



## **PLANNING AND ZONING COMMISSION REPORT**

**Meeting Date:** October 17, 2024

**Agenda Item:** 3R

**Case Name:** Cibola Vista Self-Storage: Conditional Use Permit (CU22-08)

### **General Application Information**

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*Proposal:*

The applicant is requesting a Conditional Use Permit to allow a Self-Storage Facility.

*Location:*

Northwest Corner of Lake Pleasant Parkway and Cibola Vista Drive

*Project Acreage:*

Approximately 2.2 acres

*Applicant:*

Taylor Earl of Earl & Curley, PC on behalf of Abernathey Holdings

**ATTACHMENTS:**

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Project Narrative

Exhibit 4 - Site Plan

Exhibit 5 - Elevations

Exhibit 6 - Landscape Plan

Exhibit 7 - Citizen Participation Plan

Exhibit 8 - Opposition and Support



# PLANNING & ZONING COMMISSION

## STAFF MEMORANDUM

Meeting Date: 10/17/2024

Agenda Item: 3R

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**TO:** Planning and Zoning Commission

**THROUGH:** Chris M. Jacques, AICP, Planning Director

**FROM:** Robert Kuhfuss, AICP, Senior Planner

**SUBJECT:** Cibola Vista Self-Storage  
Northwest Corner of Lake Pleasant Parkway and Cibola Vista Drive

### ***PROPOSAL***

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The applicant is requesting a Conditional Use Permit (CUP) to operate a Self-Storage facility on a vacant 2.2-acre site located at the northwest corner of Lake Pleasant Parkway and Cibola Vista Drive.

### ***APPLICATION INFORMATION***

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**Case Numbers:** Conditional Use Permit (CU22-08)

**Applicant:** Taylor Earl of Earl & Curley, on behalf of Abernathy Holdings, LLC

**Requests:** Approval of a Conditional Use Permit (CUP) to allow for the construction of a new Self-Storage Facility.

### ***BACKGROUND AND CONTEXT***

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The subject site is approximately 2.2 acres, consisting of vacant land that is part of the Cibola Vista Planned Area Development (PAD) (**Exhibit 2**).

#### **CONTEXT:**

The subject site is a triangular shaped property, and bounded on the west by a single-family subdivision (Pleasant Valley Estates). To the north is a single undeveloped commercial parcel that is part of the West Wing Planned Community District (PCD) Zoning District. The east side of the site is bounded by Lake Pleasant Parkway, which is designated as a limited access parkway. Lake Pleasant Parkway runs at an angle from southwest to northeast at this location thereby creating the triangular shape of the subject site. Directly east of Lake Pleasant Parkway is the northern extent of the Cibola Vista resort, and a vacant commercial parcel that is part of the Cibola Vista PAD (**Exhibit 2**).

### ***APPLICANT'S PROPOSAL***

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The applicant is requesting approval of a Conditional Use Permit for a Self-Storage Facility. The applicant is proposing a 92,157 square foot facility within a three (3) story building consisting of two (2) floors above-ground and one (1) basement level (below ground). With a floor situated below grade, the top of the building parapet will be twenty-five (25) feet above grade, which effectively places the building height below what is permitted in the adjacent single-family neighborhoods at 30 feet. Office hours will be from 9:30 AM to 6:00 PM Monday through

Friday, and 9:30 AM to 5:00 PM Saturday and Sunday. Move-in and access hours will be from 6:00 AM to 9:00 PM daily (Exhibit 3).

**DEVELOPMENT INFORMATION:**

<u>Existing Use:</u>	Vacant
<u>Proposed Use:</u>	Self-Storage Facility
<u>Property Size:</u>	2.2 acres (approximately)
<u>Required Parking:</u>	17 spaces
<u>Provided Parking:</u>	17 spaces + 2 loading berths

**STAFF ANALYSIS**

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**ZONING HISTORY AND PROPERTY DEVELOPMENT:**

The subject property was annexed from Maricopa County on November 14, 1989, under *Ordinance #89-34*, and has remained vacant since. The City Council approved the original Planned Area Development (PAD) for Cibola Vista on May 1, 2001, under case Z00-10.

**APPLICABILITY:**

The subject site is part of the Cibola Vista Planned Area Development (PAD) and is designated for Retail Commercial uses by the PAD. More specifically, the PAD Standards and Guidelines Report indicates that uses within this Retail Commercial portion of the development are allowed in accordance with the City’s Intermediate Commercial (C-2) zoning district.

The proposed use is analogous to *Self-Storage, Indoor or Drive-Up* which is conditionally permitted in the C-2 zoning district. The City of Peoria Zoning Ordinance also prescribes Special Limitations outlined in Section 21-505.D.1 of the Peoria Zoning Ordinance, which are discussed more specifically in the Special Limitations section of this staff report.

**CONDITIONAL USE PERMIT ANALYSIS:**

The purpose of a Conditional Use Permit is to ensure that the physical and operating characteristics inherent with the land use have been sufficiently resolved or mitigated, optimizing compatibility with the surrounding area, and that the use is not injurious to the health, safety, and general welfare of the community.

*Review Criteria:*

Section 21-321 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Planning Department must review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria:

1. Whether the use is designated as a permitted Conditional Use within the zoning district in which the property is located.

2. Whether the use meets the locational and development standards provisions, as applicable for the Conditional Use Permit, for the zoning district in which the property is located.
3. Whether the use is consistent with the goals, policies, and intent of the General Plan and any adopted Specific Plan applicable to the site where the proposed use is located.
4. Whether the use is consistent with documentation and recommendations provided by reviewing City Departments.
5. Whether the use complies with all applicable City Codes, standards, and guidelines governing such use.
6. Whether the use will be materially detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the property, to the neighborhood, or to the public welfare; or if the use will unreasonably interfere with the use and enjoyment of nearby properties. Consideration shall include, but not be limited to the following factors:
  - a. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
  - b. Impact on surrounding areas resulting from an unusual volume or character of traffic;
  - c. Ingress and egress to the property and proposed structures;
  - d. Pedestrian and vehicular circulation with particular reference to fire protection;
  - e. Parking and loading; and
  - f. Impact on public services, including schools, utilities, and recreation.
7. The Planning Manager may not approve or recommend approval of any Conditional Use Permit unless the Department has received a Waiver of Proposition 207 from the Owner(s) of the property that is the subject of the Conditional Use Permit or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and zoning goals and regulations.

**SPECIAL LIMITATIONS:**

Over the course of the project duration, regulations associated with Self-Storage within the City of Peoria Zoning Ordinance have been changed through a Zoning Ordinance Text Amendment for Self-Storage Facilities (Ord 2024-05). As a result, the regulations at the time of this application were different than those regulations applicable to such facilities found in the Zoning Ordinance today.

At the time of adoption of the revised standards, special care was taken to identify within the provisions of the adopting ordinance that any applications in process at the time of the amendment would not be subject to the new regulations. As a result, the applicable *Limitations on Use* are noted below and staff's findings are identified within italics:

1. Mini-storage warehouses, RV, Boat, and Trailer Storage, indoor and/or screened, shall be subject to the following additional requirements:
  - a. For the purposes of this Section, an outdoor RV, Boat and Trailer Storage use shall be visibly screened from a public street by an architecturally integrated wall or structure consisting of a minimum height of ten (10) feet, or as otherwise approved by the Planning and Zoning Commission. Additional screening from elevated roadways may be required, such as canopies, berming, or other design solutions.

*This is an indoor self-storage facility, in which all operations are internalized to the building. As such this criteria has been met.*

- b. Doors of the storage areas shall not front on any public street.

*As identified within the conceptual elevations shown in Exhibit 5, no "storage area" doors are visible to the public, and as such, this criteria has been met.*

- c. Only storage shall be permitted. No sale of goods, materials or other tangible or intangible property from the facility or any part thereof shall be permitted. No activities conducted on the premises, whether related to the stored items or otherwise. The sale of insurance by the operator on goods stored therein or the sale by the operator of items used in connection with the storage of goods at the site shall not be prohibited.

*This provision will be addressed within the site plan application, and monitored throughout the duration of the project. As such, this criteria has been met.*

- d. No hazardous or flammable materials, as defined in the Peoria City Building Code, shall be stored in such facility.

*This provision will be addressed within the site plan application, and monitored throughout the duration of the project. As such, this criteria has been met.*

- e. The City may exempt any structure from side and rear yard setbacks, except in circumstances where the site devoted to such use abuts a residential use or residentially-zoned vacant property. In such cases, the setback for the site boundary abutting the residential district shall be no less than thirty (30) feet.

*As identified within the conceptual elevations shown in Exhibit 5, a minimum thirty (30) foot building setback has been provided. As such, this criteria has been met.*

**OPERATIONAL CHARACTERISTICS:**

*Hours of Operation:*

The facility will observe the following hours of operation:

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<b>Office Hours</b>	Monday through Friday	9:30 AM to 6:00 PM
	Saturday and Sunday	9:30 AM to 5:00 PM

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<b>Move-in and Access Hours</b>	Daily	6:00 AM to 9:00 PM
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*Vehicle Access:*

The facility will be served by a single point of access from Lake Pleasant Parkway. This access will consist of right-in and right-out only turning movements; meaning there will be no left-in or left-out movements to or from the subject site. While the applicant will construct a right-turn deceleration lane to serve the facility, there will be no median break at this location, hence no left-turn movements into or out of the facility (**Exhibit 4**).

*Parking:*

The proposed storage facility will consist of 693 units and 470 square feet of office space. Section 21-825.B.2 of the Peoria Zoning Ordinance requires one (1) parking space for every 50 storage units plus one (1) parking space for every 200 square feet of office floor area. This would result in a minimum of 17 parking spaces required for the site. The applicant seeks to provide 17 parking spaces as well as 2 loading spaces (**Exhibit 4**).

*Pedestrian Access:*

An existing sidewalk extends from the south up to approximately the midpoint along the Lake Pleasant Parkway street frontage. The applicant will extend the public sidewalk north along the Lake Pleasant Parkway frontage to the northern boundary of the subject site. Pedestrian access to the facility will extend from the city sidewalk to the main building (**Exhibit 4**).

*Architecture:*

The building by incorporates design elements on all four façades of the building and seeks to mimic elements present in the nearby residential design that exists in the area. Building design is discussed further in a subsequent section of this report as it relates to citizen comments.

*Outdoor Lighting:*

The applicant has provided an outdoor lighting plan which demonstrates compliance with the City's outdoor lighting standards. To minimize the impact of lighting on the neighboring residential properties, the applicant will utilize low-level bollard lighting along the emergency pedestrian egress route located between the building and the west wall (shared with Pleasant Valley Estates subdivision). There will be a wall-mounted light at each of the four (4) egress doors in keeping with building code egress requirements; however, these will be equipped with motion sensors and time-delay shut-off, to minimize impacts to the surrounding property owners. The proposed parking lot lighting will be lower than the permissible height of 16 feet at 15 feet in height and will be directed down and / or away from the neighboring properties (**Exhibits 4 & 5**).

*Screening and Buffering:*

The Site Plan and Landscape Plan reflects a 30-foot setback and associated landscape buffer between the west side of the proposed building and the existing single-family subdivision to the west as required by Section 21-505.D.1, and 21-818 of the Peoria Zoning Ordinance. This landscape buffer will be landscaped with minimum 24-inch box trees thereby creating a tree canopy to aid in the screening of the facility. Since the subject site, is adjacent to Lake Pleasant Parkway, it is required to include a 30-foot wide street frontage landscape area along Lake Pleasant Parkway in accordance with Section 21-819 of the Peoria Zoning Ordinance and Chapter 4 of the Peoria Community Design Guidelines with respect to the Lake Pleasant Scenic Corridor.

**CONTINUING JURISDICTION:**

If any issues arise regarding the operation of the business, Section 21-321.I of the Peoria Zoning Ordinance provides the Planning Manager with continuing jurisdiction over all Conditional Use Permits. This means that the Planning Manager may recommend to the Planning and Zoning Commission that a permit may be revoked, modified, or suspended should any of the following occur:

1. The permit was obtained by fraud or misrepresentation;

2. The use authorized by the permit has been exercised in violation of the conditions of its approval;
3. A change in circumstances consisting of any of the following has occurred:
  - a. Impacts from the approved conditional use to neighboring properties.
  - b. Changes in aesthetic or environmental impacts such as noise, odors, or pollution.
4. The use authorized by the permit has been exercised in a manner that is detrimental to the public health, safety, or welfare of the community or in a manner that constitutes a nuisance to neighboring property owners, adjacent neighborhoods, or the City.
  - a. Notice and a public hearing shall be provided in the same manner as for Conditional Use Permit applications.

### ***COMMUNITY INVOLVEMENT***

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#### *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.

#### *Outreach Requirements:*

Within the first 21 days of the notice of application, City staff received opposition to the proposal. This opposition triggered the requirement for an outreach meeting, which was held on January 25, 2023, at the West Wing Mountain Community Center. In advance of the meeting, the former applicant notified all property owners within a 600-foot radius of the site and all registered Homeowners' Associations within one (1) mile.

Several neighboring property owners attended the meeting, in addition to the development team for the project, as well as City staff. The applicant team presented the details of the proposed project to the attendees and answered questions presented by the neighboring residents. Issues of concern included traffic, building heights / blocked views, design aesthetics, property values, crime, incompatible uses, and leaf litter (**Exhibit 7**).

In response to neighbor concerns, the applicant team, worked with City staff to refine the site design. Refinements included a reduction in building height, the use of non-reflective glass for the faux windows, changes to the overall design aesthetics, the use of trees with minimal leaf litter, and relocation of the air conditioning units to the east side of the building. Subsequent to the proposed changes, the applicant team held a 2<sup>nd</sup> neighborhood meeting following the same notification procedures identified above. The applicant presented those changes during the second outreach meeting held on August 14, 2024, at the West Wing Mountain Community Center from 5:00 – 7:00pm (**Exhibit 7**).

#### *Support / Opposition:*

Prior to the second outreach meeting, 101 individuals expressed opposition to the project, with eight (8) additional commentors not identifying a stance on the proposal. There were no items of support during the early stages of the outreach. Since the redesign and subsequent outreach meeting, staff has received one (1) letter which contained numerous review comments regarding the site. The applicant has since refined the design in an effort to address these comments to the extent practical. Staff has received no other items of support or opposition, although several individuals did inquire as to the status of the project (**Exhibit 8**).

***KEY FINDINGS***

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1. The subject site is located within the Retail Commercial portion of the Cibola Vista Planned Area Development (PAD).
2. The Cibola Vista PAD allows permitted and conditionally permitted uses consistent with the Intermediate Commercial (C-2) zoning district, as outlined in the Peoria Zoning Ordinance, within the Retail Commercial portion of the PAD.
3. The City Council adopted Zoning Ordinance Text Amendment (Ord. 2024-05) regarding Self-Storage facilities which allowed for those facilities in process at the time of the text amendment to utilize the ordinance in place prior to the ordinance adoption.
4. The proposal meets the requisite Limitations on Use standards within Section 21-505 of the City of Peoria Zoning Ordinance.
5. When operated in accordance with the recommended conditions of approval, the use is not expected to have an impact on adjacent properties.
6. 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***

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

**Approve the Conditional Use Permit for Case CU22-08, subject to the Conditions of Approval identified in Exhibit 1.**

***STAFF CONTACT***

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Cibola Vista Self-Storage: CU22-08  
Northwest Corner of Lake Pleasant Pkwy and Cibola Vista Drive

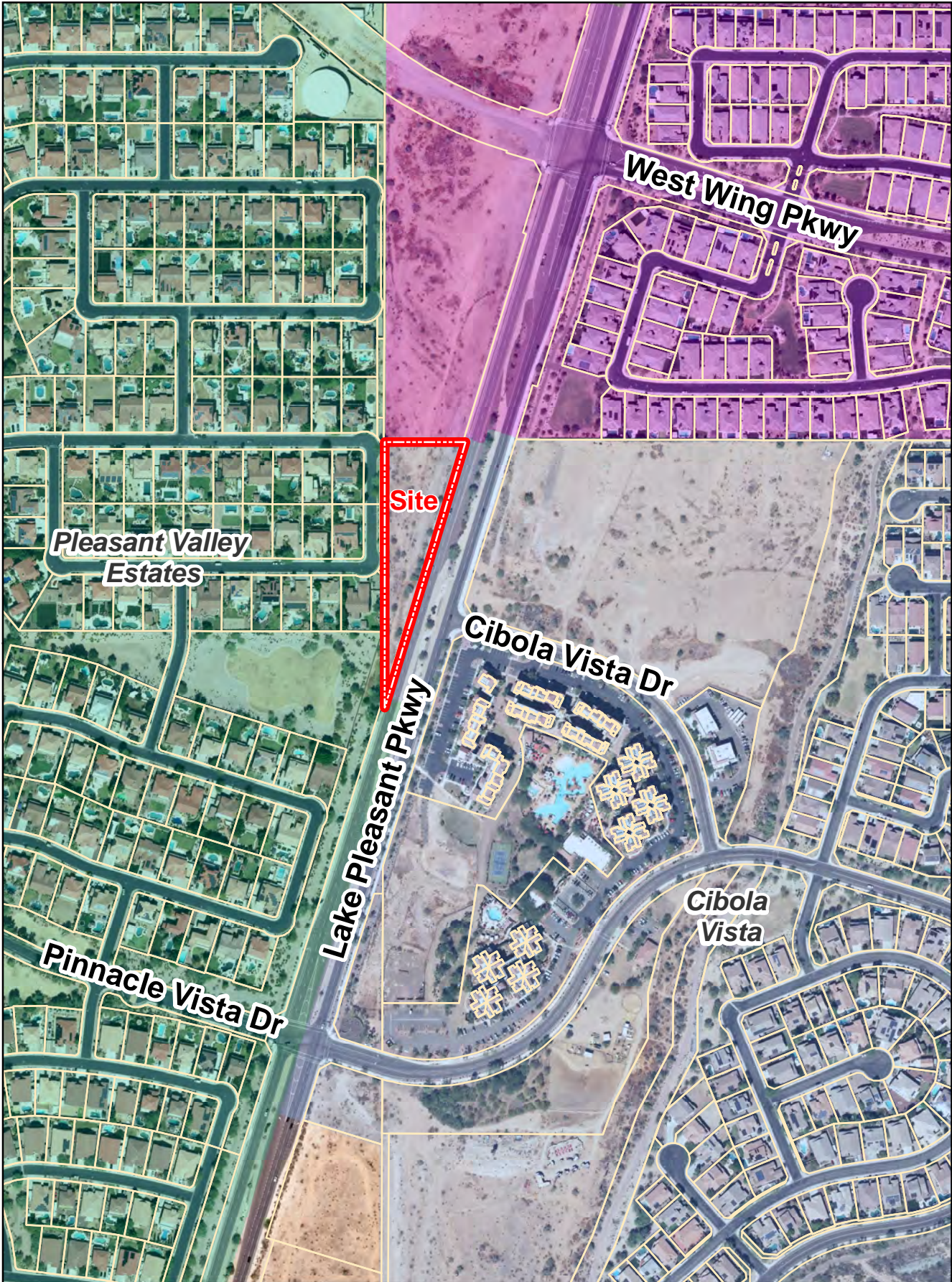


The Conditional Use Permit request for the above-referenced property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. Development and use of the site shall substantially conform to the Project Narrative (Exhibit 3), Site Plan (Exhibit 4), and Landscape Plan (Exhibit 6) as contained in the staff report to the Planning and Zoning Commission dated October 17, 2024, except as necessary to ensure compliance with applicable ordinances or regulations governing the site.

# Cibola Vista Self-Storage: CU22-08

Northwest Corner of Lake Pleasant Pkwy & Cibola Vista Dr



# ***Cibola Vista Self-Storage Conditional Use Permit***



## ***Project Narrative***

*NWC of Lake Pleasant Pkwy. & Cibola Vista Dr.  
A request for CUP with Site Plan*

*Application Numbers: CU22-08 and SP22-34  
Re-filing date: September 16<sup>th</sup>, 2024*



## PRINCIPALS AND DEVELOPMENT TEAM

Developer:

**Abernathy Holdings**

1845 S Dobson Rd., Suite 201

Mesa, AZ 85202

Phone: 618-978-6937

E-mail: [dq@abernathyholdingco.com](mailto:dq@abernathyholdingco.com)



Attorney:

**Earl & Curley, PC**

3101 North Central Avenue, Suite #1000

Phoenix, AZ 85012

Attorney: Taylor Earl

Principal Planner: Michael Buschbacher

Phone: (602) 265-0094

E-mail: [tearl@earlcurley.com](mailto:tearl@earlcurley.com)

E-mail: [mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com)



Architect:

**RKAA Architects, Inc.**

2233 E Thomas Road

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Contact: Robert W. Kubicek, RA

Phone: (602) 955-3900

E-mail: [rkubicek@rkaa.com](mailto:rkubicek@rkaa.com)



Civil Engineer:

**Helix Engineering**

3240 E Union Hills Dr. #113

Phoenix, AZ 85050

Contact: Steve Bowser, PE

Phone: (602) 788-2616

E-mail: [sb@hxeng.com](mailto:sb@hxeng.com)

**Helix Engineering, LLC**

Engineering / Surveying / Consulting

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**Who is the Developer?** The Developer of the proposed development is Abernathey Holdings, a development and holding company that specializes in the development and construction of Class A storage facilities. They adhere to longstanding principles of integrity and excellence, with over \$100M assets under management and 80 investors.



Abernathey owns and operates its own construction company, ensuring high-quality projects that are on time and within budget. Abernathey forms strategic relationships with leading self-storage and e-commerce partners to provide foundational support for its developments.

Abernathey is seeking a Conditional Use Permit with Site Plan, to develop this challenging triangle-shaped parcel into a high-quality self-storage facility that will be compatible with the adjacent single-family community.

**Why self-storage?** Being in the right location with the right development is important in the development of self-storage centers. Abernathey has carefully reviewed the market data in this area and based on that research has concluded there is sufficient market demand for not only self-storage at this location but also the type of Class-A facility it is proposing.

The increased demand for self-storage over the past decade is attributable to many different factors. Those include the following factors:

- The dramatic increase in housing development over the past several years;
- Baby Boomers are downsizing as they approach retirement but often do not wish to discard possessions;
- 18 percent of households are now multigenerational, which has steadily increased over the past decades;
- 56% of adults (18-24) are living at home;

- More employees since COVID-19 have converted their spare bedroom (which often double as an overflow storage room) to a home office;
- New self-storage facilities, which are climate controlled, secure, and often have internal loading and unloading areas, are more appealing to a broader consumer base than older centers, which increases demand for self-storage.

**What is the proposed layout?** Two floors of storage will be built above ground with one floor below grade for a total of 96,290 square feet. The site includes circulation, parking for 19 vehicles, and two dedicated unloading spaces. The site also includes landscaping along the Lake Pleasant Parkway Scenic Corridor around the parking lot. The building includes a 470 SF office with store front glazing with access to the loading/unloading area and storage spaces. An elevator is located close to the office and loading/unloading area.

**What Design Elements Address Neighborhood Concerns?** After two neighborhood meetings, we have obtained valuable neighborhood feedback. The following design features are not required by the zoning ordinance but are included into the plan and address neighbor concerns:

- We reduced from three stories above ground to two stories above with a basement.
- Even after reducing the height to two stories above ground, we further lowered the height from 32 feet (top of parapet) to 25' (top or parapet).
- We revised the architectural elevations to reflect the design aesthetic, colors, and materials of the adjacent resort and neighborhood (see before and after below). This includes the use of stone veneer on the building façade along Lake Pleasant Parkway.



1 WEST ELEVATION  
SCALE: 3/8" = 1'-0"

Prior Proposal



2 SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 3/8" = 1'-0"

Exhibit B (Before) – Architectural Elevations



**EAST ELEVATION**  
E: 3/32" = 1'-0"



**SOUTH ELEVATION**  
E: 3/32" = 1'-0"



**NORTH ELEVATION**  
E: 3/32" = 1'-0"



**WEST ELEVATION**  
E: 3/32" = 1'-0"

**MATERIAL AND COLORS**

- 1. SLP FINISH - PAINT COLOR TO MATCH:
  - FINISH: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 2. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: CORAL CLAY
  - SPEC: 03C70
- 3. HOLLOW METAL DOOR - PAINT COLOR TO MATCH:
  - FINISH: DUNE EDWARDS
  - COLOR: CORAL CLAY
  - SPEC: 03C70
- 4. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 5. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 6. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 7. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 8. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 9. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 10. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 11. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 12. STUCCO - PAINT COLOR TO MATCH:
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  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 13. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 14. STUCCO - PAINT COLOR TO MATCH:
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  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 15. STUCCO - PAINT COLOR TO MATCH:
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  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 16. STUCCO - PAINT COLOR TO MATCH:
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  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 17. STUCCO - PAINT COLOR TO MATCH:
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  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 18. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 19. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 20. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 21. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 22. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 23. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 24. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 25. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 26. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 27. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 28. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 29. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 30. STUCCO - PAINT COLOR TO MATCH:
  - FINISH: FINE SAND
  - NOTE: DUNE EDWARDS
  - COLOR: SAND CASTLE
  - SPEC: 03C70
- 31. STUCCO - PAINT COLOR TO MATCH:
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**ELEVATION GENERAL**

- ALL BEST AVAILABLE MECHANICAL EQUIPMENT IS TO BE LOCATED TO OR GREATER THAN THE NEIGHBORHOOD.
- ALL SECURITY WALLS AND GATES SHALL BE TO OR GREATER THAN THE NEIGHBORHOOD EQUIPMENT.
- ROOF OVERHANG SHALL UTILIZE INSIDER ROOF TO INDICATE TO THE NEIGHBORHOOD. ALL ROOF SHALL BE PROPERLY MAINTAINED AND REPAIRS SHALL BE IMMEDIATELY ATTENDED TO BY THE OWNER.
- SCREENING SHALL BE INSTALLED TO THE INTERIOR SECTION ONLY AND ALL UTILITIES SHALL BE PROTECTED FROM PUBLIC VIEW BY A CURB OR EQUAL TO OR GREATER IN HEIGHT THAN THE WALL PACKAGE FOR SCREENING.
- ALL WORK FOR EMERGENCY LIGHTING AT THE REAR OF LOWER THAN THE RESIDENTIAL WALL AND SHALL BE INSTALLED PER THE CITY OF TAMPA.
- THERE WILL BE NO SIGNAGE ON THE NORTH ELEVATION.

**KEY NOTES:**

- 1. ALL EXISTING SECURITY LIGHTING TO BE ON THE EXISTING CURB.
- 2. SIGNAGE PER SEPARATE PERMIT.

**Exhibit B (After) – Architectural Elevations**

- We shifted the location of the air condition units away from the neighborhood. Previously, these units were located on the west side, near the neighborhood. Based on neighborhood concerns about sounds from the A/C units, we moved these near Lake Pleasant Parkway, behind a screen wall.
- We have added motion sensors to the lighting on the west side of the building so that it only turns on when needed.
- We added faux windows and trellises to west elevation for architectural character.
- View fencing will be used on the south and north ends of the 30' setback space on the west side of the building to enhance security and discourage trespassing near the neighborhood.
- Loading and unloading will occur within an enclosed space, which makes it much quieter and eliminates most of the visibility of any loading and unloading activities.

Additionally, below is a list of project features that, while required by the zoning ordinance, also address neighbor concerns:

- Row of trees along west property line to mitigate views of the building from the neighborhood, using a tree species that will produce minimal leaf and flower litter.
- 30-foot buffer from the western property line, pushing building away from neighborhood.
- Screening of storefront glazing with desert landscaping along Lake Pleasant Parkway to reduce commercial appearance.
- Eight-foot sidewalk along Lake Pleasant Parkway.

### **DESCRIPTION of PROPERTY and RELATIONSHIP to SURROUNDING PROPERTIES**

Located on the northern edge of Peoria, eight miles south of Lake Pleasant, the site is on the west side of Lake Pleasant Parkway, across from the Cibola Vista Resort. The subject site is located within the approved Cibola Vista PAD area, which designates this site for retail commercial with C-2 uses. Self-storage is permitted in the C-2 zoning district with a Conditional Use Permit (CUP). The Planned Area Development (PAD), approved in March of 2001, encompasses over 240 acres, which has been mostly developed with the resort on the east side of Lake Pleasant Parkway and the West Wing Mountain subdivision to the east and north. The Pleasant Valley subdivision is located directly west of the site.

The subject site is level with a gentle slope to the south. At present the site is vacant with remnant fragments of native vegetation, due to the construction of Lake Pleasant Parkway and the routing of utility lines along both edges of the property. In general, the site is mostly a graded vacant dirt lot with little vegetation.

The site is currently serviced by utilities available within Lake Pleasant Parkway. The site is located within Flood Zone X (areas of minimal flooding) per the FEMA FIRM map currently on file for this location. Traffic generation to the use will be limited, and access to the site will be limited to right-in and right-out access only. Landscaping, planting palettes and screen wall themes are clearly defined within the Cibola Vista PAD, which is the guiding document for this site. A native plant inventory will be done as part of the development permitting process. Stormwater drainage will be accommodated with underground retention tanks and dry wells.

(Site Plan attached below on next sheet).

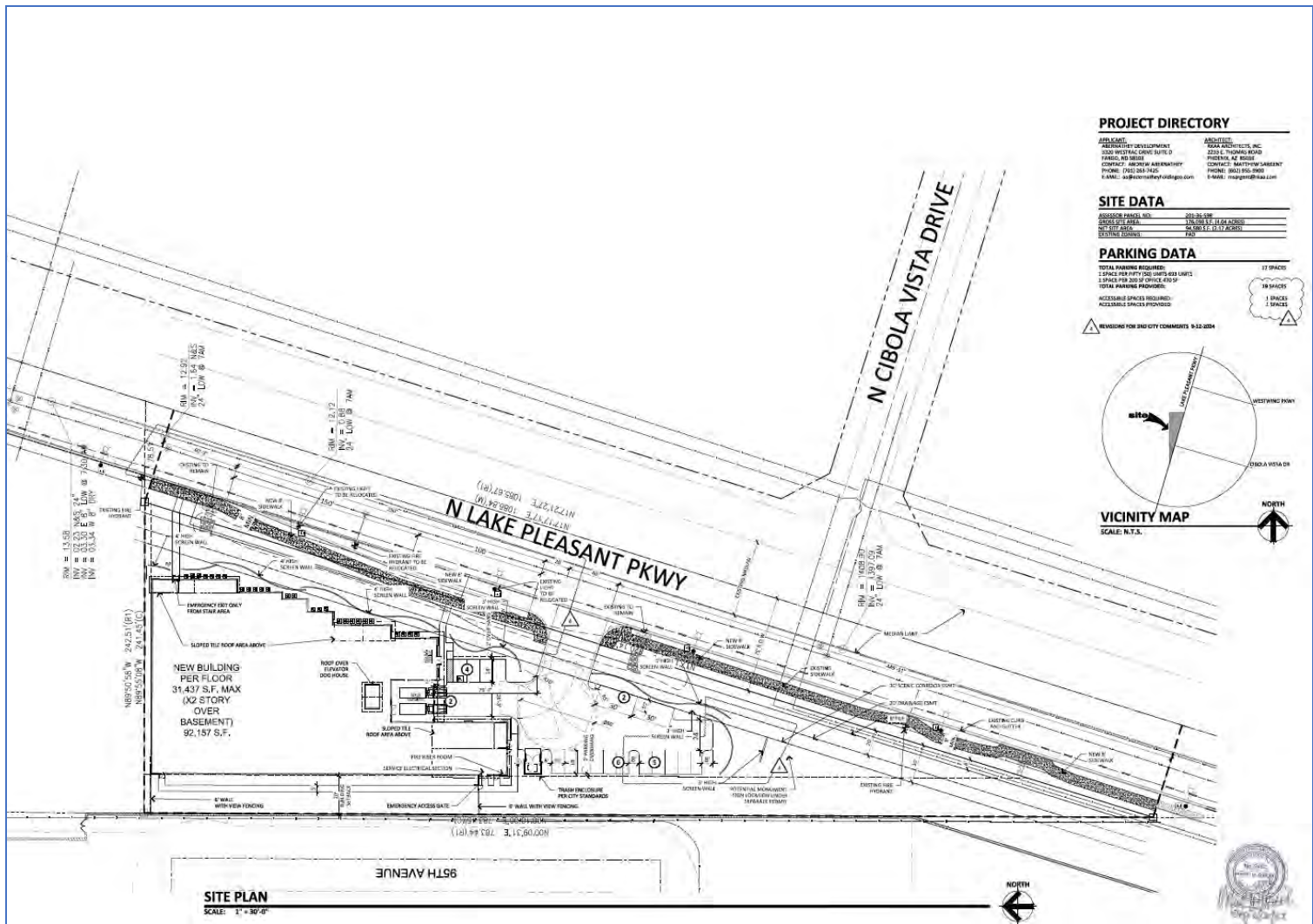


Exhibit C – Site Plan

## GENERAL PLAN CONSISTENCY

The City’s Plan Peoria AZ General Plan 2040 Land Use map designates this site as “Commercial.” The subject site is zoned PAD with a C-2 designation, which is consistent with that General Plan designation. Similarly, the proposed self-storage use is also consistent with the General Plan’s designation of Commercial.

Even beyond the General Plan Land Use Map, the proposed development is consistent with various goals, policies, and stated intents of the City’s General Plan. Those will be analyzed below in numerical order as they appear in the General Plan.

### Section 2.1 – Economic Prosperity, Prosperity, Strategies, page 2-3

- Support small businesses and cultivate entrepreneurship.

Self-Storage is regularly used by small businesses and entrepreneurs. Such businesses and ventures use storage for equipment, inventory, records, and more. Large businesses

may elect to accommodate such items on-site by leasing larger properties, larger warehouses, and larger offices. But small businesses need self-storage for such items because it is much more cost effective than leasing larger offices/warehouses and can be scaled as a business grows. Moreover, for home-based small businesses, self-storage frees up the entrepreneur's house and garage from being overrun by elements of the business.

By bringing in this additional service to the community the city is cultivating entrepreneurship for this self-storage business. Abernathey is a small business itself and with this development will support more small businesses, which are the life blood of the American economy.

### **Section 3.3 - Smart Growth, Land Use categories, Office and Local Commercial, page 3-26**

- Supports low-intensity commercial development consisting of a variety of small to moderate in scale professional offices, medical and legal services, and ancillary retail uses.

A variety of services and businesses is critical for balanced economic development. Low intensity- uses like self-storage provide great value to the community while consuming only small amounts of the City's finite water, sewer, police, and fire resources.

Moreover, this proposal will serve as a conveniently located support for other low-intensity businesses, such as professional offices, medical and legal services in the area. It will provide a cost-effective storage location for equipment, inventory, and files.

As Peoria seeks to support low-intensity commercial uses, it needs to provide tools for supporting such uses. Storage is one of those tools. And it makes most sense to provide that tool on a parcel that would struggle to be developed with anything else.

- This project has a character and building height of one to two stories due to proximity to residential neighborhoods.

Over the past decade, it has become clear that internal self-storage is a great option for infill parcels adjacent to residential uses. This is due to their nature of having low activity, low traffic, low lighting, and high security. Our proposed building will be a two-story building above ground with a basement. The architectural character is like the surrounding residential homes and the nearby resort. The building was re-designed to blend in with the surrounding residential neighborhood. In addition, our building does not have windows that would look down on the adjacent neighborhood, such as would be the case with an office building or multifamily. Our proposal also does not bring back of house elements such as grease traps, delivery areas, outdoor storage, and smoke-break areas—which are common in restaurants and retail establishments.

### **Section 3.3 - Smart Growth, Land Use categories, Commercial, page 3-28**

- Retail uses that includes a wider variety of goods and services compared to neighborhood shopping areas.

Neighborhood shopping areas typically include a supermarket with daily convenience shops such as a drugstore, dry cleaner, shoe repair, coffee shop and bank, but not self-storage. Self-storage is part of a wider variety of services that goes beyond a neighborhood shopping use. As self-storage becomes more innocuous with climate-controlled buildings that look more like an office building, they are increasingly becoming a critical service that is being added to well-designed neighborhoods adjacent to shopping centers.

- Encourages uses along arterial streets for ease of access.

Four-lane arterial streets are the backbone of the street network. This classification of roadways provides high-capacity urban roads that carry longer-distance flows of traffic between centers of activities. This is why it is advantageous to locate services, such as self-storage, along these types of roads. The site is located on Lake Pleasant Parkway, a four-lane arterial parkway that provides ease of access to and from the site. Arterial roads provide the highest level of mobility, which is desirable when you need to access a business quickly, for short periods of time.

Additionally, to support the intent of these types of roadways, it is helpful to limit left-turn movements. Here, because of self-storage's low traffic generation, the center is able to thrive without seeking to petition the city for a median break.

- Character that is reflected in an architectural style that is consistent throughout a larger center, or is complimentary to other nearby commercial sites, where all sides of the buildings feature architectural treatments of the facades.

Efforts were made to revisit the architectural elevations to apply similar materials and colors from the adjacent residential neighborhood and the Cibola Vista Resort directly across the street from the site. The revised site plan and elevations reflect the nearby architectural character of the resort by utilizing a similar paint pallet, stone veneer, and other architectural features. The scale and height of the facility are consistent with the Pleasant Valley Subdivision to the west, where two story homes are allowed with heights up to 28 feet, which is three feet taller than our proposed building with a height of 25 feet.

### **Section 3.8–Smart Growth-Goals and Policies, Balanced Land Uses, page 3-41.**

This section includes several policies that promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business, and employment opportunities, etc. Several policies apply to this project.

**LUC-1** Promote sustainable planning concepts for growth, new development, areas in transition through active citizen participation.

An active citizen participation plan is critical for the development of any project. It is important to receive comments and feedback and then respond to this feedback in a positive way that is reflected in changes to the project. Great efforts have been made in this case to listen carefully to the residents, answer their questions, and address concerns where possible through re-designs of the project. Though not required, we held a second, follow-up neighborhood meeting to bring back a heavily revised design and to continue to hear and respond to neighborhood questions and concerns.

Evidence of our outreach efforts can be seen above in the list of items that the citizen participation process affected in the final design of this project. This project has gone beyond the required citizen participation process, in good measure, and we believe our project is better because of it.

**LUC-3** Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

The Pleasant Valley subdivision to the west was constructed in 2002 and has been mostly built out since 2006. Pradera and Escena, the most recent phase of the nearby WestWing Mountain subdivision were built as recently as 2018-19. The proposed project sits between these two subdivisions and will be providing convenient access to the services of our storage facility. This project is proposed on a remnant sliver shaped triangle parcel, where little else could be developed. This facility will provide an available service to both the established Pleasant Valley neighborhood, the newly established neighborhoods in WestWing, and additional housing developments that are being proposed in the area.

**LUC-8** Use the principles of sound water management to inform and shape the land use patterns within the community.

Sound water management is essential in the desert southwest. It is important to minimize water use when possible. Self-Storage uses consume very little water, only a small amount for the office and bathroom uses. Cooling units will be air conditioning, which will drip condensation back into the landscaping. All plant material will be from the low water use plant lists in compliance with the local drought tolerant water user associations. We anticipate that our proposal will use less water than a single-family home.

**Section 3.8—Smart Growth-Goals and Polices, Complete Neighborhoods, page 3-41.**

**CN-1** Promote efforts to make complete neighborhoods by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents.

The need and use of storage has clearly grown in recent years. There are many reasons why self-storage has become an essential service and should be included as part of a mix of complimentary uses. While they may not be the most exciting use, they are heavily used by residents and businesses in every community.

By approving this use on a difficult to develop parcel, the city would be supporting “complete neighborhoods” with a complimentary mix of uses.

**CN-3** Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.

The proposed building uses complimentary building forms from both sides of Lake Pleasant Parkway, incorporating design elements of the resort and the nearby residences. Efforts were made to revisit the architectural elevations to apply similar materials and colors from the adjacent residential neighborhood and the Cibola Vista Resort directly across the street from the site. The revised site plan and elevations reflect the nearby architectural character of the resort by utilizing a similar paint pallet, stone veneer, and other architectural features. The scale and height of the facility are consistent with the Pleasant Valley Subdivision to the west, where two story homes are allowed with heights up to 28 feet, which is three feet taller than our proposed building height of 25 feet.

### **Section 3.8–Smart Growth-Goals and Polices, Complete Neighborhoods (cont.)**

**CN-5** Require new commercial and mixed-use developments to have a pedestrian-scale and orientation by:

- Placing the building and outdoor gathering spaces along or near the sidewalk.

The building entrance is positioned on the southeast corner of the building, adjacent to the Lake Pleasant Parkway sidewalk.

- Designing the building with ground floor retail frontages or storefronts that front the street.

The ground floor will use a glass storefront that will front the street and provide a pedestrian scale and orientation.

### **Summary of General Plan Analysis**

The proposed self-storage facility provides a use that will help increase the diversity of services provided for the immediate area, where there currently are no self-storage

services within 2-miles of this site, thus contributing to the goal of providing a wider variety of services and goods. The site is located on an arterial street and has employed the use of nearby architectural styles consistent with the existing Cibola Vista Resort. All sides of the building feature architectural treatments such as the use of stone and architectural pop-outs and cornices to provide visual variation. All of the above-mentioned facts are consistent with the general plan designated land use category of commercial as described in section 3.3 under land use within the category of the Smart Growth, within the Office and Local Commercial, Commercial, Balance Land Uses, and Complete Neighborhoods sections.

In addition, within Section 2, Economic Prosperity, one of the most important roles of economic development is to ensure that there is an adequate supply of land and buildings to accommodate the needs of all existing and future businesses. With approval of this request, Peoria will be adding a service that will support other businesses, which furthers the City's economic development goals. Additionally, self-storage supports the development of residential and residential in turn helps attract and support restaurants, retail, entertainment, and employment uses. Again, while we recognize that storage may not be exciting, it is needed, and it is used. It has become an important element of the development eco-system. Approving this CUP will create a tool that will support more economic development—all on a parcel that is ill-suited for anything else.

## REQUEST

The formal request would be for a decision of approval of a Conditional Use Permit (CUP), to allow for the construction and operation of a self-storage facility, within the Cibola Vista Planned Area Development on a remnant parcel, listed as assessor's parcel number 201-36-598. As per the zoning ordinance, Section 21-321.A.1, states that a Conditional Use Permit shall be issued for all designated conditional uses under the Peoria Zoning Ordinance. In our case, the conditional use is allowed in the C-2 zoning district. Per 21-321.E the following criteria will be used to evaluate requests for a CUP.

1. Whether the use is designated as a permitted Conditional Use within the zoning district in which the property is located.
2. Whether the use meets the locational and development standards provisions, as applicable for the Conditional Use Permit, for the zoning district in which the property is located.
3. Whether the use is consistent with the goals, policies, and intent of the General Plan and any adopted Specific Plan applicable to the site where the proposed use is located.
4. Whether the use is consistent with documentation and recommendations provided by reviewing City Departments.

5. Whether the use complies with all applicable City Codes, standards, and guidelines governing such use.
6. Whether the use will be materially detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the property, to the neighborhood, or to the public welfare; or if the use will unreasonably interfere with the use and enjoyment of nearby properties. Consideration shall include, but not be limited to the following factors:
  - a. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
  - b. Impact on surrounding areas resulting from an unusual volume or character of traffic;
  - c. Ingress and egress to the property and proposed structures;
  - d. Pedestrian and vehicular circulation with particular reference to fire protection;
  - e. Parking and loading; and,
  - f. Impact on public services, including schools, utilities, and recreation.

## JUSTIFICATIONS FOR THIS CONDITIONAL USE PERMIT

Upon review, it is clear to us that the evaluation criteria for this Conditional Use Permit have been met. We have provided below a detailed explanation of how each criteria has been met.

1. Whether the use is designated as a permitted Conditional Use within the zoning district in which the property is located.

The approved Cibola Vista PAD has designated this site with an underlying zoning district of C-2 Commercial use. Under C-2 (Section 21-503) Mini-Storage Warehouses are permitted with a CUP.

2. Whether the use meets the locational and development standards provisions, as applicable for the Conditional Use Permit, for the zoning district in which the property is located.

The use meets the locational and development standards provisions, as applicable for the Conditional Use Permit, per section 21-505, D, part 1 under C-2 zoning district standards allowed in the approved Cibola Vista PAD. The land use allocation is retail commercial, and the land use conditions applied to the site are specifically for mini storage.

3. Whether the use is consistent with the goals, policies, and intent of the General Plan and any adopted Specific Plan applicable to the site where the proposed use is located.

The use is consistent with many of the goals, policies, and intents of the General Plan. Please see the above section regarding General Plan consistency for further detail.

4. Whether the use is consistent with documentation and recommendations provided by reviewing City Departments.

The use is consistent with documentation and recommendations provided by reviewing City Departments. Comments from the pre-app meeting, the first submittal review and a subsequent meeting with staff have been implemented.

5. Whether the use complies with all applicable City Codes, standards, and guidelines governing such use.

The use complies with all applicable City Codes, standards, and guidelines governing self-storage. During the site plan and building permit process, the project will undergo additional review to ensure that applicable codes, standards, and guidelines for this use are complied with.

6. Whether the use will be materially detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the property, to the neighborhood, or to the public welfare; or if the use will unreasonably interfere with the use and enjoyment of nearby properties. Consideration shall include, but not be limited to the following factors:
  - a. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
  - b. Impact on surrounding areas resulting from an unusual volume or character of traffic;
  - c. Ingress and egress to the property and proposed structures;
  - d. Pedestrian and vehicular circulation with particular reference to fire protection;
  - e. Parking and loading; and,
  - f. Impact on public services, including schools, utilities, and recreation.

This portion of the CUP standards has various sub-elements, which we address below. In short, the use will not be materially detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the property, to the neighborhood, or to the public welfare. Nor will it unreasonably interfere with the use and enjoyment of nearby properties. In particular:

- a. No damage or nuisance will arise from noise, smoke, odor, dust, vibration, or illumination for this project. Self-storage is now well understood

to be a quiet, low-impact neighbor to residential. Our firm has found them to be a great solution for commercial properties next to residential uses because of how low-impact and low-activity they are.

b. There will be little to no impact on surrounding areas resulting from an unusual volume or character of traffic. This is due in large part to the nature of how self-storage facilities are used and the very small number of daily trips that this use generates.

c. Ingress and egress to the property will be limited to southbound Lake Pleasant Parkway traffic with right-in and right-out movements for ingress and egress.

d. Pedestrian and vehicular circulation will allow for emergency exit pathways from the building and will allow for firefighting apparatus to be able to access the site for public safety activities and fire protection.

e. Self-storage requires very few parking spaces because of its low trip generation. And after leasing a unit, customers will often park in the loading and unloading area rather than in the parking lot. Thus, the site's parking and loading needs are fully accommodated within the site. Parking will be at 90-degree angles for safer parking conditions and the drive aisle will be wide enough to accommodate the anticipated vehicular traffic for this use. Loading will occur indoors, so as not to be visible to the neighborhood.

f. The use will have little impact on public services. It does not generate any students. It uses very little water and sewer. And it generates no use of recreational facilities.

Based on our analysis, we firmly believe the proposal meets all of the CUP requirements. The use will not be detrimental to the health, safety or general welfare of any persons residing or working in the vicinity of the property and will not unreasonably interfere with the use and enjoyment of nearby properties. In addition, Self-storage facilities use very little water, wastewater and electrical capacity as compared to office or neighborhood commercial uses of the same square footage. Low demand on City and other utility infrastructure leaves excess capacity to support other higher-intensity commercial uses in the area which may also ultimately enhance tax revenue.

The posture of a CUP request is fundamentally different than a rezoning request. Those uses that are listed as requiring a CUP are simply uses that the city wants to examine in its context before approving. They are permitted uses, subject to simply meeting the criteria set forth in the CUP. And the ordinance is clear that if the proposed use meets those criteria, the CUP "shall be issued." In other words, unlike zoning that is fully discretionary, CUP applicants have the assurance that if their use meets the CUP criteria, they have a right to obtain the CUP. Here, there is no question that our use meets the CUP criteria. We respectfully request, therefore, that this CUP be granted.

## **PLANNED AREA DEVELOPMENT – REVIEW AND ANALYSIS**

The Cibola Vista Planned Area Development, as amended by Z-00-10A.2, carved out portions of the plan for retail in addition to a larger plan for residential and a resort component. As a part of implementing the PAD for this site an interpretation was requested to determine the applicable setback and landscape buffer along Lake Pleasant Parkway and the maximum building height.

It was determined by the Planning Director that the setback, landscape buffer and building height under the PAD would be a building setback of 30 feet, a landscape setback for Lake Pleasant Parkway of 30 feet, and a maximum building height of 25 feet. The planning director's interpretation letter has been included with this update narrative.

## **GENERAL DEVELOPMENT PLAN - PHASING**

This project would be built in a single phase.

## **PUBLIC PARTICIPATION**

Two neighborhood outreach meetings have been conducted with adjacent property owners within 600-feet and Property Owner's Associations within 1-mile of the site as a part of the Conditional Use Permit application process. A citizen participation /neighborhood meeting summary has been submitted, showing how the number of concerned citizens has been reduced significantly after listening to the community, revising the plans, and updating the elevation to include more design elements from the surrounding area. The input from the neighborhood and residents has been very important and helped inform the direction of the design revisions. For more detail, refer to the attached citizen participation report and to the section of this document identifying the design elements that address neighbor concerns.

## **CONCLUSION**

The proposal meets the City's CUP criteria and should be granted.

Moreover, the proposed use will bring a quality development to a small, triangle-shaped parcel that is ill suited for other uses. The proposal is consistent with the General Plan and will act as a low-traffic, low-activity, low-light neighbor to the residential to the west. It will provide a needed commercial use for current and future residents in the area as well as offices and other commercial operations. As designed and re-designed based on neighbor and staff feedback, the proposal fits in very well with the aesthetics of the community.

Thank you for your consideration of this application.

**PROJECT DIRECTORY**

APPLICANT: ABERNATHEY DEVELOPMENT  
 3320 WESTRAC DRIVE SUITE D  
 FARGO, ND 58103  
 CONTACT: ANDREW ABERNATHEY  
 PHONE: (701) 263-7425  
 E-MAIL: aa@adernatheyholdingco.com

ARCHITECT: RKAA ARCHITECTS, INC.  
 2233 E. THOMAS ROAD  
 PHOENIX, AZ 85016  
 CONTACT: MATTHEW SARGENT  
 PHONE: (602) 955-3900  
 E-MAIL: msargent@rkaa.com

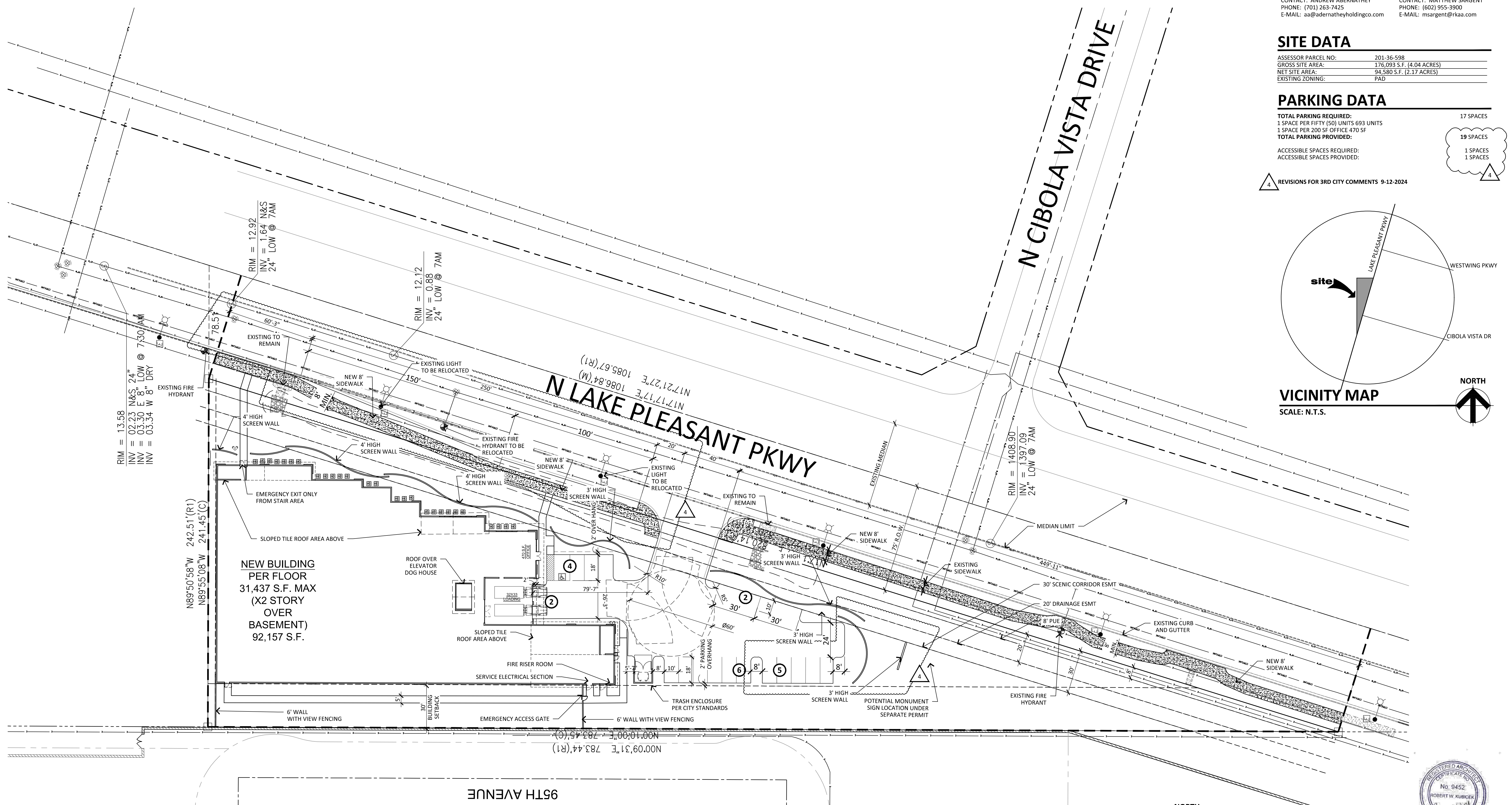
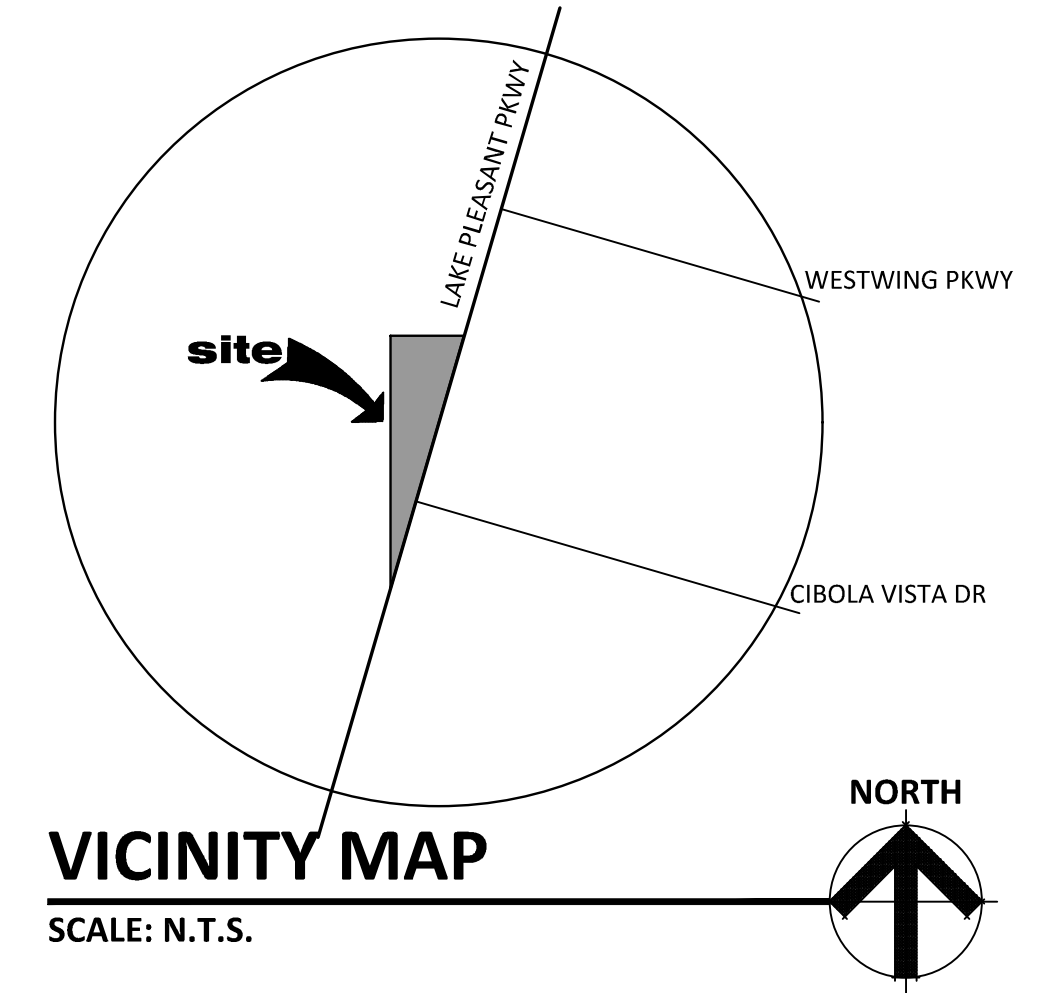
**SITE DATA**

ASSESSOR PARCEL NO:	201-36-598
GROSS SITE AREA:	176,093 S.F. (4.04 ACRES)
NET SITE AREA:	94,580 S.F. (2.17 ACRES)
EXISTING ZONING:	PAD

**PARKING DATA**

TOTAL PARKING REQUIRED:	17 SPACES
1 SPACE PER FIFTY (50) UNITS 693 UNITS	
1 SPACE PER 200 SF OFFICE 470 SF	
TOTAL PARKING PROVIDED:	19 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES

REVISIONS FOR 3RD CITY COMMENTS 9-12-2024



**SITE PLAN**

SCALE: 1" = 30'-0"



**PROPOSED SELF STORAGE FACILITY**  
 NWC LAKE PLEASANT & CIBOLA VISTA  
 PEORIA, ARIZONA  
 DATE: 09-16-2024 (PRELIMINARY)

SP-1

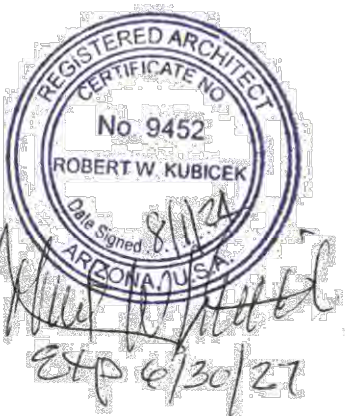
RKAA# 22048.50



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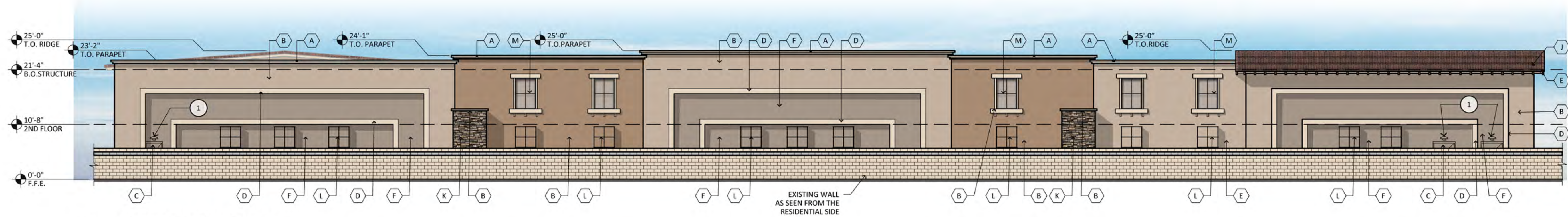
SP22-34/ CU22-08  
 REVISED 8/1/2024

**Exhibit 4**

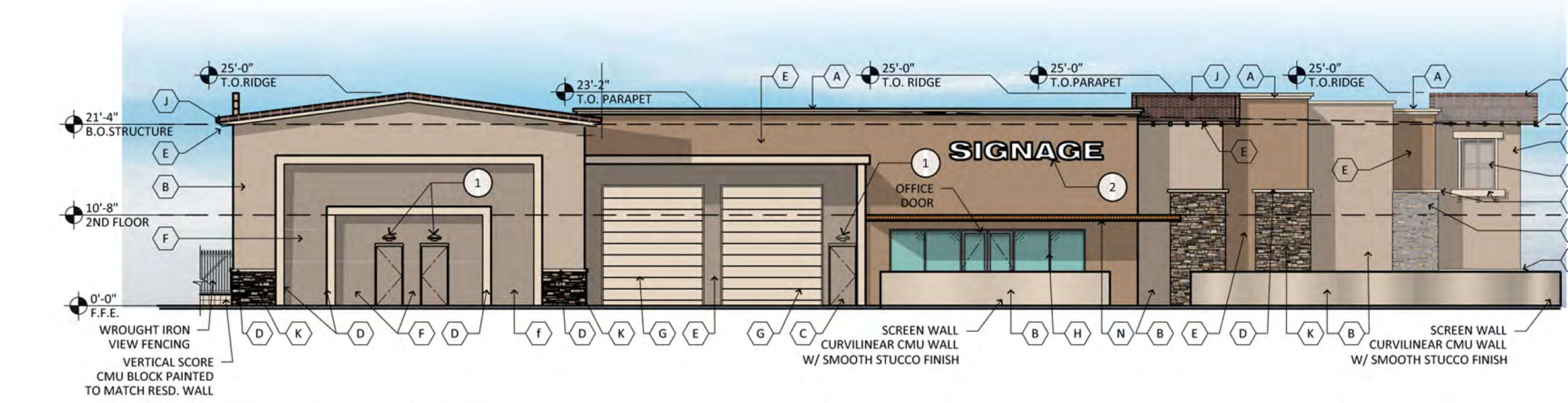


Cibola Vista Self-Storage: CU22-08  
West of Lake Pleasant Pkwy and South of WestWing Pkwy

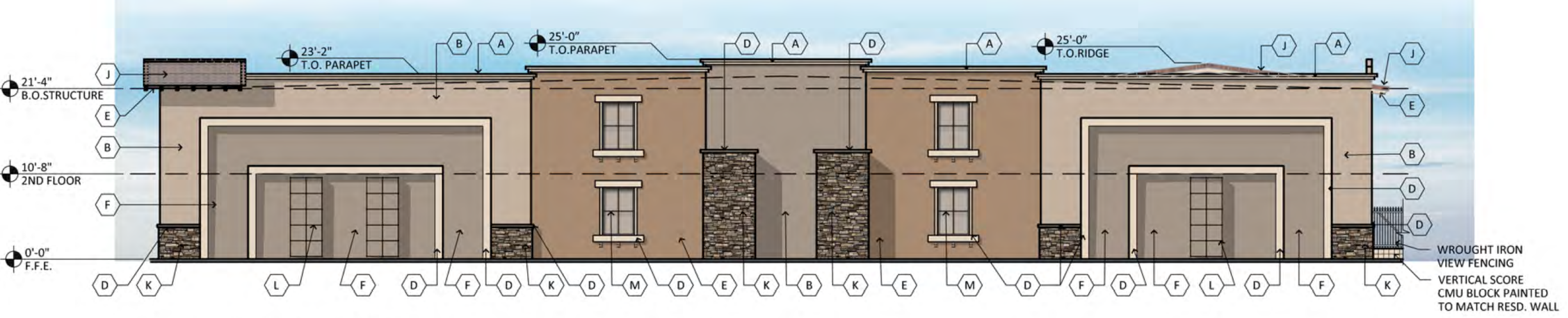




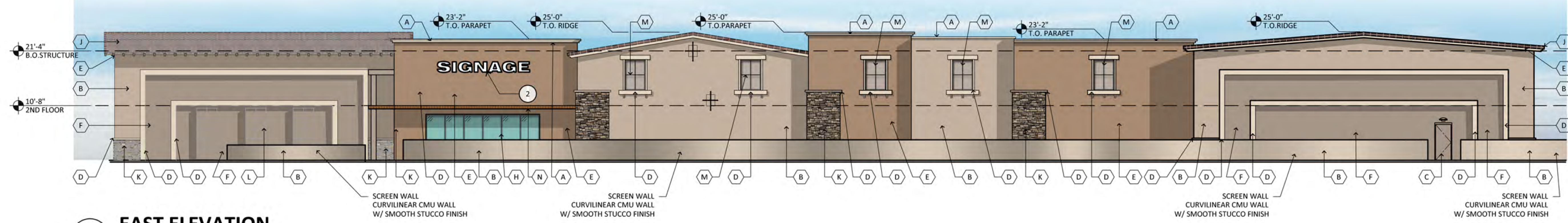
**1 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

**MATERIAL AND COLORS**

- A CAP FLASHING - PAINT COLOR TO MATCH:**  
MFG: DUNN EDWARDS  
COLOR: SAND CASTLE  
SPEC #: DEC740
- B STUCCO - PAINT COLOR TO MATCH:**  
FINISH: FINE SAND  
MFG: DUNN EDWARDS  
COLOR: CORAL CLAY  
SPEC #: DEC719
- C HOLLOW METAL DOOR - PAINT COLOR TO MATCH:**  
MFG: DUNN EDWARDS  
COLOR: CORAL CLAY  
SPEC #: DEC719
- D STUCCO - PAINT COLOR TO MATCH:**  
FINISH: FINE SAND  
MFG: DUNN EDWARDS  
COLOR: SAND CASTLE  
SPEC #: DEC740
- E STUCCO - PAINT COLOR TO MATCH:**  
FINISH: FINE SAND  
MFG: DUNN EDWARDS  
COLOR: MESA TAN  
SPEC #: DEC718
- F STUCCO - PAINT COLOR TO MATCH:**  
FINISH: FINE SAND  
MFG: DUNN EDWARDS  
COLOR: SORREL FELT  
SPEC #: DET624
- G ROLL UP DOOR:**  
MFG: RYTEC  
SPEC: 14'X10' ROLL UP  
COLOR: RAL 1019
- H ALUMINUM STOREFRONT:**  
MFG: KAWNEER  
COLOR: ALUMINUM CLEAR
- I TILE ROOF:**  
MFG: EAGLE ROOFING  
COLOR: 2606 VALLEJO RANGE  
PROFILE: MALIBU
- J STONE VENEER:**  
MFG: EL DORADO STONE  
COLOR: MESQUITE  
TYPE: CLIFFSTONE
- K PLANT TRELLIS STRUCTURE:**  
MFG: TBD  
COLOR: BLACK  
TYPE: OPEN WEAVE
- L FAUX WINDOW SYSTEM:**  
MFG: KAWNEER  
COLOR: ALUMINUM CLEAR  
FINISH: NON-GLARE TINTED SPANDREL  
GLASS
- M STANDING SEAM METAL ROOFING:**  
MFG: MCELROY METAL  
COLOR: COPPER PENNY METALLIC

**ELEVATION GENERAL NOTES**

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT - GC TO COORDINATE WITH SIGN PACKAGE FOR BLOCKING.
- ALL NONE EMERGENCY LIGHTING AT THE REAR OF THE BUILDING SHALL BE MOUNTED LOWER THEN THE RESIDENTIAL WALL AND SHALL BE ON MOTION DETECTORS AND TIME DELAY SHUT OFFS
- THERE WILL BE NO SIGNAGE ON THE NORTH ELEVATION.

**KEY NOTES:**

- 1. ALL EXIT DOOR SECURITY LIGHTING TO BE ON MOTION DETECTOR OR AND TIME DELAY SHUT OFF
- 2. SIGNAGE PER SEPARATE PERMIT



**PROPOSED SELF STORAGE FACILITY**  
NWC LAKE PLEASANT & CIBOLA VISTA  
PEORIA, ARIZONA  
DATE: 08-06-2024 (PRELIMINARY)

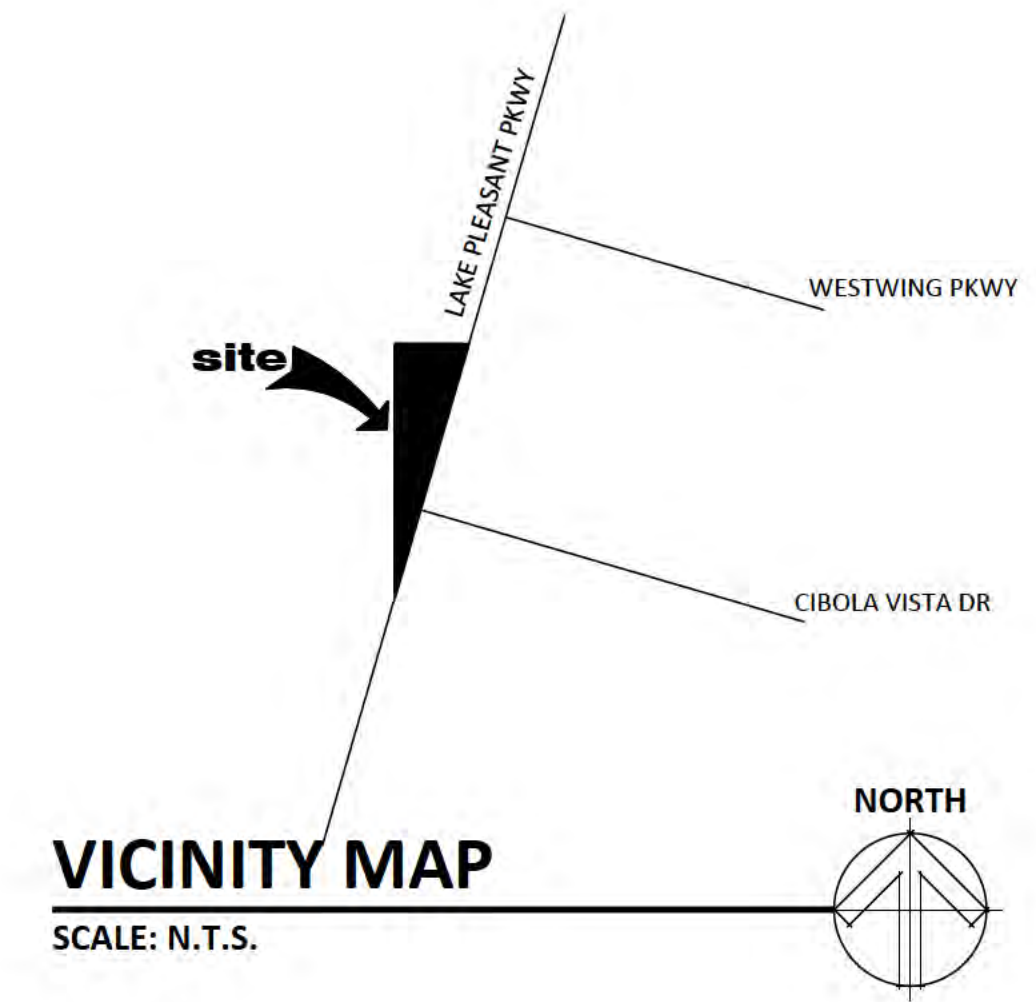
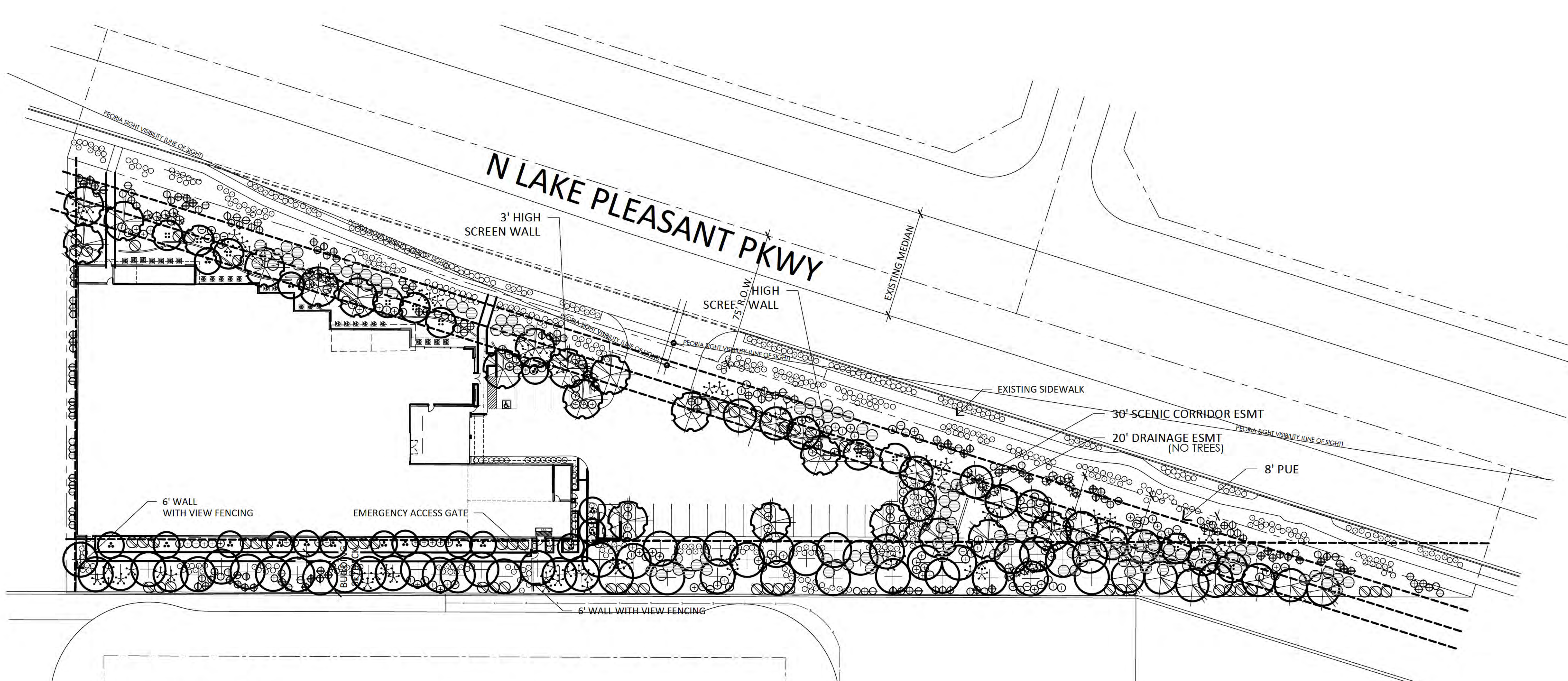
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Cibola Vista Self-Storage: CU22-08  
West of Lake Pleasant Pkwy and South of WestWing Pkwy





**LANDSCAPE LEGEND** (NO SALVAGED TREES ALL ARE IN POOR OR DECLINING CONDITION)

- |  |                           |  |                         |  |                    |
|--|---------------------------|--|-------------------------|--|--------------------|
|  | CERCIDIUM 'HYBRID'        |  | TECOMA 'ORANGE JUBILEE' |  | 1/2\"/>            |
|  | DESERT MUSEUM PALO VERDE  |  | ORANGE JUBILEE          |  | DECOMPOSED GRANITE |
|  | 24\"/>                    |  | 5 GALLON (56)           |  | 2\"/>              |
|  | ACACIA SALICINA           |  | HESPERALOE PARVIFLORA   | <b>LANDSCAPE DATA:</b>                 |                    |
|  | WILLOW ACACIA             |  | RED YUCCA               | OFF-SITE LANDSCAPE AREA: 10,043 SQ.FT. |                    |
|  | 24\"/>                    |  | 5 GALLON (52)           | ON-SITE LANDSCAPE AREA: 47,578 SQ.FT.  |                    |
|  | ACACIA ANEURA             |  | DASYLIION WHEELERII     |  |                    |
|  | MULGA (SRP/APS APPROVED)  |  | DESERT SPOON            |  |                    |
|  | 24\"/>                    |  | 5 GALLON (126)          |  |                    |
|  | PROSOPIS 'RIO SALADO'     |  | LEUCOPHYLLUM FRUTESCENS |  |                    |
|  | HYBRID THORNLESS MESQUITE |  | 'GREEN CLOUD'           |  |                    |
|  | 24\"/>                    |  | 5 GALLON (37)           |  |                    |
|  | SOPHORA SECUNDFLORA       |  | LANTANA MONTEVIDENSIS   |  |                    |
|  | TEXAS MOUNTAIN LAUREL     |  | 'GOLD MOUND'            |  |                    |
|  | 24\"/>                    |  | 1 GALLON (418)          |  |                    |
|  | CAESALPINIA MEXICANA      |  | EREMOPHILA GLABRA       |  |                    |
|  | MEXICAN BIRD OF PARADISE  |  | 'MINGENEU GOLD'         |  |                    |
|  | 5 GALLON (72)             |  | 5 GALLON (119)          |  |                    |
|  | EREMOPHILA MACULATA       |  | CONVOLVULUS CNEORUM     |  |                    |
|  | VALENTINE EMU BUSH        |  | BUSH MORNING GLORY      |  |                    |
|  | 5 GALLON (173)            |  | 5 GALLON (111)          |  |                    |



**Multi-Family Non-Residential Planting Data Sheet**

Site Planting Data Sheet and General Notes shall be completed and provided on all landscape Plans. Landscape requirements are in the Peoria Zoning Ordinance Sections 21-815 through 21-822, and the Community Design Guidelines. Cells containing bold boarders are to be entered as applicable for the site. Provided quantities must meet or exceed required quantities.

Street Frontage Area (Linear Feet)	Required	Provided
Multi-Family or Commercial (15-foot width)	820	12,300
Industrial (10-foot width)		12,300
1 tree per 25 linear feet		33
3 shrubs per 25 linear feet		98
<b>Land Use Buffer if Adjacent to Residential (Linear Feet)</b>	<b>Required</b>	<b>Provided</b>
RM-1, O-1, or C-1 (20 feet wide)	783.00	23,490
All other zoning districts (30 feet wide)		23,490
3 trees per 1,000 square feet (24-inch box minimum)		70
3 shrubs per 1,000 square feet		135
<b>On-Site Landscape Area (Square Feet)</b>	<b>Required</b>	<b>Provided</b>
Net Site Area	95,022	4,363
1 tree per 500 square feet		9
3 shrubs per 500 square feet		43
<b>Totals</b>	<b>Required</b>	<b>Provided</b>
Landscape Areas	35,790	40,153
Number of Trees	112	114
24-inch+ box trees (All use buffer trees or 50% of the required total whichever is greater)	70	103
15-gallon trees (Maximum of 50% of the required total number of trees)	42	0
Number of Shrubs (5-gallon minimum)	195	393



Multi-Family Non-Residential Planting Data Sheet

**General Requirements and Standard Notes**

**Parking Area Requirements**

**Landscape Islands**

- 1 every 8 parking spaces
- 1 at the end of each parking row
- Shall have 1 tree and three shrubs
- Minimum 7 feet wide from back of curb to back of curb and the length of the stall

**Landscape Medians**

- Shall be installed for all double rows of parking exceeding 30 total spaces.
- 1 shrub every 5 linear feet and 1 tree between islands

**Standard Notes**

- Shrubs and ground cover shall occupy at least 30% of the street frontage landscaped area at maturity.
- Turf (grass) is limited to a maximum of 10% of the site area and limited to slopes 6:1.
- The maximum separation between the canopy coverage of trees, shrubs, or groundcover shall not exceed 10 feet in any direction as measured at maturity.
- All landscaped areas shall have automatic irrigation systems.
- Plant materials must be in the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
- Property Owner is responsible to install/maintain all landscaping / irrigation within the rights-of-way.
- All trees and shrubs shall be installed a minimum of 2.5 feet from back of curb.
- Ground surface treatment, (e.g. decomposed granite), shall be 3/4" at 2" minimum depth.
- Turf shall not be within the right-of-way or any space 8 feet in width or length.
- All trees shall be double staked at the time of planting and maintained as such for a minimum of 3 years.
- Plantings at maturity shall maintain a minimum 6-foot clearance from all water / wastewater lines, and fire hydrants /

**Suppression Devices**

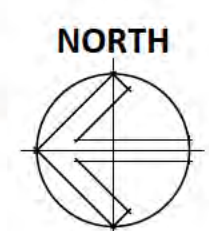
- Plantings shall not interfere with any traffic control signs and shall maintain a maximum height of 2.5-feet within any sight distance triangles per PE-200 and PE-091.
- The Developer is responsible for the location and protection of all underground utilities during the landscape and irrigation installation.
- All landscape and irrigation shall be installed per the approved plans. Any deviations require City approval.
- All street frontage landscaping shall be completed prior to a Certificate of Occupancy for the first phase of the development.
- All planting areas (except curb) shall be treated with a pre-emergent herbicide by a licensed applicator prior to and after placement of ground covering.

**Planning Department**  
 8075 North 19th Avenue, Peoria, Arizona 85345  
 Revised May 2023  
 Phone: 623-773-7000 | Web: www.peoriaaz.gov/planning

T.J. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 10450 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P. (602)265-0320  
 EMAIL: timmqueen@tjmla.net



**LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"



**PROPOSED SELF STORAGE FACILITY**  
 NWC LAKE PLEASANT & CIBOLA VISTA  
 PEORIA, ARIZONA  
 DATE: 07-20-2024 (PRELIMINARY)

La.01

RKAA# 22048.50

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REVISED: 07.20.24

EXHIBIT 6

Cibola Vista Self-Storage: CU22-08  
West of Lake Pleasant Pkwy and South of WestWing Pkwy



**Citizen Participation Report & Outreach Summary  
Cibola Vista – Abernathey Self Storage**

**February 26<sup>th</sup>, 2024  
Revised: July 31<sup>st</sup>, 2024**

**First Meeting Summary**

An early in-person neighborhood meeting was held on January 25<sup>th</sup>, 2023, at 6pm to present the details of a new self-storage project to the local community and any interested parties. This meeting was held at the West Wing Mountain Community Center located at 27008 N High Desert Drive in Peoria, approximately 1 mile from the subject site. At that meeting a slide presentation was given by Peter Yachimski, the developers representative at the time. Information about the proposal was shared, including a site plan, building elevations and information about the Cibola Vista PAD Master Plan, which designated this site as C-2 commercial since May of 2001. There was discussion about building heights, the number of stories and other uses that could be located within C-2 zoning districts. The developer’s representative also discussed what the footprint could be and that the project could be up to 4 stories as allowed by code.

Based on email replies and responses sent to staff and council members over 78 people expressed their concern with the project based on several criteria. The criteria reported included blocked views, increased traffic, incompatible design aesthetics, lowered property values, increase in crime, building height, and that this does not belong in a wealthy area. Many of the initial comments came from residents that live a mile or more away from the site and from the adjacent subdivision. It should be noted that after a careful analysis of the attendees and their comments that there were only three neighbors within the immediate vicinity of the proposed project and only one of the adjacent neighbors that commented or sent emails to staff. Regardless, it became clear that revisions to the design, elevation and site plan were needed to address the concerns of the neighborhood and community. The project was transferred to our firm to summarize the concerns, meet with staff and propose a revised set of plans that accommodated the request of the community.

**Post Application Meeting**

A meeting was held with staff to discuss the revisions completed by the design team on April 16<sup>th</sup> with the planning director and senior planner. The updated drawings were reviewed, and several additional revisions were requested by staff.

Those changes were made, sent back to staff to review and it was agreed that the revisions should be presented to a follow-up neighborhood meeting.

A summary was created of the neighborhood concerns to determine what the primary issues were with the community. That list also helped to inform us of the changes and revisions to the design along with the comments from staff.

### **Second Neighborhood Meeting**

A mailing list was created that included property owners within 600 feet of the site, along with all Homeowner Associations within one mile of the site. A site was located to hold the meeting and a date was agreed upon with staff that would occur after people had returned from vacations and after school had started for the fall semester. A notification letter with the revised site plan, elevations and renderings was sent via first class mail to all individuals on the mailing list, inviting them to a neighborhood meeting on August 14<sup>th</sup> at the West Wing Mountain Community Center. A copy of that letter is attached to the end of this report.

The meeting was held on August 14 from 5pm to 7pm. The format for the meeting was an open house, with two sets of four presentation boards displayed on easels in the front and back of the room. A project fact sheet, comment cards and sign-in sheets were provided at the entrance as residents arrived for the meeting. Each individual was greeted by a team member and then invited to view the presentation boards and have a seat for a brief introduction to our team and the revised proposal for the self-storage facility. Several individuals walked through and reviewed the presentation boards, while the development team provided overviews for each of the boards. The presentation boards included aerial photos, a color conceptual landscape plan, a rendered perspective drawing of the view of the project from Lake Pleasant Parkway and a rendering of the project from the residential neighborhood along 95<sup>th</sup> Avenue. Team members described the site, the proposed plan and how the conditional use permit process was needed to allow development of the proposed self-storage on the site. It was also made clear that the project now showed a two-story building with a reduced height of 31 feet, updated elevations that reflect the architecture of the neighborhood and the resort directly across the street from the project site.

A total of 25 individuals attended the meeting, five of whom had previously reached out to staff and 20 new individuals attended that had not previously reached out to staff in opposition. From the original 78 individuals that reached out to staff, in opposition only 5 of those individuals attended this meeting, approximately 6.7% of the original number of concerned individuals. Overall, there was a 2/3 reduction in the total number of concerned neighbors that had previously reached out to staff. Perhaps this could be attributed to the revised elevations and lower building height. There were some comments at the meeting and those have been captured below.

Notes were collected by individuals on the team that reflected the questions asked and the answers provided by the team. A summary of those notes and discussions are listed below, along with the questions and comments that were heard and the responses that were provided by members of the Development Team.

**Neighborhood Meeting Comments/Questions & Answers:**

- Comment: Acacia tree leaves could fall onto 95<sup>th</sup> Ave
- Comment: Too much vegetation proposed.
- Comment: No Sissoo trees.
- Comment: Walls that abut into the common property wall should use a control joint.
- Question: What about your retention areas? Would they be above ground or below ground tanks?
- Answer: At this point, it is most likely that stormwater would be directed to underground retention tanks.
- Question: How many employees will there be for the project
- Answer: They will only employ two people at any one time.
- Question: What kind of equipment would be used to dig below grade? The ground is very hard with lots of caliche.
- Answer: We will use boring equipment to break up the hard ground.
- Question: Will you maintain the common wall that separates the proposed development and the community to the west?
- Answer: We will maintain our side of the fence and our entire including the landscape along the west side of the building.
- Question: Can you lower the lighting on the west side of the building, if the city allows it.
- Answer: Yes, we will work with staff to see if wall pack lighting can still work lowered along the west façade of the building.
- Question: The AC units will create a lot of sound, especially at night, can you move the units to another location on site to minimize the noise. Can we explore variable speed motors for the AC units.
- Answer: We will investigate alternative locations for placement of the AC units for the building. (The northeast corner of the building will be examined along with the roof). Variable speed motors will be reviewed to determine if they produce a significantly lower ambient noise level.

Question: Can you provide wrought iron fence along the west property boundary with the subdivision to the west?

Answer: We will explore the options with the Pleasant Valley HOA, to see if it is a possibility. (Both parties must agree on common walls).

Question: It looks like you only have one unloading bay, is that a concern?

Answer: There are two unloading bays, which should accommodate all users adequately.

Question: What are the hours for facility?

Answer: The office will be open from 8am to 6pm with automatic gates opened by 6am and locked by 9pm.

Question: Will the site lighting be bright and appear glaring to the residential neighborhood?

Answer: The lighting will be per the minimum required standards.

Comment: A 24-inch box tree may be too small to create any significant buffer.

Answer: Larger box sizes often contain trees that are girdled and unhealthy, as they often sit in the box too long. The trees shown as 24-inch box trees on the landscape plan, will grow to a mature height of 18-22 feet within 5 to 7 years.

Question: Can you provide a detailed landscape plan for the 30-foot setback from the residential neighborhood?

Answer: Yes.

Question: Can you run your security cameras 24 hours a day, seven days a week?

Answer: Typically, security cameras run on a 30-day loop.

Question: Can you provide more depth on the west wall of the building that fronts the neighbors?

Answer: Yes, we can provide more undulation and 3-dimensionality along the west facing wall of the building.

Question: Can we put lighting next to the property wall?

Answer: The City limits the amount of light spilled from adjacent properties, so that the photometric plan reads zero lumens at the property line.

Comment: Confirm the location of two new reclaimed water lines that run either adjacent of across the site in at least two locations.

There were no other comments or questions, and the meeting was concluded at 7:00 pm.

After the meeting concluded staff received email from Kirk Baumgartner, who attended the second meeting, but wanted to provide additional comments about the project. Mr. Baumgartner is 100 percent opposed to the project and does not want this project to be developed at this location. Mr. Baumgartner lives over half a mile away and does not have any direct views of the site from his property. A summary of Mr. Baumgartner's comment follows.

Popouts and cornices seem small and need to be projected further. Comment that trees are shown to be larger than they would be, and it would take 10 year for the trees to grow to a height as shown in the rendering. Provide an appealing west elevation wall with detail. Add faux windows with no glass and enlarged pop-outs along west elevation. Place stone veneer in places where the adjacent residents can see it, not below the fence line. Parapet is insufficient to screen HVAC units if they are located on top of the building. What are the existing soil conditions? No on-site retention along the 30-foot buffer to maintain the integrity of the common property wall. Mount building lighting on common property wall facing away from the residents. Do not plant trees close to the common property wall and use root barriers against the common property wall. The developer must be responsible for maintaining the east side of the common property wall. Trees should be 36" box, to appear more mature and screen the building. This concludes the summary of comments from Mr. Baumgartner.

End of Report as of February 26, 2024.



## **Citizen Participation Process Report:**

**TO :** Robert Kufus – City of Peoria Planning Dept.  
**FROM:** Peter Yachimski  
**RE :** **CUP 22-08: Abernathey Holdings, LLC Self-Storage Facility**  
**DATE :** January 31, 2023

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Dear Robert,

This Citizen Participation Process Report memorializes the content and results of our Citizen Participation Meeting for the above referenced Conditional Use Permit application held on January 25, 2023. These meeting minutes are submitted in conformance with the Public Participation Process section 8.5 of the Peoria 2040 General Plan.

Attendees:

For the Developer: Peter M. Yachimski (Vanguard Professional Services, LLC)  
Nate Medhus (Abernathey Development)

For the City: Cody Gleason (Peoria Planning Department)  
Councilman Schafer

Public Participants: See attached lists

Exhibits used: Powerpoint presentation attached to this email

Meeting commenced at 6:00 PM

- Following are comments from the neighbors:
  - o Concerns about lighting
  - o Desire no traffic between the building and the Pleasant Valley sssubdivision
  - o Move trash enblclosure to the NE corner of the site
  - o No windows on the building looking into the subdivision
  - o Maybe add stonework to the façade
  - o Add gates rto limit access after hours
  - o Reduce hours of operatrion to 8PM?



- Place a crash gate on the rear of the building to prevent homeless from taking refuge there
- Can we go 2-stories instead of 3?
- What would be the construction timeline?
- Can we fire rate the walls to a higher element?
- Concerns over home values
- Enhance landscape buffer
- What will be the west elevation façade material?
- Concerns about noise levels

Attached hereto is the “sign-in” sheet for the public

Thank you very much for the opportunity to present these minutes

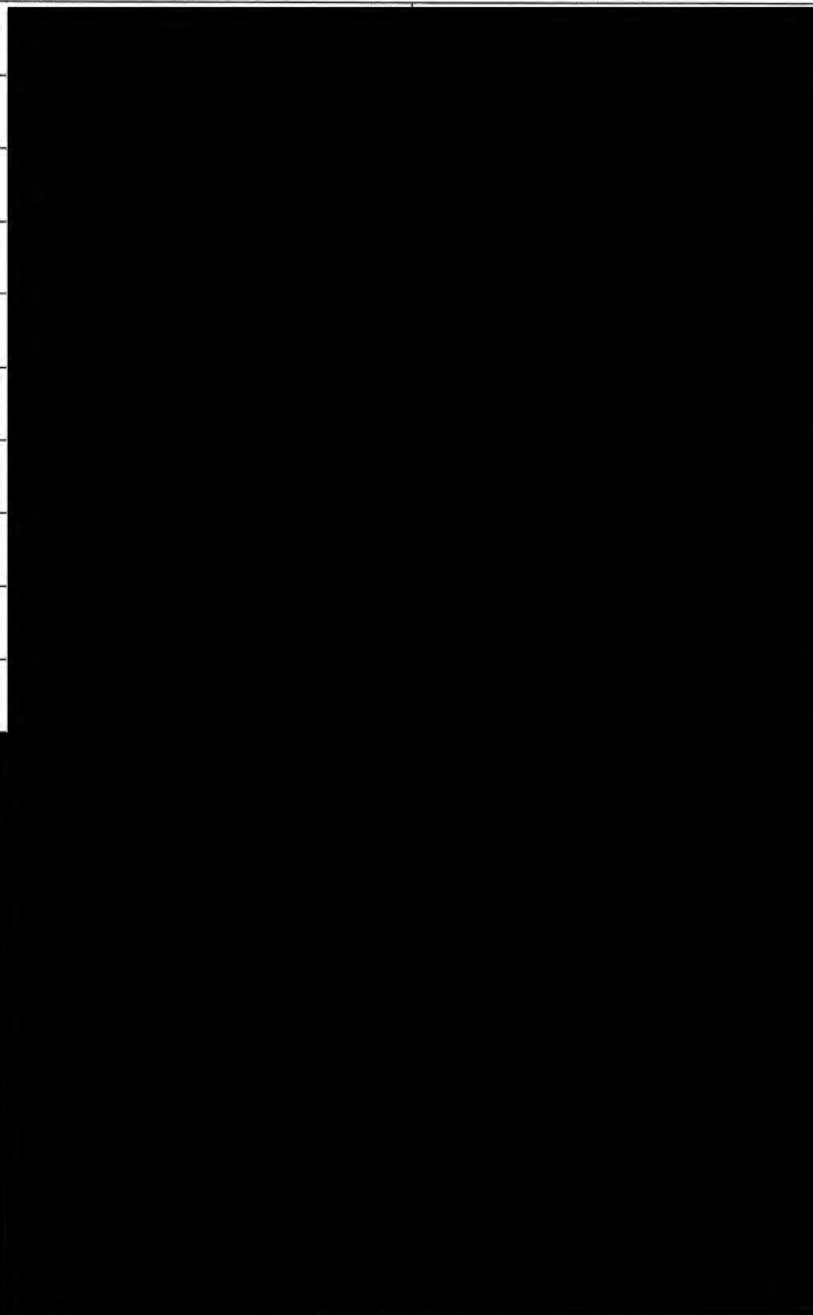





Peter Yachimski, RLS

**City of Peoria – Public Meeting  
Neighborhood Meeting for: CUP 22-08**

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
Christine Piska	[REDACTED]	[REDACTED]
Kevin Piska	[REDACTED]	[REDACTED]
Melanie Easterwood	[REDACTED]	[REDACTED]
Brian Wohle	[REDACTED]	[REDACTED]
FRANK ROTCHFORD	[REDACTED]	[REDACTED]
MICHAEL BANKS	[REDACTED]	[REDACTED]
Liz Walton	[REDACTED]	[REDACTED]
T. Watters	[REDACTED]	[REDACTED]
DEBBIE CLINGO	[REDACTED]	[REDACTED]
Kelly Hammer	[REDACTED]	[REDACTED]
Jane Steinsieber	[REDACTED]	[REDACTED]
Nathan Cottrell	[REDACTED]	[REDACTED]
Judy Yung	[REDACTED]	[REDACTED]
Samuel Beiler	[REDACTED]	[REDACTED]
Steve + Cheryl Lewandowski	[REDACTED]	[REDACTED]
DARBYL : mellissa Bingham	[REDACTED]	[REDACTED]

**City of Peoria – Public Meeting  
Neighborhood Meeting for: CUP 22-08**

<u>Name</u>	<u>Address</u>	<u>Phone #</u>		
Jennifer & Steve FARK				
Charly Best				
Chad Best				
Zachary Rosmussen				
David Tedesco				
Diane Koch				
Peyton Hoelscher				
Chris Hoelscher				
Angela Kiessner				
Justin Porter				
Terry Porter				
Jel Frederic				
Olga Barkai				
Stacey Milner				
Steve Smith				
Jessica Larsen				
Rachel Frevert				
Rachael & Adam Giff				
Pawel & Sharon Jurkiewicz				

**City of Peoria – Public Meeting  
Neighborhood Meeting for: CUP 22-08**

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
Janette Shuman		
ETEN MURPHY		
Patrick Walker		
Kim Corey		
John Brooks		
Alyssa Broening		
Barney Hoff		
Dave Thomas		
Caridad D. Jays Thomas		
Ray + Robin Hastings		
Michele Thompson		
Don LaBrunt		
Timothy Barnes		
BRAD SHAFER		
Katica Baumgartner		
David Garcia		
TONY FASSETTE		
Krista Fassette		
KICK BAUMARTNER		
Cheryl Lopez		
Charlie Lopez		
Jamila Clark		

**City of Peoria – Public Meeting  
Neighborhood Meeting for: CUP 22-08**

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
Lanae Harris		
Terri Moore		
Robin Porter		



City of Peoria – Public Meeting  
Neighborhood Meeting for: CUP 22-08

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
STEPHANIE TORRETTI		
Rochelle Fahney		
Cody Gleason		

City of Peoria – Public Meeting  
Neighborhood Meeting for: CUP 22-08

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
Nancy Belhorn		
Katie Poe		
Mistie Brewster		
Rob Brewster		




# PLANNING AND ZONING AFFIDAVIT OF NOTIFICATION

Date 01/09/23 Case Number CU 22-08

Location of Property West side of Lake Pleasant Parkway across from the intersection of Cibola Vista Dr. (within the Cibola Vista PAD)

Sign Company Name Fast Signs

I, Peter M. Yachimski certify that the site has been posted on the 9th day of January, 2023 as indicated by the project manager for the case listed above.

Applicant/Representative Signature 

STATE OF ARIZONA

) ss

County of Maricopa )

The foregoing instrument was acknowledged before me this 20<sup>TH</sup> day of JANUARY 2023.



Notary Public

07-13-2026

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



July 26, 2023

Dear Community Member,

This is a follow up letter to a prior communication regarding a proposed internal self-storage building on the infill parcel shown in the map to the right (at the northwest corner of Lake Pleasant Parkway and Cibola Vista Drive).

We want to thank all those who provided feedback to us, including in our prior neighborhood meeting. We greatly benefited from that feedback. After that meeting and other meetings with City staff, we have been working on significantly modifying the project's design to be more compatible with the area.

One significant change is that we have reduced the height of the proposed building from three stories to two stories to create a better condition for the neighborhood to the west and to be more compatible with the design of the broader area. We have also incorporated architectural elements from the Cibola Vista Resort and Spa across the street so that this proposed building better fits into the fabric of the community.

The subject request is for a conditional use permit. To be clear, this is not a change of zoning. The property is already zoned for commercial uses. But in a location such as this, and on a parcel shaped like this one, most commercial uses would not be appropriate or practical. The parcel is right up against residential homes, is shaped like a narrow triangle that comes to a point on the south side, and is small for a commercial parcel.

Other permitted commercial uses on this site would not require a conditional use permit and could proceed forward without extra permission from the City. However, many of those commercial uses would generate too much noise and activity next to the neighborhood to the west and would be a nuisance; would have a footprint and parking area that would be too large to fit on this triangle parcel (like a day care that might cause traffic to back up into the street); and/or would come with two-story or three-story windows with views into residential yards to the west (like an office building).

The proposed development avoids each of these issues. Self-storage facilities are often placed next to neighborhoods on difficult infill parcels because they are incredibly quiet, with very little day-to-day traffic. Customers store their belongings but do not regularly return to access them. The facility is also able to nicely fit on this odd-shaped parcel in part because with so few people



accessing the facility, we don't need a large parking lot. And because people aren't working or residing in the building, like with an office building, windows that would normally face toward the neighborhood to the west are not needed.

As noted above, after a prior neighborhood meeting, our client has agreed to reduce the height of the building from three stories to two stories. He's also increased the tree buffer on the west side of the building to act as a screen between the building and the neighbors (this can be seen in the below conceptual rendering—full sized image attached).



He has also enhanced the building architecture to be more compatible with the architectural design of the area (shown in the conceptual rendering below—full sized image attached).



We heard loud and clear that the project's appearance off of Lake Pleasant Parkway is important to the community. And that is why we have made such significant changes to the design of the building. Although this is only a conditional use permit application, we also know that appearance is important. And so we're grateful for the community feedback in this regard.

The proposed storage facility will be a fully enclosed climate-controlled building. There will be no outdoor storage and all storage will occur indoors. The hours of operation have been limited based on neighbor feedback and will be from 7am to 9pm. All activities will be monitored by state-of-the-art security cameras and customers will use a card and pin system to access the building during business hours. The operations team will know who came, when they came, what they did while they were on site, and when they left.

Commercial parcels up against residential neighborhoods are always challenging. But this use would be quiet and secure; the building would be comparable in height to a two-story home; and it would serve as an effective sound barrier between the traffic on Lake Pleasant Parkway and the neighborhood to the west.

Attached to this letter we have included a copy of the revised site plan, new color elevations, and conceptual renderings to help you get a better sense of what the project would look like.

### **Neighborhood Meeting Information**

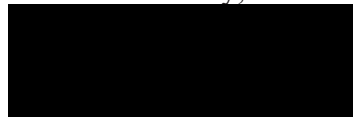
This follow up neighborhood meeting will be held in an open house format so that you can come and go at your convenience and have individual conversations with team members. The doors will open at 5pm, and we will be there until 7pm. You can come anytime during that two-hour window.

Here are the details:

- Location:** 27008 N High Desert Drive, Peoria AZ 85383. (West Wing Mountain Community Center)
- Date/Time:** Monday, August 14<sup>th</sup>, 2023; between 5pm and 7pm
- Format:** Open House. You can come and look at exhibit boards, talk to team members, ask questions, and provide your feedback. We are sincere in our desire to hear from you and talk to you.

We were ready to return to the community earlier in the summer but we delayed the meeting to make sure people were back from summer vacations. That being said, we know some people still may not be able to make it. If that is the case, please contact me (Taylor Earl) or our office's principal planner helping with this project, Michael Buschbacher, at 602-265-0094 or by email at [mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com) to learn more about the case, ask any questions, and express your opinions.

Sincerely,



**Taylor Earl**  
 Managing Partner  
 o (602) 265-0094



EXHIBIT 7



EXHIBIT 7

**PROJECT DIRECTORY**

PROJECT: NWC LAKE PLEASANT & CIBOLA VISTA  
 ARCHITECT: RKAA ARCHITECTS, INC.  
 2231 E. THOMAS ROAD  
 SUITE 100  
 PEORIA, ARIZONA 86801  
 CONTACT: ANDREW ALFARO  
 PHONE: (928) 487-7422  
 FAX: (928) 487-7423  
 EMAIL: ANDREW@RKAA.COM

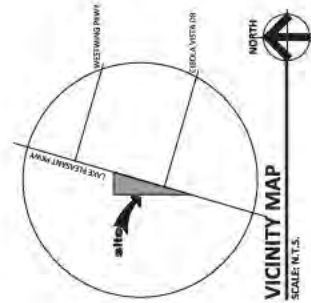
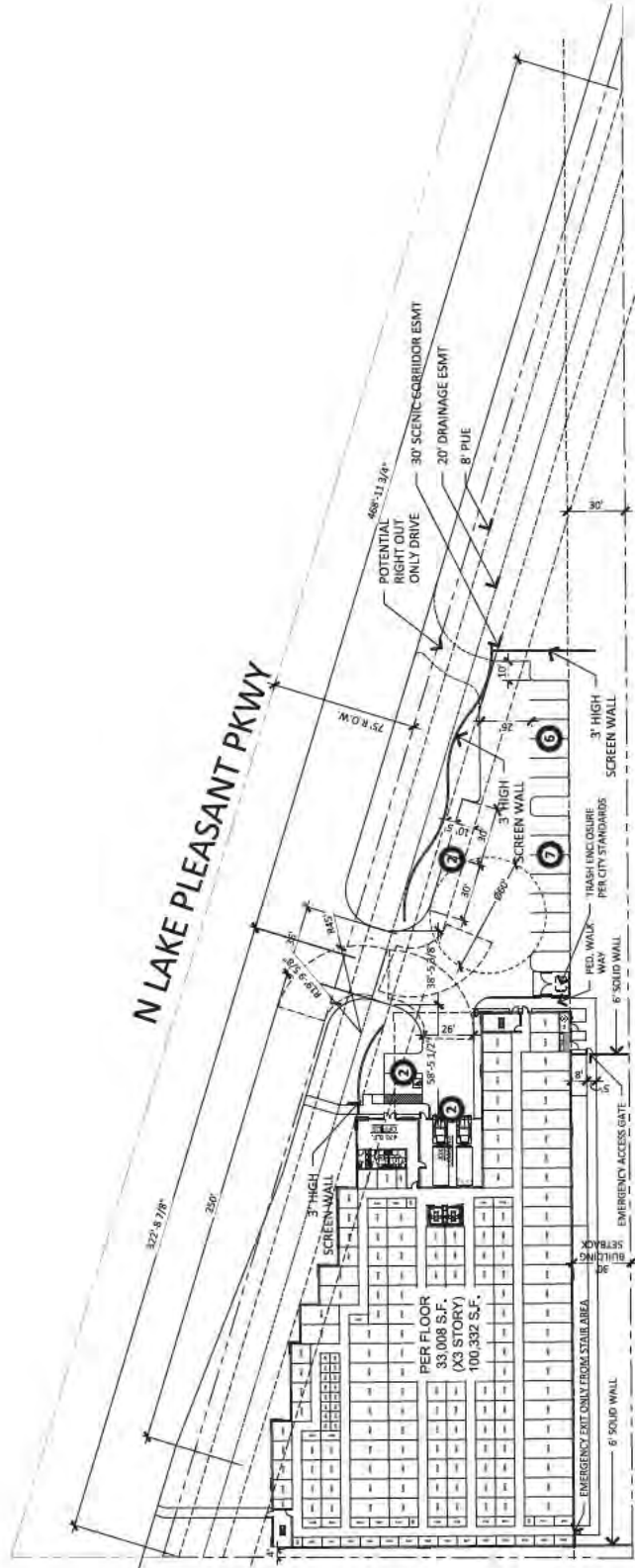
**SITE DATA**

ASSessor's PARCEL NO.: 001-36-198  
 ZONING: R-10  
 DISTRICT: 10  
 COUNTY: MARICOPA  
 CITY: PEORIA  
 NEIGHBORHOOD: NWC LAKE PLEASANT  
 SECTION: 10

**PARKING DATA**

TOTAL PARKING REQUIRED: 4044 UNITS  
 1 SPACE PER 200 SF OFFICE 470 SF  
 TOTAL PARKING PROVIDED:  
 ACCESSIBLE SPACES REQUIRED:  
 ACCESSIBLE SPACES PROVIDED:

10 SPACES  
 10 SPACES  
 2 SPACES  
 1 SPACE



**VICINITY MAP**  
SCALE: N.T.S.

SP22-34/ CU22-08

PREPARED BY:  
 ANDREW ALFARO  
 ARCHITECT  
 RKAA ARCHITECTS, INC.  
 2231 E. THOMAS ROAD  
 SUITE 100  
 PEORIA, ARIZONA 86801  
 PHONE: (928) 487-7422  
 FAX: (928) 487-7423  
 EMAIL: ANDREW@RKAA.COM

SP-1

RKAA# 22048.50

**PROPOSED SELF STORAGE FACILITY**

NWC LAKE PLEASANT & CIBOLA VISTA  
 PEORIA, ARIZONA  
 DATE: 04-26-2023 (PRELIMINARY)

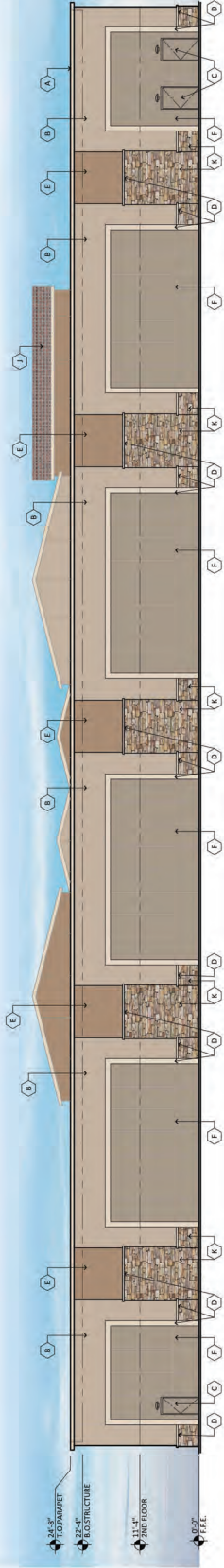
**SITE PLAN**  
SCALE: 1" = 30'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY  
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 INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY LEGAL  
 OR DOCUMENTARY PURPOSES.

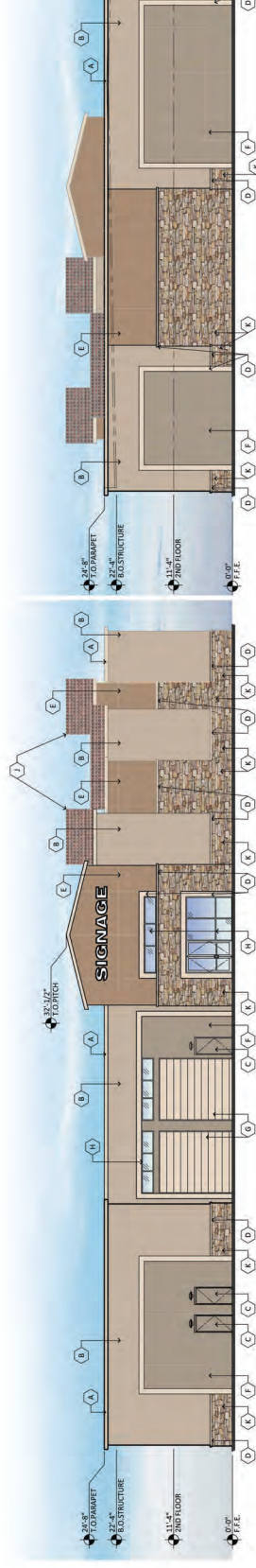


# MATERIAL AND COLORS

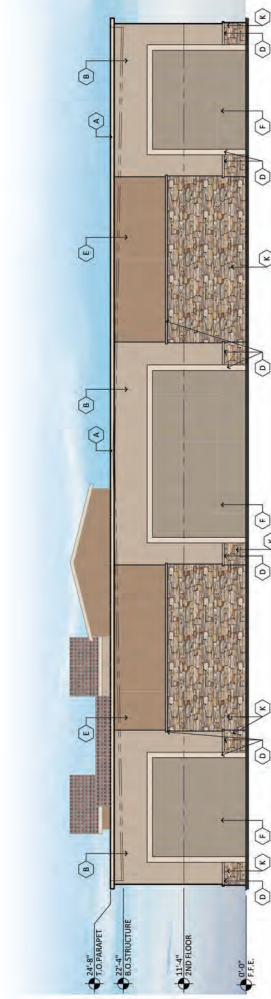
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  - FINISH: FINE SAND
  - COLOR: DECT74
  - SPEC: DECT74
- 2. STUCCO - PAINT COLOR TO MATCH:
  - MISC: DUNN EDWARDS
  - FINISH: FINE SAND
  - COLOR: COBALT CLAY
  - SPEC: DECT79
- 3. HOLLOW METAL DOOR - PAINT COLOR TO MATCH:
  - MISC: DUNN EDWARDS
  - FINISH: FINE SAND
  - COLOR: COBALT CLAY
  - SPEC: DECT79
- 4. ALUMINUM STOREFRONT:
  - MISC: KAWNEER
  - FINISH: ALUMINUM CLEAR
  - COLOR: ALUMINUM CLEAR
- 5. TILE DOOR:
  - MISC: DUNN EDWARDS
  - FINISH: SAND CASTLE
  - COLOR: SAND CASTLE
  - PROFILE: MAJUR
- 6. STONE VENEER:
  - MISC: DUNN EDWARDS
  - FINISH: MESQUITE
  - COLOR: MESQUITE
  - TYPE: CLUSTONE



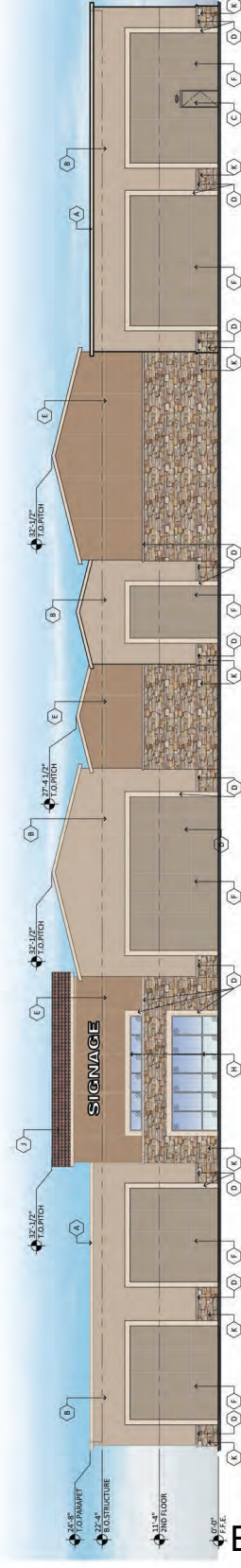
1 WEST ELEVATION  
SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



3 NORTH ELEVATION  
SCALE: 3/32"=1'-0"



4 EAST ELEVATION  
SCALE: 3/32"=1'-0"

# ELEVATION GENERAL NOTES

- ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINING OR BE ARCHITECTURALLY INTEGRATED INTO THE ROOF DRAINAGE SYSTEM. ROOF DRAINAGE SHALL REQUIRE AN ADDITIONAL ANTI-CLOG DEVICE TO ROOF DRAINS.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SEE) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT - GC TO COORDINATE WITH SIGN PACKAGE FOR BOOKING.



PROPOSED SELF STORAGE FACILITY  
NWC LAKE PLEASANT & CIBOLA VISTA  
PEORIA, ARIZONA  
DATE: 04-19-2023 (PRELIMINARY)

EL-1  
RKA# 22048.50

R. J. JELLY, M.P., A.S.  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF ARIZONA  
NO. 12000  
R. J. JELLY ARCHITECTS, INC.  
1000 W. WASHINGTON  
PEORIA, ARIZONA 85363  
PH: 623.979.1111  
WWW.RJJA.COM

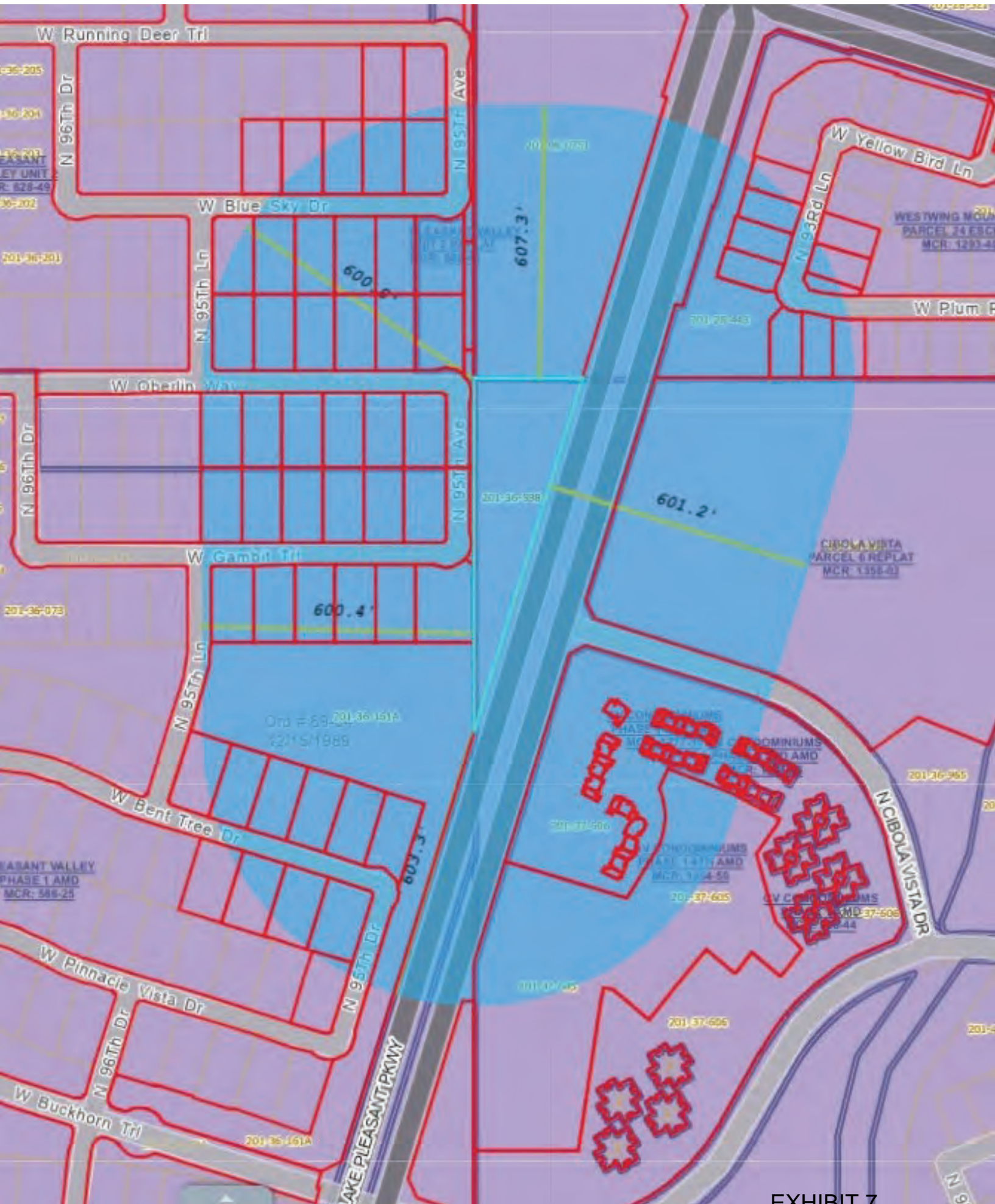
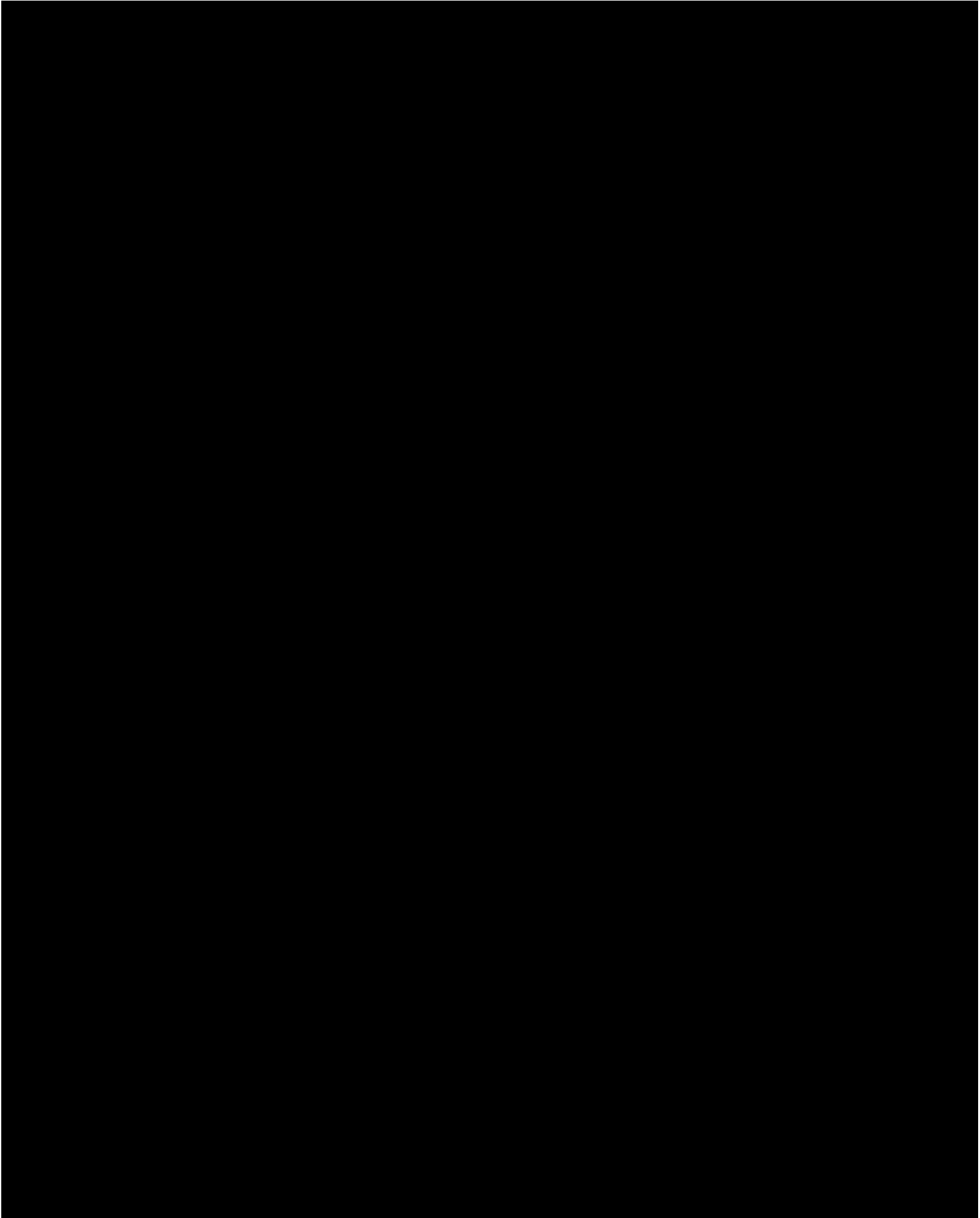
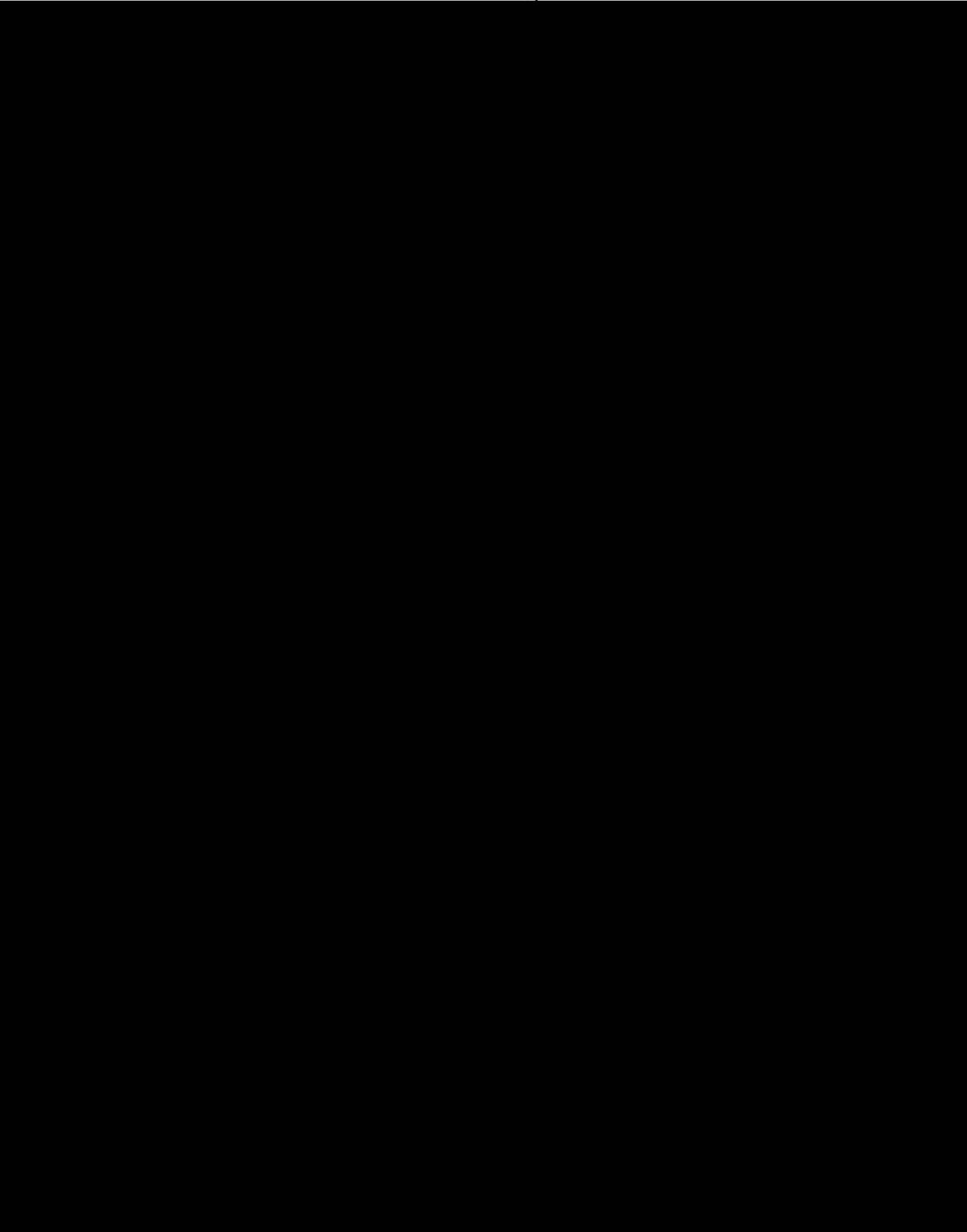


EXHIBIT 7

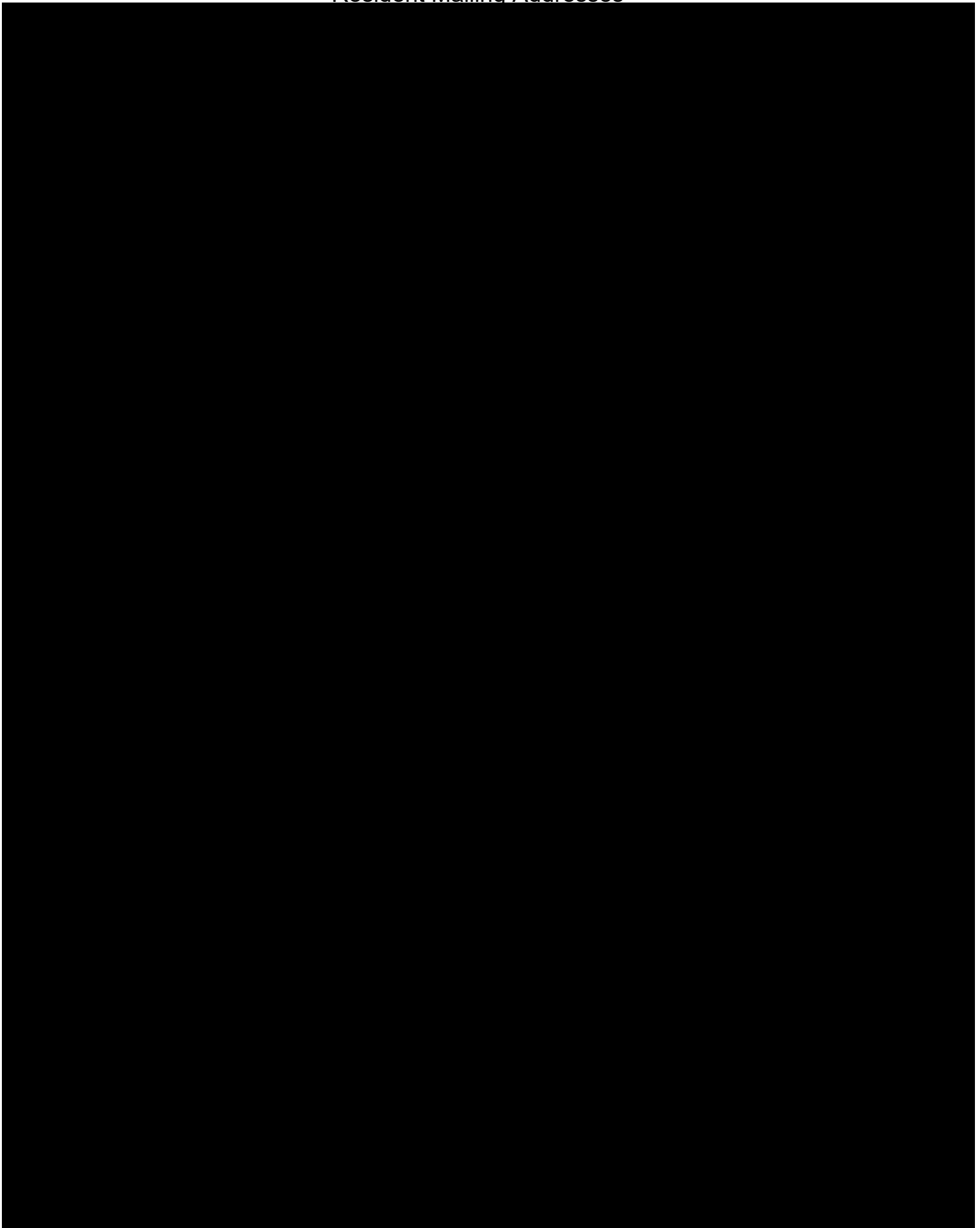
Resident Mailing Addresses



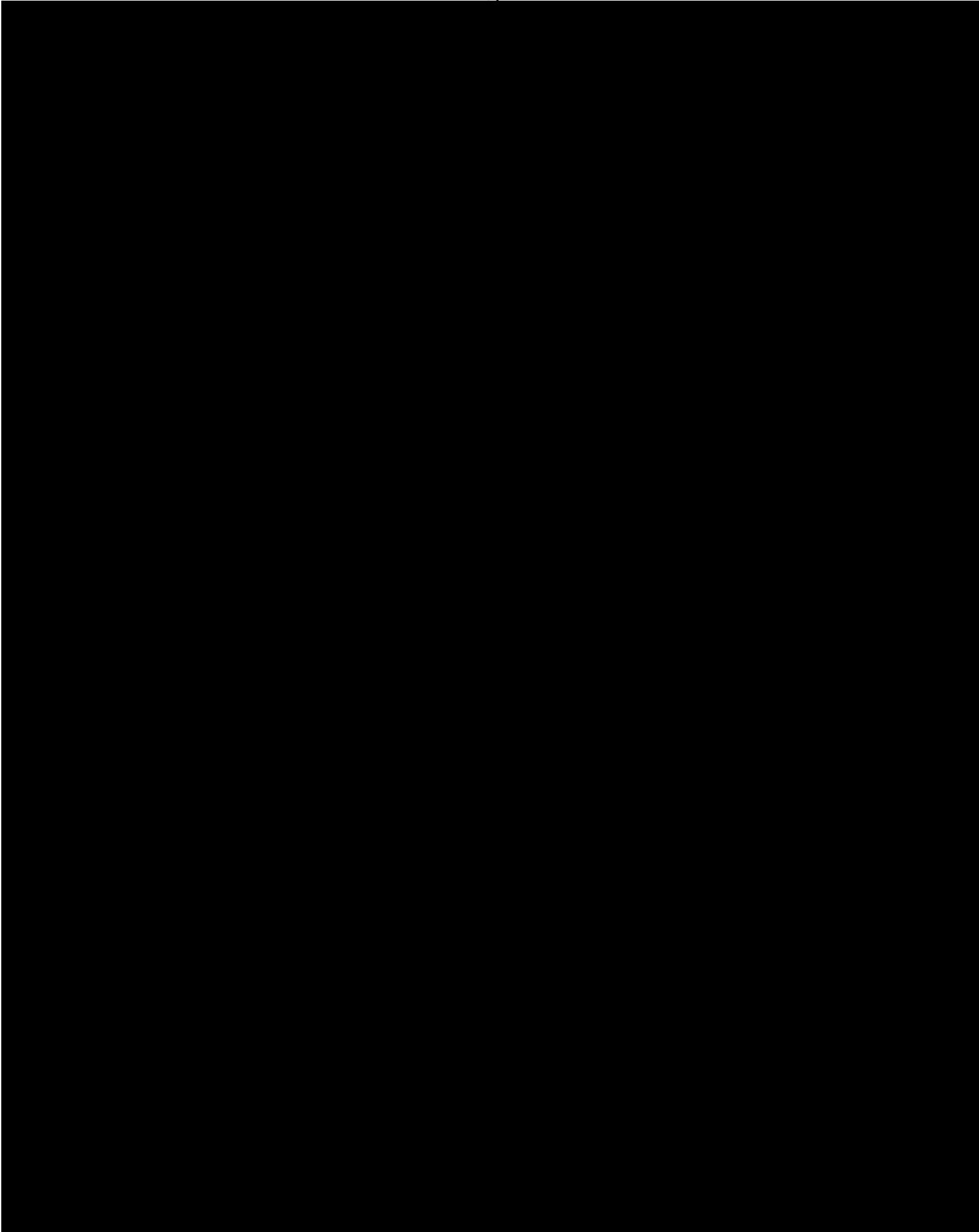
Resident Mailing Addresses



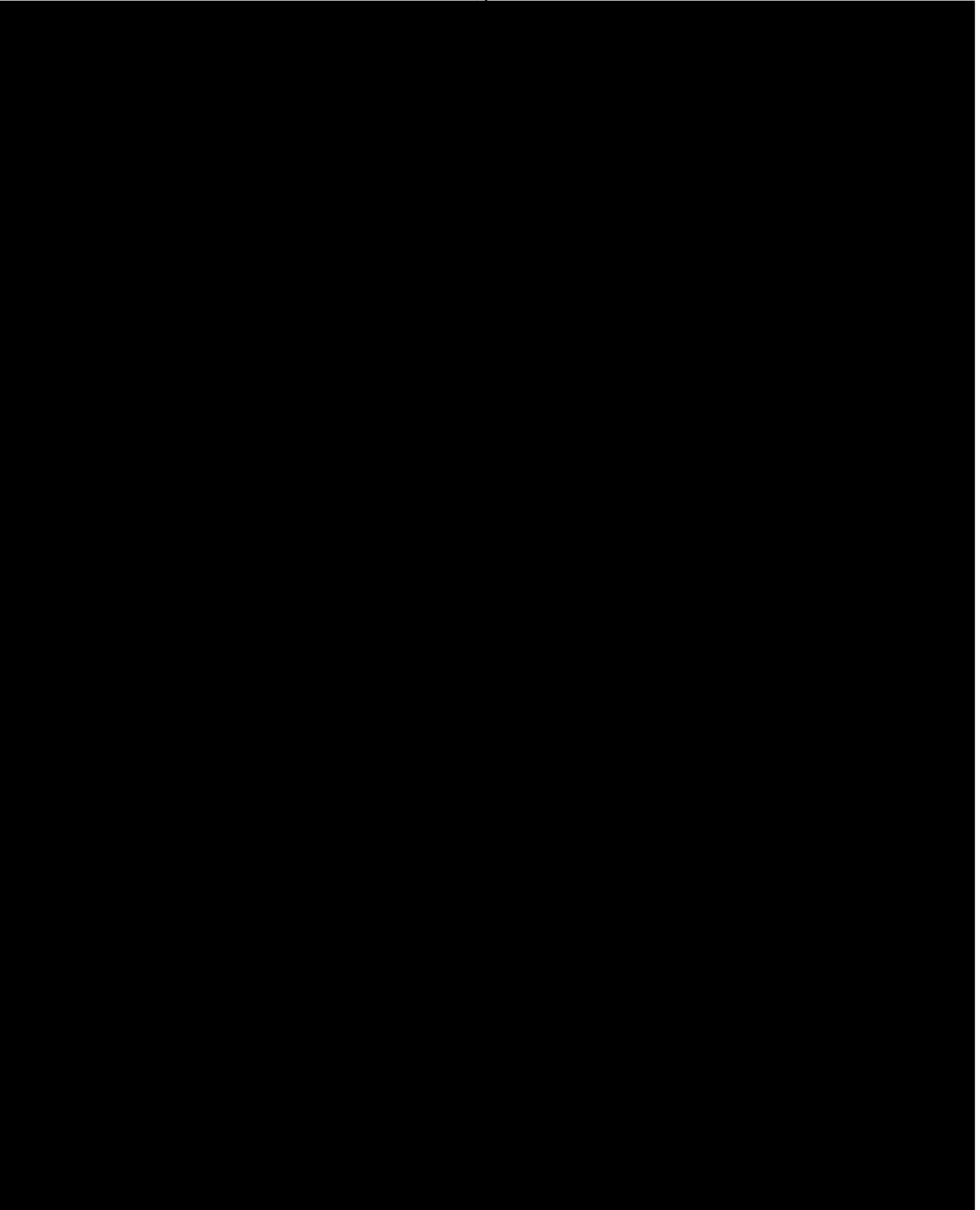
Resident Mailing Addresses



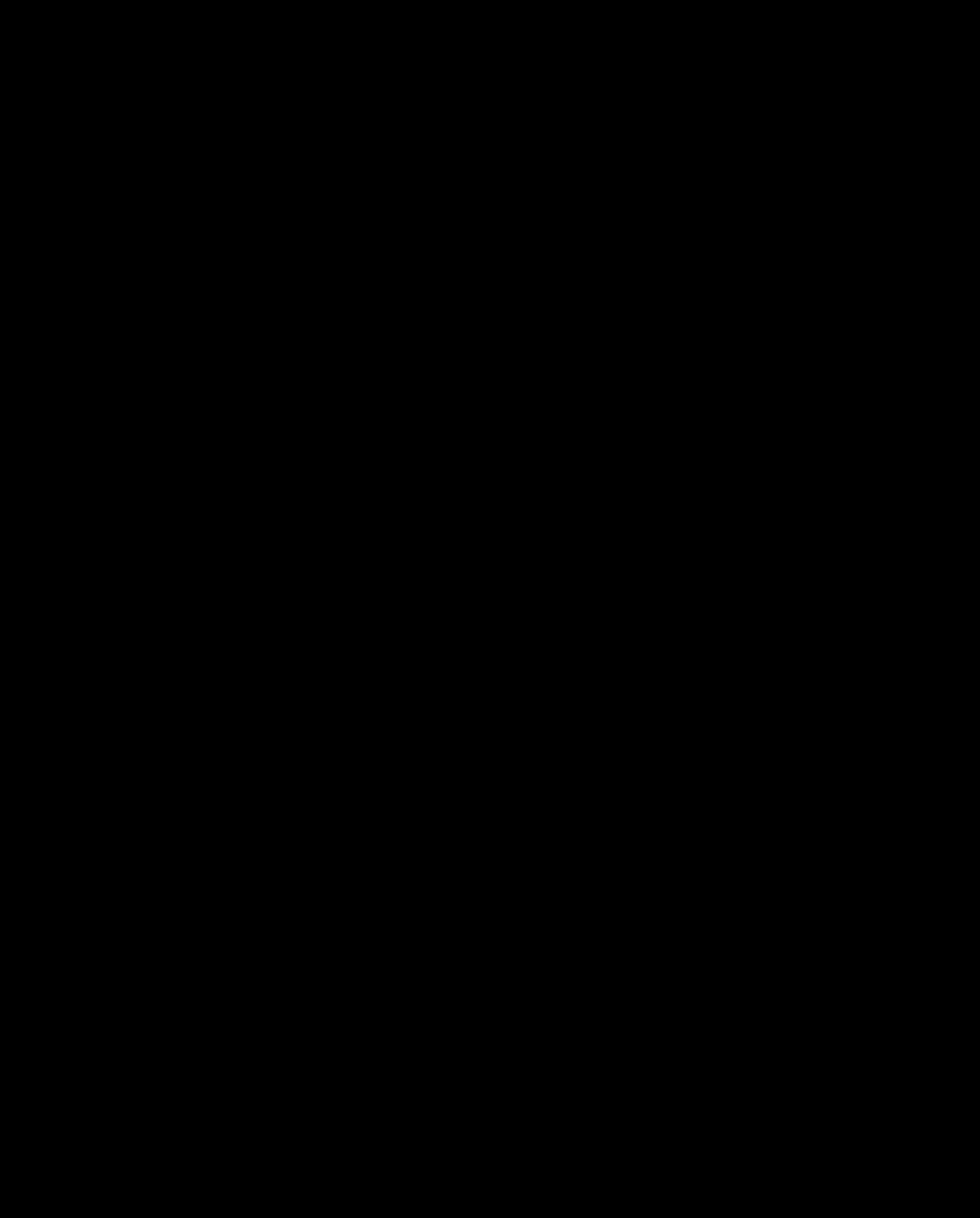
Resident Mailing Addresses



Resident Mailing Addresses



Resident Mailing Addresses



Resident Mailing Addresses



NAME

ADDRESS

PHONE

89

Jim & Ann Rivers

[REDACTED]

10

Jane Scherbing

[REDACTED]

11 & 12

Chad & Charity Best

[REDACTED]

13 & 14

Jason & Mary Vandermate

[REDACTED]

15

BRAD SHAFER

[REDACTED]

16 & 17

Chris / Peyton Haelscher

[REDACTED]

18

Amdey

[REDACTED]

19

Kirk Burdgartner

[REDACTED]

20

Ray SAH

[REDACTED]

21 & 22

Becky & Taylor Proudfit

[REDACTED]

23 & 24

Rob & Stephonie Turbett

[REDACTED]

25

Jennifer Farr

[REDACTED]

For Submission to the City

Name	Address	Phone	Email
1 Samuel Barber	[REDACTED]	[REDACTED]	[REDACTED]
2 Lanae Harris	[REDACTED]	[REDACTED]	[REDACTED]
3 T. Ullis	[REDACTED]	[REDACTED]	[REDACTED]
4 Ken Bobb	[REDACTED]	[REDACTED]	[REDACTED]
5 Lutana Kuhfuss	[REDACTED]	[REDACTED]	[REDACTED]
6 Steve Smith	[REDACTED]	[REDACTED]	[REDACTED]
7 GLENN KANDRAU	[REDACTED]	[REDACTED]	[REDACTED]
26 Mike Wray	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]

not a 100 but attached.

Cibola Vista Self-Storage: CU22-08  
West of Lake Pleasant Pkwy and South of WestWing Pkwy



**From:** [Wendi Bateman](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cibola vista Storage  
**Date:** Wednesday, November 9, 2022 8:27:22 PM

---

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

Hi,

I heard there was an application for a storage space to be built off Lake Pleasant and Cibola Vista Dr. I live in the surrounding neighborhood and am not too happy to hear that. I would like to state I do NOT want this to be built and to please decline the application.

Wendi Bateman

Sent from my iPhone

**From:** [Terri Moore](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cibola Vista Storage unit  
**Date:** Wednesday, November 9, 2022 8:58:31 PM

---

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

Hello,

I just wanted to express my concern about the proposed storage unit. We have lived in the area for 14 years. I LOVE this area of Peoria. I know that change is inevitable but I am very disappointed about the types of places that are being put right on top of our neighborhoods. I hope that the city will take into consideration all of the community members who will have to live near this. No one in the area that I know is interested in this. Pleasant Valley Estates has been there for about 20 years. They would be the most affected by this. Especially those that would have to look at this type of building on top of their houses. When we moved to this neighborhood we already knew that Cibola Vista Resort was here before our houses were built. This is something entirely different since our community neighborhoods have been here for a long time. I think our community has been bombard with things like this over the last year. 2 new hotels, appartments, micro houses etc...I think many families are growing frustrated because when we bought here no one thought that these types of business would be in our neighborhoods. It is my understanding if community members express concern that a meeting would be called. I have questions along with many members of our neighborhood. Thank You for letting me voice my concern.

Regards,  
Terri Moore

**From:** [Rachel Buseti](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposed storage unit  
**Date:** Wednesday, November 9, 2022 9:02:26 PM

---

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

To Whom It May Concern:

This email is to inform you of my disapproval of the proposed storage unit on the corner of Lake Pleasant and Cibola Vista. The last thing this beautiful neighborhood needs is an ugly eyesore storage unit.

Thank you for your consideration,

Rachel Frevert  


Sent from my iPhone

**From:** [Lydia Walch](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Oppose  
**Date:** Wednesday, November 9, 2022 9:05:00 PM

---

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

Hello,  
Please do not build a self-storage building near Cibola Vista.  
~ Lydia Walch

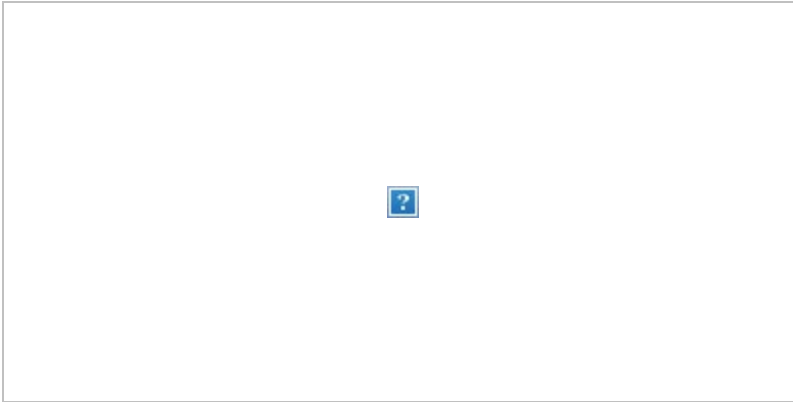
**From:** [Christi Hanson](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposed storage unit-85383  
**Date:** Wednesday, November 9, 2022 9:08:02 PM  
**Attachments:** [REDACTED]

---

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

Hi there! I just heard some disturbing news.....the proposal for a 3-story self-storage facility at Lake Pleasant and Cibola Vista This would be such an eye sore to our beautiful community. I am also a realtor that does a lot of my business in the 85383 zip code. I can promise you that it will not help property values either. What can we as community do to stop this?

Thanks,



**From:** [Amy Neier](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cibola Vista Self Storage  
**Date:** Wednesday, November 9, 2022 9:18:50 PM

---

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

Good evening Mr. Kuhfuss,

It's been brought to my attention that there is a proposal for a three story self storage building to be built west of Lake Pleasant and Cibola Vista Drive. As this building is close to my home I'm taking the opportunity to write you and voice my concern and overall dismay of this being approved and moving forward.

This location is surrounded by neighborhoods with lots of children who enjoy their days and use that intersection to get from Pleasant Valley to Cibola Vista. This area is already becoming more and more populated resulting in more traffic and this is only going to bring more, closer to home nonetheless.

I urge you to please reconsider the location of this building.

Thanks for your time.  
Amy Neier

**From:** [Bridget Balchik](#)  
**To:** [Robert Kuhfuss](#); [InetPlanning](#)  
**Subject:** Cibola vista self storage  
**Date:** Wednesday, November 9, 2022 9:42:10 PM

---

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

Hi- I'm writing in regards to the proposed cibola vista self storage. This type of business and building does not fit with the area and design and would be a terrible eye sore.

Thank you for considering  
Bridget Balchik

Sent from my iPad

**From:** [Kim Clover](#)  
**To:** [InetPlanning](#); [Robert Kuhfuss](#)  
**Subject:** storage unit  
**Date:** Wednesday, November 9, 2022 9:43:09 PM

---

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

Good Evening,

It has been brought to my attention that a 3 story storage unit is being considered across from the Cibola Vista Resort on Lake Pleasant Pkwy. I truly hope this is not true for so many reasons. One, it doesn't fit within the design and aesthetics of our community. This community is family based. This community and the resort have a certain look that blends into the surrounding landscape. A storage unit is going to be an eye sore, bring prop values down. Two, the additional traffic will also cause problems within the community, not to mention disrupt the tranquil setting already in place. Lastly, this structure is not welcomed in this community.

Thank you for your time!

Kim Clover

[REDACTED]

[REDACTED]

Kim Clover

[REDACTED]

**From:** [REDACTED]  
**To:** [Robert Kuhfuss](#); [InetPlanning](#)  
**Subject:** Cibola Vista Self Storage proposed site  
**Date:** Thursday, November 10, 2022 6:45:20 AM

---

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

Project Name & Case Numbers  
Cibola Vista Self Storage  
Conditional Use Permit (CU22-08)  
Site Plan (SP22-34)

To Whom It May Concern,

Please come by our lovely community & take a look at this proposed site. A storage unit does not fit within the design and aesthetics of any of our communities in this area. Furthermore, it will be an eye sore & bring all surrounding property values down. These are examples of things that will make homeowners such as ourselves move out of Peoria for a better planned community.

Sincerely,

[REDACTED]

**From:** [Wendi Bateman](#)  
**To:** [InetPlanning](#)  
**Subject:** Cibola Vista Storage application  
**Date:** Thursday, November 10, 2022 7:30:20 AM

---

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

Hi,

I heard there was an application for a storage space to be built off Lake Pleasant and Cibola Vista Dr. I live in the surrounding neighborhood and am not too happy to hear that. I would like to state I do NOT want this to be built and to please decline the application.

Wendi Bateman

Sent from my iPhone

**From:** [Jennifer Wilkinson](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cibola Vista Proposed Storage Unit  
**Date:** Thursday, November 10, 2022 8:25:41 AM

---

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

Hello,

It was brought to our attention that there is a proposed three story storage unit across from our neighborhood. This is not something we want in or near our neighborhood.

Thanks,  
Jennifer Tran Wilkinson



**From:** [Jill Shavrnoch](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposed 3 story public storage  
**Date:** Thursday, November 10, 2022 2:30:37 PM

---

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

Dear Mr. Kuhfuss,

This is a horrible idea!! 3 story storage unit right in front of a beautiful subdivision. This most certainly does not align with the design and aesthetician of our community.

Please reconsider!

Sincerely,  
Jill Shavrnoch

[REDACTED]

**From:** [Joe Schweers](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Public Storage Property  
**Date:** Thursday, November 10, 2022 5:22:28 PM

---

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

I am not in favor of having a public storage facility built along Lake Pleasant Road across from Cibola Vista. The views in the area are too beautiful for such business. Unfair to homeowners in the area.

Joe Schweers  


**From:** [Ryan Ensminger](#)  
**To:** [InetPlanning](#)  
**Subject:** Storage units on lake pleasant and cibola vista  
**Date:** Thursday, November 10, 2022 6:11:57 PM

---

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

I am concerned/against the building of these storage units.

Thank you,

Ryan Ensminger

Sent from my iPhone

**From:** [Angela Thomas](#)  
**To:** [InetPlanning](#)  
**Subject:** Storage units on Lake Pleasant  
**Date:** Thursday, November 10, 2022 7:02:15 PM

---

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

We do not want storage units on Lake Pleasant across from Cibola Vista resort. We live in the neighborhood behind Cibola Vista and we don't want any big businesses that can attract crime near us. We will fight this to the bitter end. Do not wreck our beautiful neighborhood with these ugly storage units!

Thank you for your attention,  
Angela Thomas  
Sent from my iPhone

**From:** [Curli Woods](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Public Storage  
**Date:** Friday, November 11, 2022 8:23:43 AM

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

Hi Mr. Kuhfuss,

I live in Pleasant Valley subdivision and I am strongly against putting a public storage right next to my subdivision, it doesn't fit within the design and aesthetics of our community. It will be an eye sore, and bring prop values down!

Best Regards,  
Curli Woods

**From:** [Elaine Faul](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Storage units  
**Date:** Friday, November 11, 2022 11:42:22 AM

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

I'm a resident of the Cibola Vista neighborhood and just received the information about the permit request for the 3 story storage for across LPPKWY on a vacant strip of land. The entire area up there along the Pkway is residential and would like you to reconsider a different location closer to the already commercial area at Happy Vly Rd & LPPKWY. This is going to be a huge eyesore & block the view for several neighborhoods. Please let me know what the property this is proposed on, is zoned for at this time. Please email me any notices of any public meetings regarding this.  
Thank you.  
Elaine Faul

**From:** [Kim Corey](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposal for Cibola Vista Self Storage  
**Date:** Friday, November 11, 2022 11:48:38 AM

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

Hello Robert,

My name is Kim Corey, I live at [REDACTED]. I have been a Peoria resident since the early 90's. I briefly moved into the city of Glendale but returned back into the Peoria city limits due to the overgrowth of commercial property that the city of Glendale was allowing in their residential areas. I have lived on [REDACTED] since 2011 and I love it here. I have watched the neighborhood and surrounding areas develop nicely. Up until now the new commercial properties that have been approved I feel have been done so keeping the residential areas residential. The proposal for the Cibola Vista Self Storage is TOO CLOSE AND TOO BIG to be placed on that sliver of land. My home is directly over that wall and a storage facility that is 3 stories high would greatly impact my property value and my love for my home. From my backyard I have a nice view of the mountain that stands in West Wing. That view would be completely covered with a 3 story building.

There are two other storage units that are close by so I do not feel that there is a need for this and if the city feels that there is indeed a need for a 3rd self storage facility it should be placed away from residential areas. Please ask yourself how you would feel if this was built over your wall? Please try to relate to the residents that are voicing concern. A self storage facility of this size is cheapening North Peoria and making it resemble downtown Glendale. (Not a place I would want to live and raise a family). North Peoria is growing to be a sought after place to live just like North Scottsdale. If you take a drive through North Scottsdale you will see that they have left quite a bit of undeveloped land next to their residential areas; that is part of the draw that makes it a sought after place to live.

Please keep in mind that the homes in this area are worth 800K to over 1M. This is not a low income area; at least not yet.

I am asking that you PLEASE deny the proposal for such an eye sore and help keep our North Peoria what it is; a beautiful sought after residential area where people are moving to escape the crazy hustle and bustle of the busy city.

Respectfully,

Kim Corey  
[REDACTED]

**From:** [Glenn Flandrau](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** 3 story Storage Unit across from Cibola Vista  
**Date:** Friday, November 11, 2022 12:48:37 PM

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

Mr. Kuhfuss,

I strongly oppose this facility being built in this location for the following reasons:

- 1) This area is the luxury home market of Peoria. It does not fit in this neighborhood.
- 2) It will affect home values in the area as we are dealing with hotels and apartments looking to build here as well which also don't fit the area.
- 3) It will obstruct the view of the surrounding mountains. There is no need for a 3 story structure.
- 4) There are enough storage facilities in the area.
- 5) It can be built in other areas near here that aren't adjacent to residences.

I don't understand the city's constant push to allow these types of businesses to build in this area. Again, this is Peoria's luxury home market.

Glenn Flandrau

**From:** [kim arbogast](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Ciobla Vista Storage Facility Proposal  
**Date:** Friday, November 11, 2022 12:51:45 PM

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

Hello Robert,

I understand there is a proposal for a 3 story storage facility off Lake Pleasant and south of West Wing Drive. I live in Westwing therefore right by the proposed site. Please do not consider as this will be an eyesore and doesn't fit with the aesthetics of the eye. In addition, it will definitely bring down property value.

Thank you.

**From:** [REDACTED]  
**To:** [InetPlanning; Robert Kuhfuss](#)  
**Subject:** Proposed 3 story storage unit  
**Date:** Friday, November 11, 2022 3:15:58 PM

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

To whom it may concern:

The proposed 3 story storage unit doesn't fit within the design and aesthetics of our community. It will be an eyesore, bringing prop values down.

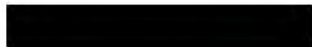
Respectfully,

Marie



Experience Extraordinary  
Every Client, Every Time.  
No Exceptions, No  
Excuses.

Marie Shafer



**From:** [Steve Lemke](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cibola Vista Self Storage  
**Date:** Friday, November 11, 2022 3:38:59 PM

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

Hi Robert,

My wife, Jillene, and I have lived in the Cibola Vista neighborhood since 2007.

We have heard of a possible conditional use permit being issued for the purpose of a 3 story self storage unit to be built at the intersection of Lake Pleasant Road and Cibola Vista Drive.

We are not interested in a self storage facility in or around our neighborhood.

What can be done to assure our Cibola Vista neighborhood concerns can be heard on this matter?

Thank you, Robert.



Sent from my iPhone

**From:** [burtonhouse](#)  
**To:** [Robert Kuhfuss](#); [InetPlanning](#)  
**Subject:** Cibola Vista Self Storage  
**Date:** Saturday, November 12, 2022 8:32:29 AM

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

Good Morning,

Please consider this notice an objection from a Peoria resident living in the West Wing neighborhood.

The projected 3 story storage unit complex across from Cibola Vista is not appropriate for our area and does not fit the neighborhood. No-one wants to live by a storage facility and I am concerned it will drive our property values down.

Regards,

Breanna Burton

**From:** [marilee sheridan](#)  
**To:** [Robert Kuhfuss](#)  
**Cc:** [InetPlanning](#)  
**Subject:** Storage  
**Date:** Saturday, November 12, 2022 8:59:35 AM

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

I heard they were going to put a storage unit across from Cibola vista please don't let this happen!!!

**From:** [Nate Cottrell](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Mini-storage SP22-34 CU22-08  
**Date:** Saturday, November 12, 2022 12:11:52 PM  
**Attachments:** [image.png](#)

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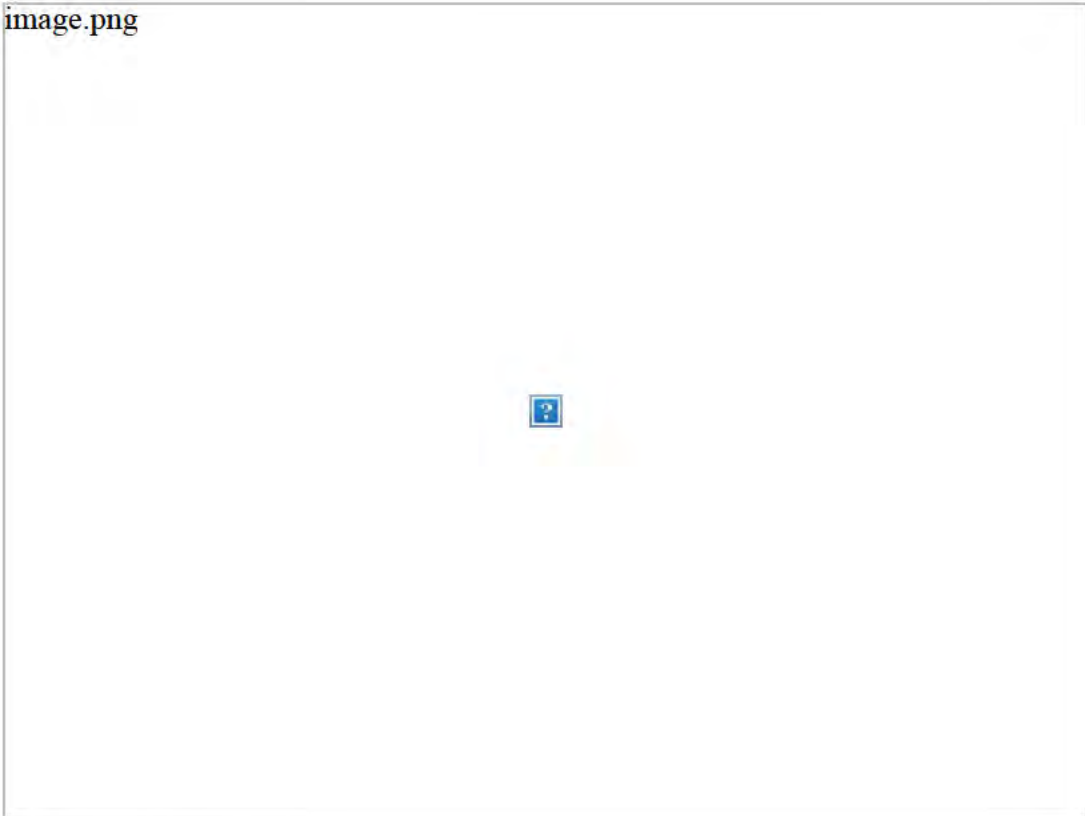
This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good morning Robert,  
I see this case here with a CUP and site plan. As a resident in the adjacent Pleasant Valley, I feel the proposed use is inappropriate for the location. The intensity of activity and proposed building heights are not compatible with the adjacent residential and resort areas.

I would appreciate the opportunity to discuss with you or your staff, and the applicant at a neighborhood meeting.

Thank you.

image.png




Nate Cottrell

[Redacted signature block]

[Redacted line]

[Redacted line]

You can make a difference. Donate or sponsor a child: 

**From:** [Kelley Costello](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cibolo Vista Self Storage  
**Date:** Saturday, November 12, 2022 1:06:14 PM

---

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

I just learned of the proposed development of a 3-story storage complex west of Lake Pleasant Pkwy immediately adjacent to Pleasant Valley Estates. I cannot imagine that this falls into the original planning of this area as it doesn't make logistical sense to place a structure such as this so close to a large residential community.

I am a regular visitor to Lake Havasu City and their lack of city planning is mind boggling; to have gas station or a Pizza Hut standing alone in the middle of residential areas...well, I've never seen anything like it after having lived in 5 cities in three states. I was thankful to live in an area that took more pride in its planning. It would be a shame to see N Peoria become a quagmire of land uses in any given area. Not to mention property values within view of this eyesore of a structure will take a huge hit in one of the nicest areas in Peoria. Perhaps a location further north beyond the residential areas would be more appropriate.

Thank you for your time and consideration.

Kelley Costello  
North Peoria Resident

**From:** [kim bissell](#)  
**To:** [Robert Kuhfuss](#)  
**Cc:** [REDACTED]  
**Subject:** Public storage  
**Date:** Saturday, November 12, 2022 2:02:34 PM

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

The proposed 3 story public storage units on the west side of Lake Pleasant across from Cibola Vista is not something we want in this community. You have already repurposed commercial property for additional residential units which was not part of our northern Peoria planned community. It doesn't fit within the design and aesthetics of our community. It will be an eye sore and bring prop values down. We need restaurants and shops that will bring the community together. With hundreds of acres of non HOA land we certainly do not need public storage.

Kim Bissell

Homeowner for 15 years in Cibola Vista

**From:** [Amanda Brown](#)  
**To:** [InetPlanning](#)  
**Cc:** [Robert Kuhfuss](#)  
**Subject:** Proposed Storage Facility  
**Date:** Sunday, November 13, 2022 11:34:21 AM

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

Hi there,

I strongly discourage the building of a 3 story storage facility along Lake Pleasant north of Happy Valley & south of West Wing. This does not fit the aesthetics of our community, will bring down property values and will ultimately be a detriment to our community. Please have a neighborhood meeting prior to approving this. Thank you.

Amanda Brown  
Peoria resident & business owner

Sent from my iPhone

**From:** [shani olexa](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Storage facility  
**Date:** Sunday, November 13, 2022 8:05:51 PM

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

Please do not vote yes on the storage families planned for lake pleasant and westwing! That is a horrible place for that and will block Mountain View's!!

Shani olexa

Sent from my iPhone

**From:** [Doug Shafer](#)  
**To:** [InetPlanning](#)  
**Subject:** Storage  
**Date:** Monday, November 14, 2022 7:37:12 AM

---

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

To whom it may concern:

The proposed 3 story storage unit doesn't fit within the design and aesthetics of our community. It will be an eyesore, bringing prop values down. There was another storage unit only 4 miles away.

Respectfully,

Doug Shafer

**From:** [REDACTED]  
**To:** [Robert Kuhfuss](#)  
**Subject:** Please Read- 3 story building  
**Date:** Thursday, November 10, 2022 12:31:13 PM

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

Hi Rob,

I'm gonna try and keep this short. My address is [REDACTED] I live in Pleasant Valley. Where they are proposing to build up against my wall. I'm so upset needless to say. It's bad enough that the City has allowed transient hotels to be built on the corner of Jomax and Lake Pleasant parkway. They may be built with aesthetics in mind but that won't last for long. This north side of Peoria is beautiful and a safe place to live. I know, no one at the city really cares. I think the city only cares about revenue. This will impact our property value and the lifestyle that we all love. Anyone from the city is welcome to come and actually stand in my backyard to see how it will affect us. Not sure that anyone cares but it is such a bad idea. The mountain that we all have come to love will be gone. A metal peak roof will glare right at us. There is a storage facility at Pinnacle Peak and Lake Pleasant parkway. The homes in this area are large enough with enough land that we all have a shed on our property. We don't need this. My second thought is that the city is doing this because of all the rental property you're allowing to be built next to our community.....

Please dont let this happen IF you would like to speak with me or come and visit my property please feel free to call me at [REDACTED]

Thank you for taking the time to read this.

Will and Janette Quinones

**From:** [Charlee Addler](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Wednesday, November 16, 2022 7:35:15 PM

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

To whom it may concern,

Please know that the residents in this area do NOT want storage units here.

**From:** [Sheila Barinque](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 12:02:28 PM

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

Hello,

I live in the area and just heard about the storage facility being proposed in my neighborhood. Why? We have two facilities just like that a mile, maybe 2 miles away. Not to mention, how it's going to destroy the aesthetics of our neighborhood. I'm just a resident wanting to voice my opinion.

Thanks,

Sheila Barinque

**From:** [Darcee](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cu22-08 : Concerned resident  
**Date:** Thursday, November 17, 2022 9:46:58 AM

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

Hello Robert,

It has come to my attention that a storage facility has been proposed for construction on Lake pleasant parkway and the southwest corner of West wing parkway.

I would like to voice my objection to this project. I am a home owner in Cibola Vista community and do not feel this project is in the best interest of my community. I am concerned with the height allowed for construction which will obstruct our view of the beautiful surroundings. Additionally, I feel it will not assist in maintaining the luxury feel we have thus far created in our community. My desire, and feel my neighbors desire the same thing, is to increase the value on my custom home. A storage facility will not doing that. It will totally changes the high end, luxury feeling, buildings, and homes surrounding our community.

Please let me know if there is anything else I can do to prevent this from moving forward.

Thank you,  
Darcee Bowen

--  
Thanks,

Darcee Bowen

**From:** [Kim Corey](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 3:13:12 PM

---

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

Hello Robert,

My name is Kim Corey, I live at [REDACTED]. I have been a Peoria resident since the early 90's. I briefly moved into the city of Glendale but returned back into the Peoria city limits due to the overgrowth of commercial property that the city of Glendale was allowing in their residential areas. I have lived on [REDACTED] since 2011 and I love it here. I have watched the neighborhood and surrounding areas develop nicely. Up until now the new commercial properties that have been approved I feel have been done so keeping the residential areas residential. The proposal for the Cibola Vista Self Storage is TOO CLOSE AND TOO BIG to be placed on that sliver of land. My home is directly over that wall and a storage facility that is 3 stories high would greatly impact my property value and my love for my home. From my backyard I have a nice view of the mountain that stands in West Wing. That view would be completely covered with a 3 story building.

There are two other storage units that are close by so I do not feel that there is a need for this and if the city feels that there is indeed a need for a 3rd self storage facility it should be placed away from residential areas. Please ask yourself how you would feel if this was built over your wall? Please try to relate to the residents that are voicing concern. A self storage facility of this size is cheapening North Peoria and making it resemble downtown Glendale. (Not a place I would want to live and raise a family). North Peoria is growing to be a sought after place to live just like North Scottsdale. If you take a drive through North Scottsdale you will see that they have left quite a bit of undeveloped land next to their residential areas; that is part of the draw that makes it a sought after place to live.

Please keep in mind that the homes in this area are worth 800K to over 1M. This is not a low income area; at least not yet.

I am asking that you PLEASE deny the proposal for such an eye sore and help keep our North Peoria what it is; a beautiful sought after residential area where people are moving to escape the crazy hustle and bustle of the busy city.

Respectfully,

Kim Corey  
[REDACTED]

**From:** [Jennifer Corso](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 3:36:11 PM

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

Robert-

I hope you are having a nice Thursday. I am a homeowner in the Cibola Vista neighborhood and am concerned about the conditional use permit for the establishment of a storage facility across from the entrance to our neighborhood.

The proposed facility is three stories, which would be an eyesore near the resort and for the neighborhood directly to the west of the facility. It would seem to vastly stick out among the single family residences and also drive commercial traffic to an otherwise family-oriented area. There may be line of sight issues and congestion as well.

In addition it seems there are quite a number of storage facilities in the area already - this lot is not zoned for an additional unit and would be best served as something else that is more appropriate for this residential area. Most people here love this area because it is quiet, beautiful and family oriented.

Thank you for taking the time to listen, and for your consideration.

Sincerely,

Jennifer Corso



**From:** [chris damato](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Wednesday, November 16, 2022 6:29:52 PM

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Hi,

I would like to voice my opposition to the proposed 3 story storage unit at the West Side of Lake Pleasant Rd across from Cibola Vista. I feel it would be an eyesore to this beautiful area

**From:** [Christin Day](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** No Storage Units  
**Date:** Thursday, November 17, 2022 6:52:25 AM

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

Please keep storage units out of our wonderful community (85383).  
Make us like Scottsdale, not Phoenix!

Thank you  
Christin Day

**From:** [Michael Dudiak](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Conditional Use Permit CU22-08; Site Plan SP22-34  
**Date:** Thursday, November 17, 2022 8:14:16 AM

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

Dear Mr Kuhfuss,

I'm writing to you to oppose conditional use permit CU22-08; site plan SP22-34. We moved to Arizona from out of state in June of 2021 and we settled on North Peoria because it was a quiet and peaceful area, yet had enough modern conveniences to meet my family's needs.

We settled on the WestWing subdivision where my property backs to the open space between WestWing and Cibola Vista. We completed a lot of diligence related to the open field since it had the potential to sway our decision on where to purchase. After researching, we were comfortable enough that the area would remain undeveloped for many years.

The proposed project referenced above, while across Lake Pleasant Parkway, will impede western views from my backyard. The area is mainly residential with no commercial development until you get closer to Happy Valley Road. Even the consideration of adding a 3 story storage facility that will impede many residents' views and disturb a peaceful area seems irresponsible. There is a lot of activity and noise that comes with storage facilities, and draws customers from other cities increasing traffic in the area.

I'm sure I speak for my neighbors when I ask that you do not approve this project to move forward. I understand the zoning of this property, but ask that any development on that land be desirable and add to the area / home values. Would you want a 3-story storage facility in your backyard?

Thank you for your consideration.

- Michael & Cambria Dudiak

**From:** [Lindsay Elbling](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 5:29:23 AM

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

Please do not put up another storage unit. They are all over the upper west side and they are tragically tacky and bring down the ambiance of our city.

**From:** [Kari Falkiewicz](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 10:15:58 AM

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

Good morning,

I am writing regarding the potential 3 story storage facility being contemplated at Lake Pleasant Parkway and Cibola Vista. I am adamantly opposed to this particular structure going in so close to a residential area especially when there is huge amounts of land located further north on Lake Pleasant Parkway. I realize this may be currently zoned commercial, however a 3 story building is unnecessary right there. There is another storage facility located south on Lake Pleasant Parkway close to residential areas and one out by Cold Water Ranch that are only 1 story and much less of an intrusion on surrounding homes.

Peoria is a great place to live and it seems the current council often does not take into consideration the effects of their decisions on its residents. Hopefully there will be a public meeting about this proposed project.

Respectfully,  
Kari Falkiewicz

**From:** [Franz Forman](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Three story self-storage building proposed for Lake Pleasant Parkway  
**Date:** Wednesday, November 16, 2022 5:58:55 PM

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

Robert,

I received an email from our WestWing Mountain HOA with regards to a three story self-storage building with a metal roof proposed to be built across the street from Cibola Vista, right on (and highly visible from) Lake Pleasant Parkway.

I would like to voice my opposition to this project in an email, in the event I am unable to make it to the zoning hearing/planning meeting.

My wife, Emily, and I have been residents of NW Peoria since 2001 and have witnessed the tremendous growth of the Phoenix MSA. We are both self-employed and all for ongoing progress and small business growth in north Peoria (especially after years of losing tax revenue to neighboring Glendale, Surprise, and north Phoenix). However, this growth must be appropriate to the surroundings and a three story storage operation in the midst of hundreds of upscale homes in the NW Corner of Peoria is an eyesore that will certainly deteriorate the feel (and purpose) of this corridor. There is already a storage operation on the west side of LPP (near the Peoria Police Station) that occupies a large footprint. Adding an additional storage complex in a residential area down the same road is a huge mistake that will have a negative impact on our property values and start to make LPP heading north look like Grand Avenue. We should be modeling our building and zoning codes after what is taking place in north Scottsdale. It has been my observation that homeowners and developments there are highly protected from encroaching commercial activity. And, while there is plenty of commercial activity in north Scottsdale, it tends to blend in, be highly stylized to the desert surroundings, and not have as much of an impact on the homes. The result for north Scottsdale residents has been incredible for keeping the "natural" look of the area, maintaining high property values, and have consequently increased the property values for the dedicated commercial pockets of Scottsdale as well.

Commercial activity in NW Peoria should be limited to specific pockets that are distinctly for that purpose (ie... the intersections of LPP and Happy Valley Rd., or the shopping area where WalMart is located at LPP and Deer Valley Rd.). If the developer of the storage operation wishes to open a new location I would recommend that the City of Peoria designate a new area up near the intersection of LPP and Carefree highway to become the next specific commercial use area and set aside hundreds of acres specifically for this purpose. NW Peoria is beautiful and has so much to offer. With the Taiwan Semiconductor campus and surrounding industry moving into the NW Valley shortly we have lots of exciting growth coming, but it must

be done purposefully. Let's keep north Peoria beautiful and designate specific areas for this type of activity. No one is saying we shouldn't allow storage units, but let's have more pride for the aesthetics of our city than to just put them wherever a vacant lot is, especially surrounded by beautiful homes and scenery.

Thank you,  
Franz and Emily Forman

**From:** [David Garcia](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 1:27:24 PM

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

**From:** [Lindsey Garcia](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 1:24:25 PM

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

**From:** [Ray Hastings](#)  
**To:** [Robert Kuhfuss](#)  
**Cc:** [InetPlanning](#)  
**Subject:** public storage units  
**Date:** Thursday, November 17, 2022 4:07:44 PM

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

I would like to protest the proposed 3 story public storage units on the west side of Lake Pleasant Pkwy across from Cibola Visa Resort. They don't fit within the design and aesthetics of our community. They will also be an eye sore and bring our property values down. They are not needed in this area. Move them somewhere else.

Sincerely,

Ray Hastings

**From:** [Jodi Howe](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 7:00:26 AM

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

Dear Robert Kuhfuss,

Thank you for taking the time to read my email. I am a resident of [REDACTED] neighborhood and am opposed to the idea of a three story storage facility on lot CU22-08. We have plenty of storage units already within a reasonable radius of our home. I also believe that the building will be unsightly in this area. It backs right into Pleasant Valley neighborhood (poor homeowners) and across from Cibola Vista Resort. It would be an unsightly addition to the neighborhood. Other commercial retail spaces would enhance the area, but a storage facility will not.

Sincerely,  
Jodi Howe

**From:** [Kent Howe](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 11:54:22 AM

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

Dear Robert Kuhfuss,

Thank you for taking the time to read my email. I am a resident of [REDACTED] neighborhood and am opposed to the idea of a three story storage facility on lot CU22-08. We have plenty of storage units already within a reasonable radius of our home. I also believe that the building will be unsightly in this area; it would back into the Pleasant Valley neighborhood and across from Cibola Vista Resort. Other commercial retail spaces would enhance the area, but a storage facility will not. Storage facilities are also highly influenced by market pressures, which results in low fill rates, leaving the opportunity for financial gaps which could potentially bring debt issues to the area. I kindly ask that you help voice the community's desires to not have a storage facility in the area.

Sincerely,

Kent Howe

**From:** [Krystal Kay](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** West wing storage unit  
**Date:** Thursday, November 17, 2022 1:44:47 PM

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

**From:** [Kim Obrzut Native American Bronze](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Storage unit west wing?  
**Date:** Thursday, November 17, 2022 1:43:47 PM

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

--

Kim Seyesnem Obrzut  
Krystal Obrzut



**From:** [Jennifer Presmyk](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 8:23:43 AM

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

Jennifer Presmyk  
Peoria Resident and property owner



**From:** [Jacob Katherine](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 11:38:34 AM

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Mr. Kuhfuss,

I am writing with great concern of the proposed storage facility outside of the Pleasant Valley neighborhood. This would dramatically decrease the value of the homes that not only back up to the monstrosity, but the entire surrounding area. There are many other places a site like that could benefit, this spot is not it. This neighborhood has already seen such an increase in traffic with hospital and exponential growth of businesses and homes.

Please listen to the people who live here and do not allow this development.

Sincerely,

Katherine and Jake Sanford  
Pleasant Valley Residents

**From:** [Jenna Skaugrud](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 1:56:15 PM

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

This email is in regard to the proposed storage unit planned for Lake Pleasant Pkwy just south of West Wing Parkway.

Why put a 3 story structure in an already established residential area? Such an eye sore! Put this way out near lake pleasant pkwy and 74 where a gas station is under construction. Make this more commercial and keep the proposed site untouched.

Let's try to build up Peoria with high quality restaurants/shops and stop the nail salon and car wash eye-sore structures! Plan with a long term vision of beauty to rival that of Scottsdale and Paradise Valley.

Ask yourself if you would be happy as one of the residents who will have this structure be in their side yard???

Jenna

**From:** [Josh Spradling](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Cibola Vista Storage  
**Date:** Wednesday, November 16, 2022 2:30:36 PM

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

Robert,  
I'm emailing to let you know I'm **against** the storage facility being built at that location.

Thanks,

**Josh Spradling**  
CREATIVE DIRECTOR | DESIGNER



**From:** [Nate Sykes](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Wednesday, November 16, 2022 6:35:32 PM

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Robert-

As a resident of Peoria, I am concerned to hear that an unsightly, 3-story storage facility is proposed to be built amongst the neighborhoods and beautiful mountain landscape.

We have plenty of storage facilities nearby that don't obstruct the views of the beautiful surroundings. There is a facility on Lake Pleasant Rd just South of Happy Valley and another close to the 303 and Happy Valley.

I believe this proposed project would be an eyesore and take away from the neighborly, serene community we enjoy up this way.

Please don't allow this project to move forward or propose other areas, perhaps near the 303 that have more wide open space and won't impede the mountain views.

Thank you,

Nathan Sykes  


**From:** [Juliet A White](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposed 2 story storage structure west of lake pleasant pkwy and cibola vista  
**Date:** Wednesday, November 16, 2022 11:11:59 PM

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

Hello,

This proposed structure does not fit within the design and aesthetics of our residential community. It will be an eyesore and bring my property value down. Can we please schedule a neighborhood meeting? Many on [nextdoor.com](https://nextdoor.com) are very upset about this structure being built there.

Thank you.

Juliet White-Pekaar

[REDACTED]

West Wing/ Rock Springs Resident

**From:** [Juliet A White](#)  
**To:** [InetPlanning](#)  
**Subject:** Proposed 2 story storage unit west of lake pleasant and cibola vista  
**Date:** Wednesday, November 16, 2022 11:04:58 PM

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

Hello,

This proposed structure does not fit within the design and aesthetics of our residential community. It will be an eyesore and bring my property value down. Can we please schedule a neighborhood meeting? Many of [REDACTED]

[REDACTED] are very upset about this structure being built there.

Thank you.

Juliet White-Pekaar

[REDACTED]  
West Wing/ Rock Springs Resident

Sent from my iPhone

**From:** [Kevin Woods](#)  
**To:** [InetPlanning](#); [Robert Kuhfuss](#)  
**Subject:** Conditional Use Permit CU22-08  
**Date:** Tuesday, November 15, 2022 1:59:17 PM

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

Dear Peoria Planning Group,

I received your project information flyer for the Cibola Vista Self Storage Project that's planned for the west side of Lake Pleasant Parkway. As a long time resident in the Pleasant Valley community I am very concerned with the installation of a three-story self storage facility at this location.

The planned location backs up to Pleasant Valley Estates and would be visible above the east community wall, sticking out like an albatross. It would not fit in with the aesthetics of our northern Peoria residential community and would definitely bring down property values.

I understand that new development and growth are crucial as our city expands, and also that facilities like the one proposed could help financially, but I would think the location for it to be better suited near apartments or convenience stores, not upper end single family homes. Hopefully there are alternate locations under consideration.

I look forward to hearing more about your next steps in this planning process.

Thank you,

Kevin Woods  


**From:** [Danique Wyckoff](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 17, 2022 8:32:32 AM

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

Hi Robert,

I am a member of the Cibola Vista Community and would like to express my concern about approving zoning for a massive storage unit right in the middle of our beautiful community. There is no need for one, it will ruin the look and aesthetic appeal of our neighborhoods and likely increase crime in the area.

Please consider denying the zoning for this storage unit.

Many thanks,  
Danique Wyckoff

Sent from my iPhone

From: [Nate Cottrell](#)  
To: [Robert Kuhfuss](#)  
Cc: [amy@nps-llc.com](mailto:amy@nps-llc.com)  
Subject: Re: CU22-08 Cibola Vista Self Storage  
Date: Thursday, November 17, 2022 6:58:40 PM  
Attachments: [image001.jpg](#)

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

Thank you Robert,  
I appreciate the response and look forward to participating in the meetings  
Please keep my name and email on the list of interested parties so I can be sure to be notified of the neighborhood meeting and eventual P&Z meeting

Nate Cottrell



On Thu, Nov 17, 2022 at 6:34 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Hello all,

My name is Rob Kuhfuss and I am the planner assigned to the above-referenced case. We want you to know that your comments have been noted. Your emails have been redacted and will be forwarded to the Planning and Zoning Commission when the case progresses to public hearing. You will also have the opportunity to speak at the Commission Hearing if you choose.

In the meantime, as a direct result of the opposition received, the requirement for a neighborhood outreach meeting has been triggered. That meeting has not been scheduled however, it cannot occur until after the first review is completed. The outreach meeting is the applicant's responsibility to coordinate. When the meeting has been scheduled, they will post the site and send out notices per the requirements as stated in the Peoria Municipal Code. I will also notify everyone on this list when I learn the specific details regarding the outreach meeting.

Sometime after the outreach meeting, the applicant will make their revisions and resubmit to the city for review and additional comment. At some point, the Conditional Use Permit will be scheduled for public hearing, with separate notification being sent regarding that hearing. As yet, no hearing dates have been set.

Some of you have asked to see documents relating to this case. You may do so by filing a Public Records Request online through the City Clerk's Office at [Public Records Request | City of Peoria \(peoriaaz.gov\)](#).

Finally, all of the correspondence received has been redacted for privacy and provided to the applicant, Peter Yachinski, via separate email. The applicant is also copied on this email.

Please feel free to contact me directly if you have additional questions.

Respectfully,

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**

General



## Robert Kuhfuss

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**From:** Damon Daricek [REDACTED]  
**Sent:** Monday, November 21, 2022 10:20 AM  
**To:** Robert Kuhfuss  
**Subject:** Cibola Vista Self Storage

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

Good Morning Mr. Kuhfuss,

Would you please add me to the email list of homeowners who would like to keep track of this proposed self storage facility(SP22-34)? Just a heads up that your name has been sent around our community as a contact for information regarding this particular project. If you are not the proper contact for this information please advise me of who I may correspond with. Thank you and have a great day.

Respectfully,  
Damon Daricek

## Robert Kuhfuss

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**From:** Sherri Dastrup [REDACTED]  
**Sent:** Saturday, November 19, 2022 2:58 PM  
**To:** Robert Kuhfuss  
**Subject:** Cibola Vista Self Storage

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

Robert we would like to let you know we are opposed to the new Cibola Vista Self Storage going in near Lake Pleasant and north of Jomax road. Please include us as a NO vote for this facility as we feel it will be an eye sore and not needed for this community.

Thank you,  
Sherri and Jeff Dastrup  
Peoria AZ

## Robert Kuhfuss

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**From:** [REDACTED]  
**Sent:** Friday, November 18, 2022 7:19 PM  
**To:** Robert Kuhfuss  
**Subject:** RE: CU22-08 Cibola Vista Self Storage

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

Thank you Rob, for letting us know that our emails have reached you and we are being heard. It is appreciated.

I am a resident of Cibola Vista and very much interested in this project and truly believe it is not the right place for a 3 story storage building. I am glad to hear there is a meeting to be scheduled and would appreciate it if the meeting could be accessed online as I am currently out of the area for the holidays.

Sincerely  
Elaine Faul

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**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, November 17, 2022 6:34 PM  
**To:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Cc:** pmy@vps-llc.com  
**Subject:** CU22-08 Cibola Vista Self Storage

Hello all,

My name is Rob Kuhfuss and I am the planner assigned to the above-referenced case. We want you to know that your comments have been noted. Your emails have been redacted and will be forwarded to the Planning and Zoning Commission when the case progresses to public hearing. You will also have the opportunity to speak at the Commission Hearing if you choose.

In the meantime, as a direct result of the opposition received, the requirement for a neighborhood outreach meeting has been triggered. That meeting has not been scheduled; however, it cannot occur until after the first review is completed. The outreach meeting is the applicant's responsibility to coordinate. When the meeting has been scheduled, they will post the site and send out notices per the requirements as stated in the Peoria Municipal Code. I will also notify everyone on this list when I learn the specific details regarding the outreach meeting.

Sometime after the outreach meeting, the applicant will make their revisions and resubmit to the city for review and additional comment. At some point, the Conditional Use Permit will be scheduled for public hearing, with separate notification being sent regarding that hearing. As yet, no hearing dates have been set.

Some of you have asked to see documents relating to this case. You may do so by filing a Public Records Request online through the City Clerk's Office at [Public Records Request | City of Peoria \(peoriaaz.gov\)](#).

Finally, all of the correspondence received has been redacted for privacy and provided to the applicant, Peter Yachimski, via separate email. The applicant is also copied on this email.

Please feel free to contact me directly if you have additional questions.

Respectfully,

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



## Robert Kuhfuss

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**From:** Cherlyn Faulds [REDACTED]  
**Sent:** Friday, November 18, 2022 2:11 PM  
**To:** Robert Kuhfuss  
**Subject:** CU22-08 Storage at Lake Pleasant and Ciboa

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

To whom it may Concern :

Please find a more appropriate spot for the 3 story storage building that you want to put in the Westwing area. All of these neighborhoods were here first and should not have this industrial business in our neighborhood. It is unsightly, will ruin views, as well as bring rats to the area. This is a very inappropriate business to bring to our neighborhood and there are many more appropriate places to put this else where.

Thank you,

Cherlyn Faulds of Pradera Westwing.

**Robert Kuhfuss**

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**From:** allison fitzpatrick [REDACTED]  
**Sent:** Thursday, November 17, 2022 8:19 PM  
**To:** Robert Kuhfuss  
**Subject:** CU22-08

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

Good Evening,

I am against the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista. I have concerns about the negative effect this will have on our north Peoria community. We do not want to have a large building, that is just another storage unit, that does not fit the current aesthetic of the area. Currently this area mirrors the likes of north Scottsdale with the thoughtful architecture, business selection and natural landscaping.

The land that is just north of this area, just north of lake pleasant parkway/west wing parkway has been zoned for residential houses, including the Peoria lakes area. A three story storage unit does not fit in to the other plans and zoning in this area.

This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

Best,  
Allison

## Robert Kuhfuss

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**From:** Jason Fitzpatrick [REDACTED]  
**Sent:** Thursday, November 17, 2022 8:11 PM  
**To:** Robert Kuhfuss  
**Subject:** CU22-08

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

Feel Free to adapt to your own concerns as appropriate.

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

Sent from my iPhone

## Robert Kuhfuss

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**From:** Sharon Foxx [REDACTED]  
**Sent:** Friday, November 18, 2022 7:50 PM  
**To:** Robert Kuhfuss  
**Subject:** Storage unit lake pleasant

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

To whom it may concern,

I have been a resident of the Cibola Vista area for 14 years now and I absolutely love my area. I am addressing the proposal of a storage unit being built at the corner of lake pleasant parkway and civilian vista drive.

I am very concerned about the lowering of my property value as storage units can be an eyesore to a potential buyer. We have beautiful sunset views in that direction and to destroy that would be a shame. I am also very concerned for the potential increase in crime as I have seen this in other areas.

Our community is a beautiful and serene area and I do not want to see it destroyed. This simply does not fit our community.

Please reconsider other areas that are not right within a housing neighborhood.

Thank you for your consideration in this matter.

Sincerely,  
Sharon Foxx

Sharon

## Robert Kuhfuss

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**From:** Ryan Hernandez [REDACTED]  
**Sent:** Friday, November 18, 2022 7:22 AM  
**To:** Robert Kuhfuss  
**Subject:** RE: Cibola Vista Self Storage

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

Thank you,  
Ryan Hernandez

## Robert Kuhfuss

---

**From:** Robert Kuhfuss  
**Sent:** Monday, November 21, 2022 11:41 AM  
**To:** [REDACTED]  
**Subject:** RE: CU22-08 Cibola Vista Self Storage

Elaine,

Thank you for your email. The details of the outreach meeting have not been set; however, I suspect that it will not be until after the 1<sup>st</sup> of the year. [REDACTED]

Also, the case has not been scheduled for Planning and Zoning Commission but those meetings are in-person only. You can watch live via live streaming, but you cannot participate in the public hearing virtually.

Thanks again.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner  
City of Peoria Planning and Community Development  
9875 North 85<sup>th</sup> Avenue  
Peoria, AZ 85345  
T: 623-773-7643  
[www.peoriaaz.gov](http://www.peoriaaz.gov)  
Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



---

**From:** [REDACTED]  
**Sent:** Friday, November 18, 2022 7:19 PM  
**To:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Subject:** RE: CU22-08 Cibola Vista Self Storage

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attachments or clicking on links.⚠️⚠️

Thank you Rob, for letting us know that our emails have reached you and we are being heard. It is appreciated.

I am a resident of Cibola Vista and very much interested in this project and truly believe it is not the right place for a 3 story storage building. I am glad to hear there is a meeting to be scheduled and would appreciate it if the meeting could be accessed online [REDACTED].

Sincerely  
Elaine Faul

---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Thursday, November 17, 2022 6:34 PM  
**To:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Cc:** [pmy@vps-llc.com](mailto:pmy@vps-llc.com)  
**Subject:** CU22-08 Cibola Vista Self Storage

Hello all,

My name is Rob Kuhfuss and I am the planner assigned to the above-referenced case. We want you to know that your comments have been noted. Your emails have been redacted and will be forwarded to the Planning and Zoning Commission when the case progresses to public hearing. You will also have the opportunity to speak at the Commission Hearing if you choose.

In the meantime, as a direct result of the opposition received, the requirement for a neighborhood outreach meeting has been triggered. That meeting has not been scheduled; however, it cannot occur until after the first review is completed. The outreach meeting is the applicant's responsibility to coordinate. When the meeting has been scheduled, they will post the site and send out notices per the requirements as stated in the Peoria Municipal Code. I will also notify everyone on this list when I learn the specific details regarding the outreach meeting.

Sometime after the outreach meeting, the applicant will make their revisions and resubmit to the city for review and additional comment. At some point, the Conditional Use Permit will be scheduled for public hearing, with separate notification being sent regarding that hearing. As yet, no hearing dates have been set.

Some of you have asked to see documents relating to this case. You may do so by filing a Public Records Request online through the City Clerk's Office at [Public Records Request | City of Peoria \(peoriaaz.gov\)](#).

Finally, all of the correspondence received has been redacted for privacy and provided to the applicant, Peter Yachimski, via separate email. The applicant is also copied on this email.

Please feel free to contact me directly if you have additional questions.

Respectfully,

**Robert H. Kuhfuss, AICP, MPA**  
Senior Planner  
City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

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**Robert Kuhfuss**

---

**From:** Renee Leonard [REDACTED]  
**Sent:** Sunday, November 20, 2022 12:04 PM  
**To:** Robert Kuhfuss  
**Subject:** No storage garage on Lk pleasant!!!

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Thank you!  
Cheryl R Leonard

## Robert Kuhfuss

---

**From:** Karen Moran [REDACTED]  
**Sent:** Thursday, November 17, 2022 9:03 PM  
**To:** Robert Kuhfuss  
**Subject:** 3-story storage units

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I speak for many of us in far north Peoria; we moved here for the smaller neighborhoods that didn't have the traffic of Phoenix; the views, and being away from big businesses. Putting in an out of place building that blocks residents views; brings in traffic to neighborhoods that wouldn't have that, does not fit in with why we moved here. Let's keep urban sprawl away from our neighborhoods. Preserve what we cherish and why we moved out here. Not to mention there is already a huge storage area by the 303 off of Happy Valley.

This does not fit in, and not needed.

Sent from my iPhone

## Robert Kuhfuss

---

**From:** Don S [REDACTED]  
**Sent:** Wednesday, November 23, 2022 4:33 PM  
**To:** Robert Kuhfuss  
**Subject:** Disapproval of CU22-08

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Dear Mr Kuhfuss,

I am writing to express my disapproval of CU22-08. A storage facility, no matter how tall, would NOT be a good addition to the aesthetics of the proposed area.

It would be nice if Peoria did things differently than the surrounding cities and NOT try and fill every empty piece of land. The areas that are vacant and dessert looking, is what gives our area it's unique look.

Please do not build anything on that piece of land.

Thank you,  
Donald R & Sharon R Smallman

[REDACTED]  
[REDACTED]

## Robert Kuhfuss

---

**From:** Robert Kuhfuss  
**Sent:** Monday, November 21, 2022 11:30 AM  
**To:** Richard Starr  
**Subject:** RE: 2 self storage projects on LPP

Richard,

Thank you for your email.

CU22-07 Abernathy is on hold until the applicant decides whether or not to proceed forward.

CU22-08 Cibola Vista is currently in first review. Once 1<sup>st</sup> review is completed, the applicant will schedule an outreach meeting. The details of that meeting have not been set.

Neither case has been scheduled for P&Z.

I will include you on any notifications regarding these two cases.

Thanks again.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner  
City of Peoria Planning and Community Development  
9875 North 85<sup>th</sup> Avenue  
Peoria, AZ 85345  
T: 623-773-7643  
[www.peoriaaz.gov](http://www.peoriaaz.gov)  
Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



---

**From:** Richard Starr [REDACTED]  
**Sent:** Friday, November 18, 2022 10:21 AM

**To:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>

**Subject:** 2 self storage projects on LPP

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Hello Robert,

I found these two storage projects on City's Planning and Zoning mapping tool. Have these projects been scheduled for Planning & Zoning yet? Thank you.

CU22-07 "Abernathy Self-Storage Facility" at Lake Pleasant Pkwy & Pinnacle Peak.

CU22-08 "Cibola Vista Mini-Storage Facility" at Lake Pleasant Pkwy & Cibola Vista.

**Richard "R.T." Starr**



## Robert Kuhfuss

---

**From:** Richard Starr [REDACTED]  
**Sent:** Friday, November 18, 2022 10:21 AM  
**To:** Robert Kuhfuss  
**Subject:** 2 self storage projects on LPP

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

Hello Robert,

I found these two storage projects on City's Planning and Zoning mapping tool. Have these projects been scheduled for Planning & Zoning yet? Thank you.

CU22-07 "Abernathy Self-Storage Facility" at Lake Pleasant Pkwy & Pinnacle Peak.

CU22-08 "Cibola Vista Mini-Storage Facility" at Lake Pleasant Pkwy & Cibola Vista.

**Richard "R.T." Starr**



## Robert Kuhfuss

---

**From:** [REDACTED]  
**Sent:** Sunday, November 20, 2022 2:53 PM  
**To:** Robert Kuhfuss  
**Cc:** pmy@vps-llc.com, [REDACTED]  
**Subject:** CU22-08 Cibola Vista Self Storage

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

--To Whom it may concern,

Our names are David Thomas and Carrie Jayo Thomas. We live at [REDACTED], Peoria Az. 85383. We have been a Peoria Resident since the early 80's and watched neighborhoods be destroyed by people not caring for their neighborhoods, rentals and overgrowth of commercial properties, many becoming vacate. We moved to into our dream home on Gambit in North Peoria, into a gated community in 2008. And absolutely love it, because of the care and concerns of all this North Peoria area.

The proposal or the **Cibola Vista Self Storage CU22-08** is **TOO CLOSE AND TOO BIG** to be placed on the little portion of land. This **3 story bldg.** which will be LIGHTED ALL NIGHT, is **2 doors down**, on other side of fence. **Our HOME AND ALL THE SURROUNDING RESIDENCES and Cibola Vista Resort Resort will be greatly impacted and affected by bringing our PROPERTY VALUE DOWN , taking our view away of West Wing Mountain(which is ONE of the reason we moved here) IT WILL SHINE INTO OUR HOMES ALL NIGHT, disturbing many, and bring lots of noise and traffic!!!** And these storage places attract rats, traffic , environmental impacts and many other issues!!

There are several other storage units very close by within a mile or 2, so there really isn't a need another storage facility in a residential area that **CHEAPENS** our neighborhood, and Cibola Vista Resort and surrounding areas. Please ask yourself's how you would feel if this **STORAGE** was 2doors down over your wall to look at!! Please keep in mind that the homes in this area are worth **\$700K** and over **\$1million**, this is **not** a low income area and placing this storage unit will be a **very cheap eyesore.**

We are asking that you **PLEASE DENY the proposal** for such an eyesore and help keep our NORTH PEORIA neighborhoods what it is, a beautiful sought after residential area(like Scottsdale) where people are moving to escape the craziness of the busy city.

Sincerely and respectfully,

David Thomas and Carrie Jayo Thomas  
[REDACTED]

# Robert Kuhfuss

**From:** Rob Torbett [REDACTED]  
**Sent:** Sunday, November 20, 2022 9:24 AM  
**To:** InetPlanning; Robert Kuhfuss  
**Subject:** Concern about proposed storage facility

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Hi. my name is Rob Torbett. I live in Pleasant Valley Peoria, AZ. I am concerned about the 3 story storage facility proposed for the small sliver of land west of lake pleasant across from Cibola Vista Resort. We live in a high end gated community with some of the highest property values in the northwest, across from a very nice resort complex. This type of development does not fit the design and aesthetics of a community like our or the area in which we reside. There are so many other areas where this could be developed that would be better suited.

### PROJECT INFORMATION

<b>Project Name and Case Numbers</b> Cibola Vista Self Storage Conditional Use Permit (CU22-08) Site Plan (SP22-34)	<b>Applicant Representative</b> Abernathy Holdings, LLC Attn: Peter Yachimski 623-295-9984 <a href="mailto:peoria@vtr-llc.com">peoria@vtr-llc.com</a>	<b>How to learn more and comment</b> Project application materials may be viewed in person at:  Development and Community Services Building 9875 N. 85th Avenue Peoria, AZ 85345  Planning and Community Development is located on the 1 <sup>st</sup> Floor.  If you have an interest in this request, contact the following Planning and Community Development Department staff member:  <b>Robert Kuhfuss, Senior Planner</b> 623-773-7643 <a href="mailto:robert.kuhfuss@peoriaaz.gov">robert.kuhfuss@peoriaaz.gov</a>
--	---	---

**Location and Project Size**  
West of Lake Pleasant Parkway and Cibola Vista Drive  
Approximately 2.17 net acres


**Project Description**  
The applicant has submitted a **Conditional Use Permit application (CU22-08)** to allow for the development of a self-storage (or mini-storage) facility on a vacant 2.17-acre parcel located west of the intersection of Lake Pleasant Parkway and Cibola Vista Drive as shown on the map.  
  
There is an associated **Site Plan application (SP22-34)** that will determine the physical layout of the proposed project (e.g. such as where the building is located) while the subject Conditional Use Permit establishes the operational characteristics of the business such as hours of operation, location of vehicular access, screening requirements, etc.  
  
The proposed use would consist of:  

- A three-story building with pitched, standing-seam metal roof. It is approximately 30 feet to the eave / fascia, and approximately 41 feet to the peak of the roof.
- There is a 30-foot setback / landscape buffer from the west property line.
- Access to the facility will be from Lake Pleasant Parkway

Planning and Community Development Department | 9875 N. 85th Avenue Peoria, AZ 85345 | 623-773-7200

### NOTICE OF DEVELOPMENT APPLICATION

This notice is being sent to you because you own or represent property located within the required notification area for the following project:



**Project Name and Location**  
Cibola Vista Self Storage  
West of Lake Pleasant Parkway and Cibola Vista Drive

**Case Number(s)**  
Conditional Use Permit: CU22-08  
Site Plan: SP22-34

[Turn over for more information](#)

Planning and Community Development Department

thanks.../rct

Rob Torbett, CPA

[REDACTED] Peoria, AZ 85383  
[REDACTED]  
[REDACTED]

**Robert Kuhfuss**

---

**From:** Tina Trippe [REDACTED]  
**Sent:** Saturday, November 19, 2022 1:53 PM  
**To:** Robert Kuhfuss  
**Subject:** RE: Cibola Vista Self Storage project

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Robert,

We live in the Cibola Vista neighborhood on Buckhorn Trail.

Please add myself & my husband to the list of concerned neighbors to be notified of any public meetings in regard to the Cibola Vista Storage proposed development.

Thank you,  
Tina Trippe  
[REDACTED]

Bryan Trippe  
[REDACTED]

## Robert Kuhfuss

---

**From:** [REDACTED]  
**Sent:** Tuesday, November 22, 2022 7:32 PM  
**To:** Robert Kuhfuss  
**Subject:** RE: CU22-08 Cibola Vista Self Storage

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Robert,  
[REDACTED]

Thank you for the information provided. I will try to be at the outreach meeting if it is after the 1<sup>st</sup> of the year. Will we also be notified when the Planning & Zoning meetings are? If they are earlier I would like to know and watch via live streaming.

Thank you  
Elaine Faul

---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Monday, November 21, 2022 11:41 AM  
**To:** [REDACTED]  
**Subject:** RE: CU22-08 Cibola Vista Self Storage

Elaine,

Thank you for your email. The details of the outreach meeting have not been set; however, I suspect that it will not be until after the 1<sup>st</sup> of the year. If that is the case, will you be available to attend an in-person outreach meeting?

Also, the case has not been scheduled for Planning and Zoning Commission but those meetings are in-person only. You can watch live via live streaming, but you cannot participate in the public hearing virtually.

Thanks again.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner  
City of Peoria Planning and Community Development  
9875 North 85<sup>th</sup> Avenue  
Peoria, AZ 85345  
T: 623-773-7643  
[www.peoriaaz.gov](http://www.peoriaaz.gov)  
Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



---

**From:** [REDACTED]  
**Sent:** Friday, November 18, 2022 7:19 PM  
**To:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Subject:** RE: CU22-08 Cibola Vista Self Storage

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

Thank you Rob, for letting us know that our emails have reached you and we are being heard. It is appreciated.

I am a resident of Cibola Vista and very much interested in this project and truly believe it is not the right place for a 3 story storage building. I am glad to hear there is a meeting to be scheduled and would appreciate it if the meeting could be accessed online as I am currently out of the area for the holidays.

Sincerely  
Elaine Faul

---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Thursday, November 17, 2022 6:34 PM  
**To:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Cc:** [pmy@vps-llc.com](mailto:pmy@vps-llc.com)  
**Subject:** CU22-08 Cibola Vista Self Storage

Hello all,

My name is Rob Kuhfuss and I am the planner assigned to the above-referenced case. We want you to know that your comments have been noted. Your emails have been redacted and will be forwarded to the Planning and Zoning Commission when the case progresses to public hearing. You will also have the opportunity to speak at the Commission Hearing if you choose.

In the meantime, as a direct result of the opposition received, the requirement for a neighborhood outreach meeting has been triggered. That meeting has not been scheduled; however, it cannot occur until after the first review is completed. The outreach meeting is the applicant's responsibility to coordinate. When the meeting has been scheduled, they will post the site and send out notices per the requirements as stated in the Peoria

Municipal Code. I will also notify everyone on this list when I learn the specific details regarding the outreach meeting.

Sometime after the outreach meeting, the applicant will make their revisions and resubmit to the city for review and additional comment. At some point, the Conditional Use Permit will be scheduled for public hearing, with separate notification being sent regarding that hearing. As yet, no hearing dates have been set.

Some of you have asked to see documents relating to this case. You may do so by filing a Public Records Request online through the City Clerk's Office at [Public Records Request | City of Peoria \(peoriaaz.gov\)](#).

Finally, all of the correspondence received has been redacted for privacy and provided to the applicant, Peter Yachimski, via separate email. The applicant is also copied on this email.

Please feel free to contact me directly if you have additional questions.

Respectfully,

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



**From:** [Olga Barkai](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** RE: Cibola Vista Self Storage on Lake Pleasant Rd. Conditional permit CU22-08  
**Date:** Wednesday, November 30, 2022 1:26:17 PM

---

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

Dear Mr. Kuhfuss,

Recently it came to our attention that a three-story building potentially will be built right next to our subdivision and next to our house. When we were buying our house in 2003 Lake Pleasant Road was directly next to us and as such, we did not foresee any commercial development right behind our street. At the time we also examined city maps and nothing pointed to potential commercial development in our backyard. Eventually the city changed the plans and Lake Pleasant Road location was altered, it is not directly behind our development anymore. As a result a developer though that it would be a brilliant idea to build such a monstrosity next to us. We are categorically against it. The value of our property would go down. We are paying taxes to the city of Peoria and as such we have a right to enjoy our property without losing the value. We ask you to reconsider the project.

Sincerely,

Alex Barkai, MD

Olga Barkai

**From:** [John Brooks](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Self-storage plan near Cibola Vista  
**Date:** Saturday, November 26, 2022 10:18:21 AM

---

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

Dear Mr. Kuhfuss,

Please add me to the list of concerned neighbors for the proposed self-storage commercial building applicant meeting and I would like email notifications of any meetings. Also, would you kindly let me know that I have been added to those lists? Thank you.

Kind Regards,  
John

*TRUTH does not mind being questioned. A LIE does not like being challenged.*

**From:** [Mike Faulds](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Monday, November 28, 2022 11:36:33 AM

---

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

Dear Sir,

I am writing to you to express my concern about the three story storage units proposed for N. Lake Pleasant Parkway and Cibola. Though it will not impact me directly, I feel that the construction of these units will have an overall negative impact on the esthetics of the area and to the value of the homes adjacent to the development.

In addition, which would impact me, is there is a potential for environmental impact as storage units have been known to attract rodents.

Cordially,  
Mike Faulds

[REDACTED]

**From:** [Peyton Hoelscher](#)  
**To:** [Robert Kuhfuss](#)  
**Date:** Sunday, December 4, 2022 5:37:17 PM

---

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Good evening,

I am reaching out in regards to Cibola Vista Self Storage. I am a Peoria native and have loved growing up and living in Peoria. I am also a real estate agent and believe this storage facility should not be built where it is proposed.

Not only will this hurt the value of homes that surround the storage facility but it will also be quite the eyesore to an extremely nice resort across the street. It simply does not belong in this highly sought after, desirable location in North Peoria.

We live in this beautiful city for the mountain views and landscape, not for a 3 story metal structure to block it all. Please do not allow this project to continue.

Thank you,



**From:** [Chris Hoelscher](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** 3 story North Peoria storage unit  
**Date:** Tuesday, November 29, 2022 11:32:42 AM

---

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

Robert,

I'm writing to express my most sincere concerns about the proposed three story storage unit located at Lake Pleasant Rd. and Cibola Vista.

The proposed structure will absolutely RUIN the current flow and look of what we are so proud of here in North Peoria!!! This proposed project must be stopped!!! What an eyesore it would be. The metal storage structure is supposed to be three stories high, plus the addition of the 11' pitched roof. This puts the building a whopping 40' plus in height. It's even directly adjacent to some of the most beautiful homes. This city deserves a much more aesthetic plan for the space. Please do not allow this project to continue any further. It MUST BE STOPPED!

Feel free to reach out to me directly or indirectly at anytime. It's critical to the future of our amazing city.

Of the utmost concerned,

Chris Hoelscher



**From:** [Tammy Shreeve](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** FW: Site of Cibola Vista mini storage  
**Date:** Monday, December 5, 2022 7:39:43 AM

---

Hi Robert,

This email was sent to Councilmember Shafer Office. It is regarding the proposed Cibola Vista Mini Storage project. Can you please include it in the received comments for the project.

Tammy Shreeve

---

**From:** Jessica Larsen [REDACTED]  
**Sent:** Friday, December 2, 2022 8:12 AM  
**To:** InetMesquite <mesquite@peoriaaz.gov>  
**Subject:** Site of Cibola Vista mini storage

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To whom it may concern,

I am displeased with the plan to cram a mini storage into the small obscure property currently being sought for approval by Cibola Mini Storage.

I am a resident of the Pleasant Valley neighborhood which would share a wall with this mini storage. Pleasant Valley neighborhood is a planned community where each home has a good size lot for the home on the property. All tallest homes are two stories. And many of the homes are single level. This Cibola Mini Storage plans to cram a three story building on the other side of our neighborhood wall. The building will be an eye sore.

Please share with me what I can do to further speak out against this plan to build this mini storage. Is there another email address to whom to send my concerns?

Thank you for your time,  
Jessica Larsen

**From:** [Kristin Lowery](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposed Storage Facility N Lake Pleasant Pkwy  
**Date:** Sunday, December 11, 2022 9:58:39 PM

---

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

I am writing in regards to the proposed storage facility on N Lake Pleasant Pkwy. I am a resident of Pleasant Valley Estates. My husband and I purchased our home in 2021 during the real estate boom and paid top dollar for it. We strongly oppose a storage facility - especially with multiple levels - being built at the proposed location. Not only is a three story building an eye sore which would tower above the nearby homes, it would also block the view for so many of our community's residents. Additionally, a storage facility would increase the traffic in an already busy area, which is not ideal with a school on the same road. For the above reasons, this location is not appropriate for a multi-level storage facility.

Thank you for your time,  
Kristin Lowery

**From:** [Rick Marteney](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposed Storage Facility  
**Date:** Thursday, December 8, 2022 7:44:15 AM

---

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views.

We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th.

This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

Rick Marteney

**From:** [REDACTED]  
**To:** [Robert Kuhfuss](#)  
**Subject:** Ugly development near Pleasant Valley  
**Date:** Thursday, December 1, 2022 6:50:25 PM

---

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

Please please please do not allow this three story ugly storage unit next to a beautiful neighborhood of Homes. Please consider rezoning.

Kathleen Mulligan

[REDACTED]

**From:** [Rita Papini](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Site Plan Application (SP22-34) 3 Story Storage Unit, West of Lake Pleasant Rd & Cibola Vista Dr  
**Date:** Tuesday, November 29, 2022 12:35:50 PM

---

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

Good afternoon Robert,


I am strongly opposed to the approval of the 3-story storage unit referenced above.

We've lived in Peoria since we moved to Arizona in 2004. We live in Pleasant Valley from 2004-2018 and we now live in Pradera at West Wing. I love the area.

Up until this point, I think Peoria has done a pretty good job of managing the business needs and residential needs of the beautiful communities, parks, and mountains in this part of Peoria. This storage unit will be an eye sore against the background of the homes and mountain landscaping. I don't want to pull out of my subdivision and see a storage unit or any other unattractive business structures.

I understand the land on the west side of Lake Pleasant Road at Cibola Vista Drive and a bit north of that is zoned commercial, however, I think consideration should be given to the esthetic of the area. What will uplift the area not just fill in vacant land?

Kind regards,  
Rita M. Papini



**From:** [REDACTED]  
**To:** [Robert Kuhfuss](#)  
**Subject:** Site Plan Application (SP22-34) 3 Story Storage Unit, West of Lake Pleasant Rd & Cibola Vista Dr  
**Date:** Tuesday, November 29, 2022 12:43:30 PM

---

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

Good afternoon Robert,

I am strongly opposed to the approval of the 3-story storage unit referenced above.

We've lived in Peoria since we moved to Arizona in 2004. We live in Pleasant Valley from 2004-2018 and we now live in Pradera at West Wing. I love the area.

Up until this point, I think Peoria has done a pretty good job of managing the business needs and residential needs of the beautiful communities, parks, and mountains in this part of Peoria. This storage unit will be an eye sore against the background of the homes and mountain landscaping. I don't want to pull out of my subdivision and see a storage unit or any other unattractive business structures.

I understand the land on the west side of Lake Pleasant Road at Cibola Vista Drive and a bit north of that is zoned commercial, however, I think consideration should be given to the esthetic of the area. What will uplift the area not just fill in vacant land?

Kind regards,  
Ron Papini

[REDACTED]

**From:** [Jim Potts](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Thursday, November 24, 2022 7:48:00 AM

---

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

Dear Sir,

I am very upset about the proposal for the storage building planned next to Pleasant Valley. Please represent me as a homeowner in this matter that I am against it being built in that area. See,s to me Cibola Vista has plenty of room next to its resort.

Thank you for your time,  
James R and Judy M Potts

[REDACTED]

**From:** [Mark Wicher](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Proposed Storage Unit on Lake Pleasant  
**Date:** Saturday, November 26, 2022 2:49:53 PM

---

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

Robert,

There is no good reason to put a storage facility next to our neighborhood. We are a bedroom community that enjoys the views around us. We also like to keep additional traffic out of the area. There are several storage facilities nearby. We got all kinds of businesses down the road and it looks like even more are going in soon. That is enough. Take care of your residents who are paying their taxes and listen to what they want. We are supposed to be in this together. Please keep me informed of any public meetings concerning this proposal. Thank you.

Best Regards,

Mark Wicher

Sent from my iPhone

**From:** [Judy Yung](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Saturday, November 26, 2022 12:38:54 PM

---

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

Dear Mr. Khufuss,

I am not particularly happy about the 3 story storage facility plan that has been submitted to the city. I live on one of the affected streets where I have a view of West Wing Mountain and I live 4 houses away from the neighborhood wall adjacent to Lake Pleasant Parkway.

A three story building so close to us will essentially be a big towering wall that obstructs any of the natural beauty that surrounds us. I am not sure what kind of a voice we can have, but I wanted to make my thoughts known. If the project had to proceed, I would prefer a lower structure. Thank you for your time.

Sincerely,  
Judy Yung

Sent from my iPad

From: [Nate Cottrell](#)  
To: [Robert Kuhfuss](#)  
Cc: [pmr@nps-llc.com](mailto:pmr@nps-llc.com)  
Subject: Re: CU22-08 Cibola Vista Self-Storage  
Date: Tuesday, January 3, 2023 3:37:20 PM  
Attachments: [image001.jpg](#)

---

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

Good afternoon Rob,  
Checking back in with you on this one Cibola Vista Self Storage Conditional use permit and site plan application (CU22-08 SP22-34)

Is there any updated information or dates that you can share?  
Thanks in advance

Nate Cottrell



On Wed, Nov 23, 2022 at 6:06 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good evening all,

My name is Rob Kuhfuss and I am the planner assigned to the above-referenced case. I am sending this out for the benefit of those who recently emailed their concerns to me regarding the above-referenced case. For those of you who have already seen this information, I apologize for the redundancy.

We want you to know that your comments have been noted. Your emails have been redacted and will be forwarded to the Planning and Zoning Commission when the case progresses to public hearing. You will also have the opportunity to speak at the Commission Hearing if you choose.

In the meantime, as a direct result of the opposition received, the requirement for a neighborhood outreach meeting has been triggered. That meeting has not been scheduled; however, it cannot occur until after the first review is completed. The outreach meeting is the applicant's responsibility to coordinate. When the meeting has been scheduled, they will post the site and send out notices per the requirements as stated in the Peoria Municipal Code. I will also notify everyone on this list when I learn the specific details regarding the outreach meeting.

Sometime after the outreach meeting, the applicant will make their revisions and resubmit to the city for review and additional comment. At some point, the Conditional Use Permit will be scheduled for public hearing, with separate notification being sent regarding that hearing. As yet, no hearing dates have been set.

Some of you have asked to see documents relating to this case. You may do so by filing a Public Records Request online through the City Clerk's Office at [Public Records Request | City of Peoria \(peoriaaz.gov\)](#)

Finally, all of the correspondence received has been redacted for privacy and provided to the applicant, Peter Yachimski, via separate email. The applicant is also copied on this email.

Please feel free to contact me directly if you have additional questions.

Respectfully,

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**

General



**From:** [REDACTED]  
**To:** [Robert Kuhfuss](mailto:Robert.Kuhfuss@peoriaaz.gov)  
**Subject:** RE: Neighborhood outreach meeting for Cibola Vista Self-Storage, case CU22-08 and SP22-34  
**Date:** Friday, January 20, 2023 4:14:06 PM  
**Attachments:** [image001.jpg](#)

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

Thank you Robert  
I will be there.

Wondering if you know if the zoning for that piece of property in question, was changed anytime after Lake Pleasant Pkwy went through there splitting it off from the resort? Additionally, the property on the corner of LPPkway & Cibola Vista, on the West side, presumably still owned by the resort, I am now curious about its zoning. If you don't have the answers, could you direct me to the department that would.

Thank you  
Elaine Faul

---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Monday, January 9, 2023 5:11 PM  
**To:** Robert Kuhfuss <[Robert.Kuhfuss@peoriaaz.gov](mailto:Robert.Kuhfuss@peoriaaz.gov)>  
**Cc:** [pmy@vps-llc.com](mailto:pmy@vps-llc.com)  
**Subject:** Neighborhood outreach meeting for Cibola Vista Self-Storage, case CU22-08 and SP22-34

Good afternoon all,

You are receiving this email as you have expressed an interest in this project.

The applicant has scheduled their neighborhood outreach meeting for Wednesday, January 25, 2023 at 6:00 PM (please see attached). The meeting will be held at the Westwing Mountain Community Center at 27008 North High Desert Drive in Peoria. The meeting is open to the public and you will have the opportunity to learn more about the proposed development and offer feedback.

Thank you.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner  
City of Peoria Planning and Community Development  
9875 North 85<sup>th</sup> Avenue  
Peoria, AZ 85345  
T: 623-773-7643  
[www.peoriaaz.gov](http://www.peoriaaz.gov)  
Hours | Monday – Thursday 7:00am – 6 00pm – **CLOSED FRIDAY**

General



**From:** [Franz Forman](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Re: Neighborhood outreach meeting for Cibola Vista Self-Storage, case CU22-08 and SP22-34  
**Date:** Friday, January 13, 2023 6:48:41 PM  
**Attachments:** [image001.jpg](#)

---

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

Thank you, Robert.

I have a schedule conflict with an event for work that evening on the other side of town. However, I previously sent a letter to you outlining our thoughts on the Storage facility. Will the contents of this letter be shared at the meeting? Would just like to make sure that our voices are heard since we are residents of WestWing community (since it originally opened).

Thank you,  
Franz and Emily Forman

On Mon, Jan 9, 2023 at 5:16 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good afternoon all,

You are receiving this email as you have expressed an interest in this project

The applicant has scheduled their neighborhood outreach meeting for Wednesday, January 25, 2023 at 6:00 PM (please see attached) The meeting will be held at the Westwing Mountain Community Center at 27008 North High Desert Drive in Peoria The meeting is open to the public and you will have the opportunity to learn more about the proposed development and offer feedback

Thank you

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**

General



**From:** [Deb Mueldener](#)  
**To:** [Robert Kuhfuss](#)  
**Cc:** [Brad Shafer](#)  
**Subject:** Cibola Vista Self Storage, CU22-08  
**Date:** Thursday, January 19, 2023 4:25:05 PM

---

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

Dear Mr. Kuhfuss:

I am adamantly against this project! It seems there is a self storage building either already built, or proposed every two to three miles in North Peoria. I understand that they are inexpensive to build, the upkeep is fairly inexpensive, and the owner(s) reap(s) big profits! Good for them. What about the homeowners?

I realize the land is already zoned for commercial, but there is, I am sure, a better use of this property. This proposal is for a 3-story self storage building that abuts single family homes IMMEDIATELY behind the building. Please put yourself in the place of these homeowners and see how you would like a three-story building just beyond the fence line to the East of your home. I have no idea how this property was zoned when these people purchased their homes, but I'm sure they never dreamed that THIS would be built here.

The Pleasant Valley subdivision will eventually have two multi-story hotels along with two drive-thru restaurants, on the NW corner of Jomax and Lake Pleasant Parkway, literally in the back yards of homeowners. I searched the entire Phoenix metro area and there are ZERO hotels of these brands that back up directly to single family homes. I know that this has already been approved by the City Council, but it is indicative of what homeowners are facing...we have little say. When I wrote in opposition to this proposal, I was told it didn't matter because it was already zoned for a hotel. I also know that the hotel zoning has NOT been in place that long. Was it in the general plan?

I live just West of Pleasant Valley and do not feel that this is what the area residents want or need. All the vegetation in the world still won't cover this eyesore. **Please listen to the homeowners** both who are writing to you as I am, and will be attending the meeting next Wednesday.

Sincerely,

Debbie Mueldener  


**From:** [Brad Shafer](#)  
**To:** [Deb Mueldener](#); [Robert Kuhfuss](#)  
**Subject:** Re: Cibola Vista Self Storage, CU22-08  
**Date:** Thursday, January 19, 2023 5:43:10 PM

---

Debbie,

Thank you for your email and I know Mr. Kuhfuss will make sure that your email is presented to the developer and the planning department.

Please make sure you attend the developers public meeting, next Wednesday night, 6pm at the WestWing community center.

Brad

Councilman Brad Shafer  
Mesquite District

---

**From:** Deb Mueldener [REDACTED]  
**Sent:** Thursday, January 19, 2023 4:24:43 PM  
**To:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Cc:** Brad Shafer <brad.shafer@peoriaaz.gov>  
**Subject:** Cibola Vista Self Storage, CU22-08

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

Dear Mr. Kuhfuss:

I am adamantly against this project! It seems there is a self storage building either already built, or proposed every two to three miles in North Peoria. I understand that they are inexpensive to build, the upkeep is fairly inexpensive, and the owner(s) reap(s) big profits! Good for them. What about the homeowners?

I realize the land is already zoned for commercial, but there is, I am sure, a better use of this property. This proposal is for a 3-story self storage building that abuts single family homes IMMEDIATELY behind the building. Please put yourself in the place of these homeowners and see how you would like a three-story building just beyond the fence line to the East of your home. I have no idea how this property was zoned when these people purchased their homes, but I'm sure they never dreamed that THIS would be built here.

The Pleasant Valley subdivision will eventually have two multi-story hotels along with two drive-thru restaurants, on the NW corner of Jomax and

Lake Pleasant Parkway, literally in the back yards of homeowners. I searched the entire Phoenix metro area and there are ZERO hotels of these brands that back up directly to single family homes. I know that this has already been approved by the City Council, but it is indicative of what homeowners are facing...we have little say. When I wrote in opposition to this proposal, I was told it didn't matter because it was already zoned for a hotel. I also know that the hotel zoning has NOT been in place that long. Was it in the general plan?

I live just West of Pleasant Valley and do not feel that this is what the area residents want or need. All the vegetation in the world still won't cover this eyesore. **Please listen to the homeowners** both who are writing to you as I am, and will be attending the meeting next Wednesday.

Sincerely,

Debbie Mueldener

A solid black rectangular redaction box covering the signature area.

**From:** [Jenna Danielle](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** CU22-08  
**Date:** Monday, January 9, 2023 8:45:30 PM

---

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

To whom it may concern:

In regards to the proposed storage unit to be located on the West side of Lake Pleasant Parkway across from Cibola Vista, My neighbors and I have concerns. We do not want to have a large building blocking our gorgeous views. We worry about the increased traffic and potential for environmental impacts this building may cause. We also deny the need for another facility in close proximity to the one at Happy Valley and 115th. This proposed facility is neither desired nor needed. We would appreciate the opportunity to oppose this building request and thank you for your consideration.

Jenna & Brian Oxford  


**From:** [Web Master](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** FW: [Form Submission] Contact the City  
**Date:** Thursday, January 19, 2023 7:39:32 AM

---

Hi Robert,

The following message was submitted through the Contact Form on the city website. Forwarding on for your review.

**Trevor Freeman**

Web Content Administrator

[Trevor.Freeman@peoriaaz.gov](mailto:Trevor.Freeman@peoriaaz.gov)

City of Peoria

Office of Communications

8401 W. Monroe St.

Peoria, AZ 85345

**From:** webmaster@peoriaaz.gov <webmaster@peoriaaz.gov>

**Sent:** Wednesday, January 18, 2023 10:26 PM

**To:** Web Master <webmaster@peoriaaz.gov>

**Subject:** [Form Submission] Contact the City

A new entry to a form/survey has been submitted.

**Form Name:** Contact the City  
**Date & Time:** 01/18/2023 9:25 PM  
**Response #:** [REDACTED]  
**Submitter ID:** [REDACTED]  
**IP address:** [REDACTED]  
**Time to complete:** 5 min. , 51 sec.

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**Survey Details**

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**Page 1**

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**Who would you like to contact?**

Planning and Zoning

**Contact Type:**

Suggestion

**First Name:**

Jessica

**Last Name:**

Roza

**Your Email Address**

[REDACTED]

**Your Comments:**

Project Name and Location  
Cibola Vista Self Storage  
West of Lake Pleasant Parkway and Cibola Vista Drive  
Case Number(s)  
Conditional Use Permit:  
Site Plan:  
CU22-08  
SP22-34

I cannot make the public meeting, however I am a resident & would like to comment that I oppose this development. A building like this is an eyesore & a service that unneeded in this neighborhood. There are better uses of this land or just keep it as beautiful desert!

**Do you wish to be contacted?**

Email

Do not contact me

Thank you,  
**City of Peoria**

---

**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [Amy Sap](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Opposition to Cibola Vista Self Storage  
**Date:** Tuesday, January 24, 2023 1:35:30 PM

---

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

Hi Robert,

I am writing to express my opposition to the proposed self storage project, Cibola Vista Self Storage. This is not what community members want for this area and certainly not a building that's 3 stories in height. I hope the city realizes this is not right for North Peoria and votes no on this project.

Amy Sap  


**From:** [Brad Shafer](#)  
**To:** [REDACTED]  
**Cc:** [Tammy Shreeve](#); [Robert Kuhfuss](#); [Cody Gleason](#)  
**Subject:** Re: Vote no on self storage/ apartment's upper Lake Pleasant corridor  
**Date:** Thursday, January 26, 2023 7:09:41 PM

---

Robin,

Thank you for the email and for being an engaged citizen in what's going on in our wonderful community. I have copied the planning department staff so they can capture your comments for the planning/zoning commission.

Right now there is no immediate vote and these projects are all in different phases:

**Hotels on the NW corner of Lake Pleasant and Jomax:** This project does not require a vote from planning/zoning OR from city council because the parcel is already zoned (years ago) for commercial that allows hotels. The only thing we, as the community and as your councilmember, have any say in on this project is design. You may recall, a few months ago, the city and I distributed information via social media to the surrounding HOA's and community pages, and the Mesquite District social media page and Eblast about needing input for the design of the parcel. The planning department received a lot of feedback regarding design suggestions which was then passed onto the developer. I have not seen any updates on this project since then and I expect it will be some time before there is an update on this.

**Storage Units:** The parcel is zoned for commercial currently, the developer has submitted an application to the city for conditional use permit, the community received notice and was given an opportunity to write in to the city planner, since feedback was received, the developer had the opportunity to walk away or move to the next step of a community meeting (which was held last night). At this point, IF the developer of the storage project decides to move forward, the next step will be a vote at a future planning and zoning meeting. If it goes for a vote in front of planning and zoning, I would encourage you to attend and speak at that meeting. If/when that meeting gets scheduled, we will be informing Pleasant Valley and the surrounding communities of the date/time.

**Rental Bungalows and apartments on East side of LP Parkway:** There are currently 2 applications in for this as of last year and both projects would be a rezone. This means it would have to go to planning and zoning AND city council for a vote. When those were initially submitted, the public was notified, the developer held community meetings, (of which I also attended) and we have not had any update since.

Again, thank you for your email. I also am an advocate for putting the right development in the right places and look forward to representing the community on these issues.

Councilmen Brad Shafer

---

**From:** Robin Porter [REDACTED]  
**Sent:** Wednesday, January 25, 2023 9:19 PM  
**To:** Brad Shafer <brad.shafer@peoriaaz.gov>  
**Subject:** Vote no on self storage/ apartment's upper Lake Pleasant corridor

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

Vote no on self storage/ apartment's upper Lake Pleasant corridor.

We do not want an industrial, eyesore storage unit sitting on the corner near Pleasant Valley neighborhood. We do not want apartments or small rental homes or hotels near Jomax/ Lake Pleasant Parkway intersection. This would be extremely detrimental to our home values and our school ratings. This is a quiet high-end area. The incoming business need to fit the area.

Thank you,  
Robin Porter

[REDACTED]

**From:** [Upper West Side PHX](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Re: CU22-08 Cibola Vista Mini Storage update  
**Date:** Thursday, February 23, 2023 9:34:03 PM  
**Attachments:** [image001.jpg](#)

---

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

Ok, thank you for the update!

On Thu, Feb 23, 2023 at 2:51 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Hi Katie. He has not resubmitted but is working on addressing comments. No hearings set just yet.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**

General



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**From:** Upper West Side PHX [REDACTED]  
**Sent:** Thursday, February 23, 2023 1:37 PM  
**To:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Subject:** CU22-08 Cibola Vista Mini Storage update

⚠⚠ This email arrived from an external source. Please exercise caution

EXHIBIT 8

when opening attachments or clicking on links.⚠️⚠️

Hi Robert,

I'm looking for an update on Cibola Vista Mini Storage following the community meeting last month. Their rep Peter let me know that they will be proceeding and have revised the design plans in accordance with community requests. He said to copy you on everything. Can you please send over the revised site plan and design plans and let me know if there is a date set for P & Z Commission yet?

Thanks,

Katie

Upper West Side PHX  
[REDACTED]

--

Thanks,  
Katie  
Upper West Side PHX  
[REDACTED]

**From:** [webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)  
**To:** [InetPlanning](#)  
**Subject:** NEW Public Comment on Development  
**Date:** Thursday, February 23, 2023 11:42:42 PM

---

A new entry to a form/survey has been submitted.

**Form Name:** Planning - Public Comment Form  
**Date & Time:** 02/23/2023 10:42 PM  
**Response #:** 1  
**Submitter ID:** [REDACTED]  
**IP address:** [REDACTED]  
**Time to complete:** 2 min. , 35 sec.

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### Survey Details

#### Page 1

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**1. Name**

Jessica Roza

**2. Phone Number**

[REDACTED]

**3. Email Address**

[REDACTED]

**4. Project Name**

Cibola vista storage

**5. Project Case Number**

Not answered

**6. Project Location**

(Lake Pleasant Pkwy. & Cibola Vista Dr

**7. Please provide your feedback on this project:**

Project Name and Location  
Cibola Vista Self Storage  
West of Lake Pleasant Parkway and Cibola Vista Drive  
Case Number(s)  
Conditional Use Permit:  
Site Plan:  
CU22-08

SP22-34

I am a resident & would like to comment that I oppose this development. A building like this is an eyesore & a service that unneeded in this neighborhood. There are better uses of this land or just keep it as beautiful desert!

Thank you,  
**City of Peoria**

---

**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [Robert Kuhfuss](#)  
**To:** [Kirk Baumgartner](#)  
**Subject:** RE: CU22-08 and SP22-34 Cibola Vista Mini-Storage Facility  
**Date:** Monday, February 27, 2023 5:43:00 PM  
**Attachments:** [image001.jpg](#)

---

Thank you for the clarification regarding faux stone treatment

Regarding the PowerPoint, that is not something that we would normally ask for although other jurisdictions might. In any event, I asked Peter for it but I was not able to save it. I asked him to resend and include in his Summary.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner  
City of Peoria Planning and Community Development  
9875 North 85<sup>th</sup> Avenue  
Peoria, AZ 85345  
T: 623-773-7643  
[www.peoriaaz.gov](http://www.peoriaaz.gov)  
Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**

General



---

**From:** Kirk Baumgartner [REDACTED]  
**Sent:** Monday, February 27, 2023 3:50 PM  
**To:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Subject:** RE: CU22-08 and SP22-34 Cibola Vista Mini-Storage Facility

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

Mr. Kuhfuss,

Thank you for the response.

As to the faux windows, my full comment was: *“Potential faux windows of EIFS along entire wall (typ). We do not want glass to avoid heat reflection and glare.”*, with the first part being operative as to the material. Based upon the discussion at the meeting, a developer referenced using EIFS for the building skin, thus the “windows” could simply be another accent color in EIFS (I used blue, but it could be something more subtle). These faux windows are simply one mechanism to break up the large massing / monotone plane of the storage facility wall. Please refer to the faux window detail labeled *“Typical faux window with perimeter popout”* on the elevation sheet. The faux window with popouts are intended to provide third dimension relief. Should the developer have an alternative, have them present such. Also note my other comments on the elevations, most importantly: *“The massing of the N & W elevations must be relieved with planar dimensional changes via the faux columns shown, the addition of a cornice, the addition of faux windows with perimeter popouts, color changes, etc.”*

And to reiterate, *“We definitely do not want glass (visible glass or spandrel glass) to avoid heat reflection and glare”* down onto our street or onto our houses from the afternoon sun.

Finally, interestingly, I did speak that Peter after the presentation and his assistant said to contact you for the power point. I will email him after sending this. Hmmmm ...

Sincerely,  
Kirk B

---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Monday, February 27, 2023 1:17 PM  
**To:** Kirk Baumgartner [REDACTED]  
**Subject:** RE: CU22-08 and SP22-34 Cibola Vista Mini-Storage Facility

Mr. Baumgartner,

My apologies. I was out of town and neglected to follow up on all of my emails.

We do appreciate your input. I discussed your comments with the applicant this morning and will share with the applicant after redaction. We will also include your comments in the packet that goes to P&Z when the time comes.

We did have one question though: In your comments, you mentioned faux windows along the west and north elevations, but you also indicated concerns over heat and glare. Are you looking for faux window or are you saying that you don't want faux windows due to heat and glare?

Regarding the PowerPoint, we do not have that document, but you can contact Peter directly. I did ask Peter to include it as an exhibit to his Citizen Participation Summary with his next submittal.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7 00am – 6:00pm – **CLOSED FRIDAY**

General



---

**From:** Kirk Baumgartner [REDACTED]  
**Sent:** Friday, February 24, 2023 6:54 PM  
**To:** Robert Kuhfuss <[Robert.Kuhfuss@Peoriaaz.gov](mailto:Robert.Kuhfuss@Peoriaaz.gov)>  
**Subject:** RE: CU22-08 and SP22-34 Cibola Vista Mini-Storage Facility

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

Robert,  
I sent the emails below weeks ago The common courtesy of a reply would be appropriate  
Kirk B

---

**From:** Kirk Baumgartner [REDACTED]  
**Sent:** Monday, February 6, 2023 11:56 AM  
**To:** 'Robert Kuhfuss@Peoriaaz gov' <[Robert.Kuhfuss@Peoriaaz.gov](mailto:Robert.Kuhfuss@Peoriaaz.gov)>  
**Subject:** RE: CU22-08 and SP22-34 Cibola Vista Mini-Storage Facility

Robert,  
Adding to my earlier email, the City must ask themselves the following question: *"Is this the highest and best use of the land?"* Not whether it is an allowed use, but is it the best use?  
We have all been told that Lake Pleasant Parkway is supposed to be a new shining example of the City at its best in economic development with the residents interests in mind Does another storage facility really fit this ideal?

Sincerely,  
Kirk B

---

**From:** Kirk Baumgartner [REDACTED]  
**Sent:** Saturday, February 4, 2023 9:15 AM  
**To:** 'Robert Kuhfuss@Peoriaaz gov' <[Robert.Kuhfuss@Peoriaaz.gov](mailto:Robert.Kuhfuss@Peoriaaz.gov)>  
**Subject:** CU22-08 and SP22-34 Cibola Vista Mini-Storage Facility

Robert,  
As a Pleasant Valley HOA neighbors, we attended the January 25<sup>th</sup> neighborhood meeting for the above referenced potential project Upon speaking with the developer, they stated the we could obtain a copy of their PowerPoint presentation from you Would you please email said presentation or provide a link to download such?  
Also, please see the attached annotated copy of the site plans and building elevations for the project Annotations provide some additional considerations for you and them should the project move forward

Thank you,  
Kirk B



## Notice of Neighborhood Meeting

January 9, 2023

Dear Neighbor,

You are cordially invited to an informal neighborhood meeting to learn about the proposed Conditional Use Permit concerning the 2.17-acre property generally located on the west side of Lake Pleasant Parkway, opposite the intersection of Cibola Vista Drive in Peoria, AZ (see attached Location Map).

A Conditional Use Permit application and Site Plan Application have been filed for this property with the City of Peoria for a Self-Storage facility development. The Conditional Use Permit requires that a neighborhood meeting notice will be sent inviting you to participate. The purpose of this meeting is to solicit your participation and feedback on the proposed development.

PLEASE NOTE: that the application does NOT seek to allow for boat and/or RV storage at the property, and there will be no storage unit garage doors on the exterior of the building. ALL storage activities will occur inside the building.

As part of the Land Use approval process, we are offering our neighbors, adjacent property owners, neighborhood associations and homeowner's associations the opportunity to view and comment on the proposal in conformance with the City of Peoria public noticing requirements. The meeting time and location are as follows:

**Wednesday, January 25, 2023**

**@ 6:00 P.M.**

**Location:**

**Westwing Mountain  
Community Center  
27008 N. High Desert Drive  
Peoria, AZ 85383**

This meeting notice is being sent to all property owners within 600-feet and all registered neighborhood and homeowner's association groups and apartment management companies within a 1-mile radius of the proposed development. Notice is also being sent to other parties who have expressed interest.



Subsequent to the neighborhood meeting, along with the benefit of your input, public meetings and hearings will be held before the Peoria Planning & Zoning Commission and Peoria City Council, who will be reviewing the cases prior to approval. Those meetings have not yet been scheduled.

These meetings will provide an additional opportunity for public input relative to the proposed development. If you have questions throughout the process, please feel free to contact me at (602) 295-9984 or at [pmy@vps-llc.com](mailto:pmy@vps-llc.com). You may also contact the City of Peoria Planning Division at (623) 773-7200 or [planning@peoriaaz.gov](mailto:planning@peoriaaz.gov) for more information.

Attached are copies of:

- The project location map
- Currently proposed site plan
- Currently proposed building elevations

Again, please feel free to contact me at the phone number or email address noted above with any questions.

Sincerely,  
Peter M. Yachimski, RLS



VANGUARD PROFESIONAL SERVICES, LLC

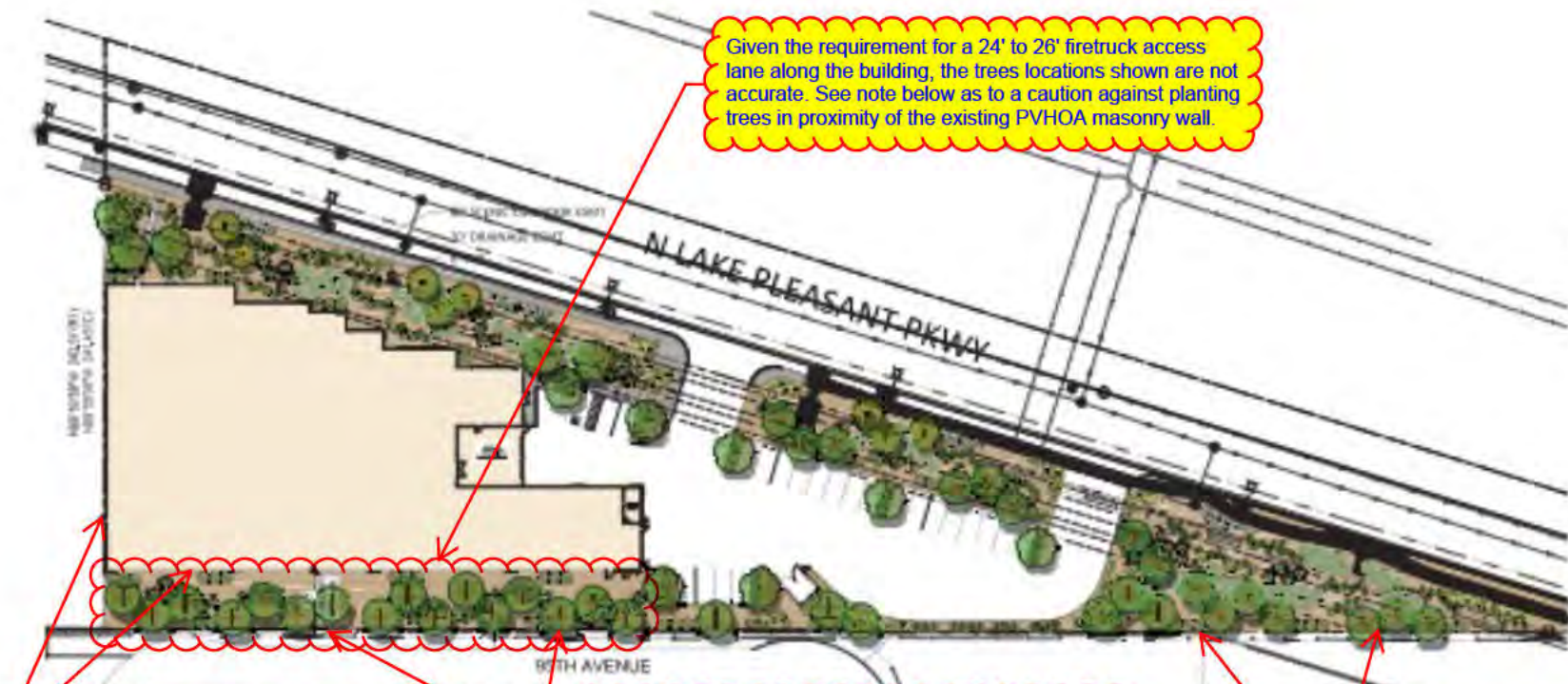


**Vicinity Map & Aerial Photo**



The views of all PVHOA neighbors need to be considered (typ).

Given the requirement for a 24' to 26' firetruck access lane along the building, the trees locations shown are not accurate. See note below as to a caution against planting trees in proximity of the existing PVHOA masonry wall.



See commentary on N & W elevations.

Noting the comment above, Trees must not be planted too close to the existing PVHOA masonry wall to avoid root damage to its foundation. Root barriers are also suggested.

Along the entire west side of the site, trees must not be planted too close to the existing PVHOA masonry wall to avoid root damage to its foundation. Root barriers are also suggested. We also do not want to have to pay for cleanup of their tree debris on our side of the wall.

LANDSCAPE LEGEND

TREE 1: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.	CASAHUA MOJAVE VARIETY 18" OF PALM 24" DIA.	TREE 3: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.	TREE 4: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.
ACACIA SALICINA 18" CALIBER 24" DIA.	FEIJUNA A. MACULATA 18" CALIBER 24" DIA.	TREE 7: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.	TREE 8: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.
ACACIA ARBorea 18" CALIBER 24" DIA.	FEIJUNA, DENISE 18" CALIBER 24" DIA.	TREE 11: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.	TREE 12: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.
TREE 13: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.	TREE 14: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.	TREE 15: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.	TREE 16: 12" CALIBER SPREADER PRUNED GLOBULAR PALM VARIETY 24" DIA.



LANDSCAPE PLAN

PROPOSED SELF STORAGE FACILITY  
 NW L. LAKE PLEASANT & CISOLA VISTA,  
 PEORIA, ARIZONA  
 DATE: 09-12-2022 (PRELIMINARY)

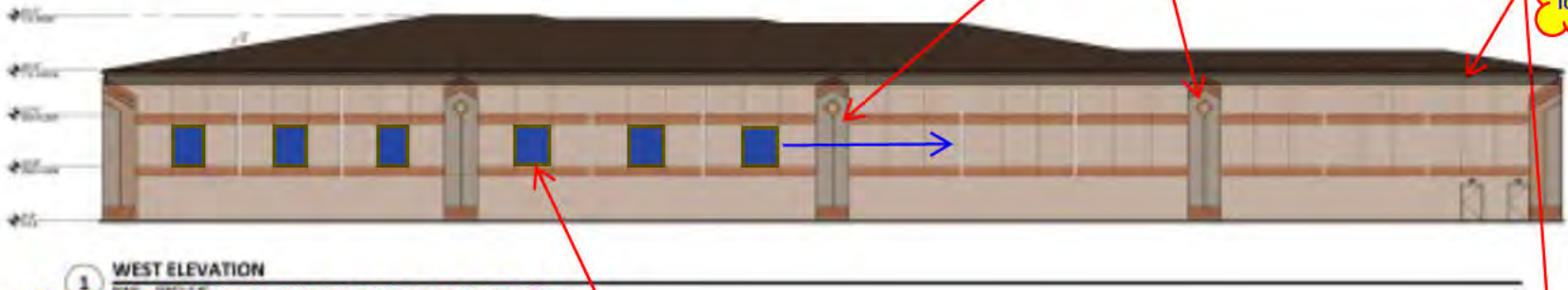
La.01  
 8668 22049.30



The massing of the N & W elevations must be relieved with planar dimensional changes via the faux columns shown, the addition of a cornice, the addition of faux windows with perimeter popouts, color changes, etc.

Faux columns must have planar dimensional relief and not just be a color change (typ).

Provide continuous cornice popout in a different color for planar relief (typ).

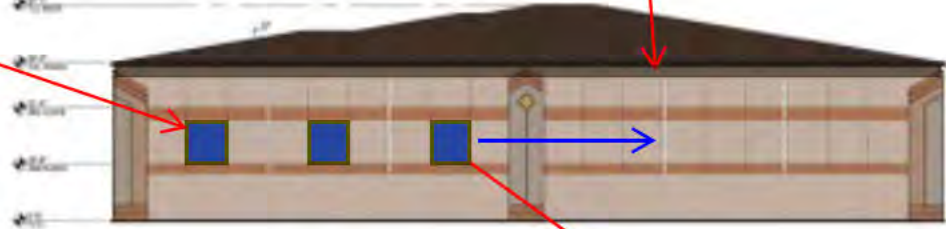


1 WEST ELEVATION  
Scale: 1/8" = 1'-0"

Potential faux windows of EIFS along entire wall (typ). We do not want glass to avoid heat reflection and glare.



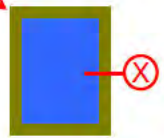
2 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



3 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
Scale: 1/8" = 1'-0"



Typical faux window with perimeter popout

Section X



PROPOSED SELF STORAGE FACILITY  
WMC LAKE PLEASANT & OBIOLA VISTA  
PEORIA, ARIZONA  
DATE: 10-11-2023 [PRELIMINARY]

EL-1  
RRAP 22048.50

## Robert Kuhfuss

---

**From:** Robert Kuhfuss  
**Sent:** Thursday, June 8, 2023 4:53 PM  
**To:** K McClure  
**Subject:** RE: Concerns

Mr. McClure,

Thank you for the email and sorry for not responding sooner.

The self-storage you are referring to is Cibola Vista and is being processed under cases CUP22-08 and SP22-34. Both of those cases went through first review; however, they have not resubmitted and no hearing dates have been set. I will save this correspondence to the CUP case file and will forward to the Planning and Zoning Commission should the project move forward. I will also add you to the notification list so that you are included in any notification efforts.

Regarding the hotels, that property was essentially zoned for C-2 Commercial many, many years ago. The hotels are an allowed use in that district. The site plan was approved earlier this year.

Respectfully,

### Robert H. Kuhfuss, AICP, MPA

Senior Planner  
City of Peoria Planning and Community Development  
9875 North 85<sup>th</sup> Avenue  
Peoria, AZ 85345  
T: 623-773-7643  
[www.peoriaaz.gov](http://www.peoriaaz.gov)  
Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



---

**From:** K McClure [REDACTED]  
**Sent:** Wednesday, May 31, 2023 8:27 AM

**To:** InetPlanning <planning@peoriaaz.gov>

**Subject:** Concerns

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

I was researching what was being built on Lake Pleasant Pkwy and Happy Valley. I was hoping for an AJs to class it up. However I see that Peoria is thinking about putting in a self storage by the resort and basically an extended stay at Jomax and the Pkwy. This is a horrible idea! These kinds of places bring the wrong type of people we want in our area. It brings homeless, theft and hookers. If I knew this is what was being planned I would have moved to a different area. You do not see Hotels and self storage places being built at Pinnacle and Pima! Do not allow this! These places go beside freeways like the 10 or 17 not on Lake Pleasant and Happy Valley. Do the smart thing, not what the pocket book thinks. It will down grade the area I guarantee it. No one wants it to look like LA.

## Robert Kuhfuss

---

**From:** Taylor Proudfit [REDACTED]  
**Sent:** Thursday, June 8, 2023 4:36 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Hearing for Case No CU 22-08 / SP 22-34

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

Thank you!

On Thu, Jun 8, 2023 at 4:14 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Sorry for the delay in getting back to you on this. They have not resubmitted and there are no hearing dates have been set. I added you to the notification list.

### **Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



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**From:** Taylor Proudfit [REDACTED]  
**Sent:** Monday, June 5, 2023 11:15 AM  
**To:** Planning & Zoning <[planning&zoning@peoriaaz.gov](mailto:planning&zoning@peoriaaz.gov)>  
**Subject:** Hearing for Case No CU 22-08 / SP 22-34

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

Hi Robert Kuhfuss,

I wanted to check and see when the Planning and Zoning Commission Hearing is for this site? it is not posted on the board that i could see. it says Not Yet Scheduled. I hear that a 3 story building is proposed to be installed here and I live in that community and am not ok with that.

How can i be notified when this hearing is scheduled for?

Thanks,

Taylor Proudfit

--  
Sent from Gmail Mobile

## Robert Kuhfuss

---

**From:** Robert Kuhfuss  
**Sent:** Monday, May 8, 2023 2:18 PM  
**To:** [REDACTED]  
**Cc:** Kelly Madrid  
**Subject:** FW: Site Plan and Status for CU 22-08 and SP 22-34

Sheldon,

Regarding both cases, we are told they wish to address city comments and resubmit, but we do not know the timing of the resubmittal; however, I will add you to the list of interested parties so that I can keep you informed.

If you would like to review either file, you would need to file a Public Records Request. You can do that online at [Public Records Request | City of Peoria \(peoriaaz.gov\)](#); however, I might suggest holding off until they resubmit so that you have the latest and greatest iteration.

Hope this is helpful.

### **Robert H. Kuhfuss, AICP, MPA**

Senior Planner

City of Peoria Planning and Community Development

9875 North 85<sup>th</sup> Avenue

Peoria, AZ 85345

T: 623-773-7643

[www.peoriaaz.gov](http://www.peoriaaz.gov)

Hours | Monday – Thursday 7:00am – 6:00pm – **CLOSED FRIDAY**



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**From:** Kelly Madrid <Kelly.Madrid@peoriaaz.gov>  
**Sent:** Monday, May 8, 2023 1:53 PM  
**To:** Sheldon Wong [REDACTED]; InetPlanning <planning@peoriaaz.gov>  
**Cc:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Subject:** RE: Site Plan and Status for CU 22-08 and SP 22-34

Robert,

Can you please contact Sheldon Wong (see email below)

Should you have any questions, please feel free to contact me at 623-773-7312.

Thank You~

**Kelly Madrid** | Planning Specialist  
City of Peoria | Planning and Community Development  
9875 N. 85th Avenue Peoria, AZ 85345  
**P:** 623-773-7312 | **F:** 623-773-7245 | [kelly.madrid@peoriaaz.gov](mailto:kelly.madrid@peoriaaz.gov)  
**Office Hours:** Monday through Thursday, 7am - 6pm / **Closed Friday**

**From:** City of Peoria <[webmaster@peoriaaz.gov](mailto:webmaster@peoriaaz.gov)>  
**Sent:** Monday, May 8, 2023 1:26 PM  
**To:** InetPlanning <[planning@peoriaaz.gov](mailto:planning@peoriaaz.gov)>  
**Subject:** Site Plan and Status for CU 22-08 and SP 22-34

Message submitted from the <City of Peoria> website.

**Site Visitor Name:** Sheldon Wong  
**Site Visitor Email:** [REDACTED]

I would like to know the status for CU 22-08, and I would like to see the Site Plan for SP 22-34. Thanks.

## Robert Kuhfuss

---

**From:** Robert Kuhfuss  
**Sent:** Monday, July 31, 2023 9:14 AM  
**To:** Rob Kuhfuss (office)  
**Cc:** Taylor Earl  
**Subject:** FW: Cibola Vista Self-Storage - 2nd Outreach Meeting  
**Attachments:** 2nd N. Mtg Notification Letter 7.26.23 w Exhibits.pdf

Good morning everyone. As many of you noted, there was a discrepancy in the date of the upcoming outreach meeting. As stated in Taylor Earl's letter, the outreach meeting will be held on **August 14, 2023**, not April 14, 2023. Please accept my sincere apology.

Also, some of you wanted clarity regarding the height of the building. The revised proposal seeks two (2) stories above ground plus a below-grade basement level. The height of the building above grade will be as shown in the revised building elevations that were attached to Mr. Earl's letter.

Thank you and have a nice day.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <[Robert.Kuhfuss@peoriaaz.gov](mailto:Robert.Kuhfuss@peoriaaz.gov)>  
**Cc:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Robert Kuhfuss  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Rob Kuhfuss (office)  
**Cc:** 'Taylor Earl'  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting  
**Attachments:** 2nd N. Mtg Notification Letter 7.26.23 w Exhibits.pdf

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

### **Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Darcee [REDACTED]  
**Sent:** Friday, July 28, 2023 8:25 AM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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

He. Can you clarify the date for the meeting? The date listed below has already passed.

On Thu, Jul 27, 2023 at 6:04 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at [27008 N. High Desert Drive](#) in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

**City of Peoria | Planning Department**

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Thanks,

Darcee Bowen

## Robert Kuhfuss

---

**From:** Nate Cottrell [REDACTED]  
**Sent:** Friday, July 28, 2023 8:27 AM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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

Good morning Robert,  
Can you verify the date of that new meeting? You listed April in your previous email.

Nate Cottrell  
[REDACTED]

On Thu, Jul 27, 2023 at 6:04 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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**Robert Kuhfuss**

---

**From:** Nate Cottrell [REDACTED]  
**Sent:** Wednesday, August 9, 2023 1:29 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Lake Pleasant parkway corridor specific area plan

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

Perfect! Thank you.  
I didn't think to look in the design guidelines for it. I was focusing on the zoning codes and overlays.

Nate Cottrell

[REDACTED]

On Wed, Aug 9, 2023 at 1:19 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Nate,

Take a look at Pages 4-25 through 4-34 of the Community Design Guidelines at [City Codes and Regulations | City of Peoria \(peoriaaz.gov\)](#). Also, take a look at Section 21-819 of the Peoria Zoning Ordinance [Chapter 21 ZONING \(amlegal.com\)](#).

Thanks

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

**City of Peoria | Planning Department**

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**From:** Nate Cottrell [REDACTED]  
**Sent:** Wednesday, August 9, 2023 9:56 AM  
**To:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Subject:** Lake Pleasant parkway corridor specific area plan

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

Good morning Robert,

I'm looking at the Cibola Vista Self-storage application and was wondering if you had a map for the Lake Pleasant Parkway corridor.

Specifically, the urban/suburban/rural boundaries identified in the narrative.

I can't seem to find the boundary map on Peoria's website.

Thanks.

Nate Cottrell

[REDACTED]

[REDACTED]

[REDACTED]

## Robert Kuhfuss

---

**From:** Ryan Ensminger [REDACTED]  
**Sent:** Thursday, July 27, 2023 7:14 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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

April or August?

Sent from my iPhone

On Jul 27, 2023, at 18:04, Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

### **Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

### **City of Peoria | Planning Department**

9875 N. 85th Avenue, Peoria, AZ 85345

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<image001.jpg>

<2nd N. Mtg Notification Letter 7.26.23 w Exhibits.pdf>

## Robert Kuhfuss

---

**From:** Cherlyn Faulds [REDACTED]  
**Sent:** Friday, July 28, 2023 9:00 AM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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

April 14, 2023 has already passed. Did you mean August ???

---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, July 27, 2023 7:00 PM  
**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

### Robert H. Kuhfuss, AICP, MPA

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[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Franz Forman [REDACTED]  
**Sent:** Thursday, July 27, 2023 7:55 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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Robert, just to clarify, do you mean August 14 instead of April 14?

On Jul 27, 2023, at 6:04 PM, Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

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[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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<image001.jpg>

<2nd N. Mtg Notification Letter 7.26.23 w Exhibits.pdf>

## Robert Kuhfuss

---

**From:** [REDACTED]  
**Sent:** Sunday, July 30, 2023 10:28 AM  
**To:** Robert Kuhfuss  
**Subject:** RE: Cibola Vista Self-Storage - 2nd Outreach Meeting

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Robert

Your email states meeting is April 14, 2023. Is this correct?

Joel A Fredericks

---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

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### Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** [REDACTED]  
**Sent:** Thursday, July 27, 2023 9:14 PM  
**To:** Robert Kuhfuss  
**Cc:** 'Taylor Earl'  
**Subject:** RE: Cibola Vista Self-Storage - 2nd Outreach Meeting

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

Monday April 14, 2023??

---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

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Thank you and have a nice weekend.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Jessica Larsen [REDACTED]  
**Sent:** Friday, July 28, 2023 5:39 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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The meeting is August 14th? In this letter it says April.

On Thu, Jul 27, 2023 at 7:04 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at [27008 N. High Desert Drive](#) in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Deb Mueldener [REDACTED]  
**Sent:** Thursday, July 27, 2023 6:18 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting  
**Attachments:** image001.jpg

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Is this the correct date? It says April.

On Thu, Jul 27, 2023, 6:04 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Ron Newhouse [REDACTED]  
**Sent:** Friday, July 28, 2023 8:33 AM  
**To:** Taylor Proudfit; Mike [REDACTED]; Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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Tay, what does this mean? Why the text re a meeting on April 14, 2023? And you sent it to the Peoria planner.

---

**From:** Taylor Proudfit [REDACTED]  
**Sent:** Thursday, July 27, 2023 11:47 PM  
**To:** Mike [REDACTED]; Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>; Ron Newhouse [REDACTED]  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

On Thu, Jul 27, 2023 at 6:04 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:  
Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at [27008 N. High Desert Drive](#) in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

### **Robert H. Kuhfuss, AICP, MPA**

Senior Planner

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[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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--  
Sent from Gmail Mobile

## Robert Kuhfuss

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**From:** Robin Porter [REDACTED]  
**Sent:** Friday, July 28, 2023 9:19 AM  
**To:** Robert Kuhfuss  
**Cc:** Taylor Earl  
**Subject:** RE: EXTERNAL EMAIL: Cibola Vista Self-Storage - 2nd Outreach Meeting

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When is the outreach meeting? The date listed below is in the past.

Thank you,  
Robin Porter

[REDACTED]



---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** EXTERNAL EMAIL: Cibola Vista Self-Storage - 2nd Outreach Meeting

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Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

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623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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---

## Robert Kuhfuss

---

**From:** Taylor Proudfit [REDACTED]  
**Sent:** Thursday, July 27, 2023 11:48 PM  
**To:** Mike [REDACTED]; Robert Kuhfuss; ronnewhouse [REDACTED]  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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On Thu, Jul 27, 2023 at 6:04 PM Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)> wrote:

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**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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--  
Sent from Gmail Mobile

## Robert Kuhfuss

---

**From:** [REDACTED]  
**Sent:** Friday, July 28, 2023 4:59 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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

Hi Im thinking there's been a typo .. I think you wanted to type AUGUST 14, not APRIL 14.

On Thursday, July 27, 2023 at 06:10:22 PM MST, Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov> wrote:

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Taylor Earl <tearl@EarlCurley.com>  
**Sent:** Friday, July 28, 2023 9:26 AM  
**To:** [REDACTED]; Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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Hi there. There was a typo in the city's email below. If you look at the letter we sent, it correctly lists the meeting in August. Let us know if you have any questions.

Sincerely,

**Taylor C. Earl**  
Managing Partner  
Earl & Curley  
(602) 265-0094  
3101 N. Central Avenue  
Suite 1000  
Phoenix, Arizona 85012  
[www.earlcurley.com](http://www.earlcurley.com)

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---

**From:** [REDACTED]  
**Sent:** Thursday, July 27, 2023 9:14:27 PM  
**To:** 'Robert Kuhfuss' <robert.kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** RE: Cibola Vista Self-Storage - 2nd Outreach Meeting

Monday April 14, 2023??

---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for

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Senior Planner

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## Robert Kuhfuss

---

**From:** Taylor Earl <tearl@EarlCurley.com>  
**Sent:** Friday, July 28, 2023 9:27 AM  
**To:** Robin Porter; Robert Kuhfuss  
**Subject:** Re: EXTERNAL EMAIL: Cibola Vista Self-Storage - 2nd Outreach Meeting

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---

**From:** Robin Porter [REDACTED]  
**Sent:** Friday, July 28, 2023 9:19:17 AM  
**To:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** RE: EXTERNAL EMAIL: Cibola Vista Self-Storage - 2nd Outreach Meeting

When is the outreach meeting? The date listed below is in the past.

Thank you,  
Robin Porter

[REDACTED]



---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** EXTERNAL EMAIL: Cibola Vista Self-Storage - 2nd Outreach Meeting

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Thank you and have a nice weekend.

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Senior Planner  
623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

---

**From:** Taylor Earl <tearl@EarlCurley.com>  
**Sent:** Friday, July 28, 2023 10:47 AM  
**To:** 'BRYAN TRIPPE'  
**Cc:** Robert Kuhfuss  
**Subject:** RE: Cibola Vista Self-Storage - 2nd Outreach Meeting

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Yep, my pleasure. Have a great weekend and let me know if other questions occur to you. We're here as a resource.

**Taylor C. Earl**  
Managing Partner  
Earl & Curley  
(602) 265-0094  
3101 N. Central Avenue  
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[www.earlcurley.com](http://www.earlcurley.com)



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---

**From:** BRYAN TRIPPE [REDACTED]  
**Sent:** Friday, July 28, 2023 10:30 AM  
**To:** Taylor Earl <tearl@EarlCurley.com>; Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

Thank you for clarifying that and responding so quickly.

---

**From:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>  
**Sent:** Friday, July 28, 2023 9:37 AM  
**To:** BRYAN TRIPPE [REDACTED]; Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

Yes, the project now includes a basement. It's a more expensive process, but the client was willing to do that. When we were making the reference to the height, we were focusing on the building portion above ground because we understood that to be the element people cared most about. But, thank you for the opportunity to make that clarification.

Robert, perhaps you could email this out to the group since I don't have access to the emails. Perhaps other people will have the same question.

Sincerely,

**Taylor C. Earl**  
Managing Partner  
Earl & Curley  
(602) 265-0094  
3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012  
[www.earlcurley.com](http://www.earlcurley.com)

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---

**From:** BRYAN TRIPPE [REDACTED]  
**Sent:** Friday, July 28, 2023 9:29:15 AM  
**To:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Cc:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

Good morning,

I noticed the proposed architectural site plan still says PER FLOOR 33,008 S.F. (**X3 STORY**) 100,332 S.F. but your letter says **2 STORY**.

Thank you,  
Bryan Trippe

---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <[Robert.Kuhfuss@peoriaaz.gov](mailto:Robert.Kuhfuss@peoriaaz.gov)>  
**Cc:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

**City of Peoria | Planning Department**

9875 N. 85th Avenue, Peoria, AZ 85345

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

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## Robert Kuhfuss

---

**From:** BRYAN TRIPPE [REDACTED]  
**Sent:** Friday, July 28, 2023 10:30 AM  
**To:** Taylor Earl; Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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

Thank you for clarifying that and responding so quickly.

---

**From:** Taylor Earl <tearl@EarlCurley.com>  
**Sent:** Friday, July 28, 2023 9:37 AM  
**To:** BRYAN TRIPPE [REDACTED]; Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

Yes, the project now includes a basement. It's a more expensive process, but the client was willing to do that. When we were making the reference to the height, we were focusing on the building portion above ground because we understood that to be the element people cared most about. But, thank you for the opportunity to make that clarification.

Robert, perhaps you could email this out to the group since I don't have access to the emails. Perhaps other people will have the same question.

Sincerely,

**Taylor C. Earl**  
Managing Partner  
Earl & Curley  
(602) 265-0094  
3101 N. Central Avenue  
Suite 1000  
Phoenix, Arizona 85012  
[www.earlcurley.com](http://www.earlcurley.com)

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---

**From:** BRYAN TRIPPE [REDACTED]  
**Sent:** Friday, July 28, 2023 9:29:15 AM  
**To:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>

**Cc:** Taylor Earl <tearl@EarlCurley.com>

**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

Good morning,

I noticed the proposed architectural site plan still says PER FLOOR 33,008 S.F. (**X3 STORY**) 100,332 S.F. but your letter says **2 STORY**.

Thank you,  
Bryan Trippe

---

**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>

**Sent:** Thursday, July 27, 2023 6:00 PM

**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>

**Cc:** Taylor Earl <tearl@EarlCurley.com>

**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner

623-773-7643

[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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## Robert Kuhfuss

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**From:** Tina Trippe [REDACTED]  
**Sent:** Thursday, July 27, 2023 6:07 PM  
**To:** Robert Kuhfuss  
**Subject:** Re: Cibola Vista Self-Storage - 2nd Outreach Meeting

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April 14, 2023?

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**From:** Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>  
**Sent:** Thursday, July 27, 2023 6:00:13 PM  
**To:** Robert Kuhfuss <Robert.Kuhfuss@peoriaaz.gov>  
**Cc:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** Cibola Vista Self-Storage - 2nd Outreach Meeting

Good evening everyone.

Please see attached outreach letter from Taylor Earl, who now represents the applicant. They have redesigned the project and would like to share their new design with you. To that end, they have scheduled an outreach meeting for Monday, April 14, 2023 between 5:00 PM to 7:00 PM at the WestWing Mountain Community Center located at 27008 N. High Desert Drive in Peoria. Some of you will also receive this letter via mail.

Thank you and have a nice weekend.

### Robert H. Kuhfuss, AICP, MPA

Senior Planner  
623-773-7643  
[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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**From:** [Kirk Baumgartner](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** RE: Cibola Vista Self-Storage - 2nd Outreach Meeting documents with annotations  
**Date:** Tuesday, August 15, 2023 2:05:33 PM  
**Attachments:** [image001.jpg](#)  
[Notice of Second Neighborhood Meeting - annotated.pdf](#)  
**Importance:** High

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Good afternoon Robert,

As I stated after the meeting yesterday evening, attached are the second community meeting documents with my annotations. These annotations are based upon discussions during the meeting, as well as my opinion and those of others in attendance. I trust they will be taken under serious consideration by both the city and the developer with appropriate changes being made to protect our PVHOA community interests.

Should you have any questions or need clarification, please feel free to contact me.

Sincerely,  
Kirk B.

---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Monday, July 31, 2023 9:14 AM  
**To:** Robert Kuhfuss <[Robert.Kuhfuss@peoriaaz.gov](mailto:Robert.Kuhfuss@peoriaaz.gov)>  
**Cc:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>  
**Subject:** FW: Cibola Vista Self-Storage - 2nd Outreach Meeting

Good morning everyone. As many of you noted, there was a discrepancy in the date of the upcoming outreach meeting. As stated in Taylor Earl's letter, the outreach meeting will be held on **August 14 2023** not April 14, 2023. Please accept my sincere apology.

Also, some of you wanted clarity regarding the height of the building. The revised proposal seeks two (2) stories above ground plus a below-grade basement level. The height of the building above grade will be as shown in the revised building elevations that were attached to Mr. Earl's letter.

Thank you and have a nice day.

**Robert H. Kuhfuss, AICP, MPA**

Senior Planner  
623-773-7643  
[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)

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---

**From:** Robert Kuhfuss <[robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov)>  
**Sent:** Thursday, July 27, 2023 6:00 PM  
**To:** Robert Kuhfuss <[Robert.Kuhfuss@peoriaaz.gov](mailto:Robert.Kuhfuss@peoriaaz.gov)>  
**Cc:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>  
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Thank you and have a nice weekend.

**Robert H. Kuhfuss, AICP, MPA**

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623-773-7643  
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General



July 26, 2023

Dear Community Member,

This is a follow up letter to a prior communication regarding a proposed internal self-storage building on the infill parcel shown in the map to the right (at the northwest corner of Lake Pleasant Parkway and Cibola Vista Drive).



We want to thank all those who provided feedback to us, including in our prior neighborhood meeting. We greatly benefited from that feedback. After that meeting and other meetings with City staff, we have been working on significantly modifying the project's design to be more compatible with the area.

One significant change is that we have reduced the height of the proposed building from three stories to two stories to create a better condition for the neighborhood to the west and to be more compatible with the design of the broader area. We have also incorporated architectural elements from the Cibola Vista Resort and Spa across the street so that this proposed building better fits into the fabric of the community.

The subject request is for a conditional use permit. To be clear, this is not a change of zoning. The property is already zoned for commercial uses. But in a location such as this, and on a parcel shaped like this one, most commercial uses would not be appropriate or practical. The parcel is right up against residential homes, is shaped like a narrow triangle that comes to a point on the south side, and is small for a commercial parcel.

Other permitted commercial uses on this site would not require a conditional use permit and could proceed forward without extra permission from the City. However, many of those commercial uses would generate too much noise and activity next to the neighborhood to the west and would be a nuisance; would have a footprint and parking area that would be too large to fit on this triangle parcel (like a day care that might cause traffic to back up into the street); and/or would come with two-story or three-story windows with views into residential yards to the west (like an office building).

The proposed development avoids each of these issues. Self-storage facilities are often placed next to neighborhoods on difficult infill parcels because they are incredibly quiet, with very little day-to-day traffic. Customers store their belongings but do not regularly return to access them. The facility is also able to nicely fit on this odd-shaped parcel in part because with so few people

accessing the facility, we don't need a large parking lot. And because people aren't working or residing in the building, like with an office building, windows that would normally face toward the neighborhood to the west are not needed.

As noted above, after a prior neighborhood meeting, our client has agreed to reduce the height of the building from three stories to two stories. He's also increased the tree buffer on the west side of the building to act as a screen between the building and the neighbors (this can be seen in the below conceptual rendering—full sized image attached).



He has also enhanced the building architecture to be more compatible with the architectural design of the area (shown in the conceptual rendering below—full sized image attached).



We heard loud and clear that the project's appearance off of Lake Pleasant Parkway is important to the community. And that is why we have made such significant changes to the design of the building. Although this is only a conditional *use* permit application, we also know that appearance is important. And so we're grateful for the community feedback in this regard.

The proposed storage facility will be a fully enclosed climate-controlled building. There will be no outdoor storage and all storage will occur indoors. The hours of operation have been limited based on neighbor feedback and will be from 7am to 9pm. All activities will be monitored by state-of-the-art security cameras and customers will use a card and pin system to access the building during business hours. The operations team will know who came, when they came, what they did while they were on site, and when they left.

Commercial parcels up against residential neighborhoods are always challenging. But this use would be quiet and secure; the building would be comparable in height to a two-story home; and it would serve as an effective sound barrier between the traffic on Lake Pleasant Parkway and the neighborhood to the west.

Attached to this letter we have included a copy of the revised site plan, new color elevations, and conceptual renderings to help you get a better sense of what the project would look like.

### **Neighborhood Meeting Information**

This follow up neighborhood meeting will be held in an open house format so that you can come and go at your convenience and have individual conversations with team members. The doors will open at 5pm, and we will be there until 7pm. You can come anytime during that two-hour window.

Here are the details:

- Location:** 27008 N High Desert Drive, Peoria AZ 85383. (West Wing Mountain Community Center)
- Date/Time:** Monday, August 14<sup>th</sup>, 2023; between 5pm and 7pm
- Format:** Open House. You can come and look at exhibit boards, talk to team members, ask questions, and provide your feedback. We are sincere in our desire to hear from you and talk to you.

We were ready to return to the community earlier in the summer but we delayed the meeting to make sure people were back from summer vacations. That being said, we know some people still may not be able to make it. If that is the case, please contact me (Taylor Earl) or our office's principal planner helping with this project, Michael Buschbacher, at 602-265-0094 or by email at [mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com) to learn more about the case, ask any questions, and express your opinions.

Sincerely,



**Taylor Earl**  
 Managing Partner  
 ☎ (602) 265-0094



Cornice seem small in comparison to mass of wall. Enlargement would add character to wall (typical all elevations).

Popouts seem small as to depth from plane of wall. They should project further to add character to wall (typical all elevations).

It is deceptive to show 22' mature trees here. The 24" box trees mentioned in the meeting will be lower than the top of the existing 8' PVHOA wall and not reach 22' for a decade.

It is del berately deceptive to show 22' mature trees here. The 24" box trees mentioned in the meeting will be lower than the top of the existing 8' PVHOA wall and not reach 22' for a decade.

Note that there still is an ~240' long by ~17' tall (above our existing 8' tall wall) large mass of wall that will be the view of multiple PVHOA residents. Making it as appealing as possible is paramount.



Potential faux windows of stucco a different color with perimeter popout along entire wall (typ). *We do not want glass to avoid heat reflection and glare.*

These dead air spaces will need to be vented. How will this be done? Visible louvered vents?

The massing of the N & W elevations must be relieved with planar dimensional changes via the faux columns shown, an enhanced / larger cornice, enhanced popouts, the addition of faux windows with perimeter popouts, etc.

Is the "E" brown stucco accent 'column' projected out from the "B" tan stucco field?



1 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

**MATERIAL AND COLORS**

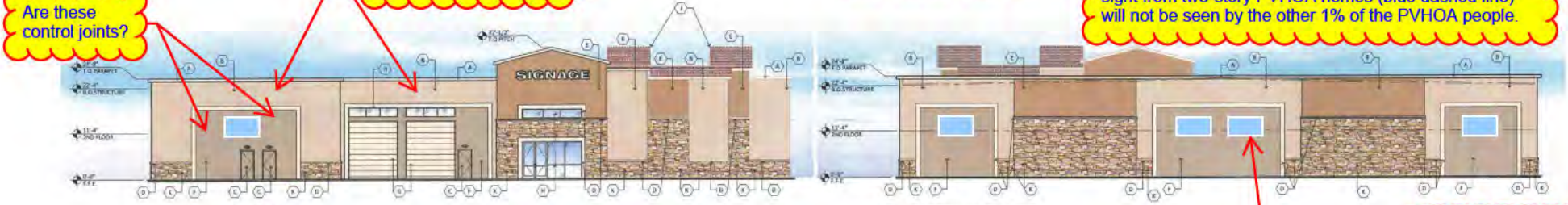
A. CAP FLASHING - PAINT COLOR TO MATCH: DUNN EDWARDS SAND CASTLE DEC782	G. STUCCO - FAINT COLOR TO MATCH: FINE SAND DEC782
B. STUCCO - FAINT COLOR TO MATCH: DUNN EDWARDS SAND CASTLE DEC782	H. ROLL UP DOOR: WHITE SPEC: 1472.0 ROLL UP COLOR: RA-1018
C. HOLLOW METAL DOOR - PAINT COLOR TO MATCH: DUNN EDWARDS COPAL CLAY DEC723	I. ALUMINUM STOREFRONT: KAUFER ALUMINUM CLAD
D. STUCCO - FAINT COLOR TO MATCH: FINE SAND DEC782	J. THE FABRY: FAIRLE BOOKING COLOR: 2005 PALLEO RANGE PHOENIX
E. STUCCO - FAINT COLOR TO MATCH: DUNN EDWARDS SAND CASTLE DEC782	K. STONE VENEER: MEDICOTE STONE COLOR: TYPE: CUFFSTONE
F. STUCCO - FAINT COLOR TO MATCH: FINE SAND DEC782	

Where are control joints in other areas of stucco?

Are these control joints?

T.O.V. for PVHOA.

All faux stone below top of PVHOA wall (red dashed line) will not be seen by 99% of the PVHOA people and thus is a waste of money. Even the faux stone below the line of sight from two-story PVHOA homes (blue dashed line) will not be seen by the other 1% of the PVHOA people.



2 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

3 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

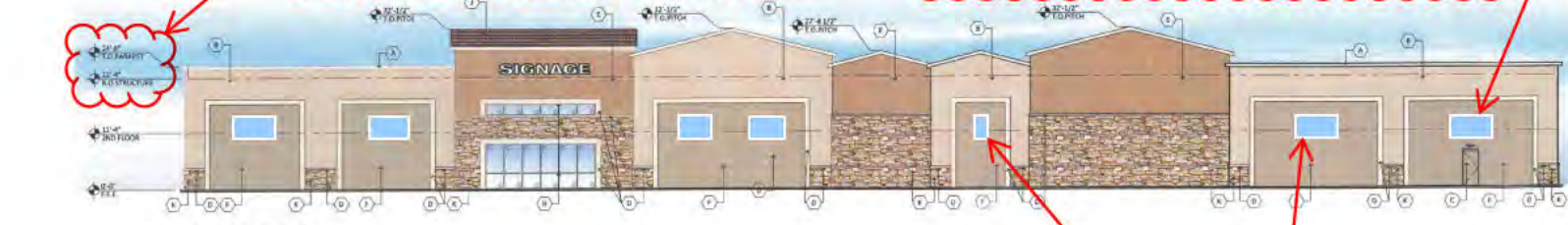
A 2' parapet is insufficient to screen HVAC units if it is decided to install packaged units atop the roof.

Potential faux windows of stucco a different color with perimeter popout to carry similar look as west elevation (typ).

See comment at left.

**ELEVATION GENERAL NOTES**

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPETS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT IN THE MECHANICAL EQUIPMENT.
- ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTUALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL APPLICATION BEYOND PARAPETS.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SEE) AND ALL UTILITIES. ALL OUTSIDE MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLE GATE, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
- SIEMS REQUIRE A SEPARATE SUBMITTAL AND PERMIT - SEE TO COORDINATE WITH SIGN PACKAGE FOR BLOCKING.



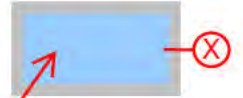
4 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



PROPOSED SELF STORAGE FACILITY  
NWC LAKE PLEASANT & CIBOLA VISTA  
PEORIA, ARIZONA  
DATE: 04-19-2023 (PRELIMINARY)

EL-1

RKAA# 22048.50



Typical faux window with perimeter popout

Note that these proposed faux windows are not glass, rather just stucco of a different color and finish (smooth) to 'look like glass' with perimeter popout for accent in order to break up the huge mass of brown stucco that is this building.

Smooth finish stucco painted to 'simulate' the glass at building's entry.

**PROJECT DIRECTORY**

CLIENT:	ARCHITECT:
DESIGNER/DEVELOPER:	TRAC GROUP, INC.
GENERAL CONTRACTOR:	DAVE L. TUCKER, INC.
PERMIT DESIGNER:	PEORIA, AR 90000
CONTACT: ANDREW GAMBINO	CONTACT: ANDREW GAMBINO
PHONE: 314-424-7800	PHONE: 314-424-7800
EMAIL: andrew@tracgroup.com	EMAIL: andrew@tracgroup.com

**SITE DATA**

PROJECT NAME:	30' SETBACK
ADDRESS:	30' SETBACK
CITY:	PEORIA, ARIZONA
STATE:	ARIZONA
COUNTY:	PEORIA COUNTY
DATE:	04-26-2023

**PARKING DATA**

TOTAL PARKING REQUIRED:	100000
SPACE FOR 15% (15000) RESERVED:	
SPACE FOR 5% (5000) SERVICE:	
TOTAL PARKING PROVIDED:	100000
ACCESSIBLE SPACES REQUIRED:	5
ACCESSIBLE SPACES PROVIDED:	5

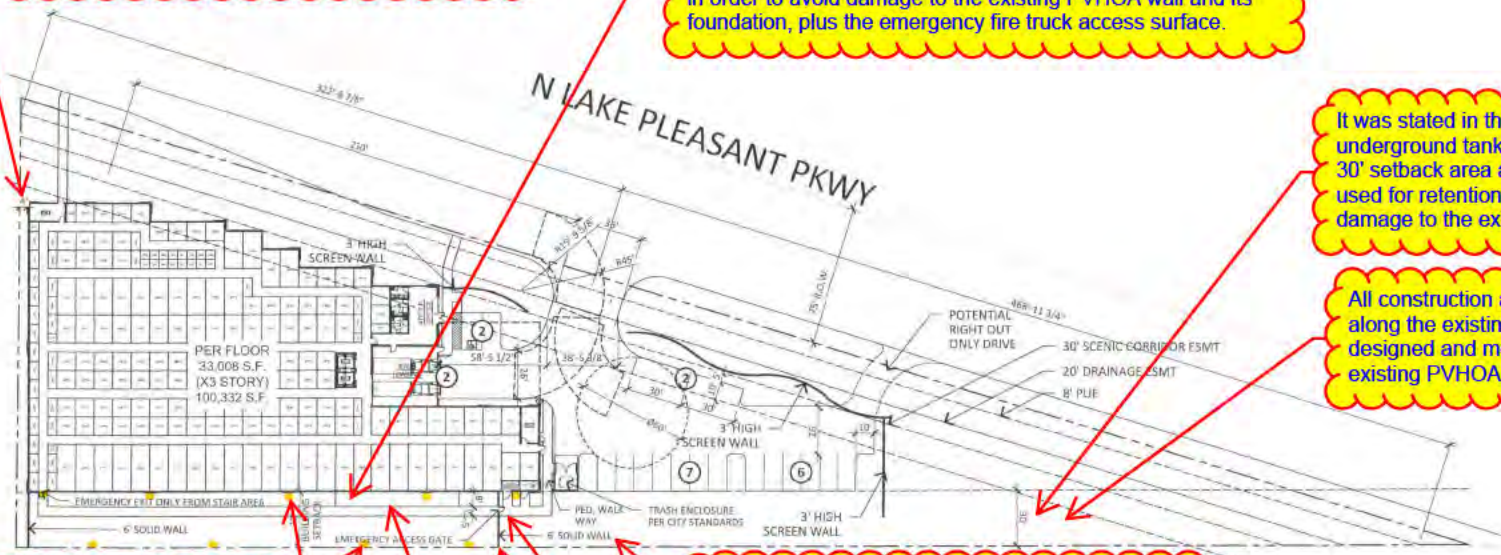
What are existing soils conditions? What type of excavation equipment will be utilized for construction (standard or rock-breaking ramhoes, etc.)? Given the area's propensity for caliche rock, this is a concern for both noise for the PVHOA community, as well as vibration, which may damage the existing PVHOA wall and/or houses.

> What is to occur with this 4' dead space, both now and in the future?  
 > Will it be landscaped now?  
 > If the future northern neighbor wants a wall there, how is the 4'+ dead space to be dealt with for maintenance and security?

It was stated in the meeting that all rain runoff from the building roof is to be conveyed via downspouts to underground pipe routed to the tank storage under the parking area AND that no surface drainage will be utilized for such within the 30' setback area along the existing PVHOA wall. This must be adhered to in order to avoid damage to the existing PVHOA wall and its foundation, plus the emergency fire truck access surface.

It was stated in the meeting that all retention is to be via underground tank storage under the parking area AND that the 30' setback area along the existing PVHOA wall will not be used for retention. This must be adhered to in order to avoid damage to the existing PVHOA wall and its foundation.

All construction and grading within the 30' setback area along the existing PVHOA wall will need to be carefully designed and monitored in order to avoid damage to the existing PVHOA wall and its foundation.



To ensure enough lighting in 'alley' but not too many shining at PVHOA community, mount half of the lights along the existing all.

Use steel picket fence for visual monitoring of 'alley'

Gate will need to be larger / wider to accommodate a fire truck.

As discussed in the meeting, not all HVAC condensers can be located in this area for reasons of:  
 1) Excessive noise for the PVHOA community  
 2) Line set lengths will be too long for efficient functionality of units.

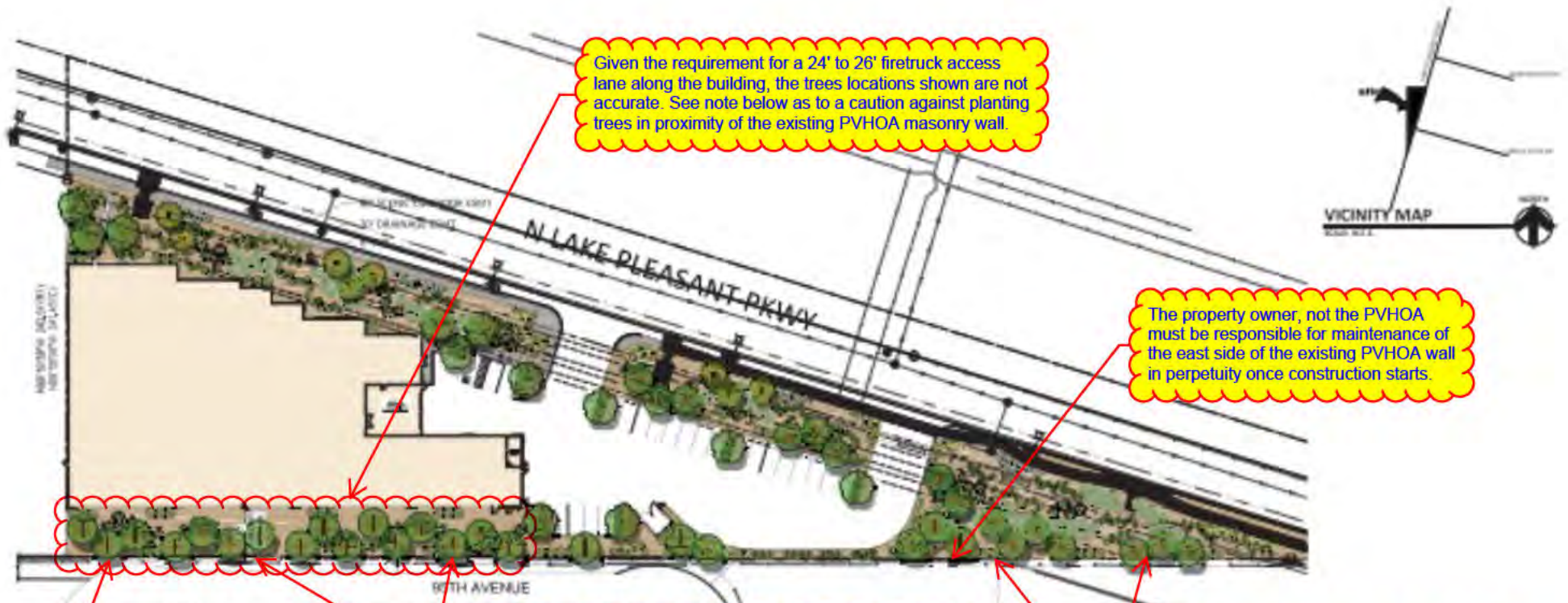
N & S walls must not be allowed to structurally tie into the existing PVHOA wall. An open or caulked only isolation joint should be used.



**PROPOSED SELF STORAGE FACILITY**  
 NWC LAKE PLEASANT & CIBOLA VISTA  
 PEORIA, ARIZONA  
 DATE: 04-26-2023(PRELIMINARY)

SP-1  
 RKAA# 22048,51

SP22-34/ CU22-08



Given the requirement for a 24' to 26' firetruck access lane along the building, the trees locations shown are not accurate. See note below as to a caution against planting trees in proximity of the existing PVHOA masonry wall.

The property owner, not the PVHOA must be responsible for maintenance of the east side of the existing PVHOA wall in perpetuity once construction starts.

Noting the firetruck access lane comment above, Trees must not be planted too close to the existing PVHOA masonry wall to avoid root damage to its foundation. Root barriers are also suggested.

Along the entire west side of the site, trees must not be planted too close to the existing PVHOA masonry wall to avoid root damage to its foundation. Root barriers are also suggested. We also do not want to have to pay for cleanup of their tree debris on our side of the wall.



LANDSCAPE LEGEND


To reap some visual obscuring benefit now, trees along the building should be at least 36" box minimum.



PROPOSED SELF STORAGE FACILITY  
NWC LAKE PLEASANT & CISOLA VISTA  
PEORIA, ARIZONA  
DATE: 07-20-2022 (PRELIMINARY)

La.01  
86688 22049.30

