

83rd Ave & Olive

Public Participation Report

SWC of 83rd Avenue and Olive Road
Peoria, Arizona

29.72 Gross Acres

Submitted and Prepared by:

Empire Residential Communities Fund II, LLC
6617 N. Scottsdale Road
Scottsdale, AZ 85250

Zoning Case: Z16-0011 and GPA 16-0004
October 18, 2016

Items Included

1. Letter and Exhibit sent to neighbors
2. Mailing List for letters
3. Sign-In sheet for Neighborhood Meeting
4. Meeting Notes
5. Emails received from neighbors and responses



September 24, 2016

Subject: 83rd Avenue and Olive Avenue

Project Location: SWC if 83rd Avenue and Olive Avenue

Dear Neighbor:

This letter is to inform you that Empire Residential Communities Fund III, LLC is applying for a minor general plan amendment and the rezoning of a property located at the southwest corner of 83rd Avenue and Olive Avenue. Our firm's requests will revise the general plan land use designation and zoning of the property to provide for a new and modern grocery center. This request is to revise the current General Plan Land Use from Low Density Residential to Community Commercial. The current zoning for this property is C-2 on the north portion and RM-1 on the south portion. The existing RM-1 portion of the site is approximately 6 acres, which is too small of an area to support a multi-family development. Therefore we are requesting a rezoning of the entire site to Planned Area Development closely matching the C-2 Commercial Zoning district which will increase neighborhood stability by providing the strong existing residential component and the City Regional Pioneer Park, both in the immediate area, new shopping inventory while also satisfying the demand for affordability at a very accessible location for services and amenities.

I have included a development plan with this letter for your review. A neighborhood meeting will take place Wednesday October 12, 2016 at Boll Elementary School, Room-Library, 8540 W Butler Dr, Peoria, AZ 85345. The meeting will start at 6:00 pm. Comments and questions will be accepted at this time. If you are unable to attend the meeting, please write, email, or call me at the contact information below. You may also contact Cody Gleason with the City of Peoria at (623) 773-7645 or cody.gleason@peoriaaz.com.

Sincerely,

The Empire Group



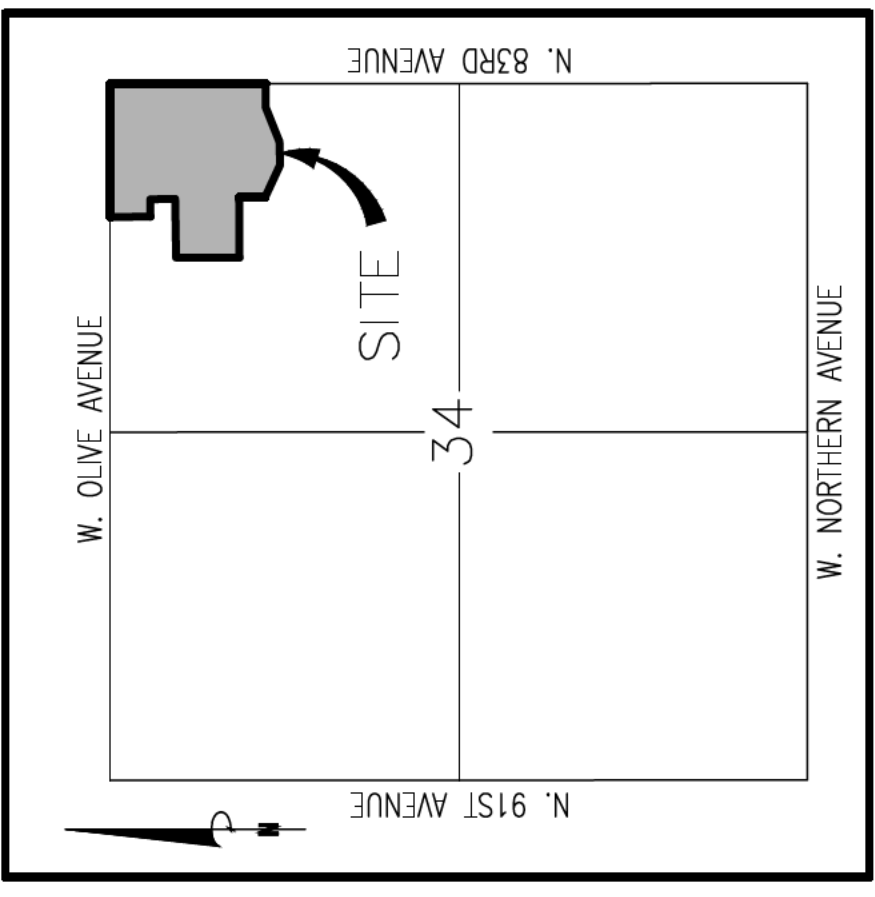
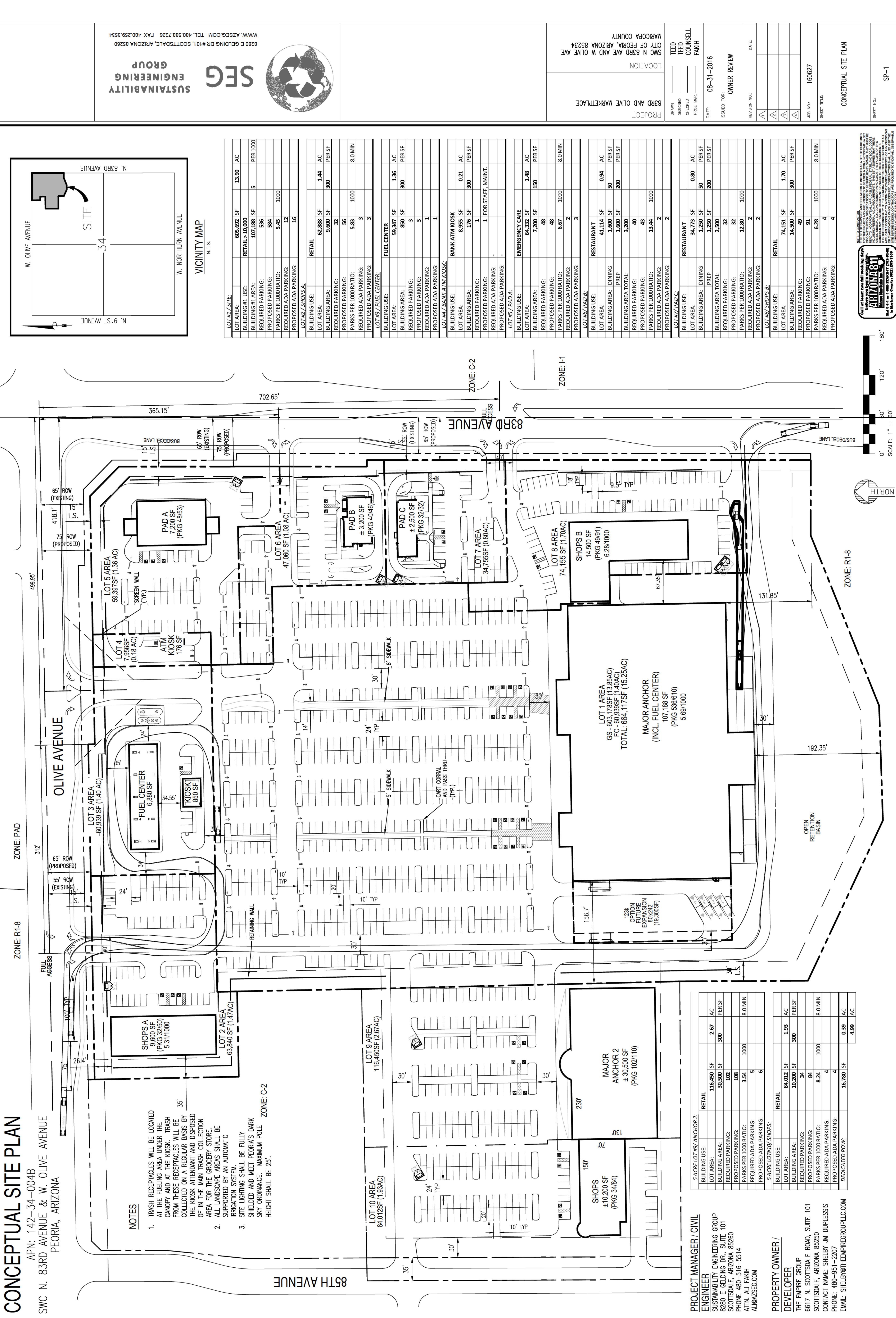
Shelby JM Duplessis, PE, LEED AP
Vice President of Land Development
480.951.2207 shelby@theempiregrouppllc.com

CONCEPTUAL SITE PLAN

APN: 142-34-004B
 SWC N. 83RD AVENUE & W. OLIVE AVENUE
 PEORIA, ARIZONA

NOTES

- TRASH RECEPTACLES WILL BE LOCATED AT THE FILING AREA UNDER THE CANOPY AND AT THE KIOSK. TRASH FROM THESE RECEPTACLES WILL BE COLLECTED ON A REGULAR BASIS BY THE KIOSK ATTENDANT AND DISPOSED OF IN THE MAIN TRASH COLLECTION AREA FOR THE GROCERY STORE. ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
- SITE LIGHTING SHALL BE FULLY SHIELDED AND MEET PEORIA'S DARK SKY ORDINANCE. MAXIMUM POLE HEIGHT SHALL BE 25'.



VICINITY MAP
N.T.S.

LOT #/ SITE:	LOT AREA:	BUILDING #/ USE:	BUILDING AREA:	REQUIRED PARKING:	PROPOSED PARKING:	PARKS PER 1000 RATIO:	REQUIRED ADA PARKING:	PROPOSED ADA PARKING:	AC
LOT #1 / SITE:	605,692 SF	RETAIL > 10,000	107,188 SF	536	584	5.45	1000	12	13.90
LOT #2 / SHOPS A:	62,888 SF	RETAIL	9,600 SF	32	32	56	1000	3	1.44
LOT #3 AREA:	47,060 SF (1.08 AC)	FUEL CENTER	850 SF	3	3	5.83	1000	3	1.36
LOT #4:	7,956 SF (0.18 AC)	ATM KIOSK	176 SF	1	1	-	-	1	0.21
LOT #5 AREA:	59,397 SF (1.36 AC)	PAD A	7,200 SF	30	30	-	-	1	0.21
LOT #6 AREA:	47,060 SF (1.08 AC)	PAD B	3,200 SF	1	1	-	-	1	0.21
LOT #7 AREA:	34,755 SF (0.80 AC)	PAD C	2,500 SF	1	1	-	-	1	0.21
LOT #8 AREA:	74,155 SF (1.70 AC)	SHOPS B	14,500 SF	48	48	6.67	1000	2	1.48
LOT #9 AREA:	116,450 SF (2.67 AC)	MAJOR ANCHOR 2	30,500 SF	102	108	3.54	1000	6	1.93
LOT #10 AREA:	84,012 SF (1.93 AC)	SHOPS	10,200 SF	34	34	8.24	1000	4	0.39

5-ACRE LOT #/ ANCHOR 2:	LOT AREA:	BUILDING #/ USE:	BUILDING AREA:	REQUIRED PARKING:	PROPOSED PARKING:	PARKS PER 1000 RATIO:	REQUIRED ADA PARKING:	PROPOSED ADA PARKING:	AC
5-ACRE LOT #/ ANCHOR 2:	116,450 SF	RETAIL	30,500 SF	102	108	3.54	1000	6	2.67
5-ACRE LOT #/ SHOPS:	84,012 SF	RETAIL	10,200 SF	34	34	8.24	1000	4	1.93
DEDICATED ROW:	16,780 SF	-	-	-	-	-	-	-	4.99

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
 WWW.AZSEG.COM TEL. 480.858.7226 FAX 480.259.3534

SEG
 SUSTAINABILITY
 ENGINEERING
 GROUP

PROJECT: 83RD AND OLIVE MARKETPLACE
 LOCATION: SMC N 83RD AVE AND W OLIVE AVE CITY OF PEORIA, ARIZONA 85234 MARICOPA COUNTY

DATE: 08-31-2016
 ISSUED FOR: OWNER REVIEW

DESIGNED: _____
 CHECKED: _____
 PROJECT MGR: _____
 COUNSELL: _____
 FAKIH

REVISION NO.: _____
 DATE: _____

JOB NO.: 160627
 SHEET TITLE: CONCEPTUAL SITE PLAN

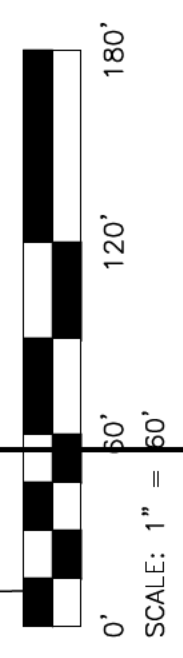
SHEET NO.: SP-1

5-ACRE LOT #/ ANCHOR 2:	LOT AREA:	BUILDING #/ USE:	BUILDING AREA:	REQUIRED PARKING:	PROPOSED PARKING:	PARKS PER 1000 RATIO:	REQUIRED ADA PARKING:	PROPOSED ADA PARKING:	AC
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DEDICATED ROW:	16,780 SF	-	-	-	-	-	-	-	4.99

PROJECT MANAGER / CIVIL ENGINEER
 SUSTAINABILITY ENGINEERING GROUP
 8280 E GELDING DR, SUITE 101
 SCOTTSDALE, ARIZONA 85260
 PHONE 480-516-5514
 ATTN: AJ FAKIH
 AJ@AZSEG.COM

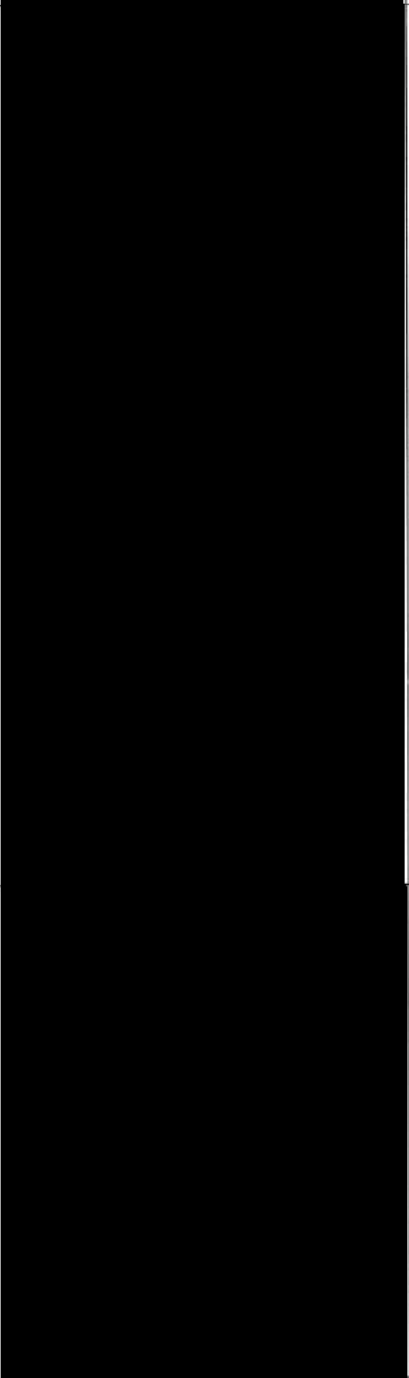
PROPERTY OWNER / DEVELOPER
 THE EMPIRE GROUP
 6617 N. SCOTTSDALE ROAD, SUITE 101
 SCOTTSDALE, ARIZONA 85260
 CONTACT NAME: SHELBY JM DUPLESSIS
 PHONE: 480-951-2207
 EMAIL: SHELBY@THEEMPIREGROUP.COM

NOTES: THIS CONCEPTUAL SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AND CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEORIA AND MARICOPA COUNTY. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLAN MADE BY THE CLIENT OR ANY OTHER PARTY. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLAN MADE BY THE CLIENT OR ANY OTHER PARTY.



83rd Ave & Olive
Neighborhood Meeting Sign-In Sheet

Wednesday, October 12, 2016
Cotton Boll Elementary
8540 W Butler Dr, Peoria, AZ 85345

NAME	ADDRESS	PHONE
Cathy Bulzano		
Jason Ward		
Denay Semels		
Lorraine Hernandez		
Antonio Hernandez		
Julie Rhoads		

83rd Ave & Olive
 Neighborhood Meeting Sign-In Sheet
 Wednesday, October 12, 2016
 Cotton Boll Elementary
 8540 W Butler Dr, Peoria, AZ 85345

NAME	ADDRESS	PHONE
*Tara Martin	[REDACTED]	[REDACTED]
Mary Freeland	[REDACTED]	[REDACTED]
Bill Swartz	[REDACTED]	[REDACTED]
Lance Talley	[REDACTED]	[REDACTED]
Art Monk	[REDACTED]	[REDACTED]
Mollie Zindel	2390 E. Camelback Rd, Suite 200 Phoenix, AZ 85016	602-224-4170
Colby Pmelman	"	"
Anissa Zimmerman	[REDACTED]	[REDACTED]
S Zimmerman	[REDACTED]	[REDACTED]
Miss Bellara	[REDACTED]	[REDACTED]
Mary Walker	[REDACTED]	[REDACTED]



83rd Avenue and Olive

NEIGHBORHOOD MEETING – October 12, 2016 6:00 pm

Present at meeting:

Shelby Duplessis – The Empire Group

Tracy Grewe – The Empire Group

Cody Gleason – City of Peoria Planning

Councilwoman Vicki Hunt – City of Peoria

Terri Smith – City of Peoria

17 Neighbors, Interested Party and/or homeowners association representatives attended. See list attached.

Shelby provided a brief overview of the proposed project, existing zoning, proposed zoning change requested and the process required. She also informed those present that we have completed the first review with the City for the rezoning process and will be submitting shortly for second review.

Concerns/Responses:

1. Concerns from the neighbors regarding the existing zoning of the property. The majority of the neighbors did not want to have RM-1 along the south portion or the western 5 acre portion of the site as they do not want multi-family homes behind them. They believed it was zoned as single family housing similar to the existing subdivision to the south. Shelby explained the current zoning (a mix of C-2 and RM-1) was obtained in 1985, and as currently zoned would allow the multi-family use along these areas. However, we are requesting the entire site be Planned Area Development closely matching C-2 zoning requirements to remove the RM-1 portion of the zoning. The 5 acre portion on the west side behind the bowling alley will be developed at a later point once a buyer is in place. We plan to have the zoning completed by early 2017.
2. Neighbors asked what was planned for other corners at 83rd and Olive Avenues as they feel there is too much commercial. Shelby advised the area on the southeast corner behind the Circle K was recently rezoned to multi-family higher density homes which is a good transition between commercial and the City Regional Park. The other corners on the northwest and northeast are both zone PAD. We will obtain copies of the zoning documents to confirm if there were any other commercial uses allowed.
3. Concerns about neighbors not receiving a notification letter of the meeting. The neighbors requested a larger notification area. Shelby explained the City notification requirement is a 600' radius from the development and also included all surrounding homeowners associations and



neighborhood groups. Anyone attending tonight, not already on the list, would be added for future mailings and notices. In addition Shelby offered to meet individually with anyone not invited, unable to attend or with further questions or concerns as well. And the future P&Z and Council meeting information will be posted, when scheduled, on a large sign on the property as well.

4. Traffic and the left turn onto Olive Avenue from 85th Ave. Will there be access from development onto 85th Avenue? Will there be a landscape buffer along 85th Avenue. They already having an extreme amount of traffic issues turning onto Olive from 85th Avenue. They asked for a light to be put in at 85th Avenue. Shelby advised a complete traffic study is in the process and that Empire is working the City traffic engineer to provide the safest access to and from the site. The required landscape buffers would be provided at the time the 5 acre parcel is developed.
5. What would be along the south property line? Would the wall height be increased and would there be two walls or will the existing wall be replaced? The neighbors have encountered many problems with people coming from the park and jumping into their back yards. They would want an increased wall height to prevent this problem. Shelby explained the proposed site plan would provide a significant buffer between the homeowner's fence and the back of the grocery store along with lighting to help keep the area more secure and safe. She also advised a new fence would be built directly behind the existing fence or if all neighbors agreed the existing wall would be replaced with new higher fence. The allowed height is 8 feet, and anything higher will require a variance and approval by the City.
6. The neighbors are concerned about light pollution, however also don't want a "dark alley" along the common property line. Shelby explained we can stipulate light shields in the design requirements in the Planned Area Development to minimize light pollution into these lots while maintaining a well lit area for safety.

From: [REDACTED]
To: [Cody Gleason](#)
Subject: Rezoning
Date: Tuesday, September 13, 2016 1:23:36 PM

I am against the rezoning. 1. We have enough grocery stores in the immediate area. 2. We have a beautiful public parks that doesn't need to be vandalized by the increase traffic. 3. I don't want the increase of traffic and noise. 4. I don't want unsavory people hanging out and possibly increasing the crime rate. I want my neighborhood to remain peaceful and quite! sincerely, Scott P. Brook.

An opposition phone call was received the morning of 10/12/16 regarding the proposed grocery store location at the southwest corner of 83rd Avenue and Olive Avenue. The caller's name was Valeri Martin. She was calling on behalf of her and her husband. She identified that the development would cause too much traffic on to 85th Avenue, and through her neighborhood. She also identified that Olive has too much traffic on it currently and this would only make it worse. She identified that she would be providing an email in opposition and she will be attending the neighborhood meeting.

Her address is [REDACTED]

From: Shelby Duplessis
To: [Tracy Grewe \(tracy@TheEmpireGroupLLC.Com\)](mailto:Tracy.Grewe@TheEmpireGroupLLC.Com)
Subject: for the file
Date: Thursday, October 13, 2016 10:28:00 AM
Attachments: [image001.png](#)

I just spoke with Dori, she lives at [REDACTED] and she was unable to make the meeting for 83rd & Olive last night. She was confused and thought she would have to move, I explained we are rezoning the open farm field not her property and she does not need to move. She was very excited to have a grocery store and DOES NOT want apartments of any kind here.

Kind Regards,

Shelby JM Duplessis, PE, LEED AP

Vice President Land Development

6617 North Scottsdale Road, Suite 101

Scottsdale, AZ 85250

(602) 679-4438 Cell / (480) 951-2207 Office / (480) 951-3023 Fax

shelby@theempiregroupllc.com

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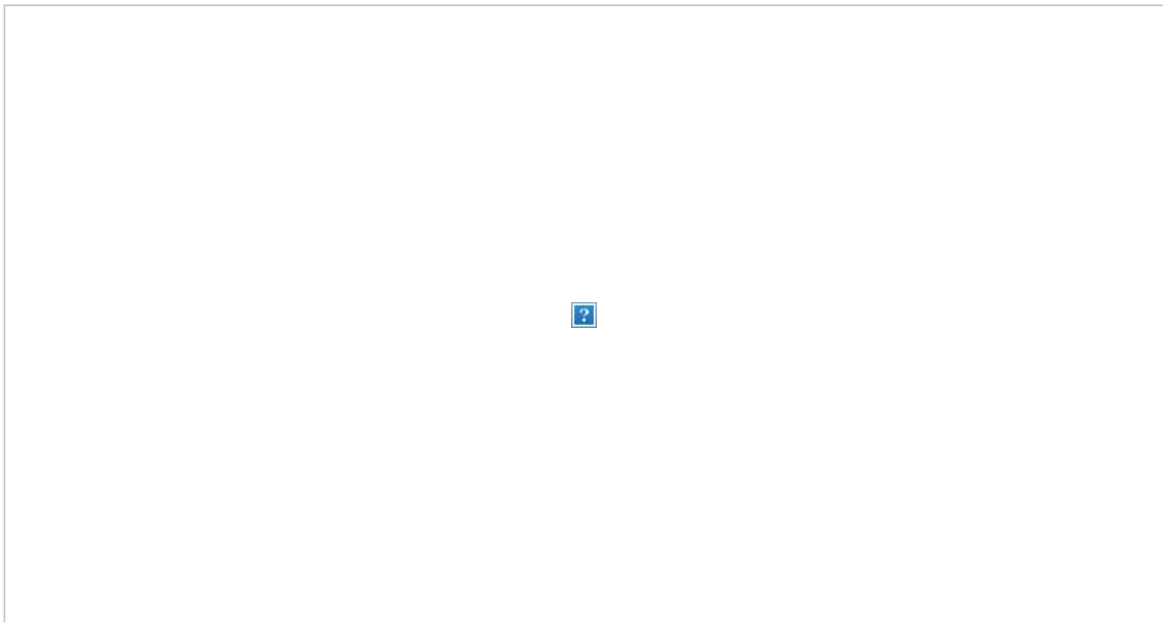


From: Shelby Duplessis
To: [REDACTED]
Cc: [Tracy Grewe \(tracy@TheEmpireGroupLLC.Com\)](mailto:tracy@TheEmpireGroupLLC.Com); [Cody Gleason](mailto:Cody_Gleason)
Subject: 83rd & Olive follow up
Date: Thursday, October 13, 2016 4:58:00 PM
Attachments: [14_06_MultiFamilyResidential\(1\).pdf](#)
[Bungalows PAD-GPA.pdf](#)
[image003.png](#)
[image004.png](#)

Thank you again for meeting with us last night Mr. Talley,

As promised attached is some info:

1. The site at the SEC of Olive & 83rd – behind Circle K – plan is attached this is a “Bungalows” style home on 14.57 acres with approx. 153 multi-family units – this zoning was passed a few months ago
2. We are working on getting more detailed zoning info for the NEC and NWC of 83rd and Olive and will share with you once we have it
3. The existing zoning on the southern portion and the 5 acre portion along 85th Ave of our site is RM-1 (zoning district info attached). As currently zoned we could build a 48’ tall apartment complex with 18 units per acre which would yield approx. 135 units. The rear setback along the southern edge of the property would be 15’ (much less than the 100’ feet we are showing now for the east portion that is planned).
4. We are working on the wall height concern and types of trees or cacti to provide along this southern boundary which we will be in touch with you and the other adjacent neighbors soon to discuss further
5. The future expansion we discussed (shown below) would be for the grocer to add onto their building (it will not be a standalone building) it would extend over to the dashed lines shown– the lighter brown as shown right now is just a decomposed rock area until such time they decide to expand



I think this was everything, if I forgot anything please do not hesitate to let me know. Thank you!!

Kind Regards,

Shelby JM Duplessis, PE, LEED AP

Vice President Land Development

6617 North Scottsdale Road, Suite 101

Scottsdale, AZ 85250

(602) 679-4438 Cell / (480) 951-2207 Office / (480) 951-3023 Fax

shelby@theempiregroupllc.com

Exhibit F

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