



May 4, 2023

To:
City of Peoria Planning Department
Attn: Sarah Dircks, AICP
9875 N 85th Avenue, 1st Floor
Peoria, AZ 85345

From:
Greenlight Traffic Engineering
14050 N 83rd Ave, Suite 290
Peoria, AZ 85381

Re: Project Narrative
Casa Dorada Event Center

This Project Narrative is being submitted with the formal application for the proposed Casa Dorada Event Center (Project).

The Project is located on the northwest corner of Peoria Avenue and 85th Avenue (8520 W. Peoria Avenue, Peoria, AZ 85345) (Property) within the mixed-use retail plaza (Plaza). The Maricopa County Assessor's Parcel Number (APN) for this project is 142-45-141A. A United States Parcel Service (USPS) is located north of the site, multifamily housing is located west and south of the Project, and various mixed-use retail and housing exist east of the site.

The Project aims to convert three (3) existing, vacant Plaza suites consisting of approximately 4,200 square feet (SF) into a wedding and reception hall use.

The Property is currently zoned as C-3, which is consistent with the proposed use. The project complies with Peoria Zoning Ordinance Section 21-505.C.4:

- a. The existing building height is 12 feet.
- b. The business will not host outdoor events.

The user will operate the business during the following times:

- Monday through Thursday
 - Office hours by appointment only: 10:00 a.m. to 4:00 p.m.
- Friday and Saturday evenings:
 - Setup: 6:00 p.m. to 7:00 p.m.
 - Event: 7:00 p.m. and 12:00 a.m.
 - Takedown: 12:00 a.m. to 1:00 a.m.

The hosted events will be limited to a maximum of 80 guests plus 4 staff members for 84 people occupying the space. The 4 staff members will consist of 1 host, 1 security guard, and 2 wait staff.

A security guard will be onsite monitoring indoor and outdoor activity. The security guard will monitor outside areas and will be directed to ask event guests to leave the Plaza property if they are loitering in the parking lot or other spaces.

The business' doors will be fully closed during all event operating hours. The nearest residences are apartments within the Peoria Grand Apartments located approximately 90 feet due west of the Plaza.

We look forward to working with the City on this Project.

Sincerely,

Greenlight Traffic Engineering, LLC



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