



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, FEBRUARY 5, 2009
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

**PLANNING & ZONING
COMMISSION:**

Veda McFarland, Chair
Marc Melbo, Vice Chair
Bill Louis, Secretary
Greg Loper
John Gerard
Nancy Golden
Michael Worlton
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/excuse the absences of Commissioners Gerard and Worlton from the January 15, 2009 meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held January 15, 2009.
- 3C** **CU07-27:** Robert Kubicek Architects & Associates on behalf of Full Circle Auto Wash is requesting the approval of a Conditional Use Permit to allow the operation of a full service auto wash facility within an Intermediate Commercial (C-2) zoned property. The site is located north of the northwest corner of 91st Avenue and Peoria Avenue.

- 4C** **CU08-33:** Meram Building Company on behalf of Meineke is requesting the approval of a Conditional Use Permit to allow the operation of an automotive repair facility within an Intermediate Commercial (C-2) zoned property. The site is located on the northwest corner of 95th Avenue and Olive Avenue.

REGULAR AGENDA

NEW BUSINESS:

- 5R** **PUBLIC HEARING:** RE: Historic Preservation Designation.

PUBLIC HEARING – HP08-01: The City of Peoria is proposing a request to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House, located at the northeast corner of 83rd Drive and Washington Street within Osuna Park.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House.

- 6R** **PUBLIC HEARING:** RE: Historic Preservation Designation.

PUBLIC HEARING – HP08-03: The City of Peoria is proposing a request to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria First Presbyterian Church. The church building is generally located at the southwest corner of 83rd Avenue and Madison Street.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria First Presbyterian Church.

- 7R** **PUBLIC HEARING:** RE: Historic Preservation Designation.

PUBLIC HEARING – HP08-04: The City of Peoria is proposing a request to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Woman's Club building. The building is generally located at the southeast corner of 84th Avenue and Jefferson Street.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Woman's Club building.

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
JANUARY 15, 2009
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 6:30 p.m.

Members Present: Chairman Greg Loper, Vice Chair Veda McFarland, Commissioners Bill Louis, Nancy Golden, Mark Melbo, and Alternate Anne Wojcik.

Members Absent: Commissioners Michael Worlton and John Gerard.

Others Present: Ellen Van Riper, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Chris Jacques, Planning Manager, and Bev Parcels, Planning Assistant.

Opening Statement: not read

Final call for speaker request forms.

Audience: One.

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/excuse the absences of Chair Loper, Commissioners Louis, Compton, and Alternate Wojcik from the December 18, 2008 meeting.

2C **MINUTES:** Approve the minutes of the Regular Meeting held December 18, 2008.

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

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

3R **ELECTION OF OFFICERS:** Discussion and possible action to elect officers for 2009 including Chairman, Vice-Chairman, and Secretary.

Commission Action: Commissioner Melbo moved to elect Veda McFarland as Chairman, Commissioner Louis seconded the motion and upon vote, the motion carried unanimously. Commissioner Louis moved to elect Marc Melbo as Vice Chair, Vice Chairman McFarland seconded the motion and upon vote, the motion carried

unanimously. Vice Chairman McFarland moved to elect Bill Louis as Secretary, Commissioner Melbo seconded the motion and upon vote, the motion carried unanimously.

- 4R PUBLIC HEARING – TA08-04:** The City of Peoria is proposing a Zoning Ordinance Text Amendment to Article 14-9 (Non-Residential Districts) and Article 14-6 (Multi-Family Residential Districts).

STAFF REPORT: Presented by Chris Jacques, Planning Manager.

Commissioner Melbo asked to clarify difference between abut and adjacent. He asked about a hospital campus being included in the Text Amendment language, and inquired about whether a PAD would be an option to request once the Text Amendment language is changed. Chris Jacques addressed all of Commissioner Melbo's questions.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Louis moved to recommend to the City Council approval of Case TA08-04, for the City of Peoria to amend the text in the Zoning Ordinance for Article 14-9 (Non-Residential Districts) and Article 14-6 (Multi-Family Residential Districts). The motion was seconded by Vice Chair McFarland, and upon vote, carried unanimously.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: Presentation Regarding the Role of the Planning Commission, Compliance with the Open Meeting Law, and Avoiding Conflicts of Interest.

Chris Jacques discussed items that included the Development Process, Decision Parameters, and Due Process.

Ellen Van Riper discussed the Role of the Planning Commissioner, Compliance with the Open Meeting Law, and Avoiding Conflict of Interest.

Alternate Wojcik asked questions regarding the process of cases getting on the Planning and Zoning agenda, violations of the Open Meeting Law, contact of an applicant with a Commissioner, ability of a Commissioner to request an item be included on an agenda, and a Commissioner speaking at a City Council meeting as a private citizen.

Commissioner Melbo inquired about the appropriateness during discussion with the applicant of indicating during an open meeting as to how they (a Commissioner) intended to vote on an item.

REPORTS 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 7:44 p.m.

Veda McFarland, Chair

Date Signed

REPORT TO THE PLANNING AND ZONING COMMISSION- REZONING

CASE NO.: CU07-27

DATE: February 5, 2009

AGENDA ITEM NO.: 3C

Applicant: Robert Kubiceck Architects & Associates on behalf of Full Circle Auto Wash

Request: Approval of a Conditional Use Permit to allow the operation of a full service auto wash facility within an Intermediate Commercial (C-2) zoned property.

Proposed Development: Full Circle Auto Wash: A 3,400 square foot full service auto wash facility.

Location: The site is located north of the northwest corner of 91st Avenue and Peoria Avenue.

Site Acreage: Approximately 3,400 square foot of building area on a gross site area of 1.07 acres.

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

Recommendation: **Approve**, with stipulations.

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

1.

	LAND USE	ZONING
Subject Property	Vacant Undeveloped	Intermediate Commercial (C-2)
North	Mobile Home Park	Recreational Vehicle Resort (RMH-2)
West	Vacant & Dunn Edwards Paint Store	Intermediate Commercial (C-2)
South	Gas Station & Future Dunkin Donuts Site	Intermediate Commercial (C-2)
East	Mobile Home Park & vacant commercial land	Intermediate Commercial (C-2)& Recreational Vehicle Resort (RMH-2)

Project Description:

2. Full Circle Autowash is proposing to locate and operate a full service facility which will include a three (3) lane queuing processing system which leads into a 3,000 square foot car wash tunnel. The facility will also include a 400 square foot office area, outdoor covered seating area, and covered detailing canopy just beyond the carwash tunnel exit. (Exhibit C)
3. As shown on the campus plan, the auto wash site is part of a larger phased commercial proposal which involves two (2) parcels totaling approximately 3.21 gross acres, both under common ownership. The auto wash site encompasses 1.07 gross acres of this development. (Exhibit D)
4. Primary access to the auto wash will be provided from 91st Avenue. A secondary access point will be provided through the future development from Peoria Avenue. The adjoining and related property to the south is concurrently being developed to tie in with the auto wash under Site Plan (PR08-30).
5. The proposed hours of operation are 8:00 a.m. to 6:00 p.m., seven days a week.

Land Use Background:

Annexation

6. The site was annexed into the City on April 26, 1960 (Ordinance #45). Little is known about the property prior to being annexed into the City.

Discussion / Analysis:

7. The auto wash site is currently located within an Intermediate Commercial (C-2) zoning district. Pursuant to Section 14-9-3 (Land Use Matrix), a car wash is permitted use subject to the approval of a Conditional Use Permit.
8. 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.

Noise

9. It is expected that the use will generate limited intervals of noise resulting from the dryers, vacuums, and tunnel equipment. As required by code, a 30' building setback and landscape buffer will separate the auto wash building from the mobile home park to the north. In addition, the vacuum canopy will be located an additional 35' feet to the south of the landscape buffer, totaling 65' feet, which will further promote noise reduction. As shown on the site plan, the auto wash

tunnel entrance and exit will be oriented east and west, thereby physically changing the direction of the noise transmission towards 91st Avenue to the east and commercial property to the west.

10. As prescribed by Section 13-92-b of the Peoria City Code, the noise ordinance prohibits the creation of any noise level that would exceed the noise level measured fifty (50) feet from the property line where the noise is generated exceeding the City's performance standards. The performance standards identified in Section 13-92 indicate the maximum permissible noise level for commercial zoning districts cannot exceed 70 decibels between the hours of 6:00 a.m.-10:00 p.m. and 65 decibels between the hours of 10:00 p.m.-6:00 a.m.
11. A recently approved auto wash request Express Car Wash (CU08-18) was compared to identify potential noise impacts of this request. As shown in the Table 1.0 the two auto washes are closely similar in building orientation and site configuration. With this said, an acoustic analysis was prepared by a noise consultant for Express Car Wash. The study concluded that noise impacts would result in less than 52 decibels measured to the nearest residence. Therefore, given the comparison as shown below, staff does not believe the current proposal will exceed the standards as prescribed in 13-92 of the Peoria City Code.

Table 1.0 Comparison

	Full Circle (Applicant)	Express Car Wash (Approved)
Carwash Tunnel Setback Adjacent to Residential	30' feet	30' Feet
Landscape Setback Adjacent to Residential	30' feet	25'-6" to 30' Feet Approved through Variance
Vacuum Canopies Setback from Residential District	Approximately 64' feet	Approximately 52' feet

12. All associated auto wash noise will cease by 6pm. To date, staff has not received any written objection to the proposed use.

Lighting

13. Low level lighting shown on the north elevation will be mounted on the building approximately 8 feet above finished grade. Required trees shown on Exhibit C will provide further shielding of light sources. There are no freestanding light fixtures within the landscape buffer or beyond the building to the north. Further review of proposed lighting will be administered through the construction document phase of this review to ensure compliance with the City's outdoor light control ordinance.

Cross Access

14. Cross access agreements are currently being negotiated to support vehicular connectivity throughout the commercial development. As shown on the site plan (Exhibit C), the scope of this review does not include a vital and interconnecting drive aisle. Without this drive aisle, there would be no access into the site. Staff is concerned that if the southerly development should withdraw plans or significantly be delayed during the construction document phase it would hinder the completion of the auto wash. Therefore a stipulation will require the property owner of the auto wash to complete those drive aisle improvements. The property owner is in agreement with this condition. (Condition # 2)
15. The application was routed to other City departments for comments. Conditions of approval have been added on behalf of Engineering. No stipulations were listed through the Fire Department at this time. Improvements will be further reviewed by all appropriate Departments in the construction document phase.

Public Notice

16. 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 January 21, 2009. 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 Waiver

17. The applicant, 43 SAT LLC, has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions contained herein.

Findings / Recommendation:

18. Based on the following findings:
 - The application notice was also 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 written comments on the proposal.
 - The request is consistent with uses permitted in the Intermediate Commercial (C-2) zoning district.
 - Given the recommendation as described above, staff does not believe the project will present any negative impacts to the community.
 - The applicant, 43 SAT LLC has submitted signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined below.

It is recommended that the Planning and Zoning Commission take the following action:
Approve CU07-27, subject to the following conditions:

1. The development shall substantially conform to Exhibit A (narrative), Exhibits C and Exhibit D (site plan and landscape plan) as contained in the staff report to the Planning and Zoning Commission dated February 5, 2009.
2. The hours of operation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Sunday.
3. The maximum permissible noise level for the auto wash shall not exceed 70 decibels between the hours of 6:00 a.m.-10:00 p.m. and 65 decibels between the hours of 10:00 p.m.-6:00 a.m.
4. Should the Dunkin Donuts (PR08-30) retail development be withdrawn or delayed in a manner that would impact the auto wash site during the construction document phase, the property owner of the auto wash shall complete access improvements to serve the auto wash commencing at 91st Avenue. Additionally the property owner shall seek an amendment to the approved Full Circle Auto Wash building permit.
5. The Final Landscape Plan contained within the construction documents shall reflect incorporation of 12 trees and 54 shrubs combined within the right-of-way and 15' street frontage landscape buffer.
6. In accordance with Article 14-39-10.B.5 of the City of Peoria Zoning Ordinance (1977 Edition), a building permit must be obtained within 18 months of the date of Conditional Use Permit approval.
7. The Developer shall provide an ALTA Survey reflecting existing boundary and recorded easements on the site.
8. A Final Drainage Report must be submitted with the Civil improvement plans.
9. Based on the City's review, it has been determined that the TIAs meet the general intent of the City of Peoria Guidelines. Therefore, the recommendations outlined in the report are acceptable.
10. The Developer is responsible to submit a water and sewer analysis for the entire site and necessary documentation required for issuance of the Agreement to serve letter to Maricopa County.
11. The Development shall comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the improvement plans in accordance with the SWPPP checklist.
12. The Developer shall dedicate an 8' PUE outside of the required ROW. No walls or retention shall be allowed within the PUE.
13. A Final Plat is required to split this parcel. All easements and ROW dedications shall be shown on the Final Plat. Prior to Final Plat recordation, the applicant shall obtain approval of final grading, drainage, utilities, and paving plans in conjunction with a Final Drainage Report and Final TIA. These final plans and reports shall be in conformance with the approved preliminary plans and report. The Final Plat shall be submitted with the first submittal of the improvement plans. The Final Plat shall be approved prior to permits being issued for the site.

14. The permits for the looped waterline, public sewer line, drive aisle from Peoria to 91st, and the deceleration lane on 91st Avenue must be issued prior to permits being issued for this site. If the permits are not issued then this developer shall design and construct those improvements as part of this project.

Attachments:

Exhibit A	Narrative
Exhibit B	Aerial Photo
Exhibit C	Site Plan
Exhibit D	Context Plan
Exhibit E	Elevations

Prepared by: Monique Spivey
 Associate Planner

**Project Narrative
Full Circle Auto Wash
NWC, Peoria Avenue and 91st Avenue
Peoria, Arizona
November 4, 2008**



Overview

We are requesting a Site Plan review for a portion of a new commercial development. This site is located on the NWC of the intersection of Peoria Avenue and 91st Avenue on the north side of the property. This portion of the property is currently zoned C-2 as shown on the submitted Site Plan Sheet. The rest of the property to be developed will be done so at a later date under a separate submittal.

Project description

Full Circle Auto Wash is a commercial venture that will include a full service auto cleaning facility. The development is intended to match the existing buildings and bring life to the remainder of the intersection and to help set the standard for future developments in the surrounding area without a major impact on the surrounding community.

The façade for the buildings will have a maximum height of 30'.

Architectural character description

The architectural design character of the exterior architectural design of the businesses represents a unique blend of current contemporary commercial design with a hint of Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials with soft natural earth tone colors provides a relaxed and informal elegance.

Further interest is provided by variations in the design and height of the roof lines. The harmonious and interesting combinations of eclectic and traditionally inspired styles suggest a playful and relaxed atmosphere. The facades of the buildings are proportioned to provide a comfortable human scale. Each of the exterior facades is further articulated with the addition of a combination of hip roof elements alternating with corniced roofs as well as decorative arches between the columns. Projected cornices at the hip roof elements provide decorative relief as well interesting shadow lines. The combination of natural colored cultured stone, textured stucco, split face decorative masonry, and pitched tile roofs are visually attractive and low maintenance.

2233 East Thomas Road
Peoria, AZ 85016 - 3474
(602) 955-3900 Πηρονε
(602) 955-0496 Φαξ
www.rkaa.com

Πρωτοψάλτες:
Ροβέρτος Ω. Κουβίτσας, Α.Ι.Α.
Ηλίας Γ. Υψηλός, Α.Ι.Α.
Σπυρίδων Τ. Σημάς, Α.Ι.Α.
Θοδωρ Α. Χαλδάρης, ς.Π.
Δimitris Θ. Γιβσον, ς.Π.
Κωνσταντίνος Α. Κερμαν, ς.Π.



Auto wash Operation

Hours:

-The car wash will be open from 8:00 A.M. to 6:00 P.M., seven days a week.

Employees:

-There will be twelve employees working at the auto wash.

Wash Cycle:

-At the beginning of the queuing lane there is a canopy where cars will start the cleaning process by getting vacuumed out. The residential neighborhood to the north will be protected from sound by a block wall on the north east corner of the car wash entry drive as well as the existing block wall that separates our property from the residential neighborhood. From there they will be taken into the car wash tunnel by an employee to be washed. Just past the exit of the tunnel is another canopy where the cars will be parked to be dried and detailed by the employees.

Uses Adjacent to the site

To the north of the site is an existing Mobile Home Park. There is also an existing 6 foot high concrete block wall along the north property line separating the properties.

91st Avenue runs north and south along the east property line. There are two existing entrances along 91st Avenue into the Car Wash area. The entrance to the north will not be used and will be blocked from further use.

To the west of the property is an existing Dunn Edwards Paint Store facing Peoria Avenue. There is an existing 6 foot high concrete block wall that runs partially along the property line.

The southeast corner is not a part of this property and has an existing AM/PM convenience store doing business. The Car Wash building and property does not effect either the Dunn Edwards or the AM/PM business.

Summary

The developer is proposing a full service upscale Auto Cleaning Center that will provide the community with a needed service establishment without negatively impacting the existing community.

CU 07-27 Location Map



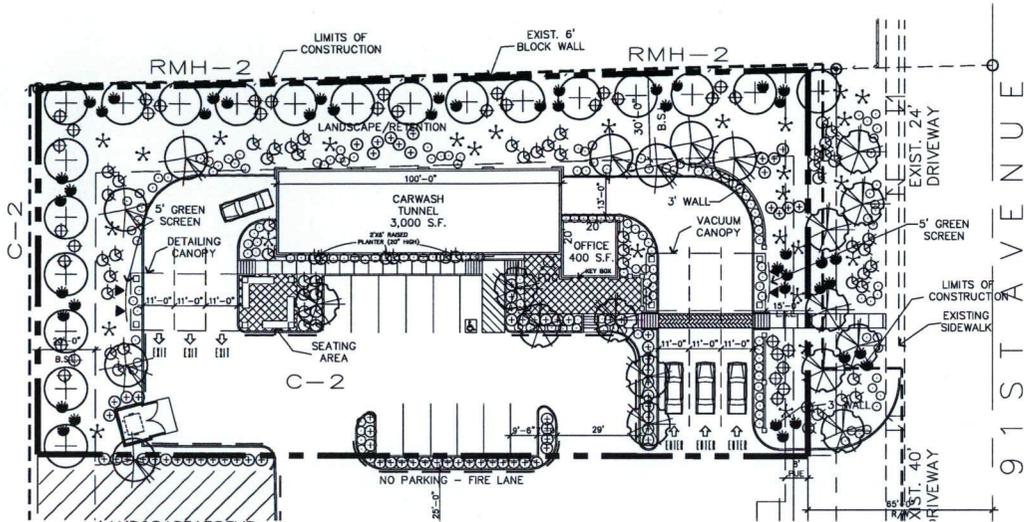
Not to Scale

CU 07-27 Full Circle Auto Wash

Applicant: Full Circle

Request: To allow the operation of a full service auto wash

Exhibit B

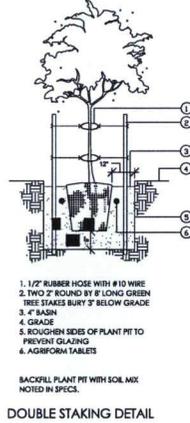
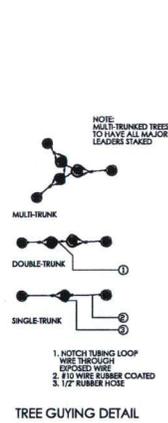


LANDSCAPE LEGEND

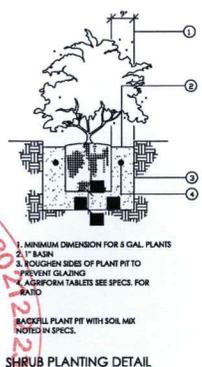
- PROSOPIS CHILENSIS
CHILEAN MESQUITE (THORNLESS)
24" BOX
- CERCIDUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- LEUCOPHYLLUM FRUTESCENS
GREEN CLOUD
5 GALLON
- PAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- BOUGAINVILLEA BARBARA KARST
BOUGAINVILLEA
5 GALLON
- RUPELLIA PENINSULARIS
BAJA RUPELLIA
5 GALLON
- AGAVE VILMORIANA
OCTOPUS AGAVE
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- 3/4" MINUS MADISON GOLD
DECOMPOSED GRANITE
2' DEPTH IN ALL LANDSCAPE AREAS
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

SITE PLAN PLANTING DATA

REQUIRE	PROVIDED
LANDSCAPE AREAS	
A. TOTAL LANDSCAPE AREA (14-35-A.1)	
1. DRIVEWAY	7,373 sq. ft.
2. INDUSTRIAL: 10% OF NET SITE AREA*	18,516 sq. ft.
3. COMMERCIAL: 10% OF NET SITE AREA*	
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73. COMMERCIAL: 10% OF NET SITE AREA*	
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97. COMMERCIAL: 10% OF NET SITE AREA*	
98. COMMERCIAL: 10% OF NET SITE AREA*	
99. COMMERCIAL: 10% OF NET SITE AREA*	
100. COMMERCIAL: 10% OF NET SITE AREA*	



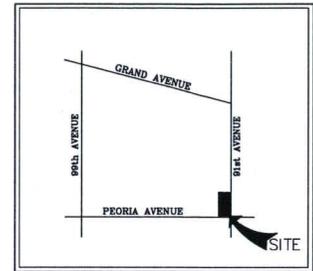
SHRUB PLANTING DETAIL



LANDSCAPE AND IRRIGATION

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
 - PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT - OF - WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
 - ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT - OF - WAY SHALL BE INSPECTED FOR THE FOLLOWING.
 - PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS, OR HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
 - IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER / SPRAY INSTALLATIONS WILL BE MADE.
 - SUBMITAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
 - FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS.
- THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48 - HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE PEORIA COMMUNITY DEVELOPMENT DEPARTMENT AT (623) 773 - 7200 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.
- SEPARATE INSPECTIONS ARE REQUIRED FOR THE BACKFLOW PREVENTER AND ELECTRICAL CONNECTIONS. PLEASE CALL (623) 773 - 7220 A MINIMUM OF 24 - HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
 - LANDSCAPE AND IRRIGATION, WHICH IS INSTALLED ON PRIVATE PROPERTY IN THE CONJUNCTION WITH A CITY APPROVED SITE PLAN WILL BE INSPECTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR CONFORMANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE LANDSCAPE AND IRRIGATION FOR THIS PROJECT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE APPROVED PLANS.
 - ALL CITY MAINTAINED PROJECTS REQUIRE A 90 - DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
 - RIGHT - OF - WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS. RIGHT - OF - WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTI - FAMILY DEVELOPMENTS SHALL HAVE THE RIGHT - OF - WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON - SITE IRRIGATION SYSTEM.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER (S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
 - ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
 - PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN ANY SIGHT DISTANCE TRIANGLES.
 - INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION / RETENTION BASINS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
 - ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO ANY SANITARY AND STORM SEWER MAINHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
 - A SWALE MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT - OF - WAY PER CITY DETAIL TO PROMOTE WATER HARVESTING.
 - ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE - EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANIT, RIVER ROCK ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE CITY.
 - AS - BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT - OF - WAY OR CITY OWNED PROPERTY. THE AS - BUILT DRAWINGS SHALL BE 4 - MIL PHOTO MYLAR SHOWING THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT, PIPING ETC.

PRE-EMERGENT NOTE
DUE TO CONFLICTS BETWEEN OWNER'S AND CONTRACTOR'S WE ARE NOW REQUIRING THAT THE ENTIRE PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPING IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPING.



PROJECT DIRECTORY

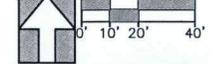
DEVELOPER:
FULL CIRCLE AUTOWASH
955 E. JAVELINA AVE. #114
MESA, ARIZONA 85204
CONTACT: HOWARD HINTZ
PHONE: (480) 831-7070
FAX: (480) 991-2894

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: MIKE RADICE
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: mradice@rkaa.com

SITE DATA (CARWASH):

APN:	142-53-007C
ZONING:	C-2
GROSS SITE AREA:	(44,325 sq ft) 1.07 ac.
NET SITE AREA:	(36,865 sq ft) 0.85 ac.
BUILDING AREA:	
CAR WASH (OFFICE)	400 s.f.
TOTAL BUILDING AREA:	3,400 s.f.
LOT COVERAGE:	9.22%
PARKING REQUIRED:	2 spaces
CAR WASH (OFFICE) - 400/300 S.F.	2 spaces
TOTAL PARKING PROVIDED:	22 spaces
ACCESSIBLE PARKING REQUIRED:	1 space
ACCESSIBLE PARKING PROVIDED:	1 space
MAX. BUILDING HEIGHT:	30'

LANDSCAPE PLAN



T&M & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE USED FOR ANY THIRD PARTY WITHOUT THE WRITTEN FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT OF T&M & ASSOCIATES.

2008 East Thomas Road
Phoenix, AZ 85016-5474
(602) 955-3900 Phone
(602) 955-0496 Fax
www.rkaa.com

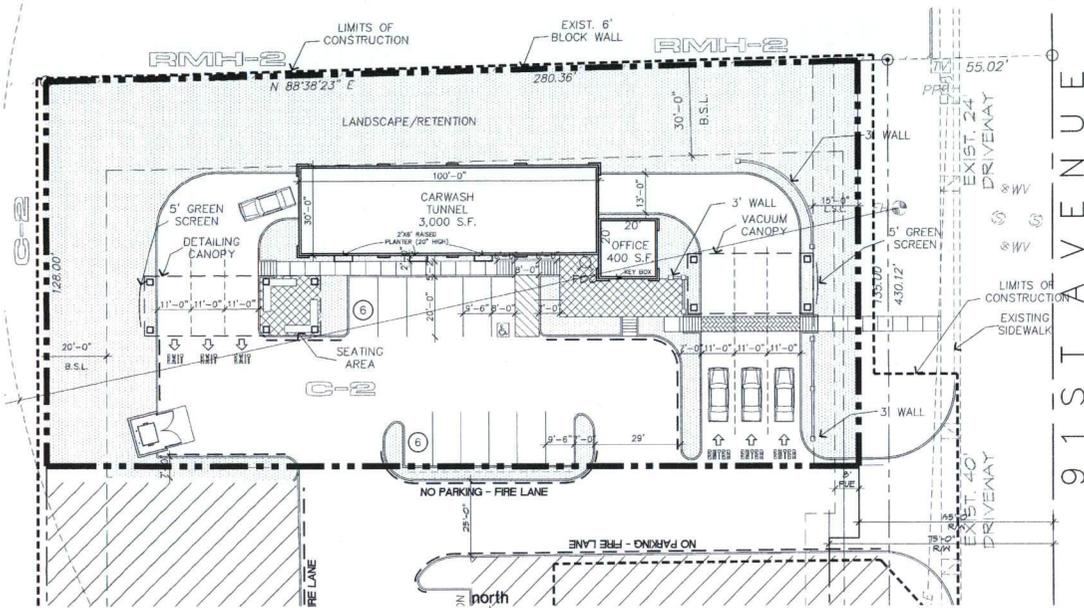
RKAA
Architects And Associates, Inc.

ARCHITECT
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: MIKE RADICE
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: mradice@rkaa.com

design: HD
drawn: HD
check: TJM

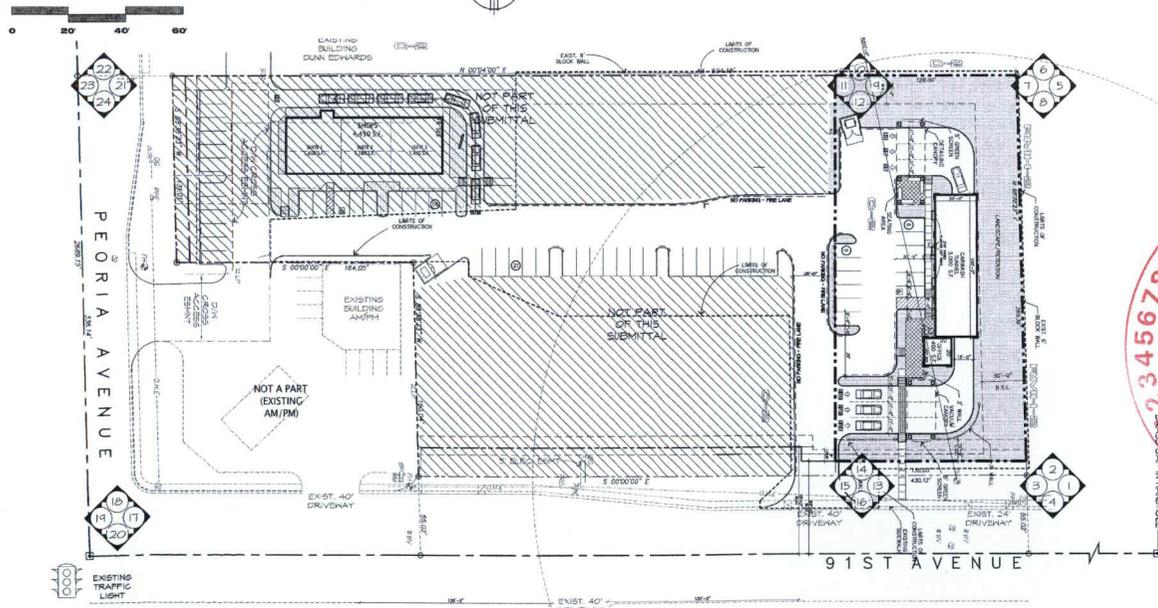
job #715180

OCT 2008
Received
Planning Division
C007-27
4m



preliminary site plan

carwash scale: 1" = 20'-0"



context plan

scale: 1" = 40'-0"

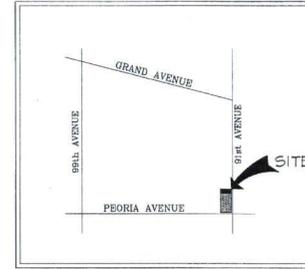
project directory

DEVELOPER:
MCKSAT, LLC
PO BOX 3255
GILBERT, ARIZONA 85299
CONTACT: WAYNE MARTELLA
PHONE: (602) 768-7600
FAX: (480) 969-2471
E-MAIL: wmartella@aol.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: DAN O'CONNOR
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: docconnor@rkaa.com

notes

1. A FULL SET OF KEYS TO OPEN ALL AREAS INSIDE AND OUTSIDE OF THE STRUCTURE, TO INCLUDE THE FIRE ALARM PANEL, SHALL BE PLACED INSIDE THE KEY BOX.
2. 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 THE CITY OF PEORIA AMENDMENTS.
3. NO PARKING CURBS (MARKED WITH DASH LINES) SHALL BE PAINTED RED.

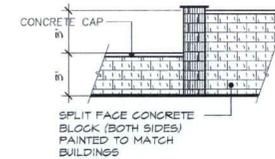


vicinity map

scale: n.l.s.

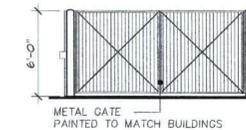
site data (carwash):

APN:	142-53-007C
ZONING:	C-2
GROSS SITE AREA:	(44,325 sq±)
NET SITE AREA:	(36,865 sq±)
BUILDING AREA:	
CAR WASH (OFFICE)	400 s.f.
TOTAL BUILDING AREA:	3,400 s.f.
LOT COVERAGE:	9.22%
PARKING REQUIRED:	2 spaces
CAR WASH (OFFICE) - 400/300 S.F.	2 spaces
TOTAL PARKING PROVIDED:	12 spaces
ACCESSIBLE PARKING REQUIRED:	1 spaces
ACCESSIBLE PARKING PROVIDED:	1 spaces
MAX. BUILDING HEIGHT:	30'



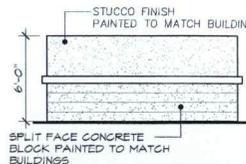
screen wall elevation

scale: 1/4" = 1'-0"



trash enclosure gate

scale: 1/4" = 1'-0"



trash enclosure wall elevation

scale: 1/4" = 1'-0"



2233 East Thomas Road
Phoenix, AZ 85016-3474
Phone: (602) 955-3900
Fax: (602) 955-0496
www.rkaa.com

ROBERT KUBICEK
Architects And Associates, Inc.

9452
ROBERT V. KUBICEK
REGISTERED ARCHITECT
NO. 10000
EXPIRES 06/30/2009
DATE: 10-2-08

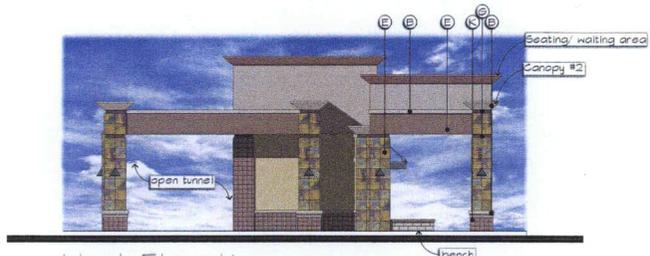
design: KOK
drawn: DOC
check: RKA

sheet
SP-1
of

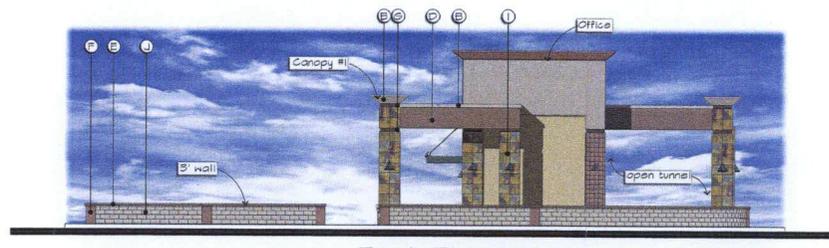
job 06229-50



South Elevation
scale: 1/8" = 1'-0"



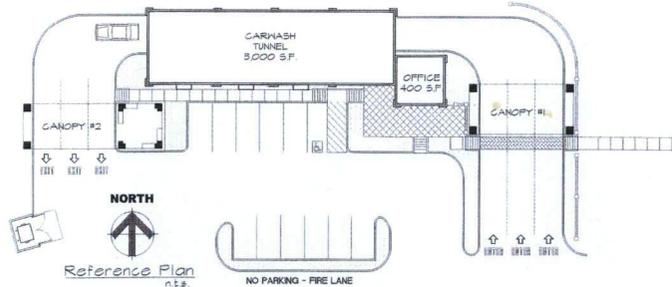
West Elevation
scale: 1/8" = 1'-0"



East Elevation
scale: 1/8" = 1'-0"



North Elevation
scale: 1/8" = 1'-0"



A 024 04 Light Tan	G 027 02 Dark Brown
B 024 05 Light Tan	H 027 03 Dark Brown
C 024 06 Light Tan	I 027 04 Dark Brown
D 024 07 Light Tan	J 027 05 Dark Brown
E 024 08 Light Tan	K 027 06 Dark Brown
F 024 09 Light Tan	L 027 07 Dark Brown

Building w/ Canopy Elevations

Exhibit E

2000 East Thomas Road
Phoenix, AZ 85018-3474
(602) 962-2000 Phone
(602) 962-0444 Fax
www.rka.com

ROB KABAIAK
Architects and Associates, Inc.

RIKA

REGISTERED ARCHITECT
STATE OF ARIZONA
NO. 432
ROBERT V. KUBICKI

date: 11-10-08

sheet 16-20-000

design: LMM
drawn: LMM
check: RKA

sheet: **EL-2**
of

job: 06229.5

**AUTOWASH
NWC PEORIA AVENUE &
9751 AVE
PEORIA, ARIZONA**

REPORT TO THE PLANNING AND ZONING COMMISSION- REZONING

CASE NO.: CU08-33

DATE: February 5, 2009

AGENDA ITEM NO.: 4C

Applicant: Meram Building Company (Owner) on behalf of Meineke

Request: Approval of a Conditional Use Permit to allow the operation of an automotive repair facility within an Intermediate Commercial (C-2) zoned property. The site is located on the northwest corner of 95th Avenue and Olive Avenue.

Proposed Development: Meineke: Operation of a 3,800 square foot (7-bay) auto repair shop.

Location: The site is located on the northwest corner of 95th Avenue and Olive Avenue.

Site Acreage: Approximately 3,800 square feet of leased area on a gross land area of approximately 2.41 acres.

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

Recommendation: **Approve**, with stipulations.

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

1.

	LAND USE	ZONING
Subject Property	Future Retail Center	Intermediate Commercial (C-2)
North	Undeveloped	Intermediate Commercial (C-2)
West	Apartments	Multi-Family Residential (RM-1)
South	Undeveloped (Approved for Subdivision)	Planned Area Development (PAD)
East	Gas Station	Planned Neighborhood Commercial (PC-1)

Project Description:

2. Meineke is proposing to locate and operate an automotive repair shop within a 3,800 square foot leased suite within a future commercial development. The future commercial development encompasses a total of 23,824 square feet of connected retail shops and one (1) freestanding pad totaling 4,000 square feet. The subject site is located on a parcel of 2.41 acres. However, the commercial development in its entirety is comprised of two separate parcels, totaling 3.41 acres.
3. The site is currently undeveloped and located on the northwest corner of 95th Avenue and Olive Avenue. Access into the automotive facility is provided from 95th Avenue and Olive Avenue. Adjacent land uses include undeveloped land to the north, a multi-family apartment complex to the west, undeveloped land to the south, and a gas station to the west of 95th Avenue.
4. The proposal includes service of small compact automobiles and trucks. As indicated by the applicant larger trucks and utility vehicles will be serviced at this location. All vehicle entrances to the shop bays will be entered from the rear side (north elevation) of the building. The automotive facility will provide an indoor waiting area with showroom. (Exhibit A)
5. The proposed hours of operation are Monday through Saturday 7:30 a.m. to 6:00 p.m., and closed on Sundays.

Land Use Background:

Site Plan

6. The future commercial development received Site Plan and Design Review approval on November 18, 2005 (Case PR05-21). Recent activity on the site includes the issuance of preliminary utility, sewer, water and storm drain permits. A building permit for the main shops building is currently under review.

Discussion / Analysis:

7. The proposed Meineke automotive repair shop is located within an Intermediate Commercial (C-2) zoning district. Pursuant to Section 14-9-3 (Land Use Matrix), Automotive repair facilities are permitted subject to the approval of a Conditional Use Permit.
8. 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.

Queuing Analysis

9. As prescribed by Section 14-23 of the Parking and Loading standards for automobile related services, a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces is required. However, the initial design of the approved site plan (PR05-21) anticipated in line retail without accounting for automotive use queuing lane allocation. In order to accommodate the queuing lane, six (6) additional feet would be needed within the rear drive aisle. Without an extensive re-configuration of the site plan, the applicant cannot retrofit the site. Acknowledging the constraint presented, while meeting the intent of the code, staff believes an effective design solution should be considered. The property owner has agreed to reserve 5 additional parking spaces for vehicles awaiting repair in lieu of providing a queuing lane (Exhibit E). The depth of each parking stall would account for 20' feet of queuing space, thus resulting in a total of 5 spaces to meet the 100 linear foot requirement. (Condition #2)

Parking Analysis

10. Pursuant the parking and loading standards, a total of 28 parking spaces will be provided for the automotive use, with an additional 5 spaces as described above, totaling 33 spaces. The required parking for the entire retail development is approximately 101 spaces. Fortunately, the site was designed to accommodate 174 spaces, which is a surplus of 73 spaces. With this said, subtracting the reserved spaces for Meineke facility would result in 141 spaces available to accommodate future uses within the center. Therefore, parking availability can sufficiently accommodate the needs of the Meineke facility as well as future retail uses within the commercial development without negatively impacting the site.

Special Limitations

11. Automotive uses are subject to special limitations prescribed in Section 14-9-5 of the Peoria Zoning Code. The applicant shall comply with the following:
 - **No temporary parking of vehicles shall be permitted, except within a garage.** Staff notes, this requirement does not take into account the queuing requirements as described above. Therefore, with the exception of the 5 temporary waiting spaces to accommodate the queuing lane needs of the facility, the applicant shall comply with this limitation.
 - **No outdoor display or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours.** The primary display area will be located inside the facility.

- **All activities shall be performed entirely within an enclosed building.** As shown on the floor plan, all activity will be conducted indoors.
 - **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 design shall be compatible with surrounding developments.** The automotive facility will be located within a leased portion of the approved retail building. There are no alterations proposed to the approved landscaping. With the exception of the bay doors to the rear of the building, no significant architectural changes have been proposed.
12. The application was routed to the Engineering and Fire Department for review of the occupancy. No comments or stipulations were deemed necessary. Tenant improvements will be reviewed by all appropriate Departments in the construction document phase.

Public Notice

13. Public notice was provided in the manner prescribed under Section 14-39-6-H. Additionally, the site was posted with a sign meeting the content and size requirements prescribed by the Planning Division on January 20, 2009. 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 Waiver

14. The applicant, Olive 95 LLC has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions contained herein.

Findings / Recommendation:

15. Based on the following findings:
- The request is consistent with uses permitted in the Intermediate Commercial (C-2) zoning district.
 - With the exception of the queuing lane design solution, the proposed use complies with all special limitations prescribed in Section 14-9-5 of the Peoria Zoning Code and as described above. Accordingly, staff does not believe the proposal will result in any negative impacts to the community.
 - The application notice was also 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 written comments on the proposal.

- The applicant, Olive 95 LLC has submitted signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined below.

It is recommended that the Planning and Zoning Commission take the following action:
Approve CU08-33, subject to the following conditions:

1. The development shall substantially conform to Exhibit A (narrative), Exhibits C (site plan), and Exhibit D (floor plan) as contained in the staff report to the Planning and Zoning Commission dated February 5, 2009.
2. The applicant shall reserve 5 spaces specifically for vehicles temporarily waiting to be served. These spaces are to be located in the front row of parking closest to the Meineke front entrance. The spaces shall be marked "Meineke Service Only" and also numbered 1,2,3,4, and 5, identifying their place in the queue for automobile service.
3. In accordance with Article 14-39-10.B.5 of the City of Peoria Zoning Ordinance (1977 Edition), a building permit (Tenant Improvement) must be obtained within 18 months of the date of Conditional Use Permit approval.

Attachments:

Exhibit A	Narrative
Exhibit B	Location Map
Exhibit C	Site Plan
Exhibit D	Floor Plan
Exhibit E	Letter (Owner & Applicant)
Exhibit F	Elevations

Prepared by: Monique Spivey
Associate Planner

Meineke Auto Center
NWC 95th Ave and Olive Ave
Peoria, Arizona

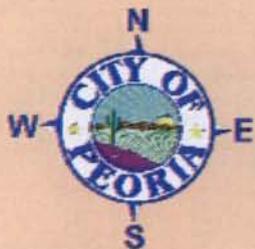
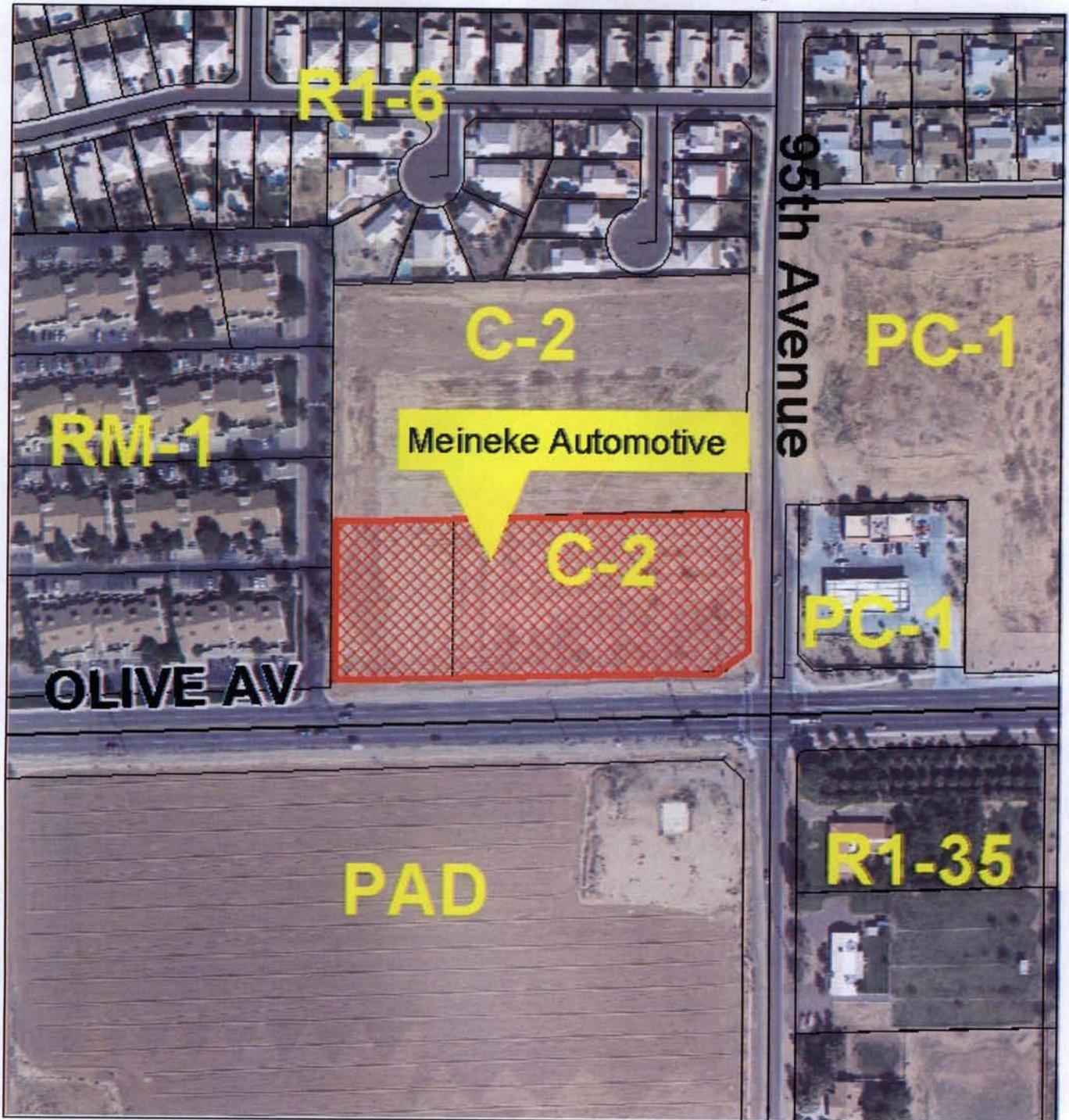
Project Narrative

This project is located at the North West Corner of 95th Avenue and Olive Avenue, in a first generation ground up construction (C-2) commercial development. The proposed construction is to consist of 3800 sf Meineke auto repair shop located within the 23,824 s.f commercial development (construction began October 2008). Meineke is a registered franchised auto shop that offers repair services on automobiles. This location to service small compact automobiles and trucks. Larger trucks and utility vehicles will not be serviced in this location. All vehicle entrances to shop bays will be entered from rear side of building, preserving the overall architectural cohesiveness of the bulding and furthermore screen any auto repair work from the main access road of Olive Avenue. This Meineke location to have a front retail and waiting area along with 5 rear entry shop bays. Hours of operation are Monday-Saturday, 730am-6pm, Sundays, Closed.

Exhibit A



CU 08-33 Location Map



Not to Scale

CU 08-33 Meineke Auto Center

Applicant: Meineke Auto Center

Request: Conditional Use Permit (CUP) to allow the operation of an automotive repair shop.

Exhibit B

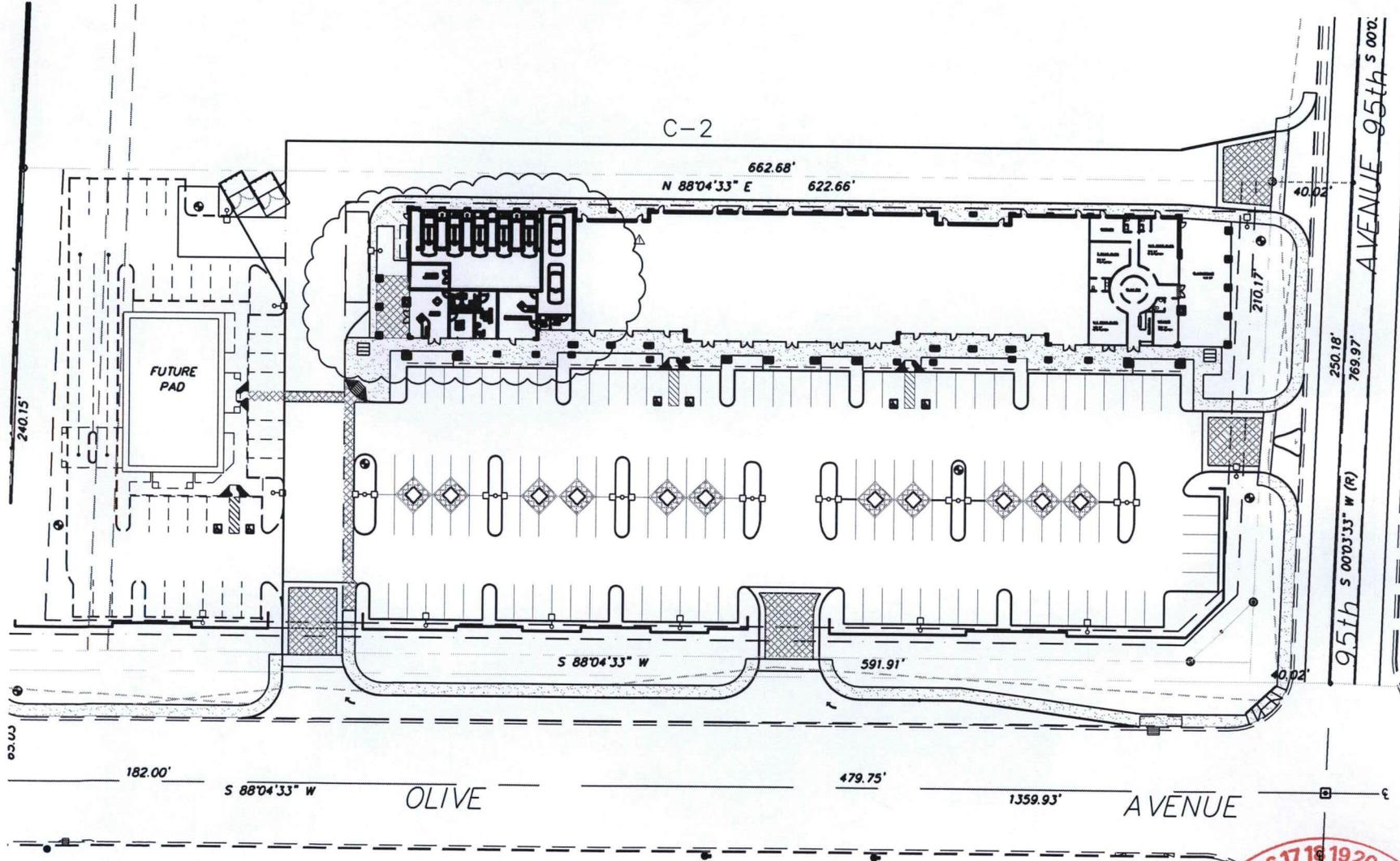


7-2008 - MERAM BUILDING COMPANIES HAS BEEN APPROVED TO DESIGN AND CONSTRUCT ALL TYPES OF BUILDINGS AND STRUCTURES AS SHOWN BY THIS SEAL. THE SEAL IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. IT IS THE RESPONSIBILITY OF THE DESIGNER TO VERIFY THAT THE DESIGNER IS FULLY LICENSED AND IN GOOD STANDING WITH THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF ARIZONA.

PROJECT NAME/ADDRESS
MEINEKE CAR CARE
 SPECIAL USE PERMIT SUBMITTAL
 95TH AVE & OLIVE AVE
 PEORIA, ARIZONA

PROJECT NUMBER
0816

OWNER	
DATE	12/17/08
SCALE	AS SHOWN
DESIGNED BY	
CHECKED BY	
PROJECT NUMBER	0816
SHEET TITLE	SITE PLAN
SHEET NUMBER	A-001



SITE PLAN
 SCALE: _____ N.T.S.



Exhibit C

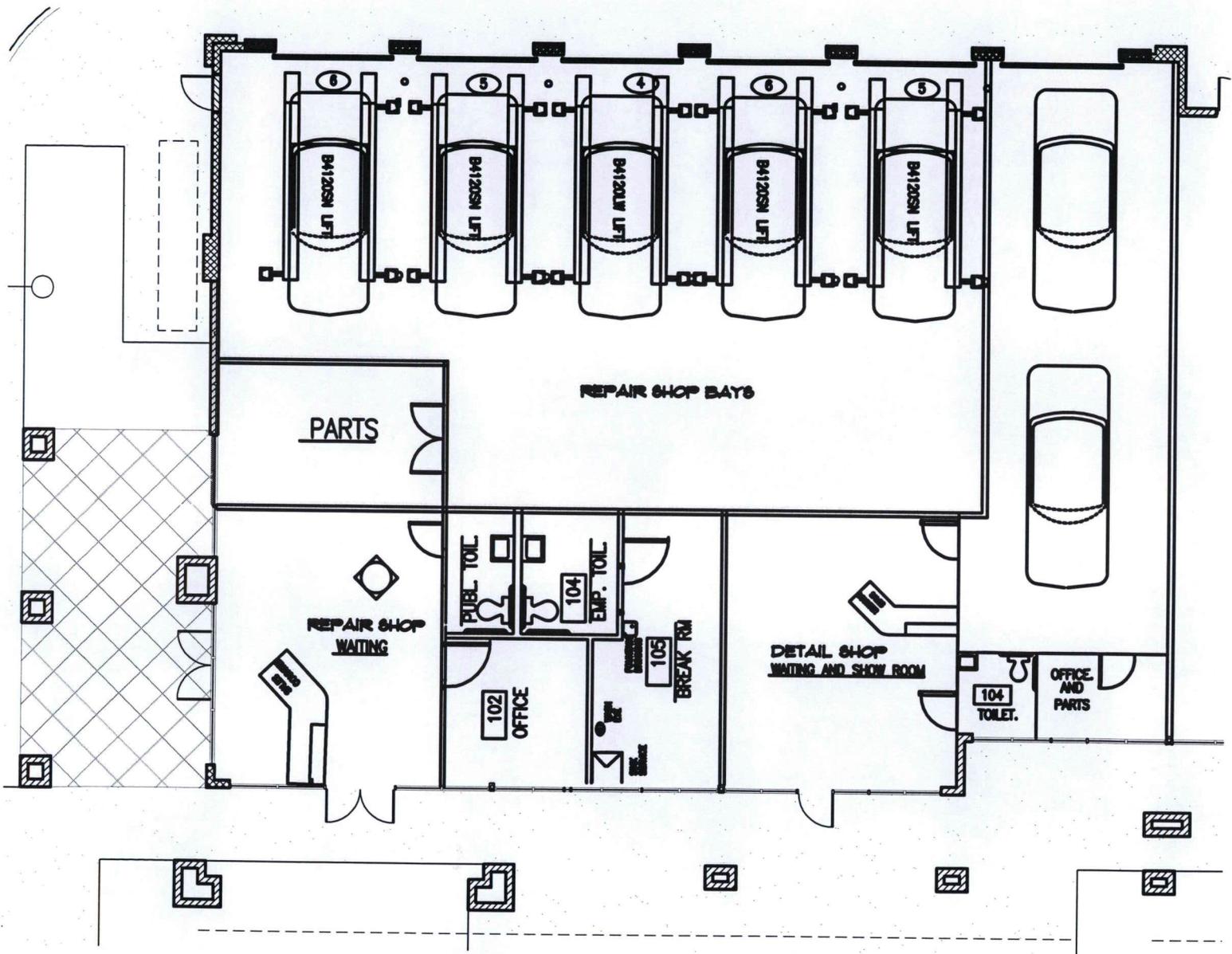


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MEINEKE CAR CARE
 SPECIAL USE PERMIT SUBMITTAL
 95TH AVE & OLIVE AVE
 PEORIA, ARIZONA

CONCRETE	12-17-08
4-1/2" STEEL JOIST, SPECIAL SET STUDS	
BLUES	
MECHANICAL	
TOILET	
STAIR	
WALL	
CEILING	
FLOOR	
DOOR	
MECHANICAL	

PROJECT NUMBER	0816
SHEET TITLE	FLOORPLAN
SHEET NUMBER	A-100



FLOORPLAN
 SCALE: 1/8" = 1'-0"

Exhibit D



7010 E. Chauncey Lane, Suite 225,
Phoenix, Arizona 85054
P: 480-970-7622 / F: 866-786-4861

PROJECT NAME: Meineke Car Care

PROJECT ADDRESS: NW corner Olive Ave & 95th Ave

DATE: 1/21/09

Olive 95 LLC is in agreement that Meineke will have 33 spaces allotted for this development, of which 5 will be specifically for vehicles temporarily waiting to be serviced. These spaces are to be located in the front row of parking closest to the Meineke front entrance.

A stipulation of the CUP will require all 5 spaces to be marked with "Meineke Service Only" and also be numbered 1, 2, 3, 4, and 5, identifying their place in the queue for automobile service.

The spaces were calculated as follows:

Total Facility (3,800 square feet)

- All Bay Areas (1,780) including detailing bays. (7 bays identified x 3 spaces per bay)= 21 spaces
- Remaining Facility (3,800-1,780 = 2,020) (2,020 square feet) / 300 square feet per code = 7 spaces
- 100' feet of queuing converted to 5 spaces.
-

Total Parking to be allotted for Meineke is (33 SPACES)

Thanks,

A large black rectangular redaction box covers the signature of the Meram Companies President.

-21-09

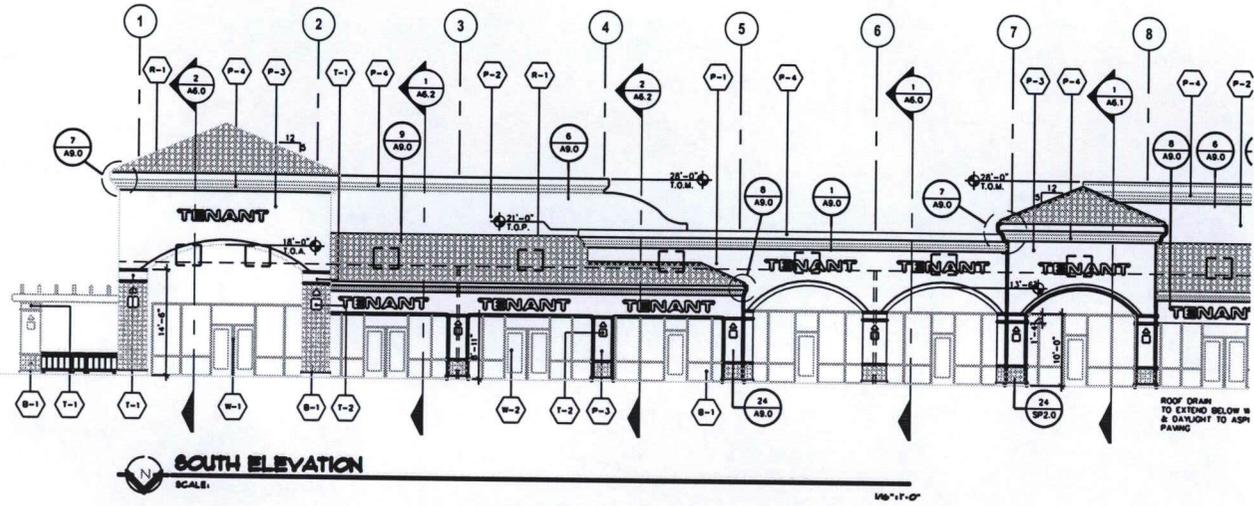
Meram Companies President

Exhibit E

CU08-33

NOTE:

NO CHANGES TO SOUTH EXTERIOR ELEVATION. ALL ELEVATION CHANGES ONLY OCCUR ON NORTH (BACK) SIDE OF BUILDING.



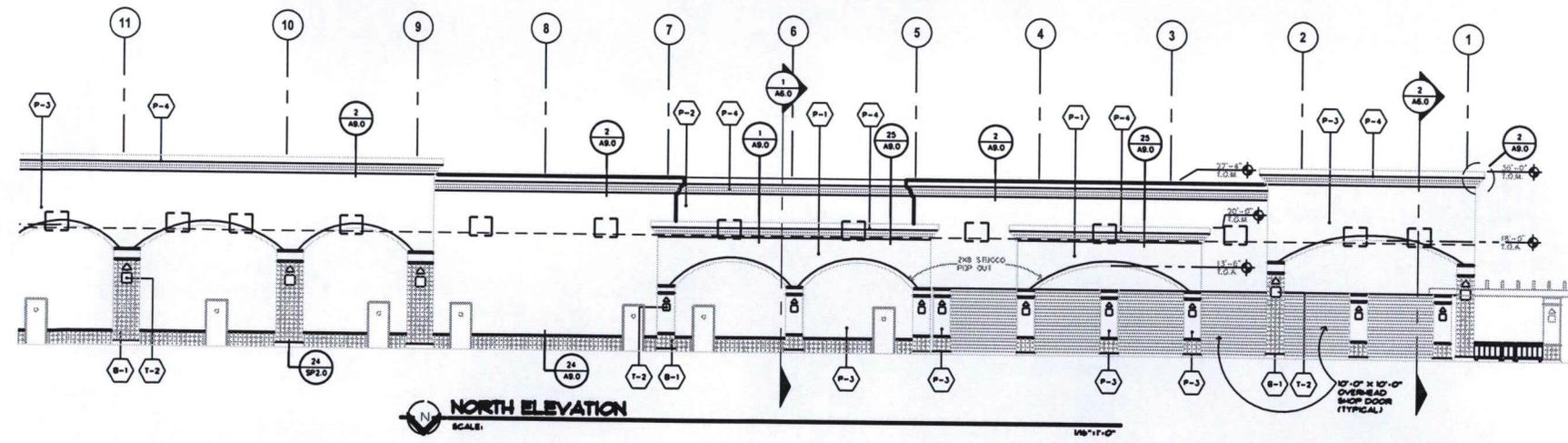
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FINISH MATERIAL SCHEDULE

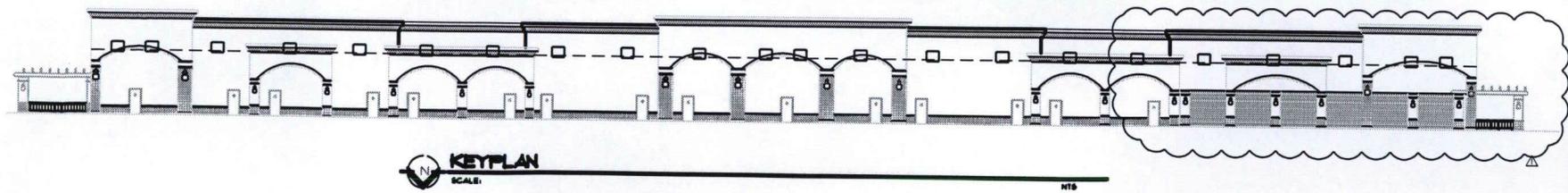
P-1	STUCCO - FRAZEE 8223M "COLORED GUST"
P-2	STUCCO - FRAZEE 8224M "SMOOTH BRONZE"
P-3	STUCCO - FRAZEE 8225D "SMOOTH TAN"
P-4	STUCCO - FRAZEE 8223M "DESERT TUMBLEWEED"
R-1	ROOFER SUPERLE CONCRETE ROOF TILE "DESERT TUMBLEWEED"
T-1	ENRICH TILE ACCENT BAND
T-2	PLASTER OREGO TILE
B-2	ANODIZED ALUMINUM STRIPFRONT
B-1	SCREENED SPLIT FACE CMU PAINTED TANGER PAW 83200

T.O.A. = TOP OF ARCH
T.O.M. = TOP OF MASONRY
T.O.P. = TOP OF PLATE

ROOF DRAIN TO EXTEND BELOW & GULLY TO ASP PAVING



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEYPLAN
SCALE: 1/8" = 1'-0"



MERRAM BUILDING COMPANIES
7710 E. CHANDLER LANE, SUITE 202
PEORIA, ARIZONA 85314
480.470.4733 or 800.775.6657
www.merrambuilding.com

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MEINEKE CAR CARE
SPECIAL USE PERMIT SUBMITTAL
95TH AVE & OLIVE AVE
PEORIA, ARIZONA

PROJECT NAME/ADDRESS	
DATE	08/18/20
SCALE	AS SHOWN
PROJECT NUMBER	0816
SHEET TITLE	ELEVATION SHEET
SHEET NUMBER	A-200

**REPORT TO THE PLANNING & ZONING COMMISSION
HISTORIC LANDMARK DESIGNATION**

CASE NO.: HP08-01

DATE: February 5, 2009

AGENDA ITEM: 5R

Applicant: City of Peoria, Community Development Department

Request: Designation of the Peoria Jail House as a City of Peoria Local Historic Landmark with Historic Preservation Overlay zoning; and request for the property to be listed on the Peoria Register of Historic Places.

Location: The Peoria Jail House is located at 8322 W. Washington Street, at the northeast corner of 83rd Drive & Washington Street in Osuna Park.

Site Acreage: The Peoria Jail House building is approximately 700 square feet in area. It is located within the 1.06 acre Osuna Park.

Support /Opposition: The City has not received any public comments as of the date of this report.

Recommendation: Recommend concurrence with the Historic Preservation Commission's recommendation to **approve** the designation of the Peoria Jail House as a Peoria Local Historic Landmark having Historic Preservation Overlay Zoning to be listed on the Peoria Register of Historic Places.

Surrounding Land Use and Zoning:

1.

HP08-01	LAND USE	ZONING
On-Site	Peoria Jail House in Osuna Park	General Agricultural (AG)
North:	Vacant, undeveloped.	Core Commercial Mixed-Use (CCM)
East:	Park / open space	General Agricultural (AG)
West:	83 rd Drive, then Performing Arts Center Parking	Core Commercial Mixed-Use (CCM)
South:	Washington St., then multi-family building/retail building	Core Commercial Mixed-Use (CCM)

Background:

2. The City of Peoria Jail House at 8322 W. Washington Street was constructed as a Works Progress Administration (WPA) project circa 1934. Since its construction, this building has not only served as a local jail, but throughout the years has also accommodated City Council meetings and has served as the office for the Peoria Chamber of Commerce.
3. The Peoria Jail House is constructed of concrete that is clad in stucco. It is designed in a Flat Roof National Folk Style. This style of architecture focused heavily on functionality with lesser regard for decorative elements.
4. The City of Peoria is proposing to designate the Peoria Jail House as a City of Peoria Local Historic Landmark with Historic Preservation Overlay Zoning. The recommended designation is limited in scope to the area of the building footprint and does not include the greater area of Osuna Park.

Discussion/Analysis

5. The City of Peoria Historic Preservation Master Plan requires staff review and analysis of application submittals for Peoria Designated Historic Landmarks including categorization of the subject property, consideration of the property's historic significance, and an evaluation of the property's integrity.
6. Historic Preservation Overlay (HPO) Zoning does not affect the underlying base zoning of a property. In other words, the permitted uses or bulk standards (i.e. setbacks, parking etc.) for a property will not be changed by the application of the Historic Preservation Overlay Zoning designation. Historic Preservation Overlay Zoning is intended to preserve and protect the historic character of properties so designated by requiring approval of a Certificate of Appropriateness for any

exterior alteration, restoration, reconstruction, demolition, new construction or moving of a landmark, or property within a historic district, and for any material change in the appearance of such a property.

Categorization

7. The Peoria Jail House is categorized as a building (i.e., a structure built to provide shelter for humans and human activity).
8. According to Section 14-38-3.A (Designation of Landmarks or Historic Districts), the Historic Preservation Commission may recommend that an individual property be designated as a landmark if it :
 - possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
 - is identified with historic personages; or
 - embodies the distinguishing characteristics of an architectural style; or
 - is the work of a designer whose work has significantly influenced an age; or
 - because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

Historical Significance

9. Due to its integral role in Peoria's early government while serving as the town jail and City Council meeting place, the Peoria Jail House meets the first criterion, (i.e., it possesses special historic interest and value as a part of the cultural, political and social history of Peoria).
10. In addition, this structure exemplifies a time in America's history when the shock of the Great Depression was still being felt by the country and federal government programs such as the WPA were put into action to help with economic recovery.
11. In terms of architectural style, this building typifies early Peoria's utilitarian ethos. The flat Roof National-Folk style of the structure would have been economical as well as practical.

Integrity

12. Evaluation of integrity:

Location: The building is located on the site of its original construction.

Design: The exterior of the Peoria Jail House has changed little over time. An addition was added to the east side of the building at one time and then later removed. One window on the east side of the building was removed for the

placement of a doorway as part of the addition and the window was not replaced when the addition was removed. However, the plane of the wall has been restored and only a shadow of the repaired area remains. The majority of the eastern façade remains intact.

Workmanship: The craftsmanship of the building involved basic, utilitarian construction techniques. No incompatible ornamentation has been added to the Peoria Jail House building.

Setting: The jail is located in Osuna Park, a City-owned property. The Peoria Women's Club building was previously located to the east of the jail on the opposite end of the park. This building has been relocated; however the park area surrounding the Peoria Jail House remains in its original state. Directly across Washington St. to the south of the Jail building, sits the Edwards Hotel, built in 1918.

Materials: The exterior of the jail remains clad in stucco, as per the original construction.

Feeling: The appearance of the Peoria Jail House building is evocative of its original municipal purpose.

Association: This building is directly tied to Peoria's early governmental/community functions, both because of its original use as a jail, and for its subsequent use as a meeting location for the City Council and offices of the Peoria Chamber of Commerce.

13. The Peoria Jail House is approximately 74 years old, considerably exceeding the 50 year age requirement that generally applies for structures to be considered for listing on the National Register of Historic Properties.
14. Property owner approval must be received in order to proceed with designation as a local landmark. The Peoria Jail House is located within Osuna Park. Both the building and Osuna Park as a whole are owned by the City of Peoria. The Community Development Department has applied for Local Landmark Designation for the Peoria Jail House on behalf of the City.

Historic Preservation Commission Hearings:

15. On September 17, 2008, the Historic Preservation Commission voted to continue case HP08-01, a request for Local Landmark designation and Historic Preservation Overlay Zoning for the Peoria Jail House until the next commission meeting so that staff could provide additional information and clarification concerning this case. These issues were addressed at the January 21, 2009 meeting of the Historic Preservation Commission as described in item 16 below:
16. Clarification requested from the Historic Preservation Commission:
 - Physical address of the building
 - *Staff has researched the building's address. As a result, it has been determined that the building's proper address has been confirmed as 8322 W. Washington St. (Confirmation from Senior GIS Technician)*
 - Materials used in the construction of the jail building
 - *The original Historic Resources Survey conducted in July 1997 for the City incorrectly identified the building as having a wood frame structure. The Structure-Moving Feasibility Study for the Historic Peoria Jail and the Peoria Women's Club, which was produced for the City by Metropolis Design Group, LLC in 2006, describes the building as follows:*

"The building is of concrete construction throughout. 8" thick concrete walls support a concrete roof deck of unknown thickness. The floor, while raised between 18 inches and 21 inches above surrounding grade, is a concrete slab on fill. There is one interior partition, also of concrete. The foundation was excavated by City personnel, and was found to be resting on a spread footing, approximately 12 inches wide, with bearing at 24 inches below grade. The overall size of the Jail is 22' x 30'. Overall height is about 14'-8", with the parapet being 13'-2" above the floor level. The ceiling inside is 10'-6" above floor level. The building is in excellent overall structural condition."
 - The name of the building
 - *The building is currently used as and referred to by the Peoria Arizona Historical Society as "Peoria's Jail House Museum". In order to maintain consistency with the existing use, staff suggests that the building be called the "Peoria Jail House".*
 - Acreage of the site in question

- *Only the building and its footprint are included in this request for Local Historic Landmark designation. The remainder of Osuna Park has not been nominated at this time for designation as a local landmark. In addition, the greater Osuna Park has not been surveyed as a cultural/historic resource.*
 - The property in question for Local Historic Landmark designation is the approximately 700 square foot Peoria Jail House building. As stated above, the greater area of Osuna Park is not under consideration as a part of this application.
17. On January 21, 2009 the Historic Preservation Commission voted 5-0 in favor of recommending approval of the Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House.

Recommendation

18. Based on the following findings:
- The request is consistent with the Historic Preservation Master Plan; and
 - The Historic Preservation Master Plan advances the General Plan by protecting the historical resources within the City of Peoria
 - The designation request for the Peoria Jail House, which has been classified as a building, meets the requirements of Section 14-38-3 concerning characteristics necessary for Local Historic Landmark Designation due to its significance in terms of the social and political history of Peoria, as well as its architectural significance as an example of a Works Progress Administration project.
 - The historical integrity of the Peoria Jail House is intact in terms of the building's location, design, workmanship, setting, materials, feeling, and association.
 - The structure is at least 50 years old; thereby rendering it old enough to qualify for listing based on the National Register requirements.

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

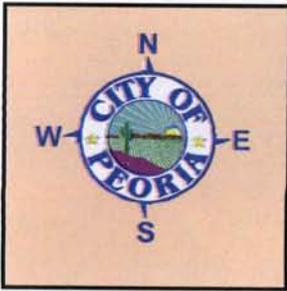
Concur with the Historic Preservation Commission, recommending approval of HP08-01 to the City Council, designating the Peoria Jail House as a Peoria Local Historic Landmark with Historic Preservation Overlay zoning.

Attachments:

- Exhibit A Aerial Location Map
- Exhibit B Zoning Map
- Exhibit C General Plan Land Use Designations Map
- Exhibit D Site Photos
- Exhibit E Arizona Historic Property Inventory Form
- Exhibit F Floor Plan

Prepared by:
Melissa Sigmund, Planning Technician

Peoria Jail House Aerial Map

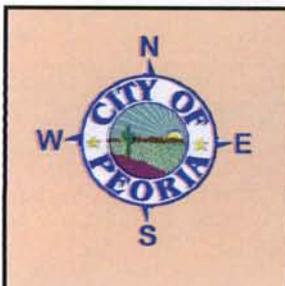
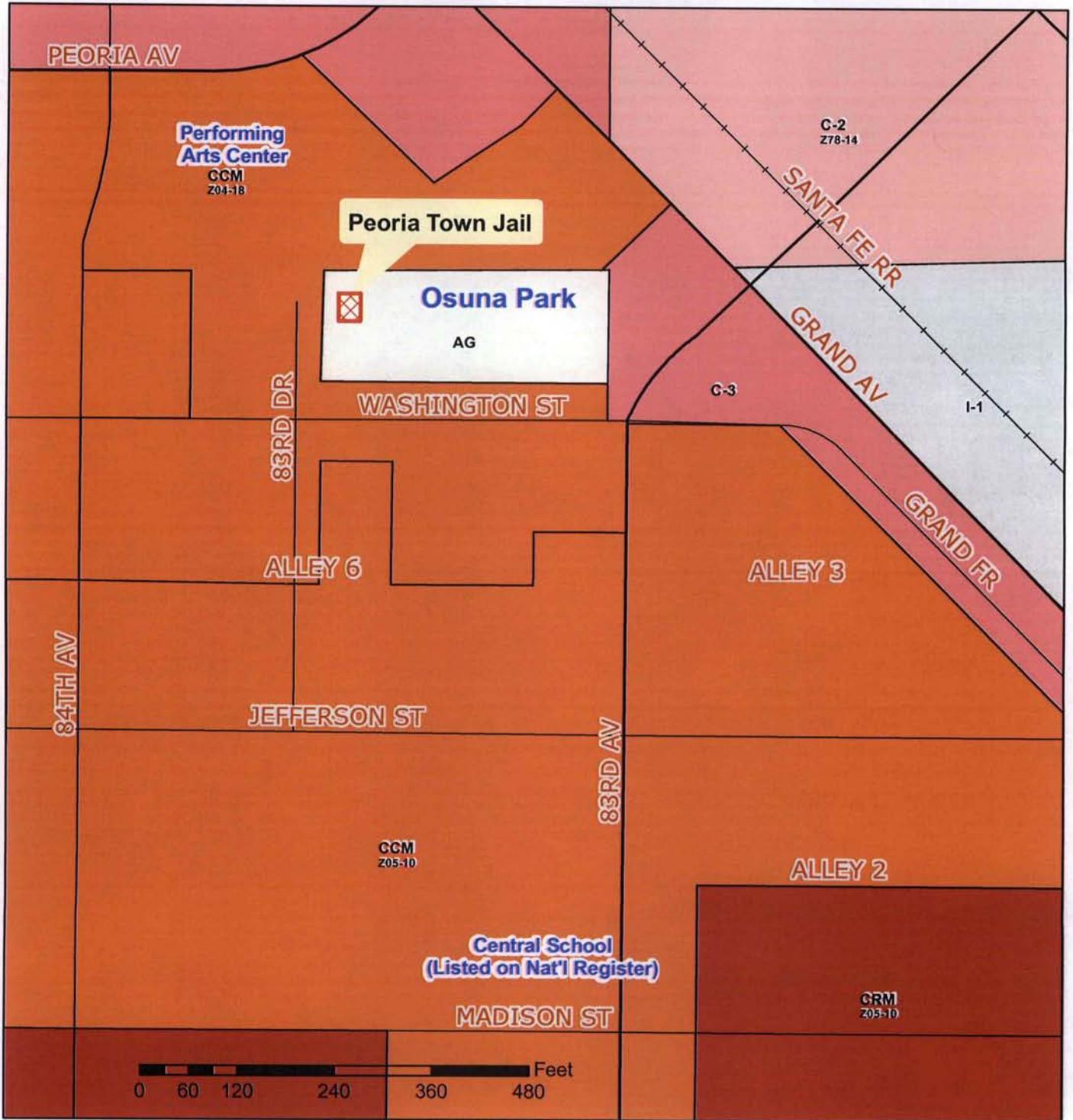


Peoria Jail House

NEC 83rd Drive & Washington Street in Osuna Park. Request for Local Landmark Designation for the building known as the Peoria Jail House, and also formerly used for meetings of the City Council and as offices for the Chamber of Commerce.

Exhibit A

Peoria Jail House Area Zoning Map

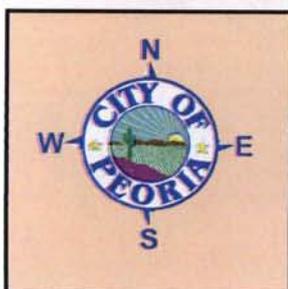
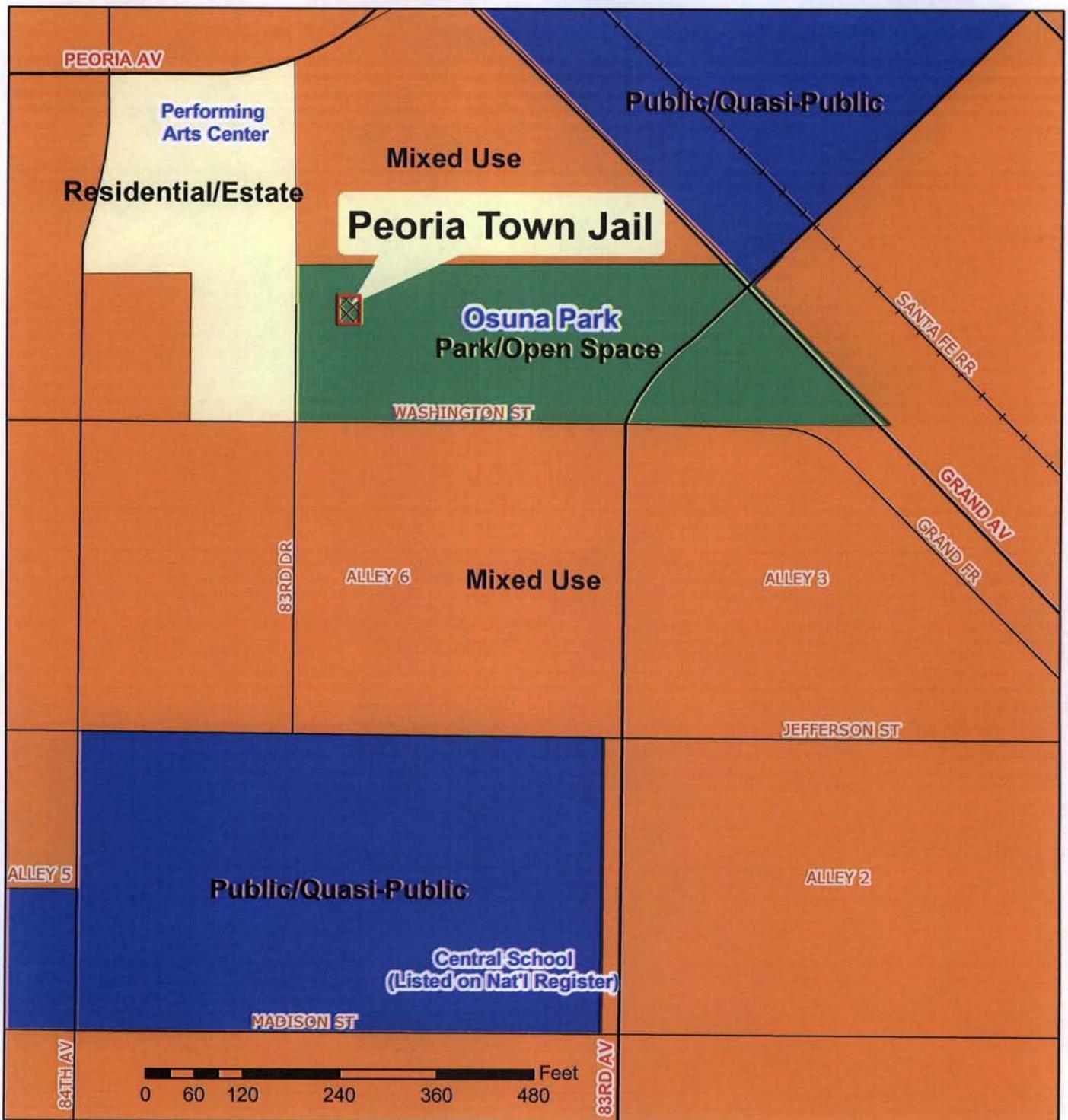


Peoria Jail House

NEC 83rd Drive & Washington Street in Osuna Park. Request for Local Landmark Designation for the building known as the Peoria Jail House and also formerly used for meetings of the City Council and as offices for the Chamber of Commerce.

Exhibit B

Peoria Jail House General Plan Land Use Designation



Peoria Jail House

NEC 83rd Drive & Washington Street in Osuna Park. Request for Local Landmark Designation for the building known as the Peoria Jail House and also formerly used for meetings of the City Council and as offices for the Chamber of Commerce.

Exhibit C

Peoria Jail House

Jail House circa 2004 –In use as the Chamber of Commerce Office
South and West Facades



Present Day
South and West Elevations



Exhibit D1

**Present Day
South and East Elevations**



Original window removed to create a doorway to a previous addition used by the Chamber of Commerce. When the addition was removed the doorway was closed in and the wall was finished to match the surrounding stucco.

Arizona Historic Property Inventory Form

SHPO

State Historic
Preservation Office
1200 w. Washington
Phoenix, AZ 85007

SURVEY SITE NO.: #84
COUNTY: Maricopa County
PROPERTY NAME: Peoria Jail
SURVEY AREA: Peoria, Arizona

Accession
Number _____

IDENTIFICATION

ADDRESS: 8322 W. Washington CITY/TOWN: Peoria
LOT: Washington Park BLOCK: 17 PLAT: Peoria Townsite
TOWNSHIP: 3N RANGE: 1E SECTION: 27 QUARTER: Ne.Ne. USGS QUAD: Glendale, AZ
UTM REFERENCE Z: 12 Easting: 385175 Northing: 3716130 ACREAGE: building in park

PROPERTY TYPE: Public Building

HISTORIC USES

- Town Jail
- Chamber of Commerce Offices

PRESENT USE: Vacant

Abandoned Demolished

STYLE: National Folk, Flat Roof

CONSTRUCTION DATE: 1934

Known Estimated

Date Source: Newspaper Account

ARCHITECT/BUILDER/CRAFTSMAN

Works Progress Administration

STRUCTURAL CONDITION

Good Fair Poor

Comments: _____

INTEGRITY OF ORIGINAL FEATURES

Good Fair Poor

Comments: _____

Negative Number

- Roll 3/#1
- 2

Date of Photo

- September 1996
- 2

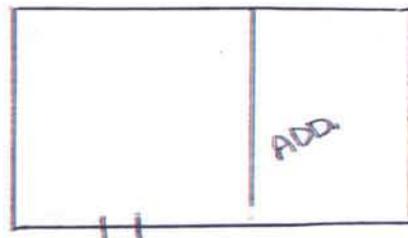
View

- facing north
- 2

Photographer or Source

Robert Carriker

Additional Photos Attached



WASHINGTON

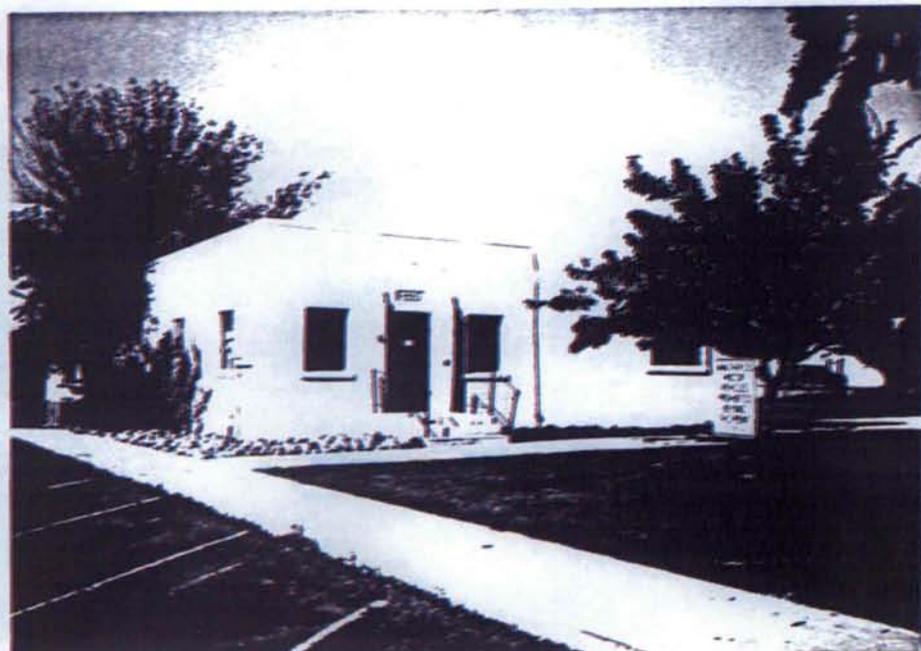


Exhibit E1

ARCHITECTURAL DESCRIPTION

STORIES: one story

FOUNDATION: cement

STRUCTURAL MATERIALS: wood frame

WALL CLADDING: stucco

ROOF TYPE: flat

OUTBUILDINGS: none

WINDOWS: two steel casement and one aluminum sliding glass window, rear windows still have bars from jail

ENTRY: one metal door

VERANDAS: none

APPLIED EXTERIOR ORNAMENT: WPA plaque indicating construction

INTERIOR: N/A

ROOF CLADDING: built up

ENVIRONMENT/LANDSCAPING: large lawn, located in Washington Park

ALTERATIONS / DATES OF ALTERATIONS: addition of right side

STATEMENT OF SIGNIFICANCE

1. **Theme/Context:** This is an excellent example of the work undertaken by the Works Progress Administration. The New Deal agency built public buildings and other public projects in order to put men to work and thereby jump-start the economy. Several other WPA projects are in Peoria, including some old sidewalks and a school building at the high school. This building was not only a part of a sort of municipal complex, because there was a fire station in front of it at on point, but it also served as the offices of the chamber of commerce.

2. **Historical Association:** The period of the Great Depression put an end to the prosperity to which Peoria had grown accustomed. As prices for agricultural products plummeted the town actually witnessed a slight decline in its population. Naturally, this was a time of limited expansion. Few new homes were built and business renovations temporarily ceased. However, there were some Works Progress Administration projects in Peoria.

3. **Architectural Association:** _____

BIBLIOGRAPHY/SOURCES

See bibliography attached to report.

NATIONAL REGISTER STATUS

Listed Date: _____

Individually Eligible

Potentially Eligible as Contributing Property

Not Eligible due to: AGE

INTEGRITY

Are conditions reversible? Yes No

REFERENCE FILES / REPORTS

1.	
2.	
3.	

SURVEYOR: Robert M. Carriker

SURVEY DATE: 1/20/97

DATE FORM COMPLETED: June 20, 1997

Peoria Jail House Floor Plan

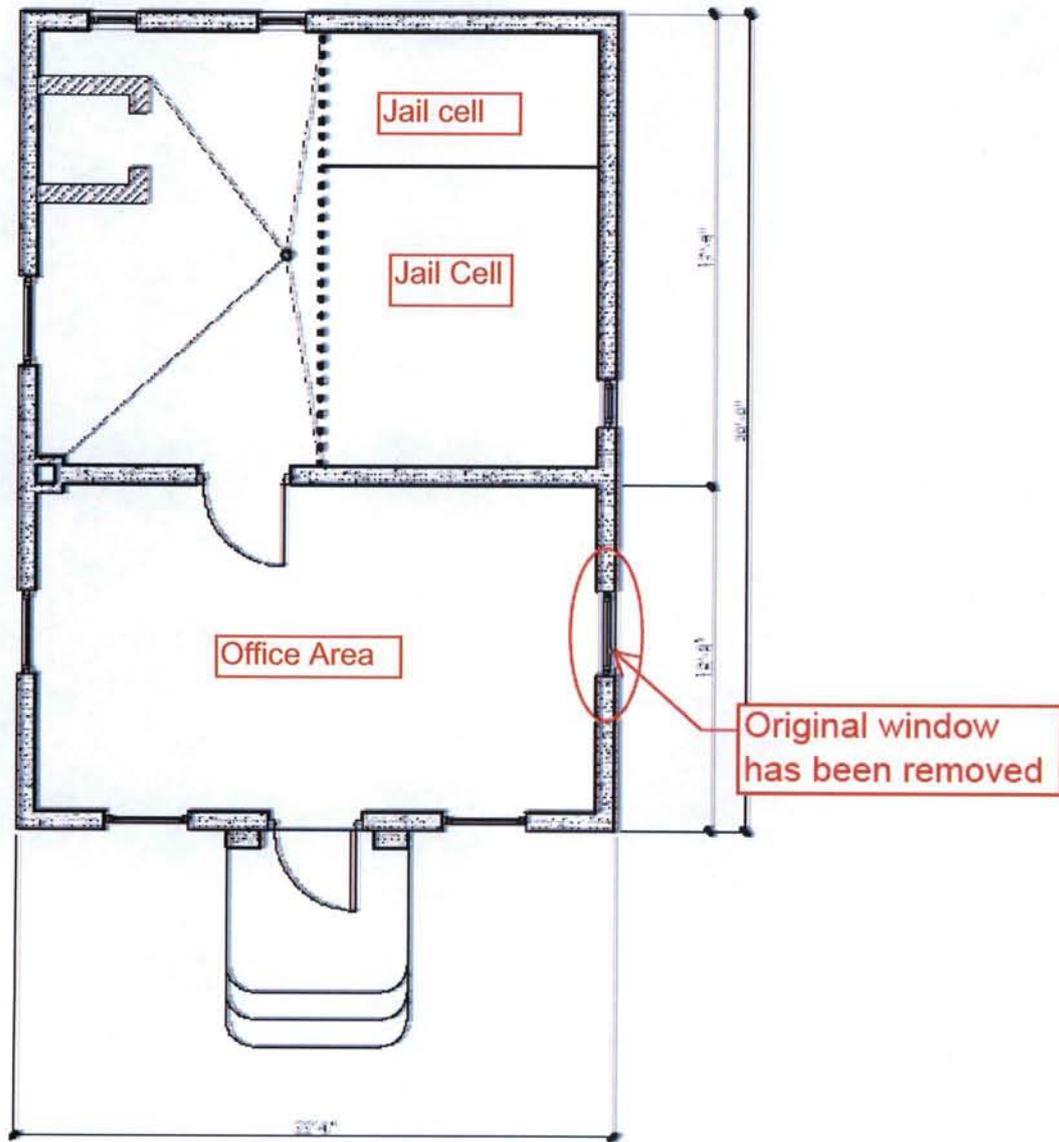


Exhibit F

**REPORT TO THE PLANNING & ZONING COMMISSION
HISTORIC LANDMARK DESIGNATION**

CASE NO.: HP08-03

DATE: February 5, 2009

AGENDA ITEM: 6R

Applicant: Peoria First Presbyterian Church

Request: Designation of the Peoria First Presbyterian Church as a City of Peoria Local Historic Landmark with Historic Preservation Overlay Zoning; and request for the property to be listed on the Peoria Register of Historic Places.

Location: The Peoria First Presbyterian Church is located at 10236 N. 83rd Avenue (SWC of 83rd Avenue & Madison Street)

Building Area: The Peoria First Presbyterian Church is approximately 2,500 square feet.

Support /Opposition: The City has not received any public comments as of the date of this report.

Recommendation: Recommend concurrence with the Historic Preservation Commission's recommendation to **approve** the designation of the Peoria First Presbyterian Church as a Peoria Local Historic Landmark having Historic Preservation Overlay Zoning to be listed on the Peoria Register of Historic Places.

Surrounding Land Use and Zoning:

1.

HP08-03	LAND USE	ZONING
On-Site	Peoria First Presbyterian Church	Core Commercial Mixed-Use (CCM)
North:	Madison St., then Peoria Arizona Historical Society Museum	Core Commercial Mixed-Use (CCM)
East:	83 rd Ave., then multi-family residential	Core Commercial Mixed-Use (CCM)
West:	Single-family residential	Core Residential Mixed-Use (CRM)
South:	Masonic Lodge	Core Commercial Mixed-Use (CCM)

Background:

2. The Peoria First Presbyterian Church located at 10236 N. 83rd Avenue was originally constructed in 1899. It is the oldest building still standing in the original Peoria Townsite.
3. The Church is a Gothic Revival-style building constructed of locally-produced red brick. In its current form it has a bell tower and cross gable addition constructed in 1921 that are attached to the original 24 foot by 36 foot sanctuary. The original bell tower was removed at the time of the 1921 renovation. Fifteen stained glass windows which were crafted by members of the church beginning in the early 1980's adorn the building. Louvered vents ornament the main building and the bell tower.
4. The applicant is proposing to designate the Peoria First Presbyterian Church as a City of Peoria Local Historic Landmark with Historic Preservation Overlay Zoning. The staff recommended designation is limited to the footprint of the main church sanctuary building and does not include any of the other detached buildings or structures located on the church property.

Discussion/Analysis

5. The City of Peoria Historic Preservation Master Plan requires staff review and analysis of application submittals for Peoria Designated Historic Landmarks including categorization of the subject property, consideration of the property's historic significance, and an evaluation of the property's integrity.
6. Historic Preservation (HP) Overlay Zoning does not affect the underlying base zoning of the property. Therefore, the permitted uses or bulk standards (i.e. setbacks, parking etc.) for the property will not be changed by the application of the Historic Preservation Overlay Zoning designation. Historic Preservation Overlay Zoning acts to preserve and protect the historic character of properties so designated by requiring approval of a Certificate of Appropriateness for any significant *exterior* alteration, restoration, reconstruction, demolition, new construction or moving of a landmark, or property within a historic district, and for any material change in the appearance of such a property.

Categorization

7. The Peoria First Presbyterian Church is categorized as a building (i.e., a structure built to provide shelter for humans and human activity).

8. According to Section 14-38-3.A, (Designation of Landmarks or Historic Districts) The Historic Preservation Commission may recommend that an individual property be designated as a landmark if it :
- possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
 - is identified with historic personages; or
 - embodies the distinguishing characteristics of an architectural style; or
 - is the work of a designer whose work has significantly influenced an age, or
 - because of a unique location or singular physical characteristic, represents and established and familiar visual feature of the neighborhood.

Historical Significance

9. The Peoria First Presbyterian Church holds the unique position of being the oldest existing building in the original Peoria Townsite. In addition to this significant historical status, the church is certainly one of the earliest brick buildings constructed within the townsite. At the time it was built, many of the community's landowners lived outside of the townsite on their farms and ranches. The land for the church was donated by Deloss Brown, the original owner of the townsite. While the Peoria First Presbyterian congregation had formed prior to the construction of the church building, the new building served the larger function of a gathering place for the young community.
10. In addition to its cultural and historical value, the Peoria First Presbyterian Church features a Gothic Revival style of architecture, which is not commonly found in within the City. The church is also constructed from locally-produced bricks. Fired in one of the nearby brick kilns, the red brick of the church is a softer, more brittle material than modern brick due to its high sand content.

Integrity

11. Evaluation of integrity:

Location: The building is located in its original position on its original site and fronts roadways that are a part of the original street grid.

Design: The exterior of the Presbyterian Church has been altered over the years, however, these alterations kept with the character and craftsmanship of the original structure. In 1921 an addition referred to as the annex was constructed on the south side of the church. The original bell tower was removed and the entryway was filled in with matching brick. The addition included a new entry vestibule with a bell tower and a multi-purpose space. In 1983 church members began a project to create and install new stained glass windows in the church. Handcrafted by members of the congregation, the stained glass windows were

designed, created, and installed with the same spirit of community that fueled the original construction. In 1998 an addition was made to the rear (southern portion of the west elevation) of the building to accommodate two restrooms. The exterior of this addition is finished in brick similar in appearance to that used on the rest of the building. The scale and appearance of the additions does not detract from the original form of the building. A wheel-chair accessible entry ramp has been added to the front of the structure. The usefulness and thoughtful, simple design of the ramp make it a relatively inconspicuous addition to the church.

Workmanship: the craftsmanship of the building is still apparent in the applied details such as the louvered vents and the overall appearance of the building.

Setting: The Peoria First Presbyterian Church sits on the southwest corner of 83rd Avenue and Madison Street within Peoria's Old Town area. Across Madison Avenue to the north of the church lies the Peoria Central School building, constructed in 1906. Many of the original buildings in this area are still present and a number of other potential historic resources are located in the vicinity of the church.

Materials: The roof lines and materials date to the last significant structural alteration in 1921. The original brick of the structure remains generally exposed. A visually unobtrusive cement wainscoting has been applied to the lower portion of the walls to act as a barrier against water damage.

Feeling: The Peoria First Presbyterian Church still recalls a time when Peoria was just a small farming community. Its scale, design, and overall appearance continue to welcome congregants in much the same manner as it did over 100 years ago.

Association: As the oldest surviving building in the Peoria Townsite and was one of the earliest permanent buildings built in the young community. Built by the hands of Peoria's earliest settlers on land donated by one of the two original owners of the Peoria Townsite, the church stands as a visible indication of the town's physical and spiritual origins.

12. The Peoria First Presbyterian Church is approximately 109 years old, thereby considerably exceeding the 50 year age requirement that applies for structures to be generally considered for listing on the National Register of Historic Properties.
13. Property owner approval must be received in order to proceed with designating a property as a local landmark. The Peoria First Presbyterian Church is owned by the Presbytery of the Grand Canyon. The Board of Trustees for the Presbytery of the Grand Canyon and the Board of Trustees/Elders of the Peoria First

Presbyterian Church support the designation of the church as a Local Historic Landmark.

14. Proposition 207 Discussion:

In late 2006, the voters of Arizona 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 property owner has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of this case.

Historic Preservation Commission Hearing:

15. On January 21, 2009 the Historic Preservation Commission voted 4-0 in favor of recommending approval of the Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House. One member of the Commission recused themselves from the discussion and action concerning this case due to their personal involvement with the Peoria First Presbyterian Church.

Recommendation:

16. Based on the following findings:

- The request is consistent with the Historic Preservation Master Plan; and
- The Historic Preservation Master Plan advances the General Plan by protecting historic and cultural resources within the City of Peoria
- The designation request meets the requirements of Section 14-38-3 concerning characteristics necessary for Peoria Local Historic Landmark Designation due to its significance in terms of the social history of Peoria, and its gothic-revival architectural style, a form rarely found in Peoria.
- The building in question has retained its historical integrity within the period of significance.
- The property is at least 50 years old, thereby rendering it old enough to qualify for National Register listing.

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

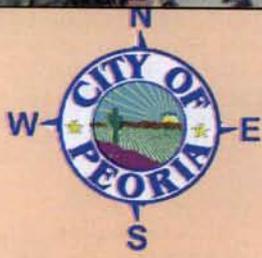
Concur with the Historic Preservation Commission, recommending approval of HP08-03 to the City Council, designating the Peoria First Presbyterian Church as a Peoria Local Historic Landmark to be listed on the City of Peoria Register of Historic Places with Historic Preservation Overlay Zoning.

Attachments:

- Exhibit A: Aerial Location Map
- Exhibit B: Zoning Map
- Exhibit C: General Plan Land Use Designations Map
- Exhibit D: Site Photos
- Exhibit E: Arizona Historic Property Inventory Form

Prepared by:
Melissa Sigmund, Planning Technician

Peoria First Presbyterian Church Location Map



Not to Scale

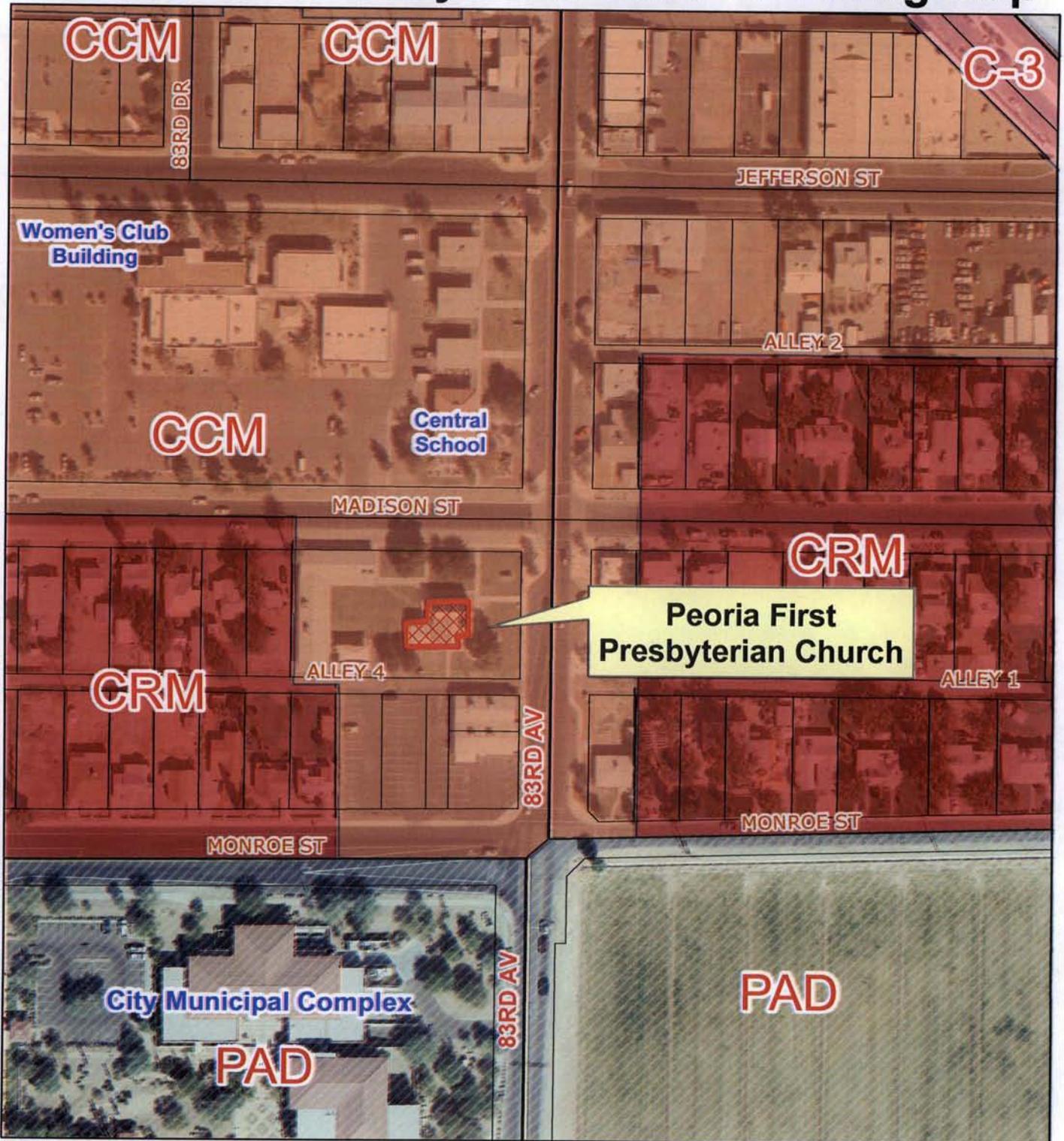
Peoria First Presbyterian Church

SWC 83rd Ave. & Madison St.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Peoria First Presbyterian Church located at 10236 N. 83rd Ave.

Exhibit A

Peoria First Presbyterian Church Zoning Map



Not to Scale

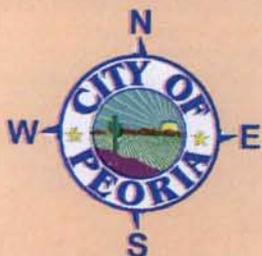
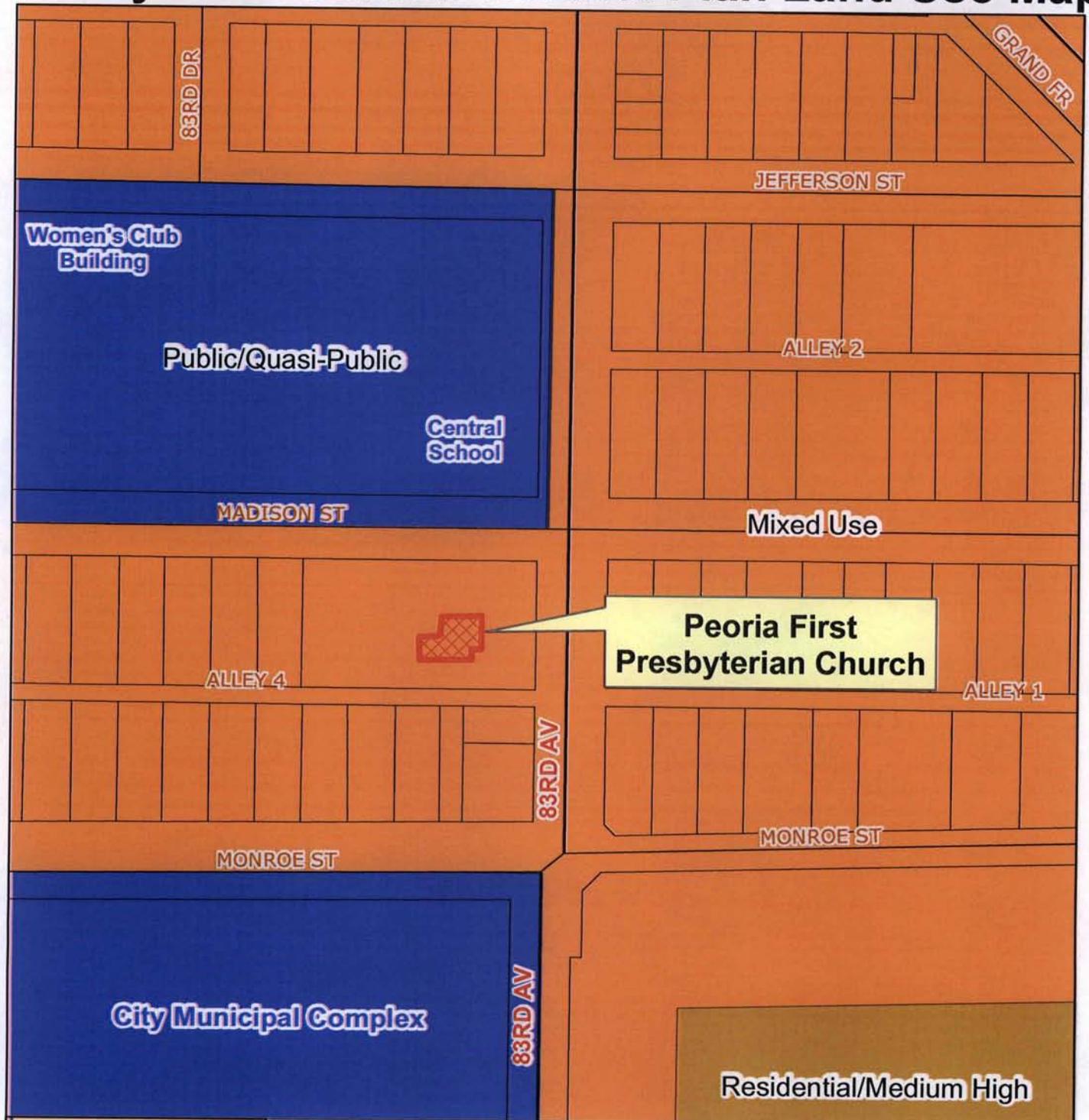
Peoria First Presbyterian Church

SWC 83rd Ave. & Madison St.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Peoria First Presbyterian Church located at 10236 N. 83rd Ave.

Exhibit B

Presbyterian Church General Plan Land Use Map



Not to Scale

Peoria First Presbyterian Church

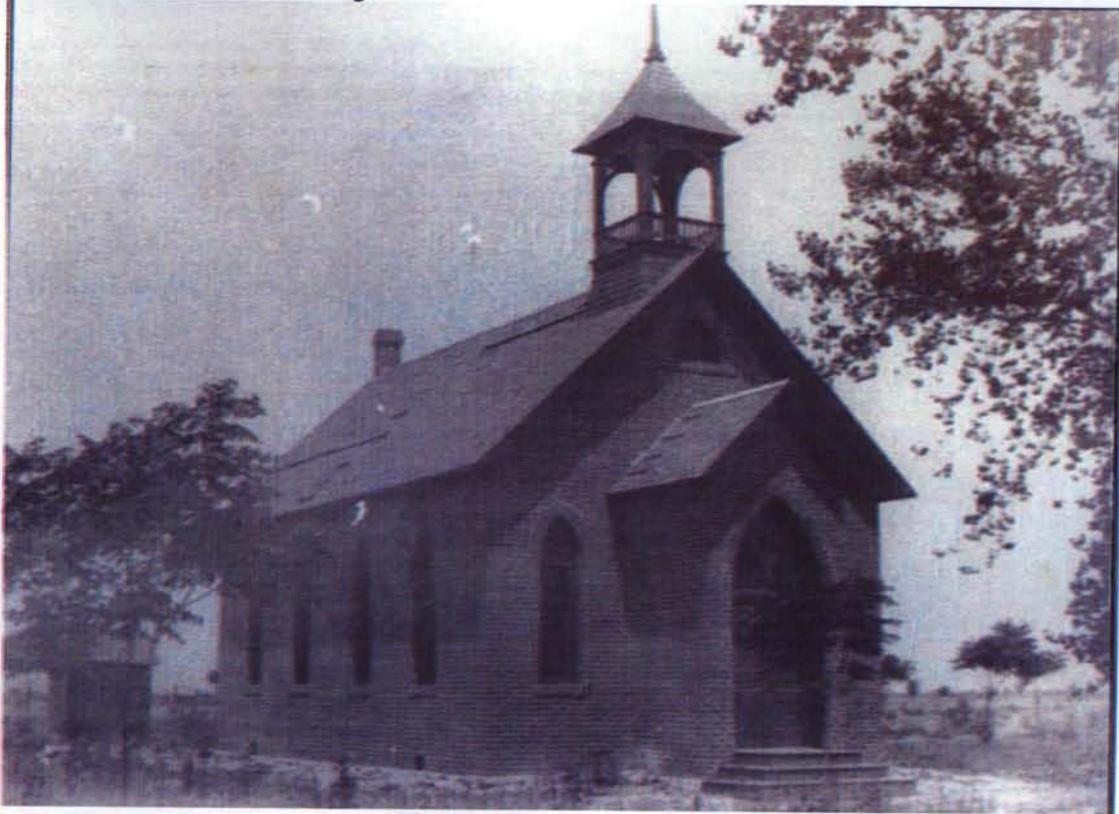
SWC 83rd Ave. & Madison St.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Peoria First Presbyterian Church located at 10236 N. 83rd Ave.

Exhibit C

Peoria First Presbyterian Church

Circa 1899 –East Façade



1950s –East Façade



Exhibit D1

2008 East Façade



Exhibit D2

Arizona Historic Property Inventory Form

SHPO

State Historic
Preservation Office
1200 w. Washington
Phoenix, AZ 85007

SURVEY SITE NO.: #30
COUNTY: Maricopa County
PROPERTY NAME: Presbyterian Church
SURVEY AREA: Peoria, Arizona

Accession
Number _____

IDENTIFICATION

ADDRESS: Sw. corner of Madison and 83rd Ave. CITY/TOWN: Peoria

LOT: 1 BLOCK: 33 PLAT: Peoria Townsite

TOWNSHIP: 3N RANGE: 1E SECTION: 27 QUARTER: Ne. Ne. USGS QUAD: Glendale, AZ

UTM REFERENCE Z: 12 Easting: 385255 Northing: 3715850 ACREAGE: .6

PROPERTY TYPE: Religious

HISTORIC USES

- Presbyterian Church
- _____

PRESENT USE: Presbyterian Church
Abandoned Demolished

STYLE: Gothic Revival

CONSTRUCTION DATE: 1899
Known Estimated

Date Source: Church History, Newspaper Reports from "Peoria Enterprise"

ARCHITECT/BUILDER/CRAFTSMAN _____

STRUCTURAL CONDITION
Good Fair Poor
Comments: _____

INTEGRITY OF ORIGINAL FEATURES
Good Fair Poor
Comments: original features are poorly represented, however alterations were made well within the historic period

Negative Number
1. Roll 2/#23 2. _____

Date of Photo
1. September 1996 2. _____

View
1. facing west
2. _____

Photographer or Source
Robert Carriker

Additional Photos Attached

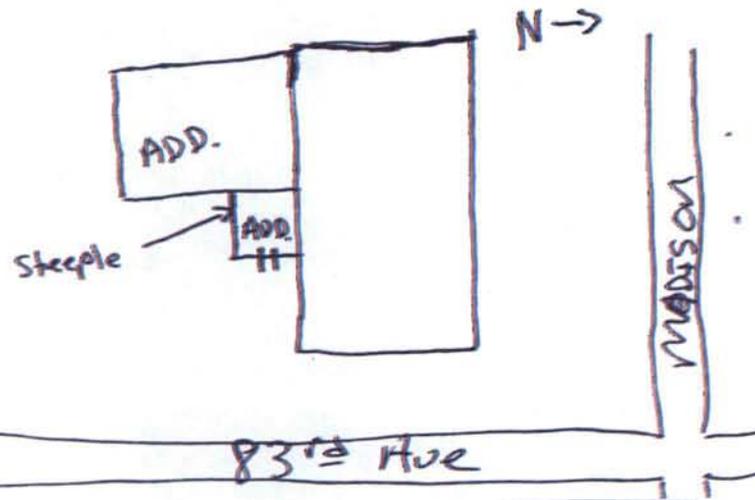


Exhibit E-1

ARCHITECTURAL DESCRIPTION

STORIES: one story
FOUNDATION: brick

STRUCTURAL MATERIALS: brick
WALL CLADDING: brick
ROOF TYPE: steep, front gable with bell tower
OUTBUILDINGS: none

WINDOWS: gothic revival, pointed arch stained glass, five on front, others on the side.

VERANDAS: removed
APPLIED EXTERIOR ORNAMENT: two louvered vents (one large on bell tower and one small on main building) and weather vane

INTERIOR: N/A

ENVIRONMENT/LANDSCAPING: 2 trees, lawn and shrubbery
ALTERATIONS / DATES OF ALTERATIONS: 1921, bell tower removed, cross gable and new bell tower added, front entryway with front gable cover removed from front, disabled access ramp added

ENTRY: large modern molded and raised panel wood door topped with pointed arch stained glass window and vertical pane to left of the door

STATEMENT OF SIGNIFICANCE

1. Theme/Context: This is the oldest building in the survey area. It served an important function in drawing the community together and provided a stabilizing influence. The land for the church was donated from Deloss Brown, the original townsite owner and he also provided money for its construction. Alterations are significant, but they were completed within the historic period.

2. Historical Association: The church is the earliest remaining property in the original townsite of Peoria. The town was developing quite slowly during the early 20th century as the beginnings of a commercial district were being laid and the agricultural products of the surrounding farms were limited by the whims of flooding and droughts. Most of the land owners lived outside of the townsite on their farms or ranches and other merchants had yet to construct more permanent homes of brick or stone.

3. Architectural Association: The popular Gothic Revival style was used for everything from picturesque timber cottages to stone castles. Characteristics include steeply pitched roofs, wall dormers, hood molds over the windows and curvilinear trim along the eaves and gable edges. Church and civic architecture often adapted Gothic principles and forms in a variety of ways, even beyond its traditional period of 1830-1880. This style is particularly well suited to rural, as opposed to urban, settings.

BIBLIOGRAPHY/SOURCES

See bibliography attached to report

NATIONAL REGISTER STATUS

Listed Date: _____ Individually Eligible Potentially Eligible as Contributing Property
Not Eligible due to: AGE INTEGRITY Are conditions reversible? Yes No

REFERENCE FILES / REPORTS

1.	
2.	
3.	

SURVEYOR: Robert M. Carriker **SURVEY DATE:** 1/20/97 **DATE FORM COMPLETED:** June 20, 1997

**REPORT TO THE PLANNING & ZONING COMMISSION
HISTORIC LANDMARK DESIGNATION**

CASE NO.: HP08-04

DATE: February 5, 2009

AGENDA ITEM: 7R

Applicant: City of Peoria, Community Development Department

Request: Designation of the Peoria Women's Club building as a City of Peoria Local Historic Landmark with Historic Preservation Overlay zoning, and request for the property to be listed on the Peoria Register of Historic Places.

Location: The Peoria Women's Club is located at 10381 N. 84th Ave. (SEC 84th Ave. & Jefferson St.)

Building Area: The Peoria Women's Club is approximately 2,300 square feet.

Support /Opposition: The City has received a letter supporting this request from the President of the Peoria Women's Club.

Recommendation: Recommend concurrence with the Historic Preservation Commission's recommendation to **approve** the designation of the Peoria Women's Club building as a Peoria Local Historic Landmark having Historic Preservation Overlay Zoning to be listed on the Peoria Register of Historic Places.

Surrounding Land Use and Zoning:

1.

HP08-04	LAND USE	ZONING
On-Site	Peoria Women's Club	Core Commercial Mixed-Use (CCM)
North:	Jefferson St., then Peoria Park-n-Ride lot	Core Commercial Mixed-Use (CCM)
East:	Peoria Community Center	Core Commercial Mixed-Use (CCM)
West:	religious institution	Core Commercial Mixed-Use (CCM)
South:	parking lot	Core Commercial Mixed-Use (CCM)

Background:

2. At the time of its construction in 1919, the Peoria Women's Club was located at 10510 N. 83rd Ave., at the northwest corner of 83rd Ave. & Washington St. in Osuna Park. The Peoria Women's Club building is currently located at the southeast corner of 84th Avenue and Jefferson Street at 10381 N. 84th Avenue.
3. The Peoria Women's Club is an approximately 2,300 square foot building consisting of a primary rectilinear form capped by a "T" shaped wing which was an addition to the original structure soon after its construction and well within the period of the building's significance.
4. The applicant is proposing to designate the Peoria Women's Club as a City of Peoria Local Historic Landmark with Historic Preservation Overlay Zoning. Staff is recommending the designation be limited to the footprint of the Women's Club building, not to include the surrounding grounds or nearby buildings.

Discussion/Analysis

5. The City of Peoria Historic Preservation Master Plan requires staff review and analysis of application submittals for Peoria Designated Historic Landmarks including categorization of the subject property, consideration of the property's historic significance, and an evaluation of the property's integrity.
6. Historic Preservation (HP) Overlay Zoning does not affect the underlying base zoning of the property. Therefore, the permitted uses or bulk standards (i.e. setbacks, parking etc.) for the property will not be changed by the application of the Historic Preservation Overlay Zoning designation. Historic Preservation Overlay Zoning acts to preserve and protect the historic character of properties so designated by requiring approval of a Certificate of Appropriateness for any significant *exterior* alteration, restoration, reconstruction, demolition, new construction or moving of a landmark, or property within a historic district, and for any material change in the appearance of such a property.

Categorization

7. The Peoria Women's Club is categorized as a building (i.e., a structure built to provide shelter for humans and human activity).
8. According to Section 14-38-3.A, (Designation of Landmarks or Historic Districts) The Historic Preservation Commission may recommend that an individual

property be designated as a landmark if it :

- possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- is identified with historic personages; or
- embodies the distinguishing characteristics of an architectural style; or
- is the work of a designer whose work has significantly influenced an age, or
- because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

Historical Significance

9. The Peoria Women's Club represents early Peorians engagement in civic affairs. The club first organized in 1914 and was known at that time as the Peoria Embroidery Club. By 1916 the Club had broadened its scope and taken the name Peoria Civic Club. Then in 1917 the group was admitted into the larger organization known as the District General Federation of Women's Clubs. Throughout these early years members met in each others homes and membership was necessarily limited due to a lack of a larger meeting place. In 1919, the Peoria Women's Club building was constructed after a period of fundraising and waiting for the end of World War I so that building permits could be obtained.

The new building allowed the Club to continue as a leading force in Peoria's civil society, especially for the women of the community. The Peoria Women's Club building accommodated numerous functions throughout the years. As early as 1920 the Women's Club was *the* place to catch a movie. Prior to the construction of an actual movie theater, the enterprising club members rented their building to a motion picture operator, which helped raise funds for the club while providing wholesome entertainment. From 1920 to 1975 the building also served as Peoria's public library. Dances and socials and at least one funeral were held in this simple, yet practical building. The Women's Club also provided educational opportunities for Peoria's Mexican-American population. Above all, the Peoria Women's Club building has been a place where a strong sense of community has been formed and fostered.

Integrity

10. Evaluation of integrity:

Location: The building has been relocated from its original location in Osuna Park (formerly known as Washington Park) to a site approximately one block south and one block west at the southeast corner of 84th Ave. and Jefferson St. The

building is still located within the center of Peoria's Old Town area. The building has been oriented to maintain the relationship between the street and the façade historically utilized as the main entry and the street in its new location. The new site also maintains the building's prominence by placing the Women's Club at the corner of a street intersection. While the Peoria Women's Club building has been relocated, it is the only building so closely associated with the Peoria Women's Club and served exclusively as the Club's home since its construction in 1919. The majority of the Women's Club's socially and culturally important activities took place in the Peoria Women's Club building and even those events which occurred throughout the greater community of Peoria were likely planned within its walls.

11. *Design:* According to the 1997 Historic Resource Survey prepared by Robert Carriker & Melanie Sturgeon, the Peoria Women's Club is a front-gabled National Folk style building. It is also described as a bungalow in the *2006 Structure-Moving Feasibility Study for the Historic Peoria Jail and the Peoria Women's Club*, as prepared by Metropolis Design Group, LLC for the City of Peoria. Given either interpretation, the Women's Club is certainly a vernacular expression of its design style. According to the 2008 Archaeological Investigations report produced for the City by Roadrunner Archaeology & Consulting, the original rectilinear building was altered soon after its construction with an addition to the west end of the building in 1923. The addition created the building's present T-shaped configuration with the cross-gabled roof. The Women's Club is clad in board-and-batten siding and the roof is covered in asphalt shingles.

Workmanship: the craftsmanship of the building's features such as its rough hewn board-and-batten siding and simple exterior details such as latticework roof vents point to the local construction craft of the time.

Setting: Both the original and current sites of the Peoria Women's Club are located in Peoria's Old Town area which comprises the area in and around Peoria's original Townsite. Both sites feature surroundings consisting of mostly low-slung buildings and grounds utilized for public purposes. The original site was part of a public park which consists of open space and the Peoria Jail House Museum, while the new site is part of a public complex containing Community Center buildings, open space, and school buildings from the same era as the Women's Club (1906-1910s) [Archaeological Investigations Report].

Materials: The building's original cedar board-and-batten siding has been retained in all areas where possible. In those areas where the boards had deteriorated significantly, new boards have been installed which approximate the original rustic style of the siding. The siding has been repainted to deep rust red

to recall the building's early appearance. The building rehabilitation project which occurred concurrently with the relocation included replacement of the windows on the street-facing facades with vertically-oriented panes that are more comparable to the building's original windows, based on images of the Women's Club from the earliest days of its existence. The small aluminum windows that were replaces were added as part of a renovation dating to the 1980s (1997 Historic Resource Survey).

Feeling: The Women's Club remains an icon of Old Town Peoria. Its appearance still recalls its history as a vernacular structure that has long served as a hub of community social and civic activities.

Association: The Peoria Women's Club building continues to sustain activities and programs that foster a strong sense of community in Peoria. While other non-denominational service organizations have come to call Peoria home throughout the years, the Peoria Women's Club remains one of if not the oldest such organization in Peoria, particularly in terms of those organizations allowing women membership.

12. The Peoria Women's Club building is approximately 89 years old, thereby significantly exceeding the 50 year age requirement that applies for structures to generally be considered for listing on the National Register of Historic Places.
13. Property owner approval must be received in order to proceed with designating a property as a local landmark. The Peoria Women's Club building and the property on which it is located are currently owned by the City of Peoria. The Peoria West Valley Women's Club, the historic and current primary occupant of the building, has indicated their intention of providing a letter of support for this designation.

Historic Preservation Commission Hearing

14. On January 21, 2009 the Historic Preservation Commission voted 3-1 in favor of recommending approval of this request with the following change to be made: the official landmark name for this property will be the Peoria Woman's Club building. One member of the Commission recused themselves from the discussion and action on this case due to a conflict of interest based on their long-standing membership in the Peoria Woman's Club.
15. This change in the spelling of the nominated property's name was recommended after discussion ensued concerning the building's proper name: Women's Club vs. Woman's Club. While the majority of written documents reviewed in

association with this case reference the building as the "Peoria Women's Club," it appears that among members of the organization both names have been used over the years. The signage currently in place refers to the building as the "Peoria Woman's Club." Prior to the building's relocation and restoration the wording on the building's sign was "Peoria Women's Club." Correspondence from the Public Works Department concerning the name of the building indicates that the current wording on the sign was chosen after discussion with club members as to the appropriate spelling of the name. The final result was that club members indicated that the signage should read "Peoria *Woman's* Club." Members of the Historic Preservation Commission indicated a desire to maintain consistency with the current signage in place on the building in question and therefore recommended that the official designation be done so in the name of the "Peoria Woman's Club."

16. Members of the Historic Preservation Commission also recommended that future signage identifying the building as a Local Historic Landmark include reference to the fact that the building has been relocated to provide proper historic context. In addition, the commission members also recommended that signage be placed in the original location of the Woman's Club building to better inform the public as to the historical significance of that site.

Recommendation

17. Based on the following findings:
 - The request is consistent with the Historic Preservation Master Plan; and
 - The Historic Preservation Master Plan advances the General Plan by protecting historic and cultural resources within the City of Peoria
 - The designation request meets the requirements of Section 14-38-3 concerning characteristics necessary for Peoria Local Historic Landmark Designation due to its significance in terms of the social history of Peoria.
 - The building in question has retained sufficient historical integrity within the period of significance when considered relative to its importance as a social and cultural resource.
 - The property is at least 50 years old, thereby rendering it old enough to qualify for National Register listing.

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

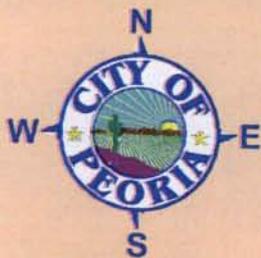
Concur with the Historic Preservation Commission, recommending approval of HP08-04 to the City Council, designating the Peoria *Woman's Club* building as a Peoria Local Historic Landmark to be listed on the City of Peoria Register of Historic Places, and having Historic Preservation Overlay Zoning.

Attachments:

- Exhibit A: Aerial Location Map
- Exhibit B: Zoning Map
- Exhibit C: General Plan Land Use Designations Map
- Exhibit D: Site Photos
- Exhibit E: Arizona Historic Property Inventory Form from the 1997 Historic Resource Survey
- Exhibit F: Photo of building windows circa 1920
- Exhibit G: Letter of support from the President of the Peoria Woman's Club

Prepared by:
Melissa Sigmund, Planning Technician

Peoria Women's Club Location Map



Not to Scale

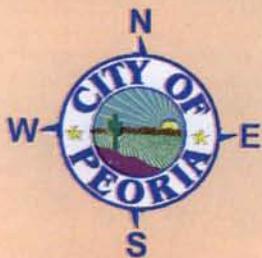
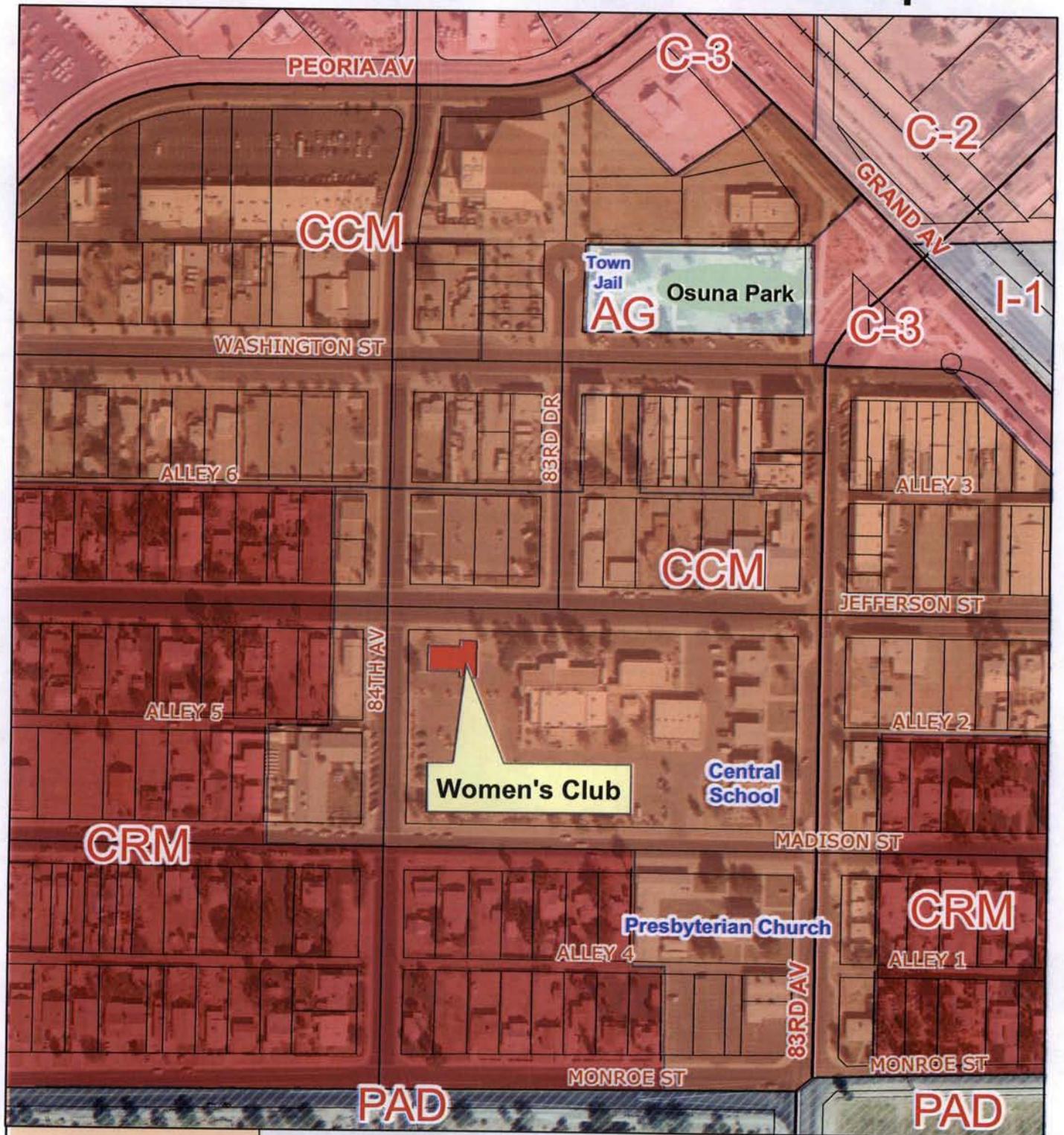
Peoria Women's Club

SEC 84th Ave. & Jefferson St.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Peoria Women's Club building located at 10381 N. 84th Ave.

Exhibit A

Peoria Women's Club Location Map



Not to Scale

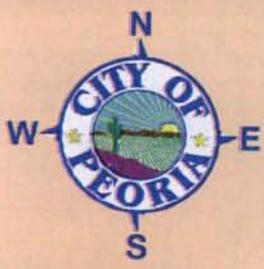
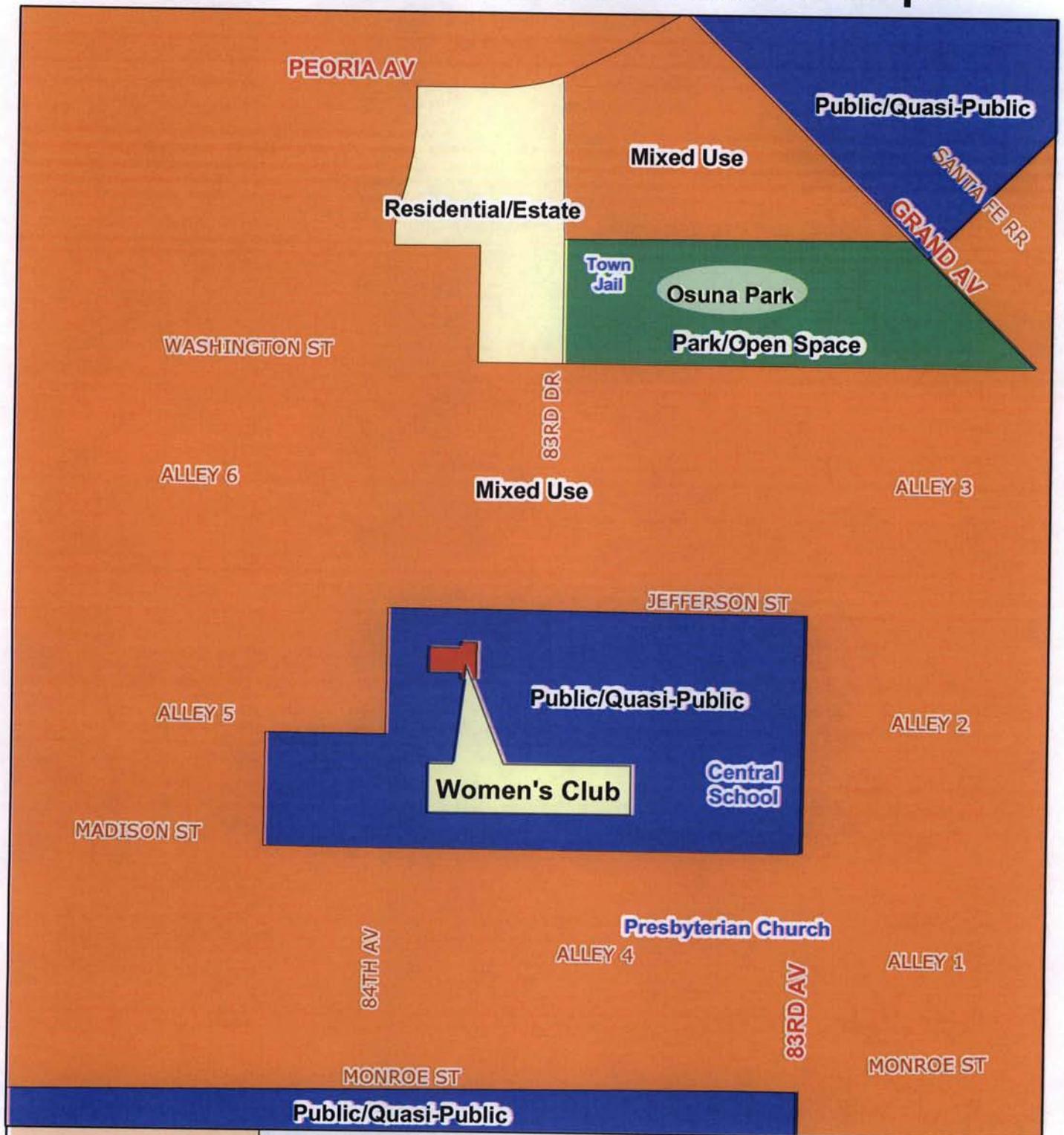
Peoria Women's Club

SEC 84th Ave. & Jefferson St.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Peoria Women's Club building located at 10381 N. 84th Ave.

Exhibit B

Peoria Women's Club Location Map



Not to Scale

Peoria Women's Club

SEC 84th Ave. & Jefferson St.
 Request for Historic Landmark Designation with Historic Overlay
 Zoning for the Peoria Women's Club building located at
 10381 N. 84th Ave.

Exhibit C

Peoria Women's Club

Circa 1920 – Building viewed from the southeast



2008 Prior to relocation
Building viewed from the southeast



East, "front" Façade



South Façade



2008 –After Relocation and Rehabilitation

The building has been situated to maintain the primary entry, or “front” façade at the street corner

West Façade, formerly the East Façade



North Façade, formerly the South Façade



Arizona Historic Property Inventory Form

SHPO

State Historic
Preservation Office
1200 w. Washington
Phoenix, AZ 85007

SURVEY SITE NO.: #85
COUNTY: Maricopa County
PROPERTY NAME: Peoria Women's Club
SURVEY AREA: Peoria, Arizona

Accession
Number _____

IDENTIFICATION

ADDRESS: 10510 N. 83rd Ave. CITY/TOWN: Peoria
LOT: Washington Park BLOCK: 17 PLAT: Peoria Townsite
TOWNSHIP: 3N RANGE: 1E SECTION: 27 QUARTER: Ne.Ne. USGS QUAD: Glendale, AZ
UTM REFERENCE Z: 12 Easting: 385265 Northing: 3716130 ACREAGE: building in park

PROPERTY TYPE: Club House

HISTORIC USES

- Women's Club House
- _____

PRESENT USE: Club house

Abandoned Demolished

STYLE: National Folk, Front-Gabled

CONSTRUCTION DATE: 1919

Known Estimated

Date Source: Newspaper Accounts

ARCHITECT/BUILDER/CRAFTSMAN _____

STRUCTURAL CONDITION

Good Fair Poor

Comments: _____

INTEGRITY OF ORIGINAL FEATURES

Good Fair Poor

Comments: _____

Negative Number

- Roll 4/#0
- _____

Date of Photo

- September 1996
- _____

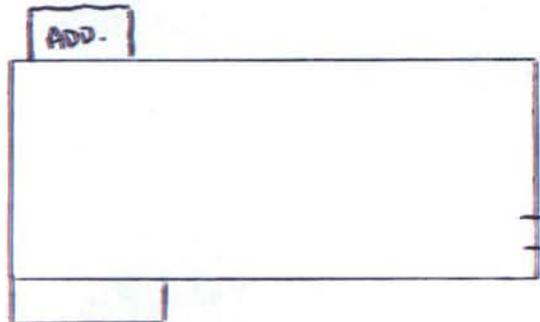
View

- facing west
- _____

Photographer or Source

Robert Carriker

Additional Photos Attached



WASHINGTON



Exhibit E-1

ARCHITECTURAL DESCRIPTION

STORIES: one story

FOUNDATION: cement block

STRUCTURAL MATERIALS: wood frame

WALL CLADDING: board and batten siding

ROOF TYPE: gable front, medium pitch

OUTBUILDINGS: none

WINDOWS: small sliding glass windows on front and side, one on front, six on side facing Washington

ENTRY: molded 4 panel door with 4 window panes

VERANDAS: none

APPLIED EXTERIOR ORNAMENT: lattice work on front gable and roof brackets

INTERIOR: N/A

ROOF CLADDING: asphalt shingles

ENVIRONMENT/LANDSCAPING: 2 trees and lawn area, located in Washington Park, one tree grows through the extended eaves

ALTERATIONS / DATES OF ALTERATIONS: building was refurbished in the 1980s, however it retains its integrity, small aluminum windows were added

STATEMENT OF SIGNIFICANCE

1. Theme/Context: This is one of the most important buildings to the social development of Peoria. It allowed the Women's Club to flourish and it provided a meeting hall for other groups and social activities. Its construction was organized by Mrs. C. A. Robinson, an active member and prominent community activist. Its building was a community effort also. War bonds were sold to raise money and the women had to wait until after World War I ended to get a building permit.

2. Historical Association: This property was built during Peoria's most significant building boom. World War I had brought exceptionally high prices for Peoria's agricultural products and ushered in the region's reliance on cotton. With economic stability, more people began to establish themselves in Peoria and building new homes and businesses was a major part of the process. This phase of heightened prosperity and expansion faced only a few periods of decline until the Great Depression in 1930.

3. Architectural Association: National Folk Architecture represents dwellings which emphasize shelter as opposed to style. They are not architect designed. In earlier periods of American history, folk dwellings were easily defined by their region. After the expansion of the railroads all types of folk architecture spread at random without regard for geographic boundaries. The Gable-Front has ties to southern shotgun houses. They were well suited to Peoria's somewhat narrow lots. In Peoria, the folk dwellings illustrate the owner's desire to have a low cost and simple building.

BIBLIOGRAPHY/SOURCES

See bibliography attached to report.

NATIONAL REGISTER STATUS

Listed Date: _____

Individually Eligible

Potentially Eligible as Contributing Property

Not Eligible due to: AGE

INTEGRITY

Are conditions reversible? Yes No

REFERENCE FILES / REPORTS

1.	
2.	
3.	

SURVEYOR: Robert M. Carriker

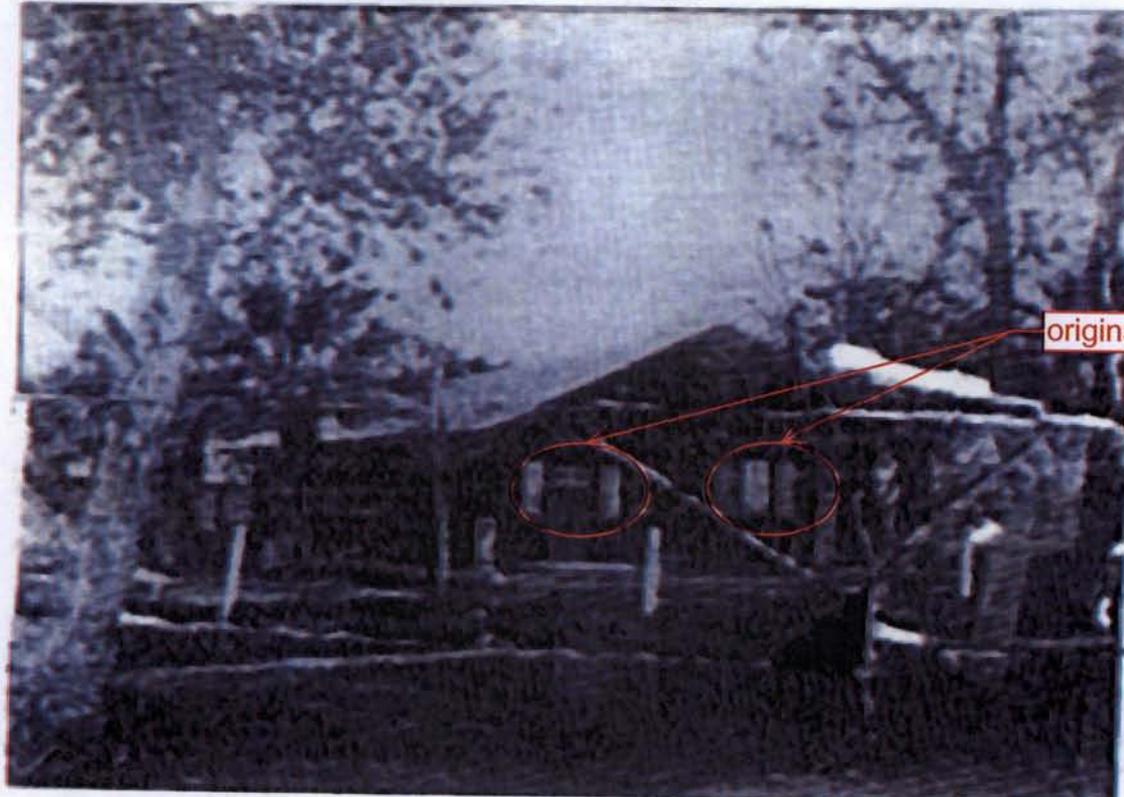
SURVEY DATE: 1/20/97

DATE FORM COMPLETED: June 20, 1997

Exhibit E-2

Peoria Women's Club

Circa 1920-Building viewed from the southeast



original windows

Exhibit F

From: [REDACTED]
Sent: Tuesday, January 20, 2009 4:33 PM
To: Melissa Sigmund
Subject: historical site
To whom it may concern,

The GFWC Peoria – West Valley Woman’s Club has been and continues to be a proud partner in the City of Peoria’s rich history. The Woman’s Club House Building has served as a community meeting place with a strong historical significance since 1919. Thanks to The City of Peoria’s efforts to renovate and relocate the building, it will continue to serve the community’s needs well into the future. As a proud partner in Peoria’s rich history, the Woman’s Club recognizes the benefit of designating the Women’s Club House as historical site which will preserve our rich heritage while continuing to provide a viable community resource for future generations.

[REDACTED]
Peoria-West Vally Woman’s Club
President

[REDACTED]

Exhibit G