



CONDITIONAL USE PERMIT

PLANNING AND ZONING COMMISSION APPEAL FORM

This form may be utilized to appeal a Planning and Zoning Commission decision on a Conditional Use Permit (CUP) to the Peoria City Council. The appeal must be filed with the Planning Department within fifteen (15) calendar days of the date of the Planning and Zoning Commission decision. The filing of an appeal is considered complete upon receipt by the Department.

Case Information *(Decision Being Appealed)*

Commission Meeting Date: October 17, 2024

Project Name or Case Number: Cibola Vista Self - Storage: Conditional Use Permit (CU22-08)

Address or Location: West of Lake Pleasant Parkway and South of Westwing Parkway

Appellant Information *(Individual Requesting Appeal)*

Name: Jeremy Bowen

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Representative Information

The appellant may designate someone to act as their representative during the CUP appeal process. This person (or "Representative") shall attend public hearings, will receive agendas, staff reports, and will communicate all information provided by the City to the appellant.

Company: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Statement of Authority and Request For Appeal

Please initial by each statement to acknowledge that you have read and understand each one.

[REDACTED]

I hereby certify that I am the appellant or am authorized by the appellant to file an appeal.

I hereby certify that all statements contained herein are true to the best of my knowledge.

I hereby appeal the Planning and Zoning Commission's decision of the aforementioned case and request the case be forwarded to the Peoria City Council for consideration pursuant to Chapter 21 of the Zoning Ordinance.

Appellant or Representative's Signature:

[REDACTED]

Date:

October 22, 2024

Reason(s) for the Appeal

Please explain why you feel the decision of the Planning and Zoning Commission was made in error. If approved, what specific Conditional Use Permit (CUP) criteria do you believe the project does not meet and why? If the CUP was denied, please explain why you believe the CUP criteria has been met.

Please see attached

Appeal to Reconsider the Conditional Use Permit (CUP) Approval for a Self-Storage Unit Development on 2.2 Acres in North Peoria, Arizona

To: Lorie Dever

City of Peoria Planning Department
9875 N. 85th Avenue
Peoria, AZ 85345

Date: 10/22/2024

Subject: Appeal of Conditional Use Permit (CUP) Approval for a Self-Storage Facility on 2.2 Acres of Land for 833 Units in North Peoria

Case Information:

- **Project Name or Case Number:** Cibola Vista Self - Storage: Conditional Use Permit (CU22-08)
- **Commission Meeting Date:** October 17, 2024
- **Address or Location of Property:** West of Lake Pleasant Parkway and South of Westwing Parkway

To the City of Peoria Planning Department,

This appeal is being submitted on behalf of the concerned residents of North Peoria, Arizona, regarding the recent approval of a Conditional Use Permit (CUP) for the development of a self-storage facility on 2.2 acres of land, which will house 833 units. While we recognize the need for various types of development, this particular project raises serious concerns that we believe were not adequately addressed during the approval process. Therefore, we are requesting that the Peoria City Council reconsider this decision for the following reasons.

1. Absence of Three Planning and Zoning Commission Members

A decision as impactful as the approval of a self-storage facility should be made with careful deliberation and full representation. However, 3 of the 7 members of the Planning and Zoning Commission were absent when this CUP was approved. This absence of nearly half the commission undermines the validity of the decision, as it did not reflect the full range of perspectives and input from the entire commission.

The absence of these members raises the question of whether the decision might have been different had all seven commissioners been present. With nearly half of the commission missing, the decision may not reflect the level of scrutiny and balance that a full panel could have provided. We request that the approval be reconsidered with all members present, ensuring that the decision is made with a complete and thorough review.

2. Over-Saturation of Similar Businesses in the Area

Another significant issue is the over-saturation of self-storage facilities in the North Peoria area. There are already several similar businesses nearby, and additional facilities are either planned or already under construction. This influx of self-storage developments poses several concerns:

- **Redundancy:** The area is already well-served by self-storage facilities, and adding another one may lead to market oversupply, contributing little to the community's actual needs.
- **Decreased Appeal:** An over-concentration of storage facilities may detract from the appeal of the neighborhood. The presence of too many similar commercial ventures diminishes the area's attractiveness to prospective homebuyers and residents, particularly in a community where the majority of homes are owner-occupied and designed to be residential in nature.
- **Alternative Land Uses:** This land could be better utilized for purposes that would bring more value to the neighborhood, such as parks, community centers, or other amenities that directly benefit residents. The community would be better served by developments that promote engagement, recreation, and quality of life rather than by adding another storage facility to an already saturated market.

3. Negative Impact on Property Values and Neighborhood Character

A development of this scale (833 units on 2.2 acres of land) is not in alignment with the predominantly residential character of North Peoria. As an area where 90% of homes are owner-occupied, residents are highly invested in the stability, aesthetic appeal, and property values of their neighborhood.

Several concerns arise from the approval of this project:

- **Potential for Decreased Property Values:** The introduction of a large commercial facility in a residential area could negatively impact property values. Many homebuyers prefer neighborhoods that are purely residential, and the proximity of a

commercial self-storage unit could make the area less appealing to future homebuyers.

- **Traffic Congestion:** A facility of this size will undoubtedly increase traffic in the area, particularly with moving trucks and commercial vehicles accessing the facility. This increase in traffic could create congestion and safety concerns, especially in a community that prioritizes a quiet, family-friendly atmosphere.
- **Security Concerns:** Self-storage units can attract unwanted attention and sometimes become a target for theft or vandalism. The potential for increased crime poses a security risk to the surrounding neighborhood, especially in an area with many families and long-term residents.

4. Failure to Align with Community Needs

The residents of North Peoria are deeply invested in maintaining the quality and character of their community. As a primarily owner-occupied area, the community's priorities are focused on developments that enhance the residential atmosphere and improve quality of life. Unfortunately, a self-storage facility offers little in terms of direct benefit to the neighborhood and does not align with these priorities.

There are better alternative uses for this land that would better serve the community, such as parks, open spaces, or even retail or service businesses that cater to the needs of local residents. A more thoughtful, community-focused development would not only align with the values of the area but also enhance the long-term attractiveness and property values in North Peoria.

Conclusion

Considering these concerns, we respectfully request that the City Council reconsider the approval of the Conditional Use Permit for the self-storage facility on 2.2 acres in North Peoria. The decision was made without adequate notice to the community, with nearly half the Planning and Zoning Commission absent, and without fully considering the oversaturation of similar businesses and the negative impact on property values and neighborhood character.

We urge the Council to pause the project and conduct a more thorough review, ensuring that all residents have the opportunity to participate in the decision-making process. Additionally, we request that alternative land-use options be explored that would better serve the needs and priorities of the North Peoria community.

Thank you for your time and consideration of this appeal.

Sincerely,

Jeremy Bowen

[Redacted]

[Redacted]

[Redacted]