

**Exhibit 2**  
**January 19, 2017**  
**Planning and Zoning Commission**  
**Staff Report with Exhibits**



## **PLANNING AND ZONING COMMISSION REPORT**

**Meeting Date:** January 19, 2017  
**Agenda Item:** 6R  
**Case Name:** GPA16-0003: Assured Self Storage  
**Case Number(s):** GPA16-0003

### **General Application Information**

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*Proposal:*

A request to amend the General Plan land use designation of approximately 7.5 acres from Low Density Residential (2-5 du/ac, target of 1 du/ac) to Neighborhood Commercial.

*Location:*

Northwest of the northwest corner of 85th Avenue and Northern Avenue.

*Project Acreage:*

Approximately 7.5 acres

*Applicant:*

VLC Enterprises LLC

### **Project Description**

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The requested General Plan Amendment would change the land use designation of approximately 7.5 acres from Low Density Residential (2-5 du/ac, target of 3) to Neighborhood Commercial.

### **Recommendations:**

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Recommend approval of case GPA16-0003 to the City Council.

#### **ATTACHMENTS:**

Description

GP16-0003 Staff Report

Exhibit A - Vicinity Map

Exhibit B1 - Existing General Plan Land Use Map

Exhibit B2 - Proposed General Plan Land Use Map

Exhibit C - Justification Statement

**BACKGROUND**

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Context

The subject property consists of a vacant “L-shaped” property generally located northwest of the northwest corner of 85<sup>th</sup> Avenue and Northern Avenue (Exhibit A). The site is immediately adjacent to the Brighton Charter School and a large city-owned retention basin.

General Plan

The subject property is designated on the General Plan Land Use Plan as Low Density Residential (2-5 du/ac, target of 3 du/ac). The Low Density Residential land use designation denotes areas where detached, moderately-sized lot, single-family residential neighborhoods are desirable. These areas support a suburban lifestyle with areas of increased density while maintaining a detached single family residential character (Exhibit B). This General Plan Amendment seeks to change approximately 7.5 acres of the subject site to the General Plan Land Use designation of Neighborhood Commercial. Neighborhood Commercial areas consist of offices and commercial centers which provide services and goods that support the day-to-day needs of the surrounding neighborhood.

Zoning

The site is zoned Convenience Commercial (C-1) and General Agricultural (AG). The C-1 District is intended to accommodate neighborhood-scale retail and service establishments that provide the incidental daily necessities for the local residential areas. The General Agricultural district provides a “holding” district to retain land in less intensive use until the time is appropriate for more intensive development so as to prevent scattered development and the premature and costly extension of utility mains and services related thereto, and to regulate development of the City so that it occurs in stages according to market need and progresses contiguously outward from the developed urban area. The subject General Plan Amendment would facilitate the requested companion rezoning case (see case Z16-0009) to allow for mini-storage, boat, and RV storage on the 7.5 acres that is the subject of this General Plan Amendment and single family residential on the remaining portion of the development.

Adjacent Uses and Zoning

Tables 1 and 2 summarize the existing land use, general plan and zoning designations for the surrounding areas, which is also illustrated in Exhibit B.

**Table 1 – Existing Land Use and Adjacent Ownership Table**

	<b>Existing Land Use</b>	<b>Development Project / Agency</b>
North	Power Line Corridor	Salt River Project (SRP)
South	City Retention Basin then Northern Ave & Single Family Residential	City of Peoria & County Single Family Residential
East	City Retention Basin then Single Family Residential	City of Peoria & County Single Family Residential
West	School	Brighton School

**Table 2 – General Plan Land Use and Zoning**

	<b>General Plan Designation</b>	<b>Zoning</b>
North	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Single Family Residential (R1-6)
South	City of Glendale Low Density Residential (1-2.5 du/ac)	Maricopa County Rural 43 (RU-43)
East	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Maricopa County Rural 43 (RU-43)
West	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Convenience Commercial (C-1)

*Other Related Policies and Project History*

On October 23, 1984 the Mayor and City Council approved a rezoning request for an area which included the approximately 7.5 acres that are the subject of this request. That rezoning request included areas to the west in addition to the subject site. The rezoning request changed the zoning from General Agricultural (AG) to Convenience Commercial (C-1).

**APPLICANT’S PROPOSAL**

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*Goal/Purpose of Request*

The applicant is requesting to amend the General Plan from the current land use designation of Low Density Residential (2-5 du/ac, target of 3 du/ac) to Neighborhood Commercial. The purpose of this request is to provide for an appropriate land use designation to accommodate the companion rezoning request to *8600 W. Northern Ave Planned Area Development (PAD)*. The proposed rezoning would allow for mini-storage, boat, and RV storage on approximately 7.5 acres and single family residential on approximately 4.7 acres (see case Z16-0009 for further discussion and analysis of the zoning case).

*Development Information*

- Existing Use: Vacant
- Proposed Use: Mini-Storage, Boat, & RV Storage
- Property Size: ≈7.5 acres

**DISCUSSION AND ANALYSIS**

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*Land Use*

The proposed mini-storage, boat, and RV storage on Parcel A of the development does not meet the current General Plan land use designation of Low Density Residential. As a result the applicant has submitted the subject General Plan Amendment that would modify the existing designation to the Neighborhood Commercial land use designation.

The proposed amendment meets the intent of the General Plan to provide land use designations that provide a contextually appropriate land use as it relates to the existing built environment. Though the surrounding properties contain a current designation of Low Density Residential, the built environment does not reflect that land use designation. To the east is the City-owned retention basin and then across 85<sup>th</sup> Avenue there are one (1) acre lots within the county. To the north is the approximately three hundred twenty-five (325) foot wide SRP powerline corridor. To the west is the Brighton School, and to the south is Northern Avenue which is a major arterial roadway. Additionally, a portion of the subject property as well as the properties immediately to the west are zoned Convenience Commercial (C-1).

The City retention basin and the single family residential portion of the companion rezoning proposal (see case Z16-0009) would separate the subject Neighborhood Commercial land use from the existing semi-rural character provided by the large-lot county properties across 85<sup>th</sup> Avenue to the east. Northern Avenue provides a transition to semi-rural, large-lots located to the south within the Maricopa County Island. Therefore, staff finds the proposed re-designation to the Neighborhood Commercial land use designation to provide for an appropriate transition between the aforementioned uses within the existing environment.

#### Relevant General Plan Policies and Objectives

Objective 1.H of the general plan encourages the development or redevelopment of vacant or underutilized infill sites within the City. The proposed site fits this criterion.

#### Land Use Findings

The amendment constitutes an overall improvement to the City's General Plan; and

- The proposal provides for a land use category that will allow for a development of contextually appropriate scale and intensity in comparison to the adjacent uses.
- The amendment will better reflect the development needs of the area while accounting for the existing built environment.
- The amendment is in conformance with the Goals, Objectives, and Policies of the City of Peoria General Plan.
- The amendment will not adversely impact the community as a whole or a portion of the community by:
  - Significantly altering acceptable existing land use patterns,
  - Requiring larger and more expensive improvements to roads, sewer or water systems than are needed to support the prevailing land uses and which, therefore, may impact development of other lands.
  - Adversely impacting existing uses because of increased traffic on existing systems, or
  - Affecting the livability of the area or the health and safety of the residents.

#### Traffic

Driveway access to the site will be provided via a driveway set on the eastern portion of the site ensuring the maximum distance between the entrance for the Brighton School to the west and the access to the proposed development from Northern Avenue. To provide appropriate deceleration spacing a deceleration lane will be provided beginning in front of the City retention basin prior to the driveway access to Northern Avenue. Parcel A is anticipated as the first phase of the development and is the subject of this General Plan Amendment. The 85<sup>th</sup> Avenue

improvements will not be required until the single family residential portion is developed. Until the development of Parcel B access to 85th Avenue would be limited to emergency access only. No direct consumer access from Parcel A (storage) would be provided to 85th Avenue.

Water/Sewer

Water and sewer facilities exist adjacent to the site and have available capacity to serve the proposed commercial use on the property.

Public Safety

There are no anticipated impacts to public safety as a result of this proposal.

Proposition 207

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

**COMMUNITY INVOLVEMENT**

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See the staff report for the companion zoning case Z16-0009 for information regarding public participation, notice, and outreach efforts conducted in association with these cases.

Support / Opposition

At the time of this writing, Staff has not received any support or opposition to the proposal.

**STAFF RECOMMENDATION**

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Based on the above referenced findings staff recommends that the Planning and Zoning Commission make the following recommendation to City Council:

Approval of GPA16-0003 to the City Council.

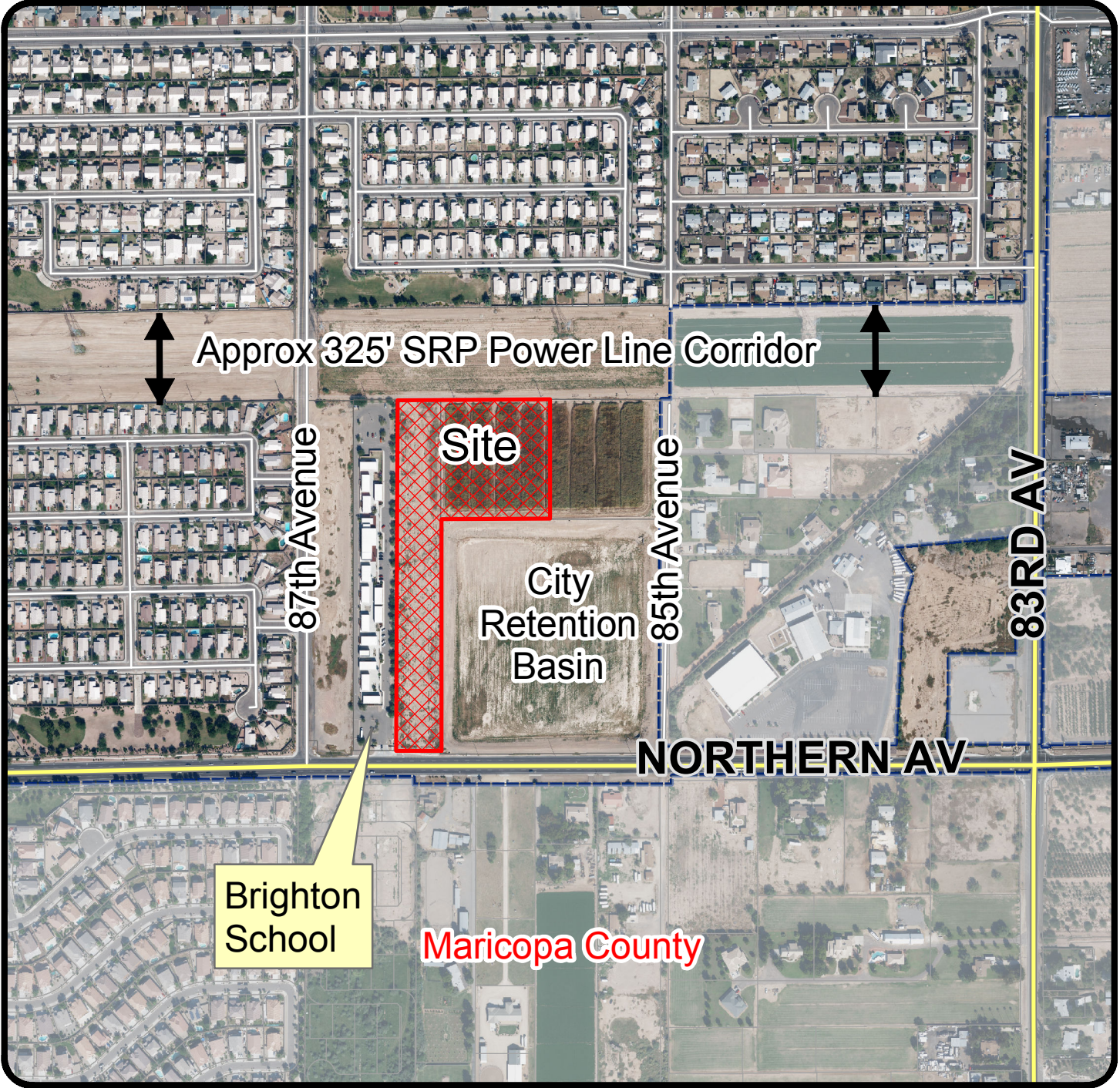
**REPORT PREPARED BY**

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Planner  
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Cody.Gleason@peoriaaz.gov



# Vicinity Map



## GPA16-0003 Assured Self Storage

Applicant: VLC Enterprises LLC

Request: General Plan Amendment for approximately 7.5 acres from Low Density Residential (2-5 du/ac, target of 3) to Neighborhood Commercial.

Location: Northwest of the northwest corner of 85th Avenue and Northern Avenue.

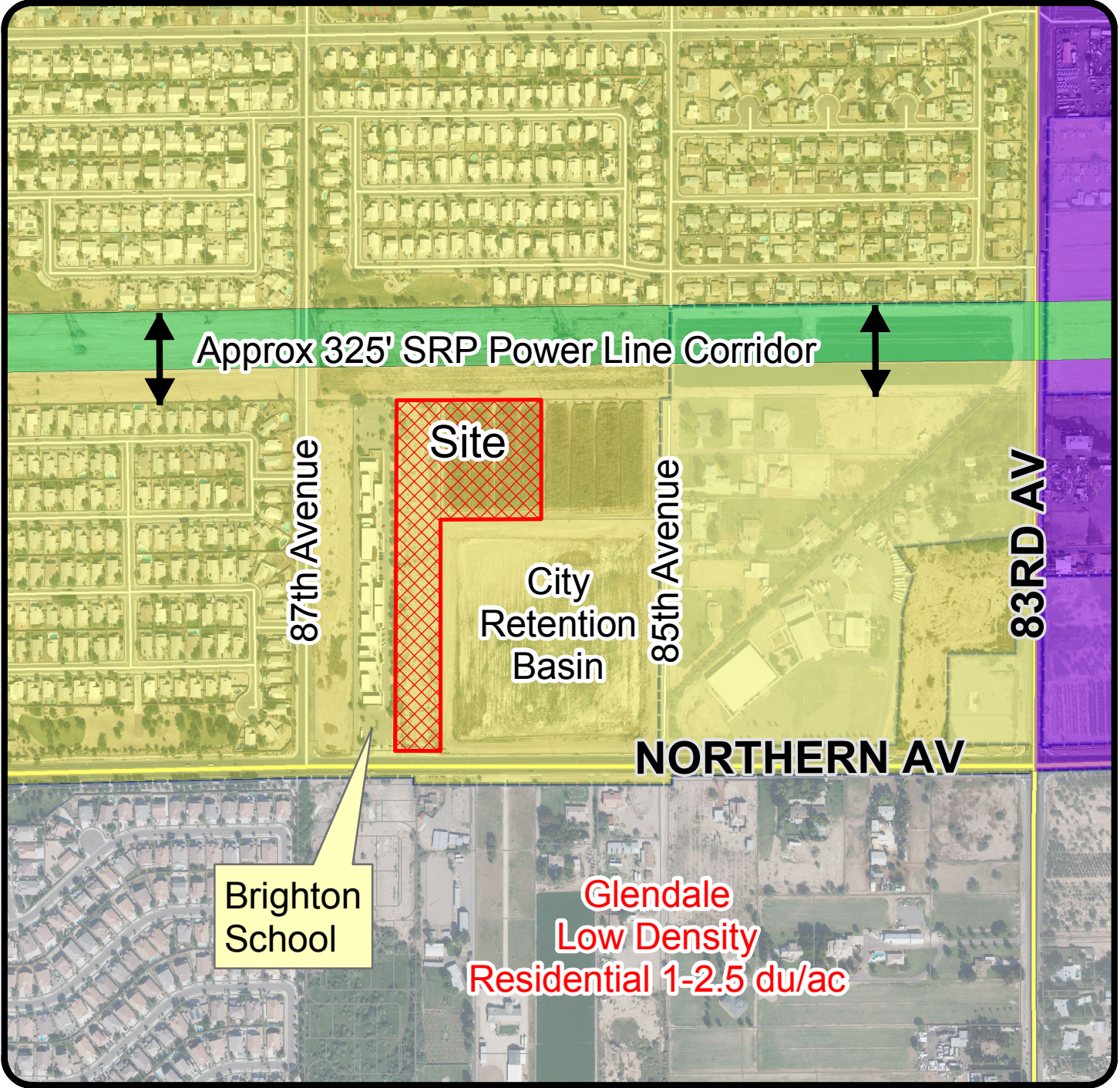


Not to Scale

### Exhibit A



# Existing Land Use Map



## GPA16-0003 Assured Self Storage

Applicant: VLC Enterprises LLC

Request: General Plan Amendment for approximately 7.5 acres to change from Low Density Residential (2-5 du/ac, target of 3) to Neighborhood Commercial.

Location: Northwest of the northwest corner of 85th Avenue and Northern Avenue.

**Legend**

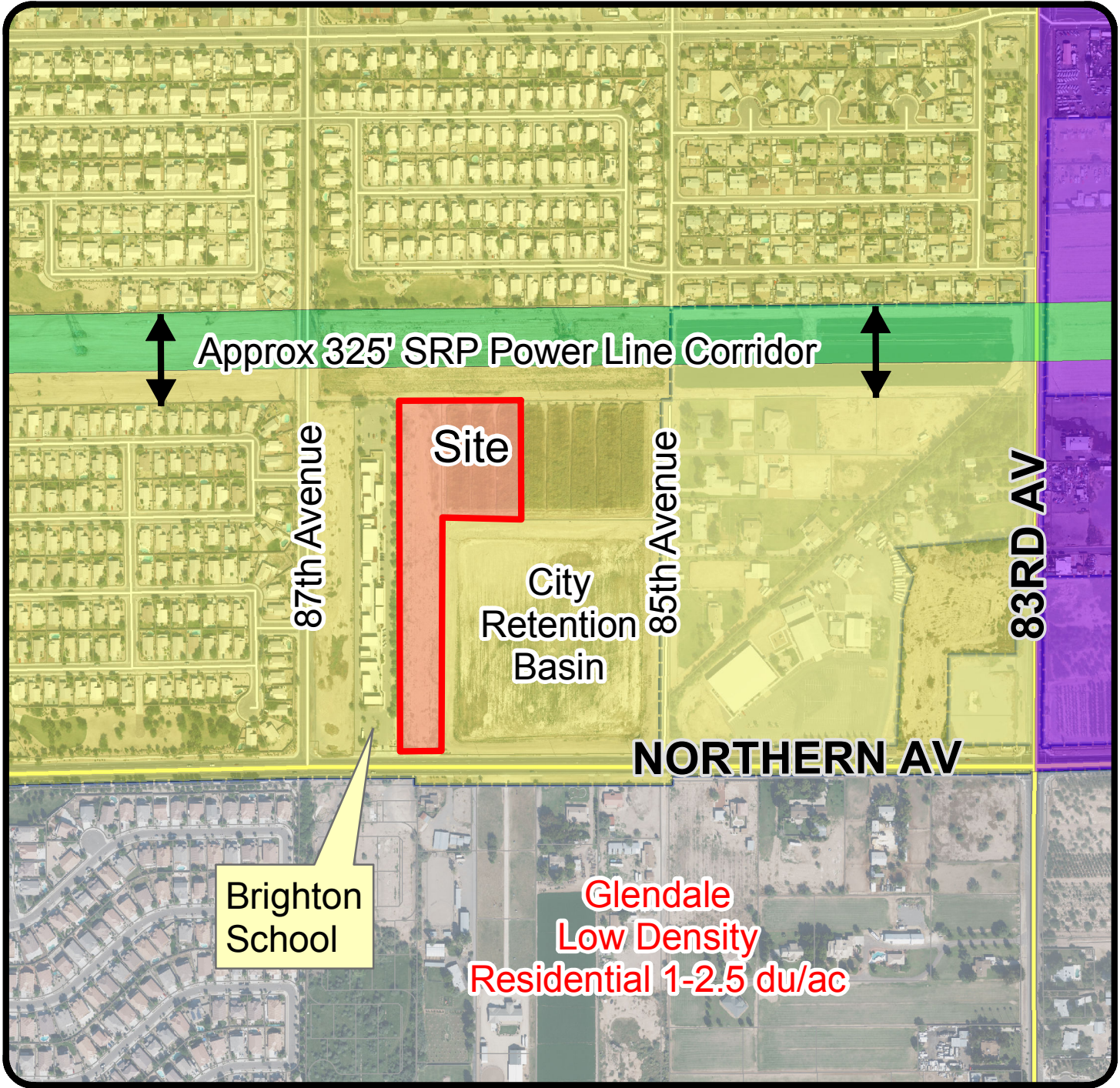
- Business Park Industrial
- Neighborhood Commercial
- Park/Open Space
- Low Density Residential



Not to Scale



# Proposed Land Use Map



## Z16-0009 Assured Self Storage

Applicant: VLC Enterprises LLC

Request: General Plan Amendment for approximately 7.5 acres to change from Low Density Residential (2-5 du/ac, target of 3) to Neighborhood Commercial.

Location: Northwest of the northwest corner of 85th Avenue and Northern Avenue.

**Legend**

- Business Park Industrial
- Neighborhood Commercial
- Park/Open Space
- Low Density Residential



City of Peoria

Minor General Plan Amendment  
Description & Justification Report

for

**8600 W NORTHERN AVE.**

**A PLANNED AREA DEVELOPMENT**

12.24 ACRES LOCATED WEST OF THE NORTHWEST CORNER OF  
85<sup>TH</sup> AVENUE AND NORTHERN AVENUE

Located at 8600 W Northern Avenue, Peoria, Arizona

**Case Number: GPA 16-0003**

**December 13, 2016**

**PREPARED BY: VLC ENTERPRISES, LLC.**

## Development Team

### **Owner:**

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Fax: 972-717-2666  
Contact: Dr. Gene J. Couturier, DC  
Email: [REDACTED]

### **Developer:**

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Irving, Texas 75038  
Phone: 972-717-7666  
Fax: 972-717-2666  
Contact: Dr. Gene J. Couturier, DC  
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### **Applicant:**

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### **Architect:**

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Email: [REDACTED]



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I. Description & Justification for Request..... Pages 4-11

### List of Exhibits

- Exhibit 1** Existing Conditions Map
- Exhibit 2** Existing & Proposed Land Use Map

## Introduction

VLC Enterprises, LLC is pleased to submit Minor General Plan Amendment Application for 7.5 acres of an approximate 12.24-acre property located west of the northwest corner of 85<sup>th</sup> Avenue and Northern Avenue within the City of Peoria, Arizona. See **Exhibit 1**, *Existing Conditions Map* for the location of the property and surrounding area.

The following outlines the request for this application:

### 1. Provide a brief description and reason for the requested change. Provide supporting details.

We request a Minor General Plan Amendment to the City of Peoria General Plan for 7.53 acres of a 12.24 site (APN 142-33-238A & APN 142-33-237) located west of the northwest corner of 85<sup>th</sup> Ave and Northern Avenue at 8600 W. Northern Avenue in Peoria, Arizona, also known as **8600 W. Northern Ave**. We request a land use designation revision from Low Density Residential (LDR) to Neighborhood Commercial (NC) for the 7.54 acres. See **Exhibit 2**, *Existing and Proposed Land Use Maps*. The PAD for this project is being submitted concurrent with the GPA (Z16-0009).

The proposed project is a self-storage facility and a residential development. A self-storage facility is a low-intensity use as well as a well needed asset to the surrounding residential community. The concurrent PAD application has requested a zoning most similar to the C2 zoning district for 7.53 acres and a zoning most similar to the R1-10 zoning district for 4.71 acres.

We believe that the requested Minor GPA permitting a Neighborhood Commercial land use designation will provide an appropriate use of the site that fits in context with the surrounding site. The land use directly to the west is zoned C1 and used as a school, while the property due north is a 330 feet wide SRP easement, and the lots across 85<sup>th</sup> Avenue are 1-acre single family residential lots located on a Maricopa County Island (zoned RU-43). The residential development provides an appropriate step down from the RU-43 zoning due east to the R1-6 zoning to the west. The commercial development provides an appropriate buffer between the school due west and the residential to the east, while providing a much-needed neighborhood service. The proposed project is compatible with these surrounding land uses and zones, providing a suitable development.

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

This is a request for minor amendment to the General Plan Land Use Map from:  
Existing: Low Density Residential (LDR).  
Proposed: Neighborhood Commercial (NC).

See **Exhibit 2**, *Existing and Proposed Land Use Maps*.

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

The current land use is Low Density Residential. The only compatible development for this property under the current land use is Single Family Residential, more specifically R1-10. This zoning would allow an appropriate step down from the RU-43 zoning due east to the R1-6 zoning to the west. However, the 7.53-acre lot is narrow in width at only 156 feet wide. The standard lot depth in R1-10 is 100 feet minimum, leaving only 56 feet to provide a roadway, easements, and adequate space for open space amenities. This would create a long road of lots on only one side of the street. This is not an attractive configuration for a single family residential development of larger lot homes. This narrow lot size makes this an unattractive development site for R1-10 zoning. Therefore, we feel the proposed neighborhood commercial land use is much more compatible with the lot size and neighboring uses, while providing a needed amenity in the area.

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

In general, self-storage facilities are a low intensity use. This type of business is quiet in nature. Customers will only have access to the property from the hours of 5am until 9pm, with the office only open from 8am until 6pm. All national holidays are observed and closed for business.

The SRP powerline properties north of our site distance this project from the homes to the north by over 300 feet and the city owned retention basin creates open space along two sides of the project site so the only neighbor property immediately adjacent to the site is the existing Brighton School which is on one of the C-1 zoned parcels within the LDR land use designation. The proposed self-storage facility use is a low intensity use that will be completely screened from the school.

The distance from the project parcel boundary to the residences mentioned above and the fact that the residences on larger lots across Northern Avenue and 85<sup>th</sup> Avenue have street setbacks that further distance the commercial part of the project, this amendment will not destabilize the neighborhood nor provide for any deleterious development that would negatively affect property values.

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

The 12.24 acre site is located on Peoria's southern city limit line on the north side of Northern Avenue just east of the Loop 101 between arterials 91st Ave. and 83rd Ave. This stretch of Northern Ave. is part of the Northern Parkway Program called the "East Segment: Loop 101 to US 60 (Grand Avenue)" planned for 2025. Northern Avenue is in the process of major improvements under the Northern Parkway Program with the Loop 101 to US 60 (Grand Avenue) segment and the linkage to Grand Avenue improvements planned for 2025.

Our project is located on the north side of Northern Ave. within a quadrant bordered by the arterials of 91st Ave. to the west, Olive Ave. to the North, and 83rd Ave. to the east.



This quadrant is designated Low Density Residential (LDR) on the General Plan. Describing the uses surrounding this quadrant, the LDR designation continues north of Olive Ave. into the Central Peoria Specific Area Plan Boundary. Similarly, to the south across Northern Ave. (within the City of Glendale) the land use plan designates Low Density Residential. This illustrates the existing residential character of the area north and south of Northern Ave.

To the west across 91st Ave. are the Peoria Crossing and Peoria Square developments and the designated use is Community Commercial (CC) over to the Loop 101. It should be noted that the Desert Diamond Casino development is located across Northern Ave. in the City of Glendale at this location. Then moving west beyond the Loop 101 there is Parke West, a Mixed Use development with shopping, entertainment and apartments over to 99th Ave. Looking to the east of the quadrant across 83rd Ave. there is a larger area of Business Park / Industrial (BP/I) land use designation with some Public / Quasi-Public (P/QP) use areas within it. This extends east past 75th Ave.

This description is to establish that the area around our site is residential in nature particularly the immediate surroundings which appears to be an established development pattern. However, because of the proximity of the Loop 101 with it's on and off ramps to Northern Avenue, only 1¼ mile to the west, our site is very well linked to that major transportation corridor and the major commercial developments at Peoria Crossing, Park West, and the Desert Diamond Casino.

Based on the location of the project on such a major arterial transportation corridor, the current LDR designation could justifiably be intensified slightly to allow some Neighborhood Commercial (NC) land use along Northern Ave. that could be integrated within the existing residential development in the vicinity and provide a much-needed service for the neighborhood.

Neighborhood Commercial is appropriate for this site as it serves as an appropriate transition from the 1-acre residential lots to the east to the school use directly west of the property. The proposed use is a less intensive, appropriately scaled neighborhood commercial use coupled with the existing LDR on an otherwise underutilized, vacant lot. In addition, as previously stated in question 3 above, the 7.53-acre lot is extremely narrow, making any appropriate LDR zoning an unattractive residential development.

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

The Self-Storage facility will employ 1 full time employee, an on-site manager that provides 24-hour security for the property plus 1-part time office assistant. Contracted grounds crew will be hired to maintain property landscaping as well.

This project proposes to develop 12 acres of land that have long been vacant and underutilized. One of the parcels is very deep with an extremely narrow street frontage on Northern Ave. and the other parcel was a long vacant flood control property that the owner purchased at auction from the County.

The future residential phase will provide for infill housing that can be served by existing infrastructure and by virtue of access to Northern Ave., conveniently located to existing

services, schools, and shopping areas. The residential lots will create tax revenue to the city through property taxes assessed on the new home values. This new residential development will also include the half street improvements along 85<sup>th</sup> Avenue, developed at the same time as the residential lots.

The self-storage facility will provide a low intensity use in keeping with the character of the immediate vicinity while providing a conveniently located service to the many residents in the surrounding neighborhoods.

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

The requested NC land use will provide a much-needed neighborhood commercial service that supports the day-to-day needs of the surrounding neighborhood as well as additional residential lots. The commercial development provides an appropriate buffer between the school due west and the residential to the east, while providing a much-needed neighborhood service. The proposed project is compatible with these surrounding land uses and zones providing a suitable development.

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

**Parcel A**

a. Grading Drainage

*Offsite and Pass-through Drainage*

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

*Onsite Drainage*

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

b. Water / Sewer

*Water*

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

*Sanitary Sewer*

Proposed sewer facilities on the site will tie in to an existing sanitary sewer along Northern Avenue, adjacent to the southern border of the property. Based upon the proximity of the sewer line adjacent to the proposed development, the developer

anticipates that the sewer system has adequate capacity for the proposed commercial use.

c. Electric Power / Natural Gas / Telephone Service

*Electric Power*

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

*Natural Gas*

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

*Telephone / CATV / Internet*

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

**Parcel B**

a. Grading Drainage

*Offsite and Pass-through Drainage*

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

*Onsite Drainage*

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

b. Water / Sewer

*Water*

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

*Sanitary Sewer*

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



c. Electric Power / Natural Gas / Telephone Service

*Electric Power*

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

*Natural Gas*

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

*Telephone / CATV / Internet*

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

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

We are developing a Developer Assistance Agreement with the Peoria USD that will be tied to the land and the proposed development.

The self-storage facility will have very little to no impact on the local school district. There is only one living quarter on Parcel A, that being the on-site manager. Parcel B will have a marginal impact on the schools with 12 units x 2.66 = 32 persons. An assumption of 1.5 children per house hold: 18 school age children.

Parcel B future residences will be assigned to the Peoria Unified School District, specifically Cotton Boll Elementary School serving grades K-8 and Raymond S Kellis High School serving grades 9-12.

Current enrollment is: Cotton Boll Elementary: 997 students, Raymond S Kellis High: 1,900 students.

The possible additional number of students represents an increase of only 1% for the elementary school and an additional .5% at the high school level. This is an assumption of 50% of the additional students assigned to each school.

10. Specifically, what elements, goals, objectives, and policies of the General Plan will be affected?

The requested amendment will support the General Plan by supporting **Goal 1: PROVIDE A BALANCE OF LAND USES THAT WILL PRESERVE AND ENHANCE NEIGHBORHOODS, PROMOTE ECONOMIC DEVELOPMENT AND ENCOURAGE REDEVELOPMENT AT APPROPRIATE LOCATIONS**, by supporting the following elements, objectives and policies:

## **Infill Development**

*Objective 1.H Encourage the development or redevelopment of vacant or underutilized infill sites within the City.*

This project proposes to develop 12 acres of land that have long been vacant and underutilized. One of the parcels is very deep with an extremely narrow street frontage on Northern Ave. and the other parcel was a long vacant flood control property that the owner purchased at auction from the County. The future single family residential phase will provide for infill housing that can be served by existing infrastructure and by access to Northern Ave. conveniently located adjacent to existing services, schools, and shopping areas. The self-storage facility will provide a low intensity use in keeping with the character of the immediate vicinity while providing a conveniently located service to the many residents in the surrounding neighborhoods.

## **Mixed Use Development**

*Objective 1.G: Promote mixed-use development templates to advance the City's sustainability efforts.*

Although this Self-Storage facility project is not per se a mixed-use development we do propose one residential apartment for an on-site manager. On a small scale this contributes a residential neighbor living in the neighborhood that would not be the case for a typical business with no-one on-site after business hours. However, our proposed PAD project overall, with the future residential phase included, could be considered mixed use albeit not of the scale or density of Mixed-Use development one would expect to find near a transit center for example. To the extent that we are proposing a neighborhood commercial development with a residential component on a major transportation corridor we are furthering some of the Objectives and Policies listed under Mixed-Use Development in the Land Use Element.

## **Residential Communities**

*Objective 1.M: Provide a diversity of housing types to meet the needs of persons of all income levels and ages.*

*Objective 1.N: Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land use.*

This project proposes a relatively small residential development that will contribute some developable residential land to accommodate future housing needs. We are proposing the residential portion of the site as a transition from our proposed Neighborhood Commercial use to the existing LDR land use in the neighborhood. We

will have a thirty-foot-wide drainage easement landscaped as a buffer along 85th Ave. for the single family residential across 85th Ave. Our residential site will also provide additional open space for the residents adjacent to the shared property line on the west. The infill nature of the project and its proximity to transportation via Northern Ave. connects the site to local public services.

The site will be surrounded by decorative masonry block walls the height of the buildings. The office building, located at the front of the site along Northern Avenue, will consist of masonry, metal roofing and storefront windows. The front of the site will have lots of lush landscaping along the street frontage and into the site. The storage building doors will be blocked from view from Northern Avenue using a decorative block wall, solid steel gate and the two-story office building.

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

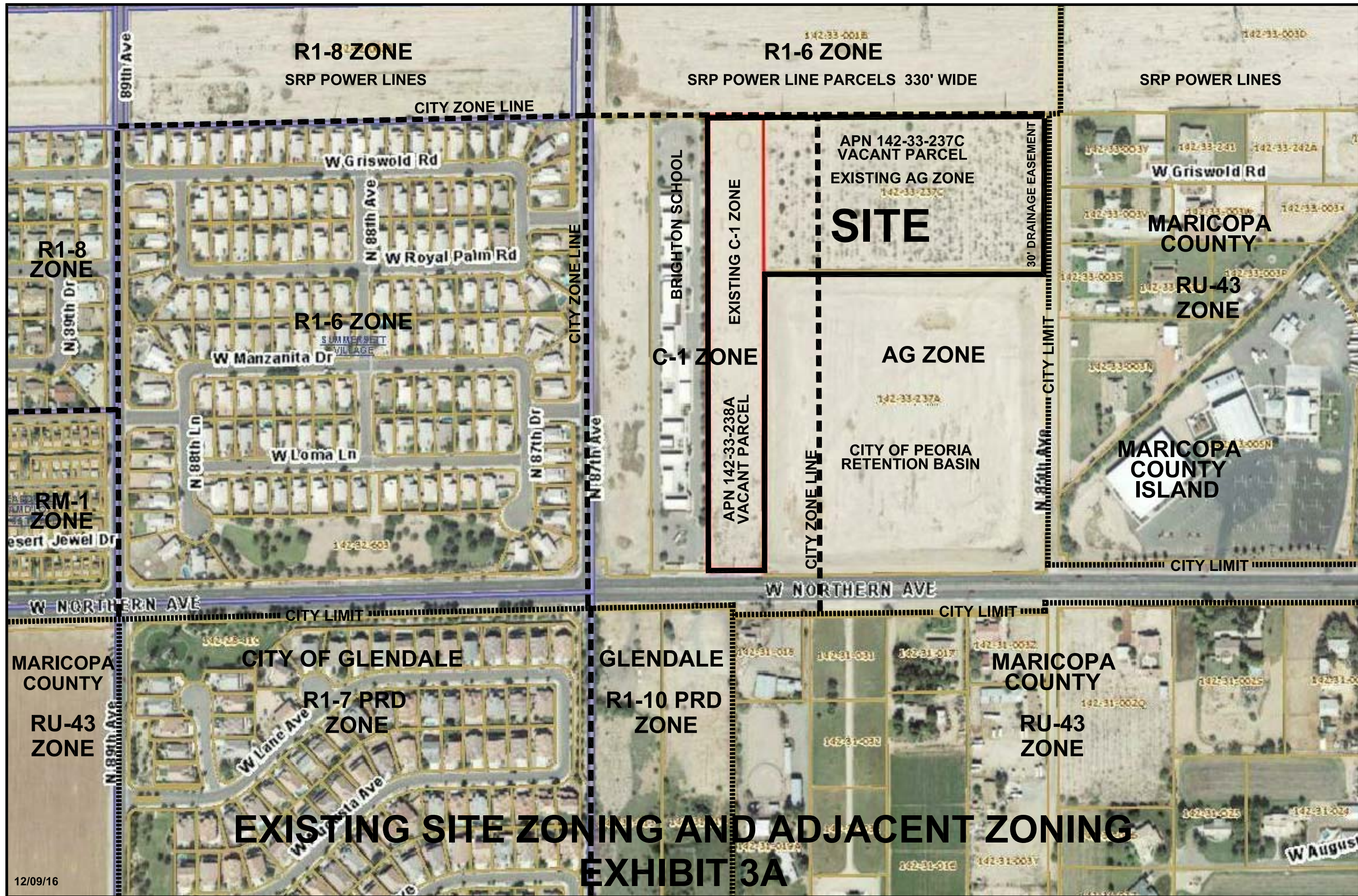
The proposed project will enhance the neighborhood by providing future phase residential in keeping with the existing neighborhood patterns, promote economic development with both the commercial Self-Storage facility and the future phase residential development and provide an enhanced architectural development on an otherwise vacant and unused site.

The requested NC land use (7.53 acres) will provide a much-needed neighborhood commercial service that supports the day to day needs of the surrounding neighborhood as well as additional residential lots under the current LDR (4.71 acres).

The commercial development provides an appropriate buffer between the school due west and the residential to the east, while providing a much-needed neighborhood service. The proposed project is compatible with these surrounding land uses and zones providing a suitable development.

**Exhibit 1** Existing Conditions Map





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

12/09/16

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480-495-8275

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email: michael@vdcarchitect.com

**Michael David**  
Architect



**Exhibit 2** Existing & Proposed Land Use Map

# Legend

## Land Use

- Business Park
- Business Park/Industrial
- Community Commercial
- Golf Course
- Industrial
- Mixed Use
- Mixed Use - Business Park
- Mixed Use - Neighborhood
- Mixed Use - Regional Comm
- Mixed Use - Residential Low
- Mixed Use - Residential Med
- Mixed Use-Community Commercial
- Mixed Use - Sports Complex
- Neighborhood Commercial **NC**
- Office
- Water
- Public/Quasi-Public
- Regional Commercial
- Residential/Estate
- Residential/High
- Residential/Low **LDR**
- Residential/Medium
- Residential/Medium High
- Park/Open Space

## Boundaries

- Peoria City Limits
- Maricopa Yavapai County Line
- County Island
- Lake Pleasant Regional Park
- Specific Area Plans
- Planning Area Boundary
- Proposed Utility Corridor

## Circulation Plan

### Road Class

- Highway
- Arterial
- Collector
- Highway (Future)
- Arterial (Future)
- Collector (Future)

## Interchanges

- Full Diamond
- Half Diamond

## Mining Operations

- Active



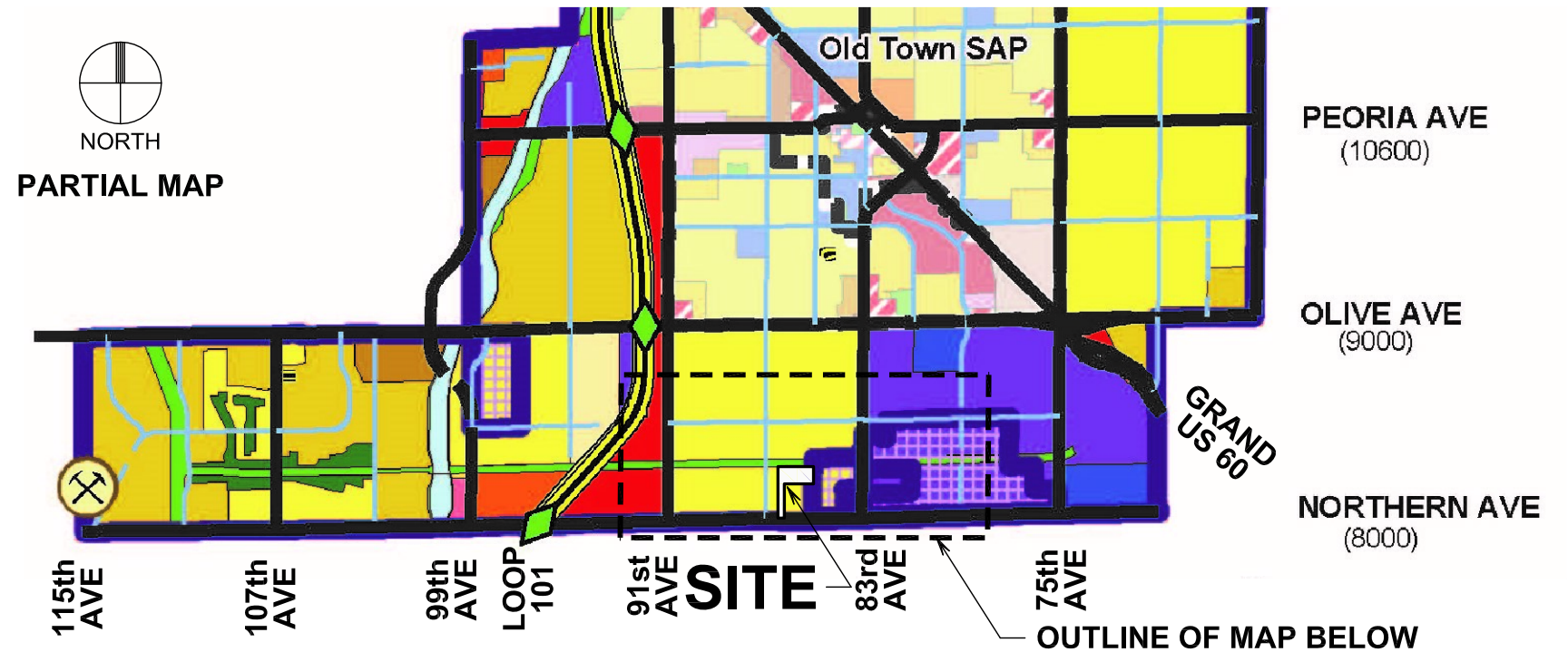
December 6, 2012

NOTE: This Map is based on interactive source data, subject to change and FOR GENERAL REFERENCE ONLY.

In areas of Old Town, Lake Pleasant Heights, and Saddleback Specific Area Plans (SAP), Land Uses do not match the standard Land Use types and the graphics are muted. Please reference the SAP for specific Land Uses.

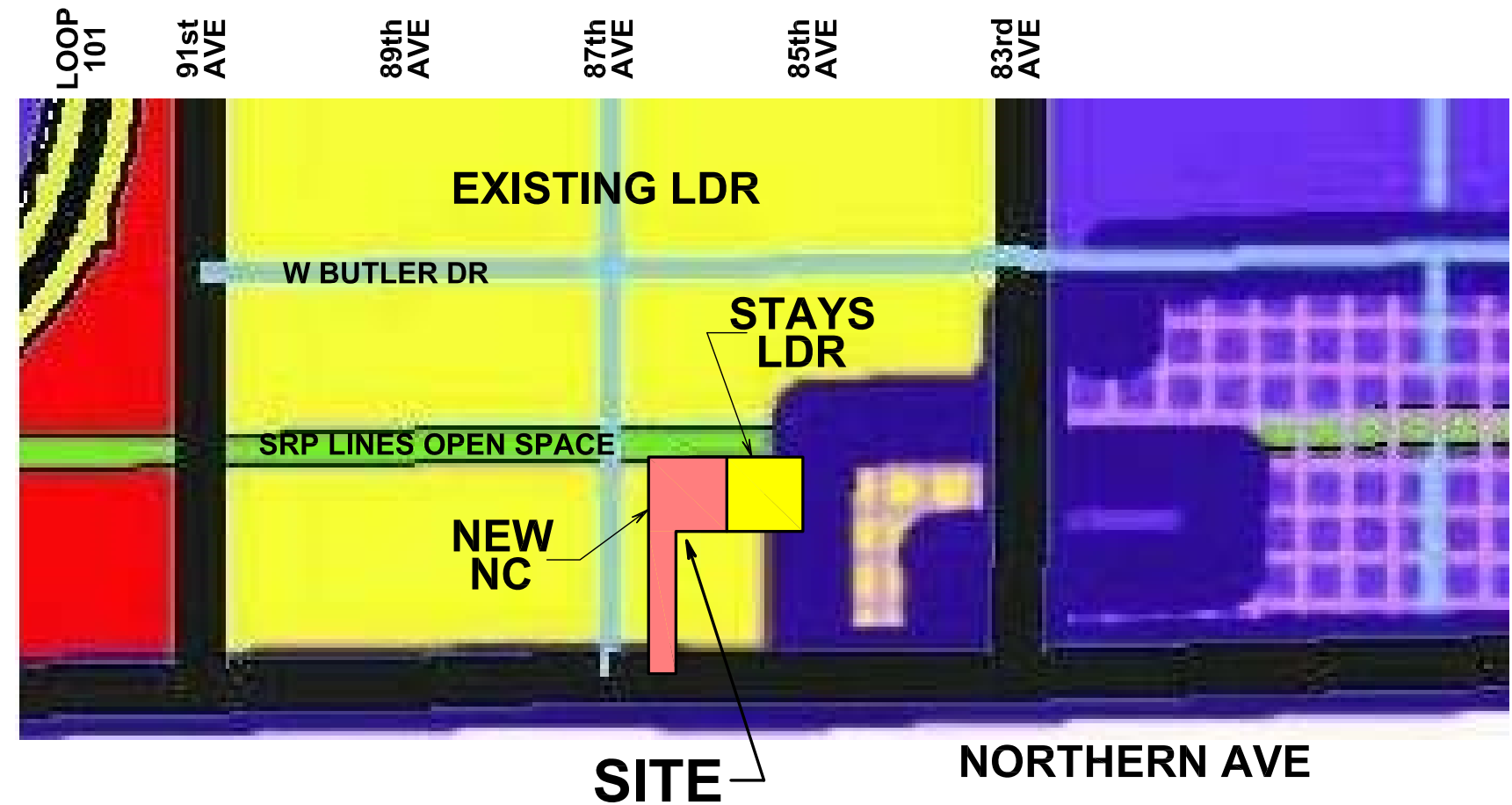
**NOTE: PARTIAL MAP  
SEGMENTS & LEGEND  
FROM CITY OF PEORIA  
GENERAL PLAN  
DOCUMENT**

10-14-2016



## EXISTING GENERAL PLAN MAP WITH SITE LOCATION

APPROX SCALE: 1" = .9 MILE



## PROPOSED CHANGES TO GENERAL PLAN MAP

APPROX SCALE: 1" = 1,080'

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

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

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

**ASSURED SELF STORAGE**  
NEW SELF STORAGE FACILITY

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