



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 9/5/2024

Agenda Item(s): 6R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Sarah Dircks, Senior Planner
SUBJECT: Ascent Mystic: Lake Pleasant Heights Major PCD Amendment (Z03-05A.6)
Northwest corner of El Mirage Westland Road

PROPOSAL

Proposal for a Major Amendment to the Lake Pleasant Heights Planned Community Development (PCD) to increase the height allowance of buildings located on Parcel A-16 of the Lake Pleasant Heights PCD from thirty- six (36) feet to thirty-nine and a half (39' 6") feet.

APPLICATION INFORMATION

Case Numbers Major PCD Amendment (Z03-05A.6)
Applicant George Pasquel III of Withey Morris Baugh, PLC
Requests Major Amendment to the Lake Pleasant Heights Planned Community Development (PCD) to increase the height allowance of buildings located on Parcel A-16 of the Lake Pleasant Heights PCD by 3.5 feet.

BACKGROUND AND CONTEXT

The subject site, referred to herein as "Ascent Mystic: Lake Pleasant Heights" or simply as "Ascent Mystic" is located on Parcel A-16 on the northwest corner of El Mirage and Westland Road as outlined in red within **Exhibit 2**. Ascent Mystic is approximately 28-acres within the 3,268-acre Lake Pleasant Heights master planned community within the City of Peoria.

CONTEXT:

The subject site is undeveloped land bounded by Central Arizona Project (CAP) Canal to the north, the EL Mirage Road alignment to the east, Westland Road to the south, and the East Garambullo wash to the west. The surrounding area is generally existing and planned for residential uses as shown in **Exhibit 2**.

APPLICANT'S PROPOSAL

The Applicant is requesting approval of an amendment to the Lake Pleasant Heights Planned Community District (PCD), specifically to increase the allowed building height for the proposed *Ascent Mystic* multi-family development only.

The proposed Ascent Mystic development contemplates a mix of housing types ranging in heights between 2-story townhomes and 3-story garden style apartments. Currently the PCD allows for a maximum height of thirty six (36) feet on the subject property. However, the desire is to place the air conditioning (ac) units for the 3-story apartments on the roof rather than installed on the ground in order to reduce visual clutter and maximize the usability of the open space areas. The Applicants preferred

design with roof mounted ac units prompts the total building height to be approximately 38' 3" from finish floor as shown in **Exhibit 3**.

While building elevations are relatively fixed, the ground undulates in certain areas due to the site's adjacency to the CAP, the East Garambullo wash, and El Mirage Road. Therefore, the total deviation in grade change across the site is not certain at this time as the proposal is still undergoing further engineering analysis. This means the projected final grades (or finished floors) for the buildings may be further refined (increased or decreased) as the project moves forward into construction permitting.

To offset any potential fluctuations in physical grading of the site, the Applicant is seeking a slighter higher increase in maximum building height at 39'-6" from finished floor. The Applicant believe this additional 1'-3" cushion should counteract or offset expected deviations in grading, and ultimately would allow for the buildings to better respond to existing topography. To allow for the additional height for Parcel A-16 only, the proposed PCD amendment would modify the text within Table 8 to include a footnote as shown in **Exhibit 4**. No other changes to the development standards are proposed with this request, and the buildings would still need to comply with Peoria's Community Design Guidelines as outlined within the PCD.

STAFF ANALYSIS

LPH PLANNED COMMUNITY DEVELOPMENT (PCD):

The subject property is 28-acres within the 3,268-acre Lake Pleasant Heights PCD that was originally approved by City Council in 2005 (Ordinance 05-66A). As the area has evolved, so too has the PCD development standards to keep pace with the evolving market conditions, which has resulted in five amendments to date. The sixth amendment, and specific subject of this request, is to increase the building height on the Ascent Mystic property (Parcel A-16) only, and does not alter the permitted use or number of residential units allowed on the site.

PCD AMENDMENT PROCESS:

The Peoria Zoning Ordinance establishes the criteria for determining what is considered a minor and major amendment to an established Planned Community District (PCD). Within the initial stages of the application review, the request to increase building heights 3.5 feet on parcel A-16 was determined to be a minor amendment. However, pursuant to Section 21-604.e.2.a of the Code, a minor amendment is required to be reclassified to a major amendment upon receiving written opposition.

During the course of the review, the subject PCD amendment request has received neighborhood opposition as identified in **Exhibit 5**. As a result, the case was classified as a Major Amendment and subject to a Citizen Participation Process to provide a forum for public involvement and resolution of concerns prior to the formal public hearing process.

ANALYSIS:

Within the Lake Pleasant Heights PCD, the site allows up to 440 multi-family units on Parcel A-16, so the land use, number of units, and type of housing allowed at this location is not in question or the subject of the amendment. Rather, the proposed change to the Lake Pleasant Heights PCD is limited to whether to allow a 3.5 feet increase in maximum building height for Parcel A-16 only.

One item to note is that the proposed Ascent Mystic multi-family development is currently under review with a companion Site Plan Application (Case SP24-02). The site plan review process is technical in nature and limited to review and enforcement of applicable development standards and design elements as set forth in the Lake Pleasant Heights PCD and Peoria's Community Design Guidelines. During this review, staff is evaluating elements such as, but not limited to building layout, on-site circulation, traffic impact, and architectural design for compliance.

In terms of building height, the Lake Pleasant PCD already allows for multi-story buildings, as is evident with the thirty-six foot height allowance, so the proposed two and three story buildings are consistent with the PCD in this regard. From a massing perspective, the site is both challenged and benefits from the moderate grade differences present on site due to the adjacent conditions. In particular, there are notable grade differences along the wash, the CAP canal and adjacent roadways. Because of these existing anomalies in natural grade, the additional allowance in height will result in buildings that are still in keeping with the expected character of the area. Additionally, the added height allowance also affords more opportunity for undulation in building massing, which reduces the overall visual bulk and monothetic appearance of the buildings themselves. The reduction of visual bulk and variation of massing directly aligns with the stated objectives within the Peoria design standards. Therefore, staff finds the proposed additional height in keeping with the intent of the Lake Pleasant Heights PCD and design principles of the Peoria Community Design Guidelines.

COMMUNITY INVOLVEMENT

PUBLIC NOTICING:

The application was properly noticed pursuant to Section 21-315 of 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 an ad in the Peoria Times at least 15 days prior to the Public Hearing.

SUPPORT / OPPOSITION:

At the time of this writing, staff has received written correspondence from (6) neighbors included in **Exhibit 5**. Among the correspondence, three (3) neighbors opposed the case, and three (3) neighbors reached out regarding for the request. Neighborhood opposition related to loss of desert view, having multi-family residential in the area, traffic, overcrowding schools, property values, and crime in the area.

As part of the Citizen Participation Process the applicant was required to host one (1) neighborhood meeting. In response to concerns received related to the signage and noticing, the applicant held two (2) neighborhood meetings in total. The first meeting occurred in-person at the Mystic Community Center on June 5, 2024, with an estimated thirty five people in attendance. The second neighborhood meeting was held virtually via zoom on June 24, 2024. The number of attendees fluctuated between 10-12 during the call, of which only two were from the public.

A detailed accounting of the meetings including a list of specific questions asked by residents during the meeting and meeting attendance is described in the Citizen Participation Report provided in **Exhibit 6**.

As of writing the subject staff report, City staff has not received any further inquiry or opposition from members of the public subsequent to the June 5, 2024, Neighborhood meeting.

KEY FINDINGS

1. The Lake Pleasant Height Planned Community Development (PCD) already allows for up to 440 multi-family residential units on the subject site.
2. The PCD amendment is limited in scope to an increase in building height on Parcel A-16 only.
3. The zoning already allows for multi-story buildings, so the proposed two and three story buildings are consistent with the Lake Pleasant Heights PCD.
4. The additional height affords more opportunity for massing variation, which directly aligns with the stated objectives within the Peoria design standards.
5. On behalf of the owner, the applicant has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

RECOMMENDATION

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

Approve the Conditional Use Permit for Case Z03-05A.6, subject to the Conditions of Approval identified in Exhibit 1.

STAFF CONTACT

Sarah Dircks, AICP
Senior Planner
623-773-7514
Sarah.Dircks@peoriaaz.gov



Exhibit 1 | Conditions of Approval

Ascent Mystic: Lake Pleasant Heights (Z03-05A.6)

The initial zoning for the above mentioned property is 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 “Lake Pleasant Heights” Planned Community Development (PCD) Standards and Guidelines Report (case Z03-05A.6) stamped approved on 10/01/2024.
2. The approval entered herein shall not negate any of the prior conditions contained or referenced within Cases Z03-05 as amended, and as such, those *Conditions of Approval* for the applicable cases shall remain in force.

Exhibit 3 - Conceptual* Garden Style Apartment Elevations

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1 BUILDING TYPE 1 FRONT ELEVATION
18' = 1'-0"

EXTERIOR FINISH LEGEND SCHEME 1

- PF-A** STUCCO, MAIN BODY
DUNN EDWARDS
DEC012 "CRISP MUSLIN"
- PF-B** STUCCO, MAIN BODY
DUNN EDWARDS
DEC010 "DESERT GRAY"
- PF-C** STUCCO, TRIM, RAILING
DUNN EDWARDS
DET028 "CHARCOAL SKETCH"
- PF-D** STUCCO, ACCENT
DUNN EDWARDS
DEC026 "SOOQA"
- MAS-1** BRICK VENEER
PACIFIC CLAY "MODULAR FLAT"
BROWN FLASHED
- CMU-1** EXPOSED CMU
ECHLON "SMOOTH FACE"
BLACK CANYON
- MTL-1** STANDING SEAM METAL ROOF
DUNN EDWARDS
DET028 "CHARCOAL SKETCH"
- GL-1** WINDOWS
VINYL, DUAL PANE, LOW-E
WHITE
- RF-1** ROOFING
DURALITE SAXONY 700 SLATE
COBBLESTONE



2 BUILDING TYPE 1 LEFT ELEVATION
18' = 1'-0"



3 BUILDING TYPE 1 RIGHT ELEVATION
18' = 1'-0"



4 BUILDING TYPE 1 REAR ELEVATION
18' = 1'-0"

DRAFT

triARC
 architecture & design
 1934 East Camelback Rd
 Suite 200
 Phoenix, AZ 85016
 P 602-225-1100
N.F.C.
 NOT FOR CONSTRUCTION

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

REV	DATE	DESCRIPTION
SITE PLAN APPLICATION: SP24-02		
PROJECT NUMBER: 23-050		
REVISION DATE: 06/10/2024		
SHEET TITLE: BUILDING TYPE 1 ELEVATIONS		
SHEET NUMBER: A-500		

*A concurrent review of the companion Site Plan (Case SP24-02) application for this project is in progress and subject to further refinement as the project moves forward through this entitlement process.

Exhibit 4

Proposed Amendment to the Lake Pleasant Height PCD Development Standards

(Draft Version Showing Proposed Modifications)

Amendment for Adoption to the Lake Pleasant Heights PCD

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions or regulations being deleted are shown in bold red strikethrough text or a line through the graphic, like this: ~~Provisions that are being deleted are shown with a bold red strikethroughs text~~. Graphics containing bold red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined bold blue text, like this: Provisions that are being added are shown in double-underlined bold blue text. Graphics containing a bold double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Only those changes noted through the above methods for the specific sections and subsections of the code identified shall be made. When regulations, graphics or other text is omitted, or is shown unchanged in adjoining sections or subsections of the code, it shall remain unchanged.

**LAKE PLEASANT HEIGHTS
Planned Community District
Peoria, Arizona**

Master Plan and Development Regulations

**An Application to Amend the Zoning Map and Text
of the Peoria Zoning Ordinance**

Z03-05: Approved by City Council December 13, 2005
Z03-05A.1: Approved by City Council: December 2016
Z03-05A.2: Approved Administratively: October 2017
Z03-05A.3: Approved Administratively: March 2019
Z03-05A.4: Minor Amendment November 2020
Z03-05A.5: Minor Amendment December 2022
Z03-05A.7: Approved by City Council March 2024
[Z03-05A.6: Major Amendment October 2024](#)

Amended Document Prepared by:

RVi Planning + Landscape Architecture
Contact: Mark Reddie
4900 North Scottsdale Road
Scottsdale, AZ 85251
480-994-0994

Amendment Prepared for:

Lake Pleasant (Phoenix) ASLI VIII, LLC
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Scottsdale, AZ 85251
(480) 285-3061

Group Three and Noranda Properties
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7201 East Camelback Road, Suite 305
Scottsdale, Arizona 85251
(480) 874-2389

Arizona State Land Department
1616 West Adams Street
Phoenix, AZ 85007

**LAKE PLEASANT HEIGHTS
Planned Community District**

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TECHNICAL REPORTS

Category III Traffic Impact Analysis Under Separate Cover
 Water and Wastewater Master Plan Amendment Under Separate Cover
 Drainage Master Plan Under Separate Cover
 Cultural Resources Summary Under Separate Cover

Table 8: Residential Development Standards

District	Minimum Lot Size		Building Height	Minimum Yard Setbacks					Distance Between Buildings (4)	Maximum Lot Coverage (6)
	Area (1)	Width (2)		Stories/ Feet (7)	Front (3)	Side		Street Side (5)		
			Min.			Total				
LPHD-43										
	43,000	140	2/30	25	15	30	15	25	NS	35%
LPHD-35										
	35,000	120	2/30	25	10	20	10	20	NS	35%
LPHD-30										
	30,000	100	2/30	25	8	20	10	20	NS	35%
LPHD-24										
	24,000	80	2/30	25	8	20	10	20	NS	35%
LPHD-18										
	18,000	75	2/30	20	5	15	10	15	NS	40%
LPHD-12										
	12,000	70	2/30	20	5	15	10	15	NS	40%
LPHD-10										
	10,000	65	2/30	20	5	15	10	15	NS	40% (6)
LPHD-8										
	8,000	60	2/30	20	5	15	10	15	NS	45% (6)
LPHD-7										
	7,000	55	2/30	20	5	13	10	15	NS	45% (6)
LPHD-6										
	6,000	50	2/30	20	5	13	10	15	NS	45%
LPHD-5										
	5,000	45	2/30	20	3	6	10	10	NS	50% (6)
LPHD-4										
	4,000	40	2/30	20	3	6	10	10	NS	60%
LPHD-3										
	3,000	35	2/30	20	3	6	10	10	NS	65%
LPHA-4										
	4,000	30	2/30	20	0	10	8	5	10	60%
LPHA-3										
	3,000	NA	2/30	5	0	10	8	5	10	60%
LPHA-2										
	2,000	NA	3/36 ⁽⁷⁾	5	0	10	8	5	10	60%
LPHA-1										
	1,000	NA	4/48	5	0	10	8	5	10	60%

NA: Not Applicable NS: No Standard

(1) Minimum lot area permitted within the district. The minimum area presumes density and grading area transfer from sensitive lands preservation areas. The minimum area may be superseded by Hillside Development Overlay standards related to the maximum number of units per gross acre (density) by slope category.

(2) Minimum lot width permitted within district.

(3) To allow for a diverse streetscape, the front setback for the living component of the home, front porch and side entry garage component of the home may be set back ten (10) feet from the front property line. Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback. The garage shall have a minimum setback of 18 feet from the back of sidewalk to face of garage. Where sidewalks are not provided (Estate development parcels and/or terrain constraints) the garage shall be a minimum of 20 feet from back of roadway curb.

(4) Minimum distance permitted between buildings on the same lot or as required by the IBC.

(5) Within the LPHA-4, LPHA-3 and LPHA-2, LPHA-1 districts, the setback is required if subdividing property into fee simple lots.

(6) See Table 8a for Lot Coverage revisions for certain development parcels within Lake Pleasant Heights.

[\(7\) For Parcel A-16 within the LPHA-2 District, a maximum building height of 39'-6" measured from the building finish floor is permitted.](#)

Exhibit 5- Correspondence

From: [REDACTED]
To: [InetPlanning](#)
Subject: Case NO z03-054.6
Date: Monday, May 20, 2024 8:18:15 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

How do we oppose the Major amendment for the Mystic at Lake pleasant heights zoning Z03-05a.6. We have enough rentals on that round (Avilla and Cyrene) about and our schools are already full (Lake Pleasant and Liberty) for this family friendly neighborhood. if my email is enough please let me know as we strongly oppose.

[REDACTED]

From: [Sarah Dircks](#)
To: [REDACTED]
Cc: [Brad Shafer](#)
Subject: RE: Case z03-05A.6 Lake Pleasant Heights.
Date: Thursday, May 23, 2024 9:33:00 AM

Good Morning Stephan,

My is Sarah, a Senior Planner with the City of Peoria , and the assigned staff reviewer of the application submitted to the City by the Ascent Mystic applicant team. I have received your email of opposition for Z03-05A.6.

This opposition be included in the Planning and Zoning Commission and the City Council Reports once the case is set up for the hearings. I will also provide your comments (with your contact information redacted) to the applicant prior to the neighborhood meeting scheduled for the June 5, 2024 at 6pm at the Mystic Community Clubhouse. So that you can remain apprised I have added your email to the interested parties list for the file and you will be notified of any upcoming hearing dates. If you have any questions, please feel free to reach out.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
sarah.dircks@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning

From: Steve Border [REDACTED]
Sent: Thursday, May 23, 2024 9:21 AM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Cc: Brad Shafer <brad.shafer@peoriaaz.gov>
Subject: Case z03-05A.6 Lake Pleasant Heights.

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

⚠️ ⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️ ⚠️

Dear Ms. Dircks,

I'm writing today in opposing the amendment change. Not only for myself but those families that will be purchasing homes due west of this project. My view is

that it will take up more visual of the desert landscape looking to the east. Our future neighbors are having no say in the amendment change and how it will affect their quality of life.

How and why this abomination was even approved in the first place is beyond my comprehension. However, what is done is done. The number of apartments and infrastructure needed for that many new residents seems unsustainable. Was El Mirage Rd even designed to handle the traffic from this and the other projects being built in this area?

Again I would like to register my opposition to granting this amendment proposal.

Sincerely,

Steven Border



From: [Augustus Gerletti](#)
To: [REDACTED]
Subject: RE: Opposition to Z03-05a.6
Date: Tuesday, May 21, 2024 4:34:22 PM

Good Afternoon,

We have received your email of opposition. This opposition will be included in the Planning and Zoning Commission and the City Council Reports once the case is set up for the hearings. We have added you to the interested parties list for the file and you will be notified of any upcoming hearing dates.

If you have any questions, please feel free to reach out.
Thank you,

Augustus Gerletti
Associate Planner
623-773-7664
Augustus.Gerletti@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | Closed Friday | Inspections T & TH (times vary)
Peoriaaz.gov/planning

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, May 21, 2024 4:11 PM
To: Augustus Gerletti <Augustus.Gerletti@peoriaaz.gov>
[REDACTED]
Subject: Opposition to Z03-05a.6

[You don't often get email from arbuller14@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good afternoon,

This email serves as my letter of opposition to Z03-05a.6 and the apartments to be zoned at Westland and El Mirage. I oppose the apartments because of our overcrowded schools. There seems to be no plan to address this issue and the building of new schools in Peoria seems to be reactionary not pre-planned.

Also, there are already plenty of high density housing going in at the Avilla Mystic rental location which will most likely drive down our property values and increase crime in our area.

Thank you.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Cody Gleason](mailto:Cody.Gleason)
Subject: Re: Mystic at Lake Pleasant Heights NWC EL MIRAGE ROAD & WESTLAND ROAD Z03-05A.6
Date: Thursday, December 14, 2023 3:38:43 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Of course you can provide them my email address.

[Sent from Yahoo Mail for iPhone](#)

On Thursday, December 14, 2023, 2:21 PM, Cody Gleason <Cody.Gleason@peoriaaz.gov> wrote:

Mr. Klein,

Thank you for your response. The applicant would like an opportunity to speak with you to see if he can clarify some items in their request. The City has a policy that we do not provide applicants with citizen's contact information unless we have the citizen's consent. Would you mind if I provide the applicant with your contact information? If you could let me know that would be greatly appreciated. Alternatively, if you would prefer to reach out to the applicant his information is below:

Mark Reddie
RVI Planning
mreddie@rviplanning.com
602-292-1685 (cell)

If you could let me know I would greatly appreciate it.

Thank you for your time.

Cody Gleason, MBA, AICP
Principal Planner
623-773-7645
Cody.Gleason@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
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From: [REDACTED]

Sent: Tuesday, December 12, 2023 12:10 PM
To: Cody Gleason <Cody.Gleason@peoriaaz.gov>
Subject: Re: Mystic at Lake Pleasant Heights NWC EL MIRAGE ROAD & WESTLAND ROAD Z03-05A.6

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Sorry I must have, we as neighbors are concerned with more rentals in the neighborhood. Once they get approved for the height increase will they resubmit for the 3rd story.

I email just to show concern and not let the builder try to do what they want in our neighbor hood we are starting to love.

On Tuesday, December 12, 2023 at 11:44:43 AM MST, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:

Mr. Klein,

Thank you for reaching out regarding the proposed amendment to the zoning standards. It appears that some of your email message below may have been cut off as it indicates that "I would like to...", but the sentence is then not finished.

Just to clarify the purpose of the amendment, the applicant is seeking to modify the number of units from 2 parcels. One parcel (A-16) would increase by 48 units, and the other parcel (A-6) would decrease by 48 units; creating no net increase in the number of units. The other component of the amendment is increasing the height by 3 feet from the current maximum of 36 feet to a proposed maximum of 39 feet.

Please let me know if you have any questions or if you would like to clarify the unfinished statement from the prior email.

Thank you for your time.

Cody Gleason, MBA, AICP

Principal Planner

623-773-7645

Cody.Gleason@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | Closed Friday

[//Peoriaaz.gov/planning](https://peoriaaz.gov/planning)



From: [REDACTED] >
Sent: Tuesday, December 5, 2023 2:44 PM
To: InetPlanning <planning@peoriaaz.gov>
Subject: Mystic at Lake Pleasant Heights NWC EL MIRAGE ROAD & WESTLAND ROAD Z03-05A.6

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello there, I see this is trying to get rezoned again and looks like for apartments? I would like to say we don't need more rental on that corner. We have Cyrene's two properties and Nexmetro rental communities. We do not have the schools to handle 800 rentals and to have apartments too.

I would like to

Mystic at Lake Pleasant Heights NWC EL MIRAGE ROAD & WESTLAND ROAD Z03-05A.6 Rezoning Minor Planned Area Development (PAD) amendment to modify the number of units between two parcels and modify the maximum height from 36 feet to 39 feet for a multifamily building.

Jon Paul Klein

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [InetPlanning](#)
Subject: Project Sign: Westland Rd and El Mirage
Date: Thursday, May 30, 2024 10:36:23 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello, to whom it may concern:

Just wanted to email about a damaged sign that is along the side of the road on Westland Rd. in North Peoria. The sign is notifying the community about an upcoming project but currently it is face down on the ground since it damaged. The sign is on the Northwest corner of Westland Rd and El Mirage.

Thank you for your time and for your attention to this matter.

Best Regards,
Erick Zelaya

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Fwd:
Date: Wednesday, May 22, 2024 8:16:44 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Thanks! That seems very reasonable.
-Kirk

On Wed, May 22, 2024 at 11:39 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Morning Kirk,

Thank you for reaching out about the placement of the site posting for the proposed Major PCD amendment and for providing photos. I am Sarah, a Senior Planner in the City's Planning Department, and the assigned staff reviewer for the submitted application. We have reached out to the applicant to move the sign and install it abutting Westland Road and perpendicular to right-of-way.

As part of the City's noticing requirements, the applicant was required to mail a neighborhood meeting letter to property owners within 600 ft of the subject site and all HOAs within a mile. Those notices have already been mailed. Given this, to reduce confusion the applicant will still hold the meeting on June 5, 2024, at 6pm. To ensure that there will be ample opportunities for residents to participate in the Neighborhood Meeting process, staff is in the process of asking the applicant to arrange a second neighborhood meeting (likely virtual). This second meeting has not yet been scheduled. Please let me know if you have any further questions.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

sarah.dircks@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | **Closed Friday**

From: [REDACTED]
Sent: Tuesday, May 21, 2024 9:03 PM
To: Brad Shafer <brad.shafer@peoriaaz.gov>; InetPlanning <planning@peoriaaz.gov>
Subject: Fwd:

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

⚠ ⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠ ⚠

Hello,

I'd like to express my concern about the location of the City of Peoria Public Notice sign that pertains to northwest corner of Westland and El Mirage. For a public notice sign to be effective, it should be posted where it can be easily viewed by the public. The sign is located deep into the parcel which is guarded by a no trespassing sign. Vehicle access to that parcel has been blocked, or appears intended to be blocked, by a mound of dirt, chainlink fencing, and a yellow rope. As a result, the sign is visible to no one. (See attached images.) I only noticed the sign by chance during an early morning walk.

1. The sign should be relocated closer to Westland road in clear view of the public.
2. The June 5th meeting should be postponed accordingly to ensure the public has been given proper notice.

Thank you,

Kirk Stephens

LPH Resident

[REDACTED]

From: Sarah Dircks
Subject: RE: Major Amendment to Lake Pleasant Heights PCD 2nd Neighborhood Meeting-
Date: Tuesday, June 4, 2024 10:00:00 AM
Attachments: [image001.png](#)
[image003.png](#)

Ali,

The hope with having an extra meeting, virtually on June 24th, is to ensure that all residents interested in participating in the citizen participation process have an opportunity to do so. The meeting advertisement for June 24th should be posted this week. The neighborhood meetings are both hosted by the applicant. I will be in attendance to observe and verify the meeting occurs. The applicant identified they will do a presentation. Their contact information is on the site posting. Should you wish to reach out to them, they may be able to provide you with additional specific information related to their meeting.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
sarah.dircks@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning

From: Ali Keimel <ali_keimel@hotmail.com>
Sent: Monday, June 3, 2024 7:24 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Re: Major Amendment to Lake Pleasant Heights PCD 2nd Neighborhood Meeting-

You don't often get email from [REDACTED] [Learn why this is important](#)

  This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.  

Hi Sarah

Thanks for working late and getting back to me this evening! Thanks for correcting the online details. Hopefully it doesn't affect anyone's attendance. This most recent change, seemed like one more sneaky thing happening with this major amendment. I appreciate your explanation about the other details. Thank you.

Can you give some insight on who will lead the meeting tomorrow and what will be on the agenda?

Thank you

Ali Keimel Klein
[REDACTED]

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Monday, June 3, 2024 6:21:08 PM
To: Ali Keimel [REDACTED]
Subject: RE: Major Amendment to Lake Pleasant Heights PCD 2nd Neighborhood Meeting-

Good Evening,

The in-person neighborhood meeting is on Wednesday June 5, 2024, at 6pm. Thank you for notifying me of the typographical error on the description of the June 24, 2024 neighborhood calendar. This has been updated to reflect the calendar appointments on the event calendar, site posting, and postcards. The description added to the June 24, 2024 virtual meeting was intended to explain that the virtual meeting is intended to be a second opportunity to attend the same meeting that will be held in-person this Wednesday.

The applicant was notified today the sign they reinstalled closer to the street was knocked down and has someone going out in the morning to fix the sign. The second meeting scheduled on June 24, 2024 was scheduled in part to address the concerns raised related to the visibility of the original site posting. The applicant is hosting a second neighborhood meeting on June 24, 2024 at 6pm virtually on Zoom to allow residents to provide citizen participation related to their rezoning request. Please let me know if you have a follow-up question.

Sarah Dircks, MCP, AICP

Senior Planner
623-773-7514
sarah.dircks@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning

From: Ali Keimel [REDACTED]
Sent: Monday, June 3, 2024 5:51 PM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Major Amendment to Lake Pleasant Heights PCD 2nd Neighborhood Meeting-

You don't often get email from [REDACTED] [Learn why this is important](#)

  This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.  

Hello Sarah

I urgently need your help. We were made aware of a zoning neighborhood meeting scheduled for Wed. June 5th at Mystic Clubhouse but per the city site, the meeting is now on June 6th. Please see enclosed screenshots and information. Please clarify correct details as per the posted sign for June 5th. If not, this needs to be re-scheduled to give everyone proper notice.

We should also talk about the fact that the sign wasn't even posted on the road, initially and visible to the neighborhood.

Thanks for your help.

Concerned citizen,
Ali Keimel

Major Amendment to Lake Pleasant Heights PCD 2nd Neighborhood Meeting

- **Date:** 06/24/2024 6:00 PM - 8:00 PM
- **Location:** Zoom Virtual Meeting

Add to my Calendar

<https://tinyurl.com/yc772jex>

The George A. Pasquel III has submitted an application for a Major PCD Amendment to increase the allowable height allowance on parcel A-16 located in the Lake Pleasant Heights Planned Community Development from 36 feet to 39.5 feet. The multi-family use and density are currently permitted within the zoning for the subject site. The proposed change is exclusively to modify the maximum height allowed.

This meeting serves as a second opportunity for citizen participation. The in-person meeting is scheduled at the Mystic Community Center on June 6, 2024, at 6pm.

Associated Site Plan Case (SP24-02): for the construction of approximately 430 multi-family units.

Case Numbers: Z03-05A.

Public Notice

-6".
sd

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

6 days ago

ancia site. There is a meeting about major amendm
three story apartments going in at the NW corner
mystic clubhouse June 5th at 6pm.

City of Peoria Public Notice

Project Location: 12275 W. Westland Road, Peoria, AZ 85383

Project Size: 1.0 acre

Project Description: Major PCD Amendment to increase the allowable height allowance on parcel A-16 located in the Lake Pleasant Heights Planned Community Development from 36 feet to 39.5 feet. The multi-family use and density are currently permitted within the zoning for the subject site. The proposed change is exclusively to modify the maximum height allowed.

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

5:43

31

Major Amendment to Lake Pleasant Heights PCD 2nd Neighborhood Meeting

Date: 06/24/2024 6:00 PM - 8:00 PM
Location: Zoom Virtual Meeting

 [Add to my Calendar](#)

<https://tinyurl.com/yc772jex>

The George A. Pasquel III has submitted an application for a Major PCD Amendment to increase the allowable height allowance on parcel A-16 located in the Lake Pleasant Heights Planned Community Development from 36 feet to 39.5 feet. The multi-family use and density are currently permitted within the zoning for the subject site. The proposed change is exclusively to modify the maximum height allowed.

This meeting serves as a second opportunity for citizen participation. The in-person meeting is scheduled at the Mystic Community Center on June 6, 2024, at 6pm.

Associated Site Plan Case (SP24-02): for the

construction of approximately 430 multi-family units.

Case Numbers: Z03-05A.6

Applicant Contact:

George A. Pasquel III

Withey Morris Baugh, PLC

Office: 602-230-0600

george@wmbattorneys.com

With

Sent from my iPhone

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 – 1st 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 – 2nd 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. 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. 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

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1 BUILDING 1 FRONT ELEVATION
18' x 1'-0"

EXTERIOR FINISH LEGEND SCHEME 1

- PT-A STUCCO, MAIN BODY
DUNN EDWARDS
DESIGN "CRISP MULLBY"
- 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 "COCOON"
- MAS-1 BRICK VENEER
PACIFIC CLAY "MODULAR FLAT"
BROWN FLASHED
- CMU-1 EXPOSED CMU
ECHOLIN "SMOOTH FACE"
BLACK GANYON
- GL-1 WINDOWS
VINYL, DUAL PANEL, LOW-E
WHITE
- RS-1 ROOFING
DURALITE SAKONY 700 SLATE
COBBLESTONE



2 BUILDING 1 LEFT ELEVATION
18' x 1'-0"



3 BUILDING 1 RIGHT ELEVATION
18' x 1'-0"



4 BUILDING 1 REAR ELEVATION
18' x 1'-0"



1904 East Camelback Rd
 Suite 200
 Phoenix, AZ 85016
 P 602.229.1100
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



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

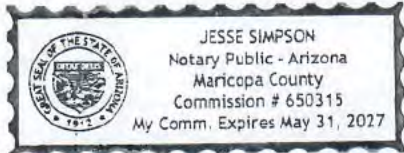
Location of Property

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 _____



_____ before me on 05/16/24

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@wrbattorneys.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. 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 22, 2024 at 4:28 PM

N Westland Rd

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
802.230.0600
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 6:30 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 4:29 PM

N Westland Rd

Peoria AZ 85383

United States

Tab D

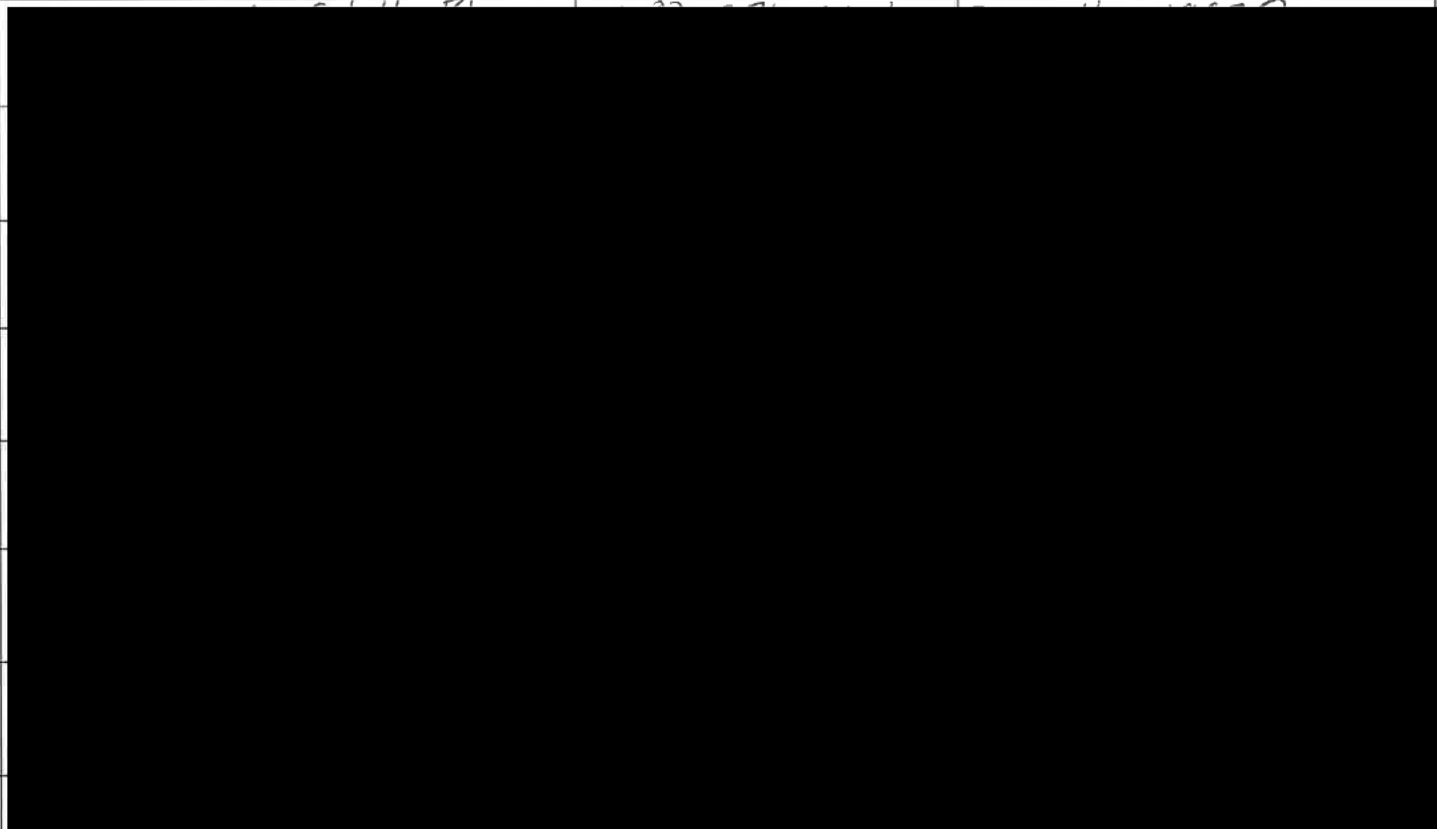
SIGN-IN

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			

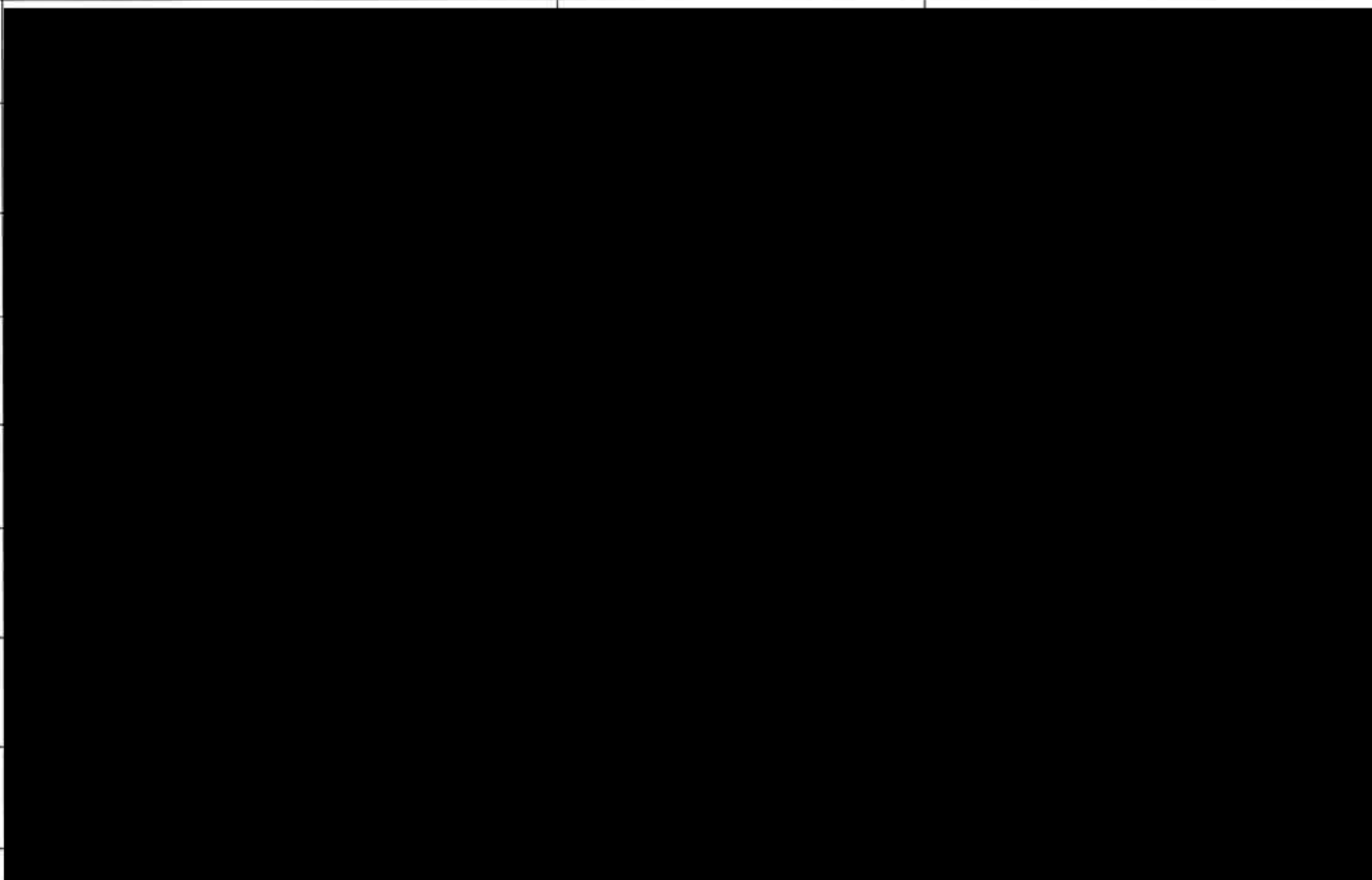
SIGN-IN

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
Sam Henig			
Michael Logan			
Jon Paul Klein			
Erica Nygard-McCormack			
Jason Assbury			
QuoVat Estell			
Gene Oton			
Dolores Mejia			

Tab E



**WITHEY
MORRIS
BAUGH**

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.

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. 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. 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



Collaborative V
 2776 East 13th Ave
 Suite 113
 Aurora, CO 80014
 Tel: 303.733.4444
 Fax: 303.733.4444

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Peoria, AZ
ASCENT MYSTIC
 LANDSCAPE IMPROVEMENTS

DATE: 01/18/2014
 DRAWN BY: MDPV
 CHECKED BY: MDPV
 PROJECT NO: 000000004

ASCENT MYSTIC
 LANDSCAPE IMPROVEMENTS
CLS-1



TO BE MAINTAINED BY THE
 CAP TRAIL SYSTEM
 5000 PARK

FOOD COURT

ACTIVE LANE AREAS
 GATE LANE 1
 COVERED DRILLING STATION

TOP LOT WITH INTEGRATED SHADE SAIL

RESORT STYLE POOL AREA

CONNECT TO CAP TRAIL SYSTEM
 5000 PARK

TO BE MAINTAINED BY THE
 CAP TRAIL SYSTEM
 COVERED DRILLING STATION

LOT WITH 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. 85th Ave., Development and Community Services Building
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george@wmbattorneys.com

City Contact:

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

Neighborhood Meeting #1:

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

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



Neighborhood Meeting #2:

When: Monday, June 24, 2024 6:00 pm

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

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

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

City of Peoria Public Notice

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