



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, OCTOBER 7, 2010
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
Gene Sweeney
Nancy Golden
Leigh Strickman

Department Liaison
Glen Van Nimwegen

***Accommodations for
Individuals with Disabilities.***
*Alternative format materials, sign
language interpretation, assistive
listening devices or interpretation
in languages other than English
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:

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 Vice Chair Melbo and Commissioners Loper and Golden from the September 16, 2010 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held September 16, 2010.

REGULAR AGENDA

UNFINISHED BUSINESS:

3R **PUBLIC HEARING:** RE: Conditional Use Permit.

PUBLIC HEARING - CU09-02268: Equity Lifestyle Properties, LLC is requesting a Conditional Use Permit to allow a portion of Apollo Village Mobile Home Park, located at 10702 North 99th Avenue, to contain RV trailers. The subject property is generally located north of the northeast corner of 99th Avenue and Peoria Avenue.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Equity Lifestyle Properties, LLC for a Conditional Use Permit to allow a portion of Apollo Village Mobile Home Park to contain RV trailers.

NEW BUSINESS:

4R **PUBLIC HEARING:** RE: Rezone approximately 5,817 square feet.

PUBLIC HEARING - Z10-0119: Beus Gilbert, PLLC, is requesting a change in zoning for approximately 5,817 square feet of vacant land from Suburban Ranch 43 (SR-43) to Intermediate Commercial (C-2). The subject parcel is located south of the southwest corner of Happy Valley Road and 67th Avenue. The parcel is more specifically described as Maricopa County Assessor's Parcel 201-09-021Q.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Beus Gilbert, PLLC, to change zoning for approximately 5,817 square feet of vacant land from Suburban Ranch 43 (SR-43) to Intermediate Commercial (C-2).

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.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
SEPTEMBER 16, 2010
DRAFT**

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Veda McFarland, Commissioners Gene Sweeney, Bill Louis, and Leigh Strickman.

Members Absent: Vice Chair Marc Melbo, Commissioners Nancy Golden, and Greg Loper.

Others Present: Glen Van Nimwegen – Director Planning and Community Development, Ellen Van Riper - Assistant City Attorney, Chris Jacques – Planning Manager, Ed Boik – Planner, Gary Lopez – Associate Engineer, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning Manager.

Call for speaker request forms.

Audience: Forty two.

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:** Discussion and possible action to approve the absence of Commissioners Louis, Sweeney, and Melbo from the September 2, 2010 meeting.
- 2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held September 2, 2010.
- 3C **CU10-0025:** Discussion and possible action to approve a request from TWD Drywall, Inc. for a Conditional Use Permit to allow a contractors storage yard, including outdoor storage of construction equipment & materials. The subject property is located on the southeast corner of 92nd Drive and Grand Avenue Frontage.

COMMISSION ACTION: Commissioner Louis moved to approve the Consent Agenda items. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS:

- 4R **PUBLIC HEARING – CU09-02268:** Equity Lifestyle Properties, LLC requested a Conditional Use Permit to allow a portion of Apollo Village Mobile Home Park, located at 10702 North 99th Avenue, to contain RV trailers. The subject property is generally located north of the northeast corner of 99th Avenue and Peoria Avenue.

STAFF REPORT: Planner Ed Boik presented a request from the applicant to continue the case until the October 7, 2010 Planning & Zoning Commission meeting.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Strickman moved to recommend approval of a request from the applicant to continue case CU09-02268 until the October 7, 2010 Planning & Zoning meeting. The motion was seconded by Commissioner Sweeney and upon vote, carried unanimously 4-0.

- 5R **PUBLIC HEARING – CU10-0045:** Metro Land Consultants, LLC, on behalf of Carioca Shell, requested a Conditional Use Permit to allow a gas station south of the southeast corner of Lake Pleasant Parkway and Happy Valley Road within Mountainside Crossing.

STAFF REPORT: Presented by Ed Boik – Planner.

COMMISSION COMMENT: Questions were asked about the traffic concerns, and how the other tenants in the center felt about the gas station.

PUBLIC COMMENT:

█ Applicant – Clarified the number of pumps being twelve total instead of twenty as stated in the report, that a private traffic study was done regarding the traffic flow in and out of the site, the pumps were moved to the north side of the site to address concerns of the neighboring land owner, and the hours of operation will be twenty four hours a day.

█ Developer – Stated he owns the property to the south of the site and is concerned about the traffic flow in and out of site, does not think the site was ever intended for a gas station, and thinks the property owner is only considering locating a gas station on this site due to a poor economy. He is against having a gas station at this location.

COMMISSION ACTION: Commissioner Louis moved to recommend approval of case CU10-0045 with the clarification of the number of gas pumps being twelve instead of twenty. The motion was seconded by Commissioner Sweeney and upon vote, carried unanimously 4-0.

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

REPORT FROM STAFF: None

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 6:58 p.m.

Veda McFarland, Chair

Date Signed



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CU 09-02268
DATE: October 7, 2010
AGENDA ITEM: 3R

Applicant: Equity Lifestyles Properties, Inc
Request: Obtain a Conditional Use Permit to allow RV trailer plots within a permitted mobile home park
Proposed Development: RV trailer plots at Apollo Village
Location: North of the northeast corner of 99th Avenue and Peoria Avenue, specifically 10702 N 99th Avenue.
Site Acreage: 28.647 acres
Support / Opposition: As of the date of this printing, staff has received numerous phone calls and emails against the proposal and phone calls in support.
Recommendation: **Approve**, with conditions.

UPDATE SINCE SEPTEMBER 16, 2010

No modifications or additional project information has been provided by the applicant since the continuance request. The applicant indicated that he attempted to engage the residents of Apollo Village after the hearing to discuss their concerns. The residents declined to provide input or comment opting to comment at the October 7 hearing. An email from the applicant is attached (Exhibit G).

Lastly, the RMH-2 standards are attached as Exhibit H. The standards specify that no more than 15% of the lots may be RV/travel trailer lots as well as other development standards such as setbacks.

AREA CONTEXT

Table 1: Existing Land Use, Current Zoning. (Exhibits A & B)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Mobile Home Park	Residential Medium Density (5-8 du/ac, target of 6 du/ac)	RMH-2, Mobile Home Park
North	Mobile Home Park, Social Club	Residential Medium Density (5-8 du/ac, target of 6 du/ac)	RMH-2, Mobile Home Park
South	Commercial Center	Community Commercial	C-2, Intermediate Commercial
East	New River Corridor	Water	AG, Agricultural
West	Commercial Center	Community Commercial	C-2, Intermediate Commercial

PROJECT DESCRIPTION

Request and Development Details

1. The applicant is proposing to locate RV/travel trailers within the existing Apollo Village Mobile Home Park. The total number of RV/travel trailers will not exceed 15% of the total number of plots (35 RV/travel trailer lots). The RV/travel trailers will be restricted to the western and northern perimeters of the site to lesson impacts on the majority of mobile home residents.
2. The property was annexed to the City in 1964 and developed prior to 1969 as a 261 lot mobile home park with a clubhouse and site amenities. The pre-1988 RMH-2 standards are being used for this review since Apollo Village was originally established and operated under the pre-1988 standards.
3. The request for the conditional use permit stems from a code enforcement case in which the RV/travel trailers are being located on the property without a conditional use permit. Those travel trailers which were on the site when the complaint was filed have been allowed to remain for the duration of the conditional use permit review. No additional RV/travel trailers have allowed on the property until the conditional use permit request has been concluded.
4. The project narrative includes a number of stipulations to be attached as conditions of approval. These items should not be made conditions of approval; rather a list of conditions is part of staff's recommendation.

DISCUSSION AND ANALYSIS

Applicability

5. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure maximum compatibility between nearby land uses.

Analysis

6. The use is not expected to impact the adjacent commercial uses or residential properties through light, odor, smoke, heat or glare.
7. Although the RMH-2 standards do not limit the portions of the site which can support RV/travel trailers, it is important that they are restricted to specific portions of the site to provide a predictable neighborhood environment for the established mobile home residents in the development. By restricting the RV/trailers to the far western and northern perimeters, the majority of mobile home plots will not be impacted by the short-term nature of RV/travel trailers.
8. Additionally, minimum lease lengths are necessary to further reduce the potential transient nature and frequent turnover of RV/travel trailers. The applicant has agreed to a 30-day minimum lease length.
9. In staff's judgment, the proposed use is appropriate and compatible with surrounding land uses and the context of the area in question. The code allows the use, subject to specifications regarding minimum lot area, setbacks, and a maximum overall limit of RV/travel trailer units. The proposal meets these requirements.
10. The introduction of RV/travel trailers will affect existing residents, the use standards, conditions, and other components of the city code are designed to minimize those impacts to the greatest extent possible while providing the owner the full use of their property as described by law.

Noticing and Neighborhood Comment

11. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed pursuant to Section 14-39-10 of the Peoria Zoning Ordinance.
12. Approximately five individuals have noted their disapproval via email, letters and phone calls. Those against the proposal were concerned that the transient nature of RV/travel trailer residents would be detrimental to their community. They believe that the request is not beneficial to all residents of Apollo Village.

They also indicated grievances with the management company; however those particular issues cannot be addressed by the City through this process.

13. The applicant has met with concerned residents, including Councilman Leone, on two occasions. The residents expressed their concerns regarding the proposal and other issues regarding the site in general. An agreed-upon list of stipulations was developed to remedy many of the issues on the property. The stipulations pertain to maintenance and other management activity not directly related to the request at hand.
14. One phone call has been received in support of the request.

Proposition 207

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

FINDINGS AND RECOMMENDATION

16. Based on the following findings:
 - Operation of the site with an RV/travel trailer is compatible with adjacent uses; and
 - RV/travel trailer is a permitted conditional use in the RMH-2 district; and
 - The use, in conjunction with the conditions will operate in a manner that mitigates nuisances and other disturbances from impacting the existing mobile home neighborhood.

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

Approve the applicant's request for a Conditional Use Permit under Case CU09-02268, subject to the following conditions:

1. The use shall substantially conform to the project narrative (Exhibit D), except for the stipulations listed therein, as contained in the staff report to the Planning & Zoning Commission dated October 7, 2010, except where modified herein.
2. No more than 15% of the total lots (35 lots) shall be for RV/travel trailer use.
3. All new RV/travel trailers shall be located on the west and north portions of the site as shown on the site plan (Exhibit E). Existing RV/travel trailers shall be relocated to the designated areas through attrition.
4. The minimum lease length for RV/travel trailers shall not be less than 30 days.

Attachments:

Exhibit A	Location Map
Exhibit B	Zoning Map
Exhibit C	Context Aerial Map
Exhibit D	Project Narrative
Exhibit E	Site Plan
Exhibit F	Emails & Letters from the Public.
Exhibit G	9/20/2010 Email from Applicant
Exhibit H	RMH-2 Standards

Prepared by:	Ed Boik Planner
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CU09-02268 Location Map



Not to Scale

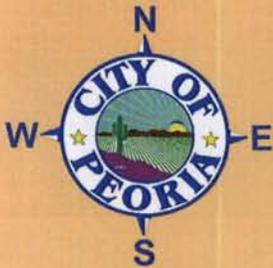
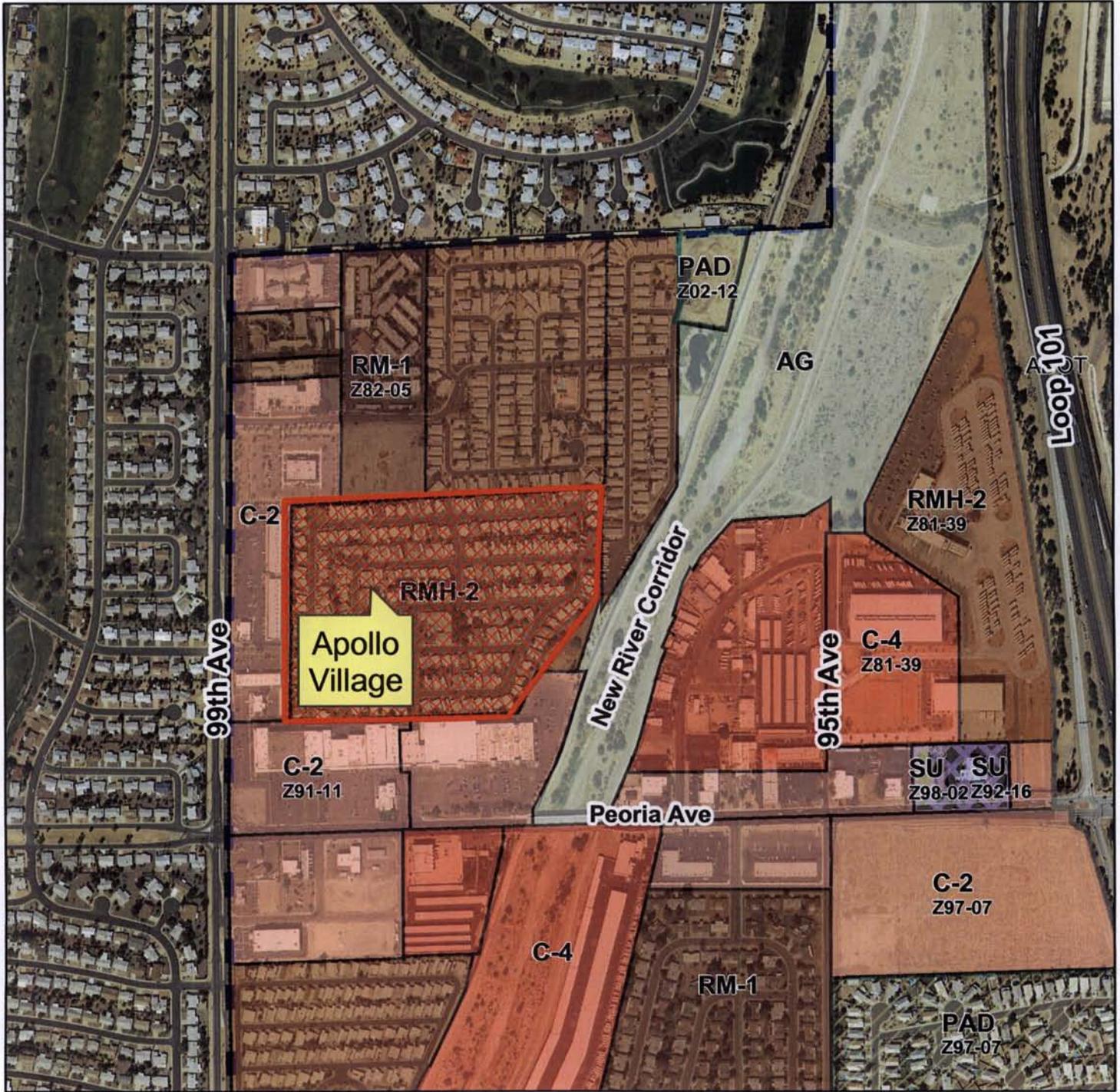
CU09-02268 Apollo Village

Applicant: Equity Lifestyles

Request: Conditional Use Permit to allow RV/travel trailer lots within an existing mobile home community.

Exhibit A

CU09-02268 Zoning Map



Not to Scale

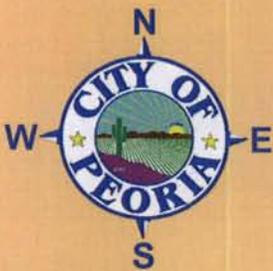
CU09-02268 Apollo Village

Applicant: Equity Lifestyles

Request: Conditional Use Permit to allow RV/travel trailer lots within an existing mobile home community.

Exhibit B

CU09-02268 Context Map



Not to Scale

CU09-02268 Apollo Village

Applicant: Equity Lifestyles

Request: Conditional Use Permit to allow RV/travel trailer lots within an existing mobile home community.

Exhibit C

**CONDITIONAL USE PERMIT/APOLLO VILLAGE
(Parcel No. 142-52-004-H)**

REVISED PROJECT NARRATIVE

This Conditional Use Permit Request has been filed with the City of Peoria to accommodate RV's at Apollo Village. Under the pre-1988 RMH-2 zoning which is the category applying to the subject site, a Conditional Use Permit is required for RV's at Apollo Village.

Apollo Village is a 261 lot community, located north and east of the intersection of 99th and Peoria Avenues. The subject site is bordered to the north by another manufactured home park, to the west and south by commercial development, and to the east by the New River Wash.

Through Councilman Leone's office, the applicant met with several representative residents of Apollo Village to discuss the application for Conditional Use Permit. Two meetings were held, one at the Councilman's office, and another on site, enabling all parties, including Councilman Leone, to tour Apollo Village and together see and discuss a variety of issues relating to this application and to the subject site in general. Those discussions were the means of developing the following, agreed-upon list of stipulations which the applicant proposes be attached to the approval of the requested Conditional Use Permit:

1. Applicant shall correct all existing ridges and cracks in the streets, curbs, and sidewalks of Apollo Village so as to provide for safe pedestrian use of same within 6 months of the date of approval of this application.
2. Applicant shall take steps to enforce the driveway maintenance under existing resident obligations in Apollo Village. Applicant shall properly maintain all driveways owned by Applicant.
3. Applicant shall take immediate action to conduct appropriate pest inspections and treatment in any case in which Applicant obtains evidence of an infestation brought in by an RV in Apollo Village. Applicant's on-site manager shall visually inspect the exterior of every RV for signs of pest infestation prior to allowing any RV to be permanently located in Apollo Village.
4. Applicant will, as opportunities arise through natural attrition, make reasonable efforts to place RV's in proximity to each other in the Stipulated RV Target Area designated on the revised site plan submitted in connection with this application.
5. Applicant shall install new carpeting, replacing the existing carpeting, in the billiard room of the Apollo Village clubhouse, within 90 days of the approval of the conditional use permit.
6. The number of lots occupied at any one time in Apollo Village shall not exceed 35 (ca. 13.5% of the total 261 lots).

7. The minimum RV lease shall be 30 days. Installations shall take place during regular business hours.

8. The development of Apollo Village shall substantially conform to the site plan dated June 21, 2010.

EXHIBIT E



LOT SIZE AND SETBACK REQUIREMENTS PER ARTICLE 14-8: RMH-2 MOBILE HOME PARK DISTRICT

SUB-PARAGRAPH 14-8-6 - PROPERTY DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS

- C. MINIMUM NET AREA PER MOBILE HOME: MINIMUM LOT AREA, THREE-THOUSAND, SIX HUNDRED FEET.
- D. MINIMUM SETBACK OF AN BUILDING OR MOBILE FROM ANY PUBLIC STREET LINE: FIFTEEN FEET.
- E. MINIMUM SETBACK OF ANY BUILDING OR MOBILE HOME FROM ANY DISTRICT BOUNDARY OR EXTERIOR LOT LINE: SEVEN FEET.

F. MINIMUM SETBACK OF ANY MOBILE HOME FROM ANY INTERIOR PRIVATE STREET; SEVEN FEET TO EDGE OF PAVING.

THE SQUARE FOOTAGE OF ALL PROPOSED RV SITES WILL BE EQUAL TO OR GREATER THAN THE SQUARE FOOTAGE REQUIRED MINIMUM NET AREA PER THE ABOVE REFERENCED ZONING CODE AND ALL SETBACK LINES WILL BE MAINTAINED PER THE SAME CODE.

TARGET AREA = 6.5± ACRE
AREA OF ASPHALT = 1.1± ACRE



DELEO CONSULTING GROUP, PS
PO BOX 1269/14015 E. 12th AVENUE
SPOKANE VALLEY, WA 99037
(509) 879-8400

DATE/TIME	LOCATION	SCALE	PROJECT	DATE	BY	APP'D
		1" = 40'				

CITY OF PEORIA
EQUITY LIFESTYLE PROPERTIES, INC.
99TH NORTH
PEORIA, AZ

PROJECT NAME	PROJECT DATE	PROJECT LOCATION	PROJECT NUMBER

[REDACTED]
Apollo Village
Peoria, AZ 85345
January 8, 2010

Peoria Planning and Zoning Commission
City of Peoria
8401 W. Monroe Street
Peoria, AZ 85345

RE: CUP Permit for Apollo Village/ELS

Dear Sirs

This letter is to protest ELS/Apollo Village being granted a Conditional Use Permit (CUP). There is sufficient reason within Apollo Village (hereafter referred to as AV) to support the request for a denial of a CUP. Enclosed are a few photos for your perusal.

First and foremost, AV has on its sign posted on 99th Avenue at its entrance reading: "A Manufactured Home Retirement Community Age 50 Plus". Nowhere is any advertising of AV does it indicate that it is a mobile home facility. I specifically inquired prior to signing the purchase agreement on my home in 2007 IF RV' 5th wheelers were allowed to be parked near the homes. I was emphatically told by the then manager, [REDACTED] that all such vehicles needed to be parked in a designated spot and not on the individual lots.

RV and 5th wheelers are putting additional wear and tear on already deteriorating streets not to mention the added noise from their comings and goings. What once was a quiet residential community is anything but now days. ELS/AV is getting additional revenue from these renters and do not put any of this revenue back into maintenance of the property i.e. badly needed street repair.

In an all ready declining manufactured home market the value of our homes with these unsightly renters on premise had decreased even more.

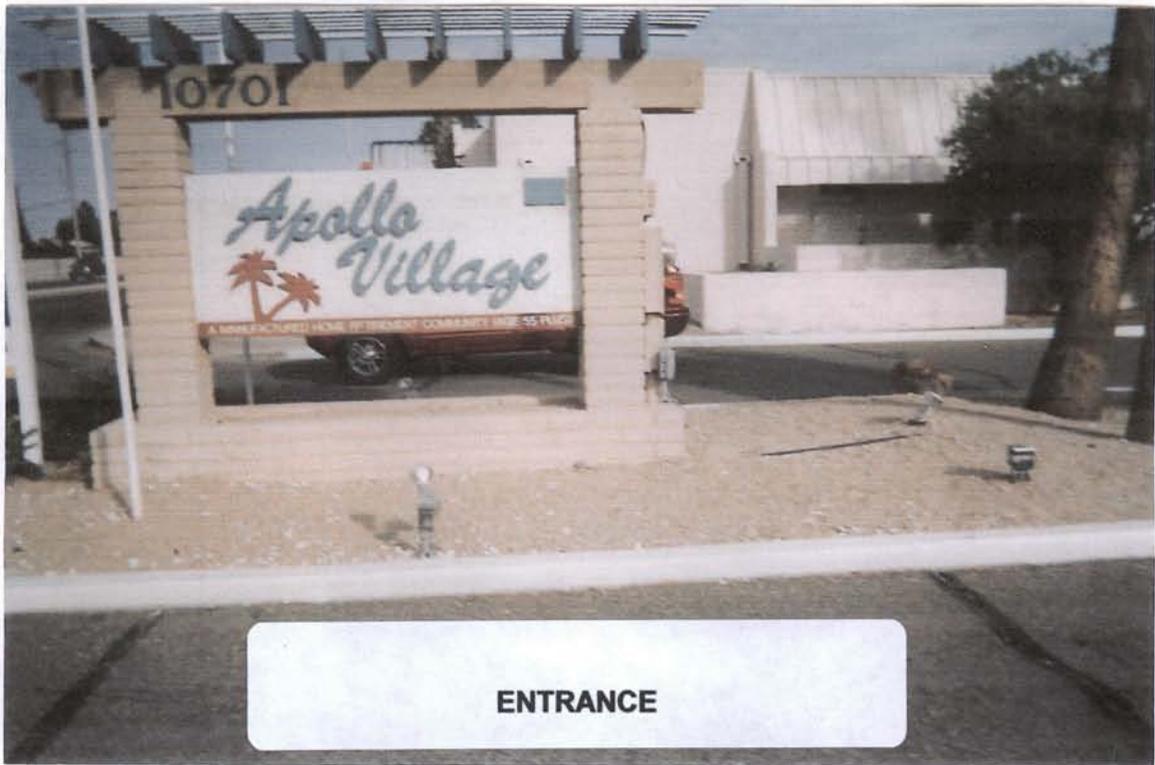
I have enclosed a few photos of what this letter has been addressing. A rather depressing sight for a manufactured home owner. I would be more than happy to talk personally with any member of the P&Z commission. A number of us residents do plan on attending the open hearing on the CUP and if there is a Q&A, time some of the individuals would like to address the hearing as there is other concerns.

If you need additional information kindly contact me at [REDACTED] or via e-mail: { HYPERLINK [REDACTED]

Yours truly
[REDACTED]

cc: Mayor, Bob Barrett, City Manager, Carl Swenson, and Carlo Leone, Pine District Councilman

APOLLO VILLAGE
10701 N. 99th Avenue



ENTRANCE



LOT 129







Ed Boik

From: [REDACTED]
Sent: Tuesday, December 08, 2009 5:02 PM
To: Ed Boik
Subject: Fwd: Apollo Village Conditional use permit

-----Original Message-----

[REDACTED]
Sent: Tue, Dec 8, 2009 4:26 pm
Subject: Apollo Village Conditional use permit

Mr. Boik: My name is [REDACTED] I own Arrowhead Shopping Center immediately south of Apollo. In 1969 my father built the center and purchased the land from the original owners of Apollo, currently we have 185,000 square feet. We have been neighbors for 40 years with no difficulty's or problems that I can remember. I am not in favor of the conditional use allowing travel trailers. I feel there is the potential for an unsavory element that could spill over onto my property. In recent years area has changed and is more vulnerable to petty mischief and crime. I have yet to see a travel trailer park that I would want to share a property line with. Up until now it has largely been older folks with manufactured homes which is a nice residential component. Once you allow travel trailers everything changes. I do not know if you realize that Apollo south entrance opens onto my rear alley. That area could and has been an area that concerns us that it is not well traveled day or night. I hope you give this serious consideration as to how it might affect the neighborhood. If you would like to reach me call [REDACTED]

Ed Boik

From: [REDACTED]
Sent: Tuesday, August 31, 2010 11:01 AM
To: Ed Boik
Subject: Apollo Village

Hello Mr. Boik. Last time we talked was the end of July in regards to the request for a variance from ELS/Apollo Village to the city in regards to an RV Park here. I thought you had said that ELS had not followed up and it was in limbo at the time. A notice has been posted at the entrance to the community today notifying us of a pending hearing at the city.

Is this in regards to our concerns of the zoning change? I was hoping for an email from you letting us know of any further action in regards to this issue.

Since we have talked last we have met with Mr. Jay Davies, the Community Service Officer from the Peoria Police Department, he returned with his lead officer from Code Compliance, this was about the first week in August. We were pleased with their concerns here and there was a number of violations to city code served that week. I have not contacted either person as I was going to allow the system to work. But now, we feel we should make you aware of their actions and follow up with them immediately as this should be a good influence towards any considerations on our matter at hand.

Please advise me asap as to the subject of the upcoming hearing.

Thanks

Re Barking dogs Apollo Village.txt

From: [REDACTED]
 Sent: Friday, July 16, 2010 10:59 PM
 TO: [REDACTED]
 Cc: Ed Boik
 Subject: Ref: Barking dogs, Apollo Village

I wish I could say I was sorry for the heated debate today about the barking dogs in Apollo Village, but I and many other residents here have continually brought the problem to your attention over the last year or so, and the last time we talked about the subject I explained to you that your inactivity as manager of this private community only brings the problem to a head directly with the residents of the pet owners face to face with the ones like me that wish for a return to a more considerate and quiet community. The last time there was a confrontation I filed a report with the Peoria Police Department, Rpt# 093000241. Officer C. Gould, badge #8229 responded.

As you witnessed today, I was threatened with a law suit from one of the residents for harassing them about the barking dog. She used the fact that this is a "pet friendly" community and in her exact words "if I didn't like the barking dogs I should move". I do not object to a pet friendly community but do to the extent that the pet owners feel it gives them the right to disrupt this community with the barking and dropping of dog feces in the public areas.

We have made this problem a point of record with the Animal Control Department of Peoria, the last time I met with an agent responding to a complaint here they made me aware that this is a private community and is actually a concern that should be handled by site management. As I explained that you were totally aware of the situation but had not taken the action required, they said they would continue to respond but still indicated that it should be handled by ELS/Apollo personnel.

Your warnings to pet owners has fell on deaf ears, and even to the point that the lady that lives across from me has bragged to different people here that she has gotten many warnings from you but doesn't "give a shit" about it. She abusively defies the warning to the point that other residents now know of the situation and are basically taking the same attitude that she has that they will be subject to no definite action.

This is just one of many violations of the Peoria City Code that exists here, but with this being well documented I don't believe we will have it too hard convincing the City Managers Office and Code & Compliance Department of ELS's inconsideration in operating this facility in a proper and considerate manner to the concerned citizens that live here. As I explained to you

today many of the "Rules and Regulations" that your office has published for the residents here only mirror City Regulations. For example: (1) There is no storage allowed on resident's carports or porches (this is for control of a fire if it should happen on an adjoining lot and control of pest infestation to adjoining homes). But many homes continue to abuse this to the point that their car doesn't even fit in the driveway. (2) Only one storage shed is allowed per home site to allow for a nicer looking and controlled community, but many homes here have two and even three sheds.

(3) Motor vehicles of all kinds are required to be parked in the appropriate driveway/carport of

Re Barking dogs Apollo Village.txt

the owner of such vehicle(to include golfcarts, motorcycles, 4wheelers), not on front porches, front and side yards, and empty adjoining lots, or extending into the public sidewalk as exists here! Any boats, trailers, motorhomes, or excess vehicles are to be stored in a fenced "auxiliary parking area" to be established by the community owner. We have such a lot here but it is poorly maintained (the city garbage truck knocked the gate off a few years ago and has never been repaired) and "unsecured" as there has been break-ins and vandalism to vehicles parked there because of the lack of lighting in the area or appropriate fencing.

I could go on mentioning the dead trees, lack of proper site maintenance both on the facilities part and the homeowners(which shouldn't have to pay for site and tree maintenance out of their own pockets for their home site as you charge us a lot fee which is quite extensive). The street light in front of my home is completely blocked by an overgrown tree and serves no purpose of lighting the intersection or providing any night security from vandalism. I brought this problem to your attention last year and you responded with it being trimmed unprofessionally by one of the residents here with no experience or expertise to perform it properly. Now it has quickly overgrown the light again and is "side heavy" and lop sided to the point that a good wind storm will bring it down as it is filled out only on one side.

As many of the residents have explained to you (and also to the city), all we are asking for is a return to an environment here that was present a few years ago, an environment conducive to a decent, respectful retirement type community. We are not asking for any expensive, modern, or extreme make-over but rather a return to the well kept and well spoke of community that this facility used to be just 4 years ago. It is only normal for us to want a safe and properly maintained community for both financial and personal reasons of pride of ownership and peace of mind!

Thank you for your consideration to these matters.

From: [REDACTED] pdate on Apollo Village.txt
Sent: Friday, September 17, 2010 4:46 PM
To: Carlo Leone; Ed Boik; Glen Van Nimwegen
Subject: Update on Apollo Village

Gentlemen--

I attended last evening's P & Z Commission Hearing, even though I knew the continuance was highly likely to be granted, in large measure because I wanted an opportunity to meet with the neighborhood opposition, led by [REDACTED]. After the continuance was granted, I sought out [REDACTED] and asked her if she had any suggestions or requests for me relating to Apollo Village, beyond what my client has already done. She refused to offer any suggestion or comment, other than to say she and her neighbors would speak their minds at the October 7th P & Z Hearing. I then approached a large group of neighbors, some 15 people or so, and said, "I do not wish to intrude upon your discussion, but if any of you wishes to speak with me to let me know what you would like my client to do at Apollo Village, I would be happy to speak with you." Those neighbors declined that opportunity. A third time, I approached another group of neighbors, 8 people or so, with the same invitation, and was again declined.

At present, there seems to be no desire, on the opposition's part, to work with me nor with my client. Given that we have already done almost everything they asked us to do the first time around, perhaps they are afraid we'll accommodate them again, and further weaken their justification to oppose us. Whatever their motivation, it appears there is no movement toward resolution of their concerns, other than to oppose.

We will look forward to the October 7th hearing. Thanks to each of you for your work on this matter.

[REDACTED]

[REDACTED]

Admitted in Arizona

[REDACTED]

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14-8

ZONING

14-8-3

ARTICLE 14-8

RMH-2 MOBILE HOME PARK DISTRICT

14-8-1	Intent
14-8-2	Permitted Principal Uses
14-8-3	Permitted Conditional Uses
14-8-4	Permitted Accessory Uses
14-8-5	Definitions (Incidental to RMH-2 Zoning)
14-8-6	Property Development Standards for Mobile Home Parks
14-8-7	Placement of Mobile Homes on Individual Sites
14-8-8	Permits and Inspections
14-8-9	General Regulations

Section 14-8-1 Intent

This district comprises areas suitable for placement and occupancy of mobile homes for residential purposes on rental or leased lots in mobile home parks. Regulations are designed to stabilize and protect the residential character of the district and to promote compatibility with adjacent districts.

Section 14-8-2 Permitted Principal Uses

One mobile home per site.

Section 14-8-3 Permitted Conditional Uses

- A. Recreation areas, facilities, laundry, restrooms, offices, service buildings and storage yards, subject to approval of the commission of proposed site development plans, provided that the only purpose of any such use is service to residents and guests of the mobile home park.
- B. Travel trailer park, subject to Maricopa County Health Department Regulations and the following:
1. All direct vehicular access shall be from abutting arterial streets.
 2. Each travel trailer space shall have an area of not less than one thousand square feet and a width of not less than twenty-five square feet.
 3. Minimum setback of trailer and towing vehicle from any boundary line shall be eight feet, except the minimum setback from any public street shall be twenty-five feet.
 4. Minimum setback of a trailer and towing vehicle from any private access street shall be four feet; minimum distance between adjacent travel trailers shall be fifteen feet.
 5. Private access streets within the travel trailer park shall have a minimum pavement of twenty-four feet measured between curb faces.

6. The ratio of travel trailer lots to mobile home lots shall not exceed fifteen percent by number of total proposed phase being constructed, except as to developments devoted exclusively to travel trailer use.
- C. The mobile home park developer or owner may apply for approval of a mobile home condominium development, in compliance with State regulations, and file and record a mobile home plat containing individually owned mobile home sites and commonly owned recreational and common use areas. The developer must obtain prior City approval of declaration of covenants, conditions and restrictions or other common scheme rules and regulations.

Section 14-8-4 Permitted Accessory Uses

One attached carport, one attached covered patio, one temporary utility storage room, one garage.

Section 14-8-5 Definitions (Incidental to RMH-2 Zoning)

- A. Carport: An attached structure with one or more open sides.
- B. Attached covered patio: An attached structure with one or more open sides used for casual living with only normal lawn furniture.
- C. Temporary Utility Storage: A storage building anchored to concrete slab, main structure, carport or patio. Maximum size: One hundred twenty square feet. No storage room shall be used for sleeping or living purposes.
- D. Mobile Home: The main structure capable of being moved on its own wheels, including expandos, tipouts and additions made thereto. (Also see Article 14-2-39.)
- E. Open End (pertaining to carport and patio): Open end shall be facing street.
- F. Garage: A structure used for the storage of automobiles as per the Uniform Building Code requirements.

Section 14-8-6 Property Development Standards for Mobile Home Parks

- A. Minimum area. Ten acres undivided by a public street, based on full acre including street easements.
- B. Maximum building height. Two stories or twenty-five feet, whichever is less.
- C. Minimum net area per mobile home. Minimum lot area three thousand six hundred feet.
- D. Minimum setback Of any building or mobile home from any public street line: fifteen feet.

- E. Minimum setback Of any building or mobile home from any district boundary or exterior lot line: seven feet.
- F. Minimum setback of any mobile home from any interior private street: seven feet to edge of paving.
- G. Recreation and open space area: Ten percent of area, less private streets, shall be devoted to recreation and open space.
- H. Off-site parking area: Fifty square feet per mobile home space, dust free for parking of travel trailers, boats, etc.
- I. On-site parking area: Parking for two vehicles shall be provided on each mobile home lot (see Section 14-23-8A-4).
- J. No travel trailer shall be parked on an unoccupied mobile home lot.

Section 14-8-7 Placement of Mobile Homes on Individual Sites

- A. No mobile home shall be placed over any existing utility easements (gas or electric underground service).
- B. Minimum distance between mobile homes without carports, attached covered patios or temporary utility storage on the sites.
 - 1. Between sides of two mobile homes on adjoining sites: twenty feet.
 - 2. Between one side of a mobile home and one end of a mobile home on adjoining sites: fifteen feet.
 - 3. Between the ends of mobile homes on adjoining sites: ten feet.
- C. Minimum distance between mobile homes with carports, attached covered patios and temporary utility storage constructed of all metal.
 - 1. Between a mobile home and temporary storage on adjoining sites: fifteen feet.
 - 2. Between attached covered patios and carports with both sides open on adjoining sites: two feet.
 - 3. Between attached covered patios and carports with one or more sides closed on adjoining sites: five feet.
 - 4. Between two temporary utility storages on adjoining sites: Ten feet.
- D. Minimum distance between mobile homes with carports, attached covered patios and temporary utility storages constructed of other than all metal.

1. Between a mobile home and storage building on adjoining sites, twenty feet.
2. Between a carport and/or an attached covered patio with both sides open and an attached covered patio and/or a carport on adjoining sites: Ten feet.
3. Between carports and/or attached covered patios with one or more sides closed on adjoining sites: Fifteen feet.
4. Between temporary utility storages on adjoining sites: Twenty feet.

Section 14-8-8 Permits and Inspections

- A. All mobile homes moved into the corporate limits of the City of Peoria must be issued a move-in permit, pursuant to this Section and be inspected by the Department of Building Inspections, City of Peoria prior to gas and electric service being turned on by the servicing utility.
- B. The required inspections for mobile homes shall include, on site utilities requirements including gas, electric, sewer and water, set back requirements, off street parking requirements, fees for which, have been set by the City Council, by resolution.
- C. In addition to move-in permits, original development of each space within a proposed park shall be valued at One Thousand Dollars per space. A building permit is required for said space development. Permits must be obtained for additions, alterations, canopies, carports, storages and detached refrigeration units. Fees for which are set by the Uniform Building Code (Section 8-1) and Uniform Mechanical Code (Section 8-1).
- D. It shall be unlawful for any person, firm, corporation or agency to turn on or allow to be turned on any gas or electric service without a clearance from the Department of building Inspections, City of Peoria.
- E. It shall be the responsibility of the park owners or managers to see that all sections of this article are complied with, including requirements relating to placement of mobile homes, and all required permits.

Section 14-8-9 General Regulations

1. Approval shall be contingent upon finding that the site plan shows a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety; and all development features including the principal building or buildings and any accessory buildings, uses, open spaces, service roads, driveways and parking areas are located so as to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited, channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking or service areas or building grouping and circulation routes located as to interfere with police or fire equipment access.



REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 10-0119
DATE: October 7, 2010
AGENDA ITEM: 4R

Applicant: Beus Gilbert PLLC

Request: Rezone approximately 5,817 gross square feet from Suburban Ranch 43 (SR-43) to Intermediate Commercial (C-2) to expand an existing commercial property.

Proposed Development: The conceptual development plan proposes a multiple-building commercial center on approximately 4.32 gross acres.

Location: The site is generally located south of the southwest corner of 67th Avenue and Happy Valley Road (Assessor Parcel Number 201-09-021Q).

Site Acreage: 5,817 gross square feet (approximately 0.13 acres)

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

Recommendation: **Approve**, with conditions.

AREA CONTEXT

Table 1: Existing Land Use, Future Land Use, Current Zoning. (Exhibits B-D)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Low Density Residential (2-5 du/ac, target 3 du/ac)	Suburban Ranch 43 (SR-43)
North	Single Family Residential / Happy Valley Road	Low Density Residential (2-5 du/ac, target 3 du/ac)	Single Family (R1-6)
South	Vacant	Residential / Estate (0-2 du/ac, target 1 du/ac)	Suburban Ranch (SR-43)
East	Commercial Shopping Center (City of Phoenix)	Phoenix	Phoenix
West	Vacant / Christ's Church of the Valley	Low Density Residential (2-5 du/ac, target 3 du/ac)	Suburban Ranch (SR-43)

Annexation and Case History

1. The parcel was annexed into the City in October of 1978. At that time, a zoning designation of Suburban Ranch 43 (SR-43) was assigned. In December 2001 the 4-acre parcel immediately north of this property was rezoned to Intermediate Commercial C-2 for a proposed pharmacy, which was never built.
2. A multiple-building site plan application was submitted for the 4-acre parcel to the north (PR08-04) and is currently under review. As indicated in Exhibit E, the site plan proposes a phased commercial center with an AutoZone occupying the southern portion of the site. This plan has seen several revisions as a result of the current market conditions. In this request, the applicant is seeking to extend the site 15 feet to the south, which under the original plan would have resolved an internal circulation issue. Due to the changes to the plan resulting from users backing out of the development, the circulation issue no longer exists; therefore, this request simply increases the area of the site.

PROJECT DESCRIPTION

Site and Project Details

3. The subject property is a 15-foot wide by 325-foot long strip of land situated between the existing commercially-zoned parcel to the north and SR-43 parcel(s) to the south. As indicated above, the subject property is being rezoned to become part of the commercial site plan currently under review.
4. The site plan being reviewed (PR08-04) was submitted in February 2008 and has undergone several reviews and subsequent revisions. As originally filed, this site was to be developed with a bank, a fast food restaurant and an AutoZone auto parts store.
5. During the review of the proposed site plan, it had become clear that proper internal circulation and adequate fire access could not be provided and that the simplest solution would be to acquire additional land.
6. The owner purchased a 15-foot 'strip' of land from Christ's Church of the Valley located immediately south of the larger parcel to increase the usability of the site. This strip is currently zoned SR-43 and in order to become part of the larger commercial development, it must be zoned C-2.
7. In the time it took to for the owner to acquire the subject property and to file this rezoning application, two of the users dropped out, leaving AutoZone as the only remaining user. This has resulted in a re-design of the site that places the AutoZone store to the southern end of the site. This redesign has created more developable area on the property and has eliminated the previous circulation and access issues.
8. Because the site is being redesigned, staff has used this opportunity to work with the applicant to make changes that will enhance this gateway into the City.

Though this will be a phased project, some of the agreed-upon changes are shown on the attached site plan (Exhibit E). Primarily, these changes include enhanced landscaping (materials and area) at the corner of 67th Avenue & Happy Valley Road, theme trees along the rights-of-way and in the parking areas, and well-defined pedestrian connectivity throughout the project. These site enhancements will be developed in greater detail as the site plan (PR08-04) continues through the review process.

9. As planned, the subject property (i.e. the 15-foot strip) will primarily serve as a landscape buffer and retention area. Currently, the Zoning Ordinance requires a 30-foot setback and landscape buffer between commercial and residential districts, which is the case between this property (C-2) and the adjacent property (SR-43). The applicant has filed a Variance request to reduce the building 30-foot setback and landscape buffer requirements, though as of the writing of this staff report, staff has not made a determination as to what would be an acceptable reduction nor has the Board of Adjustment hearing been scheduled.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

10. The underlying land use designation for the property is Residential / Low Density (2-5 du/ac, target 3 du/ac). The same is true for the larger 4-acre commercial parcel to the north. Despite being a residential designation, when the 4-acre parcel was zoned C-2 in 2001, the General Plan did allow commercial development in these areas provided they were limited to arterial intersections and were no larger than 40 acres in size. Therefore, the larger parcel is clearly in compliance with the General Plan. This policy was removed approximately four years ago.
11. Staff has determined that the subject parcel is in compliance because it does not increase the developable parcel beyond the original four-acre site. Since this adjustment nets no gain in commercial area, staff has determined that this request complies with the General Plan Land Use Map.

Land Use Compatibility

12. As stated throughout this report, the subject parcel is adjacent to an existing commercially-zoned property of which it will become a part. The property is also adjacent to (south and west) two parcels currently zoned SR-43. The City's records show these properties under the ownership of Christ's Church of the Valley. However, staff has had two pre-application meetings with another party on the topic of developing these properties with a mixed-use project. Despite the current residential zoning on the adjacent properties, C-2 zoning is not an uncommon neighbor as seen throughout the City.

Citizen Participation Plan - Neighborhood Meeting

13. Section 14-39-6.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one neighborhood meeting; however, Section 14-39-6.G.2 does allow an applicant to request from the Planning Manager a modification to the Citizen Participation Plan requirements, including the elimination of it. Such a request has been made and approved on the basis of the size of the request and the minimal number of surrounding properties within the required 300-foot notification radius, none of which are single-family residential.
14. In addition to the City's standard notification procedures, the applicant has also notified property owners within 300 feet to introduce the project and to provide contact information should any property owner have questions. No responses have been received.

Engineering Requirements

15. The Engineering Department had no specific review comments in conjunction with the rezoning request. There are conditions of approval that address standards and submittal requirements as the project is implemented.

Fire Requirements

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

Public Notice

17. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted on September 16, 2010 with a sign meeting the size and content requirements prescribed by the Planning Division. The applicant has provided a photo exhibit and signed affidavit attesting to the posting.

Proposition 207

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

FINDINGS AND RECOMMENDATION

19. Based on the following findings:
 - The proposed rezoning is consistent with the existing adjacent zoning and land uses.

- The proposed rezoning is consistent with the Goals, Objectives, and Policies of the General Plan.
- The proposed rezoning does not result in any negative impacts to nearby properties, especially residential properties.
- The proposal will advance the City's goals and objectives by maintaining quality commercial areas to serve existing residential communities.

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

Recommend approval to the City Council Case Z 10-0119, subject to the following condition:

1. A final plat will be required to combine this parcel and the larger parcel to the north, and dedicate all required easements and right-of-way.

Attachments:

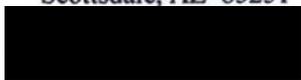
Exhibits A1-A3	Project Narrative
Exhibit B	Vicinity Map
Exhibit C	Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Landscape Plan

Prepared by: Adam Pruett, AICP, LEED Green Associate
Senior Planner

Southwest Corner Happy Valley Road and 67th Avenue

Rezoning

Submitted by:
LDR 67th Avenue & HV, LLC
C/O Beus Gilbert, PLLC
4800 N Scottsdale Road, Suite 6000
Scottsdale, AZ 85251



September 1, 2010

Project Narrative

DRAFT

Overview

On the behalf of the property owner, LDR 67th Avenue & HV LLC ("LDR"), Beus Gilbert, PLLC and Robert Kubicek Architects and Associates, Inc are requesting a rezoning from SR-43 (Suburban Ranch) to C-2 (Intermediate Commercial) for a 4,992 net square foot parcel located south of the southwest corner of Happy Valley Road and 67th Avenue.

Existing Land Uses

The subject parcel is currently vacant and undeveloped.

Surrounding zoning:

North – C-2 (PR08-04 Owned by the Same Property Owner)

East – C-2 (City of Phoenix Across 67th Avenue)

South – SR-43 (CCV Planned Commercial/Office)

West – SR-43 (CCV Planned Commercial/Office)

The current existing land uses are as follows. To the north is the planned retail center (PR08-04) of which the subject property will be incorporated. A Fry's Marketplace and other miscellaneous retail shops are currently located to the east across 67th Avenue in the City of Phoenix. To the south lies a vacant parcel of land owner by Christ's Church of the Valley. The Church also owns the land to the west which is vacant but under the same tax parcel as the existing church improvements. Plans for this property are for commercial and/or office in nature.

Project Description

During the design review of a 3 acre parcel directly to the north (PR08-04) staff suggested that LDR should acquire an additional 15 feet of property along the southern boundary and incorporate that land within the planned retail development. The additional land was needed to offset the impacts of widening the pavement section of Happy Valley Road. If the rezoning of the property to C-2 is granted, the subject 4,992 square feet will be included into the design review being considered under PR08-04. The additional property will allow for a more orderly and well planned retail center at the corner of this prominent intersection.

The site plan for the future retail neighborhood center includes a 7,400 square foot AutoZone retail store as a part of phase one, limited to the southern portion of the property. Originally the center included three individual buildings and users but with the economic downturn, two of those users withdrew from the site leaving only AutoZone. Instead of not developing the property, we have chosen to move forward with a phased development in order to allow for the construction of AutoZone, a user that wants to open in Peoria.

In addition to the AutoZone building, phase one of the center will also include all street frontage landscaping. As required pursuant to Peoria Code, a minimum 15' landscaped frontage will be provided along both 67th Avenue and Happy Valley Road. In addition to this minimum, phase one will include an additional 10'x 160' landscape buffer along 67th Avenue in front of the AutoZone and an approximately 1,700 square foot enhanced landscaping element at the prominent corner of 67th Avenue and Happy Valley Road; an entrance to the City of Peoria. Future phases will likely include additional frontage landscaping as determined by review of future submittals.

Pursuant to the City's Design Principles and Guidelines, the entrance to the AutoZone retail store is located at the northeast corner of the building, closest to 67th Avenue and the building frontage along that arterial is enhanced with upgraded architectural elements and windows in order to provide a human scale to the building. Landscaping, including planting boxes at the building's base will provide a pedestrian/public space along the frontage and further define the human scale.

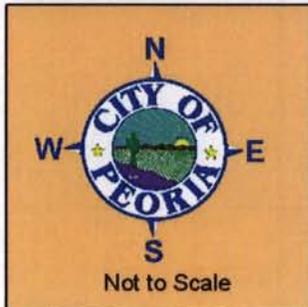
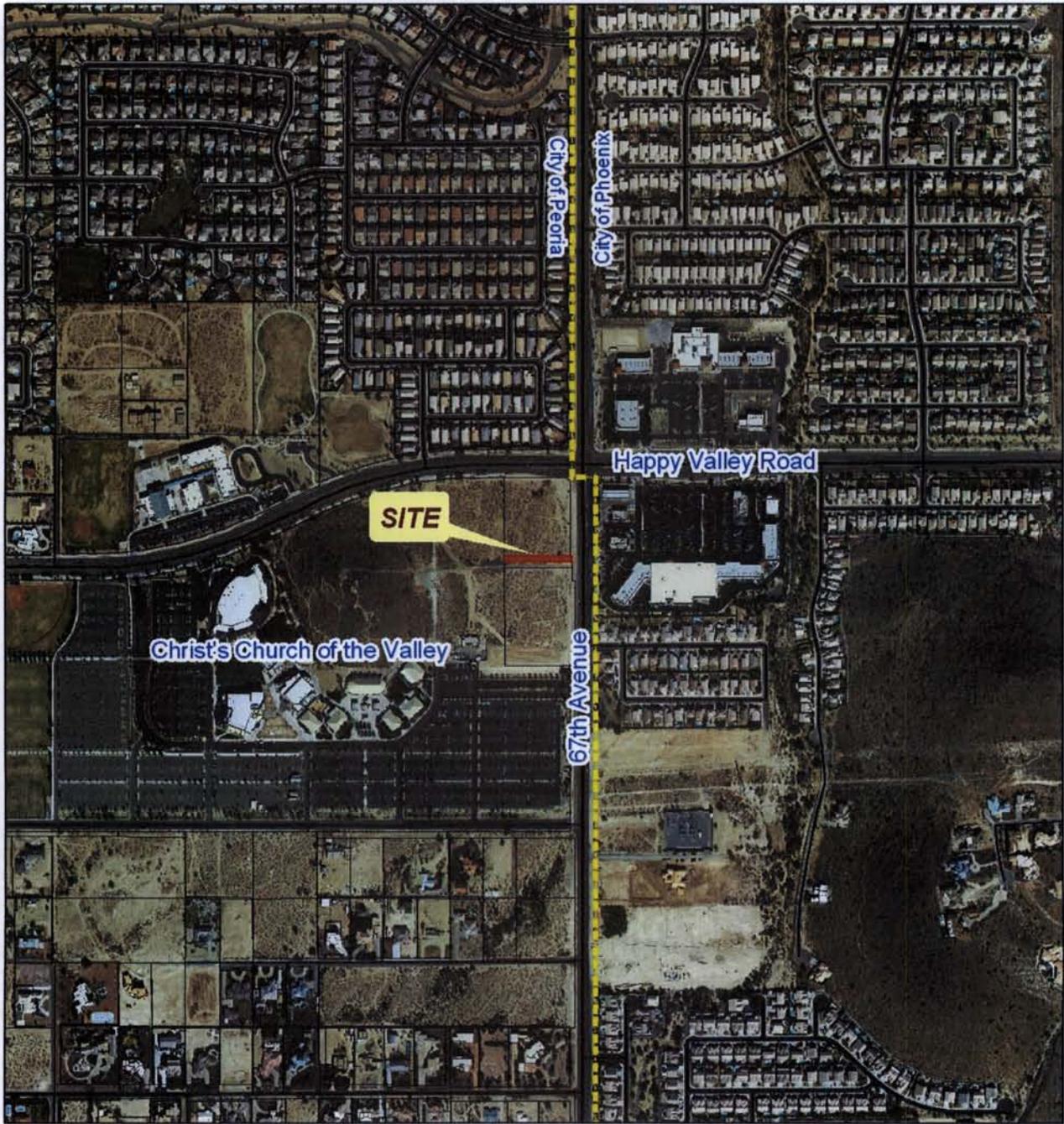
The pedestrian/public space in front of AutoZone will be linked to phase two developments by way of a pedestrian walkway leading north from the AutoZone. While phase two development specifics are not known at this time, any development presented to the City for Design Review approval will exhibit the following:

- Conformance with the Design Principles and Guidelines for Non-Residential Development.
- Continuation of the pedestrian walkway to the north from the AutoZone and inclusion of additional pedestrian/public spaces next to future buildings.
- A common architecture theme as that set by the contemporary design and color palette of the AutoZone.
- Uniform building accent lighting and parking lot lighting.
- Uniform signage.
- Common landscape theme and palette.

Summary

In summary, we are requesting a rezoning of a very small parcel from residential to commercial, at the request of staff, to incorporate the additional land into the adjacent planned commercial development. That development is of a high quality which is in compliance with the Design Principles and Guidelines as adopted in the Design Review Manual, and will enhance this entry point into Peoria and provide additional retail opportunities to Peoria residents who must leave the City for daily services.

Z10-0119 Vicinity Map

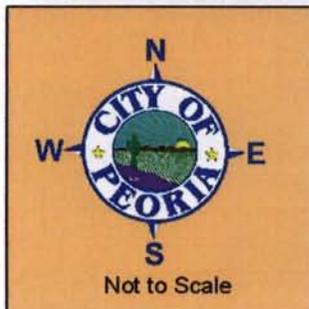


Z10-0119

South of the southwest corner of 67th Ave & Happy Valley Rd

Request for rezoning of approximately .13 acres from SR-43 to C-2 to expand an existing C-2 zoned property.

Z10-0119 Land Use Map

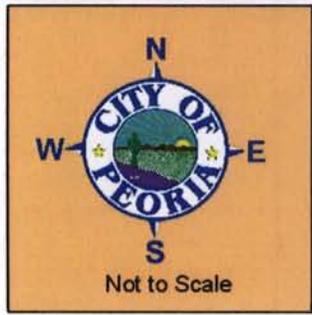


Z10-0119

South of the southwest corner of 67th Ave & Happy Valley Rd

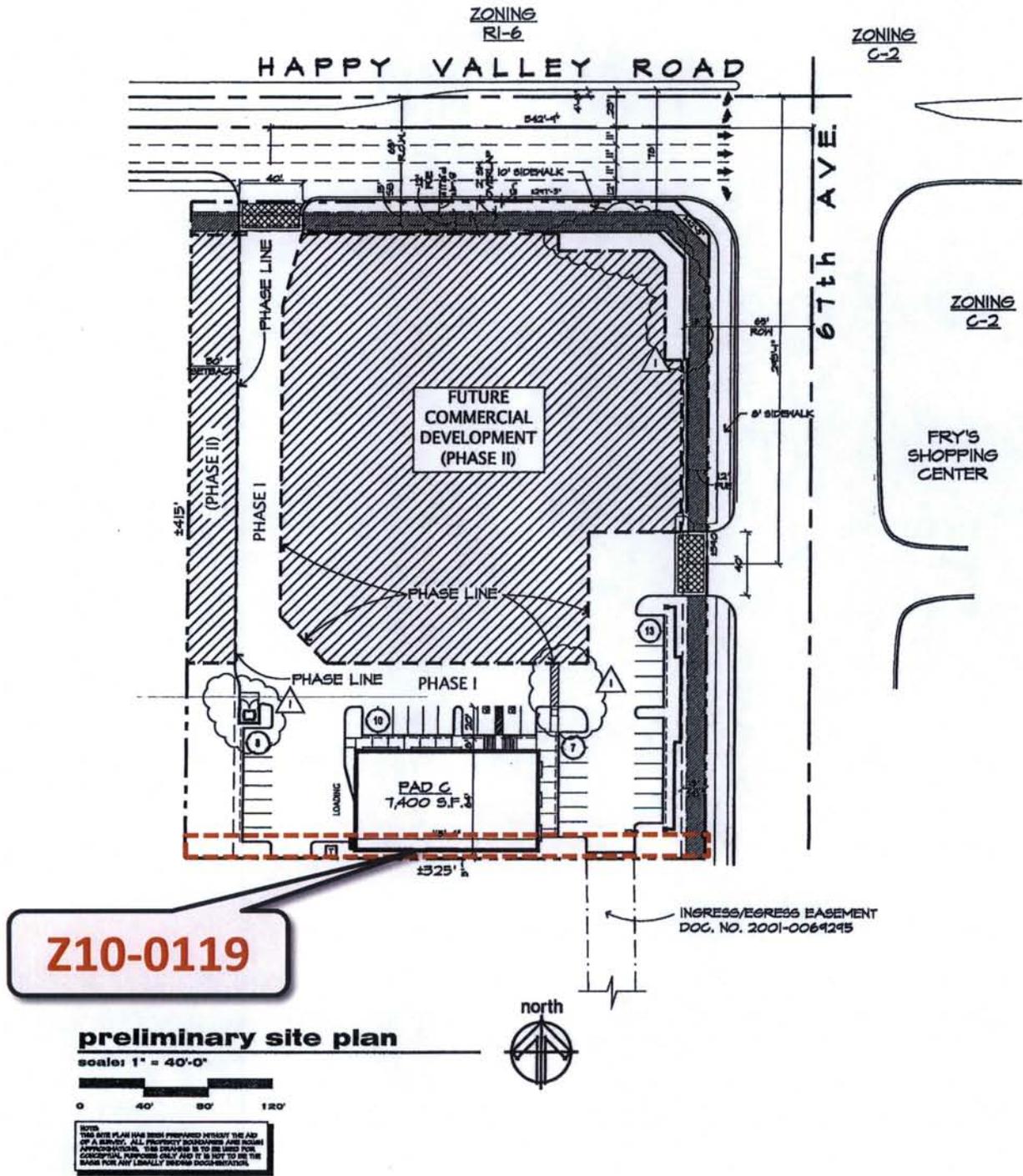
Request for rezoning of approximately .13 acres from SR-43 to C-2 to expand an existing C-2 zoned property.

Z10-0119 Zoning Map

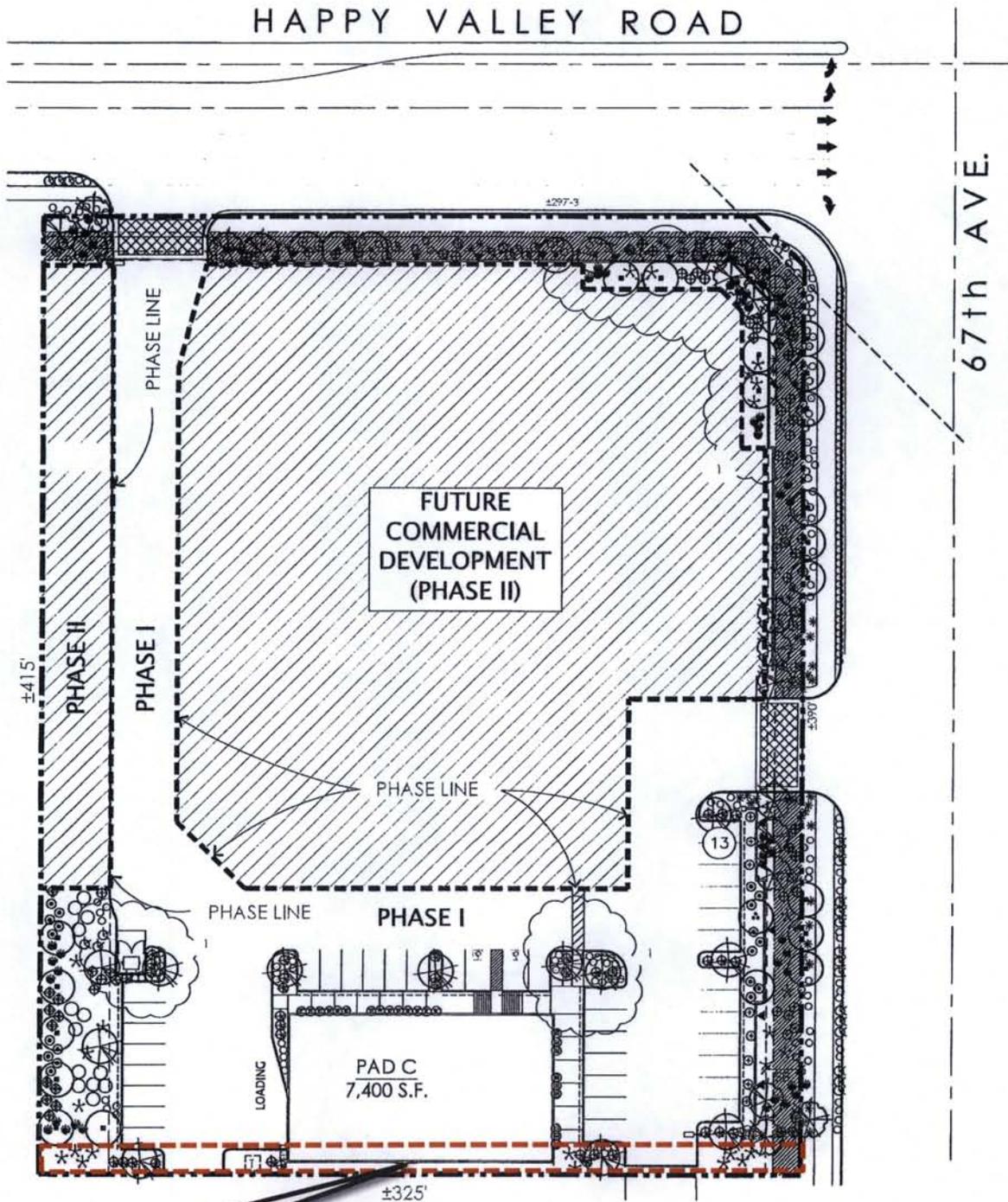


Z10-0119
South of the southwest corner of 67th Ave & Happy Valley Rd
Request for rezoning of approximately .13 acres from SR-43 to C-2 to expand an existing C-2 zoned property.

Site Plan



Landscape Plan



Z10-0119

Exhibit F