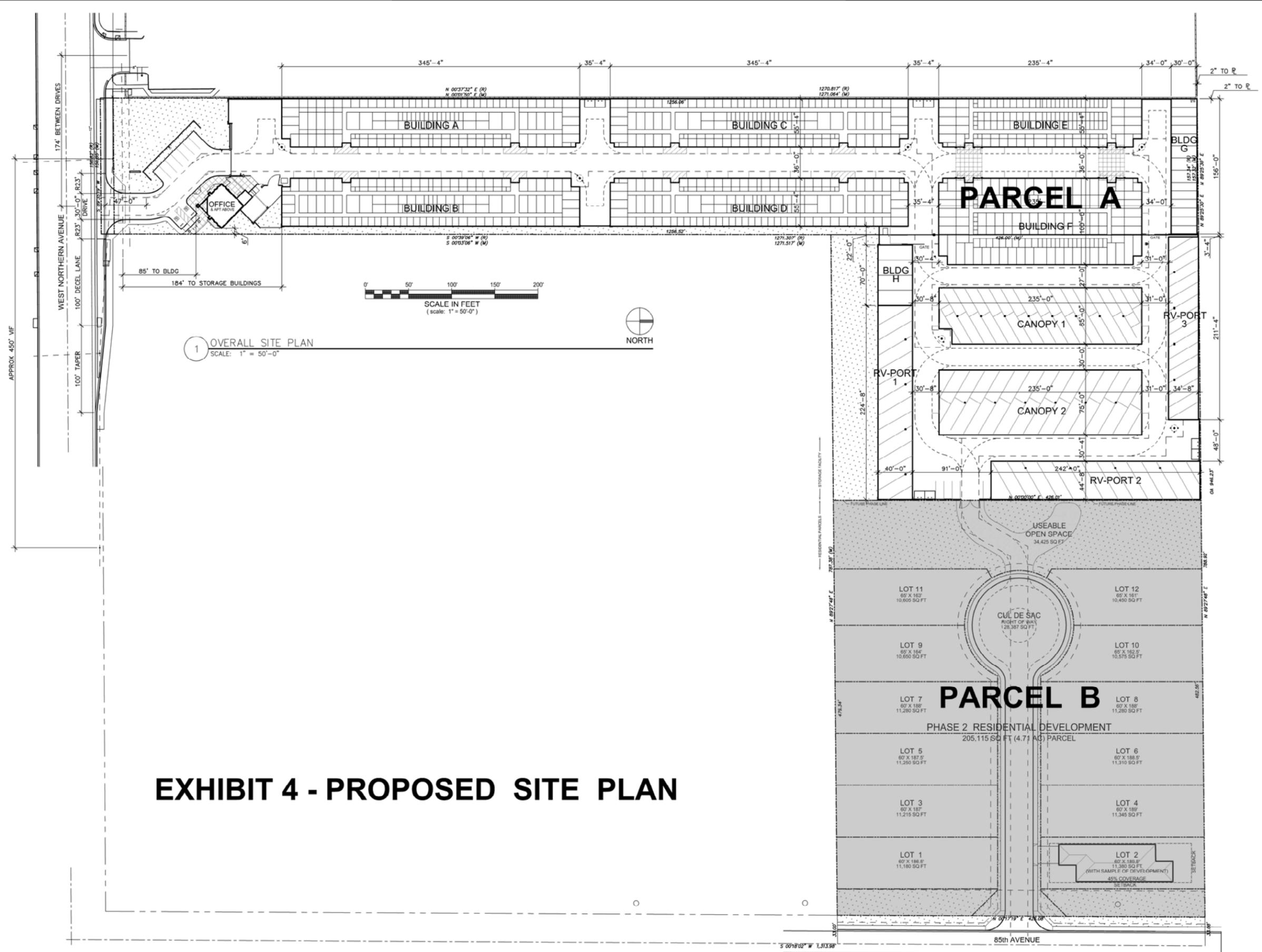
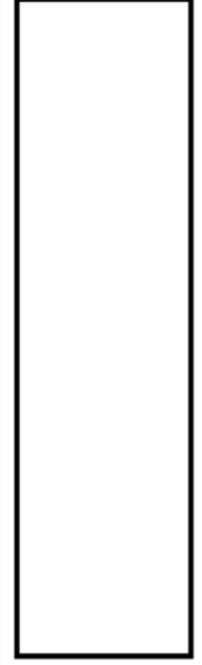
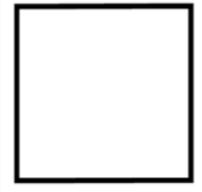


EXHIBIT 4 - PROPOSED SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

Michael David
Architect

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
phone: 805 451-5187
email: michael.david.architect@verizon.net



JOB NO: 15-11

SHEET CONTENT:
OVERALL SITE PLAN & KEYED NOTES

SCALE:
AS NOTED

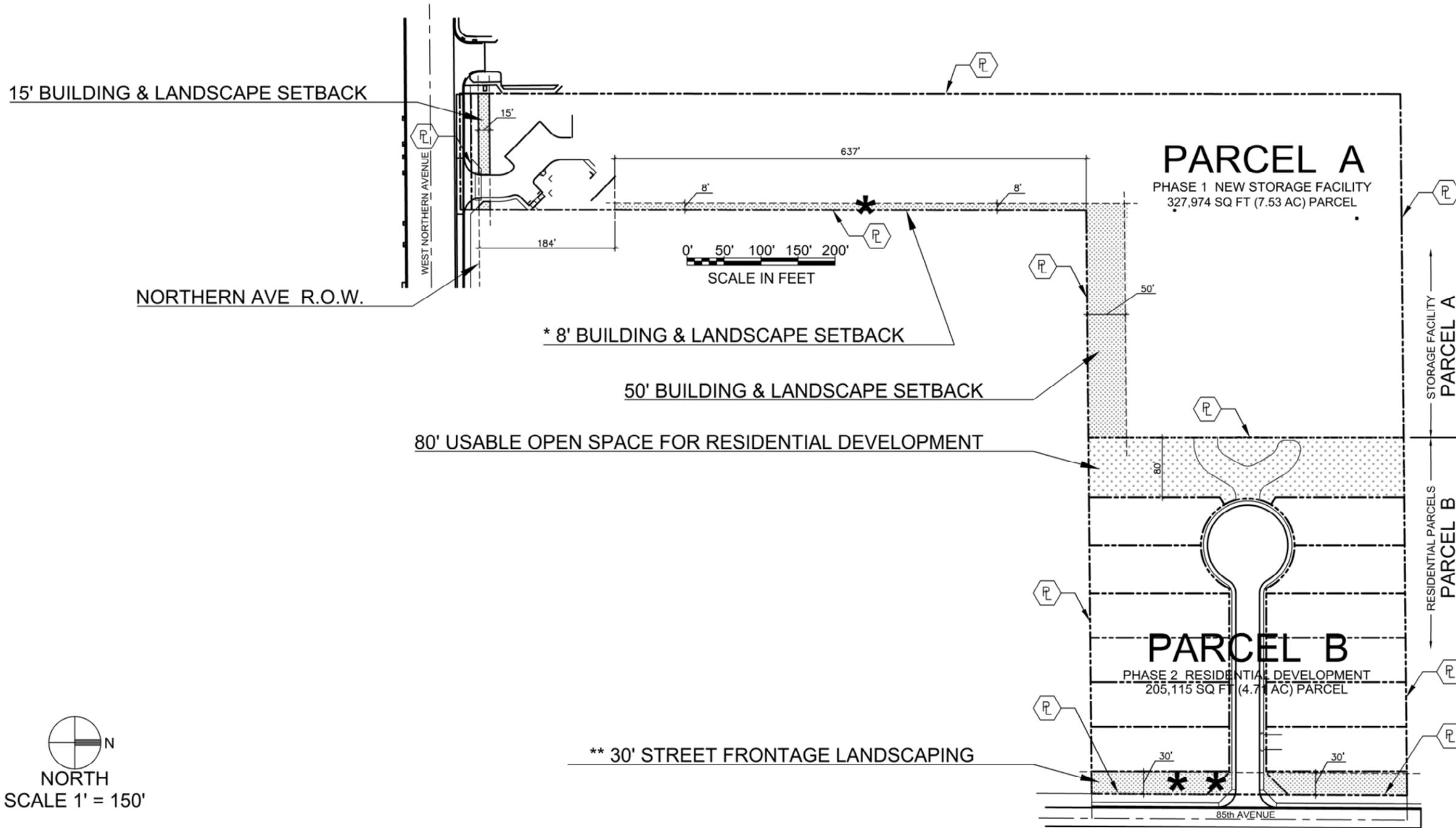
DRAWN BY: MDA
CHECKED BY: MDA

ISSUE DATE: 10/26/2016
PRINT DATE: 10/26/2016

SHEET NUMBER
A1.1

PRELIMINARY SUBMITTAL

Exhibit 5: Proposed Landscape setback diagram



LANDSCAPE SETBACKS SITE PLAN

- * THIS LANDSCAPE SETBACK SHALL BE LANDSCAPED ACCORDING TO ZONING ORDINANCE 14-35-4.A.1 ON-SITE LANDSCAPED AREAS
- * * THIS LANDSCAPE AREA SHALL BE LANDSCAPED ACCORDING TO ZONING ORDINANCE 14-35-4.A.2 STREET FRONTAGE LANDSCAPING

EXHIBIT 5