

# Ascent Mystic @ Lake Pleasant Heights

## CITIZEN PARTICIPATION SUMMARY (v2) Case Z03-05A.6 – Lake Pleasant Heights

### I. Introduction

This Citizen Participation Summary is being provided in association with an application for a Major Amendment to the Lake Pleasant Heights Planned Community District (PCD). The purpose of the amendment is simply to adjust the allowable height (from 36'-0" to 39'-6") applicable to a multifamily project being developed within Parcel A-16 of the PCD. This is the only change proposed with this amendment

The Property in question is roughly 24.5-net acres in size and located at the northwest corner of El Mirage Road and Westland Road. See aerial attached at **TAB A**. The property is currently vacant and unimproved and is zoned LPHA-2 within the PCD. The project being developed consists of a new, Class-A multifamily project with two (2) distinct living options; a 142-unit, 2-story townhouse option and a 288-unit, 3-story apartment project. The proposed amendment would only affect the 3-story portion of the project.

### II. Outreach Summary – 1<sup>st</sup> Notices and Open House

On May 17, 2024, first class letters were mailed to property owners within 800-feet of the property as well as any registered neighborhood associations as provided by the City. It should be noted, the mailing list was expanded to 800-feet in lieu of the standard 600-feet in an effort to increase awareness and encourage greater participation. The notification letters introduced the Development Team, described the application, and invited the recipient to attend an open house meeting being conducted by the Applicant. The letter also contained preliminary exhibits and contact information for the Developer and City personnel reviewing the application. See letter and mailing list enclosed at **TAB B**.

On May 16, 2024, the site was posted with a Public Notice sign. The sign included the required project and request information and details regarding the upcoming open house meeting. The sign also provided contact information for the Applicant and City. On May 22, 2024, the sign was relocated to a more visible location on the Property along the street frontage. See sign information and affidavit enclosed at **TAB C**.

On June 5, 2024, an open house meeting was conducted at the Mystic Community Clubhouse, located across the street from the subject site. The

Development Team had a prepared presentation, walked those in attendance through the project and application request details and then conducted a Q&A session. An estimated 35 people attended the open house, however, less than 20 people chose to sign-in. A copy of the sign in sheet is enclosed at **TAB D**.

The vast majority of questions and comments at the open house revolved around the proposed use of the site for multifamily, as opposed to the actual merits of the amendment. Attendees had questions regarding market need for apartments, anticipated rental rates, unit make-up (bedrooms, sizes, etc.) and potential negative effects of a multifamily project. A summary of questions/answers is provided below:

#### Market demand?

Questions were posed regarding the need for multifamily at this location and if there was a proven market demand. The Development team let it be known that they have conducted internal market studies and would not be investing (from both a time and money perspective) as much as they are on this site if they were not confident in the market demand for the product. Mystic is a very desirable location and proximity to new major employment centers is only increasing the desire to live here.

#### Anticipated rental rates?

Although tenants would not be moving in for nearly 2 years given the entitlement and construction timeline, rents are anticipated to be between \$2,000-\$3,500 /month. This is a Class-A product with significant amenities that will demand high rents.

#### Anticipated demographics?

A discussion was had regarding the new demographics of renters, including those who can easily afford to purchase a home, but choose not to for a variety of reasons. Young professionals and families are anticipated for this project; as well as those looking to downsize/simplify but stay in the area. Some may choose to locate their parents in the complex as well so they can be close to the family.

#### Sight lines for increased height?

Before and after elevations were shown for comparison. It was also pointed out that the site has varying topography, and each building would have a different finish floor height. Additionally, a more-varied roof line will be provided with the updated design. These facts, combined with the minimal increase in height would make the new design and height imperceptible from the surroundings.

#### Mechanical units & associated noise?

Without the increased height, the mechanical units (Air conditioners) would be ground mounted instead of roof mounted. The Applicant explained

how they believe roof mounted provides a better overall product with more ground area for open space and landscaping. Roof mounted also ensures noise from the units is less perceptible from surroundings. The origin of the sound is higher than any surrounding properties and travels upward, as opposed to ground mounted units which are more in line with pedestrians and adjacent properties.

#### Homeowners Association?

It was noted that the project pays into the Association but does not get to use many of the facilities (including the clubhouse where the meeting was conducted). The new development will have its own, on-site amenities including clubhouses, pools and other recreational facilities.

### **III. Outreach Summary – 2<sup>nd</sup> Notices and Virtual Open House**

In addition to the in person open house, the Applicant also be conducting a virtual open house meeting on June 24, 2024.

On June 5, 2024, first class letters were again mailed to property owners within 800-feet of the property as well as any registered neighborhood associations as provided by the City. The notification letters again introduced the Development Team, described the application, and invited the recipient to attend the upcoming Virtual open house meeting being conducted by the Applicant. The letter also contained preliminary exhibits and contact information for the Developer and City personnel reviewing the application. See letter and mailing list enclosed at **TAB E**.

On June 4, 2024, the Public Notice sign on site was updated with information pertaining to the upcoming Virtual open house meeting. See sign information and affidavit enclosed at **TAB F**.

On June 24, 2024, a virtual open house meeting was conducted via Zoom. The number of attendees fluctuated between 10-12 people during the meeting. Only 1 or 2 attendees were members of the public, with the majority of those in attendance being City employees or members of the Development Team. The Development Team walked those in attendance through a prepared presentation which explained the project and application details. The meeting was then opened up for a Q&A session. No questions or comments were made by anyone in attendance. The meeting was concluded with the Applicant offering to be available should anyone have follow-up questions or comments.

### **IV. Closing**

As of the date of this Citizen Participation Summary, the Applicant has received two (2) phone calls regarding the project/application. Both had general

questions regarding the proposed development, timing, and the request. Neither caller expressed concerns or opposition to the request. The City has also forwarded several emails voicing concern about the use of the site for apartments. Since the in-person open house, no calls or emails have been received by the Applicant.

The Applicant will continue to be available to answer questions from any interested parties regarding this exciting project and will continue to keep the City informed. Thank you.

# Tab A

# Aerial Map



El Mirage & Westland Roads – Peoria, AZ



# Tab B



**WITHEY  
MORRIS  
BAUGH**

May 17, 2024

Re: PCD Amendment to Parcel A-16 – Lake Pleasant Heights PAD– Northwest Corner of El Mirage & Westland Roads, Peoria - (**Case Z03-05A.6 Lake Pleasant Heights**)

Dear Neighbor or Interested Party:

On behalf of Ascent Companies and in conjunction with RVi Planning & Landscape Architects, we have recently filed an application with the City of Peoria Planning Department for a Major Amendment to the Lake Pleasant Heights Planned Community District (PCD). The purpose of this letter is to provide a brief overview of the request and provide a means of contacting our team or the City should you have any questions or comments. Specifically, this amendment applies only to Parcel A-16 within the PCD, consisting of roughly 24.5-net acres located at the Northwest corner of El Mirage Road and Westland Road (the "Property") as seen in the enclosed exhibits

As you may know, Lake Pleasant Heights is a 3,268-acre Planned Community District in the City of Peoria Arizona. The project was originally approved by the Peoria City Council in December 2005, and has been modified several times since, with the last amendment coming in 2022. As part of those approvals, the roughly 24.5-acre Property in question will be developed with a new, Class-A, multifamily project with two (2) distinct living options. The project includes 142, two-story townhouses with private garages and 288, three-story apartments, all arranged around a variety of shared amenities including clubhouses, fitness rooms, pools, dog park and a variety of open space areas.

The amendment being proposed would increase the allowable building height for the apartment portion of the project from 36'-0" to 39'-6" as measured from the building finish floor. Obviously, this would only apply to the three-story half of the project as the townhome portion of the project is only two stories. This change is the direct result of more detailed site and building design and an effort to maintain the floor height required for a Class-A product, while also ensuring rooftop mechanical equipment is fully screened from public view. Again, this amendment applies only to this parcel within the larger PCD and only affects the three-story aspect of the project. The proposed use of the Property for a multifamily project, including the proposed number of residences, is already permitted by right and will not be changed by this amendment. This amendment simply requests an additional few feet for a portion of the project to ensure a more attractive building.

If you have any questions or want to meet the development team, we have scheduled the following open house meeting:

Date: Wednesday, June 5, 2024  
Time: 6:00 pm  
Location: Mystic Community Clubhouse  
12275 W. Westland Road, Peoria, AZ 85383

In the meantime, I would be happy to answer any questions you may have regarding this proposal. You may reach me at 602-230-0600 or [george@wmbattorneys.com](mailto:george@wmbattorneys.com). You may also contact the City Staff member assigned to this request: Senior Planner Sarah Dircks at 623.773.7514 or [sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov). Please reference the case number noted above to help expedite a response.

Very truly yours,  
WITHEY MORRIS BAUGH P.L.C.

By



Enclosures: aerial, site plan, sample elevations



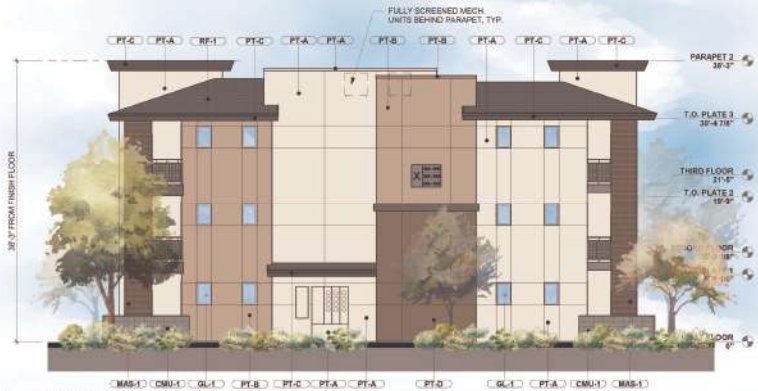
This drawing is the property of triARC Architecture & Design, L.L.C. © 2020  
 C:\Users\jg\Documents\2020\Myrcs\_Multi-Family\_Building.dwg  
 02/05/2020 10:00 AM  
 This drawing is the property of triARC Architecture & Design, L.L.C. © 2020  
 AZ 85016, 02/05/2020 10:00. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or copying in any form without the written consent of triARC Architecture & Design, L.L.C. © 2020  
 02/05/2020 10:00 AM



**1 BUILDING 1 FRONT ELEVATION**  
1/8" = 1'-0"

**EXTERIOR FINISH LEGEND SCHEME 1**

- PT-A**  
STUCCO, MAIN BODY  
DUNN EDWARDS  
DESIGN "CRISP MUSLIN"
- PT-B**  
STUCCO, MAIN BODY  
DUNN EDWARDS  
DESIGN "ROBERT GRAY"
- PT-C**  
STUCCO, TRIM, RAILING  
DUNN EDWARDS  
DESIGN "CHARCOAL SKETCH"
- PT-D**  
STUCCO, ACCENT  
DUNN EDWARDS  
DESIGN "WOODWAY"
- MAS-1**  
BRICK VENEER  
PACIFIC CLAY "MODULAR FLAT"  
BROWN FLASHED
- CMU-1**  
EXPOSED CMU  
ECHOLON "SMOOTH FACE"  
BLACK CANYON
- GL-1**  
WINDOWS  
VINYL, DUAL PANE, LOW-E  
WHITE
- RE-1**  
ROOFING  
DURALITE SAXONY 700 SLATE  
COBLESTONE



**2 BUILDING 1 LEFT ELEVATION**  
1/8" = 1'-0"



**3 BUILDING 1 RIGHT ELEVATION**  
1/8" = 1'-0"



**4 BUILDING 1 REAR ELEVATION**  
1/8" = 1'-0"



**N.F.C.**  
NOT FOR CONSTRUCTION

**ASCENT MYSTIC MULTI-FAMILY**  
 NWC OF NEL MIRAGE RD & W WESTLAND RD

REV	DATE	DESCRIPTION
PROJECT NUMBER		
23-050		
ISSUE DATE		
02/05/2024		
SHEET TITLE		
BUILDING 1 ELEVATIONS		
SHEET NUMBER		
A-500		

# Aerial Map



El Mirage & Westland Roads – Peoria, AZ



This drawing is the property of triARC Architecture & design, L.L.C., 1934 East Camelback Rd, Suite 200, Phoenix, AZ 85016, 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., C 2020 5/13/2024 1:30:42 PM C:\Users\jg\Documents\25-050\_Mystic Multi-Family\triARC.rvt

**PROJECT DATA**

**SITE INFORMATION:**  
**PROJECT:** ASCENT MYSTIC TOWNHOMES  
 NW CORNER W WESTLAND RD & N EL MIRAGE RD  
 PEORIA, AZ

**PROJECT OWNER / DEVELOPER:** ASCENT COMPANIES  
 6970 E CHAUNCEY LN, SUITE 125  
 SCOTTSDALE, AZ  
 CONTACT: BRADLY RICHARDSON  
 BRICHARDSON@ASCENTCOS.COM  
 602-725-1351

**PROJECT ARCHITECT:** triARC ARCHITECTURE & DESIGN  
 1934 E. CAMELBACK RD, SUITE 200  
 PHOENIX, AZ 85016  
 CONTACT: JON HANNA  
 JON@TRIARCDESIGN.COM  
 602-229-1100

**PROJECT NARRATIVE:** NEW MULTIFAMILY FOR RENT TOWNHOME PROJECT, 2 STORY BUILDINGS WITH AMENITIES INCLUDING CLUBHOUSE WITH FITNESS ROOM, POOL, DOG PARK

**ZONING:** EXISTING: LAKE PLEASANT HEIGHTS PCD, PARCEL A-16  
 CITY OF PEORIA CASE #Z03-05A.5  
 DISTRICT LPHA-2

**APN:** PORTION OF 503-97-970

**SITE AREA:** NET: 12.27 AC  
 GROSS: 13.01 AC

**DWELLING UNITS:** 142

**DENSITY:** 11.57 DU/AC NET  
 10.91 DU/AC GROSS

**USABLE OPEN SPACE:** 57,400 SF

**LOT COVERAGE:** 28% NET SITE

**BUILDING INFORMATION:**  
**BUILDING HEIGHT:**  
 ALLOWED: 3-STORY, 36'-0" PER LAKE PLEASANT HEIGHTS PCD #Z03-05A.5  
 PROVIDED: 2-STORY, 30'-0"

**OCCUPANCY:** R-2

**CONSTRUCTION TYPE:** TYPE V-A, 1 HOUR

**FIRE SPRINKLERS:** TOWNHOMES: NFPA 13R  
 CLUBHOUSE: NFPA 13

**BUILDING FOOTPRINT AREAS:**  
 TYPE 1: 4,866 SF \* 20 = 97,320 SF  
 TYPE 2: 5,604 SF \* 7 = 39,228 SF  
 CLUBHOUSE: 6,050 SF \* 1 = 6,050 SF  
 TOTAL = 138,598 SF

**DWELLING UNIT MIX:**  
 2 BEDROOM = 74 (52%)  
 3 BEDROOM = 68 (48%)  
 TOTAL UNITS = 142

**VEHICLE PARKING REQUIRED:**  
 2 BEDROOM: 74 UNITS X 2.0 = 148 SPACES  
 3 BEDROOM: 68 UNITS X 2.0 = 136 SPACES  
 GUEST: 142 UNITS X 0.1 = 15 SPACES  
 TOTAL REQUIRED = 289 SPACES  
 ACCESSIBLE: 2% OF TOTAL = 6 SPACES (INCLUDED IN TOTAL)

**PARKING PROVIDED:**  
 UNCOVERED PARKING = 69 SPACES  
 GARAGE PARKING = 284 SPACES  
 TOTAL = 353 SPACES (2.50 PS/UNIT)  
 (8 ACCESSIBLE PROVIDED, INCLUDED IN TOTAL ABOVE)

**MINIMUM YARD SETBACKS (DISTRICT LPHA-2, LAKE PLEASANT HEIGHTS PCD #Z03-05A.5)**

	REQUIRED	PROVIDED
FRONT YARD	5'-0"	45'-8"
SIDE (MIN)	0'-0"	49'-10"
SIDE (TOTAL)	10'-0"	72'-5"
STREET SIDE	8'-0"	22'-7"
REAR	5'-0"	36'-9"

**KEYED NOTES**

- 1A TYP. PARKING SPACE; 9'-6"x20'-0".
- 1C TYP. ACCESSIBLE PARKING SPACE; 11'-0"x20'-0" WITH 5' WIDE ACCESS AISLE.
- 2D 15' x 15' VISIBILITY TRIANGLE AT THE CORNERS OF ALL INTERIOR DRIVES.
- 2E CARPORT LOCATION. SEE DETAIL 9/A-012.
- 3A POOL AND SPA AMENITY AREA.
- 3C SHADE RAMADA WITH OUTDOOR KITCHEN AND GAMING AREA. SEE LANDSCAPE.
- 3F SPORT COURT. SEE LANDSCAPE.
- 4A VEHICULAR GATE. SEPARATE FIRE DEPT SUBMITTAL & PERMIT REQUIRED. PROVIDE KNOX BOX FOR EMERGENCY ACCESS.
- 4F CAMPUS MAP & KEYPAD FOR VEHICULAR GATE ACCESS.
- 6A MASONRY REFUSE ENCLOSURE PER CITY OF PEORIA STANDARD DETAIL.
- 8B FIRE HYDRANT. SEE CIVIL PLANS.
- 8D 28" WIDE FIRE APPARATUS ACCESS ROAD TYPICAL.
- 9A NEW 6" CONCRETE CURB. TYP.
- 9B NEW ASPHALT PAVING, TYP. U.N.O.
- 10 ACCESSIBLE GARAGE SPACE.
- 12 FIRE TRUCK TURNING RADIUS PER CITY OF PEORIA STANDARDS: 35 FT INSIDE RADIUS, 55 FT OUTSIDE RADIUS.
- 13 DOG PARK WITH SEATING. SEE LANDSCAPE.
- 18 MAILBOX LOCATION.
- 19 PEDESTRIAN CONNECTION TO EXISTING CAP TRAIL.
- 20 PEDESTRIAN CONNECTION TO PUBLIC WAY.



**1 SITE PLAN COMBINED**  
 1" = 80'-0"

**PROJECT DATA**

**SITE INFORMATION:**  
**PROJECT:** ASCENT MYSTIC APARTMENTS  
 NW CORNER W WESTLAND RD & N EL MIRAGE RD  
 PEORIA, AZ

**PROJECT OWNER / DEVELOPER:** ASCENT COMPANIES  
 6970 E CHAUNCEY LN, SUITE 125  
 SCOTTSDALE, AZ  
 CONTACT: BRADLY RICHARDSON  
 BRICHARDSON@ASCENTCOS.COM  
 602-725-1351

**PROJECT ARCHITECT:** triARC ARCHITECTURE & DESIGN  
 1934 E. CAMELBACK RD, SUITE 200  
 PHOENIX, AZ 85016  
 CONTACT: JON HANNA  
 JON@TRIARCDESIGN.COM  
 602-229-1100

**PROJECT NARRATIVE:** NEW MULTIFAMILY APARTMENT PROJECT, 3 STORY BUILDINGS WITH AMENITIES INCLUDING CLUBHOUSE WITH FITNESS ROOM, POOL, DOG PARK

**ZONING:** EXISTING: LAKE PLEASANT HEIGHTS PCD, PARCEL A-16  
 CITY OF PEORIA CASE #Z03-05A.5  
 DISTRICT LPHA-2

**APN:** PORTION OF 503-97-970 + 503-88-995C

**SITE AREA:** NET: 13.47 AC  
 GROSS: 15.13 AC

**DWELLING UNITS:** 288

**DENSITY:** 21.38 DU/AC NET  
 19.04 DU/AC GROSS

**USABLE OPEN SPACE:** 95,700 SF

**LOT COVERAGE:** 21% NET SITE

**BUILDING INFORMATION:**  
**BUILDING HEIGHT:**  
 ALLOWED: 3-STORY, 36'-0" PER LAKE PLEASANT HEIGHTS PCD #Z03-05A.5  
 PROVIDED: 3-STORY, 39'-6" (ADMIN AMENDMENT REQUESTED)

**OCCUPANCY:** R-2

**CONSTRUCTION TYPE:** TYPE V-A, 1 HOUR

**FIRE SPRINKLERS:** APARTMENTS: NFPA 13R  
 CLUBHOUSE: NFPA 13

**BUILDING FOOTPRINT AREAS:**  
 TYPE 1: 10,345 SF \* 5 = 51,725 SF  
 TYPE 2: 10,477 SF \* 2 = 20,954 SF  
 TYPE 3: 14,886 SF \* 2 = 29,772 SF  
 TYPE 4: 2,029 SF \* 6 = 12,174 SF  
 CLUBHOUSE: 7,075 SF \* 1 = 7,075 SF  
 TOTAL = 121,638 SF

**DWELLING UNIT MIX:**  
 1 BEDROOM = 156 (53%)  
 2 BEDROOM = 120 (43%)  
 3 BEDROOM = 12 (4%)  
 TOTAL UNITS = 288

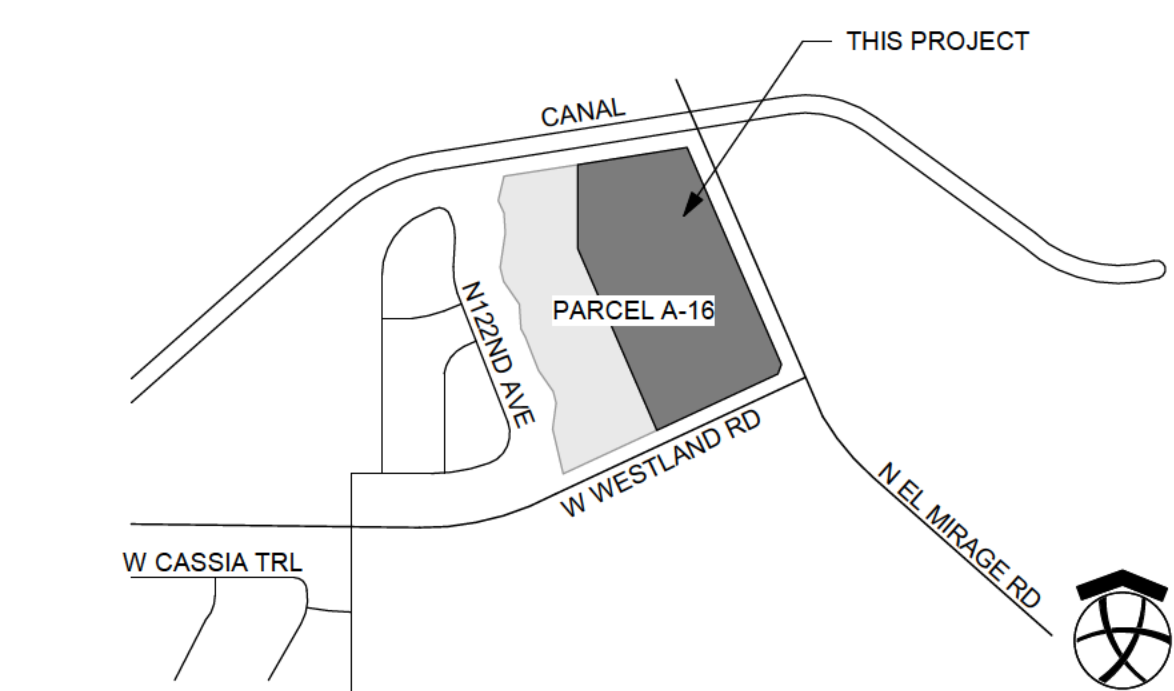
**VEHICLE PARKING REQUIRED:**  
 1 BEDROOM: 156 UNITS X 1.5 = 234 SPACES  
 2 BEDROOM: 120 UNITS X 2.0 = 240 SPACES  
 3 BEDROOM: 12 UNITS X 2.0 = 24 SPACES  
 GUEST: 288 UNITS X 0.1 = 29 SPACES  
 TOTAL REQUIRED = 527 SPACES  
 ACCESSIBLE: 2% OF TOTAL = 11 SPACES (INCLUDED IN TOTAL)

**PARKING PROVIDED:**  
 SURFACE OPEN = 216 SPACES  
 SURFACE COVERED = 284 SPACES  
 GARAGE = 41 SPACES  
 TOTAL = 551 SPACES (1.92 PS/UNIT)  
 (14 ACCESSIBLE PROVIDED, INCLUDED IN TOTAL ABOVE)

**MINIMUM YARD SETBACKS (DISTRICT LPHA-2, LAKE PLEASANT HEIGHTS PCD #Z03-05A.5)**

	REQUIRED	PROVIDED
FRONT YARD	5'-0"	21'-0"
SIDE (MIN)	0'-0"	50'-5"
SIDE (TOTAL)	10'-0"	148'-1"
STREET SIDE	8'-0"	43'-2"
REAR	5'-0"	49'-9"

**VICINITY MAP:**



NOT FOR CONSTRUCTION

**N.F.C.**

NOT FOR CONSTRUCTION

ASCENT MYSTIC MULTI-FAMILY  
 NWC OF N EL MIRAGE RD & W WESTLAND RD

REV	DATE	DESCRIPTION
PROJECT NUMBER 23-050		
ISSUE DATE 05/13/2024		
SHEET TITLE SITE PLAN COMBINED		
SHEET NUMBER A-014		



ARIZONA PUBLIC SERVICE COMPANY  
PO BOX 53933 STATION 3016  
PHOENIX, AZ 85072

BANKS TONIYAH/TERRELL  
[REDACTED]  
[REDACTED]

BORDER STEVEN E/KIMBERLEE J  
[REDACTED]  
[REDACTED]

CYRENE AT MYSTIC LLC  
1661 E CAMELBACK RD STE 275  
PHOENIX, AZ 85016

JOHNSON JASON D  
[REDACTED]  
[REDACTED]

LAKE PLEASANT PHOENIX ASLI VIII LLC  
923 N PENNSYLVANIA AVE  
WINTER PARK, FL 32789

LEITZKE KRISTINE  
[REDACTED]  
[REDACTED]

MARRERO HAILEY MCKENNA/ESTEFON  
MARLON  
[REDACTED]  
[REDACTED]

MYSTIC AT LAKE PLEASANT HEIGHTS  
HOMEOWNERS ASSOCIATION  
1600 W BROADWAY RD 200  
TEMPE, AZ 85282

NEXMETRO MYSTIC LLC  
2355 E CAMELBACK RD STE 805  
PHOENIX, AZ 85016

NORANDA PROPERTIES LP  
[REDACTED]  
[REDACTED]

PAN LIVING TRUST  
[REDACTED]  
[REDACTED]

RAPARLA MOHAN TEJA  
[REDACTED]  
[REDACTED]

TAYLOR MORRISON ARIZONA INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

VEDIRE RAGHAVENDER  
REDDY/DEVARAKONDA PRATHIMA  
[REDACTED]  
[REDACTED]

VISTANCIA DEVELOPMENT LLC  
100 BAYVIEW CIR STE 2000  
NEWPORT BEACH, CA 92660

VISTANCIA DEVELOPMENT LLC  
8080 E GELDING DR STE 108  
SCOTTSDALE, AZ 85260

WANG TAYLOR/XIA JING TONG  
[REDACTED]  
[REDACTED]

ZENG PAUL/WU LIN WEN  
[REDACTED]  
[REDACTED]

Blackstone at Vistancia Community  
Association  
32900 N White Peak Dr.  
Peoria, AZ 85383

Mystic at Lake Pleasant Heights  
1600 W Broadway Rd., Suite 200  
Tempe, AZ 85282

Northpointe at Vistancia  
32900 N White Peak Dr.  
Peoria, AZ 85383

Village at Vistancia  
29701 N. Sunrise Point  
Peoria, AZ 85383

# Tab C



PLANNING AND ZONING
AFFIDAVIT OF NOTIFICATION

Date 05/16/24 Case Number: Z03-05A.6

Location of Property
NEC Westland Rd and El Mirage Rd.

Sign Company Name Dynamite Signs, Inc.

I, Patrick Anspaugh certify that the site has been posted on 05/16/24 as indicated by the project manager for the case listed above.

Applicant/Representative Signature [Redacted Signature]



[Redacted] before me on 05/16/24
[Redacted] 5/31/27
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development at least 15 days prior to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200

# City of Peoria Public Notice

**Request (1):** Major Amendment to the Lake Pleasant Heights PCD to increase allowable building on Parcel A-16 from 36'-0" to 39'-6".

**Project Location:** Northwest corner of Westland Road and El Mirage Road

**Project Size:** +/-24.5 net acres

**Proposed Use:** Multifamily Project Consisting of 142, two-story townhouses and 288, three-story apartments.

**Applicant Contact:**

George Pasquel III  
Withey Morris Baugh, PLC  
602.230.0600  
george@wmbattorneys.com

**City Contact:**

Planning & Community Development  
623.773.7200  
www.peoriaaz.gov/planning  
planning@peoriaaz.gov



**Neighborhood Meeting:**

**When:** Wednesday, June 5, 2024 6:00 pm

**Where:** Mystic Community Clubhouse  
12275 W. Westland Road, Peoria, AZ 85383

**Planning & Zoning Commission Hearing:**

**When:** TBD, at 6:00 pm

**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**City Council Meeting:**

**When:** TBD, at 6:00 pm

**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**Case No(s):** Z03-05A.6



May 16, 2024 at 10:24 AM  
Peoria AZ 85383  
United States

# City of Peoria Public Notice

**Request (1):** Major Amendment to the Lake Pleasant Heights PCD to increase allowable building on Parcel A-16 from 36'-0" to 39'-6".

**Project Location:** Northwest corner of Westland Road and El Mirage Road

**Project Size:** +/-24.5 net acres

**Proposed Use:** Multifamily Project Consisting of 142, two-story townhouses and 288, three-story apartments.

**Applicant Contact:**

George Pasquel III  
Withey Morris Baugh, PLC  
602.230.0600  
george@wmbattorneys.com

**City Contact:**

Planning & Community Development  
623.773.7200  
www.peoriaaz.gov/planning  
planning@peoriaaz.gov



**Neighborhood Meeting:**

**When:** Wednesday, June 5, 2024 6:00 pm  
**Where:** Mystic Community Clubhouse  
12275 W. Westland Road, Peoria, AZ 85383

**Planning & Zoning Commission Hearing:**

**When:** TBD, at 6:00 pm  
**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**City Council Meeting:**

**When:** TBD, at 6:00 pm  
**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**Case No(s):** Z03-05A.6



May 16, 2024 at 10:23 AM  
Peoria AZ 85383  
United States



# PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

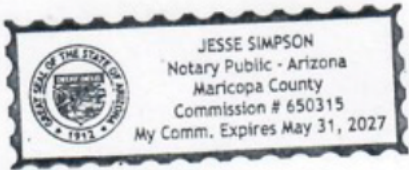
Date 5/22/2024 Case Number: Z03-05A.6

Location of Property  
NEC Westland Rd and El Mirage Rd.

Sign Company Name Dynamite Signs, Inc.

I, Patrick Anspaugh certify that the site has been posted on 5/22/2024 as indicated by the project manager for the case listed above.

Applicant/Representative Signature 



The foregoing instrument was acknowledged before me on 5/22/2024

 5/31/27  
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85<sup>th</sup> Ave., Development and Community Services Building  
Peoria, AZ 85345  
623-773-7200

# City of Peoria Public Notice

**Request (1):** Major Amendment to the Lake Pleasant Heights PCD to increase allowable building on Parcel A-16 from 36'-0" to 39'-6".

**Project Location:** Northwest corner of Westland Road and El Mirage Road

**Project Size:** +/-24.5 net acres

**Proposed Use:** Multifamily Project Consisting of 142, two-story townhouses and 288, three-story apartments.

**Applicant Contact:**

George Pasquel III  
Withey Morris Baugh, PLC  
602.230.0600  
george@wmbattorneys.com

**City Contact:**

Planning & Community Development  
623.773.7200  
www.peoriaaz.gov/planning  
planning@peoriaaz.gov



**Neighborhood Meeting:**

**When:** Wednesday, June 5, 2024 6:00 pm

**Where:** Mystic Community Clubhouse  
12275 W. Westland Road, Peoria, AZ 85383

**Planning & Zoning Commission Hearing:**

**When:** TBD, at 6:00 pm

**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**City Council Meeting:**

**When:** TBD, at 6:00 pm

**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**Case No(s):** Z03-05A.6



May 22, 2024 at 4:28 PM  
N Westland Rd  
Peoria AZ 85383  
United States

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**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**Case No(s):** Z03-05A.6



May 22, 2024 at 4:29 PM  
N Westland Rd  
Peoria AZ 85383  
United States

# Tab D

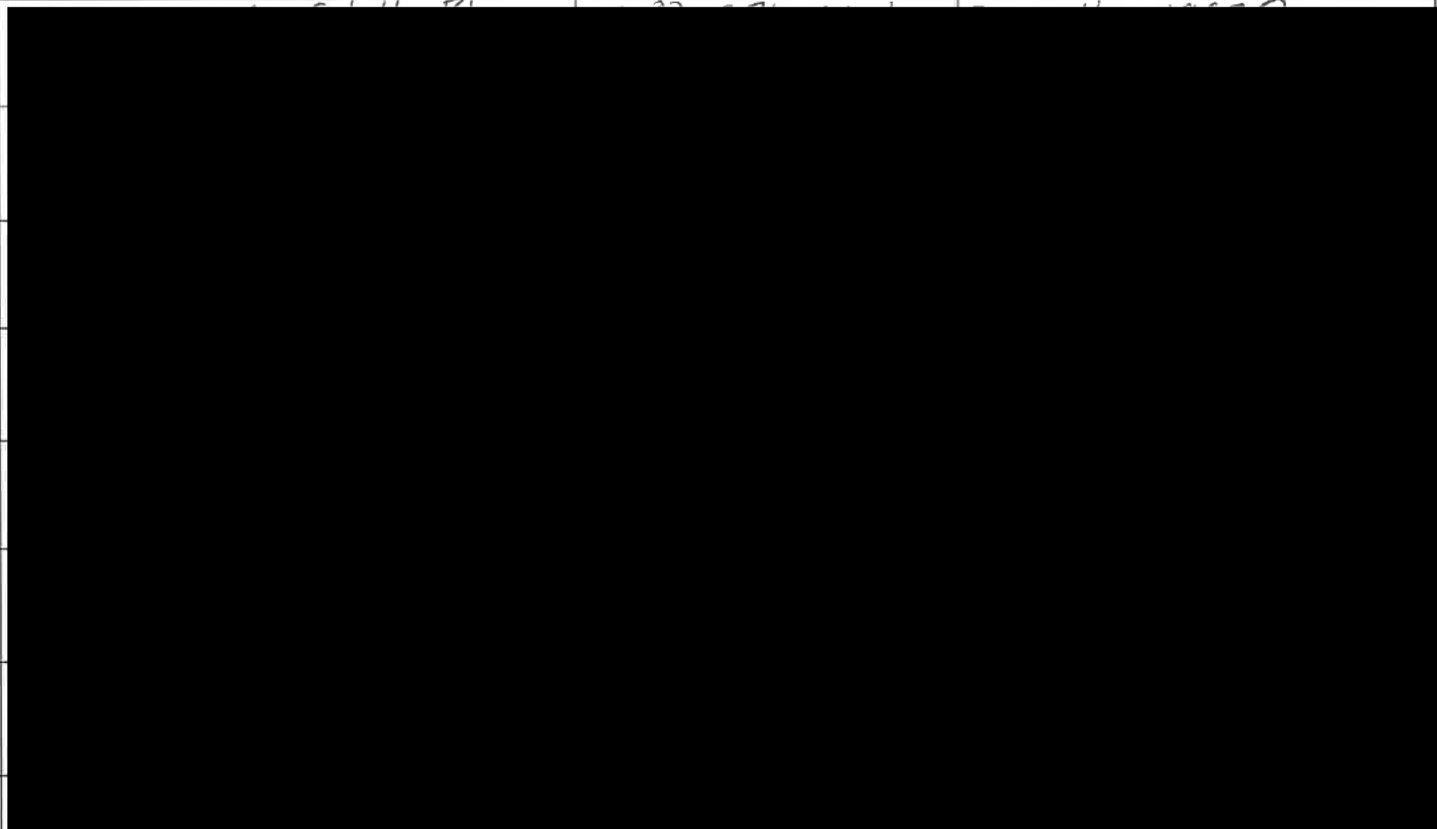
# SIGN-IN

ASCENT COMPANIES – LAKE PLEASANT HEIGHTS

NORTHWEST CORNER OF EL MIRAGE & WESTLAND ROADS IN PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 5TH 2024 – MYSTIC COMMUNITY CLUBHOUSE - 12275 W. WESTLAND ROAD, PEORIA, AZ 85383.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Dan Miller			
JUSTIN RYLER			
Erick Zelaya			
TODD + Deb Cushing			
Ty Swanson			
Mike & Helen Logan			
Susan Bertram			

# SIGN-IN

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NORTHWEST CORNER OF EL MIRAGE & WESTLAND ROADS IN PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 5TH 2024 – MYSTIC COMMUNITY CLUBHOUSE - 12275 W. WESTLAND ROAD, PEORIA, AZ 85383.

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Sam Henig			
Michael Logan			
Jon Paul Klein			
Erica Nygard-McCormack			
Jason Assbury			
QuoVat Estell			
Gene Oton			
Dolores Mejia			

# Tab E



June 5, 2024

Re: PCD Amendment to Parcel A-16 – Lake Pleasant Heights PAD– Northwest Corner of El Mirage & Westland Roads, Peoria - (Case Z03-05A.6 Lake Pleasant Heights)

Dear Neighbor or Interested Party:

On behalf of Ascent Companies and in conjunction with RVi Planning & Landscape Architects, we have recently filed an application with the City of Peoria Planning Department for a Major Amendment to the Lake Pleasant Heights Planned Community District (PCD). You may recall receiving previous correspondence from our office regarding this application and inviting you to attend an open house to discuss the request. The purpose of this follow-up letter is simply to inform you that we will be conducting a 2nd open house to provide additional opportunities for discussion. The 2nd open house will be conducted virtually via Zoom. Here are the meeting details:

Date: Monday, June 24, 2024  
Time: 6:00 pm  
Location: Virtual via Zoom at the following link: <https://tinyurl.com/yc772jex>  
...or you may call in at: +1 669 444 9171 US  
Meeting ID: 838 4377 6659 / Passcode: 341041

At the virtual meeting, our team will make a presentation and then open the meeting up for questions via the chat feature, or by video/phone, depending upon meeting attendance and the most efficient way for all to interact. If this format does not work for you or you are unable to participate at this date/time, I would be happy to speak with you by phone or in person at your convenience. Please feel free to contact me at 602.230.0600 or [George@wmbattorneys.com](mailto:George@wmbattorneys.com).

As you may know, Lake Pleasant Heights is a 3,268-acre Planned Community District in the City of Peoria, Arizona. The PCD was originally approved by the Peoria City Council in December 2005, and has been modified several times since, with the last amendment coming in 2022. As part of those approvals, the roughly 24.5-acre Property in question (see enclosed exhibits) will be developed with a new, Class-A, multifamily project with two (2) distinct living options. The project includes 142, two-story townhouses with private garages and 288, three-story apartments, all arranged around a variety of shared amenities including clubhouses, fitness rooms, pools, pickleball court, dog park and a variety of open space areas. The proposed use of the Property for a multifamily project, including the proposed number of residences, is already permitted by right and will not be changed by this amendment.

The amendment being proposed would increase the allowable building height for the apartment portion of the project (the eastern half of the site) from 36'-0" to 39'-6" as measured from the building finish floor. Obviously, this would only apply to the three-story half of the project as the townhome portion of the project is only two stories. This change is the direct result of more detailed site and building design

and an effort to maintain the floor height required for a quality, Class-A product, while also ensuring rooftop mechanical equipment is fully screened from public view.

Again, the proposed use of the Property for a multifamily project, including the proposed number of residences, is already permitted by right and will not be changed by this amendment. Additionally, this amendment only applies to this parcel within the larger PCD and only affects the three-story aspect of the project. This amendment simply requests an additional few feet for a portion of the project to ensure a more attractive and higher-end building.

We look forward to speaking with you. In the meantime, I would be happy to answer any questions you may have regarding this proposal. You may reach me at 602-230-0600 or [george@wmbattorneys.com](mailto:george@wmbattorneys.com). You may also contact the City Staff member assigned to this request: Senior Planner Sarah Dircks at 623.773.7514 or [sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov). Please reference the case number noted above to help expedite a response.

Very truly yours,  
WITHEY MORRIS BAUGH, P.L.C.

By  
G



Enclosures: aerial, site plan, sample elevations

# Aerial Map



El Mirage & Westland Roads – Peoria, AZ





Collaborative V.  
 7116 East 131<sup>st</sup> Ave.  
 Suite 100  
 Phoenix, AZ 85028  
 Phone: 480.438.0722

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Peoria, AZ  
**ASCENT MYSTIC**  
 LANDSCAPE IMPROVEMENTS

DATE:	03/25/2024
PROJECT:	ASCENT MYSTIC
CLIENT:	MDPV
DESIGNER:	MDPV
SCALE:	1" = 40'
PROJECT NO.:	24-0001
DATE:	03/25/2024
PROJECT:	ASCENT MYSTIC
CLIENT:	MDPV
DESIGNER:	MDPV
SCALE:	1" = 40'
PROJECT NO.:	24-0001



CONNECTION TO  
 CAP TRAIL SYSTEM  
 SOO PARK

FOODBALL

ACTIVE LANE AREA AT  
 GATE LANE 1  
 COVERED DRILLING STATION

TOP 10' 1/4" INTEGRATED SHADE SAIL

RESORT STYLE POOL AREA

CONNECTION TO CAP TRAIL SYSTEM  
 SOO PARK

ACTIVE LANE AREA AT  
 GATE LANE 1  
 COVERED DRILLING STATION

TOP 10' 1/4" INTEGRATED SHADE SAIL

RESORT STYLE POOL AREA

PROJECT MAIN ENTRY

GENERAL LANDSCAPE PLAN







ARIZONA PUBLIC SERVICE COMPANY

[REDACTED]  
[REDACTED]

BANKS TONIYAH/TERRELL

[REDACTED]  
[REDACTED]

BORDER STEVEN E/KIMBERLEE J

[REDACTED]  
[REDACTED]

CYRENE AT MYSTIC LLC

[REDACTED]  
[REDACTED]

JOHNSON JASON D

[REDACTED]  
[REDACTED]

LAKE PLEASANT PHOENIX ASLI VIII LLC

[REDACTED]  
[REDACTED]

LEITZKE KRISTINE

[REDACTED]  
[REDACTED]

MARRERO HAILEY MCKENNA/ESTEFON  
MARLON

[REDACTED]  
[REDACTED]

MYSTIC AT LAKE PLEASANT HEIGHTS  
HOMEOWNERS ASSOCIATION  
1600 W BROADWAY RD 200  
TEMPE, AZ 85282

NEXMETRO MYSTIC LLC

[REDACTED]  
[REDACTED]

NORANDA PROPERTIES LP

[REDACTED]  
[REDACTED]

PAN LIVING TRUST

[REDACTED]  
[REDACTED]

RAPARLA MOHAN TEJA

[REDACTED]  
[REDACTED]

TAYLOR MORRISON ARIZONA INC

[REDACTED]  
[REDACTED]

VEDIRE RAGHAVENDER  
REDDY/DEVARAKONDA PRATHIMA

[REDACTED]  
[REDACTED]

VISTANCIA DEVELOPMENT LLC

[REDACTED]  
[REDACTED]

VISTANCIA DEVELOPMENT LLC

[REDACTED]  
[REDACTED]

WANG TAYLOR/XIA JING TONG

[REDACTED]  
[REDACTED]

ZENG PAUL/WU LIN WEN

[REDACTED]  
[REDACTED]

Blackstone at Vistancia Community  
Association

[REDACTED]  
[REDACTED]

Mystic at Lake Pleasant Heights

[REDACTED]  
[REDACTED]

Northpointe at Vistancia

[REDACTED]  
[REDACTED]

Village at Vistancia

[REDACTED]  
[REDACTED]

# Tab F



## PLANNING AND ZONING

### AFFIDAVIT OF NOTIFICATION

Date 06/04/24 Case Number: Z03-05A.6

Location of Property

NEC Westland Rd and El Mirage Rd.

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 06/04/24 as indicated by the project manager for the case listed above

Applicant/Representative Signature [Redacted]



The foregoing instrument was acknowledged before me on 06/04/24

[Redacted]  
Notary Public

10-25-24  
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85<sup>th</sup> Ave., Development and Community Services Building  
Peoria, AZ 85345  
623-773-7200

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**Where:**  
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Peoria, AZ 85383



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**Where:** Virtual via Zoom at this link:  
<https://tinyurl.com/yc772jex>

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**When:** TBD, at 6:00 pm

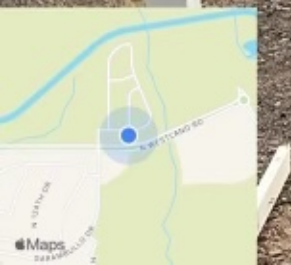
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**When:** TBD, at 6:00 pm

**Where:** Peoria City Council Chambers, 8401 W. Monroe Street

**Case No(s):** Z03-05A.6



June 4, 2024 at 8:07 AM  
+33.776098, -112.320592  
N Westland Rd  
Peoria AZ 85383  
United States

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