

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATIONS**

CC: 3C
Amend No. _____

Date prepared: September 2, 2010

Council Meeting Date: October 5, 2010

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, AICP, Deputy City Manager 

FROM: Glen Van Nimwegen, AICP, Planning and Community Development Director 

SUBJECT: Peoria Mini-Storage Rezone (Case Z 09-06): Proposal to rezone a 4.6 gross acre site from General Commercial (C-4), to Light Industrial (I-1). The subject property is located at 10857 N. 95th Avenue (north of the northeast corner of 95th Avenue and Peoria Avenue).

RECOMMENDATION:

The Mayor and City Council concur with the Planning and Zoning Commission's recommendation (4-0) and adopt the attached Ordinance rezoning the subject property from General Commercial (C-4) to Light Industrial (I-1).

PLANNING & ZONING COMMISSION ACTION (September 2, 2010):

On September 2, 2010, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning request (Case Z09-06) as contained in the staff report and referenced in the attached Ordinance. There were no speakers present in support or opposition to the request.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the 4.6 acre property from General Commercial (C-4) to Light Industrial (I-1) to provide future development options for the property by permitting light industrial uses. The site has been developed for RV storage and consists of an 81,060 square foot storage building on the southern half of the site with paved outdoor RV storage located on the north half of the site. No additional construction/development of the property is planned at this time.

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business
- Public Hearing: No Action Taken

ORD. # 2010-28 RES. # _____
LCON# _____ LIC. # _____
Action Date: _____

The uses permitted by the I-1 zoning would be consistent with the General Plan Business Park / Industrial classification and compatible with the general character of the area surrounding the property in question.

PROPOSITION 207 DISCUSSION:

The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

ATTACHMENTS:

- Planning and Zoning Commission Staff Report (9/2/10)
- Ordinance

CONTACT: Melissa Sigmund, Planner, 623-773-7603



REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 09-06
DATE: September 2, 2010
AGENDA ITEM: 3R

Applicant: Susan Wagner, Managing Member Peoria Mini-Storage II, LLC

Request: Rezone approximately 4.6 acres from General Commercial (C-4) to Light Industrial (I-1) to permit light industrial uses at the existing RV storage and mini-storage facility.

Proposed Development: The site is developed as an RV and mini-storage facility.

Location: The site is located at 10857 N 95th Ave, north of the northeast corner of 95th Avenue and Peoria Avenue. (APN 142-53-003-Q)

Site Acreage: 4.56 acres.

Support / Opposition: As of the date of this printing, Staff has not received any public comment in support or opposition to this proposal.

Recommendation: **Approve**, with conditions.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, Current Zoning. (Exhibits A-C)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	RV storage facility	Business Park/Industrial (BPI)	General Commercial (C-4)
North	School bus parking and maintenance facility / flood control	Business Park/Industrial (BPI)	RV Resort District (RMH-2) / General Agriculture (AG)
South	School bus parking and maintenance facility	Business Park/Industrial (BPI)	General Commercial (C-4)
East	School bus parking and maintenance facility	Business Park/Industrial (BPI)	Recreational Vehicle Resort District (RMH-2)
West	95th Avenue, then mini-storage	Business Park/Industrial (BPI)	General Commercial (C-4)

Annexation and Case History

1. The property in question was annexed into the City in May 1965. Records indicate that in 1981 the parcel was rezoned to Planned Unit Development (PUD) [Ord. 81-33] and later the same year more specifically rezoned to General Commercial (C-4) [Ord. 81-70].
2. The existing RV storage facility on the property received site plan and building permit approval in 2003-2004. Construction of the facility was subsequently completed in 2005.

PROJECT DESCRIPTION

Site and Project Details

3. The applicant is proposing to rezone the 4.56 acre site from General Commercial (C-4) to Light Industrial (I-1) to provide future options for the site by expanding the allowable uses to include light industrial uses.
4. The subject site has been developed for RV storage and consists of an 81,060 square foot storage building on the southern half of the site. A paved outdoor RV storage area is located to the north of the building. An approximately six foot high masonry screen wall encloses the storage uses on the north, east, and west sides of the property. A wire fence borders the south property line and encloses the school bus parking and maintenance facility. The site has access from 95th Avenue via two driveways.
5. No additional construction/development of the property is planned at this time. The purpose of this rezoning request is to allow additional light industrial uses on the site. These uses would be compatible with the general character of the surrounding area.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

6. The underlying land use designation for the property is Business Park/Industrial (BPI). The BPI land use classification is intended to denote areas “where major employment centers and uses may take place. Business Park/Industrial areas generally consist of uses such as professional offices, research and development, wholesale and storage warehouses, utility centers, the manufacturing, processing, repairing and packaging of goods and ancillary eating and retail establishments.”
7. Accordingly, per Table 2.1 of the General Plan Land Use Element, Light Industrial is a correlating zoning district and therefore advances the BPI land use classification. The I-1 zoning district will allow a variety of office, light

manufacturing, warehousing, and employment uses consistent with the BPI land use designation.

Land Use Compatibility

8. Light industrial uses are compatible with the character of the surrounding developments. The property is located within an area of established businesses, which include other storage uses and several autobody repair and painting uses.
9. Additionally, when considering the request against the current zoning district of General Commercial (C-4) it's important to recognize that the C-4 district was established to facilitate retail and service uses, particularly along Grand Avenue and Bell Road where uses are primarily related to auto-borne clientele and by nature, create a high degree of turning movement (Section 14-9-2.G). Not only does the current C-4 zoning *not* advance the General Plan BPI land use designation, the area is not highway commercial in character and is dominated by warehousing and vehicle repair uses that are not of a retail or office nature, nor would they be particularly compatible with such uses.

Citizen Participation Plan - Neighborhood Meeting

10. Section 14-39-6.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one neighborhood meeting. Accordingly, the applicant notified property owners within 300 feet of the subject site (48 owners) of their intent to hold such a meeting. On June 27, 2010, the applicant held a neighborhood meeting at their office at 10857 N. 95th Avenue, which is located across 95th Avenue from the property under consideration. Three neighboring property owners attended, Hans Auto Service (10824 N 96th Ave.), 4 Paws (10807 N. 96th Ave.), and Arizona Auto Craft (10728 N. 96th Ave.). The applicant reported that the neighborhood meeting attendees "appeared more curious than concerned." No specific concerns or issues were raised at the meeting.

Engineering Requirements

11. The Engineering Department had no specific review comments nor conditions of approval in conjunction with the rezoning request.

Fire Requirements

12. The Fire Department had no specific conditions of approval relative to this rezone request.

Public Notice

13. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted at least 15 days prior to the Public Hearing with a sign meeting the content and size requirements prescribed by the Planning Division. The applicant has provided a photo exhibit and signed affidavit attesting to the posting.

Proposition 207

14. The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

FINDINGS AND RECOMMENDATION

15. Based on the following findings:

- The proposed rezoning is consistent with the underlying Business Park/Industrial land use designation as described in the General Plan; and
- The proposed rezoning will enable uses that are compatible with the general character of the surrounding area; and
- The proposal will advance the City's goals and objectives by supporting employment uses that would increase the jobs-to-housing ratio and expand the City's industrial base.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the City Council of Case Z 09-06, subject to the following conditions:

1. Any proposed storm water discharges into the New River Channel from the subject property, shall require review and permitting through Maricopa County.

Attachments:

Exhibit A	Vicinity Map
Exhibit B	Zoning Map
Exhibit C	General Plan Land Use Map
Exhibit D	Site Plan
Exhibit E	Narrative
Exhibit F	Neighborhood Meeting Notice Letter

Prepared by: Melissa Sigmund
Planner

Z09-06 Vicinity Map



Not to Scale

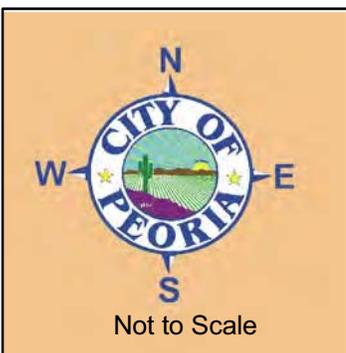
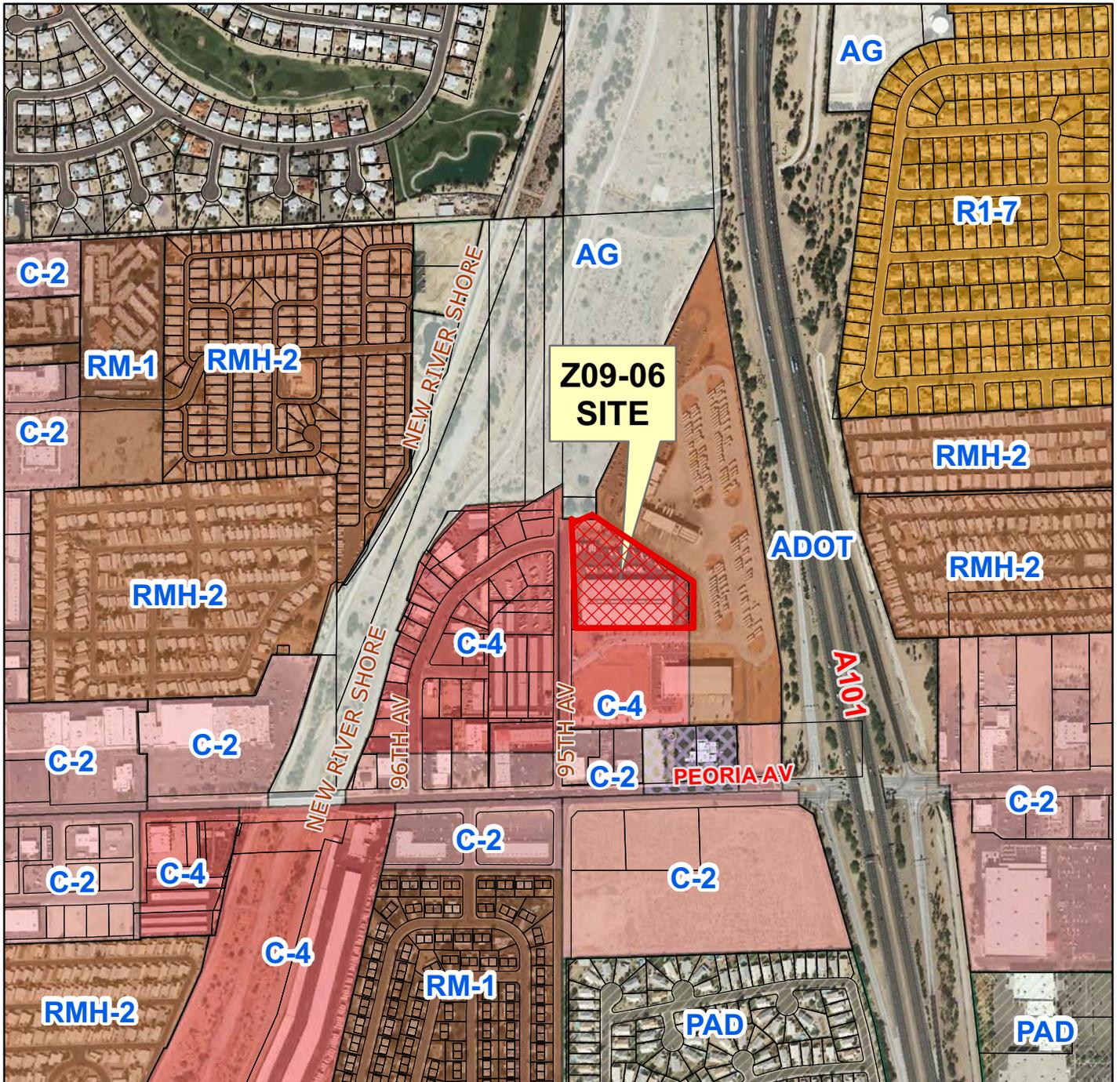
Z09-06 Peoria Mini RV Storage

NO 95th Ave. & Peoria Ave.

Request for rezoning of approximately 4.6 acres from C-4 to I-1 with continued operation of existing RV and Mini-storage activities.

Exhibit A

Z09-06 Zoning Map

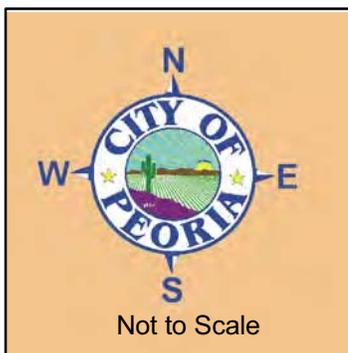
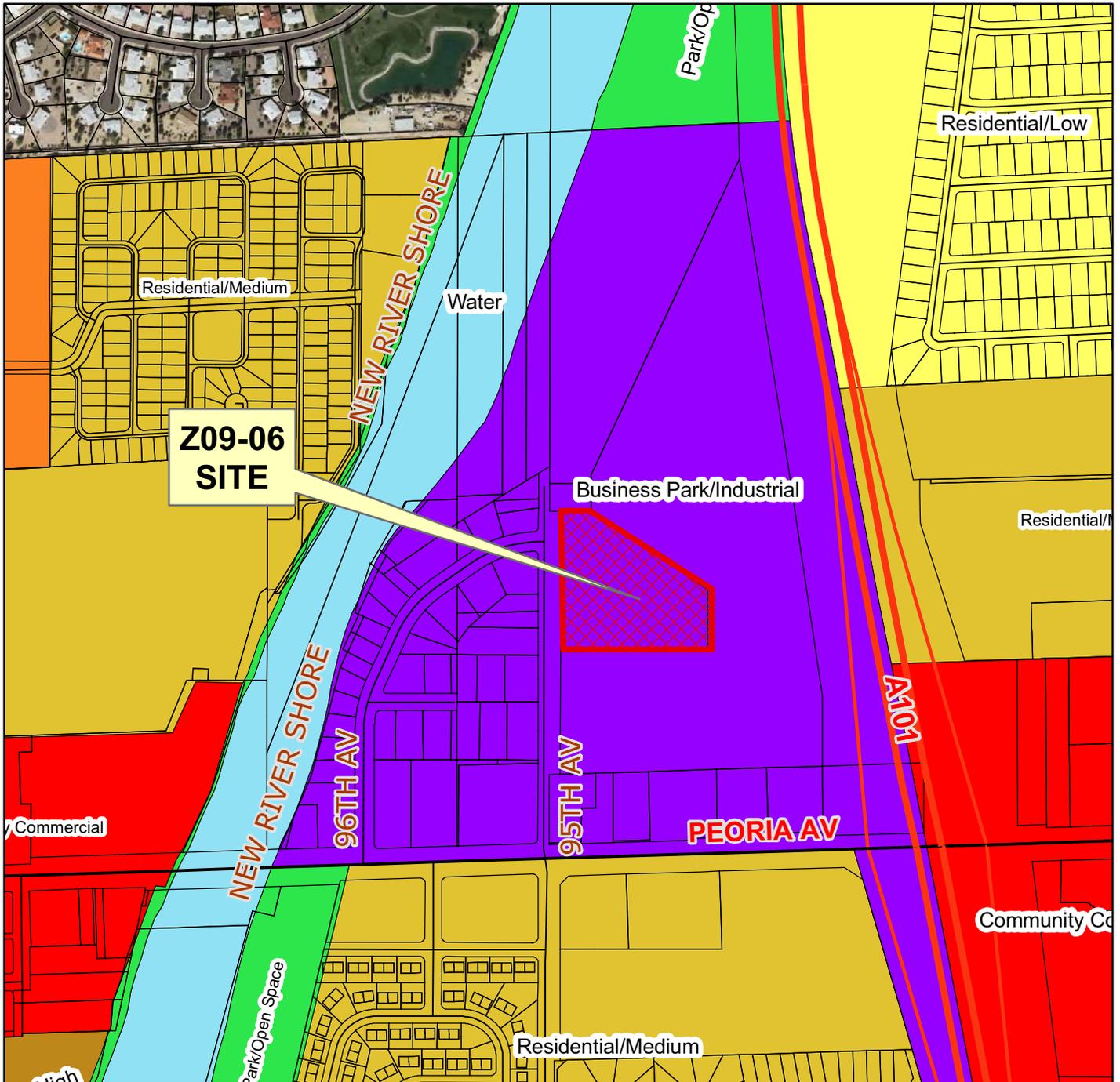


Z09-06 Peoria Mini RV Storage

NO NEC 95th Ave. & Peoria Ave.
Request for rezoning of approximately 4.6 acres from C-4 to I-1 with continued operation of existing RV and Mini-storage activities.

Exhibit B

Z09-06 General Plan Land Use Map



Z09-06 Peoria Mini RV Storage

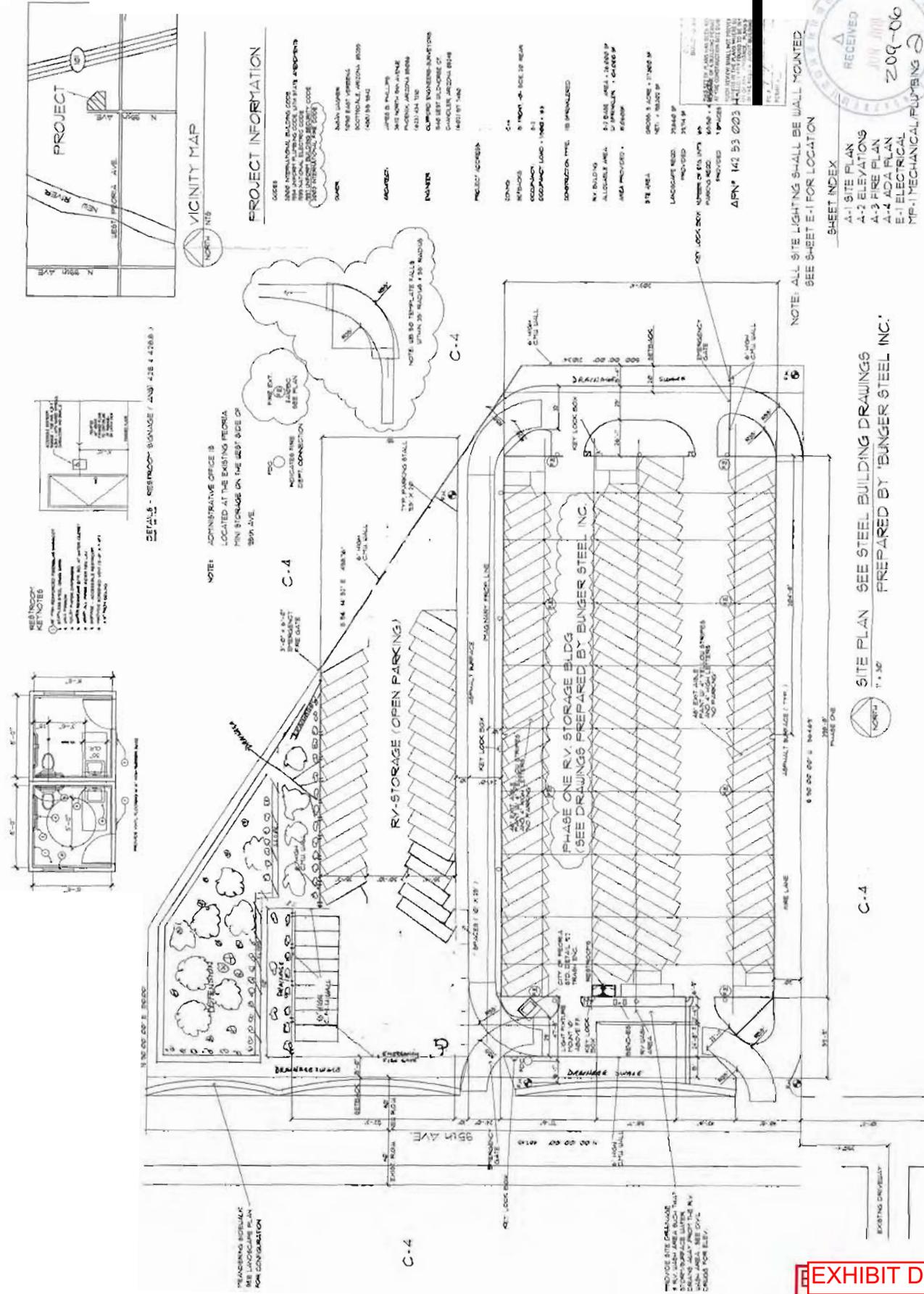
NO NEC 95th Ave. & Peoria Ave.
Request for rezoning of approximately 4.6 acres from C-4 to I-1 with continued operation of existing RV and Mini-storage activities.

Exhibit C



Peoria Mini/RV Storage Existing Site Plan

A-1



SHEET INDEX

- A-1 SITE PLAN
- A-2 ELEVATIONS
- A-3 FIRE PLAN
- A-4 ADA PLAN
- E-1 ELECTRICAL
- MR-1 MECHANICAL/PLUMBING

209-06

NOTE: ALL SITE LIGHTING SHALL BE WALL MOUNTED. SEE SHEET E-1 FOR LOCATION.

APN# 142 53 0023

PHASE ONE RV STORAGE BLDG
(SEE DRAWINGS PREPARED BY BUNGER STEEL INC.)

PHASE TWO

PHASE THREE

PHASE FOUR

PHASE FIVE

PHASE SIX

PHASE SEVEN

PHASE EIGHT

PHASE NINE

PHASE TEN

PHASE ELEVEN

PHASE TWELVE

PHASE THIRTEEN

PHASE FOURTEEN

PHASE FIFTEEN

PHASE SIXTEEN

PHASE SEVENTEEN

PHASE EIGHTEEN

PHASE NINETEEN

PHASE TWENTY

PHASE TWENTY ONE

PHASE TWENTY TWO

PHASE TWENTY THREE

PHASE TWENTY FOUR

PHASE TWENTY FIVE

PHASE TWENTY SIX

PHASE TWENTY SEVEN

PHASE TWENTY EIGHT

PHASE TWENTY NINE

PHASE THIRTY

PHASE THIRTY ONE

PHASE THIRTY TWO

PHASE THIRTY THREE

PHASE THIRTY FOUR

PHASE THIRTY FIVE

PHASE THIRTY SIX

PHASE THIRTY SEVEN

PHASE THIRTY EIGHT

PHASE THIRTY NINE

PHASE FORTY

PHASE FORTY ONE

PHASE FORTY TWO

PHASE FORTY THREE

PHASE FORTY FOUR

PHASE FORTY FIVE

PHASE FORTY SIX

PHASE FORTY SEVEN

PHASE FORTY EIGHT

PHASE FORTY NINE

PHASE FIFTY

PHASE FIFTY ONE

PHASE FIFTY TWO

PHASE FIFTY THREE

PHASE FIFTY FOUR

PHASE FIFTY FIVE

PHASE FIFTY SIX

PHASE FIFTY SEVEN

PHASE FIFTY EIGHT

PHASE FIFTY NINE

PHASE SIXTY

PHASE SIXTY ONE

PHASE SIXTY TWO

PHASE SIXTY THREE

PHASE SIXTY FOUR

PHASE SIXTY FIVE

PHASE SIXTY SIX

PHASE SIXTY SEVEN

PHASE SIXTY EIGHT

PHASE SIXTY NINE

PHASE SEVENTY

PHASE SEVENTY ONE

PHASE SEVENTY TWO

PHASE SEVENTY THREE

PHASE SEVENTY FOUR

PHASE SEVENTY FIVE

PHASE SEVENTY SIX

PHASE SEVENTY SEVEN

PHASE SEVENTY EIGHT

PHASE SEVENTY NINE

PHASE EIGHTY

PHASE EIGHTY ONE

PHASE EIGHTY TWO

PHASE EIGHTY THREE

PHASE EIGHTY FOUR

PHASE EIGHTY FIVE

PHASE EIGHTY SIX

PHASE EIGHTY SEVEN

PHASE EIGHTY EIGHT

PHASE EIGHTY NINE

PHASE NINETY

PHASE NINETY ONE

PHASE NINETY TWO

PHASE NINETY THREE

PHASE NINETY FOUR

PHASE NINETY FIVE

PHASE NINETY SIX

PHASE NINETY SEVEN

PHASE NINETY EIGHT

PHASE NINETY NINE

PHASE HUNDRED

PHASE ONE RV STORAGE BLDG
(SEE DRAWINGS PREPARED BY BUNGER STEEL INC.)

PHASE TWO

PHASE THREE

PHASE FOUR

PHASE FIVE

PHASE SIX

PHASE SEVEN

PHASE EIGHT

PHASE NINE

PHASE TEN

PHASE ELEVEN

PHASE TWELVE

PHASE THIRTEEN

PHASE FOURTEEN

PHASE FIFTEEN

PHASE SIXTEEN

PHASE SEVENTEEN

PHASE EIGHTEEN

PHASE NINETEEN

PHASE TWENTY

PHASE TWENTY ONE

PHASE TWENTY TWO

PHASE TWENTY THREE

PHASE TWENTY FOUR

PHASE TWENTY FIVE

PHASE TWENTY SIX

PHASE TWENTY SEVEN

PHASE TWENTY EIGHT

PHASE TWENTY NINE

PHASE THIRTY

PHASE THIRTY ONE

PHASE THIRTY TWO

PHASE THIRTY THREE

PHASE THIRTY FOUR

PHASE THIRTY FIVE

PHASE THIRTY SIX

PHASE THIRTY SEVEN

PHASE THIRTY EIGHT

PHASE THIRTY NINE

PHASE FORTY

PHASE FORTY ONE

PHASE FORTY TWO

PHASE FORTY THREE

PHASE FORTY FOUR

PHASE FORTY FIVE

PHASE FORTY SIX

PHASE FORTY SEVEN

PHASE FORTY EIGHT

PHASE FORTY NINE

PHASE FIFTY

PHASE FIFTY ONE

PHASE FIFTY TWO

PHASE FIFTY THREE

PHASE FIFTY FOUR

PHASE FIFTY FIVE

PHASE FIFTY SIX

PHASE FIFTY SEVEN

PHASE FIFTY EIGHT

PHASE FIFTY NINE

PHASE SIXTY

PHASE SIXTY ONE

PHASE SIXTY TWO

PHASE SIXTY THREE

PHASE SIXTY FOUR

PHASE SIXTY FIVE

PHASE SIXTY SIX

PHASE SIXTY SEVEN

PHASE SIXTY EIGHT

PHASE SIXTY NINE

PHASE SEVENTY

PHASE SEVENTY ONE

PHASE SEVENTY TWO

PHASE SEVENTY THREE

PHASE SEVENTY FOUR

PHASE SEVENTY FIVE

PHASE SEVENTY SIX

PHASE SEVENTY SEVEN

PHASE SEVENTY EIGHT

PHASE SEVENTY NINE

PHASE EIGHTY

PHASE EIGHTY ONE

PHASE EIGHTY TWO

PHASE EIGHTY THREE

PHASE EIGHTY FOUR

PHASE EIGHTY FIVE

PHASE EIGHTY SIX

PHASE EIGHTY SEVEN

PHASE EIGHTY EIGHT

PHASE EIGHTY NINE

PHASE NINETY

PHASE NINETY ONE

PHASE NINETY TWO

PHASE NINETY THREE

PHASE NINETY FOUR

PHASE NINETY FIVE

PHASE NINETY SIX

PHASE NINETY SEVEN

PHASE NINETY EIGHT

PHASE NINETY NINE

PHASE HUNDRED

PHASE ONE RV STORAGE BLDG
(SEE DRAWINGS PREPARED BY BUNGER STEEL INC.)

PHASE TWO

PHASE THREE

PHASE FOUR

PHASE FIVE

PHASE SIX

PHASE SEVEN

PHASE EIGHT

PHASE NINE

PHASE TEN

PHASE ELEVEN

PHASE TWELVE

PHASE THIRTEEN

PHASE FOURTEEN

PHASE FIFTEEN

PHASE SIXTEEN

PHASE SEVENTEEN

PHASE EIGHTEEN

PHASE NINETEEN

PHASE TWENTY

PHASE TWENTY ONE

PHASE TWENTY TWO

PHASE TWENTY THREE

PHASE TWENTY FOUR

PHASE TWENTY FIVE

PHASE TWENTY SIX

PHASE TWENTY SEVEN

PHASE TWENTY EIGHT

PHASE TWENTY NINE

PHASE THIRTY

PHASE THIRTY ONE

PHASE THIRTY TWO

PHASE THIRTY THREE

PHASE THIRTY FOUR

PHASE THIRTY FIVE

PHASE THIRTY SIX

PHASE THIRTY SEVEN

PHASE THIRTY EIGHT

PHASE THIRTY NINE

PHASE FORTY

PHASE FORTY ONE

PHASE FORTY TWO

PHASE FORTY THREE

PHASE FORTY FOUR

PHASE FORTY FIVE

PHASE FORTY SIX

PHASE FORTY SEVEN

PHASE FORTY EIGHT

PHASE FORTY NINE

PHASE FIFTY

PHASE FIFTY ONE

PHASE FIFTY TWO

PHASE FIFTY THREE

PHASE FIFTY FOUR

PHASE FIFTY FIVE

PHASE FIFTY SIX

PHASE FIFTY SEVEN

PHASE FIFTY EIGHT

PHASE FIFTY NINE

PHASE SIXTY

PHASE SIXTY ONE

PHASE SIXTY TWO

PHASE SIXTY THREE

PHASE SIXTY FOUR

PHASE SIXTY FIVE

PHASE SIXTY SIX

PHASE SIXTY SEVEN

PHASE SIXTY EIGHT

PHASE SIXTY NINE

PHASE SEVENTY

PHASE SEVENTY ONE

PHASE SEVENTY TWO

PHASE SEVENTY THREE

PHASE SEVENTY FOUR

PHASE SEVENTY FIVE

PHASE SEVENTY SIX

PHASE SEVENTY SEVEN

PHASE SEVENTY EIGHT

PHASE SEVENTY NINE

PHASE EIGHTY

PHASE EIGHTY ONE

PHASE EIGHTY TWO

PHASE EIGHTY THREE

PHASE EIGHTY FOUR

PHASE EIGHTY FIVE

PHASE EIGHTY SIX

PHASE EIGHTY SEVEN

PHASE EIGHTY EIGHT

PHASE EIGHTY NINE

PHASE NINETY

PHASE NINETY ONE

PHASE NINETY TWO

PHASE NINETY THREE

PHASE NINETY FOUR

PHASE NINETY FIVE

PHASE NINETY SIX

PHASE NINETY SEVEN

PHASE NINETY EIGHT

PHASE NINETY NINE

PHASE HUNDRED

EXHIBIT D

City of Peoria

Project Narrative

10857 N. 95th Ave, 10700 N 95th Ave and Vacant Lot NW corner of
95th Ave and 96th Ave, Peoria, AZ

Re-Zone Application

Applicant: Susan Wagner, General Manager of Peoria Mini Storage, L.L.L. P.
Managing Member of Peoria Mini Storage, II. L.L. C.
P.O. Box 2604, Del Mar, CA 92014
858 334-8338.

Site 1: 10857 N. 95th Ave. Assessor's Parcel Number: 142-53-003Q

Request for re-zone to I-1.

No immediate impact in anticipated as a result of this re-zone request. The reason for the request is to acquire a less restrictive zoning for resale.

The properties to be included in this rezone request include:

Site 1: A five acre property located at 10857 N. 95th Avenue. Currently zoned C-4.

The General Plan for the property and surrounding properties is Business Park/Industrial; BPI, PI-1, I-1.



The property is located north of Peoria Avenue, west of Loop 101, on the east side of 95th Avenue and the northeast corner of the intersection of 95th Avenue and 96th Avenue. The property is surrounded by non-residential use on the north, west and east. Peoria School District owns and operates a bus maintenance and storage on land zoned MH2 on the east of subject properties. 95th The Agua Fria River channel is adjacent to 96th Ave properties to the west with no access to residential properties.

Site 1: Current zone C-4. This site has a 81060 square foot building existing on the south portion of the five acre sit, with parking on the north side. The site is completely fenced. The existing building on the subject site is suited for uses allowed under the I-1 zone. No changes to the physical property are anticipated.

The property to the north, east and south is owned by the Peoria Unified School District and is currently used by the School District for storage and maintenance of school buses. The 20-30 acre site is currently zoned RMH-2 and AG. The current maintenance of vehicles and storage use by the City School District is not consistent with RMH-2 or AG and would be better served as I-1 zone.

The property is best suited for light industrial use. A recent inquiry was made to the City of Peoria regarding the accepted use under the C-4 zoning. A response was submitted by Chris M. Jacques, City of Peoria Planning Manager. His response was; "the C-4 District is probably an anomaly and a relic from a former time. When you read the district descriptions, it talks about C-4 being particularly suited to Grand Avenue and Bell Road and intended for office, retail and other services for auto-borne clientele."

Any use allowed in the I-1 zone should not impact traffic greater than the arrival and departures of the vehicles stored currently on the properties. All streets adjacent to the property are paved to city standards. Water, sewer, fire hydrants and electricity are all connected to the properties.

A copy of a letter informing Peoria Unified School District No. 11 of the re-zone request is attached. And a copy of the landowners within 300 is attached. A neighborhood meeting invitation to discuss the re-zone request will be sent to these landowners.

Parcels for Re-Zone for Peoria

<u>Parcel #</u>	<u>Name</u>	<u>Address</u>	<u>Legend</u>
142-53-002M	Glassz Investments, LLC	4538 N. 16th Ave Phoenix 85016	1
142-53-002S	Myers Lynn/Gail/Phoenix Property Trust, LLC	9460 W. Peoria Ave Peoria 85345	2
142-53-002R	Tamarack Professional Plaza	9340 W. Peoria Ave Peoria 85340	3
142-52-022B			4
142-52-023B	Sun Cities 4 Paws Rescue Inc	PO Box 40 Sun City 85372	5
142-52-032A			6
142-52-284			7
142-52-285	Flood Control District of Maricopa County	2801 W. Durango St Phoenix 85009	8
142-52-282D	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	9
14252002W	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	10
142-52-279	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	11
142-52-002Z	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	12
142-53-003K	Flood Control District of Maricopa County	8401W Monroe PO Box 1059 Peoria 85380	13
142-53-002P	Flood Control District of Maricopa County	8401W Monroe PO Box 1059 Peoria 85380	14
142-52-033B			15
142-52-034E	RLP Land Holding Inc	10738 N. 96th Ave peoria 85435	16
142-52-034D	Jauregui Properties LLC	10732 N. 96th Ave Peoria 85435	17
142-52-035D			18
142-52-035C	Learning Works Pre School Inc	10726 N 96th Ave Peoria 85345	19
142-52-035B			20
142-52-036A	Talon Investing LLP	PO Box 847 Glendale 85311	21
142-52-036BV			22
142-52-037A			23
142-52-037B	Antioch Church of God In Christ Inc	9600 W. Peoria Ave Peoria 85345	24
142-52-038B	Crown Communication Inc (lease)	9600 W. Peoria Ave Peoria 85345	25
142-52-039D	MRM Limited Partnership	14639 N 14th Dr. Phoenix 85023	26
142-52-039C	Antioch Church of God In Christ Inc	9600 W. Peoria Ave Peoria 85345	27
142-52-038	Antioch Church of God In Christ Inc	9600 W. Peoria Ave Peoria 85345	28
142-52-282B	Learning Works Pre School Inc	10726 N 96th Ave Peoria 85345	29
142-52-282C			30
			31

142-52-023B	Sun Cities 4 Paws Rescue Inc	PO Box 40 Sun City 85372	32
142-52-022A	[REDACTED]	[REDACTED]	34
142-52-021	[REDACTED]	[REDACTED]	35
142-52-020	California Eequity Investors LLC	PO Box 87 Midpines Ca 95345	36
142-52-011	[REDACTED]	[REDACTED]	38
142-52-012	Times Mirror Cable Television of Long Is	PO Box 19398 Irvine Ca 92713	39
142-52-013	Times Mirror Cable Television of Long Is	PO Box 19398 Irvine Ca 92713	40
142-52-010	Glendale Moose Lodge #2243	PO Box 997 Glendale 85311	41
142-52-009A	Coxcomm Inc	17602 N Black Canyon Hwy Phx 85032	42
142-52-007A	Community Plaza LLC	5343 N 16th St #290 Phx 85016	43
142-53-002R	Tamarack Professional Plaza	9340 W. Peoria Ave Peoria 85340	44
142-52-014B	Times Mirror Cable Television of Long Is	PO Box 19398 Irvine Ca 92713	45
142-53-008C	General Commercial Enterprises Inc	5343 N 16th St #290 Phx 85016	46
142-52-007B	General Commercial Enterprises Inc	5343 N 16th St #290 Phx 85016	47
142-52-003-P	Peoria Unified School District No. 11	6330 W. Thunderbird Rd Glendale 85306	48

Peoria Mini Storage
10700 N. 95th Ave. Peoria, AZ 85345
623 979-9250

June 12, 2009

To our neighbors,

Peoria Mini Storage located at 10700 N. 95th Ave. and 10857 N. 95th Ave. Peoria AZ. 85345 is requesting a rezone to I-1 Light Industrial zoning. This zoning conforms within the City of Peoria General Plan.

You are invited to come by our office located at the address above Saturday June 27, 2009 between 9 a.m.-Noon to address any questions or concerns you may have with this request. George Meikle will have maps available for you to review the properties that are included in the re-zone request. We will also have a copy of the City documents outlining the allowable uses for the I-1 zone.

If for some reason you can't make that date please feel free to call us at the above listed phone number.

Thank you,

Susan Wagner

EXHIBIT F

ORDINANCE NO 2010-28

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA REZONING CERTAIN PROPERTY FROM GENERAL COMMERCIAL (C-4) TO LIGHT INDUSTRIAL (I-1); AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on September 2, 2010 in zoning case Z 09-06 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of the subject parcel as described below from General Commercial (C-4) zoning district to Light Industrial (I-1) zoning district as provided in Section 14-39 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on August 13, 2010; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described in Exhibit A of this Ordinance, is hereby rezoned from General Commercial (C-4) zoning district to Light Industrial (I-1) zoning district.

SECTION 2. The amendment to the zoning herein provided be conditioned and subject to the following stipulation:

1. Any proposed storm water discharges into the New River Channel from the subject property, shall require review and permitting through Maricopa County.

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above and

as defined by the Legal Description as represented in Exhibit A and the corresponding parcel map as shown as Exhibit B.

SECTION 4: Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 5th day of October, 2010.

Bob Barrett, Mayor

Date Signed

ATTEST:

City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

Published in: Peoria Times

Pub. Dates:

Effective Date:

EXHIBIT A

That part of the Southwest quarter of the Southeast quarter of Section 21, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a Brass Cap in Handhole marking the South quarter corner of said Section 21 from which a Brass Cap in Handhole marking the Southeast corner of said Section 21 bears North 88 degrees 06 minutes 05 seconds East 2689.37 feet, said line being the basis of bearings for this description;

THENCE North 00 degrees 00 minutes 00 seconds East along the West line of said southwest quarter 752.55 feet to the POINT OF BEGINNING;

THENCE continuing North 00 degrees 00 minutes 00 seconds East along said West line 487.45 feet;

THENCE North 90 degrees 00 minutes 00 seconds East 150.00 feet;

THENCE South 56 degrees 14 minutes 52 seconds East 498.76 feet;

THENCE South 00 degrees 00 minutes 00 seconds West 210.34 feet;

THENCE South 90 degrees 00 minutes 00 seconds West 564.69 feet to the POINT OF BEGINNING.

Said area containing approximately 5.0 acres (217,800 square feet).

EXHIBIT B

