PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, AUGUST 7, 2008
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.

MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

PLANNING & ZONING COMMISSION:

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
Kenneth Compton
William Louis
Marc Melbo
John Gerard
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

CONVENE:

ROLL CALL:

OPENING STATEMENT:

FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Commissioners Kenneth Compton, Michael Worlton, and Anne Wojcik from the June 5, 2008 meeting.

2C **MINUTES**: Discussion and possible action to approve the minutes of the Regular Meeting held June 5, 2008.

3C **CU08-09:** Peoria Big Boy's Toys Storage, located west of the northwest corner of Lake Pleasant Road and Beardsley Road, is requesting a Conditional Use Permit for a RV and boat storage facility on property zoned Intermediate Commercial (C-2).

4C **CU08-10:** Peoria Extra Space Storage, located west of the northwest corner of Lake Pleasant Road and Beardsley Road, is requesting a Conditional Use Permit for mini storage warehouses on property zoned Intermediate Commercial (C-2).

5C **CU08-16:** Community of Grace Lutheran Church, located on Pinnacle Peak Road east of 107th Avenue, is requesting a Conditional Use Permit for a pre-school / daycare facility on property zoned Single-family Residential (R1-18) in conjunction with the Community of Grace Lutheran Church.

6C **CU08-17:** Corner Bakery Café, located on the northwest corner of 83rd Avenue and Paradise Lane, is requesting a Conditional Use Permit to allow the addition of an outdoor dining patio.

7C **CU08-20:** Deer Valley Car Care, located south of the southeast corner of 78th Avenue and Deer Valley Road, is requesting a Conditional Use Permit for an automotive diagnostic and repair facility on property zoned Planned Area Development (Deer Valley Service Center PAD).

REGULAR AGENDA

NEW BUSINESS:

8R **PUBLIC HEARING**: RE: Request for a Conditional Use Permit.

PUBLIC HEARING - CU08-19: Goodwill, located west of the northwest corner of Beardsley Road and Lake Pleasant Road, is requesting a Conditional Use Permit to operate a discount store and drop-off facility on property zoned Intermediate Commercial (C-2).

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to approve the request for a Conditional Use Permit to operate a discount store and drop-off facility on property zoned Intermediate Commercial (C-2).

9R **PUBLIC HEARING**: RE: Minor amendment to Peoria General Plan Land Use designation.

PUBLIC HEARING – GPA07-14: KJ Way LLC is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 1.67 gross acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Office. The property is generally located south of the southeast corner of Pinnacle Peak Road and Lake Pleasant Parkway and is more particularly described as Maricopa County Assessor Parcel Number (APN) 200-10-036F.

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to make a minor amendment to alter the current Peoria General Plan Land Use designation.

10R **PUBLIC HEARING**: RE: Rezone land from C-2 to RM-1.

PUBLIC HEARING – Z07-16: Earl, Curley, & Lagarde P.C. on behalf of Santana Village, LLC is requesting to rezone approximately 13.05 acres from Intermediate Commercial (C-2) to a Multi-Family Residential District (RM-1) to allow a 224 unit apartment complex. The property is located at the northeast corner of 77th Avenue and Peoria Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers: 142-11-299C, 142-11-298, and 142-11-299B.

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to rezone approximately 13.05 acres of land from C-2 to RM-1 to allow a 224 unit apartment complex.

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

_____
Mary Jo Kief, City Clerk

Date Posted: _____

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, COUNCIL CHAMBER
JUNE 5, 2008

DRAFT

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:32 p.m.

Members Present: Chair Greg Loper, Vice Chair Veda McFarland, Commissioners John Gerard, Marc Melbo and William Louis.

Members Absent: Commissioners Kenneth Compton, Michael Worlton and Anne Wojcik.

Others Present: Ellen Van Riper, Assistant City Attorney, Maher Hazine, Assistant City Engineer, Chris Jacques, Interim Planning Manager, Adam Pruett, Senior Planner, Ed Boik, Planner, Monique Spivey, Associate Planner, and Cathy Griffin, Executive Assistant.

Opening Statement: read by Chris Jacques, Interim Planning Manager.

Final call for speaker request forms.

Audience: Approximately 6.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "**C**" are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **DISPOSITION OF ABSENCE:** approve the absences of Commissioners Kenneth Compton and Anne Wojcik from the May 15, 2008 meeting.

2C **MINUTES:** approve the minutes of the Regular Meeting held May 15, 2008.

3C **CU08-04:** Arrowhead Automotive located at the southeast corner of 99th Avenue and Peoria Avenue is requesting a Conditional Use Permit to allow an automotive diagnostic and service facility within an existing building, with the following conditions:

1. Development shall conform to the Site and Elevation Plans stamp received dated April 25, 2008.
2. In accordance with Section 14-39-9.F.2 of the Peoria Zoning Ordinance, a building permit must be obtained within eighteen (18) months of Site Plan approval.
3. Provide an ALTA Survey to reflect existing boundary and recorded easements on the site.
4. The driveway on 99th Ave closest to Peoria Ave must be closed, and vertical curb and gutter installed.
5. The driveway on Peoria Ave closest to 99th Ave must be closed, and vertical curb and gutter installed.

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6. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.
7. The Developer will be responsible to verify visibility and sight distance triangles for intersections, driveways, and grade separations.
8. The Developer shall dedicate an 8' PUE outside of the required ROW on 99th Ave and Peoria Ave. No walls or retention shall be allowed within the PUE.
9. Additional conditional comments may be added upon review of the requested material.

Commission Action: Commissioner Gerard moved to approve the Consent Agenda items. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

4R **Z06-06:** A request to rezone approximately 2.03 gross acres from R1-7 and C-2 to Planned Area Development (PAD) to permit a commercial office plaza and town home development. The property is generally located south and east of 90th Avenue and Peoria Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 142-39-020B, 021B, 022A, 023, 024 and 025.

Staff Report: Presented by Adam Pruett, Senior Planner.

Public Comment: None

Commission Action: Commissioner Louis moved to recommend approval of Z06-06 to City Council to permit a commercial office plaza and town home development generally located south and east of 90th Avenue and Peoria Avenue The motion was seconded by Commissioner Gerard and upon vote, the motion carried unanimously, with the following stipulations:

1. The proposed conceptual and elevation plans are conceptual in nature and shall be modified as necessary to conform to the Design Review and other City's requirements, including any requirements arising from the reports and plans required below.
2. The development shall conform to the "F&R Peoria Plaza" Planned Area Development Standards and Guidelines Report dated received April 28, 2008.
3. A Preliminary Drainage Report shall be submitted with the Site Plan Review and/or the Preliminary Plat case.
4. A Traffic Impact Analysis (TIA) shall be submitted with the Site Plan for the commercial portion of the project.
5. The commercial portion of the project on Peoria will be allowed one right in/right out only driveway on Peoria.
6. The Developer shall dedicate a 65-foot half-street ROW along the frontage of the project on Peoria Avenue

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7. The Developer shall dedicate an 8' PUE outside of the existing ROW on 90th and the proposed ROW on Peoria along the frontage of this parcel. No walls or retention shall be allowed within the PUE.
8. The development standards table on Page 4 of the PAD Standards and Guidelines Report shall be amended in accordance with the table provided in the June 4, 2008 memo to the Planning & Zoning Commission. Said amendment must be made within 30 days of City Council approval.

5R **Z07-14:** Earl Curley & Lagarde P.C, representing Yale Casitas Inc., request to rezone approximately 9.2 acres from Central Commercial (C-3) to a Planned Area Development (PAD) to allow an age restricted senior multi-family residential development. The property is located east of the southeast corner of Thunderbird Road and Plaza Del Rio Boulevard and is more particularly described as Maricopa County Assessor Parcel Number 200-79-013G.

Staff Report: Presented by Monique Spivey, Associate Planner

Public Comment: [redacted] stated that he is in support of the staff report.

Commission Action: Commissioner Gerard moved to recommend approval of Z07-14 to City Council to rezone approximately 9.2 acres from Central Commercial (C-3) to a Planned Area Development (PAD) to allow an age restricted senior multi-family residential development, located east of the southeast corner of Thunderbird Road and Plaza Del Rio Boulevard. The motion was seconded by Commissioner Worlton and upon vote, the motion carried unanimously, with the following stipulations

1. All development shall conform to the Thunderbird Village Planned Area Development (PAD) Standards and Guidelines Report dated April 18, 2008.
2. If a tenant occupancy change from age-restricted to traditional multi-family development should occur in the future, a major PAD amendment is required. In addition, the Peoria Unified School District shall be notified of the major PAD amendment.
3. A Preliminary Drainage Report must be submitted with the Site Plan. Retention shall be provided for the 100-year, 2-hour storm event. Easements shall be dedicated over all retention facilities. Based on the existing conditions of the site including the adjacent wash and the existing drainage easement for off-site flows, this site will not be required to provide retention for the adjacent half-street ROW.
4. An updated traffic study shall be submitted with the Site Plan.
5. A detailed water and sewer plan shall be submitted with the Site Plan. This project shall provide a looped water system. This project shall connect into the existing sewer along the western boundary.
6. The Development is responsible for payment of the New River Bank Stabilization that was constructed adjacent to the site, per the letter from the City of Peoria dated April 17, 2008 addressed to Brock Danielson.
7. The Developer shall dedicate an 8' PUE outside of the 65-foot half-street ROW on Thunderbird Road. No walls or retention shall be allowed within the PUE.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

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REPORT FROM STAFF: Chris Jacques, Interim Planning Manager, presented the Commissioners with the summer calendar for City Council meetings and Planning and Zoning.

REPORT FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:58 p.m.

_____
Greg Loper, Chair

_____
Date Signed

REPORT TO THE PLANNING AND ZONING COMMISSION-CONDITIONAL USE PERMIT

CASE NO.: CU 08-09

DATE: August 7, 2008

AGENDA ITEM NO.: 3C

Applicant: [redacted] WSCD, LLC

Request: Approve a Conditional Use Permit (CUP) for RV-Boat Storage Facility.

Proposed/ Development Big Boys Toys Storage

Location: West of the NWC of Lake Pleasant Road and Beardsley Road

Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Uses and Zoning (Exhibit B & C):

1.

CU 08-09	LAND USE	ZONING
ON-SITE	**Vacant**	**C-2**
North:	Single Family Dwellings	RM-1
West:	Single Family Dwellings	RM-1
East:	Offices, Retail	O-1, C-2
South:	Single Family Dwellings (Maricopa County)	R1-6 (Maricopa County)

Background / Project Description:

2. The applicant is proposing to construct a RV and boat storage facility. The facility will have 142,900 square feet of storage area and a 1,027 square foot office. Each storage unit is a condo and maintenance of the facility will be shared jointly by all condo owners and financed by an owner's association. The facility will obtain access to Beardsley Road via a shared access drive with the

adjacent proposed mini-storage facility (Case: CU08-10). This project differs from CU08-09 in that the units are purchased rather than leased. The CUP for the RV and boat storage is accompanied by a separate, administratively reviewed site plan (PR08-07).

Findings/ Analysis:

3. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility. Residences are adjacent to the facility on the north and west. Staff feels that the general low activity level of the use, the existing/proposed screen walls and the proposed landscape buffer will mitigate the impacts generated by this use on the adjacent residential properties.

4. The applicant indicates that the facility will be under surveillance and the units will not be permitted to be used for residential purposes, sleeping, overnight camping, playing of musical instruments, or the storage of hazardous or dangerous materials. However, because each unit is an owned condo, 24 hour access to the site will be permitted. A stipulation is included to restrict the use of the condo units.

5. The site is proportionally deep and narrow which is not conducive to conventional retail commercial development. The RV & boat storage use and similar uses align best with this type of site configuration and its low activity level will lesson the potential for sound, light, and other disturbances upon the adjacent residential neighborhood. In staff's judgment, the use is appropriate and is a preferred buffer between the retail and office commercial uses along Lake Pleasant Road and the low-density residential neighborhoods.

6. The request conforms to all applicable requirements of the City of Peoria Zoning Ordinance.

7. According to the applicant, two separate meetings were held with the Ventana Lakes Home Owner Association and two additional meeting were held with the HOA's architectural review committee regarding the project. In March 2008, the association voted to accept the project.

8. A signed Proposition 207 Waiver has been submitted by the property owner. The waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.

9. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed per Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has not received any verbal or written comments on the proposal.

Recommendation:

10. Staff recommends approval of case CU08-09, based on the following findings:

- The proposed RV and boat storage facility meets all CUP criteria.
- The proposal does not result in any detrimental impacts to the adjacent residential neighborhood.

It is recommended that the Commission take the following action:

Approve the Conditional Use Permit requested under case CU08-20, subject to the follow stipulation:

1. The use shall substantially conform to the Narrative attached as Exhibit B.
2. Lighting locations shall be reviewed and determined through administrative site plan review to prevent light spill and glare from affecting the adjacent properties.
3. The units shall not be used for commercial or residential purposes, sleeping, overnight camping, playing of musical instruments, or the storage of hazardous or dangerous materials.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Location Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Elevations

Prepared by: Ed Boik
Planner

EXHIBIT A

MAR 2008
Received
Planning Division
PR08-07

Project Narrative

Lake Pleasant / Beardsley Commercial Complex

Peoria Big Boys' Toys Storage - Condominium Storage

The 14 acre property is located west of the northwest corner of the Lake Pleasant Blvd and Beardsley Rd, Peoria AZ. Peoria Big Boy's Toys Storage group is purchasing 8 acres of the site for a Condominium Storage facility.

The property is in a strategic location, being located on Beardsley Rd, one lot in from the corner of Beardsley Rd and Lake Pleasant Blvd. The corner is occupied by a Walgreen's Pharmacy, to the east along Lake Pleasant Blvd is office buildings and newly constructed office condos. The project is currently zoned C-2, allowing this use with the approval of a Site Plan and Conditional Use Permit.

Peoria Big Boys' Toys Storage builds high quality condominium storage solutions for recreation, personal and business storage needs, visually pleasing and secure facility for quite, passive storage.

A condo buyer takes ownership in a single unit of a multi-unit building. The owners of all the individual units jointly own the building exterior and common areas, including the land. Each owner pays an annual owner's association dues, which cover the expenses of insurance, security, lighting, management, reserves, exterior & landscape maintenance, water and trash.

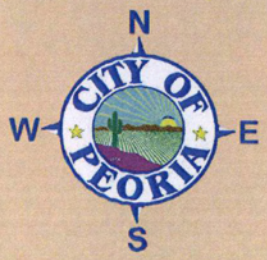
The facility will have a security gate with remote access, perimeter wall/fence, men's and women's restrooms, total security system with video surveillance, covered wash-down area and exterior security lighting. Every unit will include timed lighting, electrical outlets, fire sprinklers. weather sealed & insulated doors, and automatic door openers.

The units are strictly designed for storage and are not to be used for residential purposes. No sleeping or overnight camping is allowed. No playing of musical instruments or excessive noise by Unit Owners or their Invitees is allowed within the Units or the Condominium as a whole.

No storage unit shall be used for storage of any explosive or flammable materials except for small amounts of petroleum products (gasoline or diesel) within the fuel tanks of a motorized vehicle or boat. No explosive devices of any nature (including fireworks) or hazardous materials may be stored within any storage unit. No deadly weapons, ammunition, munitions, or firearms, may be stored in a Unit except for antique or replicas that are not operable.

Meetings were held on two occasions with the Ventana Lakes Home Owner Association, in addition to meetings with the associations Architectural Review Committee. At the March 8, 2008, Ventana Lakes Home Owners Association Meeting the association voted to approve, the Site Plans, Elevations, and access to 103 Ave for utilities and emergency vehicle access.

CU 08-09 Locational Map



Not toScale

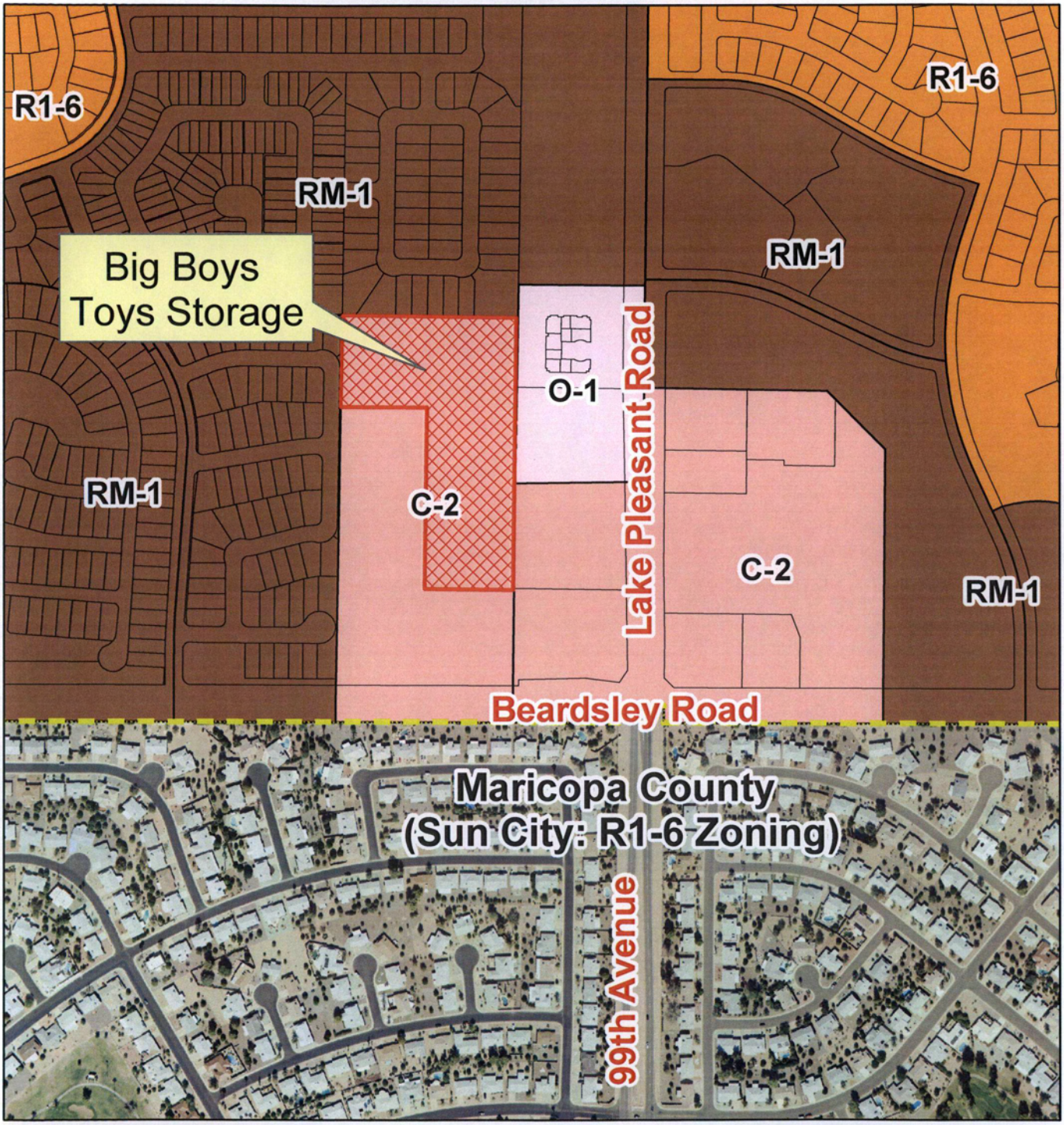
CU 08-09 Big Boys Toys Storage

W/O NWC Lake Pleasant and Beardsley Roads

Request for a Conditional Use Permit (CUP) to allow RV & Boat storage units.

Exhibit B

CU 08-09 Zoning Map



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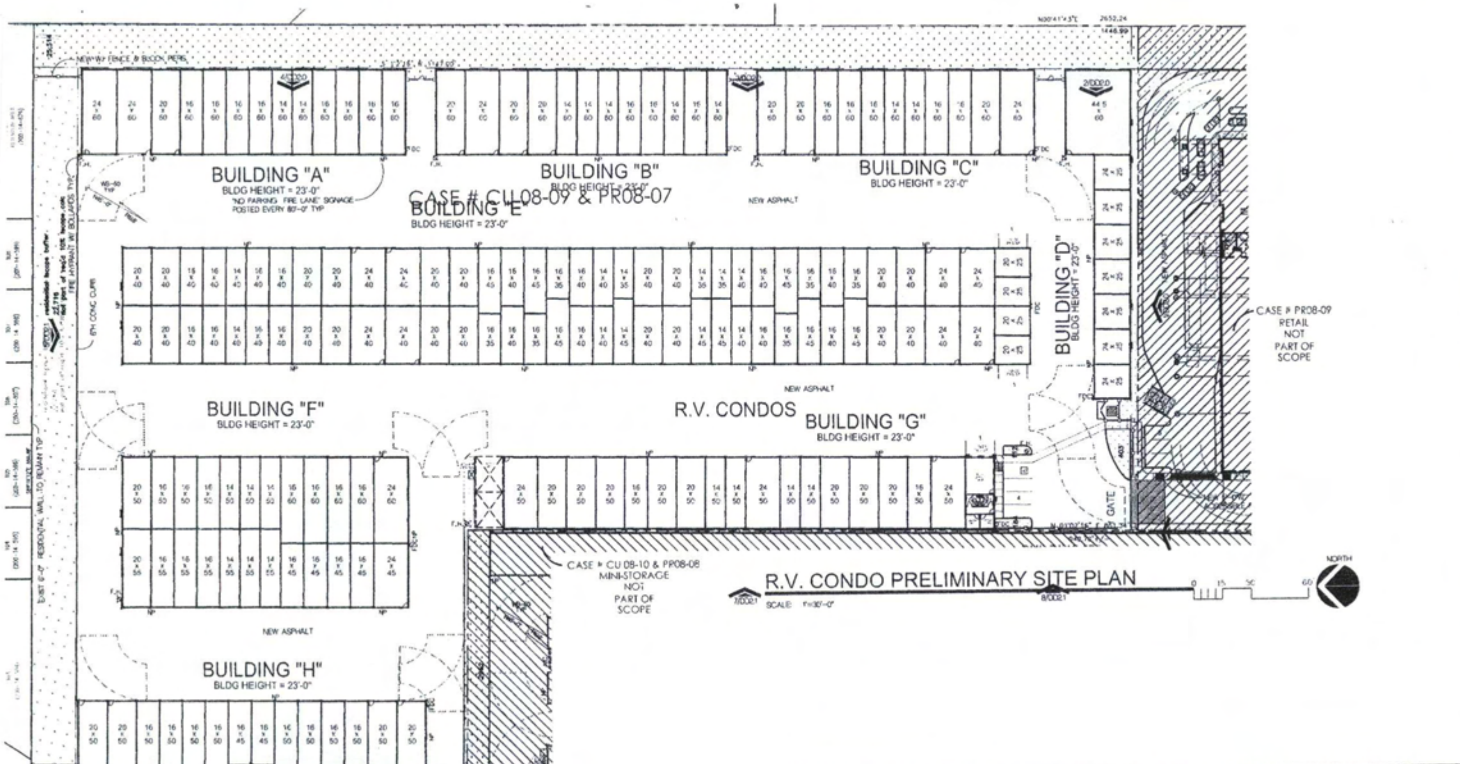
CU 08-09 Big Boys Toys Storage
W/O NWC Lake Pleasant and Beardsley Roads

Request for a Conditional Use Permit (CUP) to allow RV & Boat Storage Units.

Exhibit C

EXHIBIT D



SITE PLAN GENERAL NOTES

1. ALL RAMPS MUST MEET ADA ACEESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES AND 1:21 MAX LONGITUDINAL SLOPES, TURNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7; TRUNCATED DOMES AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5
2. ALL ADA PARKING SPACES SHALL COMPLY WITH CITY OF PEORIA GUIDLINES AS FOLLOWS:
   A. PROVIDE 5'-0" ACCESS ISLES AS SHOWN
   B. ACESSIBLE SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR
   - MATERIALS CONTRASTING FROM REGULAR PARKING SPACES.
   - STRIPING SHALL BE 4" WIDE IN TRAFFIC WHITE
   - ACCESS ISLES SHALL BE CLEARLY MARKED WITH CROSS HATCH STRIPES SPACED @ 2'-0" OC PREFERED
   - INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED BLUE AND WHITE SYMBOL PREFERRED
3. DEVELOPEMENT AND USED OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10'-0" FROM THE PROPERTY LINE AND 20'-0" ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0"
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE AND NO LIGHT SOURCE SHALL BE VISIBLE NOR SHALL ANY LIGHT SPILL ON TO ANY RESIDENTIAL PROPERTY. NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
7. OWNERS OF PROPERTIES ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS & OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS
10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BEUSED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS
11. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE
12. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WITH WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
13. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
14. SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT
15. SIGNS REQUIRE SEPARATE PERMIT
16. ALL BUILDINGS SHALL BE FIRE SPRINKLERED
17. ALL EXISTING OR NEW REFUSE CONTAINERS SHALL BE SCREENED FROM VIEW OF THE PUBLIC STREET AND RESIDENTIAL AREAS
18. CURB & DUSTPROOF ALLS DRIVES AND PARKING AREAS PER SECTION 702.A OF THE ZONING ORDINANCE.
19. ROOF DRAINS AND ROOF LADDERS WILL BE INTERNALIZED AND ILLUSTRATE THAT ROOFTOP UNITS WILL BE FULLY AND APPROPRIATELY SCREENED
20. ANY GROUND LEVEL MECHANICALS SHALL BE SCREENED AND SES CABINETS MUST BE PAINTED TO MATCH THE BUILDINGS
21. NO TRUCK, CAR OR SIMILAR VEHICLE/TRAILER RENTAL USES ARE PERMITTED IN CONJUNCTION WITH THE MINI-STORAGE USE

FIRE DEPARTMENT NOTES

1. Key boxes shall be installed in a location as determined by the Fire Code Official. A full set of keys to open all areas inside and outside the structure, to include the fire alarm panel, shall be placed inside the key box. Key Boxes are to be located no higher than sixty (60) inches above finished grade (ref. IFC – 2006 amended, section 506.1.2). A key box is required at the Office. A key box will be required at each fire riser room location if the fire riser is located in one of the storage rooms, the Fire Department must have access. Indicate the key box locations on the site plan for evaluation. Provide a note on the drawing that states "A full set of keys to open all areas inside and outside the structure, to include the fire alarm panel, shall be placed inside the key box"
2. Fire apparatus access roads shall have an unobstructed width of not less than twenty (20) feet, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches (ref. IFC 2006 – section 503.2.1)
3. The minimum width required on a fire apparatus access road where a fire hydrant is located is twenty six (26) feet (ref. IFC – 2003 Appendix D, section D103.1)
4. Every fire apparatus access roadway required under the authority of this section shall be posted with signs readable from either direction of travel and vertically installed at points not more than eighty (80) feet on center along the length of the required fire apparatus access roadway. Fire Lane signs, with indicating arrows, shall be posted at the beginning and end of each fire lane with the indicating arrow pointing in the direction of the fire lane. If the fire lane is intersected by a drive, then a two-way arrow shall be installed at that location. In lieu of signs the curb can be painted red and marked "NO PARKING FIRE LANE" in four (4) inch white block letters on the vertical face of the curb and spaced eighty (80) feet on center (ref. IFC – 2006 amended, section 503.3). All open curbing that is not designated parking shall be marked as no parking.
5. The required width of any fire apparatus access roadway on City of Peoria or private property shall not be obstructed in any manner, including the parking or stopping of any vehicle other than an authorized emergency vehicle (ref. IFC – 2006 amended, section 503.4). Parking in the drive aisle will not be allowed that restricts the width to less than required. Indicate on the Site Plan how parking will be restricted in the drive aisles.
6. The fire department connection (FDC) shall be located on the street side of buildings (front), fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire department (ref. IFC – 2006, section 912.2.1)
7. A fire department connection for each standpipe system shall be located not more than one hundred (100) feet from the nearest fire hydrant connected to an approved water supply (ref. NFPA 14 – 2003, section 6.3.5.4)
8. Fire hydrants subject to vehicle impact shall be provided physical protection (ref. IFC – 2006, section 508.5.6). Where fire hydrants are located in the drive aisles, impact protection shall be provided
9. A three (3) foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved (ref. IFC – 2006, section 508.5.5)
10. Any gate(s) that block a fire apparatus access road will require a separate submittal for a permit (ref. IFC – 2006 amended, section 503.6.1). Additionally the gate(s) shall meet the City of Peoria design requirements (ref. IFC – 2006 amended, section 503.6)
11. Access controls shall be exterior to the gate and located for activation by the vehicle operator without dismounting from the vehicle. The height of the lock box/control panel shall be sixty-six (66) inches, measured from the finished grade line of the street (ref. IFC – 2006 amended, section 503.6.1.5)
12. "Fire Apparatus Access Roads shall be maintained at all times during construction of this project. The minimum standards shall comply with sections 503.1 and 503.2 of the International Fire Code – 2006 edition with City of Peoria Amendments". Per section 503.3 provide a sign at the entrance to the property during construction. This sign shall be 48" x 48" with RED lettering on a WHITE background stating FIRE ACCESS ROAD – NO PARKING (job address)
13. Only emergency access will be permitted to 103rd Avenue, as shown in the Traffic Impact Analysis. It will be the developer's responsibility to coordinate with the Ventana Lakes HOA, as this access will need to cross one of their tracts, the developer to coordinate

LEGAL DESCRIPTION (UN-SPLIT PARCEL)

Being a portion of the Southeast Quarter of the Southwest Quarter of Section 20, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast Corner of said Section 20;
Thence S89°40'29"E, along the South Line of said section, a distance of 2107.07 feet to the Point of Beginning;
Thence N01°02'16"E, parallel to the East Line of the Southwest Quarter of said section, a distance of 1213.84 feet;
Thence S88°57'44"E, a distance of 550.02 feet to said East Line;
Thence S01°02'16"W, along said East Line, a distance of 1207.00 feet to said South Line;
Thence N89°40'29"W, along said South Line, a distance of 550.06 feet to the Point of Beginning.

VICINITY MAP

(NOT TO SCALE)

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SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

OWNERS/APPLICANTS

R.V. CONDOS
SUPERSTITION BIG BOYS' TOYS STORAGE, L.L.C.
8000 E GELDING DRIVE
SUITE 102
SCOTTSDALE, ARIZONA 85251
POC: ...
PH (480) 994-5700
FAX (480) 994-9732

PROJECT SCOPE

SCOPE OF WORK IS AS FOLLOWS:
R.V. CONDOS
DEVELOPE A PORTION OF AN EXISTING VACANT PARCEL INTO NEW RECREATIONAL VEHICLE CONDOS W/ OFFICE SUPPORT AREA, ON SITE WASH BAYS & DUMP STATION.

PROJECT DATA

NOTE: SQUARE FOOTAGE MEASUREMENTS ARE CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALLS TO CENTERLINE OF INTERIOR DEMISING WALLS. WHERE OFFSETS OCCUR BUILDING JOGS, THE MEASUREMENTS ARE CALCULATED ON THE CENTERLINE OF EXTERIOR WALL AND CENTERLINE OF INTERIOR DEMISING WALL

BLDG NAME	UNIT SIZE	UNIT SF	OCCUPANCY	OCC. LOAD	QTY OF UNITS	ACCUMULATIVE SQUARE FOOTAGE
BUILDING "A"	14' x 60' UNITS	840 SF	S-2	-	2	1680 SF
	16' x 60' UNITS	960 SF	S-2	-	8	7680 SF
	20' x 60' UNITS	1200 SF	S-2	-	1	1200 SF
	24' x 60' UNITS	1440 SF	S-2	-	2	2880 SF
	TOTAL				13	13440 SF
BUILDING "B"	14' x 60' UNITS	840 SF	S-2	-	5	4200 SF
	16' x 60' UNITS	960 SF	S-2	-	3	2880 SF
	20' x 60' UNITS	1200 SF	S-2	-	3	3600 SF
	24' x 60' UNITS	1440 SF	S-2	-	1	1440 SF
	TOTAL				12	12120 SF
BUILDING "C"	14' x 60' UNITS	840 SF	S-2	-	2	1680 SF
	16' x 60' UNITS	960 SF	S-2	-	5	4800 SF
	20' x 60' UNITS	1200 SF	S-2	-	3	3600 SF
	24' x 60' UNITS	1440 SF	S-2	-	1	1440 SF
	TOTAL				11	11520 SF
BUILDING "D"	24' x25' UNITS	600 SF	S-2	-	7	4200 SF
	44.5' x 60' UNITS	2670 SF	S-2	-	1	2670 SF
	TOTAL				8	6870 SF
BUILDING "E"	20' x 25' UNITS	500 SF	S-2	-	4	2000 SF
	14' x 35' UNITS	490 SF	S-2	-	3	1470 SF
	16' x 35' UNITS	560 SF	S-2	-	6	3360 SF
	14' x 40' UNITS	560 SF	S-2	-	6	3360 SF
	16' x 40' UNITS	640 SF	S-2	-	16	10240 SF
	20' x 40' UNITS	800 SF	S-2	-	20	16000 SF
	24' x 40' UNITS	960 SF	S-2	-	8	7680 SF
	14' x 45' UNITS	630 SF	S-2	-	3	1890 SF
	16' x 45' UNITS	720 SF	S-2	-	6	4320 SF
	TOTAL				72	50320 SF
BUILDING "F"	16' x 45' UNITS	720 SF	S-2	-	4	2880 SF
	24' x 45' UNITS	1080 SF	S-2	-	1	1080 SF
	14' x 50' UNITS	700 SF	S-2	-	3	2100 SF
	16' x 50' UNITS	800 SF	S-2	-	3	2400 SF
	20' x 50' UNITS	1000 SF	S-2	-	1	1000 SF
	14' x 55' UNITS	770 SF	S-2	-	3	2310 SF
	16' x 55' UNITS	880 SF	S-2	-	3	2640 SF
	20' x 55' UNITS	1100 SF	S-2	-	1	1100 SF
	16' x 60' UNITS	960 SF	S-2	-	4	3840 SF
	24' x 60' UNITS	1440 SF	S-2	-	1	1440 SF
	TOTAL				24	20790 SF
BUILDING "G"	OFFICE/SUPPORT	1027 SF	B	15	N/A	1027 SF
	14' x 50' UNITS	700 SF	S-2	-	4	2800 SF
	16' x 50' UNITS	800 SF	S-2	-	2	1600 SF
	20' x 50' UNITS	1000 SF	S-2	-	8	8000 SF
	24' x 50' UNITS	1200 SF	S-2	-	3	3600 SF
	TOTAL				17	17027 SF

NON-SEPARATED USES (B/S-2) PER IBC SECTION 302.3.1 AND TABLE 503, THE ENTIRE BUILDING CAN BE CLASSIFIED AS A "S-2" OCCUPANCY, THEREFORE A FIRE SEPARATION IS NOT REQUIRED BETWEEN OCCUPANCIES

EXCEPTION: SECTION 503.6 TABLE 503 ALLOWABLE INCREASE OF FULLY SPRINKLERED BLDG 26,000 + 26,000 SF x 300% = 104,000 ALLOWED FOR S-2 THEREFORE NO 1-HOUR RATED WALL ASSEMBLE ARE REQUIRED.

BLDG NAME	UNIT SIZE	UNIT SF	OCCUPANCY	OCC. LOAD	QTY OF UNITS	ACCUMULATIVE SQUARE FOOTAGE
BUILDING "H"	16' x 45' UNITS	720 SF	S-2	-	2	1440 SF
	16' x 50' UNITS	800 SF	S-2	-	8	6400 SF
	20' x 50' UNITS	1000 SF	S-2	-	4	4000 SF
	TOTAL				14	11840 SF
TOTAL # OF RENTABLE UNITS					171	162800 SF
	OFFICE/SUPPORT				1	1027 SF
	GRAND TOTAL				172	163827 SF

SITE AREA
R.V. CONDOS 327,184 SF SQFT. 7.51 ACRES (GROSS & NET ARE THE SAME)

TOTAL BUILDING AREA		
BLDG "A"	13440 SQFT.	4.10% OF TOTAL NET SITE AREA
BLDG "B"	12120 SQFT.	3.70% OF TOTAL NET SITE AREA
BLDG "C"	11520 SQFT.	3.52% OF TOTAL NET SITE AREA
BLDG "D"	6,870 SQFT.	2.10% OF TOTAL NET SITE AREA
BLDG "E"	50,320 SQFT.	15.38% OF TOTAL NET SITE AREA
BLDG "F"	20,790 SQFT.	6.35% OF TOTAL NET SITE AREA
BLDG "G"	17,027 SQFT.	5.20% OF TOTAL NET SITE AREA
BLDG "H"	11,840 SQFT.	3.61% OF TOTAL NET SITE AREA
TOTAL	163,927 SQFT.	43.96% OF TOTAL NET SITE AREA

LANDSCAPE AREA
LSCAPE REQUIRED – REFER TO LANDSCAPE PLANS
LSCAPE PROVIDED – REFER TO LANDSCAPE PLANS
TOTAL – REFER TO LANDSCAPE PLANS

PARKING PROVIDED

	OCCUPANCY	FACTOR		
REQUIRED	SALES OFFICE	1 PER 300 SF.	1027 / 300 = 3.42	
	RV STORAGE	1 PER 50 UNITS	171 / 50 = 3.42	
	TOTAL			7
PROVIDED	STANDARD SPACES			6
	ACCESSIBLE SPACES			1
	TOTAL			7

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NEW RV STORAGE FACILITY
FOR:
PEORIA BIG BOYS' TOYS, L.L.C.
BEARDSLEY RD & LAKE PLEASANT BLVD
PEORIA, ARIZONA

No	Revision	Date

Date: 06/30/2008
Job No:

brent kleinman architect & planner
5133 north central avenue, suite 227
phoenix, arizona 85012 (602) 561-6441
fax:(602) 943-7290 mobile:(602) 561-6441

REGISTERED ARCHITECT CERTIFICATE NO. 17642 BRENT KLEINMAN ARIZONA U.S.A.
EXPIRES 6-30-09

DD1.1

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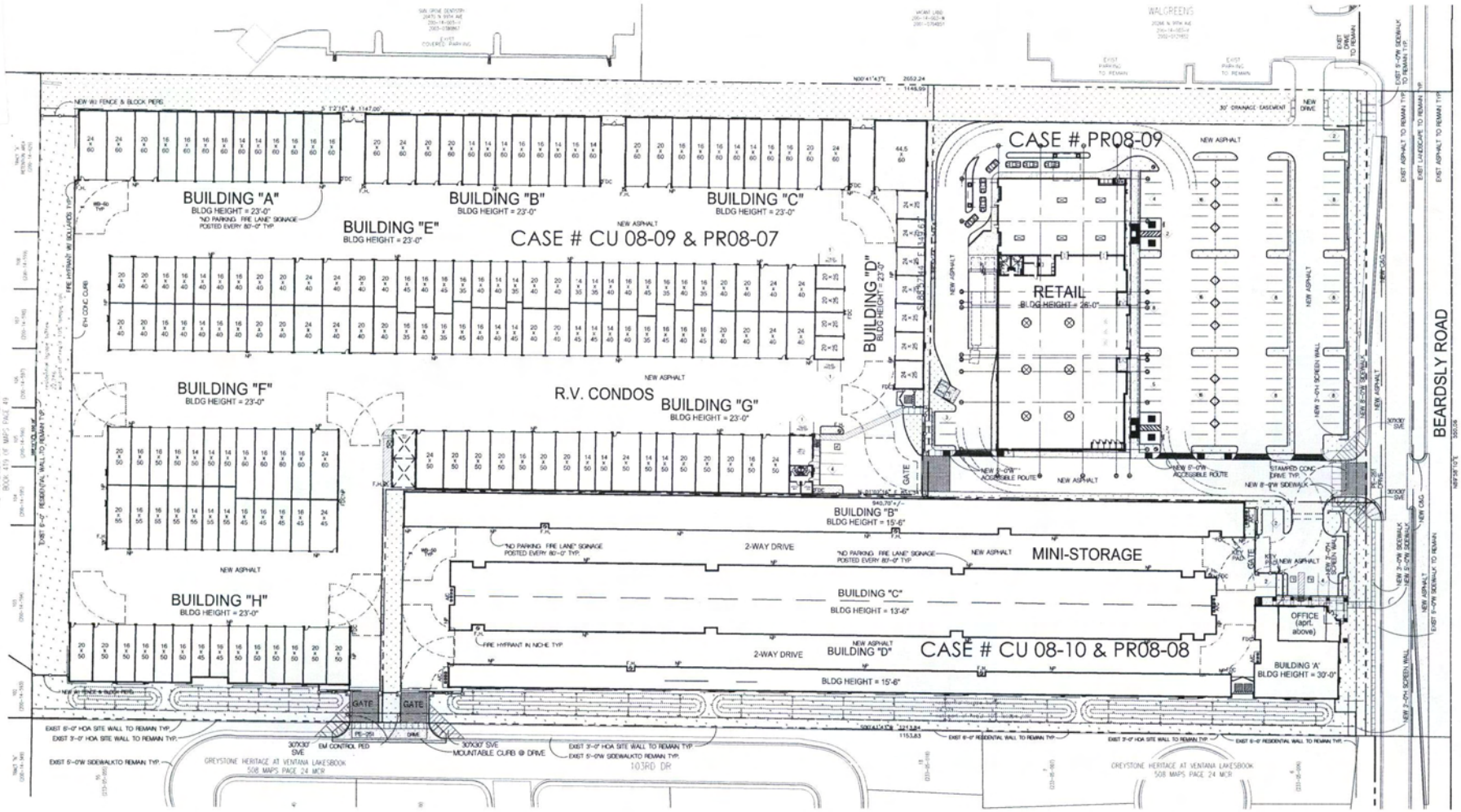
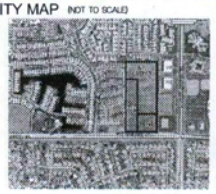
EXHIBIT D



MASTER PRELIMINARY SITE PLAN

SCALE: 1"=60'-0"

VICINITY MAP (NOT TO SCALE)



SITE PLAN FOR REFERENCE ONLY

NEW MIXED USE COLLABORATION CAMPUS
FOR:
LAKE PLEASANT / BEARDSLEY COMMERCIAL COMPLEX
BEARDSLEY RD & LAKE PLEASANT BLVD
PEORIA, ARIZONA

Date: 06/30/2009
Job No:

No.	Revision	Date

brent kleinman architect & planner
5133 north central avenue, suite 227
phoenix, arizona 85012 (602) 561-6441
fax:(602) 943-7280 mobile:(602) 561-6441

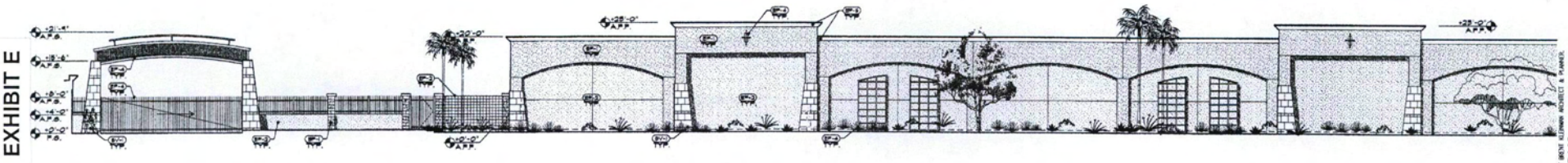
REGISTERED ARCHITECT CERTIFICATE 17642 BRENT R. KLEINMAN ARIZONA U.S.A.
EXPIRES 6-30-09

BRENT KLEINMAN ARCHITECT & PLANNER EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF BRENT KLEINMAN ARCHITECT & PLANNER.

DD1.0

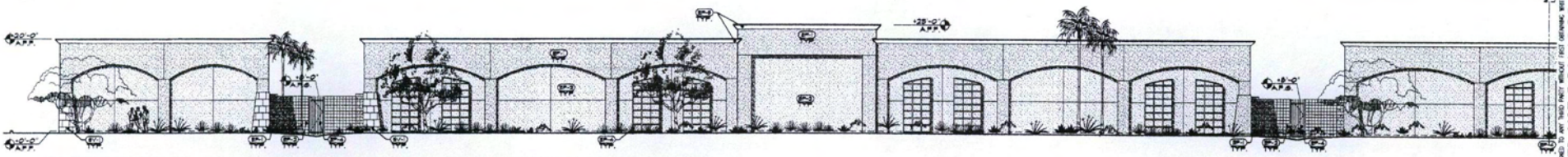
EXHIBIT D - Text :: http://www.dropsource.com

EXHIBIT E



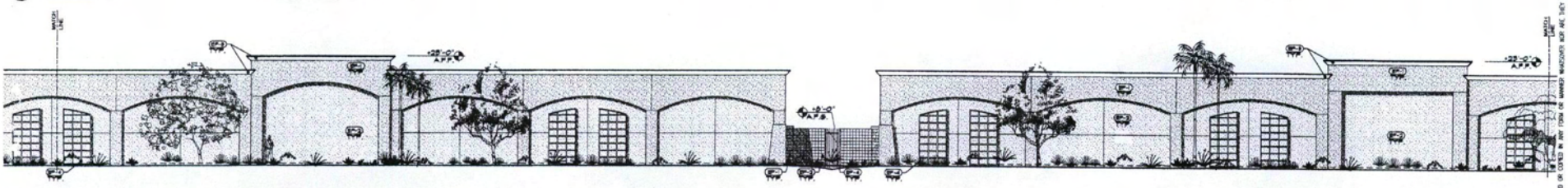
1 SOUTH ELEVATION -RV CONDO'S BEHIND RETAIL AT BEARDSLEY ROAD

SCALE: 3/32"=1'-0"



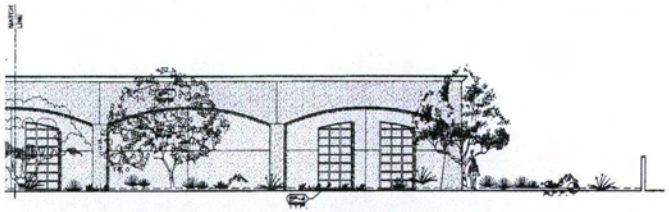
2 EAST ELEVATION - RV CONDO'S FACING BACK OF COMMERCIAL BUILDINGS

SCALE: 3/32"=1'-0"



3 EAST ELEVATION - RV CONDO'S FACING BACK OF COMMERCIAL BUILDINGS

SCALE: 3/32"=1'-0"



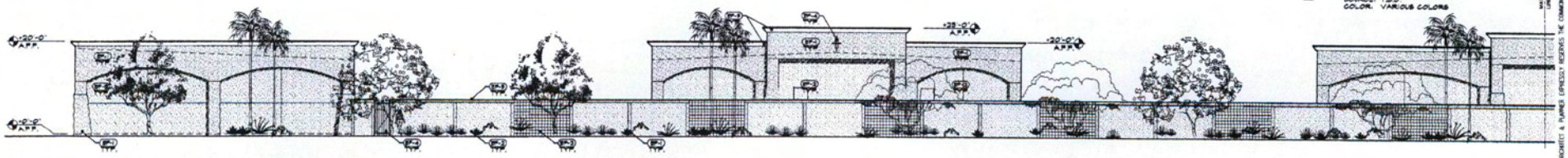
4 EAST ELEVATION - RV CONDO'S FACING BACK OF COMMERCIAL BUILDINGS

SCALE: 3/32"=1'-0"

FINISHES

ALL BUILDINGS AND WALLS TO RECEIVE STUCCO WITH A LIGHT SAND FINISH, U.N.O.

PC EP-1	PAINT	FIELD
	MFGR.	FRAZEE
	FINISH.	FLAT
	COLOR.	R5265A BASQUE BROWN
	LRV.	22
PC-2 EP-2	PAINT	INSETS
	MFGR.	FRAZEE
	FINISH.	FLAT
	COLOR.	R5202M PEANUT SHELL
	LRV.	-
AC EP-3	PAINT	METAL LETTERS, DOORS AND FRAMES
	MFGR.	FRAZEE
	FINISH.	LOW SHEEN
	COLOR.	R5416N ROYAL GARNET
	LRV.	4
AC-2 EP-4	PAINT	PERF METAL SIGNAGE & IRON FENCE
	MFGR.	FRAZEE
	FINISH.	LOW SHEEN
	COLOR.	R5923D ROCK GARDEN
	LRV.	15
PC-3 EP-5	PAINT	STUCCO CORNICES
	MFGR.	FRAZEE
	FINISH.	FLAT
	COLOR.	R5416N ROYAL GARNET
	LRV.	4
SV SV-1	STONE	PREMIUM CUT SANDSTONE
	SOURCE:	TBD
	COLOR.	VARIOUS COLORS



5 NORTH ELEVATION - RV CONDO'S FACING BACK OF RESIDENTIAL HOMES

SCALE: 3/32"=1'-0"

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NEW MIXED USE COLLABORATION CAMPUS

FOR:

LAKE PLEASANT / BEARDSLEY COMMERCIAL COMPLEX

BEARDSLEY RD & LAKE PLEASANT BLVD

Date: 09/01/2009

Job No:

No	Revision	Date
1	CITY COMMENTS	10/0

brent kleinman architect & planner
5133 north central avenue, suite 2
phoenix, arizona 85012
tel (602) 943-7
fax (602) 943-7

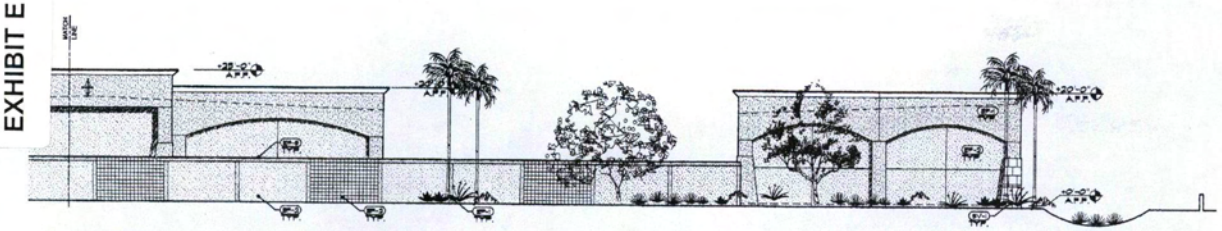
REGISTERED ARCHITECT CERTIFICATE NO. 17642 BRENT S. KLEINMAN

EXPIRES 6-30-09

DD2.0

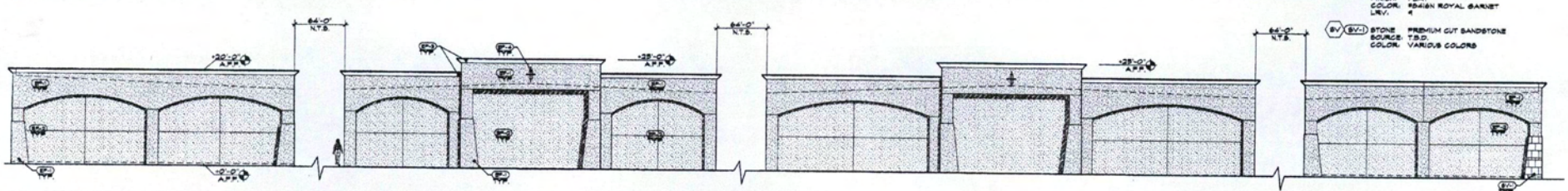
SHEET 10 OF

EXHIBIT E



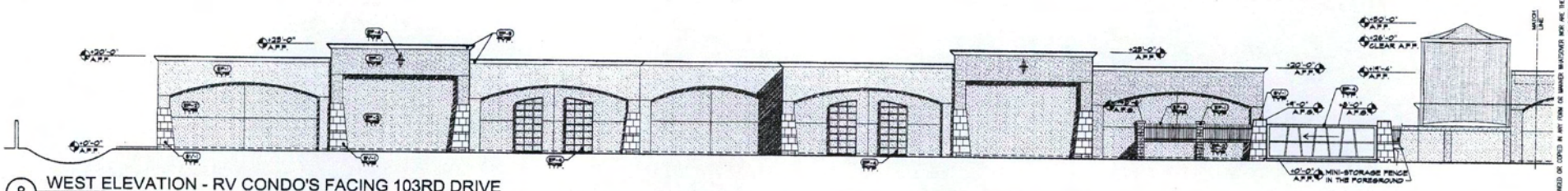
6 NORTH ELEVATION - RV CONDO'S FACING BACK OF RESIDENTIAL HOMES

SCALE: 3/32"=1'-0"



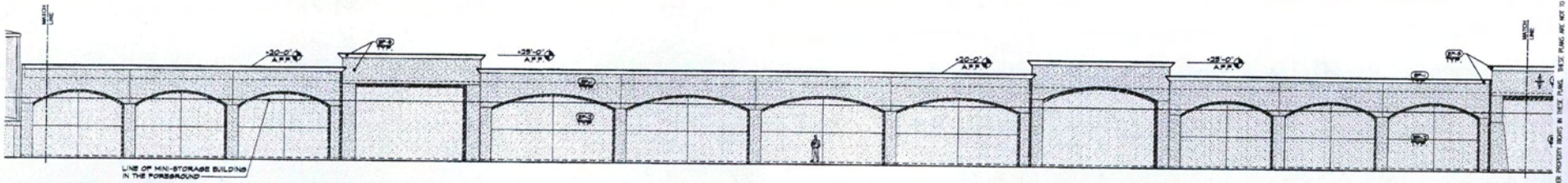
7 NORTH ELEVATION - RV CONDO'S BEHIND SECURITY WALL FACING BACK OF RESIDENTIAL HOMES

SCALE: 3/32"=1'-0"



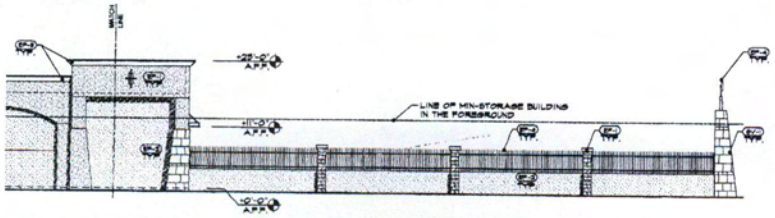
8 WEST ELEVATION - RV CONDO'S FACING 103RD DRIVE

SCALE: 3/32"=1'-0"



9 WEST ELEVATION - RV CONDO'S FACING 103RD DRIVE

SCALE: 3/32"=1'-0"



10 WEST ELEVATION - RV CONDO'S FACING 103RD DRIVE

SCALE: 3/32"=1'-0"

FINISHES

ALL BUILDINGS AND WALLS TO RECEIVE STUCCO WITH A LIGHT SAND FINISH, U.N.O.

PC BP-1	PAINT MFGR.	FIELD
	PAINT	PRAZEE
	FINISH	FLAT
	COLOR	#5289A BASQUE BROWN
	LRV	33
PC BP-2	PAINT	INSETS
	MFGR.	PRAZEE
	FINISH	FLAT
	COLOR	#5263N PEANUT SHELL
	LRV	-
AC BP-3	PAINT	METAL LETTERS, DOORS AND FRAMES
	MFGR.	PRAZEE
	FINISH	LOW SHEEN
	COLOR	#5418N ROYAL GARNET
	LRV	4
AC BP-4	PAINT	FERF METAL SIGNAGE & IRON FENCE
	MFGR.	PRAZEE
	FINISH	LOW SHEEN
	COLOR	#5529D ROCK GARDEN
	LRV	19
PC BP-5	PAINT	STUCCO CORNICES
	MFGR.	PRAZEE
	FINISH	FLAT
	COLOR	#5418N ROYAL GARNET
	LRV	4
SV SV-1	STONE	PREMIUM CUT SANDSTONE
	SOURCE	T.B.D.
	COLOR	VARIOUS COLORS

NEW MIXED USE COLLABORATION CAMPUS

FOR:

LAKE PLEASANT / BEARDSLEY COMMERCIAL COMPLEX

BEARDSLEY RD & LAKE PLEASANT BLVD

PEORIA, ARIZONA

Date: 05/07/2009

Job No.

No	Revision	Date
1	CITY COMMENTS	06/08/2009

brent kleinman architects planning
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phone:(602) 943-7[illegible]
fax:(602) 943-7[illegible]

REGISTERED ARCHITECT
CERTIFICATE NUMBER
17642
BRENT
KLEINMAN
ARIZONA
EXPIRES 6-30-09

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DD2.1

REPORT TO THE PLANNING AND ZONING COMMISSION-CONDITIONAL USE PERMIT

CASE NO.: CU 08-10

DATE: August 7, 2008

AGENDA ITEM NO.: 4C

Applicant: [redacted] WSCD, LLC

Request: Approve a Conditional Use Permit (CUP) for a mini-storage facility

Proposed/ Development Peoria Extra Space Storage

Location: West of the NWC of Lake Pleasant Road and Beardsley Road

Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Uses and Zoning (Exhibit B & C):

1.

CU 08-10	LAND USE	ZONING
ON-SITE	**Vacant**	**C-2**
North:	Single Family Dwellings	RM-1
West:	Single Family Dwellings	RM-1
East:	Offices, Retail	O-1, C-2
South:	Single Family Dwellings (Maricopa County)	R1-6 (Maricopa County)

Background / Project Description:

2. The applicant is proposing to construct a mini-storage facility. The facility will have approximately 86,000 of floor space. 4,200 square feet will be climate controlled storage, 1,500 square feet will be office area and the remainder will be conventional self-storage units. An apartment above the office will provide residence for the on-site watchman. The facility will obtain access to Beardsley

Road via a shared access drive with the adjacent proposed RV and boat storage facility (Case: CU08-09). This project differs from CU08-09 in that the units are leased rather than purchased. The CUP for the mini-storage facility is accompanied by a separate, administratively reviewed site plan (PR08-08).

Findings/ Analysis:

3. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility. Residences are adjacent to the facility on the north and west. Staff feels that the general low activity level of the use, the existing/proposed screen walls and the proposed landscape buffer will mitigate the impacts generated by this use on the adjacent residential properties.

4. The applicant indicates that the facility will be under surveillance and the units will not be permitted to be used for residential purposes, sleeping, overnight camping, playing of musical instruments, or the storage of hazardous or dangerous materials. The hours of operation will be limited to 7AM to 7PM for all drive-up units and the office will be open from 8AM to 6PM. A stipulation is included which limits the hours of operations and limits the use of the storage units in order to prevent disturbances.

5. The site is proportionally deep and narrow which is not conducive to conventional retail commercial development. The mini-storage use or similar use align best with this type of site configuration and its low activity level will lesson the potential for sound, light, and other disturbances to impact the adjacent residential neighborhood. In staff's judgment, the use is appropriate and is a preferred buffer between the retail and office commercial uses along Lake Pleasant Road and the low-density residential neighborhoods.

6. The request conforms to all applicable requirements of the City of Peoria Zoning Ordinance.

7. According to the applicant, two separate meetings were held with the Ventana Lakes Home Owner Association and two additional meeting were held with the HOA's architectural review committee regarding the project. In March 2008, the association voted to accept the project.

8. A signed Proposition 207 Waiver has been submitted by the property owner. The waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.

9. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed per Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has not received any verbal or written

comments on the proposal.

Recommendation:

10. Staff recommends approval of case CU08-09, based on the following findings:

- The proposed mini-storage facility meets all CUP criteria.
- The proposal does not result in any detrimental impacts to the adjacent residential neighborhood.

It is recommended that the Commission take the following action:

Approve the Conditional Use Permit requested under case CU08-20, subject to the follow stipulation:

1. The use shall substantially conform to the Narrative attached as Exhibit B.
2. Lighting locations shall be reviewed and determined through administrative site plan review to prevent light spill and glare from affecting the adjacent properties.
3. The hours of operation are restricted to 7AM to 7PM for all drive-up units and 8AM to 6PM for office and climate-controlled units.
4. The units shall not be used for commercial or residential purposes, sleeping, overnight camping, playing of musical instruments, or the storage of hazardous or dangerous materials.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Location Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Elevations

Prepared by: Ed Boik
Planner

EXHIBIT A

Project Narrative

Lake Pleasant / Beardsley Commercial Complex

Extra Space Storage – Mini Storage

The 14 acre property is located west of the northwest corner of the Lake Pleasant Blvd and Beardsley Rd, Peoria AZ. Extra Space Storage group is purchasing 4 acres of the site for a Mini Storage facility.

The property is in a strategic location, being located on Beardsley Rd, one lot in from the corner of Beardsley Rd and Lake Pleasant Blvd. The corner is occupied by a Walgreen's Pharmacy, to the east along Lake Pleasant Blvd is office buildings and newly constructed office condos. The project is currently zoned C-2, allowing this use with the approval of a Site Plan and Conditional Use Permit.

Extra Space Storage builds high quality storage solutions for personal and business storage needs, visually pleasing facility for quite, passive storage. 80,000 SF of storage is planed for this site.

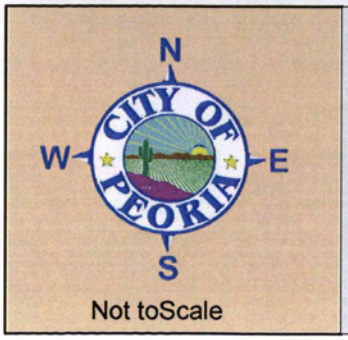
The facility will have a security gate with remote access, perimeter wall/fence, total security system with video surveillance, and exterior security lighting. The unit mix will consist of conditioned and non conditioned storage.

Meetings were held on two occasions with the Ventana Lakes Home Owner Association, in addition to meetings with the associations Architectural Review Committee. At the March 8, 2008, Ventana Lakes Home Owners Association Meeting the association voted to approve, the Site Plans, Elevations, and access to 103 Ave for utilities and emergency vehicle access.

MAR 2008
Received

same as PR08-08
CU08-10

CU 08-10 Locational Map



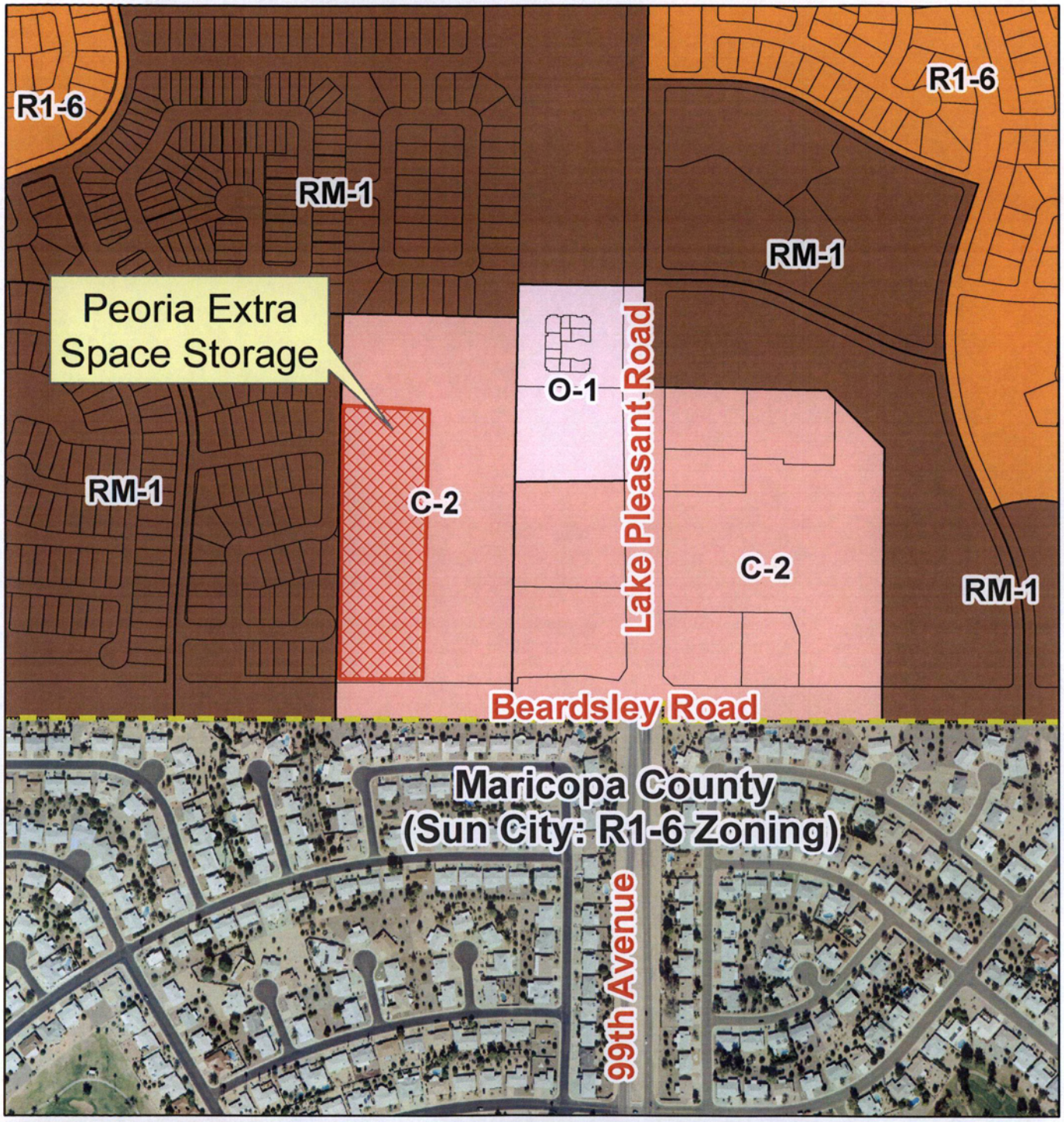
CU 08-10 Peoria Extra Space Storage

W/O NWC Lake Pleasant and Beardsley Roads

Request for a Conditional Use Permit (CUP) to allow Self-Storage Units.

Exhibit B

CU 08-10 Zoning Map



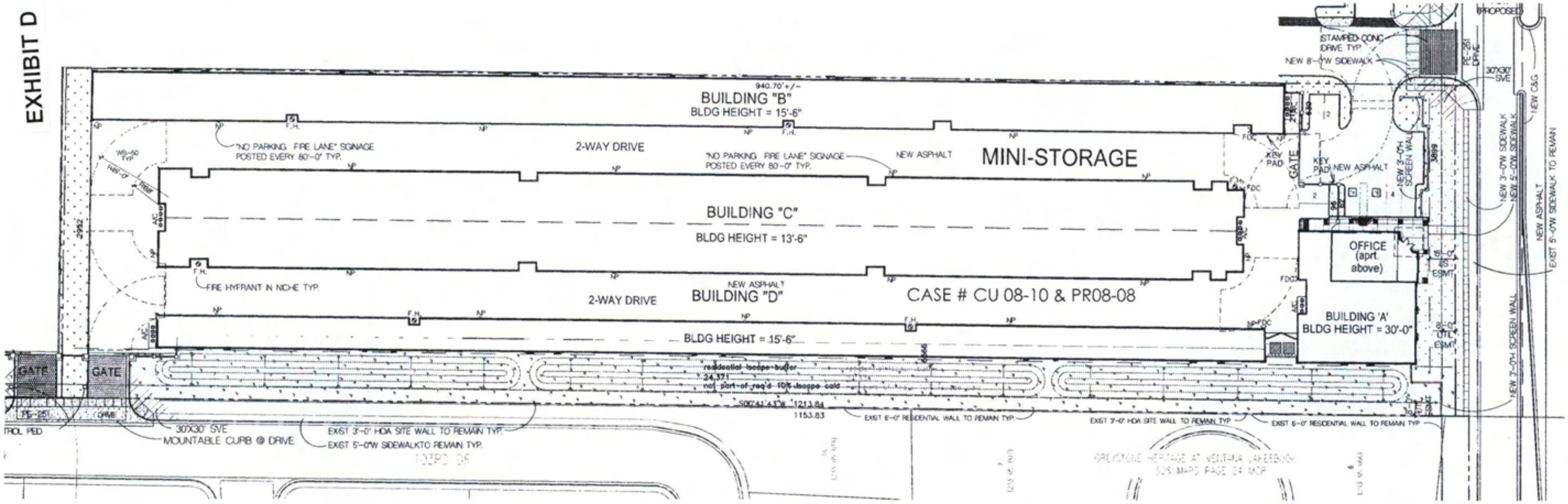
N
W
E
S
Not toScale

CU 08-10 Peoria Extra Space Storage
W/O NWC Lake Pleasant and Beardsley Roads

Request for a Conditional Use Permit (CUP) to allow Self-Storage Units.

Exhibit C

EXHIBIT D



MINI-STORAGE PRELIMINARY SITE PLAN

SCALE 1"=30'-0"

NORTH

FIRE DEPARTMENT NOTES

1. Key boxes shall be installed in a location as determined by the Fire Code Official. A full set of keys to open all areas inside and outside the structure, to include the fire alarm panel, shall be placed inside the key box. Key Boxes are to be located no higher than sixty (60) inches above finished grade (ref. IFC – 2006 amended, section 506.1.2). A key box is required at the Office. A key box will be required at each fire riser room location. If the fire riser is located in one of the storage rooms, the Fire Department must have access. Indicate the key box locations on the site plan for evaluation. Provide a note on the drawing that states "A full set of keys to open all areas inside and outside the structure, to include the fire alarm panel, shall be placed inside the key box"
2. Fire apparatus access roads shall have an unobstructed width of not less than twenty (20) feet, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches (ref. IFC 2006 – section 503.2.1)
3. The minimum width required on a fire apparatus access road where a fire hydrant is located is twenty six (26) feet (ref. IFC – 2003 Appendix D, section D103.1)
4. Every fire apparatus access roadway required under the authority of this section shall be posted with signs readable from either direction of travel and vertically installed at points not more than eighty (80) feet on center along the length of the required fire apparatus access roadway. Fire Lane signs, with indicating arrows, shall be posted at the beginning and end of each fire lane with the indicating arrow pointing in the direction of the fire lane. If the fire lane is intersected by a drive, then a two-way arrow shall be installed at that location. In lieu of signs the curb can be painted red and marked "NO PARKING FIRE LANE" in four (4) inch white block letters on the vertical face of the curb and spaced eighty (80) feet on center (ref. IFC – 2006 amended, section 503.3). All open curbing that is not designated parking shall be marked as no parking.
5. The required width of any fire apparatus access roadway on City of Peoria or private property shall not be obstructed in any manner, including the parking or stopping of any vehicle other than an authorized emergency vehicle (ref. IFC – 2006 amended, section 503.4). Parking in the drive aisle will not be allowed that restricts the width to less than required. Indicate on the Site Plan how parking will be restricted in the drive aisles.
6. The fire department connection (FDC) shall be located on the street side of buildings (front), fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire department (ref. IFC – 2006, section 912.2)
7. A fire department connection for each standpipe system shall be located not more than one hundred (100) feet from the nearest fire hydrant connected to an approved water supply (ref. NFPA 14 – 2003, section 6.3.5.4)
8. Fire hydrants subject to vehicle impact shall be provided physical protection (ref. IFC – 2006, section 508.5.4). Where fire hydrants are located in the drive aisles, impact protection shall be provided
9. A three (3) foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved (ref. IFC – 2006, section 508.5.5)
10. Any gate(s) that block a fire apparatus access road will require a separate submittal for a permit (ref. IFC – 2006 amended section 503.6.1). Additionally the gate(s) shall meet the City of Peoria design requirements (ref. IFC – 2006 amended, section 503.6).
11. Access controls shall be exterior to the gate and located for activation by the vehicle operator without dismounting from the vehicle. The height of the lock box/control panel shall be sixty-six (66) inches, measured from the finished grade line of the street (ref. IFC – 2006 amended, section 503.6.1.5)
12. "Fire Apparatus Access Roads shall be maintained at all times during construction of this project. The minimum standards shall comply with sections 503 and 503.2 of the International Fire Code – 2006 edition with City of Peoria Amendments". Per section 503.3 provide a sign at the entrance to the property during construction. The sign shall be 48" x 48" with RED lettering on a WHITE background stating "FIRE ACCESS ROAD – NO PARKING" (job address)
13. Only emergency access will be permitted to 103rd Avenue, as shown in the Traffic Impact Analysis. It will be the developer's responsibility to coordinate with the Ventana Lakes HOA, as the access will need to cross one of their tracts. the developer to coordinate

SITE PLAN GENERAL NOTES

17. ALL EXISTING OR NEW REFUSE CONTAINERS SHALL BE SCREENED FROM VIEW OF THE PUBLIC STREET AND RESIDENTIAL AREAS.
18. CURB & DUSTPROOF ALLS DRIVES AND PARKING AREAS PER SECTION 702.A OF THE ZONING ORDINANCE.
19. ROOF DRAINS AND ROOF LADDERS WILL BE INTERNALIZED AND ILLUSTRATE THAT ROOFTOP UNITS WILL BE FULLY AND APPROPRIATELY SCREENED.
20. ANY GROUND LEVEL MECHANICALS SHALL BE SCREENED AND SES CABINETS MUST BE PAINTED TO MATCH THE BUILDINGS.
21. NO TRUCK, CAR OR SIMILAR VEHICLE/TRAILER RENTAL USES ARE PERMITTED IN CONJUNCTION WITH THE MINI-STORAGE USE.

SITE PLAN GENERAL NOTES

1. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. 2% MAX CROSS SLOPES AND 1:21 MAX LONGITUDINAL SLOPES. TURNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5.
2. ALL ADA PARKING SPACES SHALL COMPLY WITH CITY OF PEORIA GUIDLINES AS FOLLOWS:
   A. PROVIDE 5'-0" ACCESS ISLES AS SHOWN.
   B. ACESSIBLE SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR
   - MATERIALS CONTRASTING FROM REGULAR PARKING SPACES.
   - STRIPING SHALL BE 4" WIDE IN TRAFFIC WHITE.
   - ACCESS ISLES SHALL BE CLEARLY MARKED WITH CROSS HATCH STRIPES SPACED @ 2'-0" O.C. PREFERED.
   - INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED. BLUE AND WHITE SYMBOL PREFERRED.
3. DEVELOPEMENT AND USED OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10'-0" FROM THE PROPERTY LINE AND 20'-0" ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0"
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE AND NO LIGHT SOURCE SHALL BE VISIBLE NOR SHALL ANY LIGHT SPILL ON TO ANY RESIDENTIAL PROPERTY. NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
7. OWNERS OF PROPERTIES ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS & OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BEUSED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
11. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
12. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WITH WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
13. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
14. SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
15. SIGNS REQUIRE SEPARATE PERMIT.
16. ALL BUILDINGS SHALL BE FIRE SPRINKLERED.

PROJECT DATA

SITE AREA
MINI-STORAGE 169,375 SF SQFT. 3.91 ACRES (GROSS/NET)

BUILDING AREA

BLDG "A" (OFFICE)	1532 SF.	V-B FULLY SPRINK	B	/300	5
BLDG "A" (APART)	1710 SF	V-B FULLY SPRINK	R-3	N/A	–
BLDG "A" (STOR)	4200 SF	V-B FULLY SPRINK	S-2	N/A	–
BLDG "A" (COVERED WALK)	623 SF	V-B FULLY SPRINK	–	N/A	–
BLDG "B"	21,568 SF	V-B FULLY SPRINK	S-2	N/A	–
BLDG "C"	39,240 SF	V-B FULLY SPRINK	S-2	N/A	–
BLDG "D"	11,708 SF.	V-B FULLY SPRINK	S-2	N/A	–
TOTAL	86,065 SF				5

SITE AREA
MINI-STORAGE 168,369 SF. SQFT. 3.75 ACRES (GROSS & NET ARE THE SAME)

TOTAL BUILDING AREA:

BLDG "A"	8,065 SQFT.	4.10% OF TOTAL NET SITE AREA
BLDG "B"	21,568 SQFT.	12.81% OF TOTAL NET SITE AREA
BLDG "C"	39,240 SQFT.	23.30% OF TOTAL NET SITE AREA
BLDG "D"	11,708 SQFT.	6.95% OF TOTAL NET SITE AREA
TOTAL	86,065 SQFT.	51.11% OF TOTAL NET SITE AREA

LANDSCAPE AREA
LSCAPE REQUIRED – REFER TO LANDSCAPE PLANS
LSCAPE PROVIDED – REFER TO LANDSCAPE PLANS
TOTAL – – REFER TO LANDSCAPE PLANS

PARKING PROVIDED

REQUIRED:	OCCUPANCY	FACTOR		
	SALES OFFICE	1 PER 300 S.F.	1532 / 300 =	5
	APARTMENT	2	2 =	2
	STORAGE	1 PER 50 UNITS	600/50	12
	TOTAL:			19
PROVIDED:	STANDARD SPACES ON SITE			6
	ACCESSIBLE SPACES ON SITE			2
	STANDARD SPACES PER CROSS ACCESS AGREEMENT WITH RETAIL CENTER SEE PHASE LINE ON CIVIL SHEETS			11
	TOTAL:			19

LEGAL DESCRIPTION (UN-SPLIT PARCEL)

Being a portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast Corner of said Section 20;
Thence S89°40'29"E, along the South Line of said section, a distance of 2107.07 feet to the Point of Beginning;
Thence N01°02'16"E, parallel to the East Line of the Southeast Quarter of said section, a distance of 1213.84 feet;
Thence S88°57'44"E, a distance of 550.02 feet to said East Line;
Thence S01°02'16"W, along said East Line, a distance of 1207.00 feet to said South Line;
Thence N89°40'29"W, along said South Line, a distance of 550.06 feet to the Point of Beginning.

OWNERS/APPLICANTS

MINI-STORAGE
EXTRA SPACE STORAGE
110 29TH STREET
NEWPORT BEACH, CALIFORNIA 92663
POC: SCOTT HORSLEY
PH: (949) 673-5291
FAX: (949) 673-5943

PROJECT SCOPE

SCOPE OF WORK IS AS FOLLOWS:
MINI-STORAGE
DEVELOPE A PORTION OF AN EXISTING VACANT PARCEL INTO NEW STORAGE FACILITY MULTIPLE UNIT SIZES, OFFICE SUPPORT AREA WITH APARTMENT ABOVE.

VICINITY MAP

(NOT TO SCALE)

NORTH

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SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

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NEW MINI-STORAGE FACILITY FOR
FOR:
EXTRA SPACE STORAGE
BEARDSLEY RD & LAKE PLEASANT BLVD
PEORIA, ARIZONA

Date: 06/30/2008
Job No

No	Revision	Date

brent kleinman architect & planner
5133 north central avenue, suite 227
phoenix, arizona 85012 (602) 561-6441
fax:(602) 943-7290 mobile:(602) 561-6441

REGISTERED ARCHITECT CERTIFICATE NO. 17642 BRENT KLEINMAN ARIZONA U.S.A.
EXPIRES 6-30-08

DD1.2

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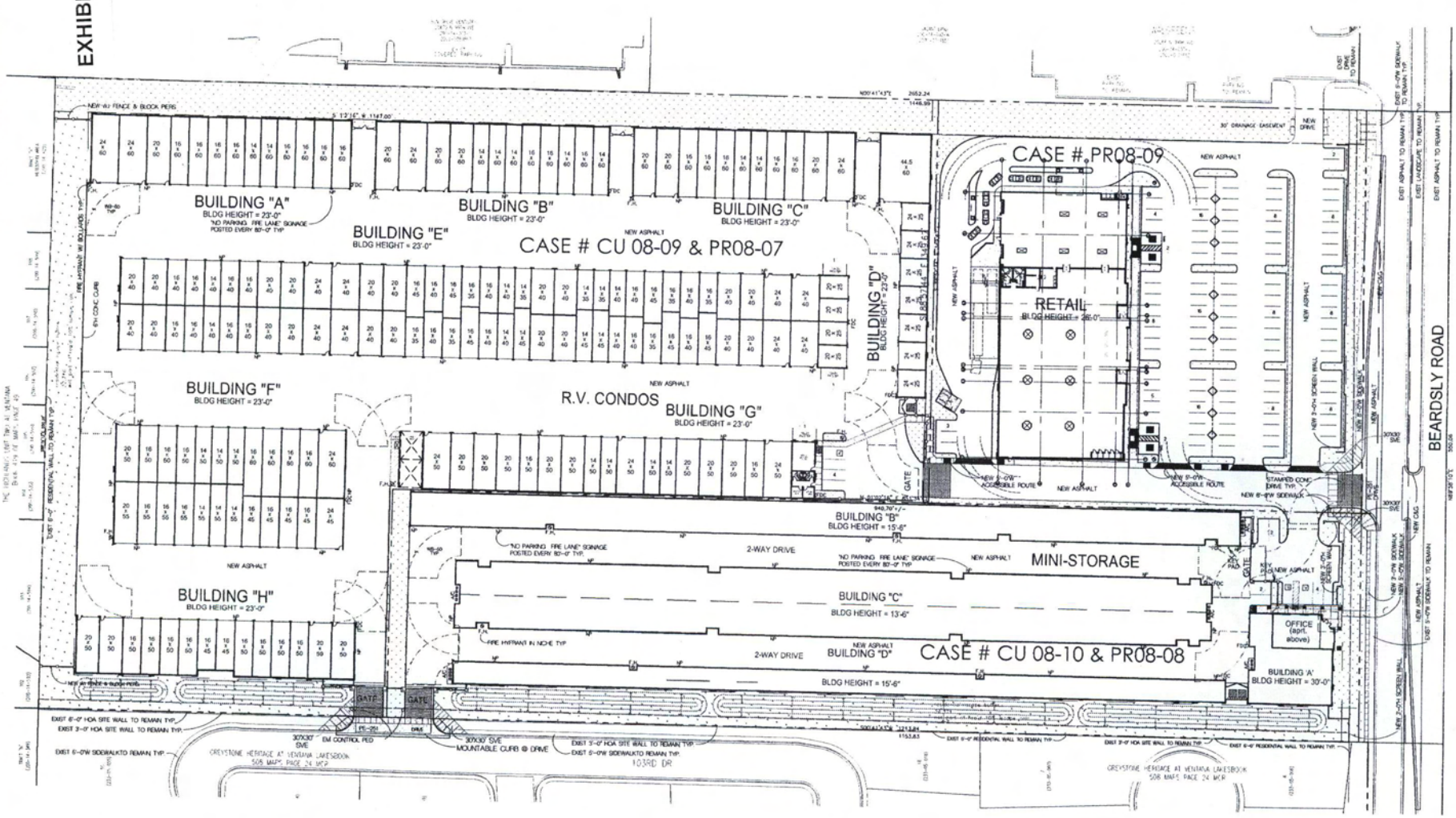
EXHIBIT D



MASTER PRELIMINARY SITE PLAN

SCALE: 1"=50'-0"

SITE PLAN FOR REFERENCE ONLY

VICINITY MAP (NOT TO SCALE)

NORTH

NEW MIXED USE COLLABORATION CAMPUS

FOR:

LAKE PLEASANT / BEARDSLEY COMMERCIAL COMPLEX

BEARDSLEY RD & LAKE PLEASANT BLVD

PEORIA, ARIZONA

Date: 06/30/2008

Job No:

No	Revision	Date

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fax:(602) 943-7280 mobile:(602) 561-6441

REGISTERED ARCHITECT 17841 BRENT KLEINMAN ARIZONA U.S.A.

EXPIRES 6-30-08

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DD1.0

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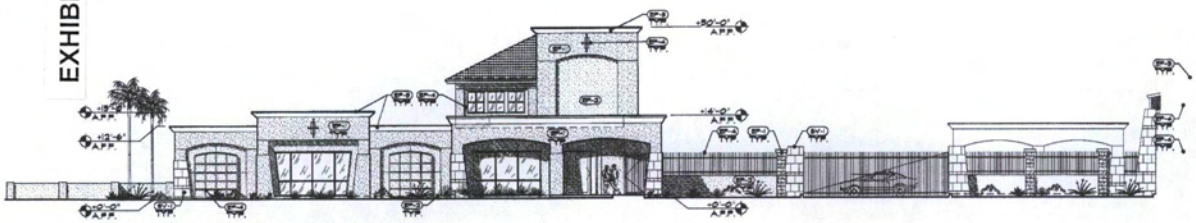
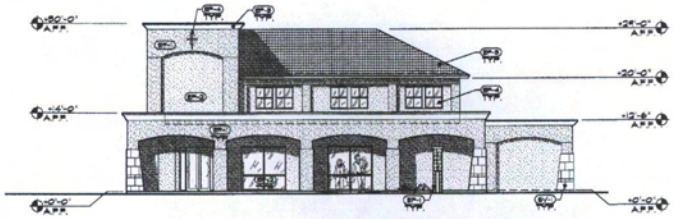
EXHIBIT E



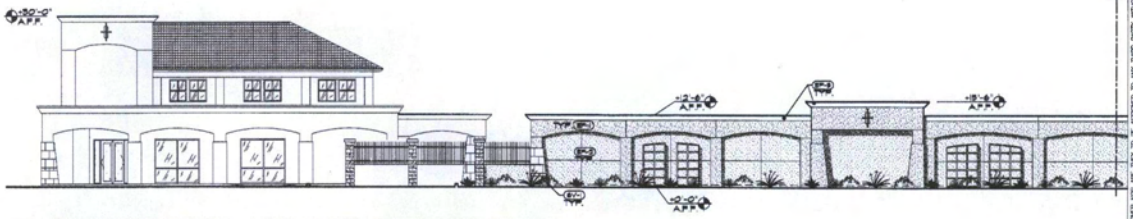
1 SOUTH ELEVATION - MINI-STORAGE FACING BEARDSLEY ROAD
SCALE: 5/32"=1'-0"

FINISHES
ALL BUILDINGS AND WALLS TO RECEIVE STUCCO WITH A LIGHT SAND FINISH, U.N.O.

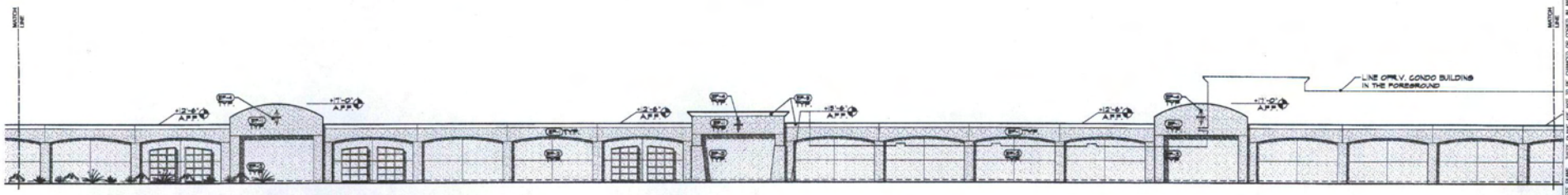
PC1	EP-1	PAINT	FIELD
		MFGR:	FRAZEE
		FINISH:	FLAT
		COLOR:	#8265A BASQUE BROWN
		LRV:	22
PC2	EP-2	PAINT	INSETS
		MFGR:	FRAZEE
		FINISH:	FLAT
		COLOR:	#8262W PEANUT SHELL
		LRV:	-
AC1	EP-3	PAINT	METAL LETTERS, DOORS AND FRAMES
		MFGR:	FRAZEE
		FINISH:	LOW SHEEN
		COLOR:	#8416N ROYAL GARNET
		LRV:	4
AC2	EP-4	PAINT	PERF METAL SIGNAGE & IRON FENCE
		MFGR:	FRAZEE
		FINISH:	LOW SHEEN
		COLOR:	#8525D ROCK GARDEN
		LRV:	15
PC-5	EP-5	PAINT	STUCCO CORNICES
		MFGR:	FRAZEE
		FINISH:	FLAT
		COLOR:	#8416N ROYAL GARNET
		LRV:	4
SV	SV-1	STONE	PREMIUM CUT SANDSTONE
		SOURCE:	T.B.D.
		COLOR:	VARIOUS COLORS



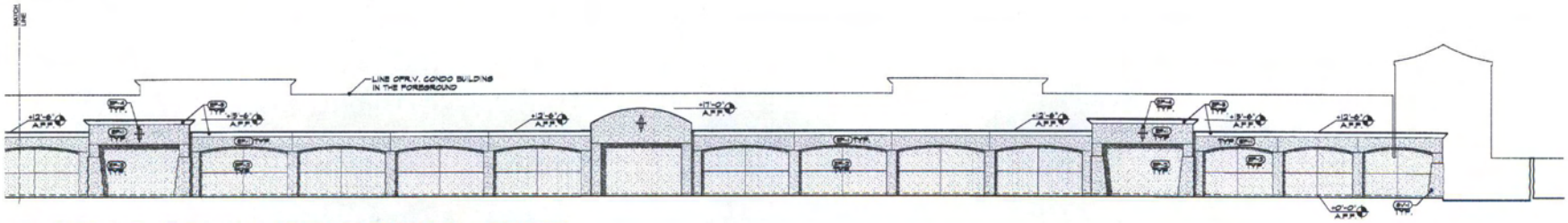
2 EAST ELEVATION - MINI-STORAGE FACING RETAIL
SCALE: 5/32"=1'-0"



3 EAST ELEVATION - MINI-STORAGE FACING RETAIL
SCALE: 5/32"=1'-0"



4 EAST ELEVATION - MINI-STORAGE FACING RETAIL AND R.V. CONDO'S
SCALE: 5/32"=1'-0"



5 EAST ELEVATION - MINI-STORAGE FACING R.V. CONDO'S
SCALE: 5/32"=1'-0"

NEW MIXED USE COLLABORATION CAMPUS
FOR:
LAKE PLEASANT / BEARDSLEY COMMERCIAL COMPLEX
BEARDSLEY RD & LAKE PLEASANT BLVD
PEORIA, ARIZONA

Date: 05/07/2008
Job No.

No.	Revision	Date
1	CITY COMMENTS	06/08/2008

brent kleinman architect & planner
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phoenix, arizona 85012 (602) 561-6441
fax:(602) 943-7281 mobile:(602) 561-6441

REGISTERED ARCHITECT
CERTIFICATE NO. 17642
BRENT KLEINMAN
DATE 6-30-08
ARIZONA, U.S.A.
EXPIRES 6-30-09

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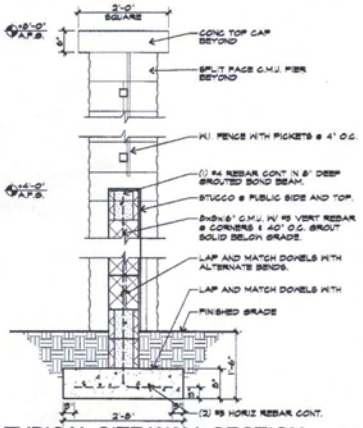
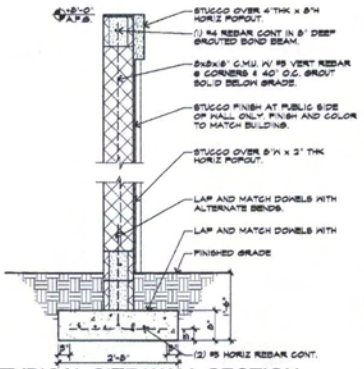
DD3.0
SHEET 12 OF 14

EXHIBIT E

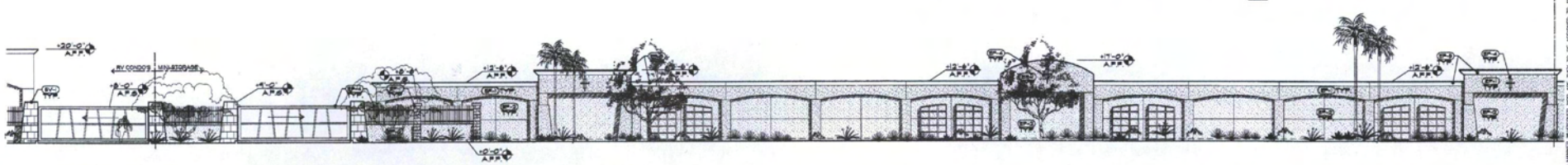
6 NORTH ELEVATION - R.V. CONDO'S
SCALE: 3/32"=1'-0"



10 TYPICAL SITE WALL SECTION
SCALE: 3/4"=1'-0"

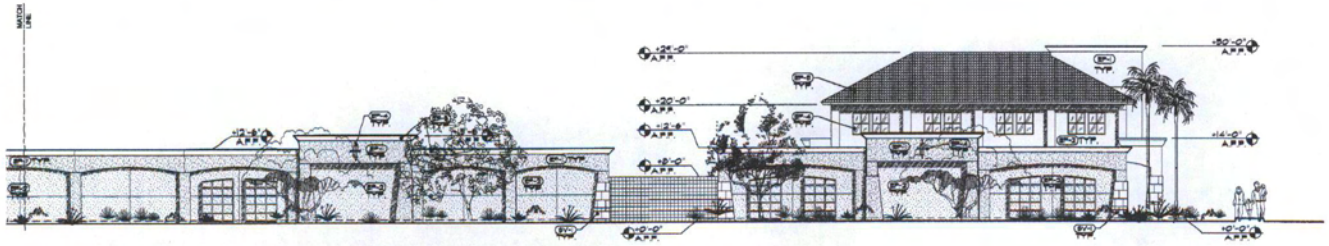


11 TYPICAL SITE WALL SECTION
SCALE: 3/4"=1'-0"



7 WEST ELEVATION - EXTRA SPACE MINI-STORAGE FACING 103RD DRIVE
SCALE: 3/32"=1'-0"

8 WEST ELEVATION - EXTRA SPACE MINI-STORAGE FACING 103RD DRIVE
SCALE: 3/32"=1'-0"



9 WEST ELEVATION - EXTRA SPACE MINI-STORAGE FACING 103RD DRIVE
SCALE: 3/32"=1'-0"

FINISHES

ALL BUILDINGS AND WALLS TO RECEIVE STUCCO WITH A LIGHT SAND FINISH, U.N.O.

PC / EP-1	PAINT	FIELD	
	MFGR.	FRAZEE	
	FINISH:	FLAT	
	COLOR:	#5369A BASQUE BROWN	
	LRV:	23	
PC2 / EP-2	PAINT	INSETS	
	MFGR.	FRAZEE	
	FINISH:	FLAT	
	COLOR:	#5362N PEANUT SHELL	
	LRV:	-	
AC / EP-3	PAINT	METAL LETTERS, DOORS AND FRAMES	
	MFGR.	FRAZEE	
	FINISH:	LOW SHEEN	
	COLOR:	#5416N ROYAL BARNET	
	LRV:	4	
AC2 / EP-4	PAINT	PERF METAL SIGNAGE & IRON FENCE	
	MFGR.	FRAZEE	
	FINISH:	LOW SHEEN	
	COLOR:	#5625D ROCK GARDEN	
	LRV:	15	
PC-X / EP-5	PAINT	STUCCO CORNICES	
	MFGR.	FRAZEE	
	FINISH:	FLAT	
	COLOR:	#5416N ROYAL BARNET	
	LRV:	4	
SV / SV-1	STONE	PREMIUM CUT SANDSTONE	
	SOURCE:	T.B.D.	
	COLOR:	VARIOUS COLORS	

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NEW MIXED USE COLLABORATION CAMPUS
FOR:
LAKE PLEASANT / BEARDSLEY COMMERCIAL COMPLEX
BEARDSLEY RD & LAKE PLEASANT BLVD
PEORIA, ARIZONA

Date: 05/07/2009
Job No:

No.	Revision	Date
1	CITY COMMENTS	06/08/2009

brent kleinman architect & planner
5133 north central avenue, suite 227
phoenix, arizona 85012 (602) 943-4478
fax:(602) 943-7225 phones (602) 313-3415

REGISTERED ARCHITECT
17642
BRENT
KLEINMAN
ARIZONA U.S.A.
EXPIRES 6-30-09

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SHEET 13 OF 14

REPORT TO THE PLANNING AND ZONING COMMISSION – CONDITIONAL USE PERMIT

CASE NO.: CU 08-16

DATE: August 7, 2008

AGENDA ITEM NO.: 5C

Applicant: Patten & Associates

Request: Approval of a Conditional Use Permit to allow the operation of a Pre-School/Day Care facility in conjunction with a non-residential use (Community of Grace Lutheran Church) on a site zoned R1-18.

Proposed/ Development: Community of Grace Lutheran Church Pre-School

Location: E/O SEC 107th Ave & Pinnacle Peak Road. (Exhibit A)

Site Area: The Community of Grace Church occupies a 10.11 acre site.

Support/ Opposition: None as of the writing of this report.

Recommendation: **Approve** Conditional Use Permit with conditions

1. Existing and Surrounding Land Uses and Zoning (Exhibits A-B):

CU 07-04	LAND USE	ZONING
Subject Property	**Vacant, undeveloped**	**R1-18**
North:	Pinnacle Peak Rd/vacant, undeveloped	Maricopa County R-43
East:	Vacant, undeveloped	SR-35(northern half of site), AG (southern half of site)
West:	Vacant, undeveloped	C-2
South:	Single-Family Residential	R1-8 (Alta Vista Estates)

Background / Project Description:

2. The applicant proposes to operate a preschool/nursery in a 5,777 square foot building in conjunction with a planned Community of Grace Lutheran Church. The site is located east of the southeast corner of 107th Avenue and Pinnacle Peak Road.

3. A site plan for the overall church campus is under concurrent review as case PR 08-01. The site plan application proposes a 13,230 square foot multi-purpose building to be used for worship and as a gym; a 3,026 square foot building to be used as a church/school office; and a 5,077 square foot pre-school building. The 5,077 square foot pre-school building is the location of the use proposed in this Conditional Use permit case. Additional buildings/uses may be developed in later phases of this project. However, the current application is limited to the preschool/nursery uses identified above.

Findings/ Analysis:

4. Section 14-39-10.E outlines the applicable criteria for evaluating Conditional Use Permits.

    1. Whether the use is designated as a permitted Conditional Use within the zoning district in which the property is located.
    2. Whether the use meets the locational and development standards provisions, as applicable for the Conditional or Special Conditional Use Permit, for the zoning district in which the property is located.
    3. Whether the use is consistent with the goals, policies, and future land use map of the General Plan and specific elements of the General Plan and any adopted Specific Plan applicable to the site where the proposed use is located.
    4. Whether the use is consistent with documentation and recommendations provided by reviewing City Departments.
    5. Whether the use complies with all applicable city codes, standards, and guidelines governing such use.
    6. *For Conditional Use Permits*

        a. Compliance with specific standards established by the Planning Manager that are designed to mitigate any identified impacts that arise out of the proposed use for which the Conditional Use Permit is sought upon the surrounding area, including residential neighborhoods adjacent to the proposed site as determined by the Planning Manager; and
        b. Compliance with specific standards established by the Planning Manager that are designed to ensure compatibility with existing principal permitted uses and conditional uses by addressing the factors set forth in the *Intent* provision of this Section 14-39-10.
        c. The Planning Manager shall not approve or recommend approval of any Conditional Use Permit unless the Planning Manager has received a Waiver of Proposition 207 from the Owner or Owners of the property that is the subject of the Conditional Use Permit or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and Zoning goals and regulations.

5. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility. Based on staff analysis of the proposal, all requirements of Section 14-39-10.E of the Zoning Ordinance have been met. No potential negative impacts on adjacent properties have been identified. The proposed use will be located internally within the larger Community of Grace Church Campus site and will be an auxiliary service provided as a part of the larger operations of the Church.

6. The site in question is zoned R1-18 (Single-Family Residential). Accordingly, preschool centers or day care centers may be permitted in the R1-18 Zoning District subject to issuance of a Conditional Use Permit and adherence to the provisions listed below. The manner in which each provision will be addressed follows the provision in italics.

   a. The use shall be in conjunction with a non-residential principal or conditional use within Article 14-5.

      - *The pre-school/nursery use will be conducted in a facility integrated into the Community of Grace Lutheran Church campus. This use will occur in conjunction with other church uses of the property such as worship facilities.*

   b. All vehicular access shall be from an existing arterial or collector street. No on street parking or drop-off shall be permitted.

      - *Vehicular access for the pre-school will be from the proposed Pinnacle Peak Road extension, which will be constructed by the developer as a condition of site plan approval for the entire church complex including the pre-school building. The roadway will be constructed as a minor arterial. 106th Avenue will provide emergency vehicle access only, regulated by a gated entrance to the site. All required parking for this use has been accommodated on the site; no on-street parking will be permitted.*

   c. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.

      - *The playground area for the pre-school is located more than 260 feet from any residential use/zoning district, far exceeding the minimum 25 foot distance requirement.*

   d. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
      i) Solid masonry wall no shorter than 4'–6" or

ii) Wrought-iron view fence no shorter than 4'-6" with vertical members no greater than 4" apart; or
iii) Other fencing method approved by the Planning and Zoning Commission.

- *The playground will be surrounded by a 5 foot high wrought iron view fence.*

e. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission.

- *Hours of operation shall be limited to between 6:00 a.m. and 7:00 p.m. as a condition of approval for this permit.*

f. Hours of *outdoor* activity shall be limited to between 8:00 a.m. and 6:00 p.m.

- *Hours of outdoor activity shall be limited between 8:00 a.m. and 6:00 p.m. as a condition of approval of this permit.*

7. Property owners within three-hundred (300) feet of the proposed development were notified at least fifteen (15) days prior to the Commission meeting. As of the date of writing this report, the City has received no phone calls or letters in support or opposition to this proposal.

8. The application was routed to other departments for comments. No comments were generated specific to the Conditional Use Permit.

Findings/Recommendation:

9. Based on the following findings:

- The request is consistent with the standards and requirements of the R1-18, Single-Family Zoning District.
- The request is compatible with the neighborhood and will not negatively impact surrounding properties.

It is recommended that the Commission take the following action:

Approve CU08-16, a request for a Conditional Use Permit, subject to the following conditions:

1. The Conditional Use Permit shall be limited to the areas identified as "Pre-School" and "Pre-School Play Area" on the preliminary site plan attached as Exhibit D.

2. The applicant shall comply with all applicable regulations and licensing requirements of the Arizona Department of Health.
3. Hours of operation shall be between 6:00 a.m. and 7:00 p.m. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.
4. The playground area of the facility shall be surrounded with a 5 foot high wrought iron view fence as shown in the preliminary site plan attached as Exhibit D. The vertical members of the fence shall be no greater than 4 inches apart.
5. The use shall substantially conform to the Narrative date stamped May 9, 2008 and attached as Exhibit C.

Attachments:

Exhibit A: Aerial Map
Exhibit B: Zoning Map
Exhibit C: Project Narrative
Exhibit D: Site Plan

Prepared by: Melissa Zechiel
Planning Technician

CU 08-16: Aerial Map

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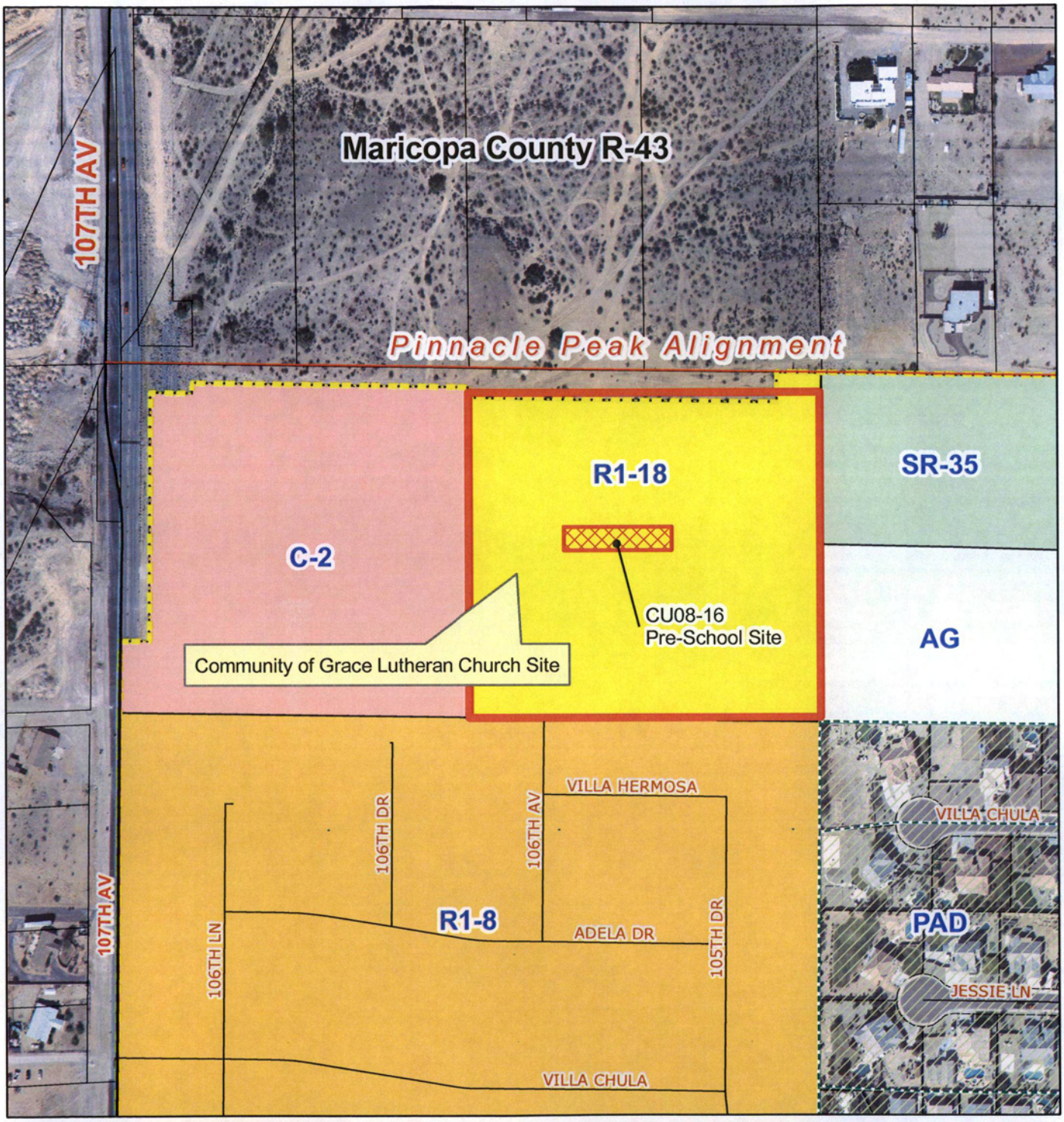
CU 08-16 Community of Grace Lutheran Church Pre-School

E/O SEC 107th Ave. & Pinnacle Peak Rd.
Request for a Conditional Use Permit to allow a Pre-School/Nursery in conjunction with the Community of Grace Lutheran Church on property zoned R1-18.

Exhibit A

CU 08-16: Zoning Map



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CU 08-16 Community of Grace Lutheran Church Pre-School

E/O SEC 107th Ave. & Pinnacle Peak Rd.
Request for a Conditional Use Permit to allow a Pre-School/Nursery in conjunction with the Community of Grace Lutheran Church on property zoned R1-18.

Exhibit B

PROSSER

MAY 2, 2008

CITY OF PEORIA-COMMUNITY DEVELOPMENT DEPT.
9875 N. 85th AVENUE
PEORIA, AZ 85345

Community of Grace Church - Site Plan Narrative

Community of Grace Church has acquired, through a generous donation, a 10.114 acre parcel on the Pinnacle Peak Road alignment just west of 107th Avenue on the northern limits of Peoria. The church currently meets in Zuni Elementary School in Peoria and has outgrown that facility. Therefore the church is developing the above-mentioned site.

On-site facilities at full build out will include: a Chapel seating 200 people; a Multi-purpose hall for 600 worshipers and school gymnasium; an Education building which will house religious education classes and a charter school; a Pre-school which will also serve as a nursery on Sundays; a Columbarium and Memorial Garden (depending on zoning and permitting requirements); a Contemplation (rose) Garden; and, a Wedding Garden.

The site to be developed is approximately 10.114 gross acres (9.288 acres net) and fronts the south side of the Pinnacle Peak Road alignment. On its southern boundary is a fully developed, R1-18 zoned, residential neighborhood. On the west side of the site, between the subject site and 107th Avenue are (2) undeveloped five-acre parcels with C-2 zoning. North of the site across the Pinnacle Peak alignment are several Rural-43 parcels in Maricopa County. Bounding the east side of the site is a residential lot zoned SR-35 and a 5-acre lot zoned AG.

SITE ACCESS

Primary access to the site is from Pinnacle Peak Road, traveling east from 107th Avenue. The Pinnacle Peak right-of-way has not been improved for any vehicle traffic from 107th Avenue, or from the east, as of the date of this application. A residential street (106th Avenue) dead-ends at the subject site's southern boundary. An emergency access drive will be built from 106th Avenue into the site but this drive will not be used for any other purpose than emergency and pedestrian access.

SITE UTILITIES

Public sewer and water are currently available from 106th Avenue. There is an existing sewer line manhole in 106th Avenue a few feet south of the subject property's south boundary. A public water line is also in 106th Avenue a few feet south of the subject property's south boundary. There is underground electrical power along the west side of 106th Avenue.

SITE DEVELOPMENT

Development on-site will proceed in phases over several years until final build-out is complete. Phase One will include the construction of the Worship/Gym (multi-purpose) building, Church offices, the Pre-School, a little more than half of the parking and a large percentage of the landscape. Some Pinnacle Peak Road right-of way improvements will need to be built from 107th Avenue in order to gain access to the site.

P 480.592.9595 2756 E James St.
F 480.598.0852 Gilbert, AZ 85296

MAY 2008
CU08-16
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Exhibit C

Later work (Phase 2 and beyond) will include the construction of a Chapel and common areas linked to the Worship/Gym (multi-purpose) building. A portion of the work will be additions to the Office, a start to the Classroom building and completion of the parking. Except for a strip along the eastern property line where the gardens will be built, landscape will be completed.

Further work will add space to the Classroom building along with site amenities to be built on the eastern border of the property. Those amenities will include: a Columbarium and Memorial garden for the interment of cremated remains; a Contemplation (Rose) Garden; and, the Wedding Garden.

SITE CIRCULATION

Normal vehicle and pedestrian access to the site will be from Pinnacle Peak Road. Vehicles can enter and exit the site from two driveways off Pinnacle Peak Road. Parking is spread around the site to allow multiple user access points and short walks to all buildings in the complex. There is a drop-off/loading location - north of the Worship/Gym building. At full build-out, as well as at Phase One, Fire access to the site is available via the two Pinnacle Peak drive entrances. At full build-out fire vehicles will be able to proceed around the entire site in a continuous loop and on to the site via the emergency access drive from 106th Avenue. Phase One will not allow the same fire loop access but three sides of the site are accessible and cul-de-sac turn-arounds are planned at the southern ends of the east and west parking areas. There are no gates to impede emergency vehicles along the Phase One access routes or along the Phase Two loop route. In the later phase, a chain and bollard barrier is planned for the drive at 106th Avenue to prevent non-emergency vehicle traffic.

We hope this narrative explains the intentions of Community of Grace for this site.

Our submittal is designed to open the dialog the City of Peoria and to solicit feedback regarding the conceptual ideas represented herein. All comments and feedback will be accepted and thoughtfully considered.

If you need additional information feel free to contact the owner's representative Jerry Patten (602) 509-5953 or me at the number below.

Thanks for your consideration.

Sincerely,

[redacted]

Principal Architect

P 480.592.9595 2756 E James St.
F 480.598.0852 Gilbert, AZ 85296

CU08-16: Preliminary Site Plan

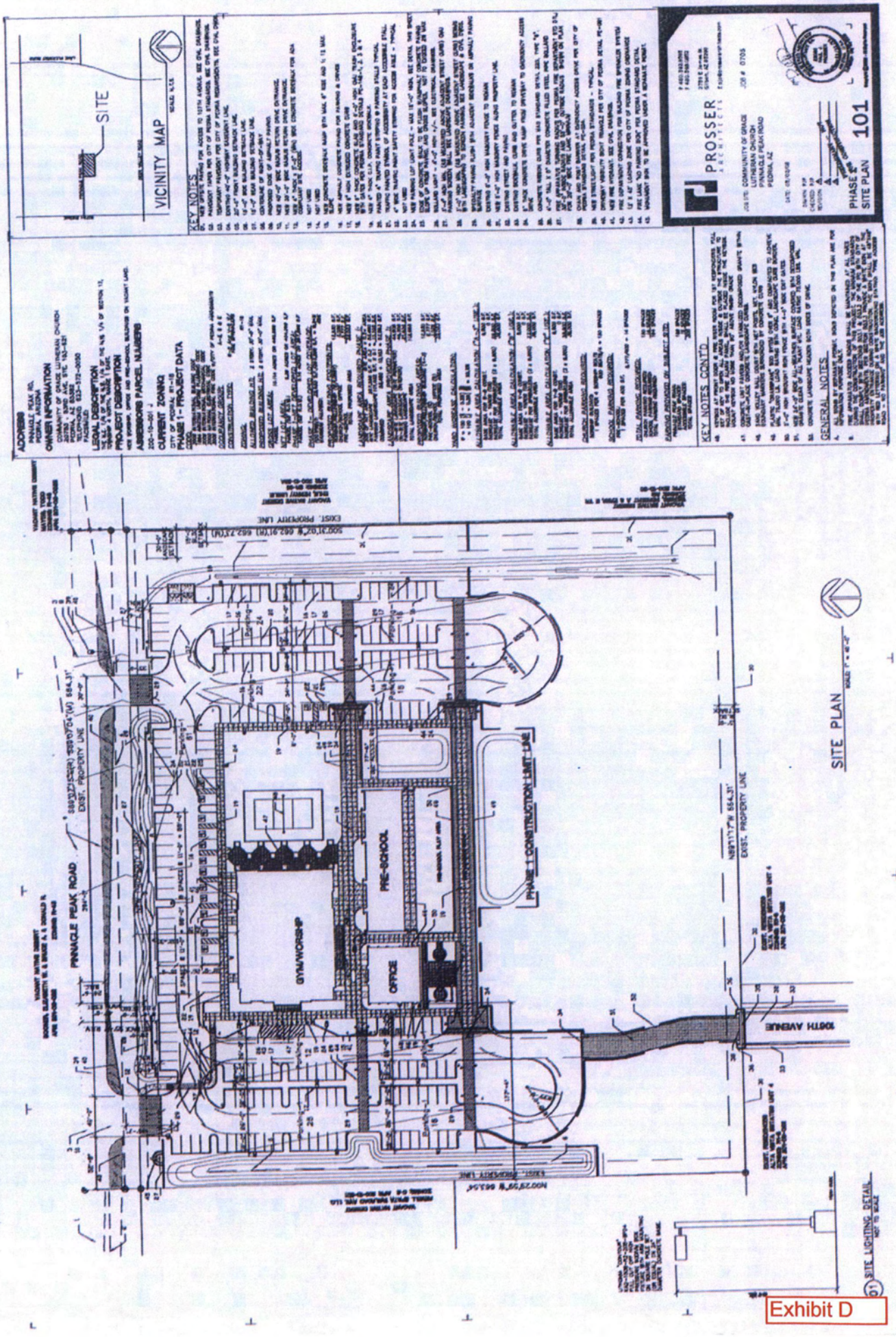


Exhibit D

REPORT TO THE PLANNING AND ZONING COMMISSION-CONDITIONAL USE PERMIT

CASE NO.: CU 08-17

DATE: August 7, 2008

AGENDA ITEM NO.: 6C

Applicant: [redacted] Alianza Development on behalf of WKS Restaurant Corporation.

Request: Obtain a Conditional Use Permit to allow the addition of an outdoor dining patio on the west side of an existing building formerly known as (Krispy Kreme Doughnuts.)

Development: Corner Bakery Cafe: 16222 83rd Avenue, Peoria AZ, 85382

Location: Located on the northwest corner of 83rd Avenue and Paradise Lane.

Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Uses and Zoning (Exhibit B):

1.

CU 07-18	LAND USE	ZONING
ON-SITE	Vacant Restaurant Building	PAD (Planned Area Development)
North:	Restaurant	PAD (Planned Area Development)
East:	Restaurant & Hotel	PAD (Planned Area Development)
West:	Restaurants and Hotel	PAD (Planned Area Development)
South	Restaurants, Offices & Sports Complex	PAD (Planned Area Development)

Background / Project Description:

2. The applicant is proposing approximately 933 square feet of outdoor dining patio space to be located primarily on the south and west sides of an existing 5,064 square foot restaurant building, which previously housed Krispy Kreme Doughnuts. The original establishment was designed with approximately 527 square foot patio area. This proposal involves the expansion of the patio area by approximately 406 additional square feet. The outdoor seating patio will extend the south side of the building approximately 55' feet in length by 17' feet in width and will wrap around the southwest corner of the building an additional 14' feet. A decorative railing will enclose the patio area and a decorative fabric canopy will shield the patio area. Proposed landscaping and walkways will serve as a buffer from the drive aisles, parking areas, and adjacent use.

3. Proposed hours of operation include 7:00 a.m. to 9:00 p.m., Sunday through Thursday and 7:00 a.m. to 10:00 p.m. Friday and Saturday.

Discussion/Analysis:

4. The proposed location is within a Planned Area Development (PAD), which requires all uses comply with the regulations of the Intermediate Commercial (C-2) Zoning District. Pursuant to the Non-Residential Districts Land Use Matrix (Table 14-9-3) outdoor dining and seating areas require the issuance of a Conditional Use Permit within the Intermediate Commercial (C-2) Zoning District.

5. Section 14-39-10.D outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility.

6. In staff's judgment, the proposed use is an appropriate, ancillary function to the proposed restaurant use. The proposed use is consistent with surrounding land uses. Staff did not identify any nearby surrounding neighborhoods in proximity to this development.

7. The application notice was also forwarded to all property owners within 300 feet of the proposal and properly noticed pursuant to Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has not received any verbal or written comments on the proposal.

8. The application was routed to other City departments for comments. Conditions of approval have been added on behalf of the Fire Department. Due to the pre-existing condition of the site, the Engineering Division will not require stipulations at this time. Tenant improvements will be reviewed by all appropriate Departments in the construction document phase.

Proposition 207

9. The voters of Arizona recently approved Proposition 207, which amongst other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. The applicant, WKS Restaurant Corporation, has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

Findings/ Recommendation:

10. Staff recommends approval of CU08-17 based on the following findings:

- The proposal is limited in scope and an appropriate, ancillary function for a restaurant use; and
- The proposal does not result in any detrimental impacts to the surrounding neighborhood

It is recommended that the Planning and Zoning Commission take the following action:
Approve the Conditional Use Permit requested under case CU 08-17, subject to the following conditions:

1. The use shall substantially conform to the Narrative attached as (Exhibit A) and the accompanying Site Plan (Exhibit C) and Patio Plan (Exhibit D).
2. A fire sprinkler will be required to be installed under the proposed canopy.
3. Any remodel within the building shall be submitted for the appropriate permits through the Building Safety Division.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Aerial Map/Photo
Exhibit C	Floor/Patio Plan
Exhibit D	Site Plan

Prepared by: Monique Spivey
Associate Planner

JUN 2008
Received
Planning Division
CU08-17

Project Narrative
Corner Bakery Café
16222 83rd Ave
Peoria, AZ 85382
APN 200-53-637
Lot 12, Arrowhead Fountains Center, Replat MCR 590-05

Proposed project is a conversion of existing building, formerly Krispy Kreme, located south of Bell Road on 83rd Avenue. The proposed building conversion is to utilize all the existing walls of the current building with a proposed expanded patio area. The operation of Corner Bakery does not include a Drive Thru and therefore, the drive thru, drive thru menu board will be blocked off and not used for this operation.

The proposed restaurant will consist of dine in, carryout and catering of product, consisting of sandwiches, salads, soups, breakfast items and associated sides and drinks, see attached sample menu.

Typically the units operations are from 7:00 am until 9:00 pm, Sunday through Thursday and 7:00 am until 10:00 pm Friday and Saturday. The patio area will be open during the same hours as dine in and carryout. Hours for overall operation will adjust during the holiday season for early closure of the unit.

Corner Bakery Café is located in Dallas Texas, and operates currently in Chicago, Denver Southern California, Dallas, Houston, Washington DC, Atlanta and Philadelphia. The company was established in 1991. Corner Bakery Café restaurants are owned and operated by CBC Restaurant Corp and it franchisees. It currently operates in 90 locations around the country and maintains the highest annual sales volume of any national bakery café brand.

WKS Restaurant Corporation is a franchisee for Corner Bakery and has plans to open 15 units in the Phoenix market, Peoria being the first. WKS Restaurant Corp is currently a franchisee for El Pollo Loco, opening their first unit in Peoria at the end of May with 8 others opened in the past two years and 3 additional to open in the next 6 months in the Phoenix market.

The conversion of the existing Krispy Kreme building will utilize the existing building structure, including towers, walls, brick wainscot and veneers and EFIS. The current plan is to remove the existing metal canopies and replace with the standard Corner Bakery image awnings, remove the Krispy Kreme tile look at the towers and provide a new and refreshing look to the existing building.

With respect to the Architectural Concepts, design of the overall building will not change and therefore be consistent with current design standards established for the area.

1. Architectural Concepts
   A. Fenestration/Wall Penetrations

With the exception of relocation of the front doors to accommodate the interior design of the space, the remainder of the exterior will be

Project Narrative
Corner Bakery Café
16222 83rd Ave
Peoria, AZ 85382

(Architectural Concepts, Section A continued)

unchanged with respect to framing, windows and the amount of windows in the façade

B. Façade Articulation

The facades of the building will be unchanged and will maintain the existing articulation of the existing Krispy Kreme. Length to height proportions will basically be unchanged with the exception of the wider awning on the south side of the building thus extending the east elevation. Colors will be consistent with the area and not in contrast to other buildings in the area, refer to existing pictures.

C. Building Orientation

Building orientation will not change with the improvements to this concept.

D. Roof Plans

No change is anticipated in the roof plan and all parapets will conceal roof top equipment

E. Building Mass

No change in the building mass is proposed with the exception of the changing of the east elevation and the addition of the wider awning on the south elevation.

2. Site Design of Pedestrian Area.

A. Pedestrian Amenities

Site design will remain basically unchanged with the exception of elimination of the drive thru and the increase of the proposed patio area. Site walks and walkways will remain basically unchanged from the current layout of the site with the exception of relocation of the main door to the building on the east elevation.

B. Circulation

Currently there is one access point to the property from Paradise, no change proposed to the site.

Interior of the site will basically remain unchanged with respect to parking and pedestrian accessibility.

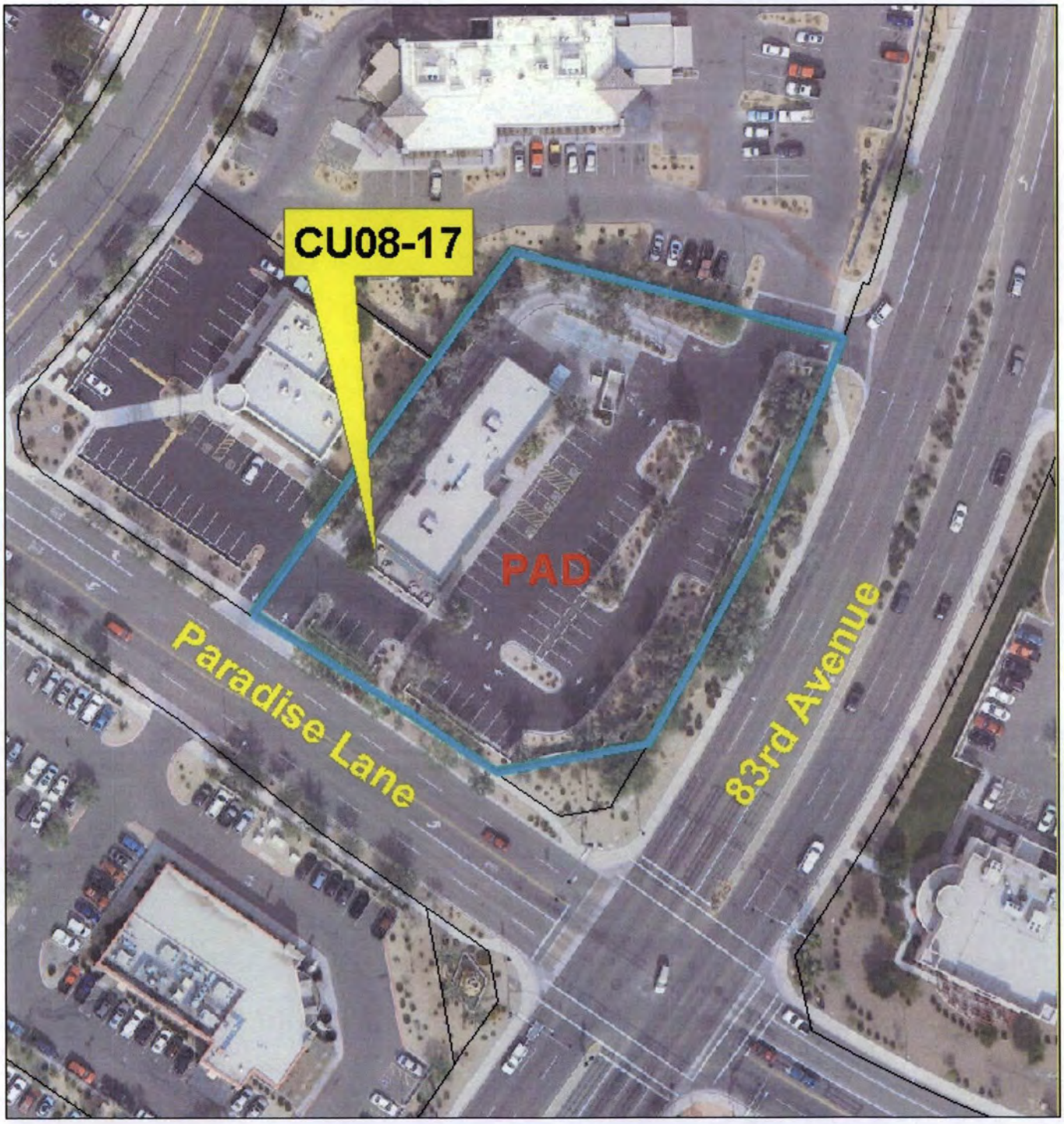
3. Colors, Materials and Design Standards

A. Overall Design Standards

See attached elevations and color pallet for design of the building

Building is consistent with other uses in the area and with the overall design of the building consistent to the current (past) use.

CU08-17 Location Map



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CU08-17 Corner Bakery Cafe
Applicant: [redacted] Alianza Development on behalf of WKS Restaurant Corporation
Request: Conditional Use Permit (CUP) to allow an outdoor dining patio area.

Exhibit B

JUN 2008
Received
Planning Division
CU08-17

VICINITY MAP

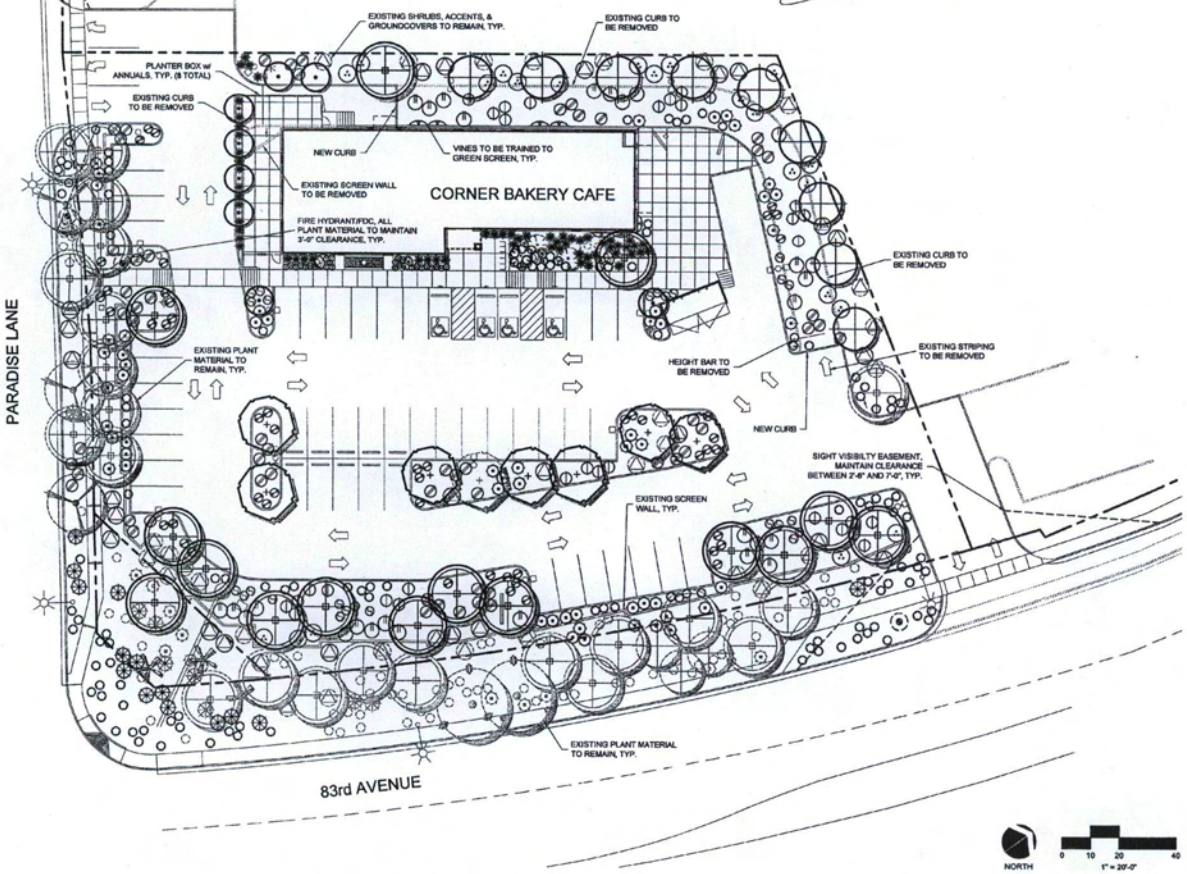
GENERAL LANDSCAPE NOTES

-All landscape to maintain a 3'-0" distance from fire hydrants/FDC'S at maturity .
-All trees and shrubs shall be installed a minimum of 2'-6" from the back of curb .
-All landscape shown on these plans to be installed and maintained by the developer.
-Landscape to be provided with an automatic irrigation system with 100% coverage.
-Landscape and/or landscape structures within sight visibility easements to be maintained with a minimum clear zone between 2'-6" & 7'-6".
-Final plant selection, species, location, and quantities are to be itemized on the final plans and approved by the City of Chandler.
-2" of decomposed granite top-dressing is to be applied to all planting areas.
-All planting in Right-of-Ways shall adhere to the ADWR Low Water Use Plant List.
-All existing plant material not identified to remain shall be removed.

DATE: 06/27/08

LANDSCAPE MATERIAL SCHEDULE

TREES Item	Size	Quantity	Comments
Acacia salicina Willow Acacia	24" box	9	
Caesalpinia mexicana Mexican Bird-of-Paradise	15 gal.	8	
Parkinsonia preacox Palo Brea	24" box	15	
Phoenix roebelini Pygmy Date Palm	15 gal.	1	
Prosopis x 'Phoenix'™ Thornless Chilean Mesquite	24" box	7	
SHRUBS & ACCENTS Item	Size	Quantity	Comments
Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	7	
Caesalpinia pulcherrima Red Bird-of-Paradise	5 gal.	25	
Calliandra x 'Stone Stars'™ Hybrid Fairy Duster	5 gal.	32	
Dasylirion wheeleri Desert Spoon	5 gal.	14	
Hesperaloe parviflora Red Yucca	5 gal.	58	
Leucophyllum langmaniae 'Lynn's Legacy' Cinnamon Sage	5 gal.	28	
Leucophyllum zygophyllum 'Cimarron'™ Blue Ranger	5 gal.	25	
Muhlenbergia capillaris 'Regal Mist'™ Regal Mist Grass	5 gal.	80	
Ruellia Peninsularis Desert Ruellia	5 gal.	58	
Tecoma stans 'Gold Star' Tecoma hybrid	5 gal.	22	
GROUNDCOVERS Item	Size	Quantity	Comments
Bulbine frutescens 'Tiny Tangerine'™ Bulbine	1 gal.	15	
Convolvulus cneorum Bush Morning Glory	1 gal.	50	
Lantana 'New Gold' New Gold Lantana	1 gal.	125	
Zephyranthes candida White Rain Lily	1 gal.	10	
MISCELLANEOUS Item	Size	Quantity	Comments
Decomposed Granite - Madison Gold	3/4" Minus	15,347 S.F.	2" Depth, Field Verify S.F.
Annuals - Seasonal Color	Pony Packs	14 S.F.	6" O.C., Field Verify S.F.
Small Granite Boulder	1/2 to 1 ton	3	Surface Select
Medium Granite Boulder	1 to 1-1/2 tons	3	Surface Select
Large Granite Boulder	1-1/2+ tons	3	Surface Select



CITY OF PEORIA PLANTING DATA

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. On-Site Landscape Areas		
1. Overall On-Site -Industrial: 10% of Net Site Area** -Multi-Family: 20% of Net Site Area** -Commercial/Other Non-Residential: 20% of Net Site Area** (**Net out land use buffer & school playfields, if applicable [C])	7,742 sq. ft.	11,797 sq. ft.
B. Street Frontage Buffer		
1. Commercial / Multi-Family: 15' wide strip (on-site) along street frontage	3,450 lin. ft.	3,450 lin. ft.
2. Schools: 15' wide strip (on-site) along arterial street frontage / 10' others	N/A lin. ft.	N/A lin. ft.
3. Industrial: 10' wide strip (on-site) along street frontage	N/A lin. ft.	N/A lin. ft.
C. Land Use Buffer		
1. O-1/C-1 Districts abutting all residential districts: 20' wide	N/A sq. ft.	N/A sq. ft.
2. Other Non-Residential Districts abutting all residential districts: 30' wide	N/A sq. ft.	N/A sq. ft.
3. Multi-Family Districts abutting single-family districts: 20' wide	N/A sq. ft.	N/A sq. ft.

PLANT QUANTITIES	REQUIRED	PROVIDED
On-Site Landscape Areas		
Multi-Family and Non-Residential		
D. Trees: 1 per 400 sq. ft. of required landscaping (see A.1)	19 trees	43 trees
E. Shrubs: 5 per 400 sq. ft. of required landscaping (see A.1)	95 shrubs	194 shrubs
Schools		
F. Trees: 1 per 800 sq. ft. of required landscaping (see A.1)	N/A trees	N/A trees
G. Shrubs: 5 per 800 sq. ft. of required landscaping (see A.1)	N/A shrubs	N/A shrubs
Street Frontage Buffer Plantings		
H. Trees: 1 per 20 lin. ft. of street frontage	9 trees	33* trees
I. Shrubs: 5 per 25 lin. ft. of street frontage	45 shrubs	121* shrubs
Land Use Buffer Plantings		
J. Trees: 3 per 1,000 sq. ft. of required buffer area (24" box min.)	N/A trees	N/A trees
K. Shrubs: 5 per 1,000 sq. ft. of required buffer area (5 gallon min.)	N/A shrubs	N/A shrubs

TOTALS	REQUIRED	PROVIDED
Total Landscape Areas (A + B + C)	11,192 sq. ft.	15,247 sq. ft.
Total Trees (D + F + H + J)	28 trees	76* trees
Total 24" Box Trees (50% of total required trees)	14 trees	31 trees
Total Shrubs (E + G + I + K)	140 shrubs	315 shrubs

*Provided quantities include existing plant material to remain.

GENERAL NOTES

1. Turf (lawn) is limited to a maximum of 20% of the site area.
2. A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 1.5 trees for every required (15) gallon tree.
3. All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
4. Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
5. The Property Owner and/or Lessee shall be responsible to install/maintain all landscaping within the Right-of-Way. (landscaping within ROW will count towards Street Frontage Buffer Planting requirements).
6. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.

CORNER BAKERY CAFE

Peoria, Arizona

W R G DESIGN INC.

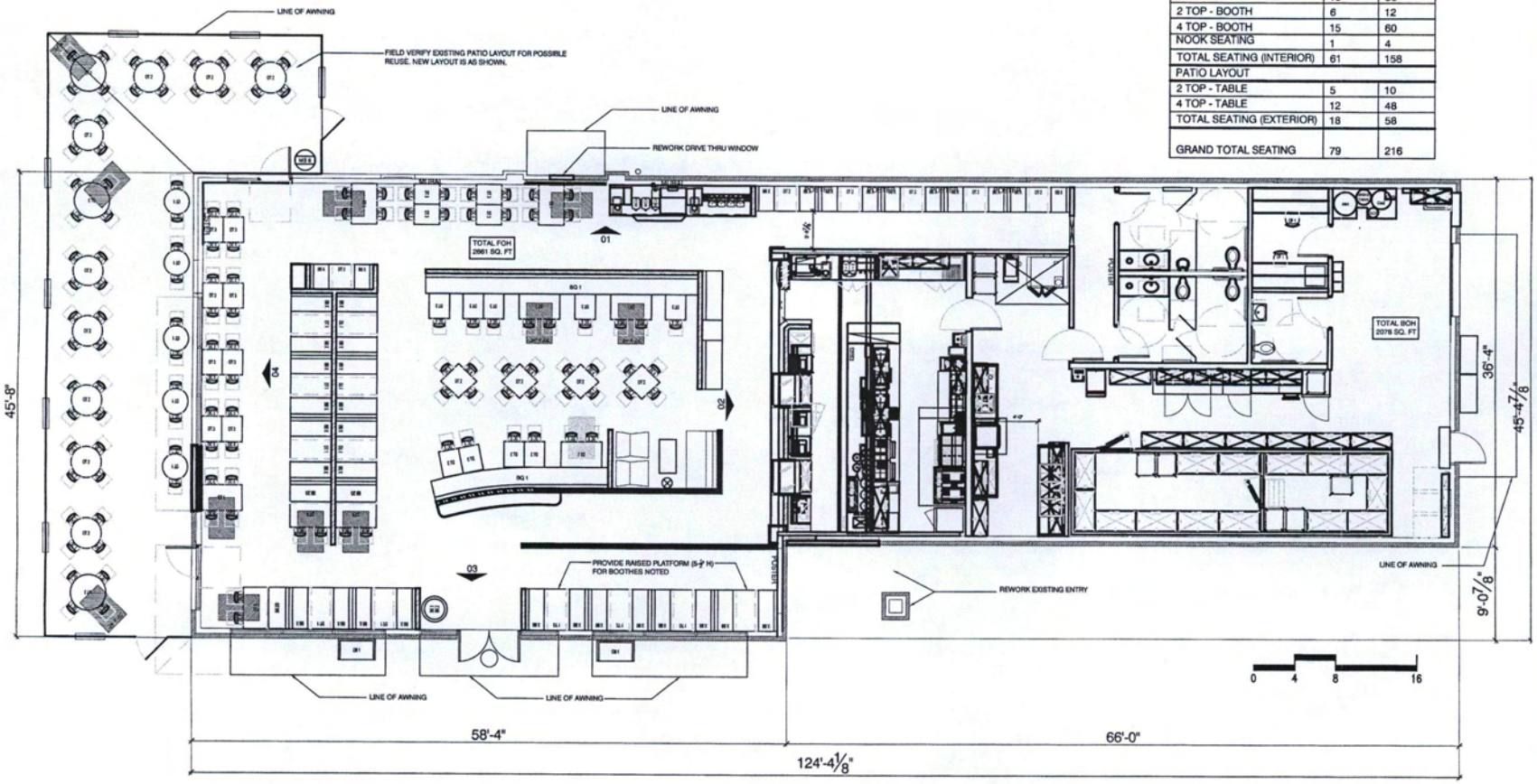
ALIANZA DEVELOPMENT INTERNATIONAL, L.L.C.

PRELIMINARY LANDSCAPE PLAN

Exhibit C

APPROXIMATELY: 4,754 USF

SEATING SCHEDULE		
TYPE	TABLES	SEATS
DINING LAYOUT		
2 TOP - TABLE	18	36
4 TOP - TABLE	4	16
6 TOP - TABLE	0	0
2 TOP - BANQUETTE	15	30
2 TOP - BOOTH	6	12
4 TOP - BOOTH	15	60
NOOK SEATING	1	4
TOTAL SEATING (INTERIOR)	61	158
PATIO LAYOUT		
2 TOP - TABLE	5	10
4 TOP - TABLE	12	48
TOTAL SEATING (EXTERIOR)	18	58
GRAND TOTAL SEATING	79	216



idGROUP
2541 IRVING BLVD
DALLAS, TEXAS 75207
TEL: 214-638-8800 FAX: 214-689-0301

PROJECT NO.: 145-62

SEAL

PEORIA

1234 STREET
SUITE #
PEORIA, AZ

corner bakery CAFE

RED SCHEME

STORE #9019

DRAWING ISSUE

1	SPACE PLAN 1	03-18-06
5	SPACE PLAN 5	04-10-08

DRAWING TITLE

1ST FLOOR

FINAL SPACE PLAN

© 2007 The ID Group LLC

Exhibit D

REPORT TO THE PLANNING AND ZONING COMMISSION-CONDITIONAL USE PERMIT

CASE NO.: CU 08-20

DATE: August 7, 2008

AGENDA ITEM NO.: 7C

Applicant: [redacted] for Deer Valley Car Care, INC

Request: Approve a Conditional Use Permit (CUP) for an automotive diagnostic and repair facility.

Proposed/ Development Deer Valley Car Care

Location: South of the SEC of 78th Ave and Deer Valley Road

Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Uses and Zoning (Exhibit B & C):

1.

CU 08-20	LAND USE	ZONING
ON-SITE	**Offices, Dance & Swim Academies**	**Deer Valley Service Center PAD**
North:	Single Family Dwellings	Fletcher Heights PAD
West:	Single Family Dwellings	SR-35, Riverstone Estates PAD
East:	Vacant Land	City of Glendale: A-1, C-O, PAD
South:	Single Family Dwellings	Riverstone Estates PAD

Background / Project Description:

2. The applicant is proposing a tenant improvement within an existing multi-tenant building to allow an automotive diagnostic and repair facility. The facility will occupy 6,478 sq ft of tenant space within the Deer Valley Service Center PAD. Customer vehicles will be stored within a fully-screened, rear parking area. There are a number of multi-tenant buildings within the PAD housing approximately 80,544 sq ft of commercial tenant space (Exhibit D). The existing

uses range from offices to swim and dance schools.

Findings/ Analysis:

3. The Deer Valley Service Center PAD restricts uses according to the Intermediate Commercial (C-2) Zoning District. Uses such as automotive repair and diagnostics are conditional uses and subject to the issuance of a Conditional Use Permit.

4. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility. Residences are located approximately 200 feet to the south and 500 feet to the west of the facility. Staff feels that the automotive/diagnostic facility criteria listed below ensures that the proposed use will not impact the nearby residences.

5. In addition to the CUP criteria, there are additional criteria specific to automotive/diagnostic facilities (Section 14-9-5 of the Zoning Ordinance).
   a. No outdoor display of material is permitted;
   b. All activities shall occur completely within the facility;
   c. Paving shall be limited to the smallest possible area.

6. The applicant has stated that all of the above requirements will be met. Outdoor display will be limited to business hours and only to merchandise normally sold on the premises. All activities will be conducted within the facility and windows will be glazed to limit the visibility of the work activity and no additional paving is proposed as the application is limited to tenant improvements.

7. The request conforms to all applicable requirements of the City of Peoria Zoning Ordinance.

8. In staff's judgment, the proposed use is appropriate. The tenant will conduct all business activities within the facility and the 6-ft tall screening wall will obscure vehicles awaiting repair. Furthermore, the applicant will glaze windows to reduce the visibility of any repair actions within the facility. These measures will ensure the use will be compatible with adjacent tenants in the development and with the adjacent neighborhoods.

9. A signed Proposition 207 Waiver has been submitted by the property owner. The waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.

10. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed per Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has not received any verbal or written comments on the proposal.

Recommendation:

11. Staff recommends approval of case CU08-20, based on the following findings:

- The proposed automotive repair/diagnostic facility meets all use-specific criteria and CUP criteria.
- The proposal does not result in any detrimental impacts to the adjacent residential neighborhood.

It is recommended that the Commission take the following action:

Approve the Conditional Use Permit requested under case CU08-20, subject to the follow stipulation:

1. The use shall substantially conform to the Narrative attached as Exhibit B.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Location Map
Exhibit C	Zoning Map
Exhibit D	Site Plan

Prepared by: Ed Boik
Planner

J:\CommDevelopment\Development Review\CUP\CUP2008\CU08-20_Deer Valley Car Care\CU08-20.stf.doc

EXHIBIT A

6 June 2008

Mr. Cody Gleason
City of Peoria
Planning Department
9785 N. 85th Avenue
Peoria AZ 85345

JUN 2008
CUD8-20

RE: **Project: Deer Valley Auto**
21465 North 78th Avenue
Suites 160 and 165
Arrowhead Ranch Industrial Park
Warehouse Condominiums Phase II
Peoria, Arizona
Project number: 08017
Project Narrative

Dear Mr. Gleason,

The following Project Narrative is provided per the Conditional Use Permit checklist for the above captioned project.

Project Scope

Deer Valley Auto is a tenant improvement project within an existing shell building; this is the first improvement within this tenant shell space. When completed this space will serve as an automobile diagnostic and/or repair service establishment. Services could include engine and transmission services, repair facilities, and similar services. The tenant improvements are proposed in the easterly two bays of Building "E" in the Arrowhead Ranch Industrial Park, Warehouse Condominiums. Building "E" has a gross building area of 16,800 square feet. The proposed tenant improvements will occupy 6,478 square feet. The building was constructed as a Type V-B building with an automatic fire sprinkler system throughout. The existing zoning for the parcel is C-2, PAD. Occupancy types for the building were assumed to be B and S-1 as indicated in the shell building documents. The proposed occupancy for this tenant space is S-1 Repair Garage.

This tenant space will be constructed within a shell building that is part of a two phase, six building complex. Each of the buildings is similar in height and exterior finish materials and features. Building facades include a mixture of Founders Finish masonry, split faced, and smooth concrete masonry units; exterior insulation finish system (EIFS); glazed aluminum store front windows and entries; and painted steel shade canopies. The buildings form a double loaded streetscape at the building entries with all service areas and overhead doors oriented to the rear.

Buildings in adjacent developments are of similar heights and exterior finish materials. This similarity provides for a general rhythm of scale, materials, and user functions while maintaining specific detailing to avoid over repetition. Integral building base courses of contrasting finish materials, expressed structural masonry piers, placement of exterior lighting fixtures, and lower window mullions help maintain a human scale throughout the development.

Planning

As noted above the existing zoning for the parcel is BPI/C-2, PAD. Per the Land Use table in Article 14-9, Automobile Diagnostic and/or Service Establishments are a permitted conditional use and require a

Conditional Use Permit. In Section 14-9-5 Limitations on Uses for Automotive Diagnostic and/or Service Establishments, including those that perform automotive repairs, engine and transmission overhaul, lubrication; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement; shall be subject to the following requirements:

a. No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours. No temporary parking of vehicles waiting for repair shall be permitted except in the garage or in C-4, C-5, PI-1, I-1, and I-2 zoning districts. The parking area shall be fully screened from public view.

> In response, any outdoor displays will be limited to merchandise normally sold from the premises during normal business hours. Existing perimeter shell windows and glazing within existing store front doors that could potentially afford views of repair functions will be provided with translucent film to restrict visual access. Vehicles waiting for repairs will be parked in the repair garage or within the existing screened yards at the rear (south) side of the buildings. These yards are screened with 6'-0" tall masonry walls with hollow metal man doors, and solid sliding gates.

b. All activities shall be performed entirely within an enclosed building. High speed washing, body repair, machining of auto parts, painting, and vehicle or trailer rental shall be expressly prohibited.

> All activities will be performed within the enclosed garage building. The facility will not engage in vehicle washing, body repair, parts machining, painting, or rentals.

c. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping. All exterior shall be compatible with surrounding developments.

> All paving for the facility is existing. This project is limited to tenant improvements within the building. All paving areas were previously approved as a part of the shell building documents.

Fire

This project is intended to be an automobile diagnostic and/or repair service establishment. The occupancy of the tenant space is allowed as an S-1 Occupancy. Hazardous materials proposed for use or to be stored within the suite are within the allowable limits.

- Gasoline is a Class IA Flammable Liquid (flashpoint of -40 Deg. Fahr or Celsius).
- According to the 2006 IFC (Table 307.1 (1)) Class IA Flammable Liquids indicate a maximum allowable quantity of 30 gallons (in use or in storage).
    - However, the building is fully sprinklered with a density of **.30** gpm/sf and an area of operation of **2000** sf. Therefore, an increase of up to 100% may be applied (see notation "D" in the afore mentioned table). Therefore, up to 60-gallons may be used.
    - In addition, the maximum may be increased 100% again (120 gallons max) when stored in an approved container, safety can, etc. Vehicle fuel tanks are approved containers (see notation "E" in the table). As both "D" and "E" are applied, this is an accumulative total; they may be added. Therefore, up to 120-gallons of gasoline may be stored. Therefore a total of 7 vehicles with an average of 17 gallons per vehicle is within the allowable quantity.
- Since 120-gallons or less falls below the maximum allowed, under Moderate Hazard storage (S-1), Motor Vehicle Repair Garages are acceptable. In addition we feel that the environment of a motor vehicle garage with employees trained in servicing automobiles are more aware of the potential hazards related to motor vehicle fuels than many other of the allowable occupancy types.

Building Safety

The proposed occupancy type for this tenant improvement will be Moderate Hazard Storage, Group S-1. The tenant space includes a small core space including waiting, refreshment, reception, and office areas. The area of this space is less than 10% of the total area and shall be considered as an Accessory Occupancy. Per section 508.3.1.2 the allowable height and area will be based on the more restrictive occupancy - the S-1. Calculations are provided on the cover sheet of the drawings indicating compliance with Table 503. Per section 508.3.1.2 no separation is required between accessory occupancies and the main occupancy.

Please review the paragraph under Fire for reasoning behind S-1 occupancy and how the intended use complies.

Mechanical, Plumbing, and Electrical

Notes will be provided on all engineering drawings indicating that the mechanical, plumbing and electrical designs were developed to comply with the intended use and occupancy.

Please call me if you required any further information.

[redacted]

Project Architect

CU 08-20 Locational Map

N
W E
S
Not toScale

CU 08-20 Deer Valley Car Care

S/O SEC 78th Avenue and Deer Valley Road

Request for a Conditional Use Permit (CUP) to allow an Automotive Diagnostic and Repair Facility

Exhibit B

CU 08-20 Zoning Map

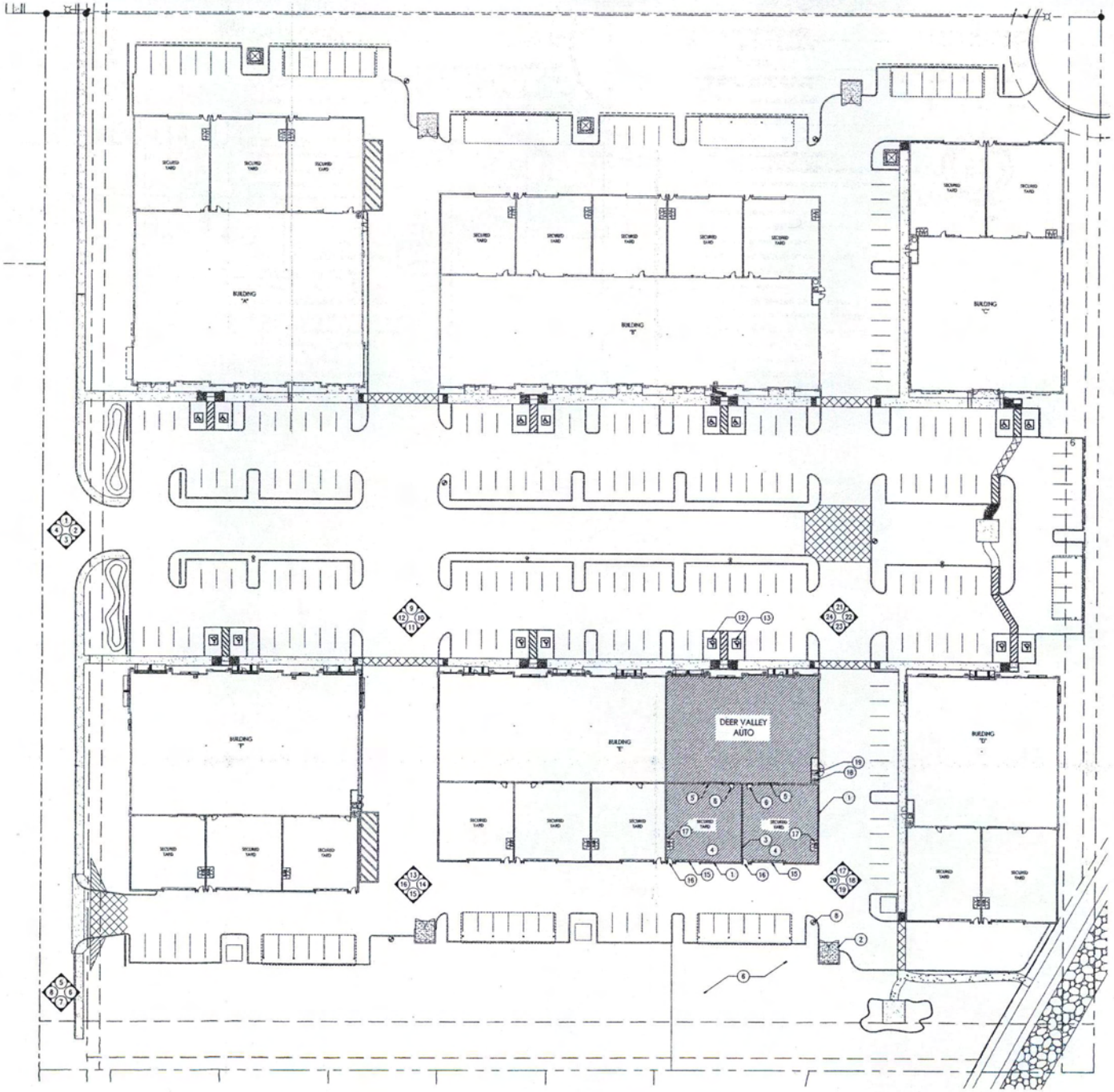
N
W
E
S
Not toScale

CU 08-20 Deer Valley Car Care
S/O SEC 78th Avenue and Deer Valley Road

Request for a Conditional Use Permit (CUP) to allow an Automotive Diagnostic and Repair Facility

Exhibit C

EXHIBIT D



SITE PLAN CASE NUMBER:

STREET LIGHT – SEE ELECTRICAL DRAWINGS

GENERAL NOTES:

A. ALL EXTERIOR EQUIPMENT TO BE PAINTED TO MATCH BUILDING AND SCREENED FROM VIEW.

B. ALL ADJACENT PROPERTIES ARE ZONED P.A.D.

KEYED NOTES:

1. EXISTING SCREEN WALLS TO REMAIN.
2. EXISTING TRASH ENCLOSURE TO REMAIN.
3. EXISTING SCREEN WALL TO BE DEMOLISHED AND REMOVED.
4. TEMPORARY PARKING AREA FOR VEHICLES TO BE REPAIRED.
5. EXISTING OVERHEAD DOORS TO REMAIN.
6. EXISTING MAN DOOR TO REMAIN.
7. FIRE LANE SIGNAGE – SEE DETAIL 11/A1.1
8. EXISTING FIRE HYDRANT TO REMAIN.
9. EXISTING SERVICE ENTRANCE SECTION TO REMAIN.
10. EXISTING SPRINKLER RISER TO REMAIN.
11. 2'-0" PARKING OVERHANG
12. EXISTING ACCESSIBLE PARKING STALL TO REMAIN.
13. EXISTING VAN ACCESSIBLE PARKING STALL TO REMAIN.
14. EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN.
15. EXISTING ROLLING VEHICLE GATE TO REMAIN.
16. EXISTING MAN GATE TO REMAIN.
17. EXISTING SERVICE ENTRANCE SECTION TO REMAIN.
18. EXISTING SPRINKLER RISER TO REMAIN.
19. EXISTING LADDER TO ROOF TO REMAIN.

SITE DATA

ZONING:	C-2, P.A.D.
LOT AREA:	416,618 SF. (10.09 ACRES)
BUILDING LOT COVERAGE:	19.3%

LEGAL DESCRIPTION

PROJECT ADDRESS:	NORTH 78TH AVENUE
A.P.N.:	200-19-013B, 200-19-013C, 200-19-001A
LEGAL DESCRIPTION:	PARCELS 1, 2, AND 3

PARKING DATA

BUILDING:	OFFICE SF:	W'HOUSE SF:	TOTAL SF:
BUILDING A:	3110	12442	15552
BUILDING B:	3360	13440	16800
BUILDING C:	1844	7372	9216
TOTAL PHASE I	8314	33254	41568

BUILDING:	OFFICE SF:	W'HOUSE SF:	TOTAL SF:
BUILDING D:	1844	7372	9216
BUILDING E:	3660	13440	16800
BUILDING F:	2592	10368	12960
TOTAL PHASE II	7796	31180	38976

REQUIRED PARKING – PHASE I :

OCCUPANCY:	SQ.FT.	FACTOR:	STALLS:
OFFICE	8314	300	28
WAREHOUSE	33254	500	67
TOTAL STALLS REQUIRED FOR PHASE I :			95

REQUIRED PARKING – PHASE II :

OCCUPANCY:	SQ.FT.	FACTOR:	STALLS:
OFFICE	7796	300	26
WAREHOUSE	31180	500	63
TOTAL STALLS REQUIRED FOR PHASE II :			89
TOTAL STALLS REQUIRED FOR BOTH PHASES :			184

PARKING PROVIDED (BOTH PHASES) :

TOTAL ACCESSIBLE STALLS PROVIDED:	16
TOTAL COVERED STALLS PROVIDED:	44
TOTAL STANDARD STALLS PROVIDED:	222
TOTAL STALLS PROVIDED:	282
PARKING SURPLUS:	98

JUN 2008

ARCHITECTURAL SITE PLAN

Scale: 1" = 30'

NORTH

PAGONE + ASSOCIATES LLC
ARCHITECTURE+DESIGN

2608 W. MARLBORO DRIVE
CHANDLER, ARIZONA 85224
TELEPHONE 480.814.8100
FACSIMILE 480.814.8108

REGISTERED ARCHITECT
CERTIFICATE NO. 20145
MARK A. PAGONE
EXPIRES 3/31/2011

TENANT IMPROVEMENTS FOR:
DEER VALLEY AUTO
21465 N. 78th AVENUE, SUITES 160 & 165
ARROWHEAD RANCH INDUSTRIAL PARK
WAREHOUSE CONDOMINIUMS PHASE II
PEORIA, ARIZONA

DRAWN:	PJ
PROJECT MANAGER:	MAP
REVIEWED:	SG
PROJECT:	08.017
DATE:	OCT15, 2007
REVISION:	

SITE PLAN

A 1.0

REPORT TO THE PLANNING AND ZONING COMMISSION-CONDITIONAL USE PERMIT

CASE NO.: CU 08-19

DATE: August 7, 2008

AGENDA ITEM NO.: 8R

Applicant: [redacted]

Proposed/ Development Drop-off for a Goodwill Store

Location: East of the NEC of Lake Pleasant Road and Beardsley Road

The applicant has withdrawn the application. No action is required by the Commission. Attached is the petitioner's withdrawal.

WSCD, LLC
428 E THUNDERBIRD RD #234
PHOENIX, AZ 85022
602-573-2895
F602-942-1131
EMAIL ; WSCING@COX.NET

ORIGINAL

TRANSMITTAL SHEET

TO: Edward Boik- Planner	FROM: [redacted]
COMPANY: City of Peoria	DATE: 7/16/2008
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Goodwill – Use Permit and Site Plan	YOUR REFERENCE NUMBER: CU 08-19 / PU 08-09

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Edward

I am withdrawing the Goodwill Industries Conditional Use Permit (CU08-19) and Site Plan PR08-09 applications

Thank you

[redacted]

REPORT TO THE PLANNING AND ZONING COMMISSION-MINOR GENERAL PLAN AMENDMENT

CASE NO.: GPA 07-14

DATE: August 7, 2008

AGENDA ITEM NO.: 9R

Applicant: KJ Way, LLC

Represented by: City Spaces [redacted] 132 S. Central Rd. #200, Phoenix, AZ 85004

Request: Proposal to amend the General Plan Land Use Map for a site comprising approximately 1.67 gross acres from Estate Density Residential (0-2 du/ac with a target density of 1.0 du/ac) to Office Commercial.

Proposed Development: Wealth Management International: The conceptual development plan proposes a project consisting of a single-story office building (6,614 square feet GFA - projected).

Location: The site is generally located south of the southeast corner of Lake Pleasant Parkway and Pinnacle Peak Road (Assessor Parcel Number 200-10-036F).

Site Acreage: 1.67 gross acres

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

Recommendation: Recommend **approval** to the Peoria City Council.

Introduction:

Project Description

1. The applicant is proposing to amend the General Plan Land Use Map for a site comprising approximately 1.67 gross acres. The application requests a re-designation from Estate Density Residential (0-2 dwelling units per acre (du/ac) with a target of 1.0 du/ac) to Office Commercial to facilitate the development of an office project. Although the development plan is conceptual, it is proposed to be a 6,614 sq.ft. single-story building located on the southern quarter of the site (Exhibit E). Should the General Plan Amendment (GPA) be approved, the development standards and project specifics will be further detailed through the subsequent rezoning and site plan applications.

2. The subject site is a vacant, relatively flat parcel bounded to the west by approximate 361 feet of street frontage along Lake Pleasant Parkway (LPP) and located approximately 660 feet south of Pinnacle Peak Rd. The western most 20' feet of this parcel is encumbered by a 20 feet drainage and slope easement and the northern 33 feet of the parcel is a roadway and public utility easement for the parcels to the east. Access to this site will be from LPP and will be a dedicated right-in/right-out only due the median located within LPP.

Parcel History

3. The parcel was annexed into the City in September 1981. At that time, a zoning designation of General Agriculture (AG) was assigned. To date, no other GPA or rezoning activity has occurred for this location.

Adjacent Area (Table 1)

4. Proceeding clockwise from the west side of LPP and southwest of the subject site is the Pinnacle Peak Public Safety Facility. Immediately north of the facility is the future parking lot expansion area for the Public Safety Facility. To the north of the expansion area is a church owned property with an expired site plan. Based on discussions with the ownership, it is anticipated that a new site plan for a church will be forthcoming in the near future. North of the church site and at the immediate SWC of Pinnacle Peak and LPP is the recently constructed Circle K gas station and convenience store.

5. At the SEC of Pinnacle Peak Rd and LPP is a proposed 9,800 square feet in-line retail/commercial development (PR 07-40). This is intended to be a shell building with no known tenants at this time. South of the retail development and immediately north and east of the subject site are agriculturally zoned vacant parcels without any associated development applications at this time.

6. Abutting the site to the south is the Sunset Ranch II development. The project will consist of 88 lots and the approved development standards require the single-family residential lot sizes to be a minimum of 10,000 square feet in area.

7. The Meadows Planned Community Development (PCD) is approximately 950 feet due east of the subject site. Nearest to the site will be two subdivisions containing 7,000 and 24,000 square feet single-family residential lots.

Table 1: Existing and Future Land Use (Exhibits B-D)

GPA 07-14	EXISTING/FUTURE LAND USE	LAND USE MAP
SITE	**VACANT**	**Estate Density Residential (0-2 du/ac)**
North	Vacant to the immediate north. Pending site plan for in-line retail shops at the SEC of Pinnacle Peak Rd and LPP.	Estate Density Residential (0-2 du/ac)
West	Arterial (Lake Pleasant Pkwy), then vacant. Future parking lot expansion for the Pinnacle Peak Public Safety Facility.	Estate Density Residential (0-2 du/ac)
East	Vacant / Close proximity (~950') to the approved Meadows PCD with both 7k and 24k sq.ft. lots.	Estate Density Residential (0-2 du/ac) / Camino a Lago Specific Area Plan
South	Vacant. Approved Sunset Ranch II PAD with minimum 10k sq.ft. lots.	Estate Density Residential (0-2 du/ac)

Discussion / Analysis:

Minor General Plan Amendment Evaluative Criteria

8. Chapter 14 of the Peoria General Plan ("Plan Administration") directs the City to make an affirmative finding that the proposal substantially demonstrates or exhibits the following evaluative criteria:

   i. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use or change proposed in the amendment.
   ii. The amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
   iii. The amendment will not adversely impact the community as a whole or a portion of the community by:
      - Significantly altering acceptable existing land use patterns,
      - Requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
      - Adversely impacting existing uses because of increased traffic on existing systems, or
      - Affecting the livability of the area or the health and safety of the residents.
   iv. That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

9. In its evaluation of the request and assessment of the weight towards advancement of the above mentioned criteria, staff considered a multiplicity of factors. The factors are discussed in the sections below.

Existing General Plan Land Use Designation

10. The underlying land use designation (Exhibit C) for the subject property is Estate Density Residential (0-2 du/ac) with an underlying target density of 1.0 du/ac. This designation is intended to provide areas for large-lot, detached single-family residential units. The density range is intended to provide sufficient open space and lots that create an open environment. This category also denotes where open areas are desirable based on environmental sensitivity or the presence of cultural resources and may serve as a transitional land use buffer between areas of differing single-family densities as stated in the goals, objectives and policies outlined in the General Plan.

11. The site in question at the overall size of 1.67 acres (not including encumbrances such as access and drainage easements), would yield up to 3 dwelling units to remain under the maximum density of 2 du/ac. With this stated, any residential development on this site would require either a rezone from the current Agricultural zoning district (AG) or a variance for minimum lot size. The AG designation requires a minimum lot size of 2 acres for a single-family home.

Request to Designate Site to Office Commercial

12. In this request, the applicant is proposing to designate the site from Estate Density Residential (0-2 du/ac) to Office Commercial. This category denotes areas allocated for the least intense commercial development and consists of office uses that provide services directly to residential neighborhoods in residential scale buildings. Buildings may not exceed one-story in height and are compatible with adjacent residential areas with respect to architectural style and proximity to buildings. As represented, the conceptual development plan meets the criteria outlined by the Office Commercial land use definition.

General Plan Office Commercial Use Language

13. As part of the 2006 General Plan amendment cycle, language was included in the General Plan that identifies the intersections of both Pinnacle Peak Rd/LLP and Yearling Rd/LPP as appropriate nodes for office use. The nodal development practice is intended to limit sprawling strip retail along roadway corridors. However, the language within the General Plan does not guide the size and extent of such nodes. Office developments are intended to have a more proximate relationship to the street, presenting a pedestrian environment adjacent to Lake Pleasant Parkway. The overall node is essentially shaped via a case-by-case basis following the criteria outlined below.

    i. All such uses are located within 1320 feet of the intersection of two arterial streets; and
    ii. No single arterial corner shall exceed 25 acres of commercial, retail and office uses; and
    iii. Commercial, retail, and office uses are restricted to the height limitations of the adjacent residential districts.

14. As proposed, the site is approximately 660' from the intersection of Pinnacle Peak Rd. and LPP (which are both arterial roads). In addition, the existing C-2 zoning at the SEC is approximately 1.12 acres in size. This is less than the 25 acres limited by the General Plan language. If the amendment is approved, a rezoning application (potentially to a Planned Area Development) will be required to allow the development standards to be tailored to meet the development guidelines/requirements of the General Plan.

Land Use Transition and Compatibility

15. Currently the four corners of Pinnacle Peak Rd and LPP contain approximately 15 acres of existing C-2 zoning (Exhibit D). Commercial activities have begun to occur with the completion of the Circle K convenience store at the SWC and a pending site plan application for a multi-tenant retail building at the SEC. In addition, immediately across LPP to the southwest is the existing Pinnacle Peak Public Safety Facility plus the City intends to expand the parking for the facility to the parcel immediately north. Access to the facility is via a signalized intersection.

16. A small-scale office development is compatible with the surrounding areas and will assist in providing a transitional land use from the existing non-residential uses, existing and planned intermediate commercial land uses and the heavily utilized LPP to the abutting and adjacent residential project to the south (Sunset Ranch II) and to the east (The Meadows).

Relevant General Plan Goals and Objectives

17. The applicant has identified goals and policies from the General Plan that support this request (Exhibit B). Staff finds the following goals, objectives and policies as particularly relevant:

- ✓ *<u>Goal 2.1:</u> Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect environmentally sensitive areas.*

- ✓ *<u>Policy 2.1.A.1:</u> The City shall promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.*

- ✓ *<u>Policy 2.1.C.1:</u> The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.*

- ✓ *<u>Objective 2.1.I:</u> Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs and opportunities.*

- ✓ *<u>Policy 3.1.A.2:</u> The City will encourage land development patterns that promote the operational efficiency of the existing and future transportation system.*

- ✓ *Objective 4.1.A: Develop a 1:1 ratio between the City's workforce population and number of jobs within the City by 2030 by attracting, creating and expanding businesses within Peoria.*

Proposition 207

18. The voters of Arizona recently approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

Findings / Recommendation:

19. Based on the findings contained below, staff recommends that the Planning & Zoning Commission issue a recommendation of **approval** to the Peoria City Council for Case GPA 07-14.

- The proposal constitutes an overall improvement to the General Plan; and
- The proposal will advance several goals in the General Plan by reducing the overall job and housing imbalance and providing local employment opportunities; and
- The proposal improves the transition from commercial intensities at the immediate intersection and roadway corridors to abutting residential land uses; and
- The proposal provides for a use of compatible scale and intensity resulting in a softer transition to outlying residential uses; and
- The amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

Attachments:

Exhibit A	Applicant's Amendment Justification
Exhibit B.1	Vicinity / Aerial Map
Exhibit B.2	Vicinity / Aerial Map - Enhanced
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map

FOR REFERENCE ONLY:

Exhibit E	Conceptual Development Plan

Prepared by: Robert Gubser, AICP
Senior Planner

General Plan Amendment
For
KJ Way LLC
(Wealth Management International –Tenant)

1. Provide a brief description of reason for the requested change. Provide supporting data.

   We are requesting a General Plan Amendment to allow Office type use on the parcel. The existing land use plan designates the property as estate/residential O-2 du/ac. This does not allow an office type use. With a large mass of residential development currently existing or planned to be completed, there is an inadequate supply of office use for services that support a local community. An office development of this magnitude can be clearly identified as a local market development and not designed to support regional uses, therefore, not putting any undue stress on the local infrastructure.

2. If map amendment, indicate the existing and proposed General Plan Land Use designation(s).

   The existing land use designation is estate/residential O-2 du/ac. The proposed land use designation is office.

3. In what ways does the existing plan inadequately provide suitable alternatives for this request?

   This existing land use plan designates primarily residential type uses within four square miles of this site. As it exists, the area is nearly devoid of opportunities to provide for adequate local services. This land use outline drives these neighborhood uses to other areas of the community, or other nearby communities, placing additional stress on infrastructure that is often already overstressed. This creates additional traffic congestion and environmental degradation.

4. How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.

   Currently this property is undeveloped and is designated as estate/residential O-2 du/ac. Through a General Plan Amendment the proposed development will provide many positive benefits to the surrounding area. This low intensity attractive office use will create a visual as well as a sound barrier to the intense traffic on Lake Pleasant Rd. In addition, more intense uses to the North are transitioned into less intense uses including this small office parcel. By offering small business services for surrounding residents this development will assist in stabilization of the community and reduce congestion in Peoria. We are finding that with rising fuel costs which will likely stay high in the future, properties that have ready access to goods and services are increasing in value. Due to the growth from the North and west this becomes an infill project. Infill projects are typically viewed as positive as they decrease urban sprawl and have positive environmental impacts by reducing dust and PM 10. In the book Ten Principles for

Smart Growth on the Suburban Fringe it is stated "A concentration of mixed use on the fringe provides a critical mass and a sense of place that gives communities a strong identity and a heart." This book was published by the Urban Land Institute and supported by the Environmental Protection Agency.

The Lake Pleasant Parkway Corridor Specific Area Plan states that by 2020 over 50,000 cars per day will travel on this roadway. This is an unacceptable volume of traffic for adjacent residential uses.

5. How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.

   Small office projects as contemplated here are best suited for major arterials thereby providing sufficient buffer for adjacent residential uses. The buffer is visual and allows for noise reduction from the major arterial. It also provides travel buffers limiting access to neighborhoods from those that do not belong there. A vision of well designed compact communities includes mixed uses and access to open space. Allowing this general Plan Amendment assists in providing the mixed uses required for meeting this vision. The more intense uses to the North at the hard corner are buffered by this low scale development and become an outstanding transition from intense commercial to residential.

6. How will this amendment contribute to an increased tax base, economic development and employment opportunities? Provide supporting data.

   While this size product is not designed to be an economic windfall even though it does play an important role in the development of the community. This area has grown tremendously over the last 17 years, growing at an astounding rate of over 400%. This growth has been generally devoid of the provision of neighborhood services which has forced these new residents to travel for their required services. This extraneous travel causes negative economic impact on the community including traffic congestion, deterioration of transportation systems, increase need for police calls (e.g. need for video camera at 83rd and Union Hills) and environmental degradation due to increased auto emissions. This office development will employ approximately 23 people with a payroll of $1,050,000 for the Peoria community. The building and impact fees will be approximately $125,000 and pay annual property tax of $28,000 per year.

   The City of Peoria is placing a high premium on major economic development activity along the 303 corridor through Peoria. This regional employment center designed to rival Scottsdale Airpark, Deer Valley Airport and other regional employment centers do not typically provide services for the local population base. This office project will provide complimentary services for this major employment center and necessary services for the immediate residents of this area of North Peoria.

   Overall, this project will be a positive for North Peoria and Peoria both as a direct service provider and complimentary business as the major employment corridor along the 303 develops.

7. How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment and recreational opportunities?

   This area of the community has experienced an unbalanced growth pattern since intense development began in this area. Residential development occurred with few services available. Recently the shopping has been addressed through development of major retail opportunities north of this site. Access to recreation has been achieved through easy access to Lake Pleasant and several government initiated open space and park options. Employment and access to professional services has been lacking. This proposed project provides on a small scale employment and professional services for residents of the immediate area. The scale of this project is such that it fits nicely on a major arterial but has the scale to compliment the residential aspects of much of the surrounding area.

8. How will this amendment affect the existing infrastructure of the area specifically the water, wastewater and street systems?

   This amendment will not adversely impact existing water and waste water infrastructure as lines are sized in accordance with the minimal needs of the project. In addition, the impact fees paid will more than offset any future capacity needs for the area. The owner will be required to construct a bridge over the drainage canal to access the site off Lake Pleasant parkway.

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools and district comments.

   Being a General Plan Amendment for an office use there will be no impact on the school district's ability to accommodate children.

10. Specifically, what Elements, Goals, Objective and Policies of the General Plan will be affected?

    This amendment is consistent with the overall intent of the General Plan. Elements of the General Plan affected include Land Use, Economic Development and Plan Administration. The following are examples of some Element, Goals, Objectives and Policies of the General Plan that will be affected.

    Office commercial: Denotes areas that contain the least intense commercial development and consist of office uses that provide services directly to residential neighborhoods in residential scale buildings. Buildings do not exceed one story in height and are compatible with adjacent residential areas with respect to architectural style and proximity of buildings. Office buildings have a more proximate relationship to the street, presenting a pedestrian environment adjacent to street right-of-way. Denotes areas where small lot or small-scale business sites may be located.

Goal 2.1: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations, and protect environmentally sensitive areas.

Policy 2.1.A.1: The City shall promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.

Objective 2.1F: Develop appropriate commercial, Business Park, industrial and mixed-use employment centers within large-scale residential master planned areas.

Policy 2.1.G.1: The City shall work to enhance commercial activity by at (commercial, office or residential) which improve economic conditions in Peoria.

Goal 4.1: Create employment opportunities for Peoria Residents.

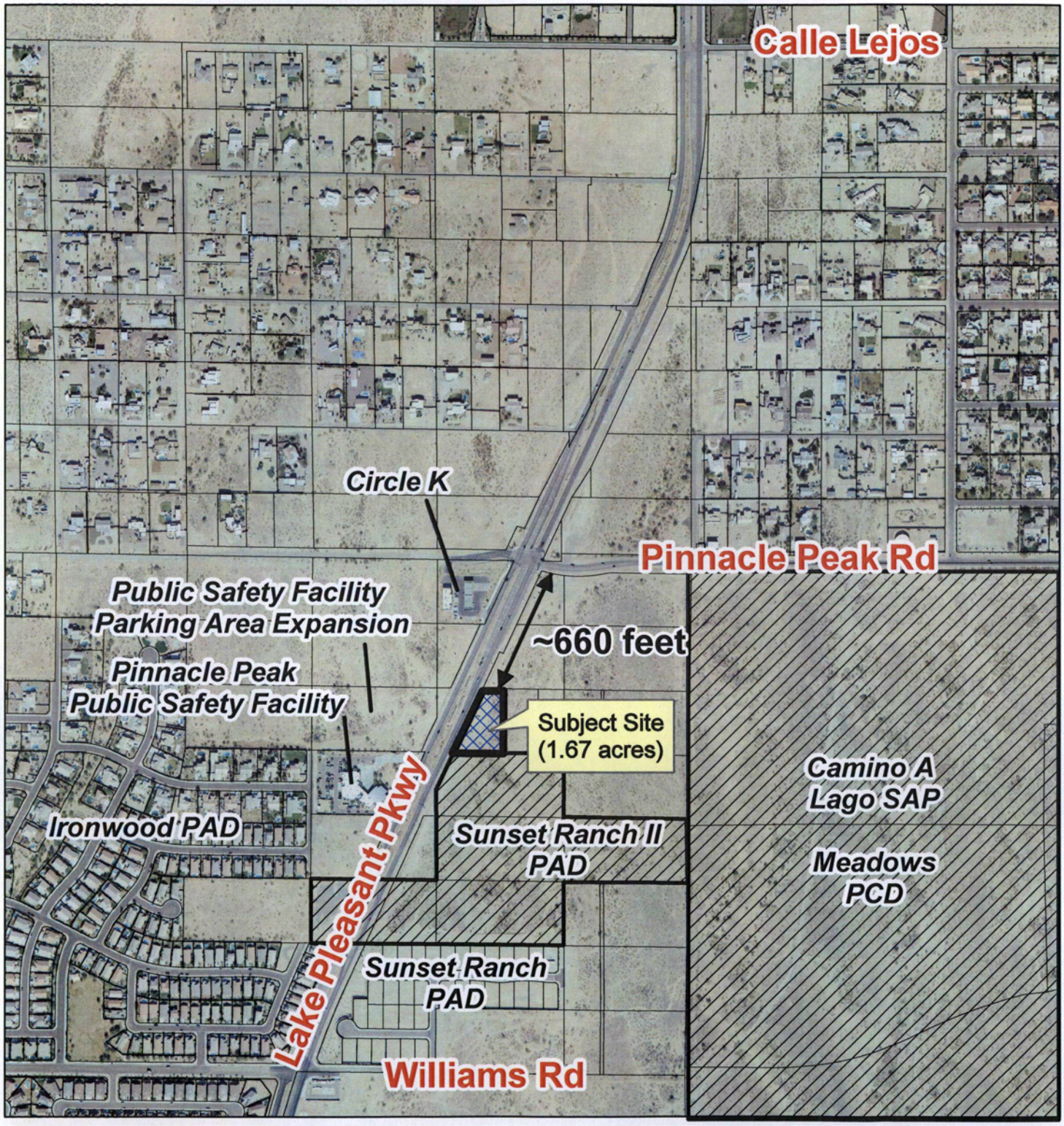
Objective 4.1.B: Improve the business environment within Peoria.

Goal 4.2 Generate new net City sales tax collections.

11. How will this Amendment support the overall intent/or constitute an overall improvement to the General Plan?

This General Plan Amendment is consistent with the stated text and intent of the General Plan. It meets the Stated Goals, Policies and Objectives of the General Plan. The Amendment would also create neighborhood scale office development on an in-fill property that will serve as an excellent buffer to the adjacent residential from the high traffic and noise generated by Lake Pleasant Road. This Amendment allows for the orderly and natural development along a major transportation corridor within the City of Peoria.

GPA 07-14: Vicinity/Aerial Map



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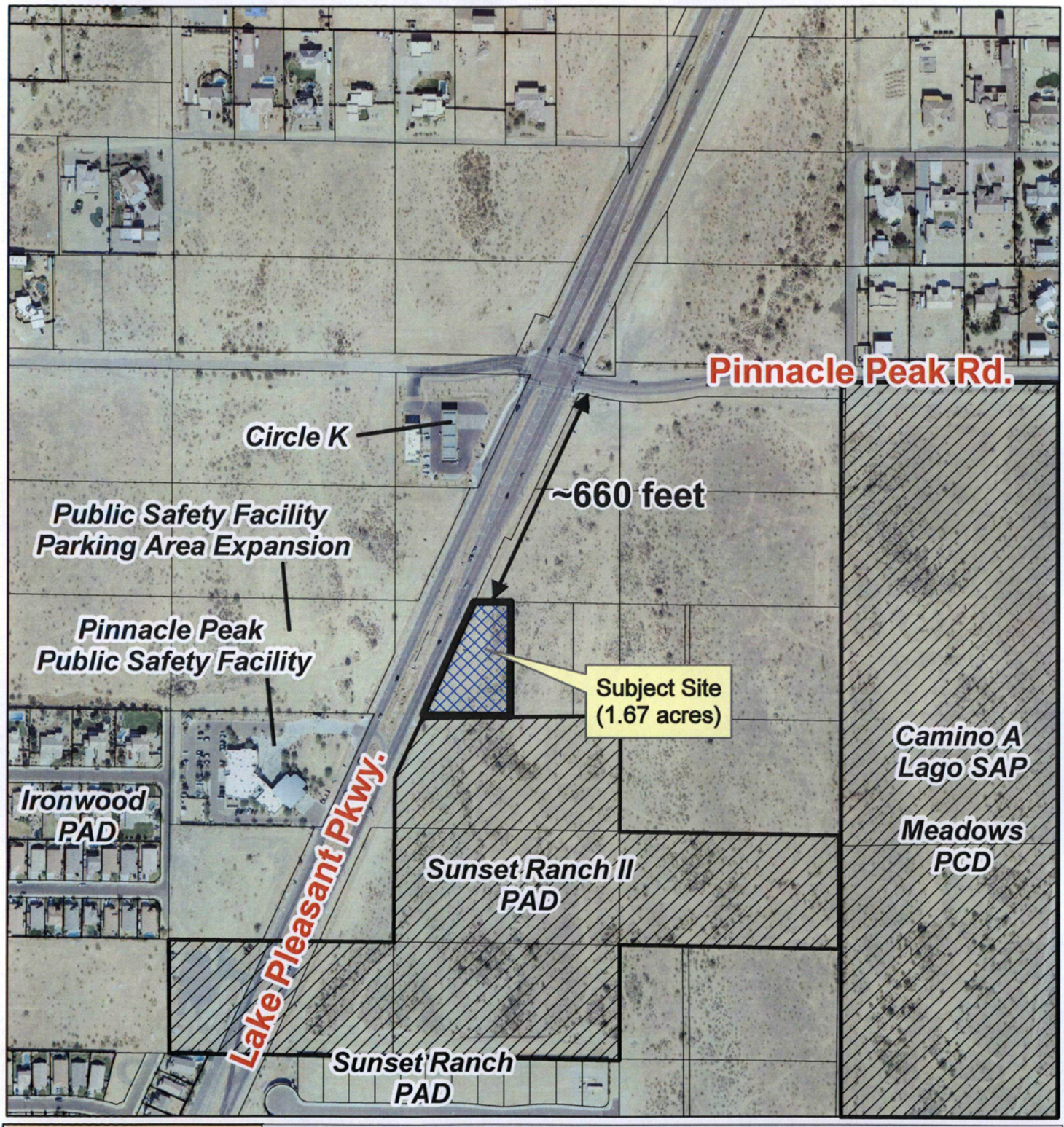
GPA 07-14: Wealth Management International

Request:
Land Use Map change from Estate Residential (0-2 du/ac) to Office Commercial for a site encompassing 1.67 gross acres.

Location:
S/O SEC Pinnacle Peak Rd. & Lake Pleasant Pkwy.

Exhibit B.1

GPA 07-14: Vicinity/Aerial Map (Enlarged)



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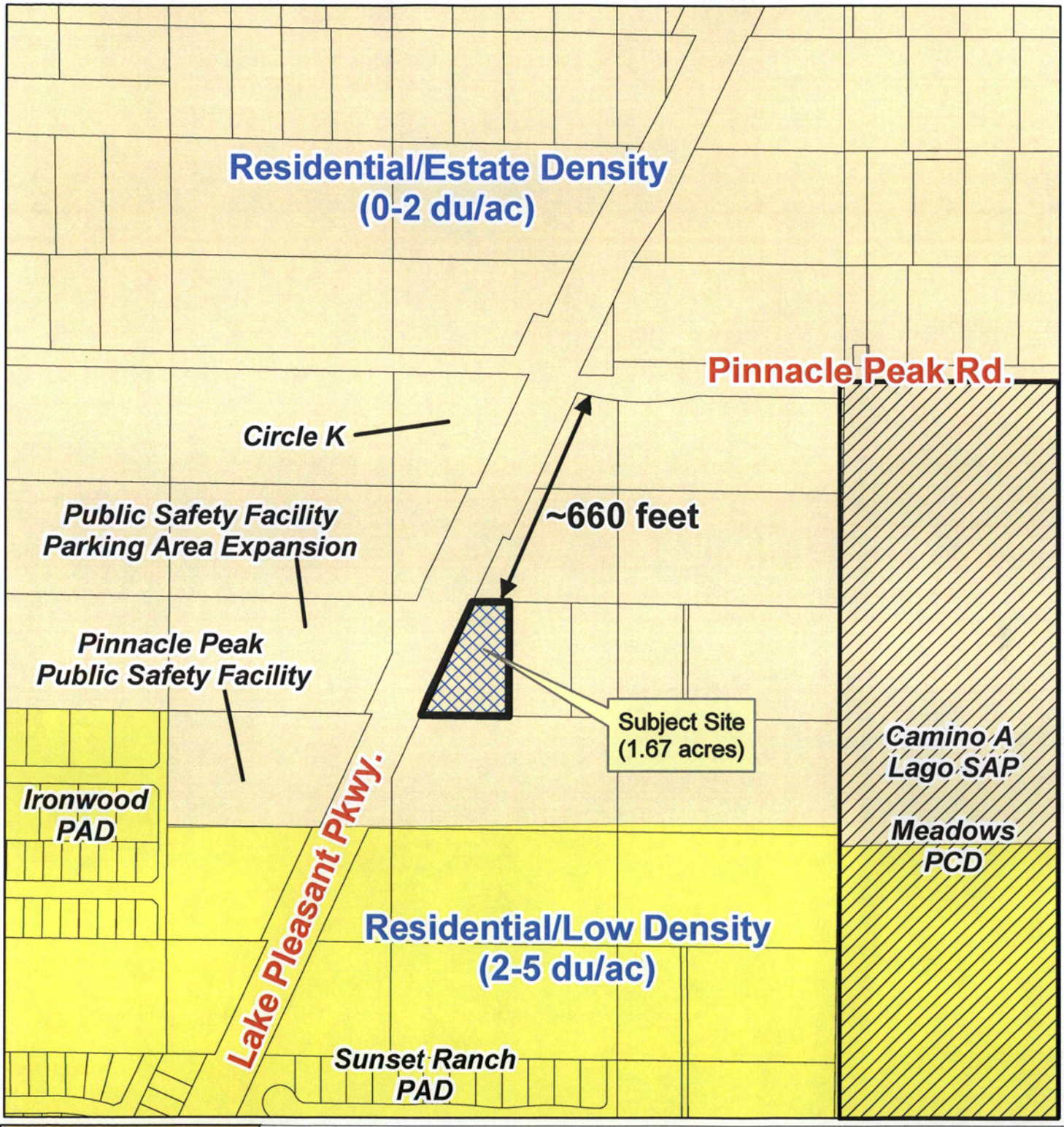
GPA 07-14: Wealth Management International

Request:
Land Use Map change from Estate Residential (0-2 du/ac) to Office Commercial for a site encompassing 1.67 gross acres.

Location:
S/O SEC Pinnacle Peak Rd. & Lake Pleasant Pkwy.

Exhibit B.2

GPA 07-14: General Plan Land Use Map



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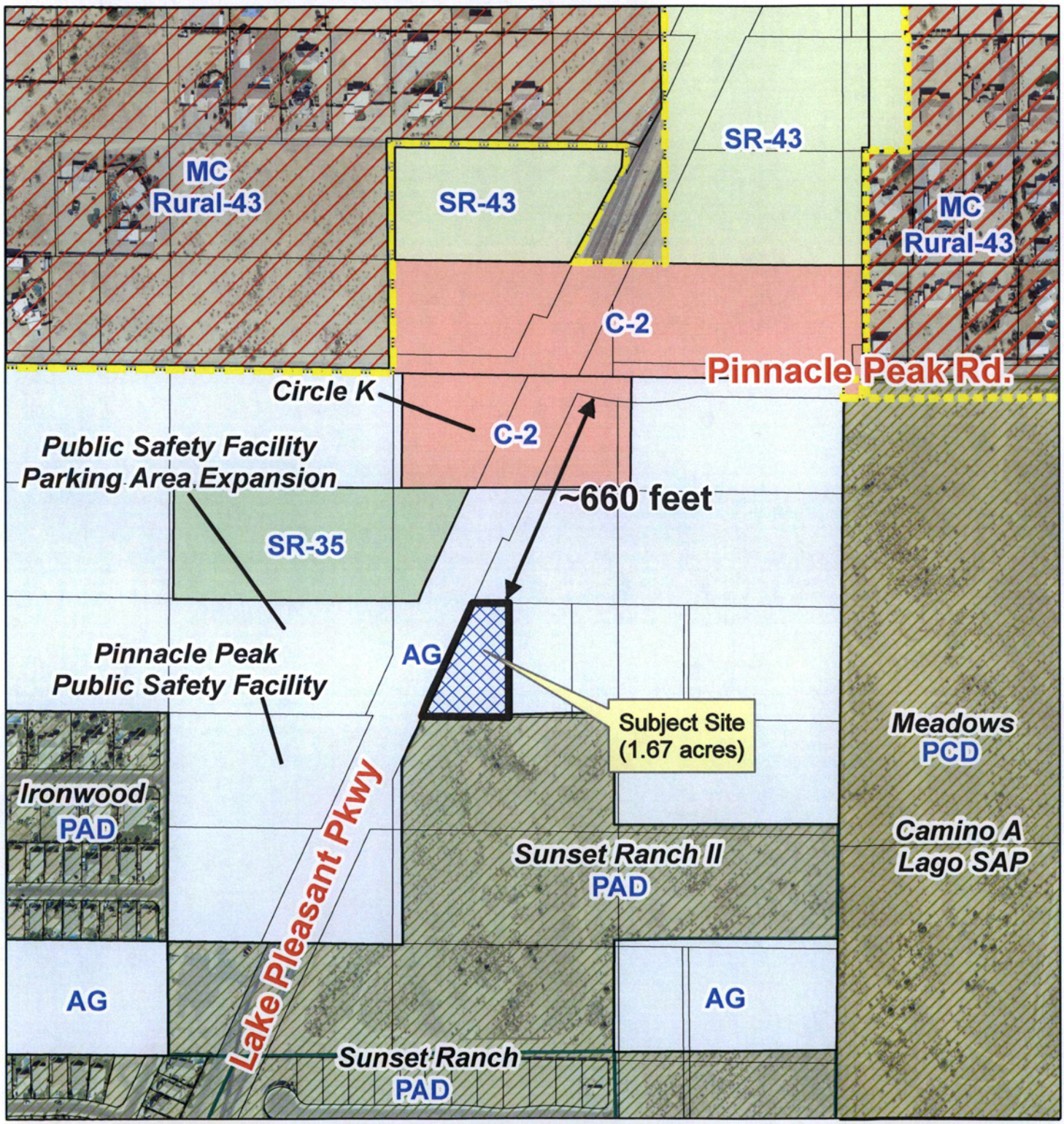
GPA 07-14: Wealth Management International

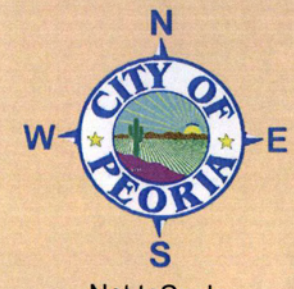
Request:
Land Use Map change from Estate Residential (0-2 du/ac) to Office Commercial for a site encompassing 1.67 gross acres.

Location:
S/O SEC Pinnacle Peak Rd. & Lake Pleasant Pkwy.

Exhibit C

GPA 07-14: Zoning Map





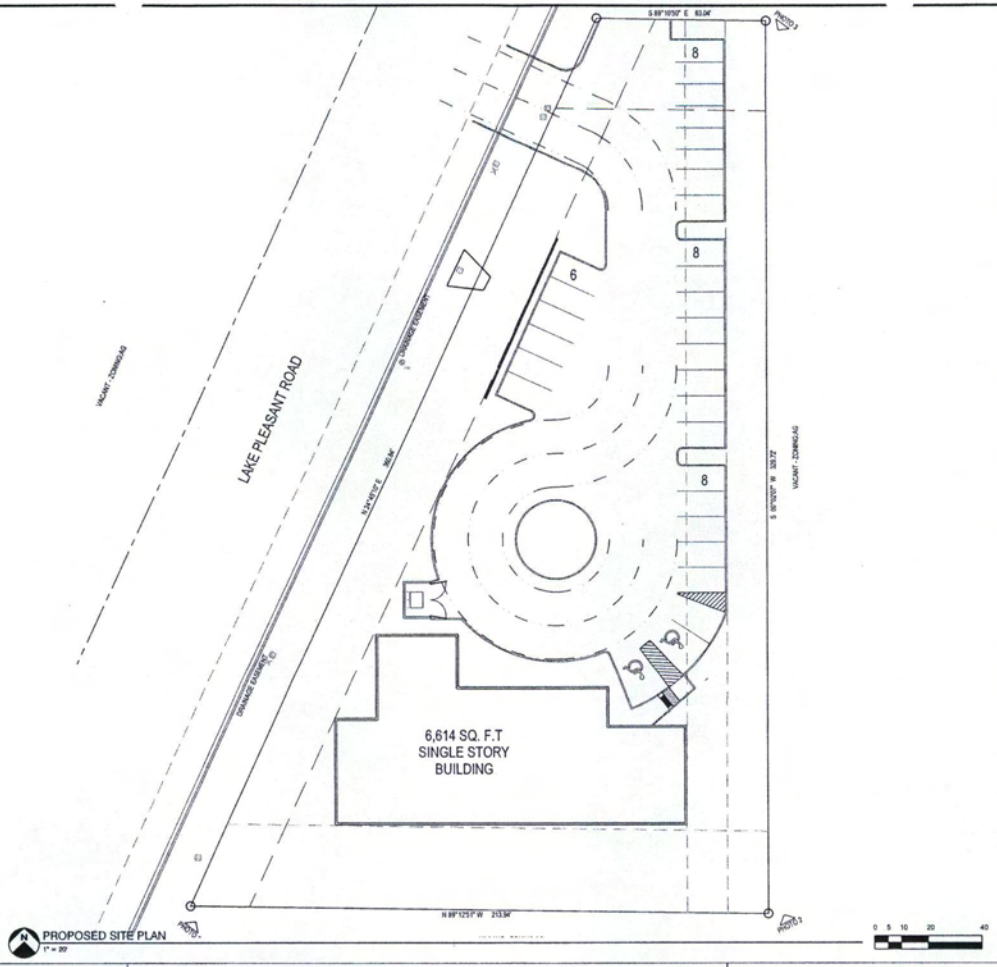
Not toScale

GPA 07-14: Wealth Management International

Request:
Land Use Map change from Estate Residential (0-2 du/ac) to Office Commercial for a site encompassing 1.67 gross acres.

Location:
S/O SEC Pinnacle Peak Rd. & Lake Pleasant Pkwy.

Exhibit D



Site Plan Keynotes

1. PROPERTY LINE.
2. PARKING SPACE: 9.5'x20' WITH 2'-0" OVERHANG WITH 4" PAINTED WHITE STRIPES.
3. 4" THICK CONCRETE WALK W/SALT FINISH.
4. ASPHALT PAVING AT PARKING AND VEHICLE CIRCULATION AREAS.
5. LANDSCAPE AREA.
6. RETENTION AREA.
7. 3' PARKING SCREEN WALL.
8. TRASH ENCLOSURE WITH STEEL GATES.
9. 6" CONCRETE CURB.
10. 20' MIN. FIRE LANE WITH 49' INSIDE/ 55' OUTSIDE DIA. FIRE TRUCK TURNING RADIUS.
11. SIDEWALK RAMP WITH RETURN CURBS. FLUSH WITH PARKING/SIDEWALK.
12. 5' WIDE ACCESSIBLE PAINTED ROUTE. REMOVE EXISTING CURBING. PATCH W/ ASPHALT. FLUSH W/ EXISTING PAVING AND WALK.
13. 30' WIDE DRIVEWAY ENTRANCE
14. COVERED PARKING
15. ACCESSIBLE APRKING SPACE: 11'X20' WITH 2'-0" OVERHANG WITH 4' PAINTED WHITE STRIPES.
16. BUILDING ENTRY COURTYARD.

Vicinity Map

Wealth Mgmt. Int'l

Applicant
KJ WAY LLC
CONTACT: RICHARD GROFF
8801 W. UNION HILLS DRIVE
SUITE #C-100
PEORIA, AZ 85382
PHONE: 623.875.5286
FAX: 623.875.5287

Architect
CITY SPACES
CONTACT: GRANT CALL
132 SOUTH CENTRAL AVENUE
SUITE 200
PHOENIX, AZ 85004
PHONE: (602) 266-7777
FAX: (602) 266-1688

About this project...

THIS PROJECT CONSISTS OF A +/- 6,000 SQ. FT. PROFESSIONAL OFFICE BUILDING LOCATED ON 1.37 ACRES OF LAND. THIS LOT WAS PREVIOUSLY A VACANT LOT, ALONG ALL ADJACENT PROPERTIES. THERE IS 20' WIDE DRAINAGE EASEMENT ALONG THE ENTIRE LENGTH OF THE FRONT PROPERTY LINE OF LAKE PLEASANT ROAD. THE WORK INCLUDES GENERAL SITE IMPROVEMENTS INCLUDING A SINGLE STORY SLAB ON GRADE CMU BUILDING.

City of Peoria Construction Codes

THIS PROJECT SHALL ADHERE TO THE FOLLOWING CODES:

2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL MECHANICAL CODE
ARIZONAL UNIFORM PLUMBING CODE
2003 INTERNATIONAL FIRE CODE
2002 NATIONAL ELECTRIC CODE

Legal Description

1. SEC/LOT: 9 TWNS/ BLOCK: 4N RANGE/TRACT: 1EW 211.8F OF E 423.9F OF N2 SW4 NW4 SW4

2. SEC/LOT: 17TWNS/ BLOCK: 4N RANGE/TRACT: 1E N2 SW4 NE4 EX E 352.4F TH OF EX RD PID 10625-917

Project Information

ADDRESS:	LAKE PLEASANT ROAD
DR CASE #:	-
PARCEL:	200-10-036F
EXISTING ZONING:	AG
PROPOSED ZONING:	O-1
SITE AREA GROSS=	71,792 S.F. (1.671 AC.)
SITE AREA NET=	45,663 S.F. (1.048AC.)
COVERAGE (%)=	14.5%
OCCUPANCY TYPE=	OFFICE - B
CONSTRUCTION TYPE=	V-B
TOTAL BUILDING AREA=	6,614 S.F.
ALLOWABLE AREA=	PER IBC TABLE 503 = 9,000 SF/FLOOR
OCCUPANT LOAD=	OFFICE (GENERAL) 6,614 / 100 = 62
	TOTAL: 62
EXITS REQUIRED=	OFFICE (GENERAL) = 2
EXITS PROVIDED=	OFFICE (GENERAL) = 2
PARKING REQUIRED:	
OFFICE:	6614 X 90% / 200 = 30
TOTAL:	30
PARKING PROVIDED:	
OFFICE	30 INCLUDING 2 ACCESSIBLE SPACES

RECEIVED 2007 OCT 19 PM 12:30 Planning Division
GPA 07-14

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REGISTERED ARCHITECT 37166 GRANT D. CALL ARIZONA U.S.A.

132 South Central Avenue
Suite 200
Phoenix, Arizona 85004

602-266-7777 Phone
602-266-1688 Fax

www.cityspaces.net

Principal:
Grant Call
gcall@cityspaces.net
Project Manager:
James Farrell
jfarrell@cityspaces.net

Revisions
1 -
2 -
3 -
4 -
5 -
6 -

Wealth Mgmt Int'l
Peoria, AZ
10.9.07
AZ-1105

A1.1
Site Plan

(Conceptual Site Plan)

Exhibit E

REPORT TO THE PLANNING AND ZONING COMMISSION-REZONING

CASE NO.: Z 07-16

DATE: August 7, 2008

AGENDA ITEM NO.: 10R

Applicant: Earl, Curley & Lagrade

Request: Proposal to rezone approximately 13.05 gross acres from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to facilitate an apartment complex.

Proposed Development: Santana Village Apartments: The development consists of a community center, open space/recreation areas, covered and open-air parking, and 224 one, two and three bedroom apartment units. (XREF: Case PR07-49).

Location: The site is located at the NEC of Peoria Avenue and 77th Avenue (Assessor Parcel Numbers 142-11-299C, 142-11-298, 142-11-299B).

Site Acreage: 13.05 gross acres.

Support /Opposition: No written comments in support or opposition have been received.

Recommendation: **Approve**, with stipulations.

Existing and Surrounding Land Use:

Surrounding Land Use Conditions

1. Existing and Future Land Use / Zoning (Exhibits C-D)

Direction	Existing Land Use	General Plan Land Use	Zoning
SITE	**Vacant**	**Mixed Use**	**C-2**
North	Church and Single Family Homes	Mixed Use & Residential Low (2-5 du/ac)	RM-1 & R1-8
West	Mobile Home Park	Residential Medium (5-8 du/ac)	RMH-2
East	Developed Commercial Strip Centers, Gas Station	Mixed Use	SR-43, PAD
South	Developed Commercial Strip Center, Single Family Homes	Mixed Use, Residential Low (2-5 du/ac) & Residential Medium (5-8 du/ac)	C-2, RM-1, & R1-8

Project Description:

2. 2.12 acres are zoned Multi Family Residential (RM-1). 13.05 acres of the site are zoned Intermediate Commercial (C-2). The applicant is proposing to rezone the 13.05 acre portion of the 15.17 gross acre site from Intermediate Commercial (C-2) to Multi Family Residential (RM-1) to facilitate a 224-unit apartment complex.

3. The subject site is a very flat, vacant, infill parcel located north and east of the NEC of 77th Avenue and Peoria Avenue. The parcel's topography does not present any difficulties or impacts to development.

4. The site will consist of two- and three-story apartment buildings, garages, parking canopies, and a community clubhouse. The three-story buildings are clustered near the center of the site and towards the commercial strip centers on the east side of the property. The two-story buildings are distributed throughout the remainder of the site. The main access is proposed to be from Peoria Avenue, an arterial roadway. A secondary access will be from 77th Avenue, a local roadway, with emergency access obtained from Mercer Lane.

Land Use Background:

5. The south half of the site was annexed in 1968 under *Ordinance 67*. The north half of the site was annexed into the City of Peoria in 1978 under *Ordinance 78-33*. Both halves of the parcel were subsequently rezoned from Agricultural (A-1, Maricopa County) to Multi Family Residential (RM-1) and Intermediate Commercial (C-2).

6. The parcel is subject to the Central Peoria Revitalization Plan (CPRP). In 2006, its land use was amended from Corridor-Oriented Mixed Use to High Density Residential/Support Business Use 10-15 du/ac) (Resolution 06-83, Case GPA05-13). The CPRP is a refinement to the General Plan which identifies the subject parcel in general terms as "Mixed Use."

Discussion / Analysis:

Conformance with the CPRP and Peoria General Plan

7. The request conforms to the CPRP. The "High Density Residential/Support Business" designation within the CPRP was designed to house patio, town-house, and multi-plex (apartments) forms of residential development that are proximate to commercial development. The designation allows for densities of 10 to 15 units per acre. The proposed development will have a maximum density of 14.76 units per acre.

8. The request to rezone the parcel also conforms to the "Mixed Use" designation within the General Plan in the following ways:

- 30% to 60% of the total gross area of the Mixed Use Designation will be residential use. (Residential component: 60%) For the purposes of this requirement, all land at/near the NWC of 75th and Peoria Avenues which is designated as "Mixed Use" on the Land Use Plan was included in the calculations.

- The development will enhance the integration of the commercial and residential components by providing a residential base in close proximity to the commercial development.

- The apartment complex encourages pedestrian movement through distributed open space/activity areas and strong internal network of sidewalks. Additionally, pedestrian connections to the public walks allow for pedestrian movement to the adjacent commercial developments.

- The architecture of the development will be high quality and compliment the development of the adjacent residential neighborhood and commercial development.

The proposal is also consistent with the following goals and objectives of the General Plan which are further supported by the applicant (Exhibit B):

- (Policy 2.1.B.): *Provide a diversity of housing types to meet the needs of the persons of all income levels and ages.*
- (Policy 2.1.C.2): *The City shall ensure that high-density residential development have direct access to arterial streets without traversing existing or proposed lower density residential areas.*
- (Policy 2.1.C.4): *The City shall require adequate provision of open space or direct access to open space in all large-scale housing developments and, in particular, medium- and high-density multiple-family housing developments.*
- (Policy 2.1.C.7): *The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation, schools, and shopping areas.*
- (Policy 2.1.E): *Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.*
- (Policy 2.1.E.2): *The City shall prohibit target densities for residential designations of eight units per acre or greater from being exceeded unless at least four of the following conditions are met.*
    a) *The site is located adjacent to an arterial or transit corridor.*
    b) *The site is within one mile of community-level commercial, service, or employment centers.*
    c) *The site plan proposed for the development exhibits a well-designed arrangement of on-site structures and includes three or more of the following amenities; recreational amenities that substantially exceed City requirements; separation and*

screening between buildings so that residents will enjoy privacy in their living units; preservation of natural landforms; and more than 10% on-site useable open space.

d) *The site creates a transition between existing or approved lower residential densities and non-residential uses.*
e) *Development of the site will not disrupt or negatively impact adjacent lower density land uses.*
f) *The development proposed for the site provides on-site amenities in addition to those required by the City that will improve the livability and function of the development.*
g) *The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.*

Neighborhood Meeting

9. Section 14-39-6.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one (1) neighborhood meeting. The applicant notified property owners within 300 feet of the subject site (98 ownerships). Accordingly, on February 27, 2008 the applicant held a neighborhood meeting at the Suncrest Mobile Home Part located at 10955 N 79th Avenue. As indicated in Exhibit G, twenty-one (21) people signed in and attended the meeting.

   The attendees expressed interest in the project relative to traffic, security, parking, screening, architecture, rental rates, amenities, and project timing. According to the report, the attendees seemed satisfied with the answers provided and did not object to the proposal. As indicated above, the City has not received any written objections to this proposal.

Site Plan and Density

10. This is a quality project and Staff desires to ensure the layout of the proposal, the open space, and the maximum density. In order to achieve these goals, Staff recommends that the project be rezoned to a Planned Area Development District (PAD). Staff does not object to the RM-1 zoning classification however, the PAD district is a zoning tool that provides assurances that the site will be developed in accordance with the site plan and design expectations presented to the neighborhood.

Fire Requirements

11. The Fire Department had no specific conditions of approval relative to this rezone request. However, again, with the subsequent Site Plan Review, the Fire Department will be evaluating compliance with the technical requirements including turnaround provisions, hydrant placement and other issues.

Peoria Unified School District

12. The Peoria Unified School District expresses their support for the project contingent upon the finalization of developer assistance to the Peoria Unified School District.

Public Notice

13. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the content and size requirements prescribed by the Planning Division on July 22, 2008. The posting was completed within the prescribed 15-days prior to the Public Hearing. The applicant has provided a photo exhibit and signed affidavit attesting to the posting.

Proposition 207

14. The voters of Arizona recently approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

Findings / Recommendation:

15. Based on the following findings:
    - As noted above, the proposed zoning is consistent with the goals and standards of the Central Peoria Revitalization Plan and the Peoria General Plan by promoting high density, compact, infill development along an arterial roadway near an established commercial area.
    - The proposal utilizes existing public infrastructure.
    - The development benefits the public interest by providing a buffer and transition from low-density residential neighborhoods to the nearby commercial centers and by diversifying the housing options in the vicinity.

It is recommended that the Planning and Zoning Commission take the following action:
Recommend approval to the City Council of Case Z 07-16 to rezone the property to PAD, subject to the following conditions:

1. A final PAD document shall be provided to and approved by staff within 60 days of City Council action. The PAD shall reflect the maximum density ceiling of 14.76 units per acre as demonstrated on the conceptual site plan. All other standards shall be as provided in the RM-1 district and applicable portions of the Zoning Code.

2. A Final Drainage Report must be submitted with the improvement plans. Easements for Drainage are to be dedicated over all retention basins.

3. The Developer shall dedicate 65-foot half-street ROW along the frontage of the project on Peoria.

4. The Developer shall verify the 35-foot ROW exists on 77th Avenue. If the designation is currently an easement, then the ROW shall be dedicated with this project.

5. The Developer shall dedicate an 8' PUE outside of the required ROW on Peoria, 77th, and Mercer.

6. The Developer shall construct the half-street for Peoria and 77th Avenue including the streetlights, deceleration lanes, streetlights, and landscaping.

7. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at the intersection of Peoria and 77th Avenue.

8. The Developer shall install traffic signal interconnect conduit along the frontage of the parcel on Peoria. Plans for the installation of the traffic signal interconnect conduit shall be submitted as part of the improvement plans. The traffic signal interconnect shall also be shown on the paving plans.

Attachments:

Exhibit A	Application
Exhibit B	Rezone Justification Statement
Exhibit C	Aerial Survey
Exhibit D	General Plan Land Use Map
Exhibit E	Zoning Map
Exhibit F	Conceptual Development Plan
Exhibit G	Conceptual Elevations
Exhibit H	March 27, 2008 Neighborhood Meeting Report
Exhibit I	July 29, 2008 Letter of Support from Peoria Unified School District

Prepared by: Edward Boik
Planner

EXHIBIT A

DEC 2007

PLANNING DIVISION
Community Development Department
REZONING

APPLICATION # 707-16 SUBMITTAL DATE 12/28 FEES $2100 ACCEPTED BY CG

TYPE: x **STANDARD** ____ **P.A.D.** ____ **P.C.D.** ____ **AMENDED P.A.D. / P.C.D.**

EXISTING ZONING	RM-1 & C-2	**PROPOSED ZONING**	RM-1
ADDRESS OF PROPERTY/GENERAL LOCATION	Northeast corner of 77th Avenue & Peoria Avenue		
DEVELOPMENT/PROJECT NAME	Santana Village		
REFERENCE CASES (LIST ALL PREVIOUS PLANNING CASES)			
GROSS ACREAGE/SQ.FT.	15.17 gross acres	**ZIP CODE/CENSUS TRACT**	85345
OWNER OF RECORD	Santana Village, LLC		
ADDRESS	4117 N. 44th Street		
CITY	Phoenix	**STATE** Arizona	**ZIP CODE** 85018
PHONE NUMBER	602-840-1010	**FAX NUMBER**	602-840-1183
OWNER SIGNATURE	See attached authorization letter		
APPLICANT	Earl, Curley & Lagarde		
ADDRESS	3101 N. Central Avenue, Suite 1000		
CITY	Phoenix	**STATE** Arizona	**ZIP CODE** 85012
PHONE NUMBER	602-265-0094	**FAX NUMBER**	602-265-2195
CONTACT PERSON	[redacted]	**EMAIL**	[redacted]
OTHER PARTIES OF INTEREST	L.R. Niemiec Architects, Inc.		
ADDRESS	14646 N. Kierland Blvd, Suite 155		
CITY	Scottsdale	**STATE** Arizona	**ZIP CODE** 85254
PHONE NUMBER	480-998-7576	**FAX NUMBER**	
CONTACT PERSON	[redacted]	**EMAIL**	
EXISTING LAND USE	Vacant	**PROPOSED LAND USE**	Multifamily Residential
TAX PARCEL NUMBER	~~142-11-298~~, 142-11-299C; 142-11-299D		
OWNER'S SIGNATURE		**DATE** 12/28/07	

Rezoning Narrative Statement / Project Justification

1. What type of development and uses are proposed by the rezoning request?

   This rezoning request is to allow for a 224-unit multi-family residential development consisting of one, two and three bedroom units on approximately 15.17 gross acres located just west of the northwest corner of 75th Avenue and Peoria Avenue.

   This site will provide 37.8% of the net site area in landscape/open space, including the utilization of an existing SRP utility easement as a linear dog park along the eastern property line. Buildings will be limited to 27 feet and 2 stories in height to ensure compatibility with nearby single-family residential development and existing adjacent commercial development.

   This will be a rental community with monthly rental rates ranging between $880 and $1,270.

2. State whether your proposal is consistent with the Land Use Plan and other goals, policies and objectives of the Peoria General Plan.

   The area is designated Mixed Use on the Peoria General Plan Land Use Map. This designation does not specify allowed densities, but it does allow a mix of residential and commercial uses. In this case, the Mixed Use designation encompasses this property plus the two existing commercial developments located immediately east of this site. Much like similar recent projects in the vicinity of Plaza Del Rio, another large Mixed Use area on the General Plan, this phase of development accommodates the residential component of the Mixed Use requirements. The General Plan allows a 60/40 split between residential and commercial uses in the Mixed Use category. This project is approximately 15.17 acres and the entire corner including the commercial components equals approximately 23.08 acres. Using only these figures, the Mixed Use criteria have been satisfied. Considering the Mixed Use designation also extends south of this corner to include approximately 10 acres on the southwest corner of the intersection, it is certain that all components of the Mixed Use land use category have been provided in a satisfactory manner.

   This proposal is consistent with the following goals, objectives and policies found in the General Plan Land Use Element:

   Policy 2.1.A.3 The City shall encourage development to occur as master planned communities with an appropriate mix of land use

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207-16

types in areas where infrastructure is or will be adequate.
This proposal will utilize existing infrastructure in the area. This development in conjunction with other surrounding land uses provides a compatible mix of uses.

Objective 2.1.B Provide a diversity of housing types to meet the needs of persons of all income levels and ages.
This project will provide additional housing options in an area currently associated with single-family residential, mobile home residential and both existing and future employment-based development located approximately one mile south of this site in the Peoria Industrial Park.

Objective 2.1.C Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.
Private on-site open space amenities will be safe and convenient for residents within this community. Santa Fe Elementary School and Peoria High School are within approximately 1.5 miles of this site.

Policy 2.1.C.4 The City shall require adequate provision of open space or direct access to open space in all large-scale housing developments and, in particular, medium-and high density multiple-family housing development.
As mentioned above, this proposal will provide adequate private open space amenities on site. This property is in close proximity to a future community park planned near the intersection of 83rd Avenue & Olive.

Policy 2.1.C.7 The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.
This project is an infill development and is located within the City's Infill Incentive District, which specifically identifies increases in residential densities as a benefit to locating within the District. This proposal is located in an area that is laden with commercial uses. All four corners of 75th Avenue and Peoria are developed with some version of commercial retail or services. Not far from this site is the new Super Wal-Mart, Old Town Peoria, a new City of Peoria fire station and City Hall.

Both Peoria and 75th Avenues are existing routes for Valley Metro Public Transit.

Policy 2.1.E Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.

This project is adjacent to two separate commercial centers including a gas station, a church and is across a local street from a single-family residential development. This site and the adjacent commercial and church sites are all located within the same Mixed Use designation on the General Plan Land Use Map, which results in a cohesive grouping of developments intended to concentrate intensity in a manner that will not impact and provide appropriate transition to nearby single-family residential developments.

Policy 2.1.E.2 The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless four of the following conditions are met:

a. The site is located adjacent to an arterial roadway and/or transit corridor.
   This property is adjacent to both 75th Avenue and Peoria Avenue, both arterial roads.
b. The site is within one mile of community-level commercial, service, or employment centers.
   In addition to approximately one mile from the in-progress Old Town revitalization area, the site is also across the street from a recently re-faced commercial center and is one mile south of an existing commercial center at 75th Avenue and Cactus. It is also less than one mile from the new Super Wal-Mart on Peoria Avenue.
c. The site plan proposed for the development exhibits a well-designed arrangement of on-site structures and includes three or more of the following amenities: embellished architectural/landscape architectural treatments; recreational amenities that substantially exceed City requirements; separation and screening between buildings so that residents will enjoy privacy in their living units; preservation of natural landforms; and more than 10 percent on-site useable open space.
   This project will provide the residential component to a developing Mixed Use area. In doing so, the project will provide enhanced architecture, integrated

open space, reduced height to blend with the surrounding development and the adaptive use of the existing SRP utility easement that currently encumbers the site.

d. The site creates a transition between existing or approved lower residential densities and non-residential uses.

This project is separated from the nearby residential by a local street, but the proposed height is comparable to the permitted heights of that community. It also serves as a transition between the existing commercial development(s) and the residential community by providing moderate height, updated landscaping / buffering and compatible architecture.

e. Development of the site will not disrupt or negatively impact adjacent lower density land uses.

The site plan is laid out in an appropriate manner to mitigate impacts on to the area neighborhoods. As this process continues, meetings with the neighbors will be held to obtain feedback on any design and buffering concerns.

f. The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.

A comprehensive list of goals, objectives and policies from the General Plan has been provided above.

3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns.

As stated above, this project is part of a larger Mixed Use land use designation which is lacking only the residential component. Currently, this corner is occupied by a gas station, two neighborhood commercial centers and a church. The Mixed Use designation allows a mix of commercial and residential uses, such as being proposed in this application. To develop this site with additional commercial uses for which the site is currently used would be inconsistent with the City's vision for this corner. Though the corner already shares C-2 (commercial) and RM-1 (multi-family) zoning, the assumption could be that the property is already zoned for Mixed Use development; however, the existing church was built on the RM-1 parcel, leaving only a remnant RM-1 piece for actual multi-family development.

In terms of compatibility, this development will comply with the RM-1

development standards with the exception of the proposed building height. The RM-1 district allows 48 feet of building height, but this proposal is restricting the building height to 27 feet (two stories), which is compatible with the permitted height of the adjacent C-2 and R1-8 zoning districts. Although access to 75th Drive is being proposed, this will only be a secondary access as the primary access will be on Peoria Avenue. With existing RM-1 and C-2 zoning in place, it is our belief that this request to change the C-2 to RM-1 is beneficial to the area.

The immediate surrounding properties offer the following mix of uses:

North: ***R1-8 (Residential)***
East: ***C-2 (Commercial Retail / Services)***
South: ***C-2 (Commercial Retail), RM-1 (Residential), R1-8 (Residential)***
West: ***RM-1 (Church), RMH-2 (Mobile Home Residential)***

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

Only a small portion of this property currently holds RM-1 zoning. This portion is a result of the development of a church near the northwest corner of this site. This church was built on a portion of the RM-1 parcel, thereby leaving a remnant, and somewhat unusable piece of land for future incorporation into the proposed site. Several years ago, this corner was designated Mixed Use on the General Plan, which established the vision of blended commercial and residential uses. This proposal will complete this blending in a manner that is sensitive to the surrounding community. At this time, the request to rezone this property to RM-1 is being made to allow for approximately 14 acres of multi-family residential. Although a portion of the property is already zoned RM-1, it is our desire to include it with this application to ensure any future stipulations can be enforced evenly throughout the project. For example, this proposal is limiting height to 27 feet, but if the remnant RM-1 piece was not included in this application, it would be entitled by right to 48 feet.

This area provides a mix of commercial retail / service uses, industrial / business park uses and varying types of residential uses. Although various housing types are provided, there is a shortage of multifamily apartments in the area. The City acknowledged this several years ago and established an Infill Incentive District, which among its benefits, specifically promotes increases in residential density. For projects such as this that are greater than 10 acres in size, an additional two units per acre are permitted by right. The RM-1 district allows 18 du/ac with some opportunity for increases based on design and amenities, but assuming 18 du/ac is the baseline for RM-1, the Infill Incentive District

would automatically increase this to 20 du/ac for this project. In an effort to maximize community compatibility, this project is being limited to two stories, which ultimately reduces the density to approximately 16 du/ac, which is well below the permitted RM-1 density.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

   This proposal will meet the RM-1 criteria, but will also provide such elements as enhanced architectural features (lighting, balconies, materials throughout the project, paving changes, etc), integrated and interconnected open space, limited building height and density and the re-use of an existing SRP utility easement that currently forms part of the eastern boundary and continues to the southwest, essentially bisecting the property. This easement occupies a large swath of land through the project. Previous concept plans by others have shown somewhat unrealistic design solutions for this easement. This proposal seeks to realign a portion of the easement along the west property line and use the rest of it as a dog park for the residents. This park will serve the residents, and also provide a landscape buffer between the new residential and the existing commercial development.

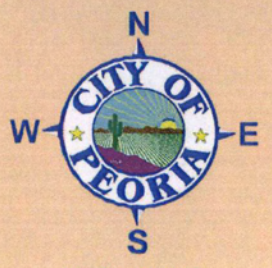
6. Describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

   This site is generally rectangular in shape with the exception of a triangular 'arm' extending northeast from the site. All efforts have been made to maintain the minimum setbacks and lot coverage in order to prevent the need for a Planned Area Development (PAD) zoning request. No deviations from the zoning code are being proposed. We are working with the Engineering Department to achieve a final design solution for the SRP utility easement reconfiguration. This will be accomplished through the site planning process and possibly addressed by a stipulation to this request.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

   Once the rezoning application has been approved by the City, future processes will include site plan review, possible re-plat through the Engineering Department, and permit review for grading and drainage, and building permits.

Z 07-16 Aerial Survey



Not toScale

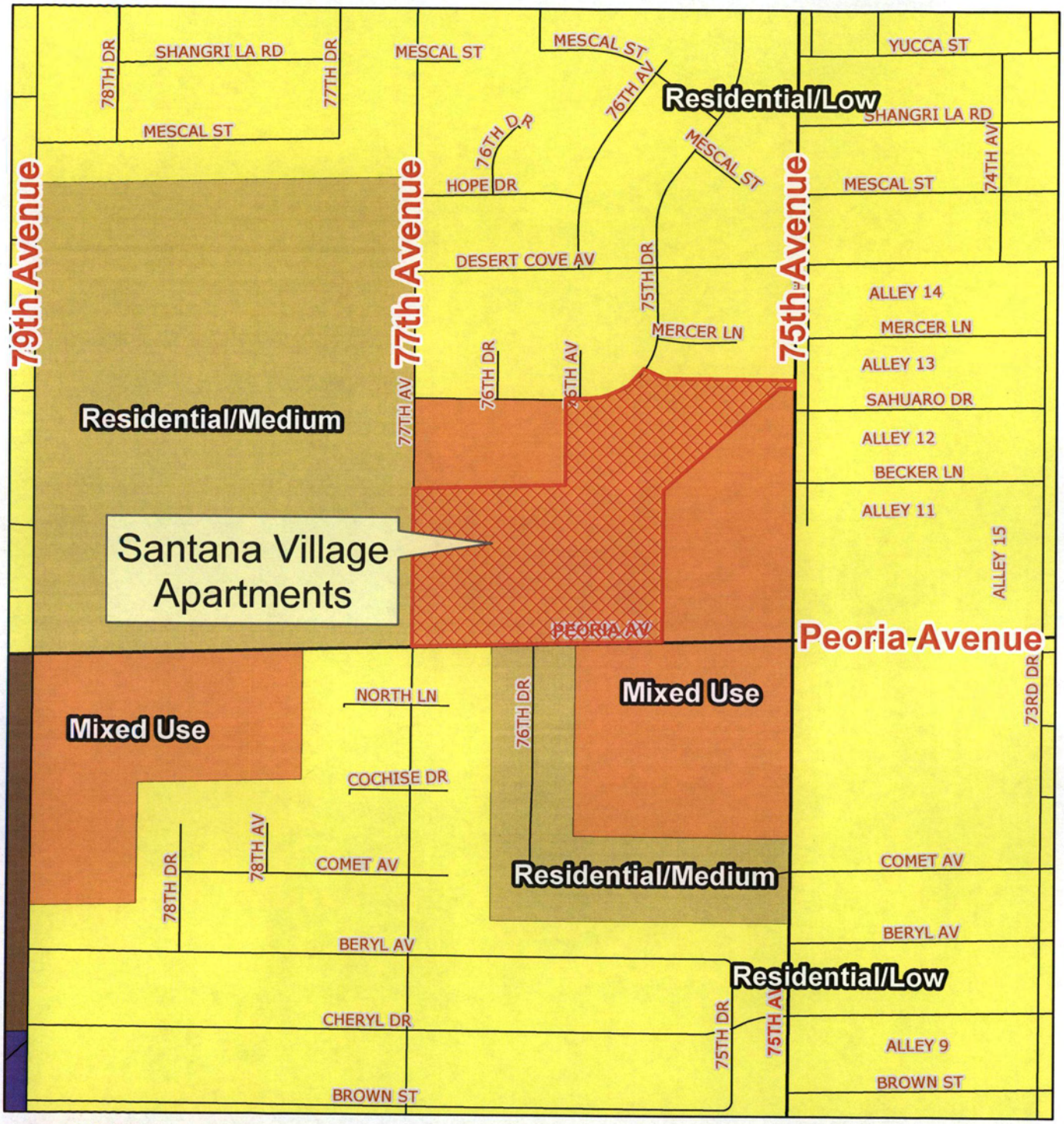
Z 07-16 Santana Village Apartments

NEC of 77th Avenue and Peoria Avenue

Request to rezone from Intermediate Commercial (C-2) to Multi Family Residential (RM-1)

Exhibit C

Z 07-16 General Plan Land Use Map



Not toScale

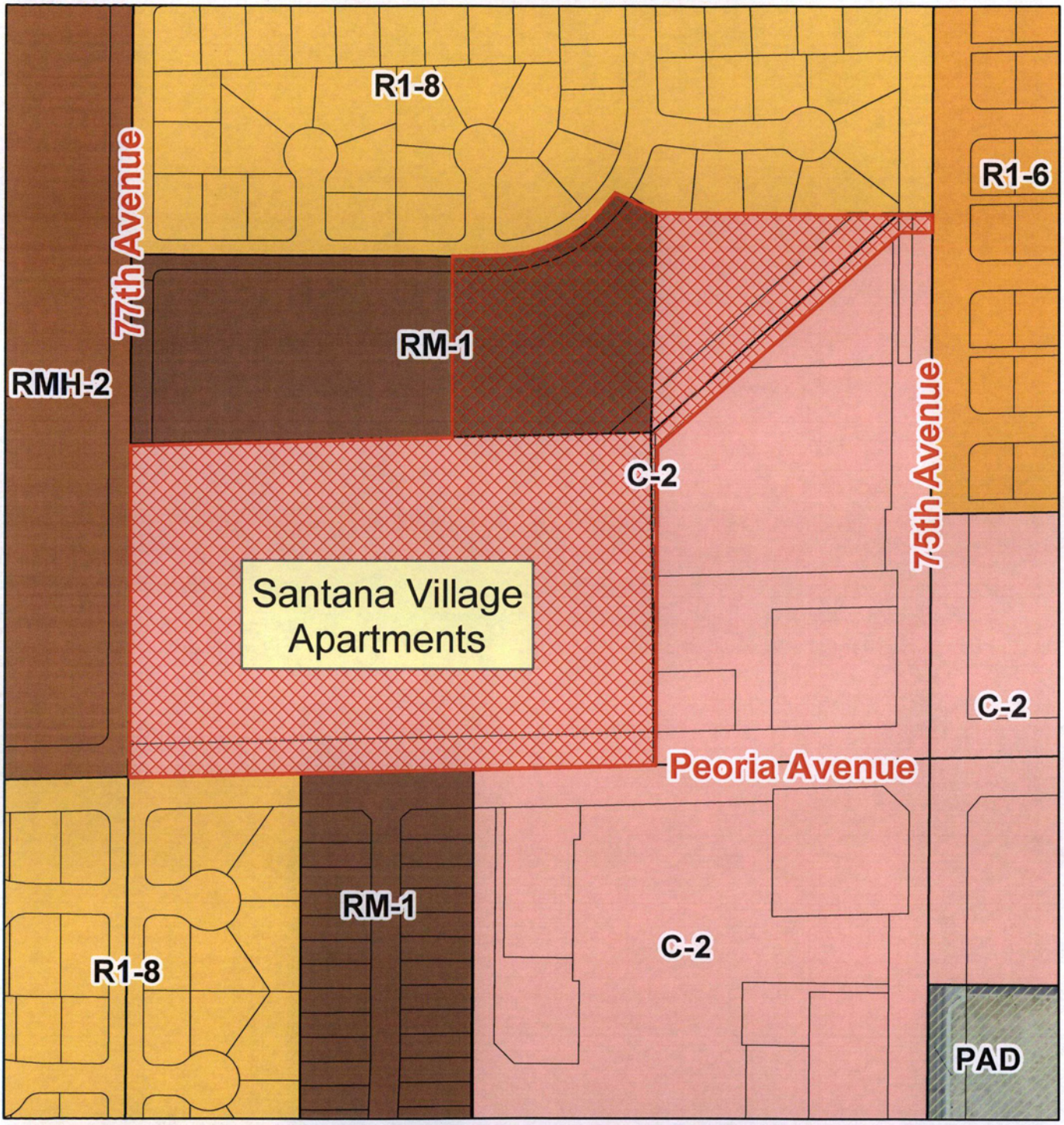
Z 07-16 General Plan Land Use Map

NEC of 77th Avenue and Peoria Avenue

Request to rezone from Intermediate Commercial (C-2) to Multi Family Residential (RM-1)

Exhibit D

Z 07-16 Zoning Map



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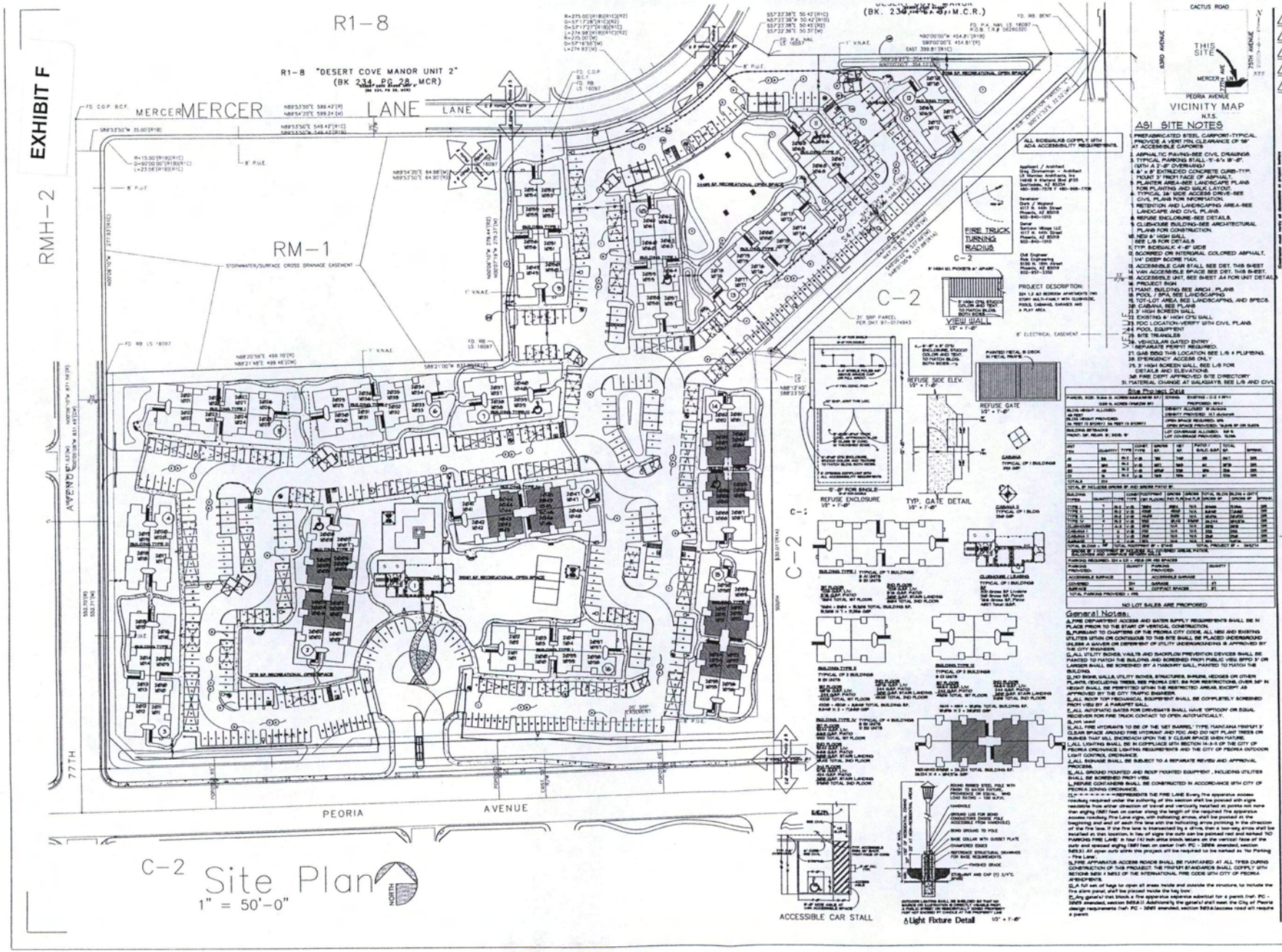
Z 07-16 Santana Village Apartments
NEC of 77th Avenue and Peoria Avenue

Request to rezone from Intermediate Commercial (C-2) to Multi Family Residential (RM-1)

Exhibit E

EXHIBIT F



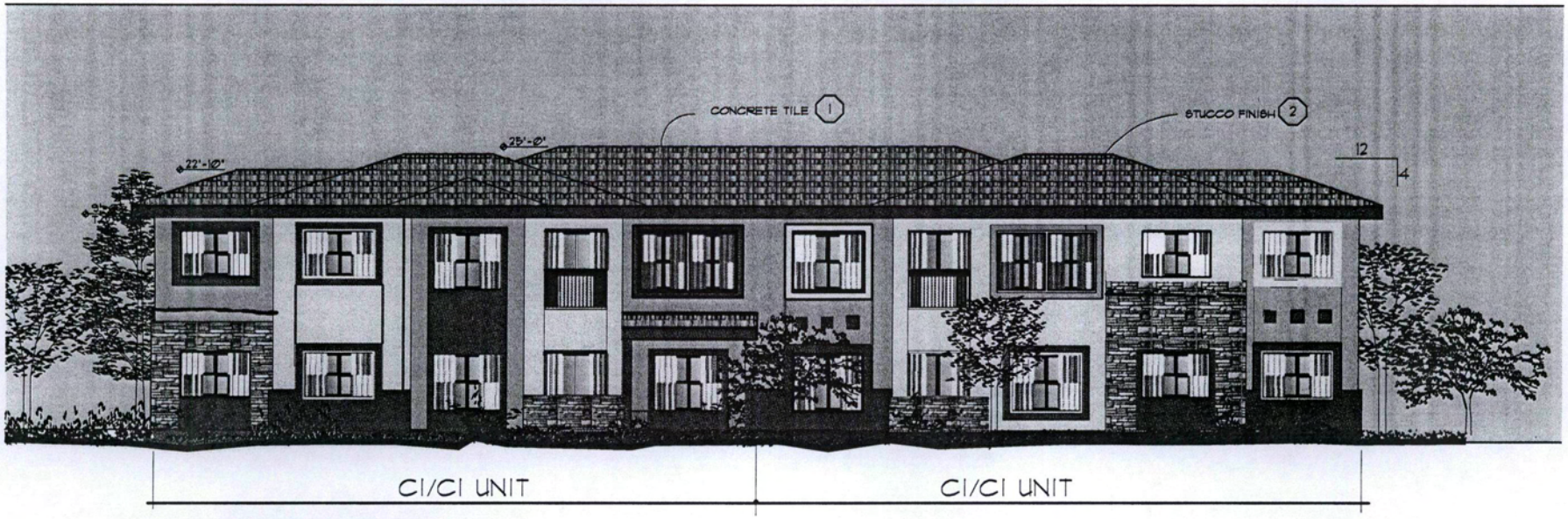
Site plan
1" = 50'-0"

Santana Village
Peoria AZ

G. M. Zimerman — Architect

L.R. NIEMIEC ARCHITECTS, INC. •14646 NORTH KIERLAND BOULEVARD SUITE 155 SCOTTSDALE, ARIZONA 85254 (480)•998-7576

AS1



Front/Rear Elevation

Building Type III

EXHIBIT G

EXHIBIT I

PEORIA
UNIFIED SCHOOL DISTRICT NO. 11

Ed Boik,
Planner
City of Peoria
9875 N. 85th Avenue
Peoria, AZ
85345

July 29, 2008

RE: Santana Village, Z07-16

Dear Mr. Boik,

This letter is intended to keep the City of Peoria informed of the communication between the Peoria Unified School District and Clark/Wayland regarding the Santana Village development, located at the northeast corner of 77th Avenue and Peoria. It also asserts the District's support of the rezoning for this development.

Staff recently corresponded with Adrian Williamson of Earl, Curley, and LaGarde, the developer's representative, and we have reached a verbal agreement concerning developer assistance to the District. Our support is contingent upon the finalization of this agreement prior to City Council action on the rezoning request, but we are confident that such details will be resolved in a timely manner.

The District wishes to commend the developer for their support of public education. We look forward to our new partnership in serving the future residents of the City.

Sincerely,

[redacted]

Office of Research, Planning and Assessment

[redacted]

6330 W. Thunderbird Road · Glendale, AZ. 85306
P.O. Box 39 · Peoria, Arizona 85380-0039
623.486.6000 · www.peoriaud.k12.az.us

EXHIBIT H

Neighborhood Meeting Report – Santana Village Case # Z07-16

A neighborhood meeting was held on February 27, 2008 at the Suncrest Mobile Home Park located at 10955 N. 79th Avenue. A meeting invitation was mailed to property owners within 300 feet of the subject site on February 11th (see attached notice letter and mailing list). Twenty-one people attended the neighborhood meeting (see attached sign-in sheet).

The project team presented the proposed project. The attendees expressed comments and questions relative to traffic, security, parking, screening, architecture, amenities, rental rates and project timing. The participants were satisfied with the responses and appeared to be in support of the proposed development.

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EXHIBIT H

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

February 11, 2008

Dear Property Owner or Neighborhood Association:

The purpose of this letter is to invite you to participate in a Neighborhood Meeting to review and discuss a proposed rezoning (Project No. Z07-16) from C-2 to RM-1 for development of a multi-family residential project located at the northeast corner of 77th Avenue and Peoria Avenue (see attached Aerial and site plan). The proposal is to develop a 224-unit Class-A multi-family project. A portion of the site is already zoned RM-1.

The meeting is scheduled as follow:

Neighborhood Meeting
5:30 PM
Wednesday, February 27, 2008
Suncrest Mobile Home Park – Recreation Center
10955 N. 79th Avenue
Peoria, Arizona

If you cannot attend this neighborhood meeting, but would like to discuss the proposed rezoning, please contact me or Adrian Williamson of my office at (602) 265-0094. Thank you for your time and attention.

Sincerely,

Enclosures: As Stated

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