

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: 7R
Case Name: Z16-0009: Assured Self Storage
Case Number(s): Z16-0009

General Application Information

Proposal:

A request to rezone approximately 12.2 acres from Convenience Commercial (C-1) and General Agricultural (AG) to 8600 W. Northern Ave Planned Area Development (PAD) Zoning District.

Location:

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

Project Acreage:

Approximately 12.2

Applicant:

VLC Enterprises LLC

Project Description

Rezone approximately 12.2 acres from Convenience Commercial (C-1) and General Agricultural (AG) to Planned Area Development (PAD) Zoning District to allow for Mini-Storage/Boat & RV Storage on approximately 7.5 acres of the development and Single Family Residential on approximately 4.7 acres of the development.

Recommendations:

Recommend approval of case Z16-0009 to the City Council, subject to conditions.

ATTACHMENTS:

Description
Z16-0009 Staff Report
Exhibit A - Vicinity Map
Exhibit B1 - Existing General Plan Land Use Map
Exhibit B2 - Proposed General Plan Land Use Map
Exhibit C - Zoning Map
Exhibit D - Narrative
Exhibit E - PAD Standards and Guidelines Report
Exhibit F - Citizen Participation Report

BACKGROUND

Context

The subject property consists of a vacant “L-shaped” property generally located northwest of the northwest corner of 85th Avenue and Northern Avenue (Exhibit A). The site is immediately adjacent to the Brighton Charter School and a large city-owned drainage 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). The companion General Plan Amendment case number is GP16-0003. The 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. (Exhibit C)

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 Exhibits B and C.

Table 1 – Existing Land Use and Adjacent Ownership Table

	Existing Land Use	Development Project / Agency
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

	General Plan Designation	Zoning
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 approximately 7.5 acres of the subject site in addition to adjacent properties immediately west of the subject site. The rezoning request changed the zoning from General Agricultural (AG) to Convenience Commercial (C-1).

APPLICANT’S PROPOSAL

Goal/Purpose of Request

The applicant is requesting to rezone the property from the existing Convenience Commercial (C-1) and General Agricultural (AG) Zoning Districts to a Planned Area Development (“8600 W. Northern Ave PAD”) in order to allow for select uses identified within the PAD Standards and Guidelines Report. Approximately 7.5 acres of the subject site would allow for Mini-Storage Boat & RV Storage. The remaining approximately 4.7 acres of the subject site would allow for single family residential development similar to the Single-Family Residential (R1-10) Zoning District.

The PAD Standards and Guidelines Report identifies site-specific development standards which are customized to the development in order to appropriately accommodate the context of the surrounding environment. There are specific development standard increases to items such as street frontage landscaping adjacent to 85th Avenue, the landscape buffer on the south side of the storage portion of the development, an increased landscaped open space area between the single-family residential portion and the storage portion of the development, along with enhanced design standards identified within the PAD.

Development Information – Parcel A (Storage)

- Existing Use: Vacant
- Proposed Use: Mini-Storage/Boat/RV Storage
- Property Size: 7.5 acres

Development Information – Parcel B (Single Family Residential)

- Existing Use: Vacant
- Proposed Use: Single Family Residential
- Property Size: 4.7 acres

DISCUSSION AND ANALYSIS

Land Use

The Mini-Storage/Boat/RV Storage portion of the development on Parcel A of the requested rezone does not meet the current land use designation of Low Density Residential on the General Plan. As a result the applicant has submitted an associated General Plan Amendment that would modify the existing designation to the Neighborhood Commercial land use designation. The staff report for case GPA16-0003 further specifies the justification for the General Plan Amendment.

For clarity, the eastern 4.71 acres of the PAD (“Parcel B”) envisioned for future single-family residential development does not require an amendment to the General Plan. The proposed conceptual plan with a minimum lot size of 10,000 square feet would yield approximately twelve (12) units and a corresponding gross density of 2.5 du/ac. This density would be in alignment with the existing General Plan land use designation of Low Density Residential (2-5 du/ac).

PAD Standards Analysis

The proposed standards for the PAD identify context appropriate enhancements to the landscaping and border conditions for the proposed development that are focused on ensuring compatibility with the surrounding existing and proposed environment.

Parcel A containing the storage component of the development would typically require a fifteen (15) foot street frontage landscape area along the Northern Avenue frontage planted at one (1) tree and five (5) shrubs for every twenty-five (25) feet of street frontage. The applicant has chosen to plant this street frontage to consist of dense, larger-scale landscaping to provide for a lush entry and visual along the Northern Avenue frontage.

The portion of Parcel A abutting the City retention basin will contain landscaping well in excess of typical requirements. This area would not otherwise require landscaping within standard zoning district development standards, but will require a fifty (50) foot landscape buffer running east/west planted at three (3) trees and five (5) shrubs per 1,000 square feet. The north/south extent abutting the City retention basin will contain an eight (8) landscape area. This in addition to the aforementioned fifty (50) landscape buffer will be visible from Northern Avenue resulting in a heavily landscaped visual for those individuals driving by on Northern rather than the typical wall border found at the boundary of a storage facility.

The minimum landscape buffer between single family residential and Convenience Commercial (C-1) Zoning Districts is twenty (20) feet. The proposed development would provide an eighty (80) foot wide open space area for the residents of the single family residential development to use as a common open space area and buffer between the uses. The precise layout of the

subdivision, including ensuring appropriate physical and visual access to the open space buffer, will be reviewed through the subsequent Preliminary Plat process.

The 85th Avenue frontage of Parcel B would contain a thirty (30) foot street frontage landscaping area. This represents a significant increase beyond the typical eight (8) foot street frontage landscaping requirement for single family residential abutting local and collector streets. This will again present a well landscaped visual screen between the one-acre county properties across 85th Avenue and the proposed single family residential portion of the development.

In order to avoid potentially dangerous border conditions due to wall undulation requirements otherwise required by the Zoning Ordinance, the PAD removes these requirements so that potential dead spaces will not exist between property lines. This was particularly relevant on the border adjacent to the existing Brighton School to the west, and the SRP power line that exists immediately north of the proposed development.

Coordination with the applicant has resulted in a limited use listing to ensure compatibility with surrounding uses.

The list of permitted uses are as follows for Parcel A (Storage):

- Principally Permitted Uses:
 - Mini Storage and Screened RV/Boat Storage
- Conditionally Permitted Uses:
 - None
- Permitted Accessory Uses:
 - Associated Manager's Apartment for the Mini-Storage and Screened RV/Boat Storage on Parcel A

The list of permitted uses are as follows for Parcel B (Single Family Residential):

- Principally Permitted Uses:
 - As identified within the Single Family Residential (R1-10) Zoning District within the City of Peoria Zoning Ordinance.
- Conditionally Permitted Uses:
 - As identified within the Single Family Residential (R1-10) Zoning District within the City of Peoria Zoning Ordinance.
- Accessorily Permitted Uses:
 - As identified within the Single Family Residential (R1-10) Zoning District within the City of Peoria Zoning Ordinance.

Zoning Findings

It is staff's assessment that the proposed PAD creates a development form that is appropriate for the context of the area. The proposed potential mini-storage facility as well as the single family residential will complement the existing development in the area, while the elevated design standards and increased landscape buffers will enhance the aesthetics of the area.

Traffic

Driveway access to the site will be provided from Northern Avenue via a driveway situated 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. To provide appropriate deceleration spacing, a deceleration lane will be required beginning in front of the City retention basin prior to the driveway access from Northern Avenue. Parcel A is anticipated as the first phase of the development. The 85th 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

Outreach Requirements

As a requirement of the General Plan Amendment and Rezoning application processes, the applicant conducted a neighborhood meeting and provided a Citizen Participation Report detailing the results of the meeting (Exhibit F).

The applicant notified all property owners within a 600 foot radius of the site and all registered Homeowner's Associations within one (1) mile for the required neighborhood meeting. The meeting was held for this request on November 3, 2016 at 6:00pm held at the Peoria Community Center.

There were seven (7) neighbors in attendance at the neighborhood meeting in addition to the Councilmember for the subject council district and her assistant. The applicant presented the details of the proposed project to the attendees.

Attendees voiced concerns primarily focused on the lot sizes of the residential component of the development. The attendees identified that they would like to see one acre lots for the residential portion of the development on Parcel B to match the County lots across 85th Avenue and across Northern Avenue. The attendees requested a minimum lot size of 1/2 acre for each single family residential lot.

- The applicant has identified that in order to make the project feasible a minimum of 12 lots would be needed.
 - To provide space for the 12 lots as well as necessary open space, amenities, and buffer between Parcel A (storage) and Parcel B (single family) the largest lot size that could be accommodated was a minimum of 10,000 square feet.

Other concerns identified at the meeting were focused on traffic to and from the property as well as plans for future roadway improvements for Northern Avenue and 85th Avenue.

- It was identified that for the next 10 years the only improvements planned for Northern Avenue would be intersection widening at the arterial intersections which would not affect this site.
- Questions about 85th Avenue future improvements were responded to via follow up communication from the City to the inquiring parties.
 - It was clarified that 85th Avenue would be paved for the portion of the half street that abuts the proposed residential portion. This would limit potential dust from traffic on 85th Avenue due to the traffic generated by the residential development.

Public Noticing

Public notice was provided in the manner prescribed under Section 14-39-6 of the City of Peoria General Plan. Posting of the site was completed within the prescribed number of days prior to the Public Hearing.

Support / Opposition

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

STAFF RECOMMENDATION

Based on the following findings:

- The proposed zoning district is in conformance with the goals and objectives set forth in the City of Peoria General Plan (see case GPA16-0003 for further analysis).
- The rezoning request is consistent with the companion General Plan Amendment which would designate the land use for the subject site as Neighborhood Commercial for Parcel A (storage) and leave the remainder of the project as Low Density Residential.
- The amendment will better reflect the development needs of the area while accounting for the existing built environment.

Staff recommends that the Planning and Zoning Commission make the following recommendation to City Council:

Approval of Z16-0009 to the City Council, subject to the stipulations contained below:

1. The development shall conform in all material respects to the *8600 W. Northern Ave Planned Area Development Standards and Guidelines Report*, (case Z16-0009) dated 12/13/16.
2. Any modification to the use listing shall constitute a major amendment to the Planned Area Development.
3. The Developer shall dedicate sixty-five (65) feet of right-of-way along the frontage of the development on Northern Avenue, and twenty-five (25) feet of right-of-way along the frontage of the development on 85th Avenue.
4. The Developer shall dedicate an eight (8) foot public utility easement outside of the required right-of-way. No walls, trees, monument signs, or retention shall be allowed within the public utility easement.
5. The Developer shall construct a one hundred (100) foot deceleration lane with a one hundred (100) foot taper along Northern Avenue, and an eight (8) foot sidewalk adjacent to the deceleration lane and taper.
6. The Developer shall be responsible for obtaining the right-of-way necessary for the deceleration lane.
7. The Developer shall be responsible for the SRP structure relocation that is necessary due to the deceleration lane.
8. The Developer is responsible to construct the eight (8) inch sewer in 85th Avenue from the project entrance to Northern Avenue. This shall be done at the time of the residential development.
9. The Developer is responsible to construct the half-street along the 85th Avenue frontage (adjacent Parcel B which is the residential portion of the project). This shall either be constructed or an in lieu of payment shall be collected. This determination shall be made at the time of the preliminary plat for the residential portion of the project.

REPORT PREPARED BY

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Vicinity Map



Z16-0009 Assured Self Storage

Applicant: VLC Enterprises LLC

Request: Rezone approximately 12.2 acres from Convenience Commercial and General Agricultural (AG) to 8600 W. Northern Ave Planned Area Development.

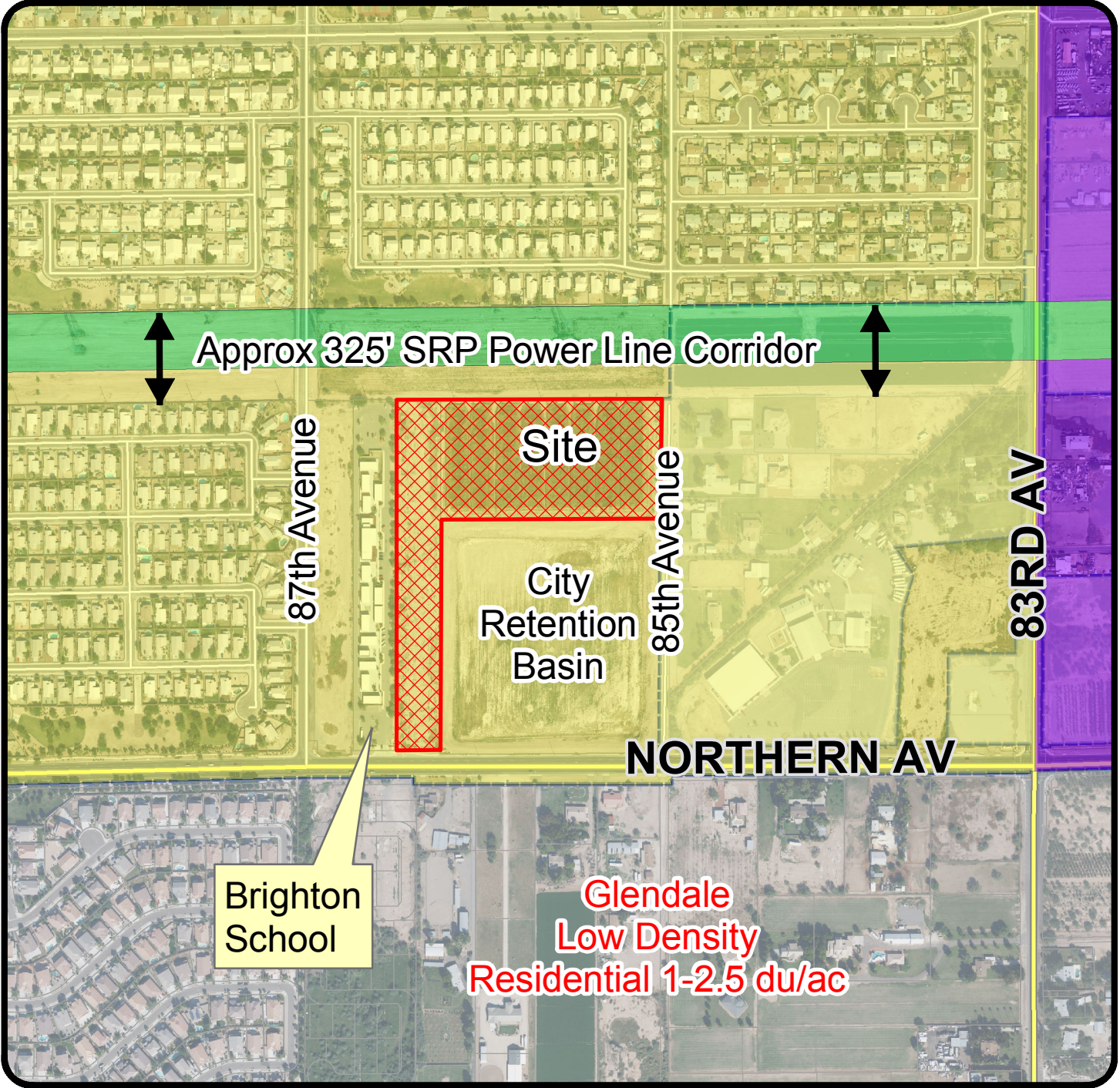
Location: Northwest of the northwest corner of 85th Avenue and Northern Avenue.



Not to Scale

Exhibit A

Existing Land Use Map



Z16-0009 Assured Self Storage

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Request: Rezone approximately 12.2 acres from Convenience Commercial and General Agricultural (AG) to 8600 W. Northern Ave Planned Area Development.

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

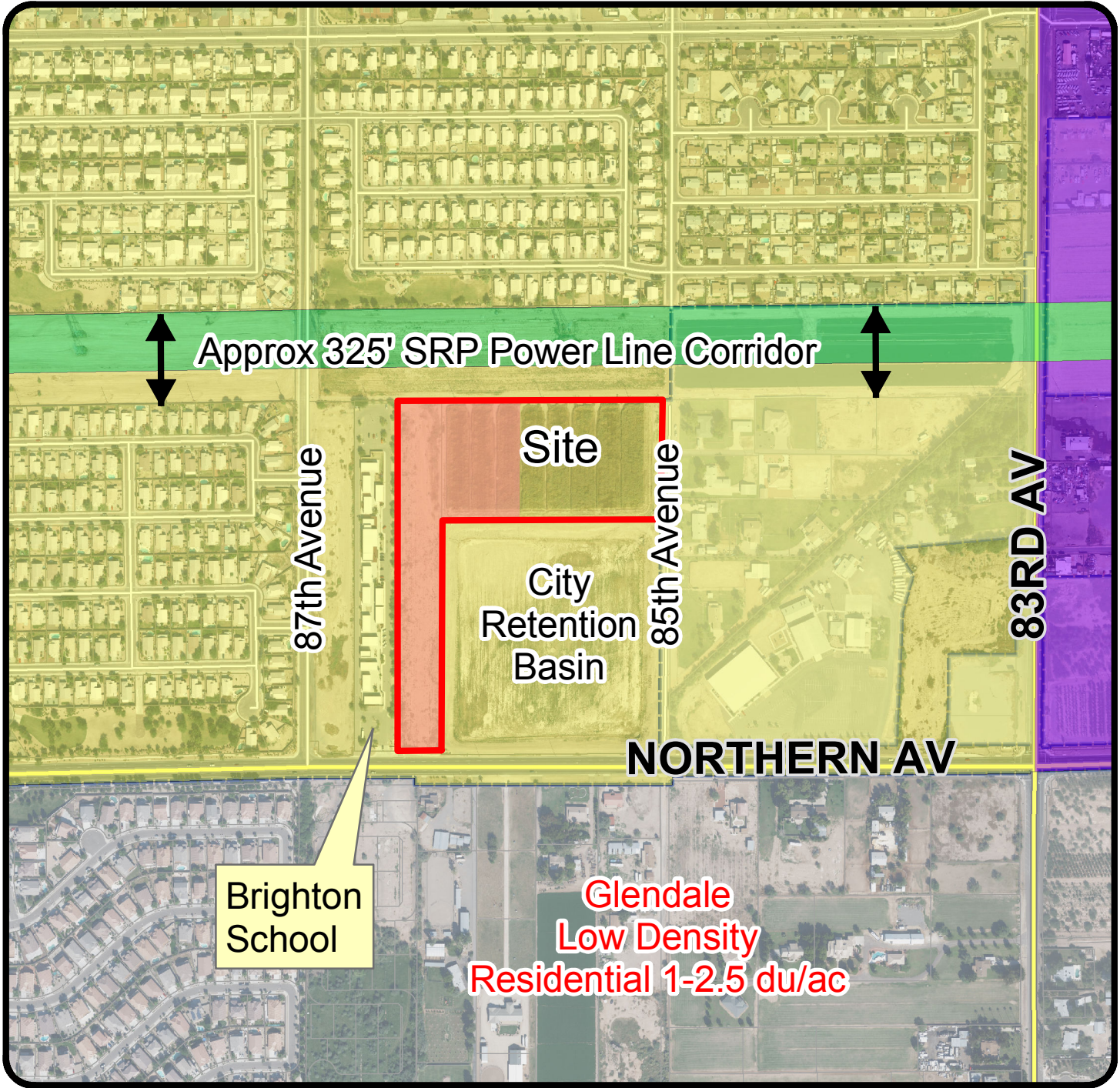
Legend

- 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: Rezone approximately 12.2 acres from Convenience Commercial and General Agricultural (AG) to 8600 W. Northern Ave Planned Area Development.

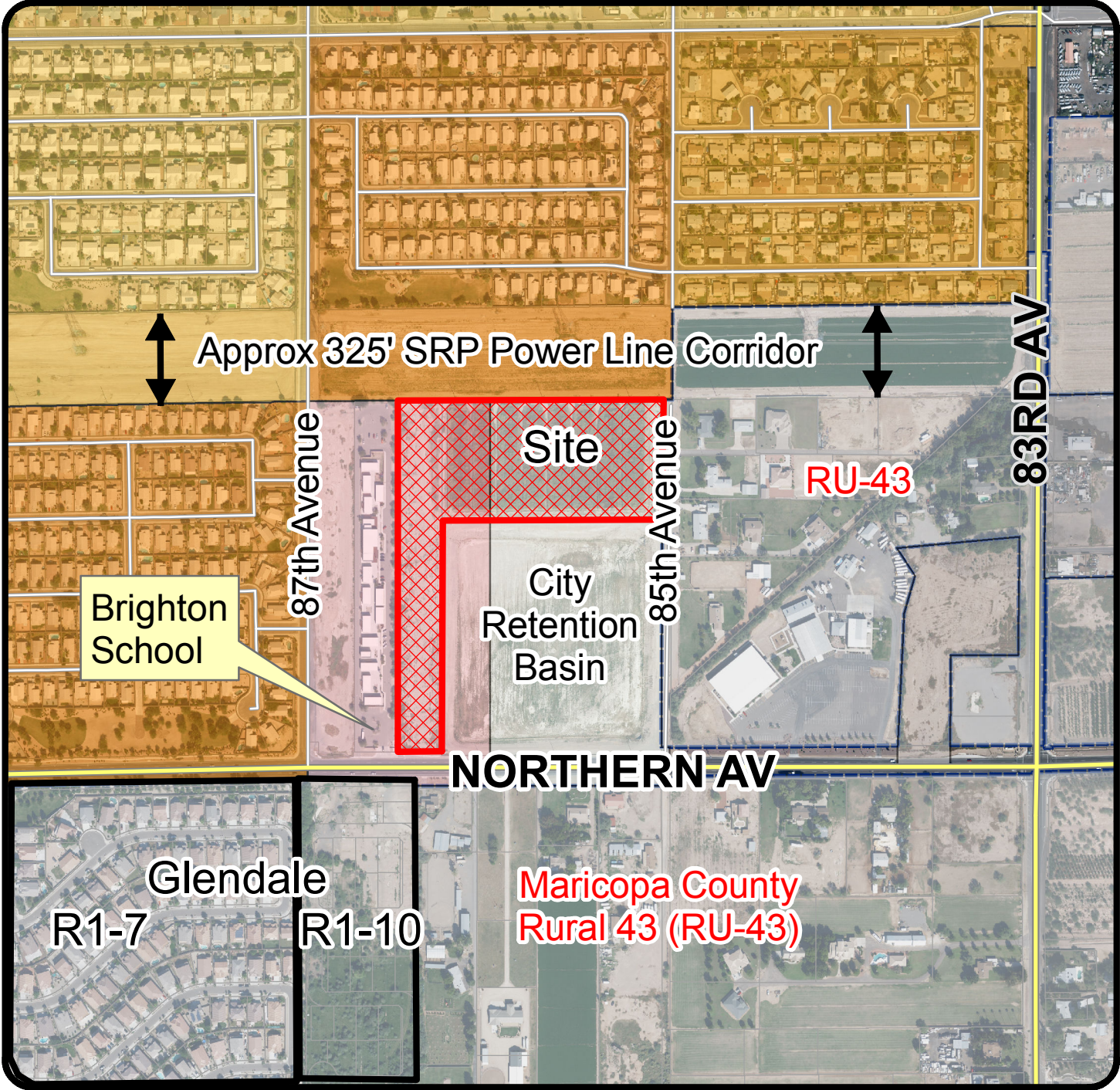
Location: Northwest of the northwest corner of 85th Avenue and Northern Avenue.

Legend

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



Zoning Map



Z16-0009 Assured Self Storage

Applicant: VLC Enterprises LLC

Request: Rezone approximately 12.2 acres from Convenience Commercial and General Agricultural (AG) to 8600 W. Northern Ave Planned Area Development.

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

Legend	
	AG
	R1-8
	R1-7
	R1-6
	C-1
	I-1



Not to Scale

Exhibit C

8600 W NORTHERN AVE.

City of Peoria Planned Area Development NARRATIVE STATEMENT/ PROJECT JUSTIFICATION



12.24 ACRES LOCATED WEST OF THE NORTHWEST
CORNER OF 85TH AVENUE AND NORTHERN AVENUE

December 13, 2016

Z16-0009

PREPARED BY: VLC ENTERPRISES, LLC.

Development Team

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Contact: Dr. Gene J. Couturier, DC
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List of Exhibits

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| Exhibit 1 | Proposed Site Overlay on Aerial |
| Exhibit 2A | Existing Zoning Map |
| Exhibit 2B | Proposed Zoning Map |
| Exhibit 3 | Site Plan |

Introduction

VLC Enterprises, LLC is pleased to submit this Planned Area Development (PAD) Rezoning Application for an approximate 12.24-acre property located west of the northwest corner of 85th 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:

A. Planned Area Development Rezoning

This project includes two parcels: 142-33-238A (Parcel A) and 142-33-237C (Parcel B). This request is to rezone Parcel A, which is currently C-1 (Convenience Commercial), and Parcel B which is currently C-1 (Convenience Commercial), and AG (General Agricultural), to Planned Area Development (PAD) for approximately 12.24-acres property located west of the NWC of 85th Avenue and Northern Avenue (see exhibit). The intent of this zone change is to permit the development of a self-storage facility with manager's apartment on 7.53 acres and a single family residential development on 4.71 acres. The PAD will allow for a slightly modified development standard from a traditional C-2 zoning (7.53 acres) and R1-10 zoning (4.71 acres).

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

This project includes two parcels: 142-33-238A (Parcel A) and 142-33-237C (Parcel B). This request is to rezone Parcel A, which is currently C-1 (Convenience Commercial), and Parcel B which is currently C-1 (Convenience Commercial), and AG (General Agricultural), to Planned Area Development (PAD) for approximately 12.24-acres property located west of the NWC of 85th Avenue and Northern Avenue (see **Exhibit 1: Site Overlay on Aerial**). The intent of this zone change is to permit the development of a self-storage facility with manager's apartment on 7.53 acres and a single family residential development on 4.71 acres. The PAD will allow for a slightly modified development standard from a traditional C-2 zoning (7.53 acres) and R1-10 zoning (4.71 acres). Both parcels are currently vacant. (see **Exhibits 2A & 2B: Existing and Proposed Zoning Map.**)

The Parcel A (7.53 acres) will contain a self-storage facility including an office, manager apartment, self-storage facilities, rv-parking canopies and rv parking garages. The Parcel B (4.71 acres) will be a residential development with a minimum of 12- residential lots at a minimum of 10,000 s.f. each. This development is a phased development, with all improvements on Parcel B being completed at a future date. (see **Exhibit 3: Proposed Site Plan.**)

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

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 we purchased at auction from the County. Our future residential phase will provide for infill housing that can be served by existing infrastructure and by access to Northern Ave., conveniently located 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. In addition, 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 low density 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. The residential development provides an appropriate step down from the RU-43 zoning due east to the R1-6 zoning to the west. 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 PAD zoning has been requested to develop a new self-storage facility within the neighborhood. This is a much-needed service that supports the day to day needs of the surrounding neighborhood.

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 fully blocked from view from Northern Avenue using a decorative block wall, solid steel gate and the two-story office building.

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.

3. Discuss your proposal's compatibility with the surround land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.



Existing zoning surrounding the project site.

This 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.

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. 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.

The projects residential piece is consistent with the LDR within the general map, with a target density of 3 DU/Acre. This density provides 12- residential lots at a minimum of 10,000 s.f. each. While this is a smaller lot than the RU-43 lots across 85th Ave, these are still a larger residential lot and provides a step down between the RU-43 and the R1-6 found to the west and north of our site. This proposed residential development will provide a nice size lot for larger homes, helping to maintain current property values of the existing homes in the area.

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

The current land zoning is C1 and Agricultural within a General Land Use of LDR. Our proposal is a PAD to allow for a slightly modified development standard from a traditional C-2 zoning (7.53 acres) and R1-10 zoning (4.71 acres).

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 narrow lot size makes this an unattractive residential 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.

With the PAD rezoning, the 4.73-acre site will provide 12-residential lots at a minimum of 10,000 s.f. each. While this is a smaller lot than the RU-43 lots across 85th Ave, these are still a larger residential lot and provide an appropriate step down between the RU-43 and the R1-6 found to the west and north of our site. This proposed residential development will provide a nice size lot for larger homes, helping to maintain current property values of the existing homes in the area.

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

The conceptual site plan for the 7.53 acre (redefined Parcel A) commercial has been included within this packet. The following features will be incorporated into the final site plan:

- The office and manager's apartment shall be located at the Northern Avenue frontage of the site.
- The self-storage buildings shall be located behind the minimum 10'-0" high masonry screen wall.
- All doors of the self-storage facility shall be fully screened from view from Northern Avenue and 85th Avenue.
- All landscape areas shall be landscaped with native landscaping materials.
- All exterior walls of the self-storage facility that face outward from the property shall be masonry utilizing no less than 3 material inlays, and a decorative cap to provide architectural interest.
- A new deceleration lane shall be provided along the Northern Avenue property line up to the entry of the self-storage facility.
- A pedestrian connection along Northern Avenue shall be included to connect this parcel to the parcels directly east and west of the site. This includes at least one primary pedestrian connection utilizing an enhanced, 8-foot wide sidewalk utilizing shade trees for additional screening.

The conceptual site plan for the 4.71 acre (redefined Parcel B) residential development has been included within this packet. The following features will be incorporated into the final site plan:

- Half street improvements along the frontage of 85th Avenue for the entire length of the parcel shall be included within the residential development.

- All landscape areas outside the residential lots shall be landscaped with native landscape materials.
- A pedestrian connection along 85th Avenue for the entire length of the parcel shall be included with the residential development. This includes at least one primary pedestrian connection utilizing an enhanced, 4-foot wide sidewalk utilizing shade trees for additional screening.
- Open space amenities shall include at a minimum the following: BBQ Ramada, and grass area for resident use.
- No more than 2 flag lots shall be incorporated within the residential lots.
- The usable open space shall be a minimum of 80 feet in width for the entire length of the parcel located along the shared property line with the commercial development.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

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 access to Northern Ave., conveniently located 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.

The SRP powerlines 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. This school 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.

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

General Plan Amendment: As part of this PAD zoning request, a companion Minor General Plan Amendment has been filed to request a change from Low Density Residential to Neighborhood Commercial for 7.53 acres. The details related to the rationale and justification for this change is provided within the Minor General Plan Amendment application request (GPA-16-0003).

Preliminary Plat Review: administrative review of the plat is required followed by the final civil improvement plans and final plat approval by administration as well as final Council Action.

Council Action: final Council Action is required on the rezoning and general plan amendment.

Site Plan & Design Review: administrative review and approval of the site plan and architectural design is required. The proposed project will be subject to Design Review and the project aesthetics will strive for a quality design befitting a quality development in the City. The new self-storage facility will relate to adjacent residential neighborhoods with respect to architectural style and scale.

Construction Plans: administrative review and approval through the building safety department of all construction documents will be required for permit approval.

Landscape Plan: administrative approval of the final landscape plan is required prior to issuance of permits.

Exhibit 1 Proposed Site Overlay on Aerial



APPROXIMATE SCALE 1' = 500'

AERIAL VIEW WITH SITE PLAN OVERLAY

GENERAL PLAN AMENDMENT & P.A.D. REZONING APPLICATIONS
CITY OF PEORIA, ARIZONA

EXHIBIT 2



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

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

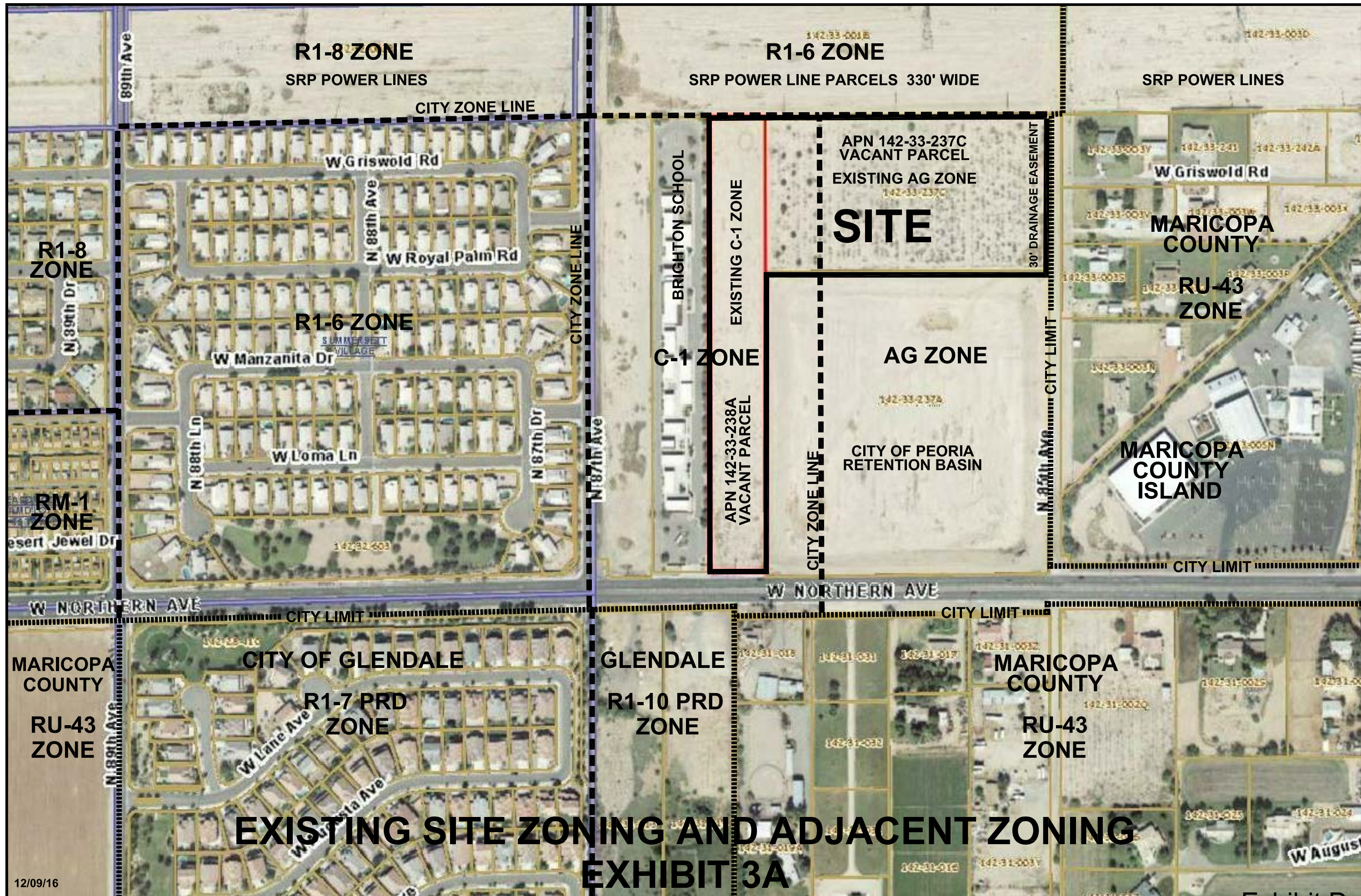
SITE ADDRESS:
8600 W. Northern Ave.
Peoria, AZ 85345

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
email: michael@architect.com

Michael David
Architect

Exhibit 2A
Exhibit 2B

Existing Zoning Map
Proposed Zoning Map



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

12/09/16

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

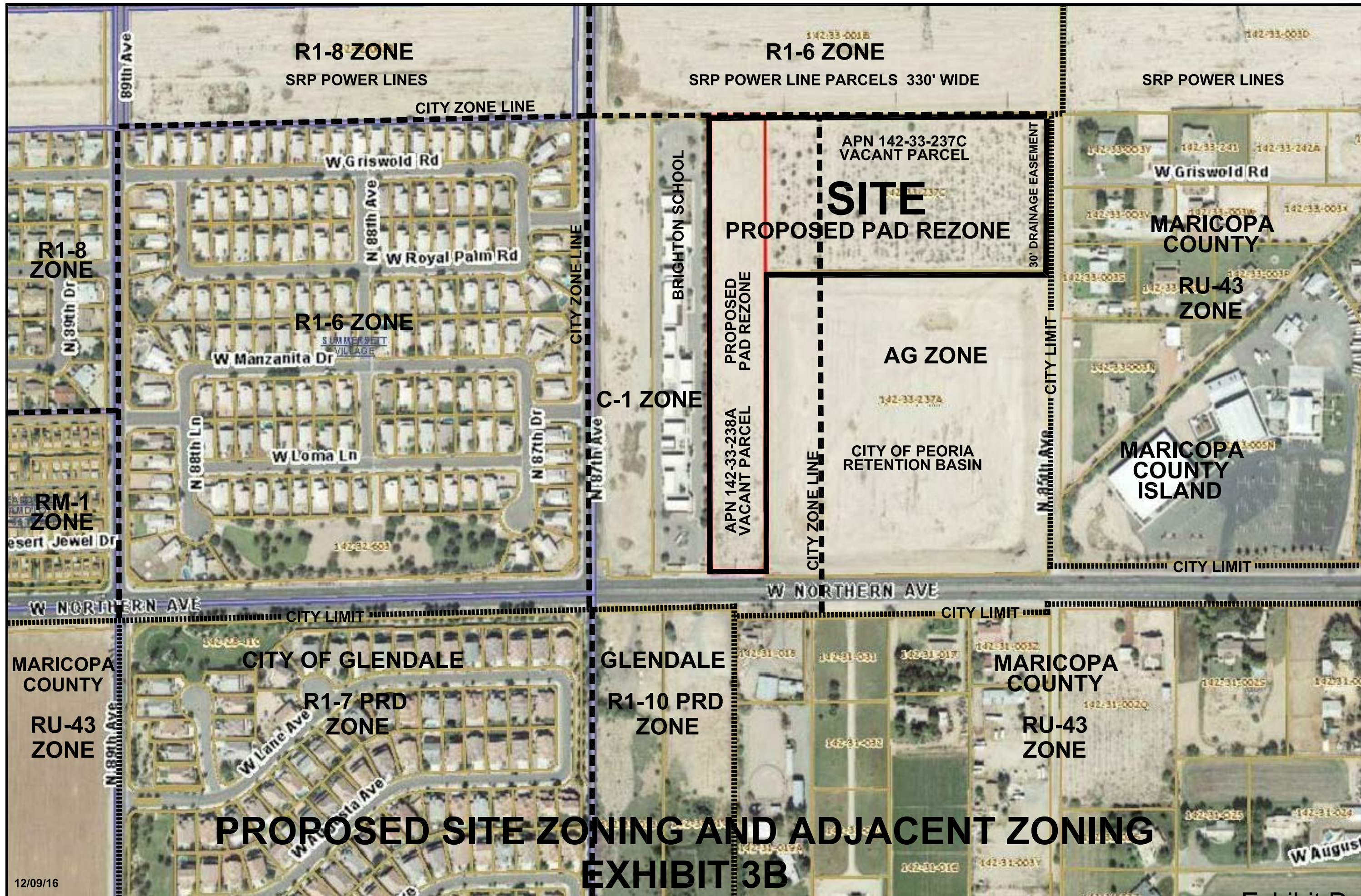
OWNER ADDRESS:
VLC Enterprises, LLC
2251 S. Spruce St.
Mesa, AZ 85210

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

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
email: michael@vdcarchitect.com

Michael David
Architect

Exhibit D



**PROPOSED SITE ZONING AND ADJACENT ZONING
EXHIBIT 3B**

12/09/16

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

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

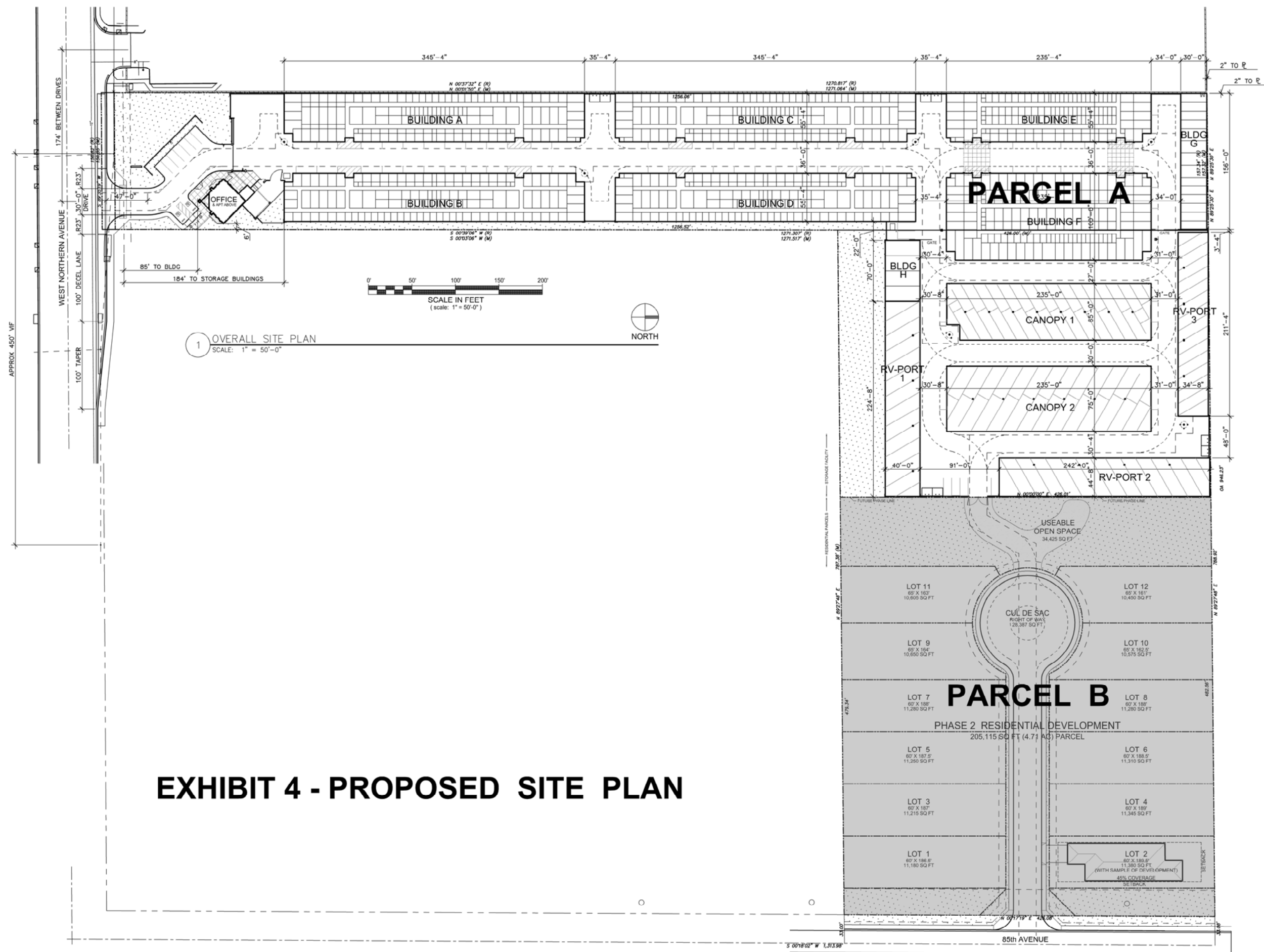
SITE ADDRESS:
 8600 W. Northern Ave.
 Peoria, AZ 85345

746 West Nopal Circle, Mesa, AZ 85210
 P.O. Box 2005, Santa Barbara, CA 93120
 email: michael@vdcarchitect.com

Michael David
 Architect

Exhibit D

Exhibit 3 Proposed Site Plan



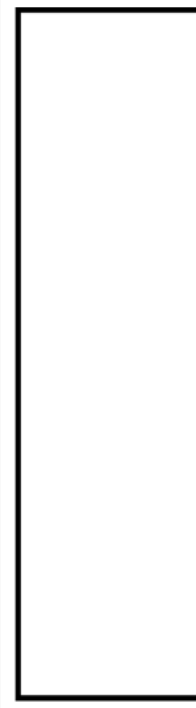
1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"

EXHIBIT 4 - PROPOSED SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

Michael David
Architect

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
phone: 805 451-5187
email: michael.david.architect@verizon.net



JOB NO: 15-11

SHEET CONTENT:
OVERALL SITE PLAN & KEYED NOTES

SCALE:
AS NOTED

DRAWN BY: MDA
CHECKED BY: MDA

ISSUE DATE: 10/26/2016
PRINT DATE: 10/26/2016

SHEET NUMBER
A1.1

8600 W NORTHERN AVE.

City of Peoria Planned Area Development STANDARDS AND GUIDELINES REPORT



12.24 ACRES LOCATED WEST OF THE NORTHWEST
CORNER OF 85TH AVENUE AND NORTHERN AVENUE

December 13, 2016

Z16-0009

PREPARED BY: VLC ENTERPRISES, LLC.

Development Team

Owner:

VLC Enterprises, LLC.
dba Assured Self Storage
4000 N. MacArthur Blvd., Ste. A-132
Irving, Texas 75038
Phone: 972-717-7666
Fax: 972-717-2666
Contact: Dr. Gene J. Couturier, DC
Email: [REDACTED]

Developer:

VLC Enterprises, LLC.
dba Assured Self Storage
4000 N. MacArthur Blvd., Ste. A-132
Irving, Texas 75038
Phone: 972-717-7666
Fax: 972-717-2666
Contact: Dr. Gene J. Couturier, DC
Email: [REDACTED]

Applicant:

VLC Enterprises, LLC.
dba Assured Self Storage
4000 N. MacArthur Blvd., Ste. A-132
Irving, Texas 75038
Phone: 972-717-7666
Fax: 972-717-2666
Contact: Dr. Gene J. Couturier, DC
Email: [REDACTED]

Architect:

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Phone: 805-451-5187
Email: michaeldavidarchitect@verizon.net

Builder:

Stor-AZona, LLC
2251 S. Spruce
Mesa, AZ. 85210
Phone: 480-495-8275
Contact: Dr. Gene J. Couturier, DC
Email: [REDACTED]

PAD Standards & Guidelines Report

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- Exhibit 5: Proposed Landscape setback diagram

I. Introduction

VLC Enterprises, LLC is pleased to submit this Planned Area Development (PAD) Rezoning Application for an approximate 12.24-acre property located west of the northwest corner of 85th 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:

A. Planned Area Development Rezoning

This project includes two parcels: 142-33-238A (Parcel A) and 142-33-237C (Parcel B). This request is to rezone Parcel A, which is currently C-1 (Convenience Commercial), and Parcel B which is currently C-1 (Convenience Commercial), and AG (General Agricultural), to Planned Area Development (PAD) for approximately 12.24-acres property located west of the NWC of 85th Avenue and Northern Avenue (see exhibit). The intent of this zone change is to permit the development of a self-storage facility with manager's apartment on 7.53 acres and a single family residential development on 4.71 acres. The PAD will allow for a slightly modified development standard from a traditional C-2 zoning (7.53 acres) and R1-10 zoning (4.71 acres).

II. Existing Project/ Parcel Information

A. Site Location

The subject site is approximately 12.24 acres and is located west of the northwest corner of 85th Avenue and Northern Avenue within the City of Peoria, Arizona. The site consists of two separate assessor parcel numbers, including APN#142-33-238A, and 142-33-237C within the City of Peoria, as legally described below.

B. Existing Uses, General Plan Land Use Designation, and Zoning

The property has vacant land to the north and south, 85th Avenue to the east and an existing school to the west. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations, and existing zoning:



b. Vicinity Map of Property

Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation

	Existing Land Uses	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
Site	Vacant Land	Low Density Residential (LDR)	C1 AG
South Side of Site	Vacant Land- City owned retention basin	Low Density Residential (LDR)	AG
West Side of Site	School	Low Density Residential (LDR)	C1
North Side of Site	SRP Powerlines, Residential further north	Low Density Residential (LDR)	R1-6
East Side of Site	85 th Ave, Residential further East	Low Density Residential (LDR)	RU-43 (Maricopa County Island)

C. General Plan Land Use Designation and Analysis

The property is currently designated as Low Density Residential within the General Plan Land Use Map. 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. The subject site’s location along Northern Avenue, within a 1 ¼ mile proximity to larger commercial developments such as Peoria Crossing, Park West and the Desert Diamond Casino, lends itself to neighborhood commercial as a buffer between those settings and the surrounding residential. This new Neighborhood Commercial land designation will provide a much needed service for the surrounding residential.

As such, as part of this PAD zoning request, a companion Minor General Plan Amendment has been filed to request a change from Low Density Residential to Neighborhood Commercial for 7.53 acres. The details related to the rationale and justification for this change is provided within the Minor General Plan Amendment application request (GPA-16-0003).

D. Existing Land Use

The site is currently vacant land with no existing uses or structures. See **Exhibit 1, Aerial Photograph of Site** for the existing condition of the property.

E. Existing Zoning

Existing zoning on the property is C1 for Parcel A. The purpose of C1 district is to “accommodate neighborhood-scale retail and service establishments that provide the incidental daily necessities for the local residential areas”. The proposed

development of a self-storage facility continues to provide a needed amenity to the neighborhood while providing a low-impact development.

Existing zoning on the property is AG for Parcel B. The purpose of AG district is to “to comprise lands devoted to agriculture related activities, and other open field uses”. Based on the continued growth in the area, as well as the future accommodations for the Northern Avenue improvements, AG is no longer an appropriate zoning district.

As such, a rezoning request to a more appropriate designation is justified. See **Exhibit 3A**, *Existing Zoning Map* and **Exhibit 3B**, *Proposed Zoning Map* for the current and proposed zoning on the site and surrounding area.

III Preliminary Development Plan

The proposed development, called 8600 W. Northern, provides for a self-storage facility and single family residential utilizing the PAD zoning district to allow modified development standards to the C2 and R1-10 zoning designations; primarily reduction in building setbacks, reduction of residential width sizes, and a reduction in required landscape buffers along the northern boundary. *Herein the redefined parcels at the new parcel sizes shall be referred to Parcel A (7.53 acres) and Parcel B (4.71 acres).*

The plan will include up to 120,000 square feet of self-storage facility, 33,000 square feet of RV parking canopies, 28,000 square feet of RV garage parking, 1,500 square feet of office area, 1,400 square feet of manager’s on-site housing on 7.53-acres. The plan will also include a minimum of 12- 10,000 square feet residential lots (minimum sized lots) with a minimum of 7% useable open space with amenities such as a BBQ Ramada on 4.71-acres.

The conceptual site plan for the 7.53 acre (redefined Parcel A) commercial has been included within this packet. The following features will be incorporated into the final site plan:

- The office and manager’s apartment shall be located at the Northern Avenue frontage of the site.
- The self-storage buildings shall be located behind the minimum 10’-0” high masonry screen wall.
- All doors of the self-storage facility shall be fully screened from view from Northern Avenue and 85th Avenue.
- All landscape areas outside of the self-storage facility screen walls shall be landscaped with native landscaping materials.
- All exterior walls of the self-storage facility that face outward from the property shall be masonry utilizing no less than 3 material inlays, and a decorate cap to provide architectural interest.
- A new deceleration lane shall be provided along the Northern Avenue property line up to the entry of the self-storage facility.

- A pedestrian connection along Northern Avenue shall be included to connect this parcel to the parcels directly east and west of the site. This includes at least one primary pedestrian connection utilizing an enhanced, 8-foot wide sidewalk utilizing shade trees for additional screening.

The conceptual site plan for the 4.71 acre (redefined Parcel B) residential portion has been included within this packet. The following features will be incorporated into the final site plan:

- Half street improvements along the frontage of 85th Avenue for the entire length of the parcel shall be included within the residential development.
- Half street pavement from the northern edge of the parcel to Northern Avenue shall be included within the residential development.
- All landscape areas outside the residential lots shall be landscaped with native landscape materials.
- A pedestrian connection along 85th Avenue for the entire length of the parcel shall be included with the residential development. This includes at least one primary pedestrian connection utilizing a 4-foot wide sidewalk utilizing shade trees for additional screening.
- Open space amenities shall include at a minimum the following: BBQ Ramada, and grass area for resident use.
- No more than 2 flag lots shall be incorporated within the residential lots.
- The usable open space shall be a minimum of 80 feet in width for the entire length of the parcel located along the shared property line with the commercial development.

See **Exhibit 1**, *Proposed Site overlay on Aerial*. See **Exhibit 4**, *Proposed Site Plan* for the conceptual site plan for both Parcel A and Parcel B of the PAD.

IV Permitted, Conditional and Accessory Uses

Land uses within 8600 W. Northern shall be governed by the Permitted, Conditional, and Accessory Uses described within this PAD as shown in Table 2, Permitted, Conditional and Accessory Uses.

Table 2: Permitted, Conditional and Accessory Uses

	Permitted Use	Conditional Use	Accessory Use
redefined Parcel A 7.53 acre	Mini-Storage & Screened Boat & RV storage	none	Associated Manager's Apartment
redefined Parcel B 4.71 acre	Permitted Principal uses as identified for the R1-10 zoning district within the City Zoning Ordinance	Permitted Conditional uses as identified for the R1-10 zoning district within the City Zoning Ordinance	Permitted Accessory uses as identified for the R1-10 zoning district within the City Zoning Ordinance

V Phasing & Development Schedule

8600 W. Northern construction is anticipated to commence in 2017. The site will be developed in two phases.

Phase 1: fully constructed development of Parcel A (7.53 acres) including:

- a. The office and manager's apartment.
- b. All self-storage facility buildings, RV parking canopies and RV garages.
- c. Deceleration lane along Northern Avenue.
- d. Northern Avenue pedestrian connection.
- e. All landscaping within Parcel A.
- f. Fire apparatus emergency exit to 85th Ave. through Parcel B to be compacted ABC to City of Peoria engineering standards.

Phase 2: future construction yet to be determined. Fully constructed development of Parcel B (4.71 acres) The following will be included with Phase 2 upon construction:

- a. Half-street improvements along 85th Ave.
- b. Right of way landscaping along 85th Ave.
- c. Landscaping of all public area within Parcel B.
- d. Grading of lot for future residential lot development.
- e. Open Space amenities.

VI Development Standards

The development standards for **8600 W. Northern Ave.** shall conform to the development standards identified below:

A. Parcel A: the development standards for Parcel A shall conform to the development standards identified in the C2 Zoning District of the City's Zoning Ordinance, except as modified below:

a. Minimum Building Setbacks

- Northern Avenue: 15 feet
- North Perimeter: 0 feet
- East Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**
- West Perimeter: 0 feet
- South Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**

Provide a 0 feet building setback along the east property line shared with the residential Parcel B.

b. Minimum Lot Standards

- i. Minimum lot width: 60 feet
- ii. Minimum lot depth: 100 feet
- iii. Minimum lot size: 10,000 s.f.
- iv. Maximum density: 3 DU/ AC

Provide a 0 feet landscape setback along the east property line shared with the residential Parcel B.

c. Maximum Building Height

Building height shall not exceed 30 feet.

d. Lighting

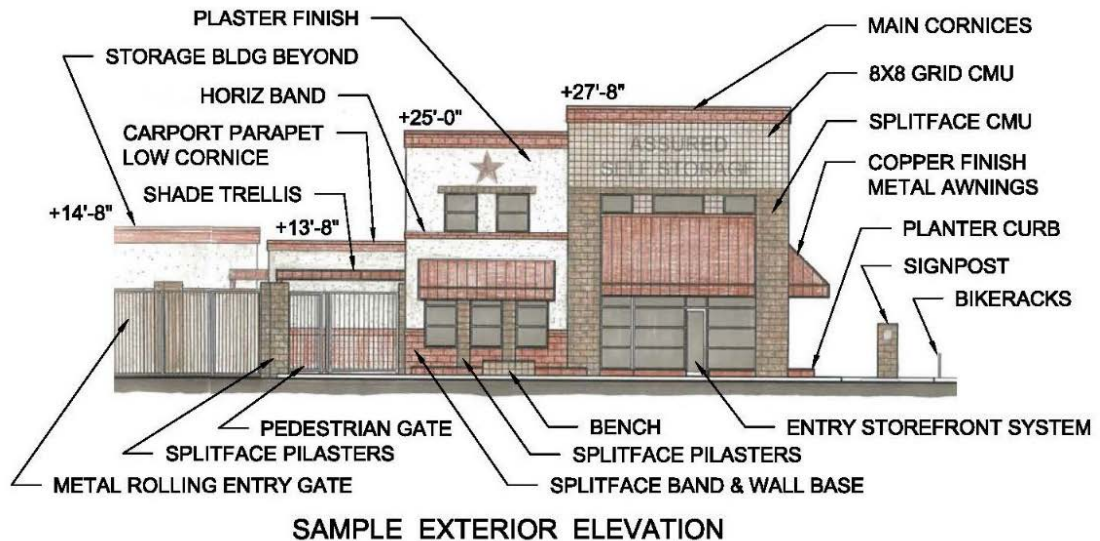
Development of this project will carefully consider and mitigate the visual impact to surrounding properties, specifically as it relates to the existing school to the west and the new residential on the adjoining Parcel B. Lighting shall also provide adequate security within the property. All lighting shall comply with the City's Dark Sky Ordinance, and will contain glare controls. Wall pack security lighting will be shielded to mitigate off-site visual impacts.

e. Enhanced Design Review Standards

8600 W. Northern development standards will incorporate an attractive, appropriately scaled office/ manager's apartment building at the south face of the property. The architectural character will include a minimum of 2 types of masonry, storefront glazing and standing seam metal roof elements to shade and provide architectural interest to the entry.

All self-storage building doors will be fully screened from view from the property lines, including the view from Northern Avenue.

The property line screen walls will provide architectural interest with a minimum of 3 material variations as well as a decorative cap on the wall. This development is exempt from wall undulation requirement for Parcel A & B. Enhanced, high quality architecture and prominent entry features will be provided like the architecture character photo below:



f. Parking

Parking shall be provided in accordance with the requirements identified in Article 14-23 "Parking & Loading Requirements".

g. Access

Access to and from the site will occur at only one location along Northern Avenue. A Fire Access Only access will occur from 85th Avenue thru Parcel B delineated by a dedicated easement. See **Exhibit 4, Proposed Site Plan**.

Along Northern Avenue, a 200-foot deceleration lane will be provided to access the new 30-foot access driveway. A minimum distance of 100 feet will be provided between the new property drive and the existing drive to the north on the school property.

Final geometry of all driveways and deceleration lane modification will be determined during the site plan approval process.

B. Parcel B: the development standards for Parcel B shall conform to the development standards identified in the R1-10 Zoning District of the City's Zoning Ordinance, except as modified below:

a. Minimum Lot Standards

- i. Minimum lot width: 60 feet
- ii. Minimum lot depth: 100 feet
- iii. Minimum lot size: 10,000 s.f.

b. Enhanced Design Review Standards

The residential development shall meet the design review manual standards including the design review manual subdivision development criteria.

The property line screen walls along the south and 85th avenue will provide architectural interest with a minimum of 3 material variations as well as a decorative cap on the wall to match the commercial development. This development is exempt from wall undulation requirement for Parcel A & B.

The entry to the development will be marked a decorative monumental sign and landscaping.

An enhanced landscape buffer and green open space area of a minimum of 80 feet wide will be provided along the west boundary line for the entire width of Parcel B.

c. Open Space

Minimum 14% of the site area shall be provided as Open Space.

The overall design intent related to the open space for **8600 W Northern Ave.**, Parcel B includes two primary objectives:

1) to provide a larger buffer between the residential lots and the self-storage facility through use of landscape, grass and usable open space for the residents, this shall be a minimum of 80 feet wide by the entire width of the east parcel boundary line (adjacent to commercial development)

and

2) to provide usable open space for the residents. At a minimum, the amenities to include a BBQ Ramada with adjacent hardscape and adjacent green area for neighborhood enjoyment.

VII Signage Standards

Signage will conform to the requirements within Article 14-34 "Signs" of the City of Peoria Zoning Ordinance.

VIII Landscape Standards

Parcel A: Provided landscape will conform to the requirements within Article 14-35 “*Landscape Requirements*” of the City of Peoria Zoning Ordinance, except as modified below:

a. Minimum Landscape Setbacks

- Northern Avenue: 15 feet
- North Perimeter: 0 feet
- East Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**
- West Perimeter: 0 feet
- South Perimeter: See **Exhibit 5: Proposed Landscape setback diagram**

The site is currently full of scrub and brush with no salvageable native plant materials.

A native desert landscape palette and theme will be utilized for the site. The landscaping will complement the colors and materials of the buildings, signage and decorative property line screen walls throughout the property. Perimeter landscape materials will provide additional buffer along the east and southern property perimeter, further enhancing the large City owned retention basin.

Parcel B: Provided landscape will conform to the requirements within Article 14-35 “*Landscape Requirements*” of the City of Peoria Zoning Ordinance, except as modified below:

b. Minimum Landscape Setbacks

- 85th Avenue: 30 feet
- North Perimeter: 0 feet
- South Perimeter: 0 feet
- West Perimeter: 0 feet

Provide a larger buffer between the residential lots and the self-storage facility through use of landscape, grass and usable open space for the residents, this shall be a minimum of 80 feet wide by the entire width of the east parcel boundary line (adjacent to commercial development). See **Exhibit 5: Proposed Landscape setback diagram**

A native desert landscape palette and theme will be utilized for the right of way landscaping area. The landscaping will complement the colors and materials of the signage and decorative property line screen walls throughout the property.

IX Topography/ Slopes

Parcel A: The site topography slopes from the north to the south at approximately 0.5%. The total elevation change on the property is approximately 5 feet with no rock outcropping or dominant terrain features. The property will be developed with care taken to ensure the finished grade around the property perimeter will minimize grade differences from pre-development conditions to the greatest extent possible based on best engineering practices for a commercial center.

Parcel B: The site topography slopes from the north to the south at approximately 0.5%. The total elevation change on the property is approximately 2 feet with no rock outcropping or dominant terrain features. The property will be developed with care taken to ensure the finished grade around the property perimeter will minimize grade differences from pre-development conditions to the greatest extent possible based on best engineering practices for a residential subdivision.

X Infrastructure / Utilities

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.

XI Legal Description of Property and Existing Parcels

Parcel A (APN 142-33-238A)

That part of the southwest quarter of the southeast quarter of section 34, township 3 north, range 1 east of the Gila and salt river base and meridian, Maricopa county, Arizona, described as follows:

Beginning at the southwest corner of the southwest quarter of the southeast quarter of said section 34;

Thence north along the west line of the southeast quarter, a distance of 40.00 feet;

Thence easterly 40.00 feet northerly of the south line of said section 34, a distance of 322.29 feet to the true point of beginning;

Thence north 00 degrees 37 minutes 32 seconds east, 1270.817 feet to a point on the north line of the southwest quarter of the southeast quarter and 322.81 feet east of the northwest corner of the southwest quarter of the southeast quarter of said section;

Thence easterly along said north line, a distance of 157.34 feet;

Thence south 00 degrees 39 minutes 06 seconds west, 1271.307 feet to a point 40.00 feet north of the south line of section 34;

Thence westerly along a line 40.00 feet north and parallel to the south line of said section 34, a distance of 156.82 feet, more or less, to the true point of beginning.

Site area 197,393.21 square feet or 4.53 acres

More or less.

Parcel B (142-33-237C)

A portion of the southeast quarter of section 34, township 3 north, range 1 east of the Gila and salt river base and meridian, Maricopa county, Arizona, being more particularly described as follows:

Commencing at the southeast corner of said section 34, from which the south quarter corner bears south 89°37'14" west, a distance of 2591.89 feet (book 1181, page 37) Maricopa county recorder's office, Maricopa county; thence from said southeast corner and along the east line of the southeast quarter of said section 34, north 00°32'58" east to the northeast corner of the southeast quarter of the

southeast quarter (se4se4) of said section 34, a distance of 1317.94 feet; thence leaving said east line and along the north line of said se4sb4, south 89°26'43" west to the northwest corner of said se4se4, a distance of 1301.71 feet; thence from said northwest corner and along the north line of the southwest quarter of the southeast quarter (sw4se4) of said section 34, south 89°28'02" west a distance of 821.93 feet to the point of beginning; thence south 00°04'51" east to a point on the south line of the north 426.00 feet of said sw4se4, a distance of 426.01 feet, said point also being the northwest corner of that certain property described in document 2003-0686953 of said recorder's office; thence from said point and along the south line of the north 426.00 feet of said sw4se4, north 89°28'02" east to the west line of the east 33.00 feet of said sw4se4, a distance of 786.09 feet; thence along said west line, north 00°18'04" east to a point on the north line of said sw4se4, a distance of 426.05 feet; thence along said north line, south 89°28'02" west, a distance of 788.93 feet to the point of beginning.

Site area 335,754.73 sq ft square feet or 7.71 acres

More or less.

Exhibit 1: Aerial Photograph of Site



Exhibit E

Exhibit 2: Proposed Site Overlay on Aerial



APPROXIMATE SCALE 1" = 500'

AERIAL VIEW WITH SITE PLAN OVERLAY



GENERAL PLAN AMENDMENT & P.A.D. REZONING APPLICATIONS
CITY OF PEORIA, ARIZONA

EXHIBIT 2

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

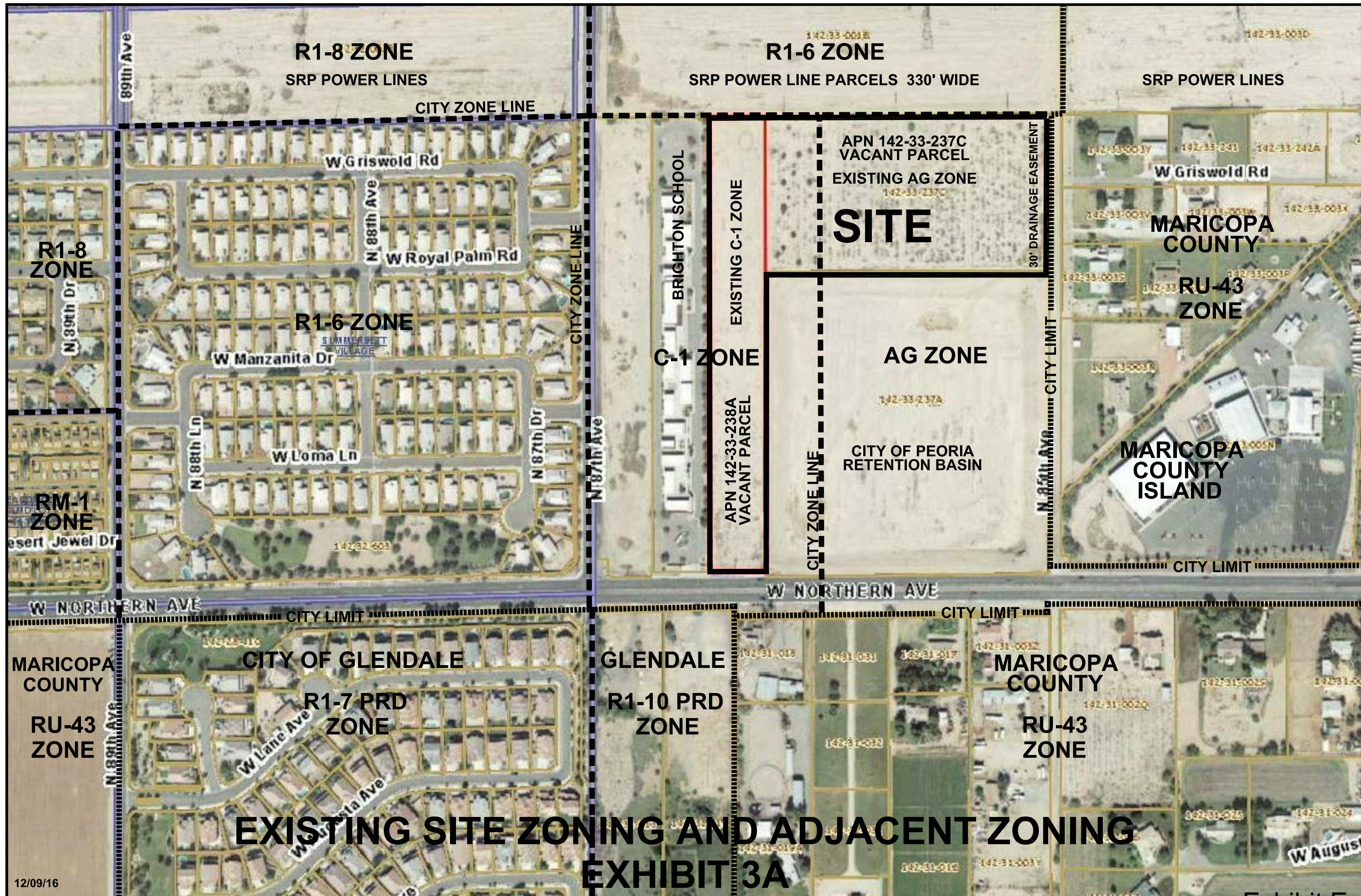
OWNER ADDRESS:
VLC Enterprises, LLC
2251 S. Spruce St.
Mesa, AZ 85210

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

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
email: michael@architect.com

Michael David
Architect

Exhibit 3A: Existing Zoning Map
Exhibit 3B: Proposed Zoning Map



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

12/09/16

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

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

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746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
email: michael@vdcarchitect.com

Michael David
Architect

Exhibit E



**PROPOSED SITE ZONING AND ADJACENT ZONING
EXHIBIT 3B**

12/09/16

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

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2251 S. Spruce St.
Mesa, AZ 85210

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746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005, Santa Barbara, CA 93120
email: michael@vdcarchitect.com

Michael David
Architect

Exhibit 4: Proposed Site Plan

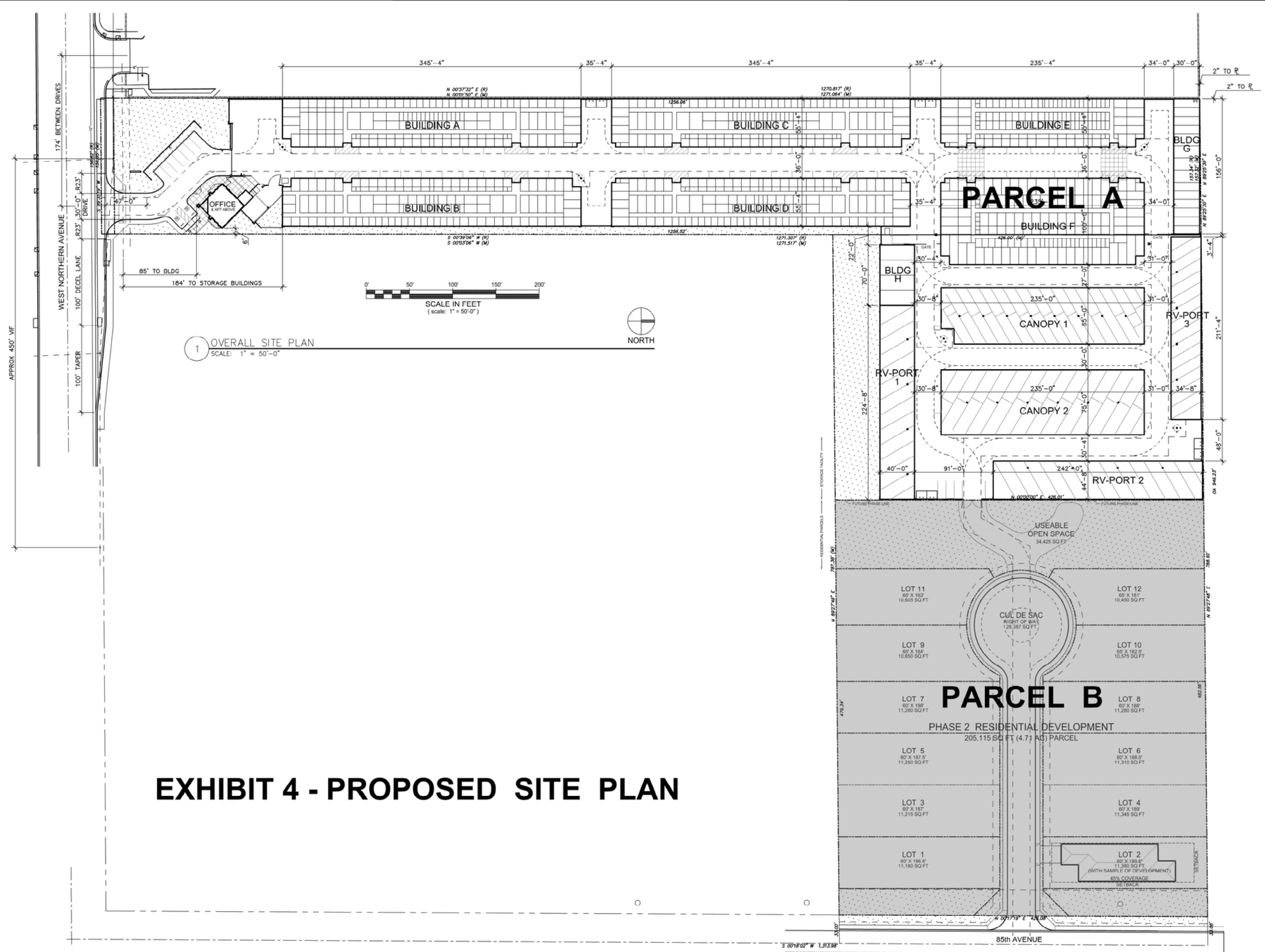
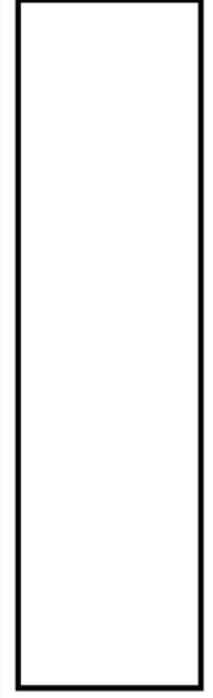
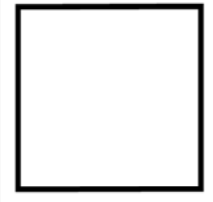


EXHIBIT 4 - PROPOSED SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

Michael David
Architect

746 West Nopal Circle, Mesa, AZ 85210
P.O. Box 2005 Santa Barbara, CA 93120
phone: 805 451-5187
email: michael.david@verizon.net



JOB NO: 15-11

SHEET CONTENT:
OVERALL SITE PLAN & KEYED NOTES

SCALE:
AS NOTED

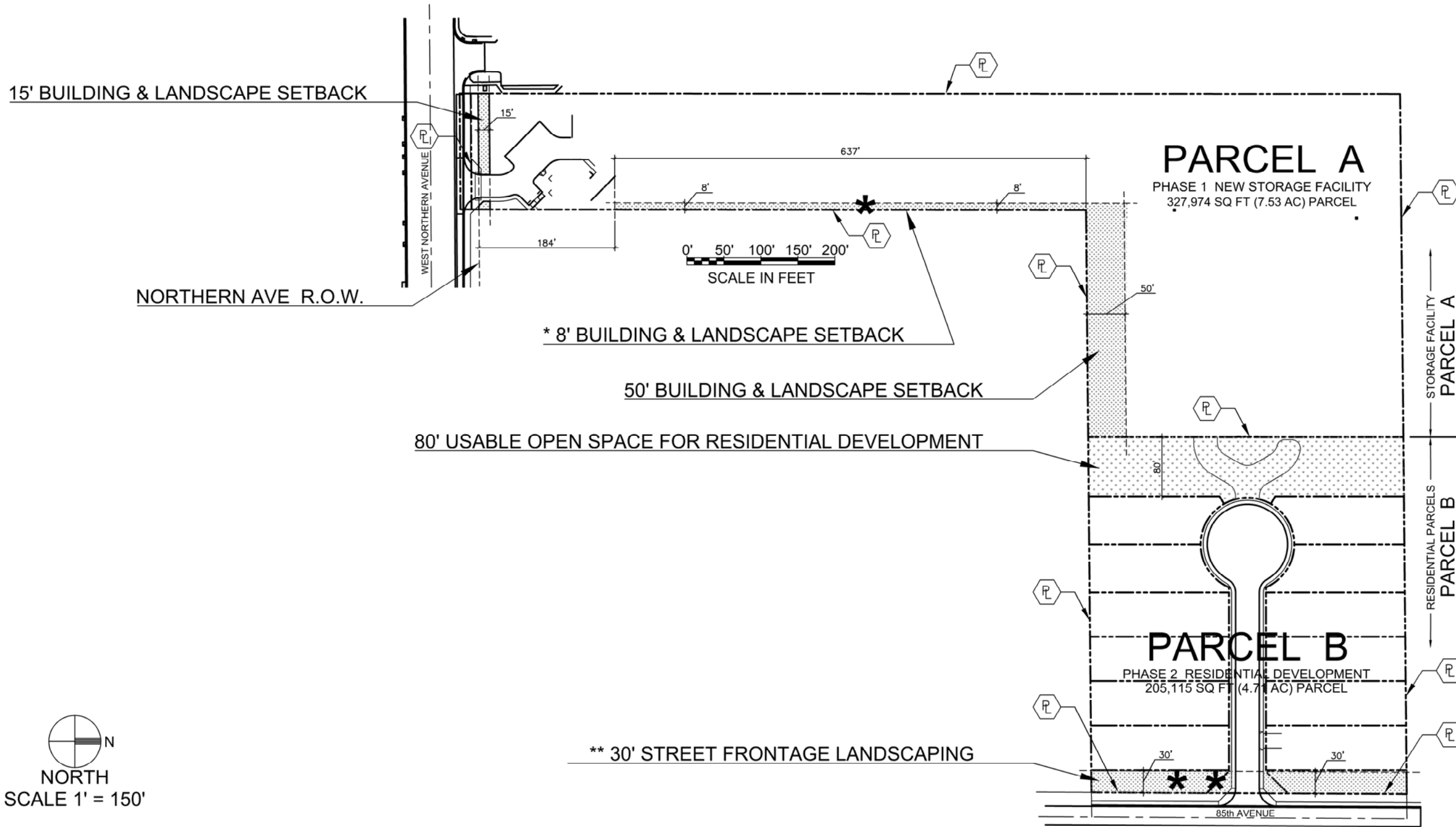
DRAWN BY: MDA
CHECKED BY: MDA

ISSUE DATE: 10/26/2016
PRINT DATE: 10/26/2016

SHEET NUMBER
A1.1

PRELIMINARY SUBMITTAL

Exhibit 5: Proposed Landscape setback diagram



LANDSCAPE SETBACKS SITE PLAN

- * THIS LANDSCAPE SETBACK SHALL BE LANDSCAPED ACCORDING TO ZONING ORDINANCE 14-35-4.A.1 ON-SITE LANDSCAPED AREAS
- * * THIS LANDSCAPE AREA SHALL BE LANDSCAPED ACCORDING TO ZONING ORDINANCE 14-35-4.A.2 STREET FRONTAGE LANDSCAPING

EXHIBIT 5

8600 W NORTHERN AVE.

City of Peoria Planned Area Development CITIZEN PARTICIPATION REPORT



12.24 ACRES LOCATED WEST OF THE NORTHWEST
CORNER OF 85TH AVENUE AND NORTHERN AVENUE

November 14, 2016

Z16-0009, GPA-16-0003

PREPARED BY: VLC ENTERPRISES, LLC.

Purpose: The purpose of this Citizen Participation Report is to update the City of Peoria on the efforts of the owners of the proposed project, **8600 W Northern Ave.**, of the continued citizen outreach. Citizen participation outreach is to inform citizens, property owners, neighbor associations, agencies, schools and businesses near the site of an application for the 8600 W Northern Ave. This project is 12.24 acres located west of the northwest corner of 85th Avenue and Northern Avenue. The owner has requested a rezoning and a General Plan Amendment.

A. General Plan Amendment

A Minor General Plan Amendment has been filed to request a change from Low Density Residential to Neighborhood Commercial for 7.53 acres. The details related to the rationale and justification for this change is provided within the Minor General Plan Amendment application request (GPA-16-0003).

B. Planned Area Development Rezoning

This project includes two parcels: 142-33-238A (Parcel A) and 142-33-237C (Parcel B). This request is to rezone Parcel A, which is currently C-1 (Convenience Commercial), and Parcel B which is currently C-1 (Convenience Commercial), and AG (General Agricultural), to Planned Area Development (PAD) for approximately 12.24-acres property located west of the NWC of 85th Avenue and Northern Avenue (see exhibit). The intent of this zone change is to permit the development of a self-storage facility with manager's apartment on 7.53 acres and a single family residential development on 4.71 acres. The PAD will allow for a slightly modified development standard from a traditional C-2 zoning (7.53 acres) and R1-10 zoning (4.71 acres). The details related to the rationale and justification for this change is provided within the Rezoning application request (Z16-0009).

Contact:

Dr. Gene J. Couturier, DC
2251 S. Spruce
Mesa, AZ. 85210
Phone: 480-495-8275
Email: [REDACTED]

Formal Submittal Review: The rezoning and GPA formal submittal review was completed by City of Peoria staff on 8/31/2016. Staff requested that adjacent residents, Peoria Unified School District, SRP and nearby registered neighborhoods be contacted. A complete list of contacted individuals is attached as Exhibit A.

Action Plan & Results: To provide effective citizen participation in conjunction with our applications, the following actions have been taken to provide opportunities to understand and address any real or perceived impacts resulting from our development that members of the community may have.

- A. A contact list was developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one mile of the project.
 - c. Interested neighbors – focused on 600 feet from site

- d. Councilmember Vicki Hunt and Councilmember Carlo Leone
 - e. Peoria Unified School District
 - f. Salt River Project (utility provider)
- B. All persons listed on the contact list received a letter describing the project & requested planning hearings, site plan, rezoning map & General Plan revision request and invitation to a neighborhood meeting held at Peoria Community Center on November 3rd at 6pm.
- C. Owner has been in email contact with Terrell Harris, Demographer/Research Specialist with Peoria Unified School District.
- a. Mr. Harris was invited to the neighborhood meeting but was unable to attend.
 - b. Mr. Harris has provided the owner a Developer Assistance Agreement to execute with the District.
 - c. Mr. Harris has been sent, via email, the updated project site plan and request.
- D. Neighborhood Meeting held on November 3rd, 2016
- a. The attendance sign in sheet is attached as Exhibit B.
 - b. Two attendees were homeowners whose homes were located on the south side of Northern Ave within the Maricopa County Island zoned RU-43.
 - c. Five attendees were homeowners whose homes were located on the east side of 85th Ave within the Maricopa County Island zoned RU-43.
 - i. These biggest and most voiced concern 5 attendees was the indicated size of the proposed residential lots.
 - ii. They feel that the size of the lots should come closer to the size of their lots, at a minimum of .5 acre. They stated their reasoning as 1) they perceive that .25 acre lots may bring in 'unwanted' neighbors, 2) they perceive that .25 acre lots will increase traffic along 85th Ave., 3) they perceive that .25 acre lots will decrease the value of their property.
 - iii. The other voiced concern was regarding the half-street improvements along 85th Ave. They did not want to have to pay for that paving. They wanted to know who would pay for the full pavement and how that would be addressed considering they own the road currently.
 - 1. Applicant response:
 - a. We do not feel that .25 acre lots will bring in 'unwanted' neighbors. The size of these lots are larger than most developed lots with HOAs. This size coupled with the HOA will bring in larger homes, which should increase the values of the

neighboring properties.

- b. Yes, we agree that the traffic will increase along 85th Ave, but with the addition of the paving, the dust should be minimal. The dust seemed to be the biggest concern of the neighbors.
 - c. The developer will be required to install and pay for the half street improvements from the northern edge of our property south to Northern Ave. We are not aware of how the full street improvement would be implemented, should those neighbors want to partake in that improvement.
- iv. Also in attendance was Councilmember Hunt, her assistant Terri Smith and Cody Gleason with the City of Peoria, who could address many of the concerns of the neighbors.

The owner has only fielded one phone call from a Mr. Rick Wilson (8348 W. Griswald, (623)561-1620), a neighbor to the east of the site. Below is the detail of the conversation Mr. Wilson and Dr. Gene Couturier, DC had on November 3rd:

“What are the plans with the Northern Ave. Parkway project, scheduled within the next 9 years, and how can the city approve a project by which per preliminary plans, the Northern Ave Parkway project will not allow access to Northern Ave from 85th Ave by installing a new road which runs east and west along the south side of the SRP corridor resulting in the destruction of his home, a portion of the school and a major portion of this project.”

This comment was addressed at the meeting by both Councilmember Hunt and Cody Gleason with the City of Peoria.

This concludes the citizen participation report. Should you have any questions, please contact me at 480-495-8275.

Thank you,

Dr. Gene Couturier, DC.
Assured Self Storage



Dear Property Owner, Resident or Neighborhood Association President,

The purpose of this letter is to inform you that we have recently filed for a General Plan Amendment, and Rezoning on our property of 12.24 acres located west of the northwest corner of 85th avenue and northern avenue, at 8600 W. Northern Avenue in the City of Peoria.

This project includes two parcels: 142-33-238A (Parcel A) and 142-33-237C (Parcel B). This request is to change the General Plan Land Use designation from Low Density Residential to Neighborhood Commercial for 7.53 acres of the development (see attached exhibit). Additionally, the request is to rezone Parcel A, which is currently C-1 (Convenience Commercial), and Parcel B which is currently AG (General Agricultural), to Planned Area Development (PAD) for approximately 12.24-acres (see exhibit). The intent of this zone change is to permit the development of a self-storage facility with manager's apartment on 7.53 acres and a single family residential development on 4.71 acres. The PAD will allow for a slightly modified development standard from a traditional C-2 zoning (7.53 acres) and R1-10 zoning (4.71 acres).

Please see included *Proposed Site Plan* for the location of the property.

There will be a neighborhood meeting held at the Peoria Community Center located at 8335 W. Jefferson Street, Peoria, AZ 85345 in the Saddleback Room at 6pm on Thursday November 3rd, 2016. All interested parties are encouraged to attend and provide input on the proposed project. If you cannot attend the meeting but would still like to provide input, please contact Dr. Gene Couturier, DC at 480-495-8275 or [REDACTED]

You may also contact City of Peoria staff member Cody Gleason at 623-773-7645 or cody.gleason@peoriaaz.gov.

Mailing address for written comments:

VLC Enterprises, LLC.
dba Assured Self Storage
4000 N. MacArthur Blvd., Ste. A-132
Irving, Texas 75038

We hope to see you at the meeting!
Thank you!

[REDACTED]
Dr. Gene Couturier, DC

8600 W NORTHERN

City of Peoria

Neighborhood Meeting Sign-In Sheet

Date: November 3, 2016

Name	Residence Address
Noelle [REDACTED]	
Don W [REDACTED]	[REDACTED]
Don W [REDACTED]	
Natalie S [REDACTED]	
Gilbert Ybarra	
MATT Lockman	
Glenda Pecina	
Diki Hunt	
Cody Gleason	9875 N. 85 th Ave Peoria AZ
Mr. [REDACTED]	[REDACTED]