

Chair
Layla
Villasenor

Vice-Chair
Emilio Gaynor

Secretary
Nate Cottrell

Member
Julie Egea

Member
Tony Feiter

Member
Joysaphine
Waitman-
Powell

Member
Vacant

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, February 5, 2026

Peoria Public Safety Administration Building

Peoria Room

8351 W. Cinnabar Avenue

Peoria, AZ 85345



Regular Meeting 6:00 PM

Convene

Opening Statement

Roll Call

Final Call to Submit Speaker Request Forms

NOTE: The City of Peoria Boards and Commissions may go into Executive Session at any time during this meeting pursuant to A.R.S. 38-431.03(A)(2) for the purpose of discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained confidential by state or federal law, and pursuant to A.R.S. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body.

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioner Emilio Gaynor from the January 8, 2026, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the January 8, 2026, meeting.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

3 R Deep Within Rehab: Conditional Use Permit (CU25-21)

Discussion and possible action to obtain a Conditional Use Permit (CUP) to increase the allotted number of residents receiving substance abuse rehabilitation services on-site from 20 to 28 persons, within the existing facility located at 11773 N. 91st Avenue, Peoria, AZ 85345.

4 R Study Session: Upcoming 2026 Code Amendments, Citywide

Presentation and discussion regarding upcoming applicant and city-initiated zoning code amendments. This item is for discussion only; no action will be taken.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

5 R Reports

A. Upcoming Commission Meetings

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular

business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.*

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
JANUARY 8, 2026

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8351 W Cinnabar Avenue, Peoria, AZ, in an open and public session at 6:00 p.m.

Members Present: Chair Joysaphine Waitman-Powell, Vice-Chair Layla Villasenor, Commissioners Nate Cottrell, Julie Egea, and Tony Feiter.

Members Absent: Commissioner Emilio Gaynor.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Elias Valencia – Senior Planner; Austin Kennedy – Assistant City Traffic Engineer; Chris Klemminich - Assistant City Attorney; Tim Eiden – Deputy Director of Communications; John Lutz – Digital Media Audio Video Specialist; Bret Edson – Digital Media Specialist; and Christie Duffy – Management Specialist.

Audience: Planning Staff: Eric Cook and Jacob Herrera; and 11 members of the public.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioners Julie Egea and Tony Feiter from the December 11, 2025, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the December 11, 2025, meeting.

3 C Crown Storage WCF: Conditional Use Permit (CU25-18)

Discussion and possible action on a request to obtain a Conditional Use Permit (CUP) to allow the replacement of an existing 50-foot-tall stealth wireless communication facility with a 71-foot-tall stealth wireless communication facility on an existing self-storage site located at 8181 W. Peoria Avenue, Peoria, AZ 85345.

COMMISSION ACTION:

A motion was made by Vice-Chair Villasenor and seconded by Commissioner Cottrell, to approve the Consent Agenda.

Upon tabulation of votes, it showed:
AYES – Waitman-Powell, Villasenor, Cottrell, Egea, Feiter.
NAYS – None.
ABSENT – Gaynor.
Motion carried unanimously.

REGULAR AGENDA

The next two items were presented simultaneously but voted on separately.

4 R Travesio: Minor General Plan Amendment (GPA25-05)

Discussion and possible action to amend the General Plan Land Use designation for approximately 8.9 acres of the subject site from Mixed Use Neighborhood Village to Traditional Residential (*2 to 5 dwelling units per acre*). The site is located at the northwest corner of 95th Avenue and Happy Valley Road.

5 R Travesio: Rezone (Z25-10)

Discussion and possible action to rezone approximately 56.1 acres from Suburban Ranch 43 (SR-43) to the Travesio Planned Area Development (PAD) district to facilitate a 139-lot single-family subdivision. The site is located at the northwest corner of 95th Avenue and Happy Valley Road.

Elias Valencia, Senior Planner, displayed a PowerPoint presentation on the rezoning of Travesio: Minor General Plan Amendment (GPA25-05) and Rezone (Z25-10).

Information Included:

- Introduction
- Applicant
 - Subject Property
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
- Conceptual Development Plan
- Conceptual Renderings
- Rezone Request and Analysis
- Public Outreach and Notification
 - Neighborhood Meeting
 - Concerns
- Key Findings
- Recommendation

COMMISSION COMMENTS:

Chair Waitman-Powell asked for clarification on how school capacity was confirmed since PUSD did not provide formal comments. Senior Planner Elias Valencia explained that electronic correspondence between the applicant and PUSD indicated sufficient capacity to serve students from this development.

Commissioner Feiter asked for clarification on the existing rights under the General Plan for the “elephant trunk” area. Mr. Valencia explained that the current designation is Mixed Use Neighborhood Village, which allows commercial uses and residential densities between 12 and 20 units per acre. The proposed use is less intense and consistent with the remainder of the project.

Commissioner Cottrell asked whether the developer would be required to construct a cul-de-sac at the west end of Yearling and requested details on proposed lighting reductions. Planning Manager Cody Gleason confirmed that Yearling will remain as-is with no cul-de-sac improvements. In response to proposed lighting reductions, Planning Director Chris Jacques explained that lighting will comply with dark sky standards, and that the city in principle supported a waiver allowing increased spacing and shielding of lights, likely resulting in only two streetlights along 95th Avenue. The waiver would be reviewed in conjunction with subdivision plans.

Chair Waitman-Powell asked if a traffic study was conducted in response to public concerns. The Assistant City Traffic Engineer Austin Kennedy confirmed a study was completed, showing the project would generate low traffic volumes with no significant impacts. He noted that 95th Avenue has adequate capacity and improvements will include signal modifications and replacing speed humps with speed cushions to reduce speeds and discourage cut-through traffic.

APPLICANT:

Referencing a PowerPoint presentation, Adam Baugh, of Withey Morris Baugh, PLC, stated the proposed Travesio development would include 139 single-family homes at a low density of 2.48 units per acre, significantly below what the General Plan allows. He emphasized the project’s compatibility with surrounding neighborhoods, noting larger lots along 95th Avenue, single-story height restrictions, and over 33% open space with trails and amenities. Baugh highlighted design changes made in response to community feedback, including adjusted access points, lighting reductions, and traffic mitigation measures. He concluded that the project reflects smart growth principles and offers a balanced approach between development needs and neighborhood concerns.

PUBLIC COMMENTS:

- Linda Goodbrake, Peoria Citizen – Expressed concerns about neighborhood impacts and requested clarification on fencing and barriers.
- James Moyemont, Peoria Citizen – Raised concerns about traffic congestion near local schools and overall traffic flow.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Egea, to approve **4R: Travesio: Minor General Plan Amendment (GPA25-05)**, to amend the General Plan Land Use designation for approximately 8.9 acres of the subject site from Mixed Use Neighborhood Village to Traditional Residential (*2 to 5 dwelling units per acre*). The site is located at the northwest corner of 95th Avenue and Happy Valley Road.

Upon tabulation of votes, it showed:
AYES – Waitman-Powell, Villasenor, Cottrell, Egea, Feiter.
NAYS – None.
ABSENT – Gaynor.
Motion carried unanimously.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Egea, to approve **5R: Travesio: Rezone (Z25-10)**, to rezone approximately 56.1 acres from Suburban Ranch 43 (SR-43) to the Travesio Planned Area Development (PAD) district to facilitate a 139-lot single-family subdivision. The site is located at the northwest corner of 95th Avenue and Happy Valley Road.

Upon tabulation of votes, it showed:
AYES – Waitman-Powell, Villasenor, Cottrell, Egea, Feiter.
NAYS – None.
ABSENT – Gaynor.
Motion carried unanimously.

6 R 2026 Commission Meeting Schedule

Discussion and presentation regarding Planning and Zoning Commission meeting dates for the upcoming 2026 year.

Planning Manager Cody Gleason presented the anticipated Commission meeting schedule for 2026, noting that meetings will continue at the Public Safety Administration Building until May, when renovations to the Council Chambers are expected to be complete. He advised that the schedule may be adjusted for holidays or other factors and confirmed that meetings will remain at 6:00 p.m., with location being the only anticipated change.

7 R Election of Officers

Discussion and possible action to elect Planning Commission officers for 2026.

Chair Waitman-Powell announced that she will not be seeking reelection at this time.

Deputy Planning Director Lorie Dever explained the annual process for electing officers, noting that nominations would be taken, nominees must accept, and votes would follow. She reminded the Commission that the current Chair declined renomination and encouraged members to nominate themselves or others.

Chair Waitman-Powell noted that the record for Vice-Chair in 2024 should reflect Waitman-Powell instead of Jeff Nelson.

COMMISSION ACTION:

Chair Feiter moved to nominate Commissioner Villasenor for Chair. The motion was seconded by Chair Waitman-Powell and upon vote, passed unanimously 5-0.

Chair Feiter moved to nominate Commissioner Gaynor for Vice-Chair. The motion was seconded by Chair Waitman-Powell and upon vote, passed unanimously 5-0.

Chair Feiter moved to nominate Commissioner Cottrell for Secretary. The motion was seconded by Chair Waitman-Powell and upon vote, passes unanimously 5-0.

Call to the Public (Non-Agenda Items): None.

Reports from Staff

6. Upcoming Commission Meetings

Deputy Planning Director Lorie Dever announced that the next Commission meeting is scheduled for February 5, 2026, with business items on the agenda for that evening.

7R Reports:

Chair Waitman-Powell explained that she chose to step down as Chair of the Planning and Zoning Commission to run for a City Council seat representing the Pine District.

Planning and Zoning Commission Updates: None.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:12 p.m.

Layla Villasenor, Chair

Submitted by Christie Duffy

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting February 5, 2026

Date:

Agenda Item: 3R

Case Name: Deep Within Rehab: Conditional Use Permit (CU25-21)

General Application Information

Proposal:

The applicant is requesting a Conditional Use Permit to increase the allotted number of residents receiving substance abuse rehabilitation services on-site from 20 to 28 persons.

Location:

The site is located at 11773 N. 91st Avenue.

Project Acreage:

Approximately 2 acres.

Applicant:

Cynthia Humes

ATTACHMENTS:

Description

CU25-21 Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Zoning Map

Exhibit 4 - Narrative

Exhibit 5 - Site Plan



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 2/5/2026

Agenda Item(s): 3R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Jacob Herrera, Planner II
SUBJECT: Deep Within Rehab: Conditional Use Permit (CU25-21)
11773 N 91st Avenue, Peoria, AZ 85345

PROPOSAL

The applicant is requesting a Conditional Use Permit to increase the allotted number of residents receiving substance abuse rehabilitation services on site from 20 to 28 persons.

APPLICATION INFORMATION

Case Numbers	Conditional Use Permit (CU25-21)
Applicant	Cynthia Humes – Deep Within Rehab
Request(s)	Approval of a Conditional Use Permit (CUP) to increase the allotted number of residents receiving substance abuse rehabilitation services on site from 20 to 28 persons.

LOCATION AND CONTEXT

SUBJECT SITE

The existing rehabilitation facility occupies a site comprised of two parcels zoned General Commercial (C-4) and is situated southeast of the intersection at 91st Avenue and Grand Avenue. The site consists of multiple buildings serving various functions, including resident lodging, storage, meeting areas, and the director's living quarters (**Exhibit 5**).

The existing vehicular access to the site is from the entrance off of 91st Avenue. There are 28 parking spaces on-site to support staff and peer mentors that assist with programming. Residents receiving services are not permitted to have personal vehicles that are parked on site. The site has operated in a similar fashion since 2004, and no on-site improvements are proposed in association with the increase in residents. The existing site contains the requisite number of sleeping and sanitation facilities to house the proposed resident increase.

CONTEXT:

The area surrounding the subject site to the north, east, and south consists of an RV sales and repair facility. Immediately beyond the RV sales and repair establishment is Grand Avenue (US-60) to the north, a mini-storage facility to the east, and Casa Del Sol RV Resort to the south (**Exhibit 2**). The parcels that directly abut the subject site are similarly zoned General Commercial (C-4).

The western boundary of the subject site abuts 91st Avenue which is an arterial roadway followed by a mix of uses running north to south that include retail establishments followed auto service establishments

and workshop spaces, followed by single-family residential across 91st Avenue from the southern end of the subject site.

APPLICANT'S PROPOSAL

The applicant is requesting to increase the number of residents receiving substance abuse rehabilitation services from 20 to 28 persons. No changes to access, hours of operation, services provided, or physical site modifications are proposed. As referenced the subject site currently contains additional capacity for the proposed resident increase.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Rehabilitation Facility for 20 residents
<u>Proposed Use:</u>	Rehabilitation Facility for 28 residents
<u>Development Site Area:</u>	Approximately 2 acres

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY DEVELOPMENT:

The property was annexed into the City through Ordinance No. 47, on January 10th, 1961, and was zoned as General Commercial (C-4) when City Council adopted the zoning for the larger area in 1976 under Ordinance 211. The site was initially constructed in the 1960s and has been modified over the years prior to the implementation of Site Plan submittal requirements by the City. The rehabilitation facility has been in operation on the site for the last 21 years.

APPLICABILITY:

The *substance abuse detoxification and treatment center* use is a conditionally permitted use within the C-4 zoning district. The applicant received a Conditional Use Permit (CU18-03) in 2018, authorizing the expansion of on-site services to include substance abuse detoxification.

The narrative associated with the previously approved CUP (CU18-03) limits rehabilitation services to a maximum of 20 residents. However, the facility is capable of accommodating up to 28 residents. The proposed increase of eight (8) residents would accommodate the additional need and would align with the capacity of the on-site facilities in compliance with Arizona Department of Health Services (AZDHS) requirements for such facilities. Of note, AZDHS requires local jurisdiction approval for changes to facilities including their operational limitations, such as the number of residents.

As a result, the proposed Conditional Use Permit simply seeks to amend the existing CUP to increase the allotted number of residents receiving substance abuse rehabilitation services from 20 to 28 persons.

CONDITIONAL USE PERMIT:

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, thereby optimizing compatibility with the surrounding area. This is to ensure that the use is not injurious to the health, safety, and general welfare of the community.

Within the C-4 Zoning District, a rehabilitation facility requires a Conditional Use Permit. As such the facility must operate in compliance with the review criteria set forth in the Peoria Zoning Ordinance. Staff has reviewed the application for compliance with the Zoning Ordinance and conducted an overall examination of the project characteristics. Staff's findings are summarized in italics below the applicable review criteria:

Review Criteria:

Section 21-155 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Planning and Community Development Department shall review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria:

1. The proposed use is consistent with the General Plan and all applicable provisions of this Zoning Ordinance, and applicable state and federal regulations.

The proposed use aligns with the Zoning Ordinance subject to obtaining a Conditional Use Permit. As referenced, the Arizona Department of Health regulates the treatment provided on site for the residents and the proposed facility seeks to comply with applicable regulations.

2. The proposed use is consistent with the purpose and intent of the zoning district which it is located and meets any applicable use-specific standards within the Zoning Ordinance.

The proposed use is a conditionally permitted use within the subject zoning district (C-4) and seeks to continue operational consistency with the previously approved limitations with the exception of the change in the number of residents in alignment with this application.

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The existing facility has been in operation for several years and continues to comply with the limitations imposed. No physical modifications to the site are proposed and as such would continue the existing continuity with surrounding properties.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practical.

No physical improvements are proposed, and the operational characteristics will remain aligned with the current operation. No adverse impacts are anticipated.

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

As referenced, no physical improvements are proposed to the site, and the site currently contains excess capacity to serve the proposed additional 8 residents as identified within the narrative (Exhibit 4).

6. Adequate assurances of continuing maintenance have been provided.

The existing operation currently maintains the site and would continue to do so.

7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.

The site has existed in its current form for decades and does not propose any physical changes to the site.

OPERATIONAL CHARACTERISTICS

The previously approved Conditional Use Permit (CU18-03) established the following limitations:

1. The use shall substantially conform to the approved Project Narrative and Site Plan.
2. Any expansion or material change to the use shall require an amendment to the CUP, as well as Site Plan approval for any modifications to the physical composition of the site.
3. The use shall obtain all required permits and approvals from the City of Peoria Building Department, the City of Peoria Fire Department, and the Arizona Department of Health Services.
4. The number of residents on site shall comply with all applicable building and fire code occupancy requirements.

Consistent with these limitations, the applicant's request represents a single, minimal change to the existing operational parameters. The only operational change proposed is the increase in the allotted number of residents receiving services on-site. Residents receiving services would live on site, and the facility would continue to operate 24 hours per day for services to residents, seven days per week, consistent with the hours approved under CU18-03. Additionally, no changes to parking, access, or the physical site are proposed.

The facility currently provides, and would continue to provide, the following services to individuals receiving treatment:

- Assessment, individualized program planning, and health evaluations.

- Individual and group substance abuse counseling provided by qualified counselors.
- Substance abuse treatment, relapse prevention, and life skills education.
- Twelve-step meetings and SMART Recovery groups.
- Vocational training and assistance, as well as referrals related to court matters.
- Drug and alcohol testing to verify sobriety of individuals receiving services.

The applicant's narrative (**Exhibit 4**) indicates that potential residents who are severely mentally ill or require detoxification or methadone treatment would be referred to local hospitals and would not receive treatment at the subject site.

PUBLIC SAFETY

Staff consulted the Peoria Police Department regarding the proposed request to discern any potential public safety concerns.

The Police Department reviewed calls for service associated with the site and identified a total of fourteen (14) calls for service over the past two years, with only two (2) resulting in a crime report. The Police Department noted that this level of activity is low for a substance abuse detoxification and treatment facility, and that there were no concerns of impact or strain on public safety services with the proposed change.

Additionally, the Peoria Fire Department was included in the review of the Conditional Use Permit application and approved the request as proposed.

CONTINUING JURISDICTION

The purpose of the Conditional Use Permit requirement for a substance abuse detoxification and treatment center is to ensure compatibility with the surrounding area.

If any issues arise regarding the operation of the business, [Section 21-155.L](#) of the Zoning Ordinance provides the Zoning Administrator with continuing jurisdiction over all Conditional Use Permits. This means that the Zoning Administrator 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.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to [Section 21-146](#) of the City of 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 of an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition:

At the time of this writing, Staff has not received written opposition or support.

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards within the City of Peoria Zoning Ordinance.
2. When operated in accordance with the recommended conditions of approval, the change in the number of residents is not expected to have an impact on adjacent properties.
3. On behalf of the owner, the applicant has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

RECOMMENDATION

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

Approve the applicant's request for a Conditional Use Permit under Case CU25-21, subject to Exhibit 1 - Conditions of Approval.

STAFF CONTACT

Jacob Herrera
Planner II
623-773-7659
Jacob.Herrera@peoriaaz.gov



Conditions Of Approval | Exhibit 1

DEEP WITHIN REHAB (CU25-21)

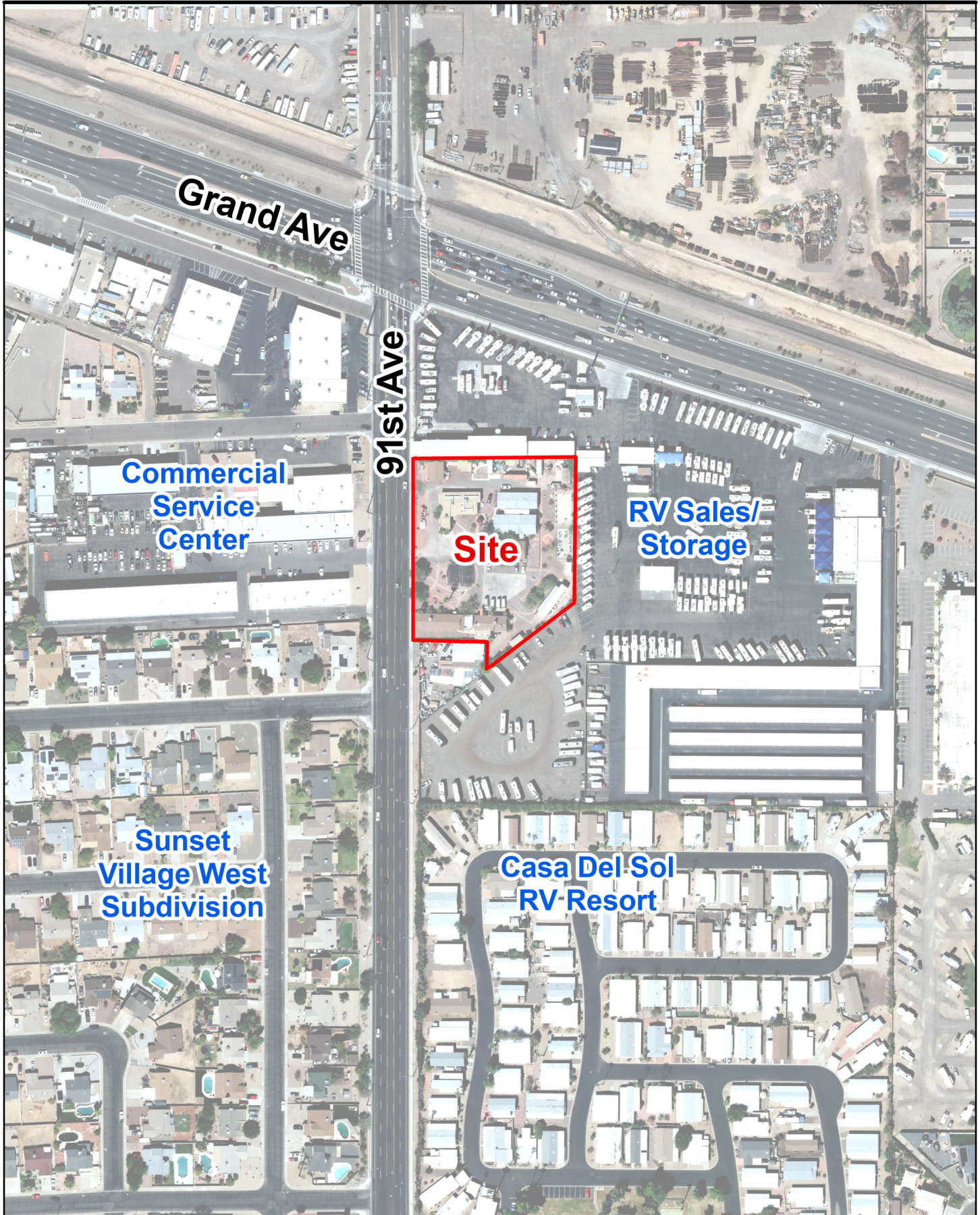
The Conditional Use Permit request for the above-mentioned property is subject to the following Conditions of Approval to protect the public health, safety, and welfare of the City of Peoria:

1. Development and use of the subject site shall substantially conform to the Project Narrative (Exhibit 4) and Site Plan (Exhibit 5), as contained in the staff report to the Planning and Zoning Commission dated February 5, 2026.
2. The number of residents receiving substance abuse rehabilitation services on site shall be limited to 28 persons.



Vicinity Map | Exhibit 2

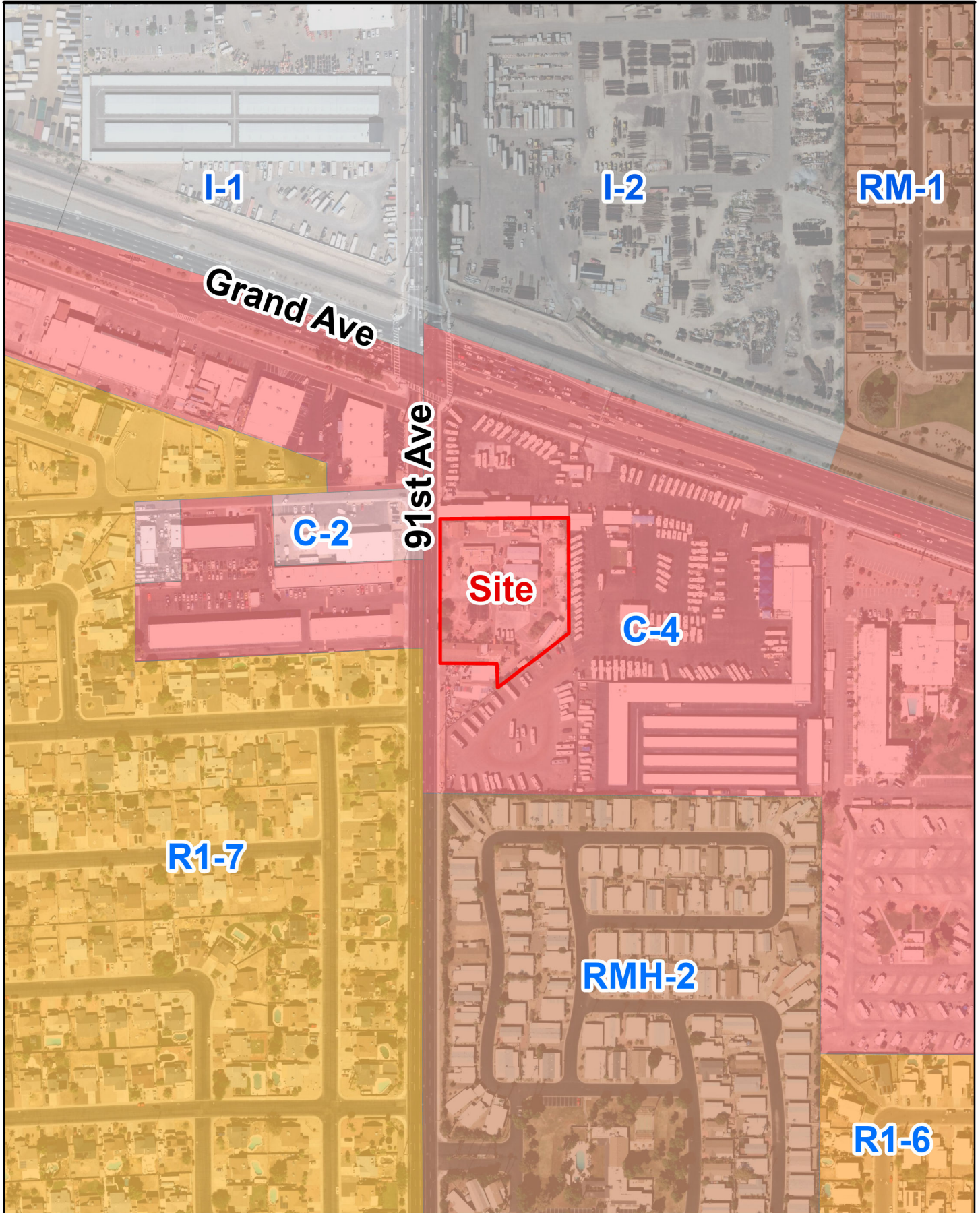
Deep Within Rehab (CU25-21)





Zoning Map | Exhibit 3

Deep Within Rehab (CU25-21)



Narrative of DEEP WITHIN REHAB CENTER, INC.

Founder & Director: Cindy Humes
Office: (623) 334-6813 or (623) 206-7600
Email: deepwithin02@msn.com
Website: Deep Within Rehab.com
Facebook: Deep Within Rehab

Overview

Deep Within Rehab Center is a registered nonprofit, 501c3, self-supporting, faith-based, men's residential drug and alcohol recovery facility located just south of Grand Avenue in Peoria, Arizona. Deep Within Rehab Center operates (24) hours per day, (7) days per week. Deep Within Rehab Center has been in existence in the City of Peoria for the past (21) years.

Deep Within Rehab Center's mission is to assist men transition from homelessness and addiction to become productive members in society by empowering not enabling.

Deep Within Rehab Center is dedicated to improving the quality of life for the men housed and programming at our facility. Deep Within Rehab Center provides a safe, clean, drug and alcohol-free living environment, faith-based services, vocational training, case management and recovery support. Deep Within Rehab Center provides all services at no cost to any man coming into the program, which includes on-site housing, meals, hygiene items, clothing, transportation to Parole and/or Probation meetings, mandatory UA's mandatory classes, etc., and most importantly the necessary tools the 12-step fellowship and faith-based services have to offer in maintaining a productive life.

Deep Within Rehab Center provides a safe and convenient location for referring agencies such as Peoria Police Department, Local Hospitals, Veterans Affairs, Community Bridges, Arizona Department of Corrections, Maricopa County Adult Probation Department, Maricopa County Jail, Maricopa County Sheriff's Department, Detox facilities, etc. All (100%) of the residents of Deep Within Rehab Center are (by definition) homeless and indigent according to HUD guidelines. The Deep Within Rehab Center facility operates successfully, and as a good neighbor, in an established urban area of the community.

Residents are welcome to stay as long as they conform to the rules of the program; some men stay for a few months, while others reside at Deep Within Rehab Center for an extended period of time.

Facility Capacity and Living Areas

Deep Within Rehab Center currently has facilities capable of accommodating (28) residents receiving services within the designated dwelling areas, in addition to (1) staff member + (2) family members within the Director's quarters. However, the Conditional Use Permit obtained in 2018 (CU18-03) restricts the organization to a maximum of (20) residents.

- Phase 1 – dwelling area (18 residents total)
- Phase 2 – dwelling area (5 residents total)
- Phase 3 – dwelling area (5 residents total)
- Directors Quarters (1 staff member + 2 family members total)

EXTENDING A HELPING HAND, HELPING REBUILD THE LIVES OF MEN

Daily Operations and Programming

Our structured daily schedule includes:

- Vocational Training: Offered every day
- Programming Meetings: Held regularly throughout the week
- Faith-Based Services: Integrated into the recovery process to provide spiritual support

Residents also receive individualized case management services, including:

- Assistance with outstanding legal issues
 - Drug and alcohol testing to support and maintain sobriety
 - Coordination of care and family involvement
 - Transportation assistance
 - Help obtaining vital records (e.g., Arizona State ID, Driver License, Social Security Card)
 - Scheduling support for personal appointments
-

Eligibility Criteria

We are unable to accept individuals who have been:

- Accused, arrested, or convicted of any sex crimes
 - Accused, arrested, or convicted of any crimes against children
-

Detox Referrals

Deep Within Rehab Center is not a medical detox facility. However, we continue to refer individuals in need of detox services to appropriate medical or detox centers throughout the Valley.

Conclusion

Deep Within Rehab Center is requesting a Conditional Use Permit amendment to increase the number of residents onsite from the previously approved (20) residents under CU18-03, to a total of (28) residents receiving services in the designated dwelling areas and up to (1) staff resident + (2) family members within the Director's quarters.

SITE PLAN

11773 N 91st Ave

Peoria, AZ 85345

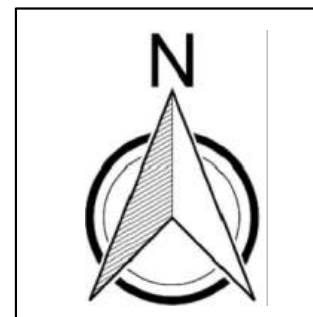
Parcel 1 ID: 142-46-003D

Lot 1 area: 0.32 Acres

Parcel 2 ID: 142-46-004B

Lot 2 area: 1.66 Acres

Paper Size: 11"x17"



scale 1"=40'

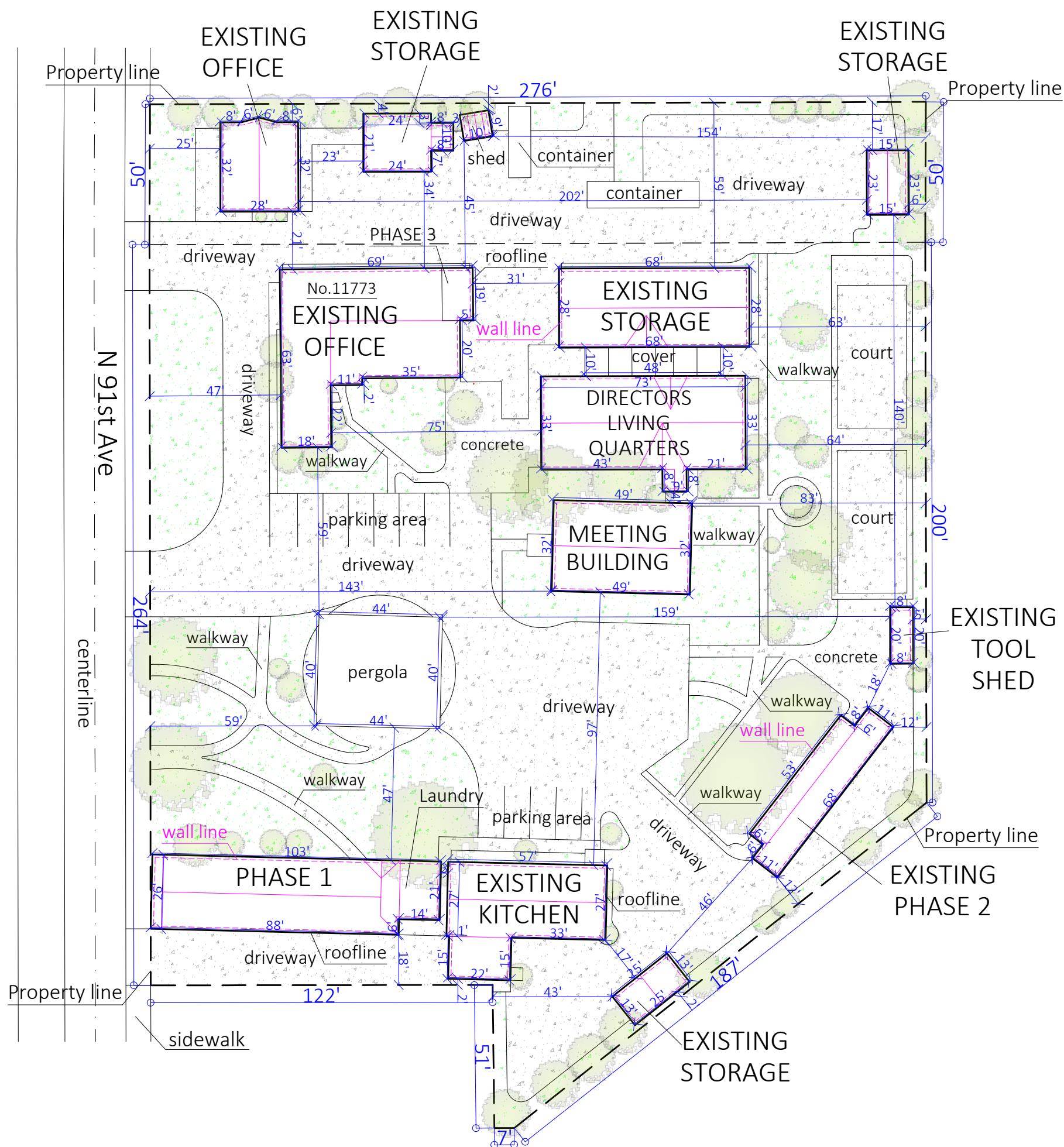


Exhibit 5

Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 02/05/2026

Agenda Item(s): 4R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Lorie Dever, Deputy Director
SUBJECT: Study Session: 2026 Upcoming Code Amendments

PURPOSE

At tonight's study session, staff will present a project update on a privately initiated amendment and seek discussion on a separate City initiated upcoming code amendment as noted below. As this is a study session item, no action will be taken.

CODE AMENDMENTS

TA25-03: BARB'S DOG RESCUE

Barb's Dog Rescue has submitted a request to modify the Zoning Ordinance to allow an "animal shelter" as a permitted use, subject to specific operational limitations, within the Intermediate Commercial (C-2) Zoning District. Within the Zoning Ordinance, "animal shelter" has been restricted to being a conditionally permitted use within the General Commercial (C-4) and most industrial zoning districts; however, other animal related businesses with similar characteristics are permitted within the C-2 Zoning District either with or without going through a separate conditional use permit review.

TA26-01: CODE MODERNIZATION

In conjunction with revising the Zoning Ordinance to address adopted legislative changes, in 2024 staff undertook and completed the first phase of restructuring and modernizing the Zoning Code in preparation for future code amendments. Building upon those efforts, this city-initiated code modification seeks to further clarify existing provisions, consolidates and adds common definitions into one location where possible, and reorganizes the non-residential section for ease of use, among other refinements. During tonight's meeting, staff will provide an overview and discuss the proposed changes in Sections 21-100, 21-200, 21-500, 21-600, and 21-700.
