



PLANNING AND ZONING COMMISSION REPORT

Meeting January 18, 2024

Date:

Agenda Item: 4R

Case Name: Carioca Lake Pleasant Parkway PAD: Major Planned Area
Development Amendment (Z19-05A.1)

General Application Information

Proposal:

Major Amendment to the Carioca Planned Area Development (PAD) zoning district amending various provisions, including (1) adding RV/Self-Storage as a permitted use in Planning Unit 2; (2) removing multi-family residential as a permitted use; (3) revision to the planning unit boundaries; and (4) other changes for clarification.

Location:

Northeast corner of Lake Pleasant Parkway and Old Carefree Highway

Project Acreage:

Approximately 37 acres

Applicant:

Eric Young of The Carioca Company

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Land Use Map

Exhibit 4 - Zoning Map

Exhibit 5 - Narrative Report

Exhibit 6 - Standards and Guidelines Report

Exhibit 7 - Citizen Participation Plan



PLANNING AND ZONING COMMISSION

STAFF REPORT

Date January 18, 2024

To Planning and Zoning Commission

From Robert H. Kuhfuss, AICP
Senior Planner

Subject **Carioca Lake Pleasant Parkway PAD: Major PAD Amendment**
Northeast corner of Lake Pleasant Parkway and Old Carefree Highway

PROPOSAL

Applicant seeks to amend the Carioca Lake Pleasant Parkway Planned Area Development (PAD). The purpose of the amendment is to add RV Storage as a permitted use for a portion of the development, revise planning unit boundaries, remove multi-family as a permitted use, and provide minor revisions to increase the clarity of the document.

APPLICATION INFORMATION

Case Number	Z19-05A.1
Applicant:	Eric Young on behalf of The Carioca Company
Request:	Major amendment to the Carioca Lake Pleasant Parkway PAD to expand the allowance for RV storage, revise planning unit boundaries, remove multifamily residential as a permitted use, and provide minor revisions for clarity.

LOCATION AND CONTEXT

Subject Site:

The PAD covers approximately 37 acres located at the northeast corner of Lake Pleasant Parkway, and Old Carefree Highway, as shown on **Exhibit 2**. A small portion of the site is on the west side of Lake Pleasant Parkway, and is bisected by Lake Pleasant Parkway.

Context:

The subject site is completely surrounded by Arizona State Trust Land, which is managed by the Arizona State Land Department (ASLD). The majority of the surrounding state land is vacant. North and east of the site is vacant land followed by State Route 74 (SR-74). South of the subject is Wild Horse West restaurant, while the former Turf Soaring School is located west of the subject site. A more detailed view showing the subject site in relation to its surroundings is shown in **Exhibit 2**.

LAND USE AND ZONING HISTORY

On January 24, 1984, the City Council approved Case PZ43-83, which rezoned the subject site to Planned Unit Development (PUD) for the purposes of allowing a mixed-use development containing a combination of residential and commercial/retail uses (ORD # 84-07). There was no development that resulted from the aforementioned entitlement.

On August 18, 2020, the City Council approved the Carioca Lake Pleasant Parkway Planned Area Development (PAD) under case Z19-05 (ORD # 2020-11). Construction on Planning Unit I of the site commenced in the latter part of 2022 with relation to the fuel center and convenience store. All of the Planning Unit I improvements have been finalized as of the date of this report.

DEVELOPMENT INFORMATION

Project Location:	Northeast corner of Lake Pleasant Parkway and Old Carefree Highway
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Project Area:	Approximately 37 Acres
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Existing General Plan Land Use Designation:	Mixed Use Community District
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Existing Zoning District:	Planned Area Development (PAD)
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Proposed Zoning District:	Planned Area Development (PAD)
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STAFF ANALYSIS

The subject site's designation within the Peoria General Plan Land Use Map is Mixed-use Community District for the area east of Lake Pleasant Parkway, and Mixed Use Neighborhood Village for the area west of Lake Pleasant Parkway (**Exhibit 3**). The Mixed-Use land use categories are intended to provide a wide range of commercial, office, employment, and where appropriate, compatible residential uses into a single development. The functional, physical and thematic integration of uses within the larger development is critical to the success of such developments.

The original PAD was consistent with the Goals and Policies of the General Plan by providing a variety of uses that would facilitate congruency between the various portions of the development. The proposed amendment seeks to continue this consistency in a slightly modified form.

There are several components to the amendment. The first and primary purpose is to allow RV and Boat Storage within Planning Unit II of the PAD without necessitating infrastructure improvements for water and sewer service to the site given the less intensive nature of the use compared to traditional commercial uses. The infrastructure details are addressed in further detail below. Additionally, the proposed modifications to the land uses include the removal of multi-family from the use matrix. Other elements of the amendment seek to revise Planning Unit boundaries, and provide clarifying elements.

When evaluated in its totality the amendment seeks to fulfill the following goals and policies of the general plan while the individual elements are addressed in greater detail below:

- Economic Prosperity EP-10: Adapt land use policies or development regulations as necessary to create agility in the evaluation of key development sites.
- Balanced Land Uses LUC-6: Locate commercial and employment uses in proximity to adequate transportation and utility infrastructure.
- On-Street Network OSN-7: Ensure private developments provide cross-access opportunities to prevent isolated unconnected neighborhoods or commercial centers.

LAND USE AND DEVELOPMENT STANDARDS

The land use changes to the PAD to allow a storage facility and remove the multi-family use allow for a development that is thoughtful and focused on compatibility with the existing and proposed uses in addition to the context of the area. The adjacency of State Route 74 and Lake Pleasant Parkway which is designated as a limited access parkway call for an auto oriented intensity for the site in order to align with the intent of the General Plan. Given these factors, staff finds the proposal remains consistent with the Peoria General Plan.

The modification to the development parcels within the PAD, accommodates practical development sites for the future in alignment with the intended uses. As such, staff is in agreement with the proposed modifications, subject to retaining five (5) net acres within Planning Unit III, which is noted as a Condition of Approval in Exhibit 1.

Lastly, the alterations related to clarity ensure clear intent and regulatory framework for the future elements. The standards and structure of the development parcels within the PAD would have otherwise remained ambiguous, inhibiting future growth. Additionally, the revised Use Matrix adds clarity by referencing the City's Limitations on Uses within Section 21-505 of the Zoning Ordinance as opposed to listing them separately.

TRAFFIC

Access to the portion of the site that is east of Lake Pleasant Parkway will be via two (2) access points from Lake Pleasant Parkway and two (2) via Old Carefree Highway. Internal circulation will be provided by a drive aisle running north/south between Planning Unit I and Planning Unit III, with the easternmost access from Old Carefree Highway providing access to Planning Unit II. Primary themed entries will be located at each access point along Lake Pleasant Parkway and Old Carefree Highway.

WATER/SEWER

Currently, there are no City services with infrastructure adjacent to the site. As a result, the original approval allowed that Planning Unit I of the development could be initially served by temporary wells and a septic system; however, no additional development was to occur until

City water and sewer services were brought to the site by the developer. As part of the current proposal, the applicant seeks to amend the PAD as well as the associated stipulations to allow RV and Boat Storage on Planning Unit II prior to the construction of infrastructure for City water or sewer services. The nature of the proposed Boat and RV Storage use on Planning Unit II does not generate the same need for water and sewer services as previously contemplated uses and as a result the postponement of the infrastructure requirement to Planning Unit III is a practical application of the intent behind the previous stipulations. When City services become available to the site, all phases of development will be required to connect to City services and all temporary facilities must be abandoned per the stipulations identified within **Exhibit 1**.

PUBLIC SAFETY

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

KEY FINDINGS

1. The proposed zoning district is in conformance with the goals and policies set forth in the Peoria General Plan;
2. This proposed Major PAD Amendment will result in a zoning designation that is compatible with the existing General Plan Land Use designation on the site as well as adjacent development patterns in the area; and,
3. The applicant/owner has submitted a signed and notarized a Proposition 207 waiver.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing a legal ad within the Peoria Times at least 15 days prior to the Public Hearing.

The applicant held a neighborhood meeting virtually on October 23, 2023 at 6:00 PM. No members of the public were in attendance, as noted in the attached Citizen Participation Report (**Exhibit 7**).

Support / Opposition:

At the time of this report, staff has received no comments in support or opposition.

SCHOOL DISTRICT INFORMATION

This property is within the Deer Valley Unified School District (DVUSD) boundary. DVUSD has not indicated any comment regarding the subject proposal.

PROPOSITION 207

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

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Recommend APPROVAL of Rezoning Case Z19-05A.1 to City Council, subject to the Conditions of Approval in Exhibit 1.

STAFF CONTACT

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Senior Planner
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Robert.Kuhfuss@peoriaaz.gov

Carioca: Z19-05A.1



Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway

This amendment to Ordinance 2020-11 shall repeal and replace the stipulations of said ordinance in favor of the stipulations identified below for the zoning district for the above referenced property. The property is therefore subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The development shall substantially conform to the Carioca Co. Planned Area Development (PAD) Standards & Guidelines Report, and Project Narrative contained within the January 18, 2024 Planning and Zoning Commission staff report, except as modified herein.
2. The development shall be limited to one (1) drive-thru/drive-up business within two-hundred (200) feet of the Lake Pleasant Parkway ROW and no more than two (2) such businesses within the overall project. Additionally drive-thru/drive-up buildings and their associated appurtenances shall not be located along or within one-hundred fifty (150) feet of the Primary Themed Entry.
3. The development shall comply with all City of Peoria Engineering, Building and Fire standards, policies, codes and requirements at the time of building and civil improvement plan submittal, unless otherwise approved herein.
4. The initial phase of development ("Planning Unit I" as identified in the PAD Standards and Guidelines Report) may be served by groundwater wells and sewer septic systems until such a time as City water and sewer services are available to the site. At such time, Planning Unit I development shall be required to connect to City services and all temporary infrastructure shall be abandoned or remediated in accordance with City of Peoria standards, unless otherwise approved by the Water Services Director.
5. "Planning Unit II" as identified within the PAD Standards and Guidelines Report may be served by groundwater wells and sewer septic systems if the land use is restricted to RV/Boat Storage. No additional land uses or development shall occur within Planning Unit II until such time as it is connected to City water and sewer in accordance with Condition of Approval 4 of this Exhibit, unless otherwise approved by the Water Services Director.
6. Development within "Planning Unit III" as identified within the PAD Standards and Guidelines Report shall be required to connect to existing City of Peoria water and sewer infrastructure, unless otherwise approved by the Water Services Director.
7. The area identified as "Planning Unit III" shall be not less than 5.0 acres in size after the dedication of adjacent rights-of-way.
8. Landscaping and themed screen wall along Lake Pleasant Parkway for Parcel 1 shall be limited to the street frontage adjacent to the Gas Station. Subsequent landscaping and themed screen wall along Lake Pleasant Parkway frontage shall be installed with the phase adjacent to that frontage or as otherwise approved by the Planning Director.
9. The Developer shall construct a minimum five (5) foot decomposed granite pathway along Lake Pleasant Parkway from the Gas Station to the Old Carefree Highway as part of Phase 1 improvements. The pathway may be replaced or supplemented with sidewalk during subsequent

Carioca: Z19-05A.1



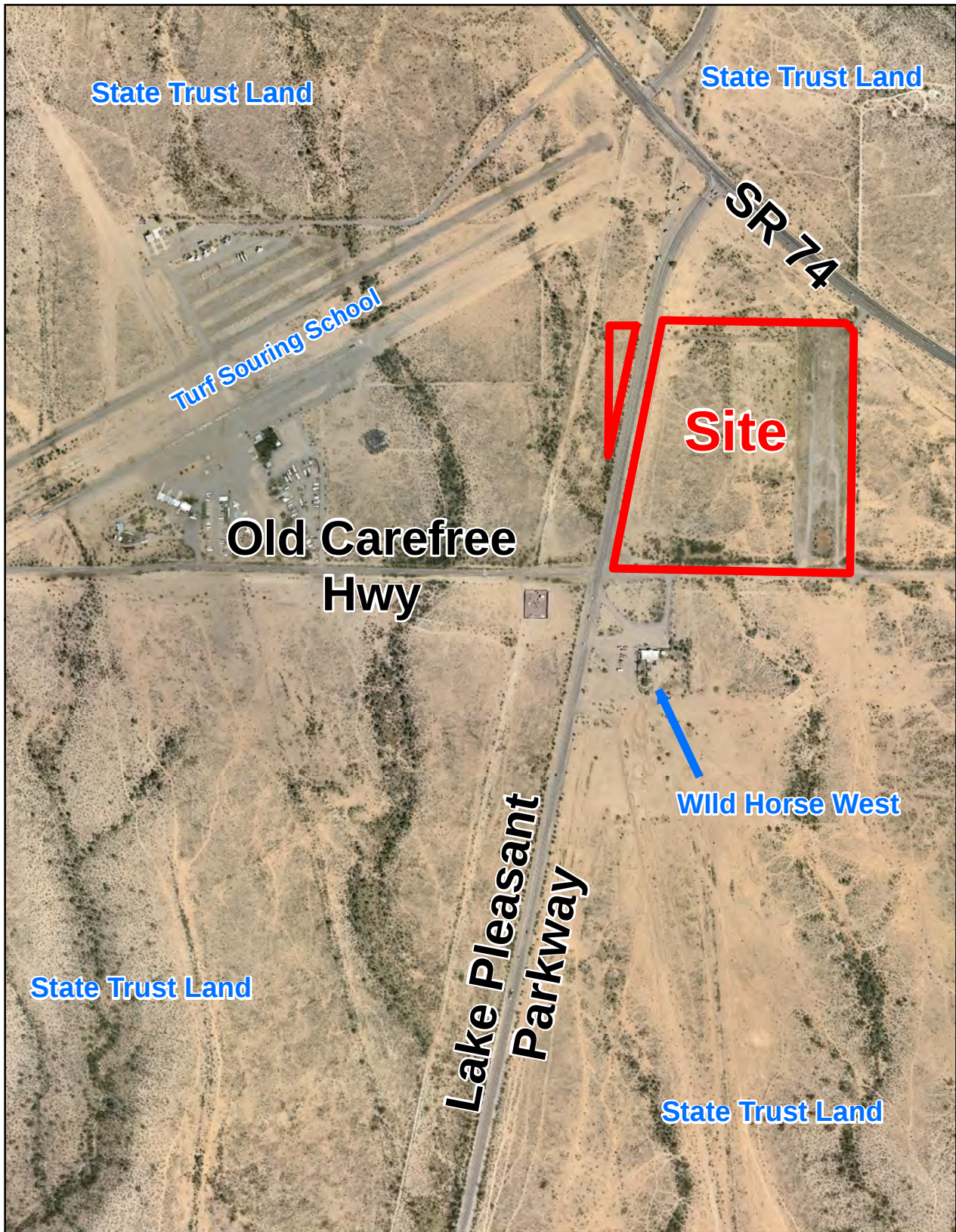
Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway

phases of development in conjunction with installation of landscape improvements along Lake Pleasant Parkway, unless otherwise approved by the City Engineer.

10. The Developer shall provide right-of-way (R/W) dedication for the following roadway(s):
 - 150-ft R/W for Lake Pleasant Parkway (Full Street)
 - 130-ft R/W for Old Carefree Highway (Full Street)
11. The Developer shall provide a Master Traffic Impact Study/Analysis with the Site Plan application for Phase 1. An updated Traffic Impact Study/Analysis may be required with each subsequent phase of development as approved by the City Engineer.
12. A raised median shall be constructed on Lake Pleasant Parkway adjacent to, and in front of any driveway location on the Carioca site that is not designated as full-access as determined by the approved Traffic Impact Analyses/Study. The median shall be designed and constructed in a manner to sufficiently deter unwanted access as approved by the City Engineer.
13. The Developer shall provide cross access to the State Land parcel to the north, as approved by the City Engineer.
14. The Developer is responsible for twenty five percent (25%) of the design and construction cost of a traffic signal at Lake Pleasant Parkway and Old Carefree Highway. This shall be due prior to the issuance of any permits for any phase adjacent to, or accessing, Old Carefree Highway. The cost shall be determined based on a sealed engineer's estimate prepared at the time of development accessing or fronting Old Carefree Highway.

Carioca: Z19-05A.1

Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway



Carioca: Z19-05A.1

Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway

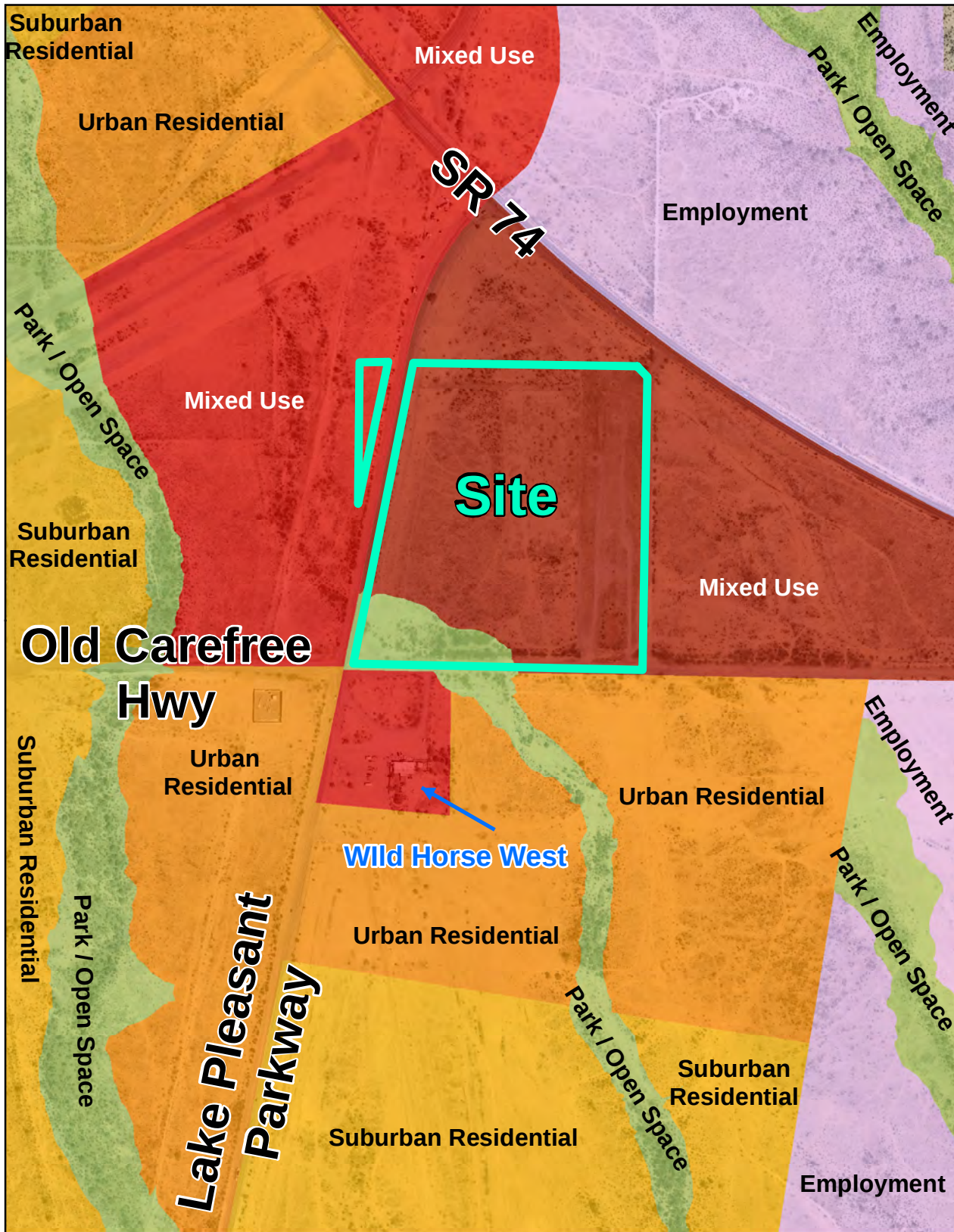
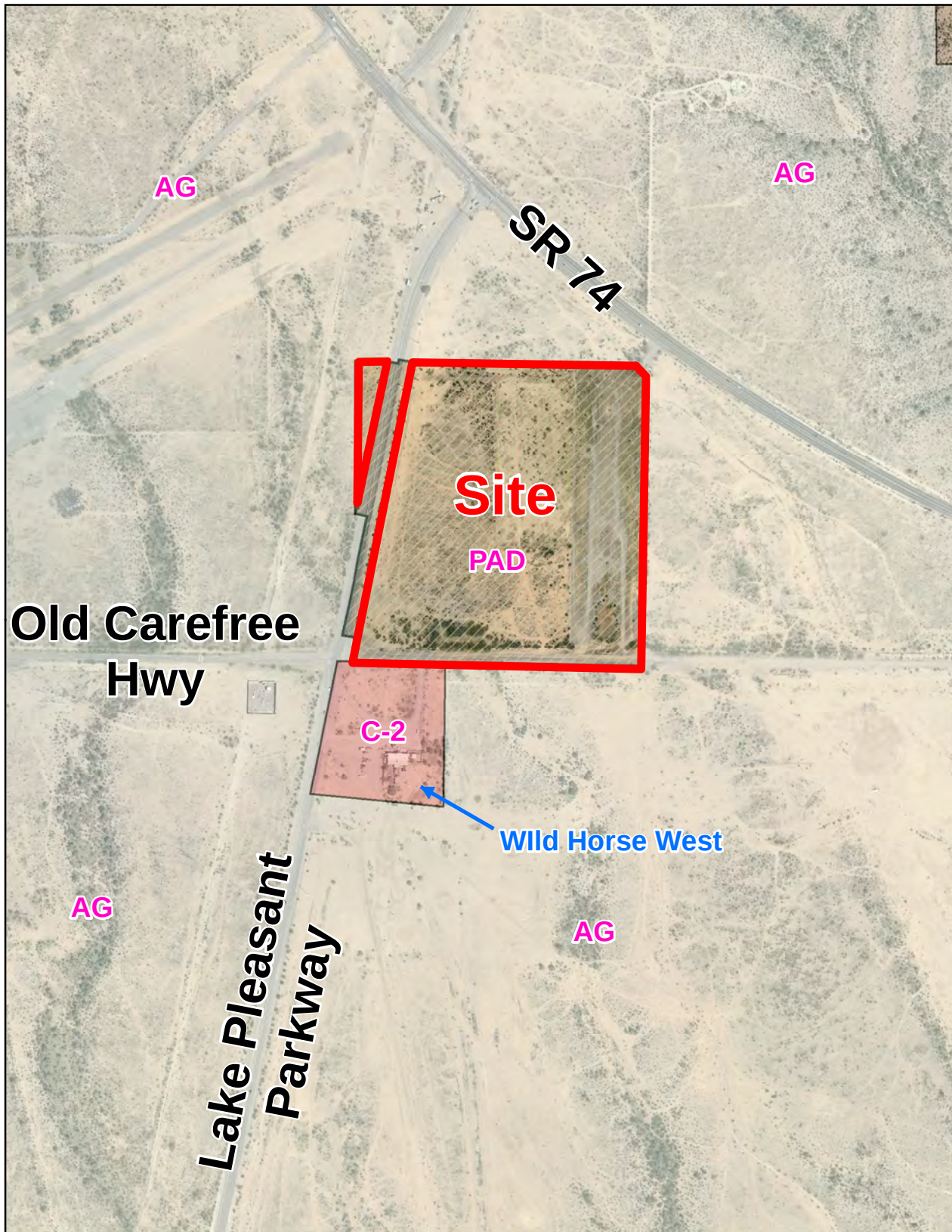


Exhibit 3 | General Plan Land Use Map

Carioca: Z19-05A.1

Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway

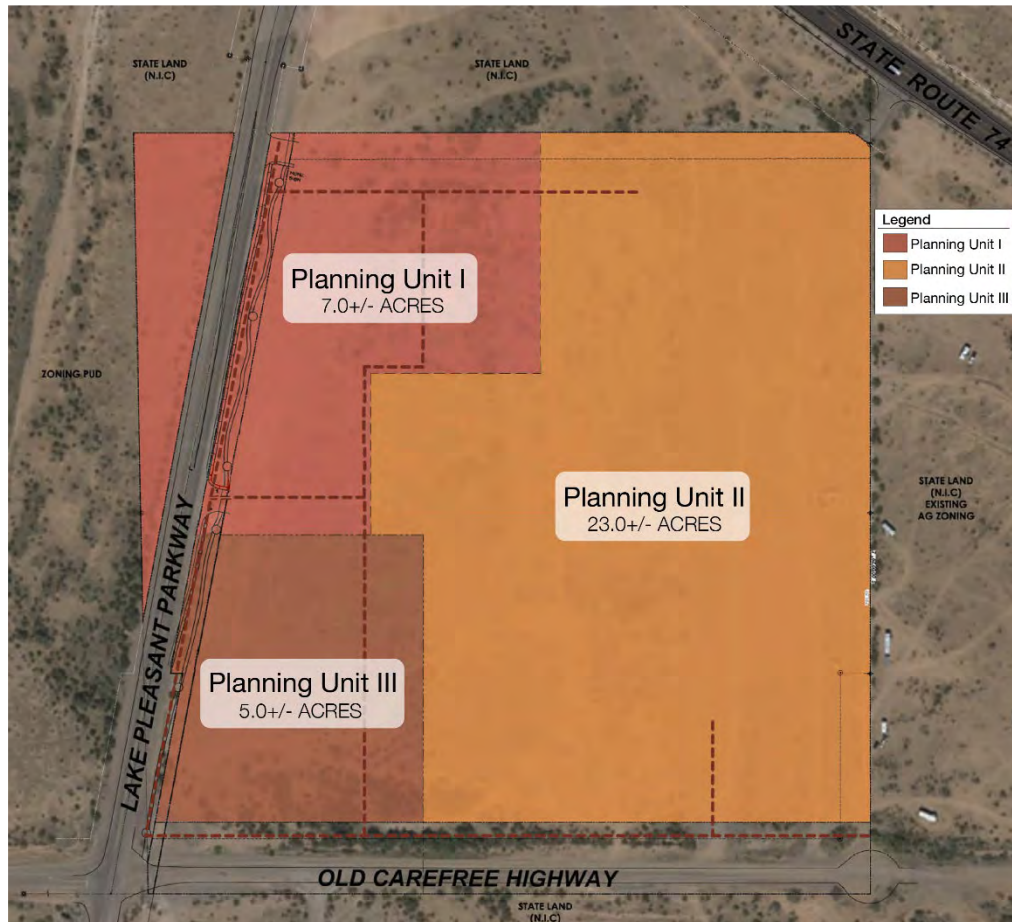


Carioca: Z19-05A.1

Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway



Narrative for Major Amendment to Carioca Lake Pleasant Parkway Planned Area Development



City of Peoria

Case Number: Z19-05A.1

Submitted: December 13, 2023

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**TIFFANY
& BOSCO**
P.A.

Introduction

This application is intended to amend the Lake Pleasant Parkway Planned Area Development (the "PAD") to revise the land use plan and allow for Phases of development and include uses such as recreational vehicle ("RV") and boat storage uses. The PAD is approximately 38 acres located at the southeast corner of Lake Pleasant Parkway and State Route 74 Old Carefree Highway. The property consists of three (3) parcels identified by Maricopa County Assessor Parcel Numbers 201-01-003L, 201-01-006, and 201-01-007 (the "Property"). See Amended PAD. A small portion of the Property is located along the west side of Lake Pleasant Parkway.

The original PAD called for, "The first phase will include a gas service station and convenience store and will meet access, infrastructure and design requirements. It is anticipated that development and construction of Phase I will commence after entitlements in late 2020. Future phases will come online as development and infrastructure progresses. Phase II is envisioned to be an outdoor storage facility for the potential use of recreationalists frequenting the area. It may also include retail and restaurant uses. Phase III is envisioned to include additional retail, restaurants, office and multi-family uses. Phasing, construction and infrastructure will be consistent with future tenant requirements, market conditions, availability of water and sewer service, and subject to the City's review and approval."

Description of Request and PAD Amendment Justification

The PAD currently consists of three different phases and areas of development called Planning Units. Planning Unit I (Commercial), Planning Unit II (Multi-family Residential, Commercial, Office) and Planning Unit III (Commercial, Industrial, Office, Multi-Family Residential). See Amended PAD. The proposed amendment would edit the permitted uses in Planning Unit I, II, and III. Planning Unit I is a gas station and convenience store that is under construction, and that phase of the PAD will remain unchanged.

The purpose of this amendment is to alter the uses permitted in the current PAD, while providing clarity to the Use Matrix overall, for Planning Unit II. It would now allow for a storage facility with boat and RV storage, see Exhibit A. Multi-family uses will no longer be permitted in Planning Unit II or Planning Unit III. This will allow a variety of commercial and office uses, which are more compatible to the other approved/intended uses. The proposed amendment adds clarity to the CUP requirements by referencing current code and we are not proposing any changes to the current approved Development Standards Table. The proposed amendment also provides clarity regarding site and architectural design which can be found in the Community Design Guidelines. The development will

also provide certain enhancements including, enhanced gathering areas and pedestrian pathways, which will be more defined when submitting for site plan approval.

This amendment is a logical modification due to the fact that The Property is on the corner of Lake Pleasant Road and Carefree Highway, which primary traffic generators are users of Lake Pleasant recreational facilities. The Property is generally surrounded by vacant land State Trust Land. See Amended PAD. Directly south of the Property is a small bar and grill, to the west of The Property is an old air strip and additional RV and boat storage, and to the north and to the east is all vacant unused State Trust Land. The proposed amendment is complementary the area, and more generally targets the market demand, for these uses in this area of Peoria.

The Property is currently supplied with water from a private well. Additionally, a septic system is located on site which is sufficient for the current use requirements of the Property. Applicant included a water report with this submittal confirming that (1) the current well is sufficient to supply the additional RV and boat storage, and (2) the fire tanks are sufficient to meet fire code requirements.

A separate site plan application for the RV and Boat storage areas will be submitted shortly confirming the locations of the parking spaces, guard shack area, and additional water tanks.

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

- a. The amended PAD proposes additional RV & Boat Storage uses with the option for solar canopies or standard canopies to be permitted in Planning Unit II. The canopies are used to protect the stored RV/Boat's from the elements of nature. If solar canopies are chosen, they are intended to be solar voltaic, which is an accessory to the Boat/RV storage. These uses are complementary uses to the surrounding area. This amendment also eliminates the residential use of Multi-Family in Planning Unit II and Planning Unit III. Multi-Family is not a logical use on this corner due to the other commercial uses permitted in the PAD and the heavy traffic the intersection roadways. Removing the use of Multi-Family and allowing for Boat and RV storage will allow for a more cohesive development in this PAD. See Exhibit A, Use Table for proposed alterations. (Red depicts proposed text added and a strikethrough is what text is being removed.)

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

- a. *Economic Prosperity (2.6 - 2): A Business-Friendly City. A progressive development and regulatory environment that makes Peoria a desirable and business-friendly place to locate and conduct business.*

- i. The proposed amendment is consistent with the Land Use Plan and goals because this use is in demand in this area and is complementary to the surrounding uses of The Property. Current market conditions, infrastructure limitations and site location call for development of the site as Boat and RV Storage facility to accommodate the patrons of Lake Pleasant and surrounding areas. Allowing property owners to use their real property for the highest and best use, while not disturbing other local property owners promotes a "business-friendly" regulatory environment.
- 3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.**
 - a. The area surrounding the Property is primarily vacant. The majority of the land is owned by Arizona State Land Department. To the south across the Old Carefree Highway alignment is Wild Horse West which is a small bar and grill. The ASLD parcels to the east of the Property are undeveloped. To the west are an old airstrip, RV park and boat storage. The proposed use as a Boat and RV storage facility will be compatible with the surrounding zoning and land uses in the area.
- 4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.**
 - a. The current Lake Pleasant Planned Area Development does not allow RV and boat storage on more than one Phase of the Property. The proposed amendment would simply allow Boat and RV storage to exist on The Property at and phase of the PAD. Market conditions call for the use and only portion of the property not on Lake Pleasant Parkway frontage. The additional storage uses will not disturb surrounding uses.
- 5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.**
 - a. The proposed amendment will follow the original sentiment of the PAD by contain architecture that is relatable to the North West Valley area while accepting the beauty of the nearby outdoor offerings of the desert. Playing off the unique blend of aesthetics this site will include pedestrian friendly connections throughout the site. The general design with utilize neutral color palette that is modified for each building type, the materials, forms and colors will be complimentary to the Sonoran Desert.
- 6. Provide general site information and describe unusual physical characteristics of the site which present opportunities or constraints for development.**

- a. The Property is relatively secluded. City wet utilities for water and wastewater present a constraint for development. However, Applicant provided water and wastewater reports which confirm that the well and septic system are sufficient to meet the demands of a gas station/convenience store in Planning Unit 1 and Planning Unit II if developed as RV/Boat Storage. The Property will convert to City of Peoria wet utilities when they become available. Any future commercial development will require City water and sewer systems to the site.
- 7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e. variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits., etc.?**
- a. Certain uses will require a Conditional Use Permit to be processed in accordance with Section 21-321 of the Peoria Zoning Ordinance. A formal site plan submittal will follow shortly with the proposed PAD amendment. The site plan is with respect to +/-23 eastern acres of Planning Unit II. Once city water and sewer are available, a site plan for Planning Unit III may be filed with the city. 1. Once city water and sewer are available, a site plan for Planning Unit III will be filed with the city.

Conclusion

Applicant proposes amending the PAD to accommodate current market demand, site conditions, and infrastructure limitations while adding a complementary land uses to what is already allowed. The water and septic reports conducted on The Property confirm that the proposed solutions are sufficient to meet the needs of these additional RV and boat storage uses. This Amendment also provides a general benefit to the community as it creates additional recreational vehicle storage options located in a convenient location near the City's own Lake Pleasant Regional Park.

Major Amendment to Lake Pleasant Parkway PAD
Lake Pleasant Parkway and Old Carefree Highway

Exhibit A

"Proposed Amended Use Table"

LAND USE	LAND-USE COMMERCIAL (RED) PLANNING UNIT I	LAND-USE COMMERCIAL/ OFFICE/ MULTI-FAMILY RESIDENTIAL (BROWN) PLANNING UNIT II	LAND-USE COMMERCIAL/ OFFICE/ INDUSTRIAL/ MULTI-FAMILY RESIDENTIAL (YELLOW) PLANNING UNIT III
Banks and Financial Institution	P	P	P
Professional, Administrative or Business Offices	P	P	P
Solar Canopy	A	A	A
AUTOMOBILE RELATED			
Boat/Trailer/RV Storage Limited to one Location	-	P	-
Parking Lot or Garage as Principal Use (Boat &/or RV only) #	-	P	P
Car Wash, Automated; Self Service	P	P	P
Gas Service Station limited to one location #	C	-	-
Tire Sales, Repair and Mounting #	C	C	C
EATING & DRINKING ESTABLISHMENTS			
Catering Establishment	P	P	P
Outdoor Dining and Seating Areas #	P	P	P
Restaurants, Drive Thru or Drive-up #	C	C	C
Restaurants	P	P	P
Tavern, Bar, Lounge #	P	P	P
ENTERTAINMENT AND RECREATION			
Dance, Theatrical, Art, Music Studio and similar uses	P	P	P
Health and Exercise Center #	P	P	P
Recreation and Social Clubs #	P	P	P
Outdoor Recreation including Tennis, Racquet Clubs, Miniature Golf and similar uses	P	P	P

Major Amendment to Lake Pleasant Parkway PAD
Lake Pleasant Parkway and Old Carefree Highway

GENERAL INDUSTRIAL & MANUFACTURING			
Essential Public Service or Utility Installation	-	-	P
Boat and Trailer Storage limited to one location	-	-	P
GENERAL RETAIL			
Antiques, Crafts, and Collectibles Sales	P	P	P
Bait and Tackle Shops	P	P	P
Book, Stationery and Greeting Card Store	P	P	P
Candy and Ice Cream Store	P	P	P
Carpet and Floor Covering Store	P	P	P
Copy Center	P	P	P
Florist	P	P	P
Gift, Novelty and Souvenir Shop	P	P	P
Hobby, Stamp and Coin Shop	P	P	P
Newsstand	P	P	P
Pet Shop #	P	P	P
Retail Liquor Store #	C	C	C
Tobacco Retailer	P	P	P
Water and Ice Store	P	P	P
INSTITUTIONAL			
Art Gallery	P	P	P
Cultural Institutions	P	P	P
Libraries and Museums	P	P	P
Non-profit Social services #	P	P	P
Public Buildings	P	P	P
INTENSE RETAIL			
Accessory Outdoor Garden Centers	A	A	A
Commercial Service Establishments combining retail, showroom with workshop #	P	P	P
Farmers Markets	P	P	P
Large-Scale Retail #	-	C	C
Office Supply and Machine Sales & Service	-	-	P
Outdoor Sales and Display Area #	-	-	P
LODGING			
Hotel or Motel #	P	P	P

Major Amendment to Lake Pleasant Parkway PAD
Lake Pleasant Parkway and Old Carefree Highway

Living quarter for night guards	-	-	P
MEDICAL			
Emergency Medical Care Facility #	C	C	C
Medical, Dental, Optician or Health, Clinics and Laboratories	P	P	P
Veterinary Hospital #	C	C	C
Veterinary Offices and Clinics, excluding animal boarding #	C	C	C
PERSONAL SERVICES			
Dry Cleaning and Laundry Establishment	P	P	P
Locksmith	P	P	P
Massage Establishment #	P	P	P
Messenger Delivery Service	P	P	P
Pet Grooming Shop #	P	P	P
Photographic Developing and Printing	P	P	P
Photographic Studio	P	P	P
Radio and Television Sales and Service	P	P	P
Recording Studio	P	P	P
Remote Mail Service	P	P	P
Shoe Service & Clothing Alteration	P	P	P
Sightseeing Tour Companies	P	P	P
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor and Similar uses	P	P	P
Ticket and Travel Agency	P	P	P
Watch and Clock Repair Shop	P	P	P
RESIDENTIAL			
Multi-Family	-	P	P

P = Permitted Use

C = Permitted Conditional Use. Conditional Use Permit required. See Section 21-321.

= Subject to special limitations (see Section 21-505 of the Peoria Zoning Ordinance as may be amended from time-to-time.)

A = Accessory Use

- = Not Permitted

Restaurants, Drive Thru or Drive-up, Limited to two (2). One (1) drive-thru within 200' of Lake Pleasant Parkway and no more than two (2) overall. Drive-thru lanes shall not be located within 150 feet of main themed (full access) driveway.

Introduction

This application is intended to amend the Lake Pleasant Parkway Planned Area Development (the "PAD") to revise the land use plan and allow for Phases of development and include uses such as recreational vehicle ("RV") and boat storage uses. The PAD is approximately 38 acres located at the southeast corner of Lake Pleasant Parkway and State Route 74 Old Carefree Highway. The property consists of three (3) parcels identified by Maricopa County Assessor Parcel Numbers 201-01-003L, 201-01-006, and 201-01-007 (the "Property"). See Amended PAD. A small portion of the Property is located along the west side of Lake Pleasant Parkway.

The original PAD called for, "The first phase will include a gas service station and convenience store and will meet access, infrastructure and design requirements. It is anticipated that development and construction of Phase I will commence after entitlements in late 2020. Future phases will come online as development and infrastructure progresses. Phase II is envisioned to be an outdoor storage facility for the potential use of recreationalists frequenting the area. It may also include retail and restaurant uses. Phase III is envisioned to include additional retail, restaurants, office and multi-family uses. Phasing, construction and infrastructure will be consistent with future tenant requirements, market conditions, availability of water and sewer service, and subject to the City's review and approval."

Description of Request and PAD Amendment Justification

The PAD currently consists of three different phases and areas of development called Planning Units. Planning Unit I (Commercial), Planning Unit II (Multi-family Residential, Commercial, Office) and Planning Unit III (Commercial, Industrial, Office, Multi-Family Residential). See Amended PAD. The proposed amendment would edit the permitted uses in Planning Unit I, II, and III. Planning Unit I is a gas station and convenience store that is under construction, and that phase of the PAD will remain unchanged.

The purpose of this amendment is to alter the uses permitted in the current PAD, while providing clarity to the Use Matrix overall, for Planning Unit II. It would now allow for a storage facility with boat and RV storage, see Exhibit A. Multi-family uses will no longer be permitted in Planning Unit II or Planning Unit III. This will allow a variety of commercial and office uses, which are more compatible to the other approved/intended uses. The proposed amendment adds clarity to the CUP requirements by referencing current code and we are not proposing any changes to the current approved Development Standards Table. The proposed amendment also provides clarity regarding site and architectural design which can be found in the Community Design Guidelines. The development will

also provide certain enhancements including, enhanced gathering areas and pedestrian pathways, which will be more defined when submitting for site plan approval.

This amendment is a logical modification due to the fact that The Property is on the corner of Lake Pleasant Road and Carefree Highway, which primary traffic generators are users of Lake Pleasant recreational facilities. The Property is generally surrounded by vacant land State Trust Land. See Amended PAD. Directly south of the Property is a small bar and grill, to the west of The Property is an old air strip and additional RV and boat storage, and to the north and to the east is all vacant unused State Trust Land. The proposed amendment is complementary the area, and more generally targets the market demand, for these uses in this area of Peoria.

The Property is currently supplied with water from a private well. Additionally, a septic system is located on site which is sufficient for the current use requirements of the Property. Applicant included a water report with this submittal confirming that (1) the current well is sufficient to supply the additional RV and boat storage, and (2) the fire tanks are sufficient to meet fire code requirements.

A separate site plan application for the RV and Boat storage areas will be submitted shortly confirming the locations of the parking spaces, guard shack area, and additional water tanks.

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

- a. The amended PAD proposes additional RV & Boat Storage uses with the option for solar canopies or standard canopies to be permitted in Planning Unit II. The canopies are used to protect the stored RV/Boat's from the elements of nature. If solar canopies are chosen, they are intended to be solar voltaic, which is an accessory to the Boat/RV storage. These uses are complementary uses to the surrounding area. This amendment also eliminates the residential use of Multi-Family in Planning Unit II and Planning Unit III. Multi-Family is not a logical use on this corner due to the other commercial uses permitted in the PAD and the heavy traffic the intersection roadways. Removing the use of Multi-Family and allowing for Boat and RV storage will allow for a more cohesive development in this PAD. See Exhibit A, Use Table for proposed alterations. (Red depicts proposed text added and a strikethrough is what text is being removed.)

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

- a. *Economic Prosperity (2.6 - 2): A Business-Friendly City. A progressive development and regulatory environment that makes Peoria a desirable and business-friendly place to locate and conduct business.*

- i. The proposed amendment is consistent with the Land Use Plan and goals because this use is in demand in this area and is complementary to the surrounding uses of The Property. Current market conditions, infrastructure limitations and site location call for development of the site as Boat and RV Storage facility to accommodate the patrons of Lake Pleasant and surrounding areas. Allowing property owners to use their real property for the highest and best use, while not disturbing other local property owners promotes a "business-friendly" regulatory environment.
- 3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.**
 - a. The area surrounding the Property is primarily vacant. The majority of the land is owned by Arizona State Land Department. To the south across the Old Carefree Highway alignment is Wild Horse West which is a small bar and grill. The ASLD parcels to the east of the Property are undeveloped. To the west are an old airstrip, RV park and boat storage. The proposed use as a Boat and RV storage facility will be compatible with the surrounding zoning and land uses in the area.
- 4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.**
 - a. The current Lake Pleasant Planned Area Development does not allow RV and boat storage on more than one Phase of the Property. The proposed amendment would simply allow Boat and RV storage to exist on The Property at and phase of the PAD. Market conditions call for the use and only portion of the property not on Lake Pleasant Parkway frontage. The additional storage uses will not disturb surrounding uses.
- 5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.**
 - a. The proposed amendment will follow the original sentiment of the PAD by contain architecture that is relatable to the North West Valley area while accepting the beauty of the nearby outdoor offerings of the desert. Playing off the unique blend of aesthetics this site will include pedestrian friendly connections throughout the site. The general design with utilize neutral color palette that is modified for each building type, the materials, forms and colors will be complimentary to the Sonoran Desert.
- 6. Provide general site information and describe unusual physical characteristics of the site which present opportunities or constraints for development.**

- a. The Property is relatively secluded. City wet utilities for water and wastewater present a constraint for development. However, Applicant provided water and wastewater reports which confirm that the well and septic system are sufficient to meet the demands of a gas station/convenience store in Planning Unit 1 and Planning Unit II if developed as RV/Boat Storage. The Property will convert to City of Peoria wet utilities when they become available. Any future commercial development will require City water and sewer systems to the site.
- 7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e. variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits., etc.?**
 - a. Certain uses will require a Conditional Use Permit to be processed in accordance with Section 21-321 of the Peoria Zoning Ordinance. A formal site plan submittal will follow shortly with the proposed PAD amendment. The site plan is with respect to +/-23 eastern acres of Planning Unit II. Once city water and sewer are available, a site plan for Planning Unit III may be filed with the city. 1. Once city water and sewer are available, a site plan for Planning Unit III will be filed with the city.

Conclusion

Applicant proposes amending the PAD to accommodate current market demand, site conditions, and infrastructure limitations while adding a complementary land uses to what is already allowed. The water and septic reports conducted on The Property confirm that the proposed solutions are sufficient to meet the needs of these additional RV and boat storage uses. This Amendment also provides a general benefit to the community as it creates additional recreational vehicle storage options located in a convenient location near the City's own Lake Pleasant Regional Park.

Major Amendment to Lake Pleasant Parkway PAD
Lake Pleasant Parkway and Old Carefree Highway

Exhibit A

"Proposed Amended Use Table"

LAND USE	LAND-USE COMMERCIAL (RED) PLANNING UNIT I	LAND-USE COMMERCIAL/ OFFICE/ MULTI-FAMILY RESIDENTIAL (BROWN) PLANNING UNIT II	LAND-USE COMMERCIAL/ OFFICE/ INDUSTRIAL/ MULTI-FAMILY RESIDENTIAL (YELLOW) PLANNING UNIT III
Banks and Financial Institution	P	P	P
Professional, Administrative or Business Offices	P	P	P
Solar Canopy	A	A	A
AUTOMOBILE RELATED			
Boat/Trailer/RV Storage Limited to one Location	-	P	-
Parking Lot or Garage as Principal Use (Boat &/or RV only) #	-	P	P
Car Wash, Automated; Self Service	P	P	P
Gas Service Station limited to one location #	C	-	-
Tire Sales, Repair and Mounting #	C	C	C
EATING & DRINKING ESTABLISHMENTS			
Catering Establishment	P	P	P
Outdoor Dining and Seating Areas #	P	P	P
Restaurants, Drive Thru or Drive-up #	C	C	C
Restaurants	P	P	P
Tavern, Bar, Lounge #	P	P	P
ENTERTAINMENT AND RECREATION			
Dance, Theatrical, Art, Music Studio and similar uses	P	P	P
Health and Exercise Center #	P	P	P
Recreation and Social Clubs #	P	P	P
Outdoor Recreation including Tennis, Racquet Clubs, Miniature Golf and similar uses	P	P	P

Major Amendment to Lake Pleasant Parkway PAD
Lake Pleasant Parkway and Old Carefree Highway

GENERAL INDUSTRIAL & MANUFACTURING			
Essential Public Service or Utility Installation	-	-	P
Boat and Trailer Storage limited to one location	-	-	P
GENERAL RETAIL			
Antiques, Crafts, and Collectibles Sales	P	P	P
Bait and Tackle Shops	P	P	P
Book, Stationery and Greeting Card Store	P	P	P
Candy and Ice Cream Store	P	P	P
Carpet and Floor Covering Store	P	P	P
Copy Center	P	P	P
Florist	P	P	P
Gift, Novelty and Souvenir Shop	P	P	P
Hobby, Stamp and Coin Shop	P	P	P
Newsstand	P	P	P
Pet Shop #	P	P	P
Retail Liquor Store #	C	C	C
Tobacco Retailer	P	P	P
Water and Ice Store	P	P	P
INSTITUTIONAL			
Art Gallery	P	P	P
Cultural Institutions	P	P	P
Libraries and Museums	P	P	P
Non-profit Social services #	P	P	P
Public Buildings	P	P	P
INTENSE RETAIL			
Accessory Outdoor Garden Centers	A	A	A
Commercial Service Establishments combining retail, showroom with workshop #	P	P	P
Farmers Markets	P	P	P
Large-Scale Retail #	-	C	C
Office Supply and Machine Sales & Service	-	-	P
Outdoor Sales and Display Area #	-	-	P
LODGING			
Hotel or Motel #	P	P	P

Major Amendment to Lake Pleasant Parkway PAD
Lake Pleasant Parkway and Old Carefree Highway

Living quarter for night guards	-	-	P
MEDICAL			
Emergency Medical Care Facility #	C	C	C
Medical, Dental, Optician or Health, Clinics and Laboratories	P	P	P
Veterinary Hospital #	C	C	C
Veterinary Offices and Clinics, excluding animal boarding #	C	C	C
PERSONAL SERVICES			
Dry Cleaning and Laundry Establishment	P	P	P
Locksmith	P	P	P
Massage Establishment #	P	P	P
Messenger Delivery Service	P	P	P
Pet Grooming Shop #	P	P	P
Photographic Developing and Printing	P	P	P
Photographic Studio	P	P	P
Radio and Television Sales and Service	P	P	P
Recording Studio	P	P	P
Remote Mail Service	P	P	P
Shoe Service & Clothing Alteration	P	P	P
Sightseeing Tour Companies	P	P	P
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor and Similar uses	P	P	P
Ticket and Travel Agency	P	P	P
Watch and Clock Repair Shop	P	P	P
RESIDENTIAL			
Multi-Family	-	P	P

P = Permitted Use

C = Permitted Conditional Use. Conditional Use Permit required. See Section 21-321.

= Subject to special limitations (see Section 21-505 of the Peoria Zoning Ordinance as may be amended from time-to-time.)

A = Accessory Use

- = Not Permitted

Restaurants, Drive Thru or Drive-up, Limited to two (2). One (1) drive-thru within 200' of Lake Pleasant Parkway and no more than two (2) overall. Drive-thru lanes shall not be located within 150 feet of main themed (full access) driveway.

Carioca: Z19-05A.1

Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway



STANDARDS & GUIDELINES REPORT FOR: CARIOCA LAKE PLEASANT PARKWAY PLANNED AREA DEVELOPMENT

*South of the Southeast Corner of
Lake Pleasant Parkway and Old Carefree Highway*

Submitted for: The Carioca Co.

(Original Case No.: Z19-05)

Case No.: Z19-05A.1

SUBMITTED: December 13, 2023

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Exhibits

- A. Context Aerial
- B. Legal Description and Property Map
- C. Conceptual Site Plan
- D. Proposed Architectural Characteristics
- E. Proposed Color Board

I. Introduction

Introduction

The Lake Pleasant Parkway Planned Area Development (“PAD”) is an approximately 38-acre site located south of the southeast corner of Lake Pleasant Parkway and State Route 74 (“SR 74”) allowing for a mix, light industrial, retail, office, boat-RV storage & canopy, solar, service and other commercial uses.

The property consists of three (3) parcels, identified by Maricopa County Assessor Parcel Numbers 201-01-003L, 201-01-006, 201-01-007 (“Property”). See Context Aerial included as **EXHIBIT A** of the Appendix, and Legal Description included as **EXHIBIT B**. It is primarily situated on the east side of N. Lake Pleasant Parkway, south of SR 74 and north of Old Carefree Highway. A small portion of the Property is located along the west side of Lake Pleasant Parkway. The intersection of Lake Pleasant Parkway and SR 74 is an old intersection that evolved out of the SR 74 curve towards Lake Pleasant. It is currently signalized but not improved to any significant standards. The two (2) roadways do not intersect on an east/west and north/south axis. The fourth leg (N. New River Road) is approximately 600 feet to the northwest of the Lake Pleasant Road and SR 74 intersection.

2023 PAD Amendment

The 2023 PAD amendment altered the uses permitted in the current PAD Planning Units. The use of Boat/RV Storage Facility is allowed in Planning Unit II. The residential use of Multi-Family has been removed from Planning Unit II and Planning Unit III. This revised land use plan is supported primarily by the significant demand for RV and boat storage in the immediate area given its proximity to Lake Pleasant. Construction has commenced on the convenience store and fuel station located in Planning Unit I, and remains unaffected in the 2023 amendment.

II. Legal Description of Property and Parcels

The legal description for the Property is attached as **EXHIBIT B** within the Appendix.

III. Conceptual Development Plan

With close proximity to Lake Pleasant, the Project will serve recreationalists and local traffic alike with a wide variety of retail, services and commercial uses. With 37 acres, the Project features a gas service station, as well as future development of commercial, office, and light industrial, RV and boat storage, and solar uses. Some commercial uses envisioned for the site may include restaurants, a grocery store, retail stores, and outdoor RV/boat storage.



(EXHIBIT C)

Future access points will be determined by ADOT and the City, and approval of the resubmitted and revised TIA. Required bike lanes, equestrian (D.G. trail) and pedestrian path along Lake Pleasant Pkwy will be developed along each phased portion of the development in accordance with City Design Standards Manual and ADOT requirements, see EXHIBIT C. Improvements are subject to change through the development process.

IV. Project Phasing and Development Schedule

The Project will be developed in phases called, Planning Units. The first phase (Planning Unit I) includes a gas service station and convenience store meeting minimum access, infrastructure, and design requirements. Planning Unit II is envisioned to be an outdoor storage facility for the potential use of the nearby boaters and recreational vehicles that are frequently used in this part of the Valley. Phasing, construction and infrastructure will be consistent with future tenant requirements, market conditions, availability of water and sewer service, and subject to the City's review and approval. Planning Unit III will

not permit boat/RV storage and is designated for commercial uses permitted in the Land Use Chart, found in this document. Planning Unit III's development is dependent upon the availability of City of Peoria supplied water and sewer which is required for the future commercial user. Once City of Peoria Utilities are available, Planning Unit III will be listed to a reputable broker to find a user for this commercial portion.

V. PAD Development Standards

All site development will comply with the Peoria Zoning Ordinance and the Peoria Community Design Guidelines as may be amended from time to time, except as modified by this PAD. Where a conflict between the Peoria Zoning Ordinance or the Peoria Community Design Guidelines and this PAD exists, the provisions of this PAD will take precedence.

A. Land Use Chart

LAND USE	PLANNING UNIT I	PLANNING UNIT II	PLANNING UNIT III
Banks and Financial Institution	P	P	P
Professional, Administrative or Business Offices	P	P	P
Solar Canopy	A	A	A
AUTOMOBILE RELATED			
Boat/Trailer/RV Storage #	-	P	-
Parking Lot or Garage as Principal Use (Boat &/or RV only) #	-	P	P
Car Wash, Automated; Self Service	P	P	P
Gas Service Station limited to one location #	C	-	-
Tire Sales, Repair and Mounting #	C	C	C
EATING & DRINKING ESTABLISHMENTS			
Catering Establishment	P	P	P
Outdoor Dining and Seating Areas #	P	P	P
Restaurants, Drive Thru or Drive-up #	C	C	C
Restaurants	P	P	P
Tavern, Bar, Lounge #	P	P	P
ENTERTAINMENT AND RECREATION			
Dance, Theatrical, Art, Music Studio and similar uses	P	P	P
Health and Exercise Center #	P	P	P
Recreation and Social Clubs #	P	P	P

Outdoor Recreation including Tennis, Racquet Clubs, Miniature Golf and similar uses	P	P	P
GENERAL INDUSTRIAL & MANUFACTURING			
Essential Public Service or Utility Installation	-	-	P
GENERAL RETAIL			
Antiques, Crafts, and Collectibles Sales	P	P	P
Bait and Tackle Shops	P	P	P
Book, Stationery and Greeting Card Store	P	P	P
Candy and Ice Cream Store	P	P	P
Carpet and Floor Covering Store	P	P	P
Copy Center	P	P	P
Florist	P	P	P
Gift, Novelty and Souvenir Shop	P	P	P
Hobby, Stamp and Coin Shop	P	P	P
Newsstand	P	P	P
Pet Shop #	P	P	P
Retail Liquor Store #	C	C	C
Tobacco Retailer	P	P	P
Water and Ice Store	P	P	P
INSTITUTIONAL			
Art Gallery	P	P	P
Cultural Institutions	P	P	P
Libraries and Museums	P	P	P
Non-profit Social services #	P	P	P
Public Buildings	P	P	P
INTENSE RETAIL			
Accessory Outdoor Garden Centers	A	A	A
Commercial Service Establishments combining retail, showroom with workshop #	P	P	P
Farmers Markets	P	P	P
Large-Scale Retail #	-	C	C
Office Supply and Machine Sales & Service	-	-	P
Outdoor Sales and Display Area #	-	-	P
LODGING			
Hotel or Motel #	P	P	P

Living quarter for night guards	-	-	P
MEDICAL			
Emergency Medical Care Facility #	C	C	C
Medical, Dental, Optician or Health, Clinics and Laboratories	P	P	P
Veterinary Hospital #	C	C	C
Veterinary Offices and Clinics, excluding animal boarding #	C	C	C
PERSONAL SERVICES			
Dry Cleaning and Laundry Establishment	P	P	P
Locksmith	P	P	P
Massage Establishment #	P	P	P
Messenger Delivery Service	P	P	P
Pet Grooming Shop #	P	P	P
Photographic Developing and Printing	P	P	P
Photographic Studio	P	P	P
Radio and Television Sales and Service	P	P	P
Recording Studio	P	P	P
Remote Mail Service	P	P	P
Shoe Service & Clothing Alteration	P	P	P
Sightseeing Tour Companies	P	P	P
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor and Similar uses	P	P	P
Ticket and Travel Agency	P	P	P
Watch and Clock Repair Shop	P	P	P

P = Permitted Use

C = Permitted Conditional Use. Conditional Use Permit required. See Section 21-321.

= Subject to special limitations (see Section 21-505 of the Peoria Zoning Ordinance as may be amended from time-to-time.)

A = Accessory Use

- = Not Permitted

#Restaurants, Drive Thru or Drive-up, Limited to two (2). One (1) drive-thru within 200' of Lake Pleasant Parkway and no more than two (2) overall. Drive-thru lanes shall not be located within 150 feet of main themed (full access) driveway.

B. Development Standards Table

The following are the Carioca Co. Lake Pleasant Parkway Development Standards:

Property Development – Perimeter Standards

Property Development – Perimeter Standards	
Minimum Lot/site Area (acreage)	N/R (No Minimum Requirement)
Minimum Lot Width (FT)	N/R
Minimum Lot / Site Depth (FT)	N/R
Minimum Frontage on One Arterial (FT)	N/R
Maximum Lot Coverage (percentage)	N/R
Maximum Building Height (FT)	48 (excluding mechanical and screening elements)
Lake Pleasant Parkway (LP)(FT)	30
Front Setback (FT)	15
Corner Setback (FT)	15
Rear Setback (FT)	20
Interior Rear/Side Setback (FT)	N/R
Setback from Residential Zones (FT)	30

C. Commercial Design & Architectural Standards

Retail / Commercial Architectural Concept & Design, please refer to the Community Design Guidelines.

D. Lighting

The PAD shall consider the visual impact to the surrounding desert while providing lighting that works for all needs of the development. Lighting will be designed accordingly, to avoid glare and spill over to adjacent developments and streets. All lighting fixtures and lighting shall comply with Section 21-802.F of the Zoning Ordinances which may amended from time to time and be compliant with the City's Dark Sky Ordinance. Streetscapes, pedestrian common areas and plazas, as well as, pedestrian walkway lighting will be instituted and themed based on the architecture presented within the phasing. Intersection lighting will be implemented in accordance with the City's Transportation Department standards. Street lighting may include a custom pole, paint color or fixture as needed to complement the streetscape setting. Canopy lighting will be surface mounted below the canopy and locations at fuel canopies lighting may be more intense for safety purposes. As the development proceeds, we will request administrative approvals for any custom lighting standards.

E. Screening / walls

The PAD will comply with the applicable sections in the Zoning Ordinance and Community Design Guidelines. This includes transformers and utility panels.

F. Parking

Parking will meet Section 21-823 et. seq of the City's Zoning Ordinance requirements, which may be amended from time to time.

G. Project Signage Standards

The PAD will comply with the City's Sign Code in Section 21-827 through 21-838, which may be amended from time to time for the applicable standards.

VI. Project Landscaping

A. Landscape Concept

Landscaping shall be provided in accordance with Section 21-815 through 21-822 of the Zoning Ordinance as may be amended from time to time ("Landscape requirements") and the Community Design Guidelines.

B. Open Space Concept

The internal open spaces and plazas that are integrated in key locations will provide a network that will serve a dual purpose by creating an internalized environment for pedestrians while creating a pleasant visual amenity for all users. The open space program will be carefully matched to the intensity of the surrounding land uses within the development and will be largely defined by the connectivity of the streetscapes, pedestrian walkways, and sidewalks. Open space will also be provided within the setbacks along Lake Pleasant Pkwy and naturally in areas of drainage that may occur in the development. The site perimeter landscape and drainage areas may comprise approximately 15% of the net area within the development. Common areas and plazas will be planned within each area of the development site and be cohesive from phase to phase, but directly relatable to the architecture and use within each phase of the development.

C. Desert Lands Conservation Overlay (DLCO)

This Property is located north of Pinnacle Peak Road, and therefore subject to the Desert Lands Conversation Ordinance (DLCO). The subject site is relatively flat with little to no vegetation. The site has been vacant for a number of years. Historical imagery shows that at some point in 2009, the eastern portions of parcel 201-01-003G and 201-01-003J were cleared and used for outdoor storage from approximately 2009 through 2013, with no known activity since then. There are not any significant stands of native vegetation on-site outside of the wash area at the southwest corner (east side of Lake Pleasant Pkwy) of the property. A complete DLCO cultural assessment and vegetation analysis are on file with the original PAD and Landscape Submittal.

VII. Infrastructure / Utilities

A. Access

Regional traffic will access the development from the west utilizing Lake Pleasant Pkwy and from the south from Old Carefree Highway. These access points will be approved through the traffic impact analysis report provided by Southwest Traffic Engineering, LLC, as well as, ADOT and City standard code requirements. Updates shall be provided with each subsequent phase.

The roadway layout for the development is built off the main connection coming from Old Carefree Hwy and oriented North and South through the middle of the site, providing a well-established model of access to all uses.

Visual impact from above-grade utility equipment will be minimized by using screening, walls, and planting. A continuing effort will be made to challenge and improve the typical standards by working with the various utility companies to provide flexibility for additional setback beyond the right of way.

B. Drainage

Onsite stormwater storage will be provided in phasing, as required by the City and consistent with the Preliminary Drainage Report. Site drainage may require drainage structures or walls to help guide the flows onto and through the development. These elements will thematically be designed to match the other walls within the development as needed to convey any historic drainage on site.

C. Water / Wastewater

Phase I of the PAD is a gas station on Planning Unit I and is served by wells and septic. Planning Unit II is expected to maintain RV and Boat Storage and will also be served by wells and septic. Submitted water and wastewater reports support the use of the wells and septic on both Planning Unit I and II. Currently, there are 18" sewer and 16" water lines located approximately two (2) miles south of the property at Lake Pleasant Parkway and Loop 303. As development progresses and utilities become available, the site will eventually be served by City services. City utilities will allow for other Commercial uses that have a higher water and sewer demand. No development will occur on Planning Unit III without first being connected to city water and sewer. Any uses other than RV/Boat Storage on Planning Unit II will require connection to city water and sewer. All development occurring on the site will connect to city water and sewer as soon as it becomes available.

D. Electric Power

The site will be served by extending Arizona Public Service (APS) service lines.

VIII. Conclusion

The proposed rezoning and amendment will update the land plan for this 'island' parcel in a designated gateway area in north Peoria. The area is envisioned as a mixed-use power center with a regional trade area. This proposal will be one component of the overall regional development of the Lake Pleasant Parkway and SR-74 intersection. The initial phases will benefit from the heavy recreational traffic in the area. As utilities and the City grows northward, the regional center will be able to take advantage of future utilities in the area as well as gauge the market for additional services to this area of Peoria. The proposed entitlements meet the intent of the City's vision and planning for the area. The PAD document will establish a character and theme that creates visual interest and begins the development of regional center that provides a sense of place and services for regional travelers and local residents.

EXHIBIT A
"Context Aerial"



EXHIBIT B

“Legal Description and Property Map”

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PORTION CONVEYED AND MORE FULLY DESCRIBED IN RECORDING NO. 94-0819796 RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT 1/16TH OF ALL COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, ON, IN OR UNDER THE ABOVE DESCRIBED LAND, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA IN PATENT RECORDED IN RECORDING NO. 83-032905; AND
EXCEPT ALL GAS AND OIL RIGHTS AS RESERVED BY THE UNITED STATES OF AMERICAN UNDER STATUE 37231, SECTION C, ARTICLE 3, U.S.C. DATED MARCH 18, 1968, IN PATENT RECORDED JANUARY 28, 1983 IN RECORDING NO. 83-032905.

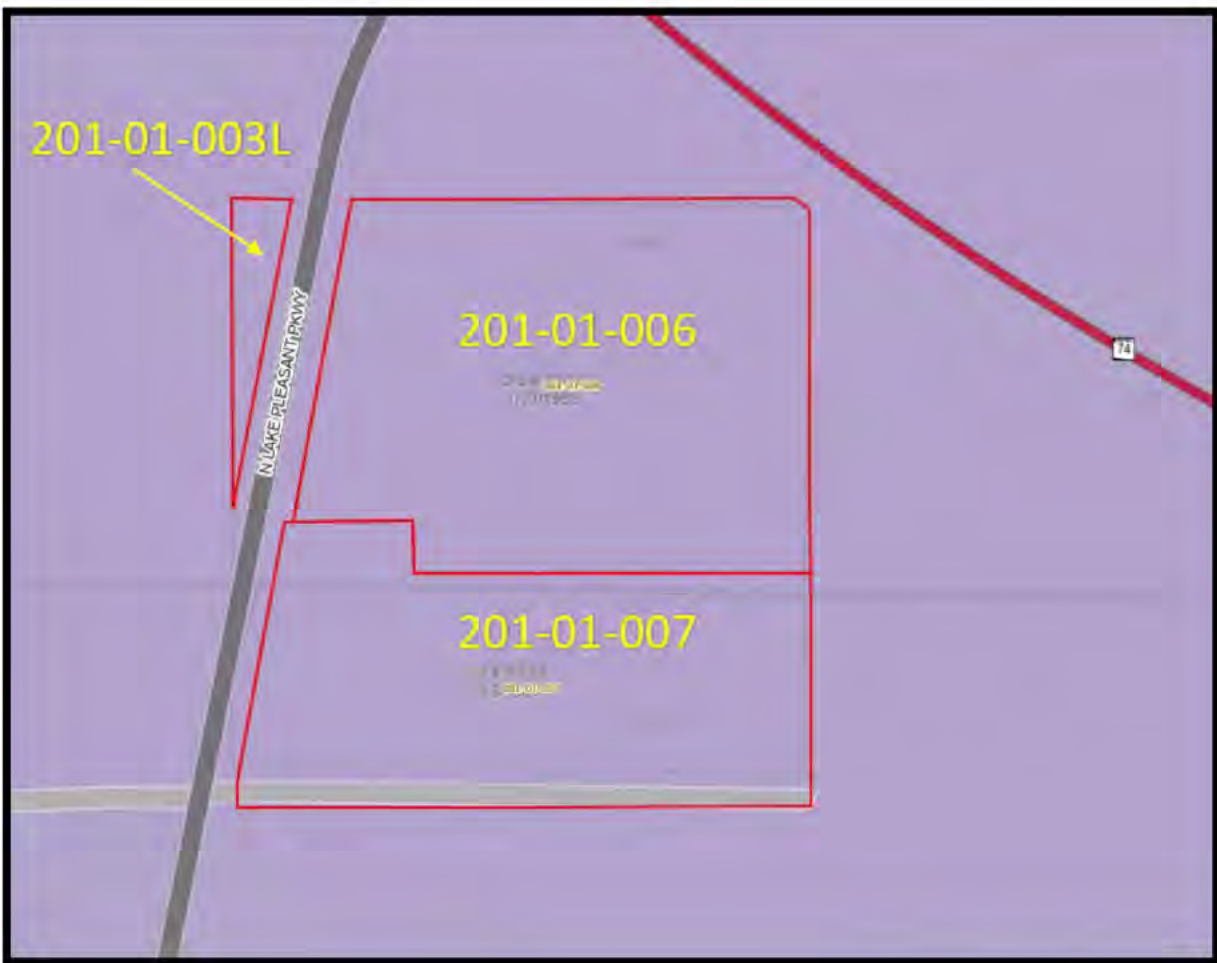
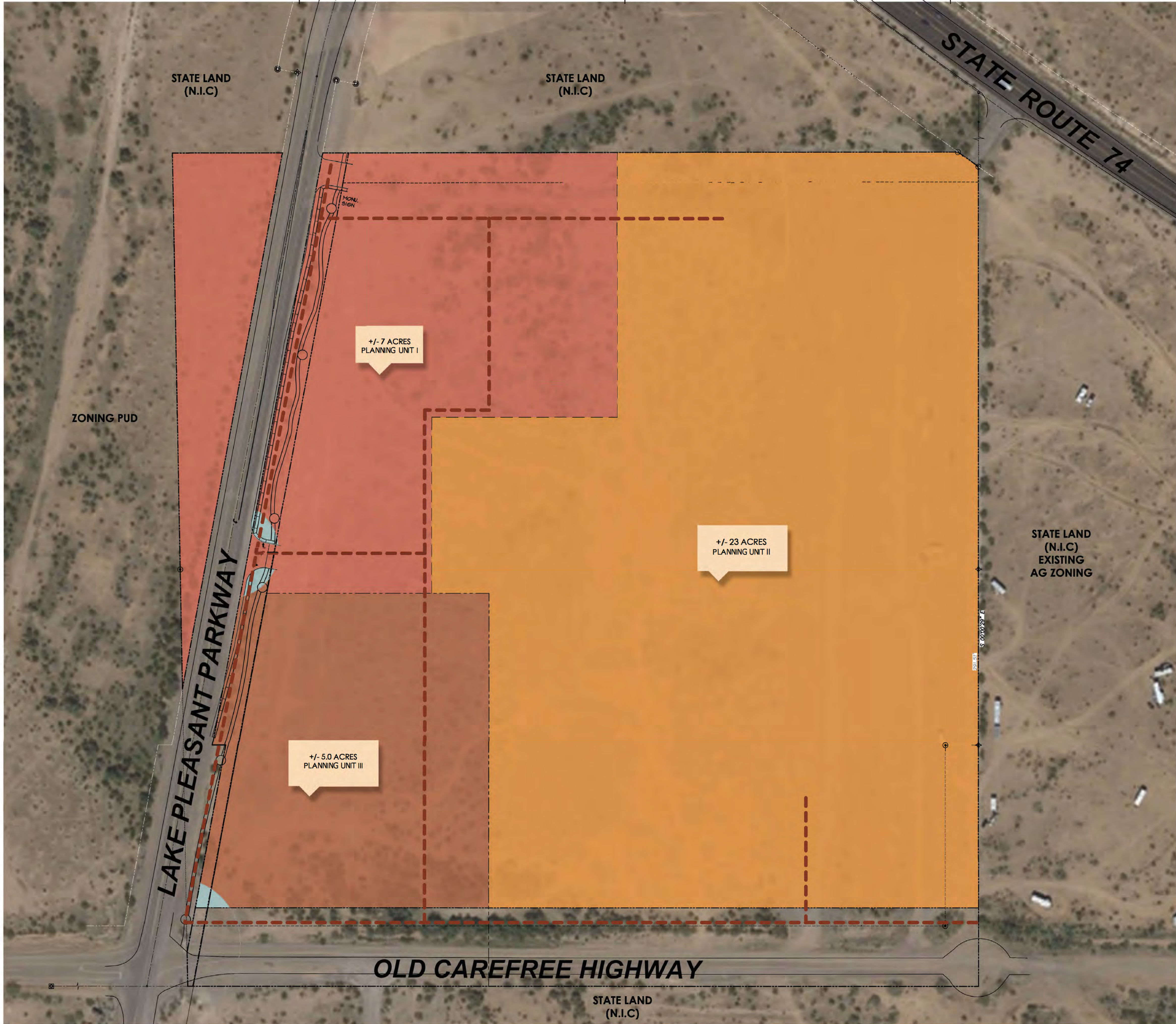


EXHIBIT C
“Conceptual Site Plan”

(See following page)



PROJECT DATA	
1. PROJECT NAME	LAKE PLEASANT PKWY PLAN AREA DEVELOPMENT
2. PROJECT ADDRESS	N. LAKE PLEASANT PARKWAY S.E.C. LAKE PLEASANT PKWY & HWY 74 PEORIA, ARIZONA 85303 MARICOPA COUNTY, ARIZONA
3. ZONING:	PAD Z19-05A.1
4. SECTION / TOWNSHIP / RANGE:	S N, 5 N, 1 E
5. EXIST. NET SITE AREA:	PARCEL #201-01-003L LOT SIZE: 47,547 S.F. #200-01-006 LOT SIZE: 922,175 S.F. #200-01-007 LOT SIZE: 712,624 S.F. TOTAL AREA: +/- 1,682,346 S.F.
PROPOSED SITE DEV. AREA:	PARCEL SIZE: 1,286,115 S.F. (29.5 AC) RV STORAGE LIMITS: 961,789 S.F. (22.1 AC)

LEGEND	
	GENERAL PEDESTRIAN CIRCULATION
	PHASE I
	PHASE II
	PHASE III
	MAIN ENTRY FEATURES

VICINITY MAP	
AREA OF WORK THIS SITE	
Z19-05A.1	

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager ES	
Drawn By ES	
Checked By ES	
Project Number 23010	

LAKE PLEASANT PARKWAY PLAN AREA DEVELOPMENT

CARIOCA CO.
N.E.C OLD CAREFREE HIGHWAY
N.E.C. LAKE PLEASANT PKWY & OLD CAREFREE HWY.
PEORIA, ARIZONA

Revisions	
Date 4-3-2023	Issued for PAD SUMMITAL

PRELIMINARY SITE PLAN

SP-1

EXHIBIT D

“Proposed Architectural Characteristics”

Convenience Store



EXHIBIT D cont.

“Proposed Architectural Characteristics”

Vehicle Storage



EXHIBIT D cont.

“Proposed Architectural Characteristics”

Office



EXHIBIT D cont.

“Proposed Architectural Characteristics”

Retail



EXHIBIT D cont.

“Proposed Architectural Characteristics”



EXHIBIT D cont.

“Proposed Architectural Characteristics

Monument Signage



EXHIBIT E

"Proposed Color Board"



DUNN EDWARDS
SAND DUNN - MAIN WALLS
DE 6128



DUNN EDWARDS
BAKED POTATO - ACCENT
DE 717



DUNN-EDWARDS
CARVED WOOD - ACCENT
DE 6152



DUNN-EDWARDS
CHARCOAL SMUDGE - ACCENT
DE 6370



WINDOW MULLIONS
ANODIZED



BERRIDGE
METAL ROOF / WALL SIDING
PREWEATHERED GALVALUME



BERRIDGE
METAL ACCENT
CHARCOAL GREY

Carioca: Z19-05A.1

Northeast Corner of Lake Pleasant Parkway and Old Carefree Highway



**Citizen Participation Report
Lake Pleasant Parkway & Carefree Highway
October 2023**

Citizen Involvement Plan Requirements

The City of Peoria ("City") follows State law that requires that the City have a "citizen review process" to provide for identification of property owners and other citizens that may be affected by any rezoning of property or change in regulations. Having been identified, these persons will be contacted early in the rezoning process and furnished information about the proposed action for their comment prior to the public hearing. Typically, citizen participation involves neighborhood meetings structured to provide project information and feedback or comments from interested persons.

Section 14-39-6 (E). A Citizen Participation Plan is required to determine how the following items will be addressed:

- The identification of those property owners and other citizens that would be affected or have an interest in the project;
- Identify the process for meeting with these persons;
- Identify how comments will be collected and evaluated; and
- The contents of a report to the City detailing the efforts to meet with and notify interested persons, the comments received, changes, mitigation or other actions taken in proposed in response to the comments and subsequent recommendations regarding the project, if any.

The applicant is advised to coordinate the time and setting of citizen engagement meetings with the local District Councilmember and planning staff to ensure the date and time is acceptable prior to finalizing a meeting schedule. Staff generally recommends Monday and Wednesday evenings after 5 pm to minimize conflicts with other public meetings.

Planned Area Development Amendment – Lake Pleasant Parkway & Carefree; Citizen Participation Plan

Per the above requirements, we notified property owners within 600 feet of the entire 37 acres of a virtual open house held on October 23rd, 2023 via ZOOM. This date and location was chosen after discussing with the assigned City Planner, Robert H. Kuhfuss. Attached to this report is the notification letter, the map of property owners notified of the open house and the list of property owners. We also notified City staff of the date, time and location of the neighborhood virtual open house.

At the open house, we displayed the new bubble plan we discussed with City staff, which was recommended in their initial review comment letter. There were no members of the public in attendance. However, we tool this time to review the case with Councilman Schafer and other City of Peoria staff.

We will continue to respond to any public input we receive on the project and update this citizen participation plan and report to City staff.

October 5, 2023

RE: Notice of Neighborhood Meeting - North of the northeast corner of Lake Pleasant Parkway & Old Carefree Highway

Dear Property Owner:

You are receiving this letter because you have been identified as an interested stakeholder or property owner within 600' of a property requesting a rezoning within the City of Peoria (the "City"). The property owner has recently submitted a rezoning case with the City, Case No. Z19-05A.1, for approximately 38-acres of property located north of the northwest corner of Lake Pleasant Parkway & Old Carefree Highway, and identified by Maricopa County Assessor Parcel Numbers ("APN") 201-01-003I, 201-01-006 and 201-01-007 (collectively the "Property"). Please see the attached map for the Property's location.

The purpose of this notice is to invite you to attend an informational open house meeting to learn more about the Carioca Companies' proposed development plan for the Property. Currently the Property is zoned Planned Area Development (PAD), and the proposal seeks to amend the current PAD. Although the Property currently allows for convenience store and gas station, commercial, office, multi-family and/or industrial uses, the amendment will allow the developer to apply these uses to all Phases of the 38-acre Property site development, and remove multi-family as a permitted use. The next phase intends to develop a recreational vehicle and boat storage facility on the Property.

The neighborhood meeting will be held on **Monday, October 23rd at 6:00 PM online/virtually via Zoom as follows (see login information below):**

Virtual Link to join Zoom:

<https://us06web.zoom.us/j/89209362112?pwd=fS1uKn8bNWCxH9aW4UXkMG4yeEhvNp.1>

Phone numbers to join: (+1) 346 248 7799 or 669 444 9171

Meeting ID: 892 0936 2112

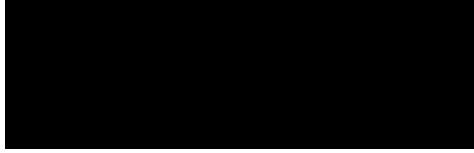
Passcode: 188753

Additionally, the City Planner assigned to the application is Robert H. Kuhfuss. He can be reached at 623-773-7643 or Robert.Kuhfuss@peoriaaz.gov. If you cannot attend the neighborhood meeting or have any questions regarding the proposal, please feel free to contact me at the contact information listed below.



**TIFFANY
& BOSCO**
P.A.

Sincerely,



Kurt Jones, Senior Planner

Tiffany & Bosco PA
2525 E. Camelback Rd., Seventh Floor
Phoenix Arizona 85016
Phone: 602-452-2729
kajones@tblaw.com



**TIFFANY
& BOSCO**
P.A.

Property Location



Z19-05A.1 Carioca Lake Pleasant Parkway & Old Carefree Highway 600' Mailing List

Owner	ATTN	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
RG3 SOLAR LLC		2601 W DUNLAP AVE, STE 10	PHOENIX	AZ	85021
ARIZONA DEPARTMENT OF TRANSPORTATION		1655 W JACKSON STREET, MD 126F	PHOENIX	AZ	85007
ARIZONA STATE LAND DEPARTMENT		1616 W ADAMS STREET, SUITE 2	PHOENIX	AZ	85007
DEER VALLEY UNIFIED SCHOOL DISTRICT		20402 N 15TH AVE	PHOENIX	AZ	85027
ARIZONA PUBLIC SERVICE	MS 3200	PO BOX 53933	PHOENIX	AZ	85072