

Chair
Layla
Villasenor

Vice-Chair
Emilio Gaynor

Secretary
Nate Cottrell

Member
Julie Egea

Member
Tony Feiter

Member
Shawn
Hutchinson

Member
Joysaphine
Waitman-
Powell

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, June 4, 2026
City Council Chamber
8401 West Monroe Street
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 Vice-Chair Emilio Gaynor, Commissioner Julie Egea, and Commissioner Shawn Hutchinson from the May 7, 2026, meeting.

2 C [Minutes](#)

Discussion and possible action to approve the minutes of the May 7, 2026, meeting.

3 C [Conditional Use Permit, Paddock's Paws, 9132 & 9192 W. Cactus Rd. \(CU25-14\)](#)

Discussion and possible action on a request for a Conditional Use Permit (CUP), for a Small Animal Daycare facility within two (2) suites, one of which has an outdoor component. The facility is located at 9132 and 9192 W. Cactus Road.

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

4 R [Rezone, Sedlet Rezone, 10487 N. 91st Ave. \(Z25-27\)](#)

Discussion and possible action on a request to rezone a portion (0.33 acres) of a larger parcel (0.65 acres) from Single Family Residential (R1-7) to Intermediate Commercial (C-2). The proposed change will provide uniform Intermediate Commercial (C-2) zoning across the entire parcel. The site is located at 10487 N. 91st Avenue, Peoria, AZ 85345.

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](#)

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
City Council Chambers
MAY 7, 2026

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Avenue, Peoria, AZ, in an open and public session at 6:02 p.m.

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

Members Absent: Vice-Chair Emilio Gaynor, Julie Egea, and Commissioner Shawn Hutchinson.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; 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: City staff and 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 Minutes

Discussion and possible action to approve the minutes of the March 5, 2026, meeting.

2 C Conditional Use Permit, Take 5 Oil Change, 8244 W Olive Ave (CU25-24)

Discussion and possible action on a request for a Conditional Use Permit (CUP) to allow a new 1,700 square foot Minor Automobile Repair facility on a vacant 1-acre lot located at 8244 W. Olive Avenue.

3 C Conditional Use Permit, Take 5 Oil Change, 8850 W. Thunderbird Rd. (CU26-02)

Discussion and possible action on a request for a Conditional Use Permit (CUP) to establish a new 1,800 square foot Minor Automobile Repair facility on a vacant 1-acre site within an existing commercial center located at 8850 W. Thunderbird Road.

COMMISSION ACTION:

A motion was made by Commissioner Cottrell and seconded by Commissioner Waitman-Powell, to approve the Consent Agenda.

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

REGULAR AGENDA

4 R **Conditional Use Permit, PHO Vistancia Wireless Facility, 31642 N. Westland Rd. (CU26-01)**

Discussion and possible action on a request for a Conditional Use Permit (CUP) to establish a new 70-foot-tall wireless communication facility concealed in an architectural tower structure. The wireless facility will have a footprint of approximately 1,000 square feet within the existing 6.85-acre Foothills Recreation Facility, located at 31642 N. Westland Road, Peoria, AZ 85383.

Eric Cook, Planner II, shared a PowerPoint presentation on a Conditional Use Permit (CUP) request, CU26-01, for a wireless communication facility located at PHO Vistancia, 31642 N. Westland Road.

Information included:

- Introduction
 - Applicant
 - Location
 - Site Area
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
 - Background
 - General Plan and Zoning
- Stealth Design Overview
 - Height
 - Distance from Residential
 - Enclosure Size
- Community Outreach
 - Notice of Neighborhood Meeting
 - Neighborhood Outreach
- Public Input – Opposition and Support
- Findings and Recommended Action

COMMISSION COMMENTS:

Commissioner Feiter asked whether the applicant was aware of the area's inconsistent cellular coverage, whether the proposed location would address the identified service gaps, and whether the HOA had approved the site and its design. The applicant explained that the carrier's coverage study identified a gap leading to the selection of this property and confirmed that the HOA collaborated on and approved a design intended to blend with the surrounding community.

Commissioner Waitman-Powell commented that she appreciated the collaboration with the HOA and emphasized that improved cellular service is necessary for a growing city and important for public safety.

Secretary Cottrell requested that the external equipment be painted, screened, or placed inside the enclosure to improve aesthetics.

Chair Villaseñor expressed concern that the photo simulations did not accurately reflect the approved design and emphasized the need for the final structure to match the pool house and meet setback requirements rather than relying on the rendered images.

PUBLIC COMMENTS:

- Cheryl Remington, Peoria Citizen, expressed her concerns that the proposed tower would negatively affect views, property values, and generate noise.
- Steve Smith, Peoria Citizen, shared concerns over structural safety.
- Mike McHorse, Peoria Citizen, requested the City evaluate alternative sites.
- Susan Smith, Peoria Citizen, expressed concern over safety risks, impact on views and quality of life.
- Rick Eckenrode, Peoria Citizen, spoke in favor of the project noting the existing tower is overburdened and reliable coverage is needed to address ongoing service gaps.
- Paul Barkley, Peoria Citizen, stated the HOA regularly receives numerous complaints about poor cell service, including dropped 9-1-1 calls, underscoring the community's need for improved coverage.
- Norm Olson, Peoria Citizen, pointed out that the proposed tower would interfere with the community's sundial feature.
- Barry Gordon, Peoria Citizen, spoke in favor noting the unreliable cell service in his neighborhood creates daily safety and communication issues.

APPLICANT COMMENTS:

Declan Murphy, applicant, responded that the proposed tower is structurally safe, designed to modern building codes, necessary to address clear service gaps affecting 9-1-1 reliability, and represents an optimal, community-vetted location that will not negatively impact property values. Brief discussion followed.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Waitman-Powell to deny **4R: Conditional Use Permit, PHO Vistancia Wireless Facility, 31642 N. Westland Rd. (CU26-01)** a Conditional Use Permit (CUP) request to establish a new 70-foot-tall wireless communication facility concealed in an architectural tower structure. The wireless facility will have a footprint of approximately 1,000 square feet within the existing 6.85-acre Foothills Recreation Facility, located at 31642 N. Westland Road, Peoria, AZ 85383.

Upon tabulation of votes, it showed:

AYES – Villasenor, Feiter, Waitman-Powell.

NAYS – Cottrell.

ABSENT – Gaynor, Egea, Hutchinson.

Motion to deny the CUP carried 3-1.

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

Reports from Staff: None.

5. Upcoming Commission Meetings

Deputy Director **Lorie Dever** announced that the May 21 meeting is canceled, upcoming meetings will be held on June 4 and June 18, and the July 2 meeting has also been canceled. She wished everyone a happy and safe Memorial Day.

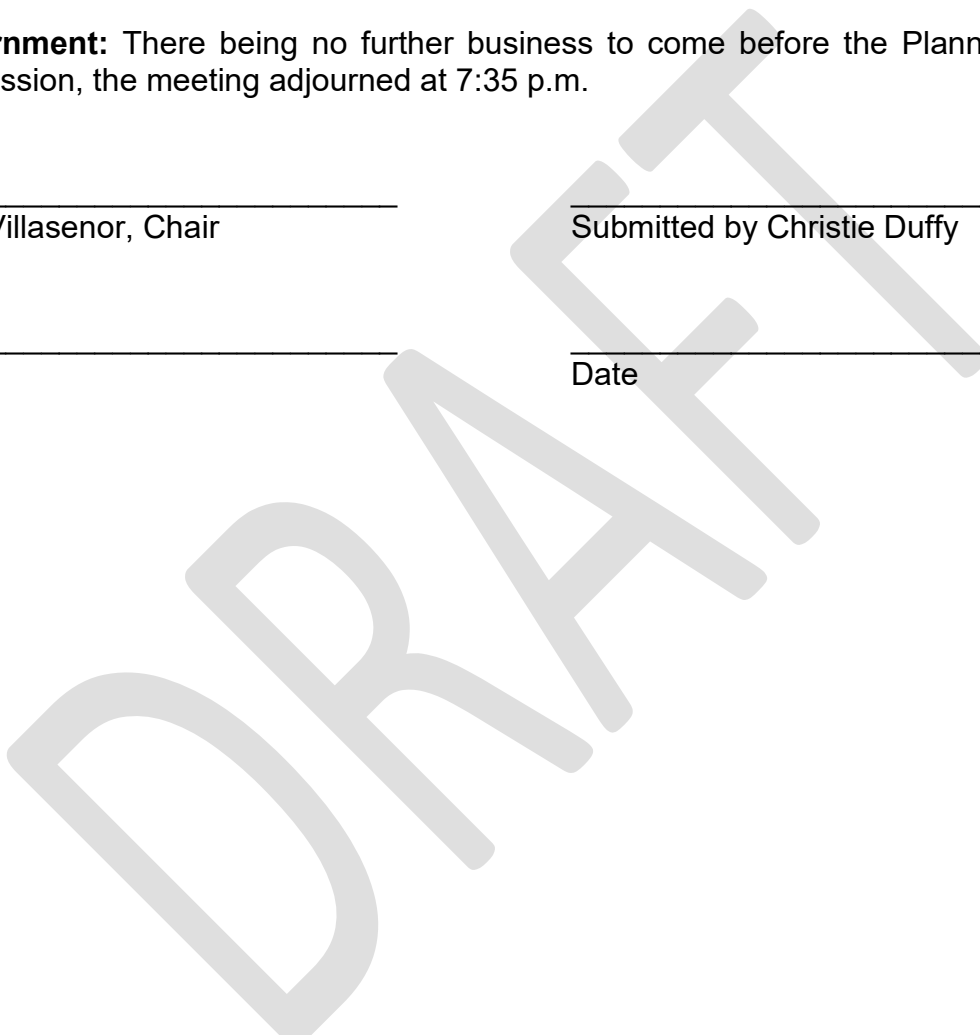
Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:35 p.m.

Layla Villasenor, Chair

Submitted by Christie Duffy

Date

Date





PLANNING AND ZONING COMMISSION REPORT

Meeting June 4, 2026

Date:

Agenda Item: 3C

Case Name: Conditional Use Permit, Paddock's Paws, 9132 & 9192 W.
Cactus Rd. (CU25-14)

General Application Information

Proposal:

The applicant is requesting a Conditional Use Permit (CUP) for a Small Animal Daycare facility.

Location:

The site is located at 9132 and 9192 W. Cactus Road.

Project Acreage:

Approximately 0.12 acre.

Applicant:

William Allison of Withey Morris Baugh, PLC.

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Zoning Map

Exhibit 4 - Narrative

Exhibit 5 - Site Plan

Exhibit 6 - Sound Study



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 6/4/2026

Agenda Item(s): 3C

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Eric Cook, Planner II
SUBJECT: Paddock’s Paws: Conditional Use Permit (CU25-14)
9132 & 9192 W. Cactus Road

PROPOSAL

The applicant has submitted a request to obtain a Conditional Use Permit (CUP) to operate a *Small Animal Daycare* facility with a 1,500 square foot outdoor animal play area. The facility will offer pet training, pet daycare and pet boarding services.

LOCATION AND CONTEXT

The requested *Small Animal Daycare* facility is proposing to operate within two (2) separate suites within an existing industrial center. The sites are located at 9132 & 9192 West Cactus Road. The two (2) suites are within two (2) separate buildings in the same center. The industrial center is located at the northwest corner of Cactus Road and 91st Avenue (**Exhibit 2**).

CONTEXT:

The subject site is accessed via five (5) shared-access driveway connections to Cactus Road with no access to 91st Avenue. Within the industrial center, the subject site is surrounded by a variety of uses that range from office to auto repair facilities.

North of the subject parcel are additional light industrial businesses operating as contractor storage yards. East of the subject parcel is 91st Avenue which functions as a signalized freeway on / off ramp, followed by a mix of light industrial multi-tenant buildings. To the south is Cactus Road followed by a construction equipment rental building and contractor storage yards. West of the subject site is 92nd Drive, followed by several contractor storage yards and ultimately the Loop 101 Freeway (**Exhibit 2**).

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Existing Industrial Center
<u>Proposed Use:</u>	Small Animal Daycare
<u>Development Site:</u>	Approx. 0.12 Acre
<u>Building Size:</u>	Approximately 5,300 square feet total

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY DEVELOPMENT:

The property was rezoned from General Agriculture (AG) to Light Industrial (I-1) in 1983, adopted by Ordinance No. 83-05. The property has functioned as an industrial center since, and a mix of light industrial businesses continue to operate on the parcel.

APPLICABILITY:

The proposed use is classified as a *Small Animal Daycare*, which is conditionally permitted within the Light Industrial (I-1) Zoning District, subject to obtaining a Conditional Use Permit (CUP). The City of Peoria Zoning Ordinance also prescribes Use Specific Standards outlined in Section 21-505.B, which are discussed more specifically in the Use Specific Standards section of this staff report.

OPERATIONAL CHARACTERISTICS:

As identified in the project narrative (**Exhibit 4**), the operation will occupy two suites within the existing industrial center. The western suite is approximately 2,000 square feet and is used for the business office and training studio for pets. The eastern suite is approximately 3,300 square feet and is used for pet day care and boarding. The eastern suite has an attached and screened 1,500 square foot outdoor play area for the pets.

No site improvements or additional exterior modifications are proposed. All operations will occur entirely within the enclosed buildings and the designated screened outdoor play area. The facility has capacity for a total of 75 dogs to be on site between the two suites; though the anticipated operation would normally not reach the maximum capacity and would typically contain approximately 15 dogs at the property for day care and 10 dogs at the property for boarding. Hours of operation are set for 7:00 AM to 7:00 PM. Outdoor activity time for the dogs will be limited to the hours of 7:00 AM to 7:00 PM.

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, 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 21-155 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 with staff responses identified below in *italics*:

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 General Plan and Zoning Ordinance subject to obtaining a Conditional Use Permit.
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and meets any applicable use-specific standards within this Zoning Ordinance;
The proposed use is a conditionally permitted use within the subject zoning district and seeks to operate in alignment with the use specific standards identified in Section 21-505.
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 proposed use is compatible with adjacent uses which are industrial in nature, and are generally more intensive in use than the proposed Small Animal Daycare. There is sufficient parking available, with no significant traffic impacts generated by the use.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
No significant adverse impacts are anticipated with the development and operational characteristics as proposed.
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;
The development as proposed is not anticipated to place a strain on utilities and public services. Facilities and services will be available to serve the subject site while maintaining adequate levels of service for existing surrounding developments.
6. Adequate assurances of continuing maintenance have been provided; and
Site components will be maintained by the business owner.
7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.
No significant adverse impacts on the natural environment are anticipated with the development.

USE SPECIFIC STANDARDS:

Section 21-505.B of the Peoria Zoning Ordinance sets the following use specific standards for Small Animal Daycares. Staff responses to those standards as they apply to the subject site are identified in italics.

1. Boarding shall be limited to household pets.
Applicant states that the facility will be limited to services for dogs. (Exhibit 4)
2. The commercial breeding of animals shall be prohibited.
The operation does not involve any commercial animal breeding.
3. Operation of any outdoor play areas for the animals shall not occur between 7:00 p.m. and 6:00 a.m.
The applicant states that any outdoor use will be limited to the hours of 7:00 AM to 7:00 PM. (Exhibit 4)
4. All necessary improvements shall be made to the building(s) to ensure that it achieves a Sound Transmission Control Value of 50 or greater.
The applicant demonstrated compliance with the requirement to achieve a sound transmission control value of 50 or greater via the sound study that was conducted. (Exhibit 6)
5. Any solid waste containers utilized shall have lids that remain closed at all times except to dispose of items within the dumpster.
The designated solid waste disposal facilities have lids that will remain closed.

6. Solid waste resulting from the animals shall be picked up, double bagged, and disposed of immediately.

The applicant states that solid waste will be removed continuously throughout the day and will comply with the double bagging requirement. (Exhibit 4)

7. All outdoor play areas shall be sprayed down twice a day (both midday and at the end of the day) with a solution designed to neutralize the odor resulting from animal waste.

Applicant states that cleanup of animal waste outdoors will occur continuously throughout the day. (Exhibit 4)

8. The walls of any exterior animal play areas shall be constructed of masonry block to a minimum height of six (6) feet.

Though this standard is now codified in the code, at the time of this application this item was not a requirement for any outdoor runs associated with a Small Animal Daycare. The applicant will have the outdoor run within a screened area with existing wooden privacy fencing.

9. Kenneling animals in exterior play areas shall be prohibited.

The applicant states that all kenneling of animals will take place indoors. (Exhibit 4)

10. No animals shall be permitted in the exterior play areas without staff supervision.

Animals will be supervised at all times and outdoor time is limited to supervised playtime, bathroom breaks, and during indoor cleaning procedures.

CONTINUING JURISDICTION

The purpose of the Conditional Use Permit requirement for Small Animal Daycare and similar uses 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 Table 21-146 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition:

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

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards and applicable use specific standards within the Peoria Zoning Ordinance.
2. When operated in accordance with the recommended conditions of approval, the Small Animal Daycare 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 CU25-14, subject to the attached Exhibit 1 Conditions of Approval.

STAFF CONTACT

Eric Cook

Planner II

623-773-7651

Eric.Cook@peoriaaz.gov



Conditions Of Approval | Exhibit 1

PADDOCK'S PAWS (CU25-14)

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 June 4, 2026.
2. Animal use of outdoor areas of the facility shall be limited to the hours of 7:00 AM to 7:00 PM.



Vicinity Map | Exhibit 2

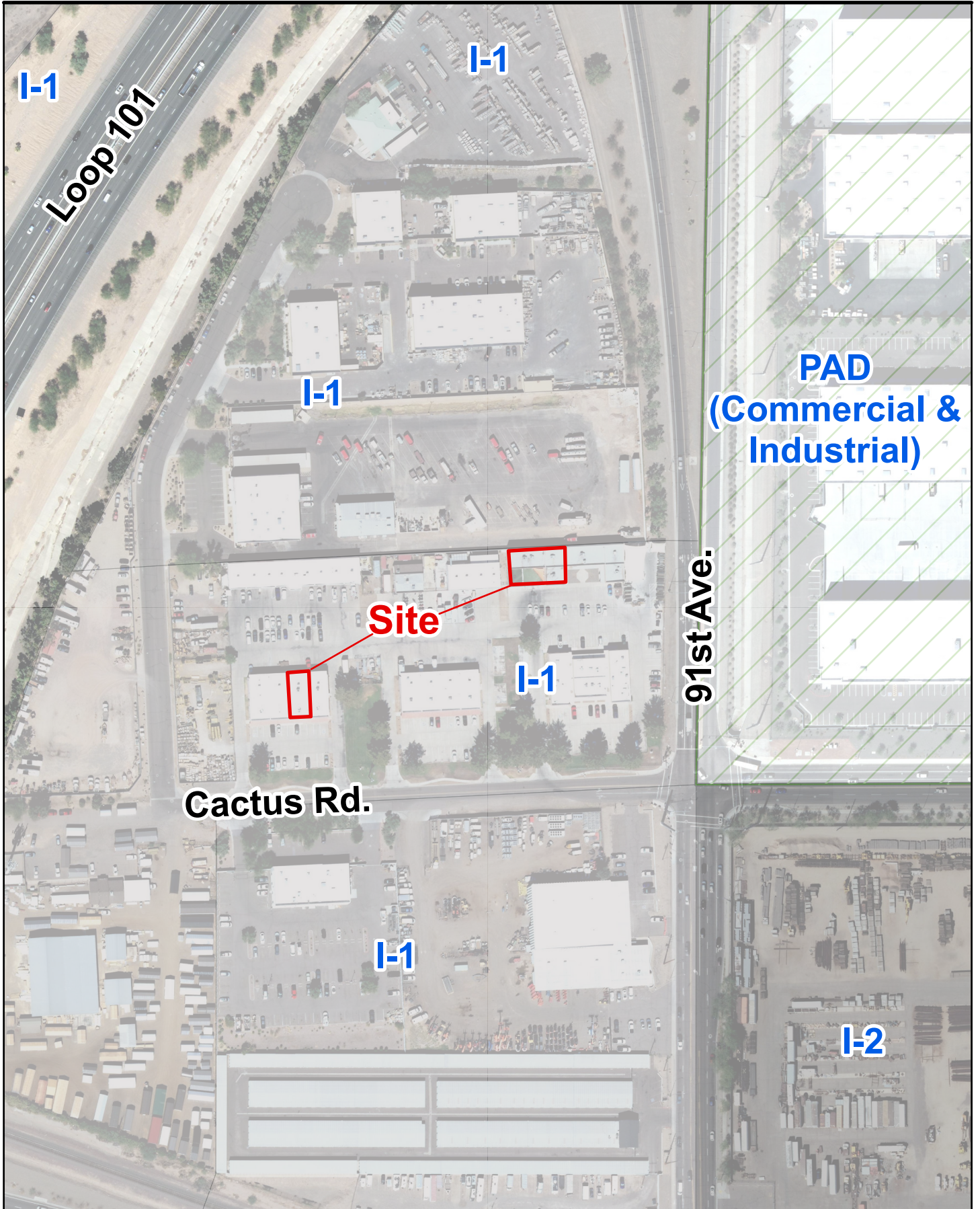
Paddock's Paws (CU25-14)





Zoning Map | Exhibit 3

Paddock's Paws (CU25-14)



Paddock's Paws

9132 West Cactus Road

CUP Narrative Statement

Case No. CU25-14

1st Submittal: July 25, 2025

2nd Submittal: January 28, 2026

3rd Submittal: March 24, 2026



Developer:

Paddock's Paws

Jereme Paddock
9132 West Cactus Road
Peoria, AZ 85381

Legal Representative:

Withey Morris Baugh PLC

Attorney: William F. Allison

Phoenix, Arizona 85016



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- E. EXPLANATION OF HOW CURRENT ZONING IS NOT APPROPRIATE FOR USE
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- G. PARKING
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A. Purpose of Request

On behalf of Paddock's Paws Pet Care and Training, LLC (the "Applicant"), this application is a request for a Conditional Use Permit ("CUP") to allow an office and training studio and a boarding and day care pet facility in two suites at 9132 West Cactus Road, Peoria (the "Property"). The Property is at the northwest corner of Cactus Road and the 91st Avenue access to and from Loop 101; it is also known as Maricopa County Assessor's Parcel Number 200-80-004E. See **Exhibit A, Aerial Map**. The suites involved are identified on the map.

The Applicant established the business on the Property over 5 years ago and did not realize the need for the CUP. This application corrects that mistake.

B. Description of Development and Use

As noted, Paddock's Paws occupies two suites at the industrial park on the Property. The western suite is 2,000 square feet and is used for the business office and training studio for pets. The eastern suite is 3,282 square feet and is used for pet day care and boarding. This main area has an attached and screened 1,500 square foot outdoor play area for the pets. The facility has capacity for 75 dogs to be on site; a typical day has 15 dogs at the Property for day care and 10 dogs at the Property for boarding.

The site is open from 7:00AM to 7:00PM daily. Dogs are outside one at a time throughout the day every few hours for a bathroom break. Waste removal is done throughout the day and disposed of in trash cans located on the site plan. Paddock's Paws does not have a set schedule for use of the outdoor area, which occurs during indoor cleaning periods, for play time, and for bathroom breaks. No outdoor use occurs after 7:00 p.m. or before 7:00 a.m.

C. Consistency with Land Use Plan and Zoning

The Property has a Comprehensive Plan land use designation of Employment Industrial. See **Exhibit B, Comprehensive Plan Map**. The Property is zoned I-1/Light Industrial District. See **Exhibit C, Zoning Map**.

The Peoria General Plan lists the I-1 district as permissible for the Employment Industrial land use classification. The General Plan notes that the land use is appropriate for heavier uses that have minimal connections to adjacent land uses to minimize incompatibilities.

The I-1 zoning district permits "boarding and training kennels" as allowable with approval of a CUP.

Paddock's Paws is consistent with the Land Use Plan and the zoning of the Property.

D. Compatibility with Surrounding Land Use and Zoning

The Land Use Map shows the following land use classifications in the immediate vicinity:

- On-site and North: Employment Industrial
- East: Employment Business Commerce
- South: Master Planned Area
- West: Loop 101 and Waterways

The zoning in the area is:

- On-site and North: I-1/Light Industrial
- East: PAD
- Southeast: I-2/Heavy Industrial
- South: I-1/Light Industrial
- West: Loop 101, I-1/Light Industrial

The land use in the area is:

- On-site and North: Mix of industrial and office uses including roofing contractor, auto body shop, insurance office, engraver, auto glass, window tinting, motorcycle repair, granite/stone counter fabricator
- East: Office/Commerce Park
- Southeast: Contractor's yard
- South: Storage – enclosed and outdoor, contractor's equipment rental
- West: Loop 101

Paddock's Paws has received no complaints from other businesses operating on the Property or in the area. The space it occupies, as described below, are designed to mitigate impacts on other businesses and the area. The 91st Avenue access to and from Loop 101 separate the Property from the commerce park to the east; the contractor's yard to the southeast has more intense zoning and, as an outdoor use, likely has more impacts on the area. The open uses to the immediate south are also more impactful than Paddock's Paws. The location of the Property in the triangle between Cactus Road, 91st Avenue, and Loop 101 is well removed from any residential or other potentially impacted uses. The closest residential uses to the Property and uses are at the southwest corner of 89th Drive and Cactus Road, which is over 1,200 feet from Paddock's Paws.

E. Explanation of How Current Zoning is not Appropriate for Use

The I-1 zoning allows the Paddock's Paws use only with CUP approval. If approved, the zoning and use will match and be appropriate.

F. General Site Information

The property is fully developed with six industrial buildings and some outdoor use areas. In addition to Paddock's Paws, the center includes a motorcycle repair shop, an auto body shop, and a granite/stone counter fabricator. Parking on site includes 190 standard parking spaces and 8 accessible parking spaces. A deep landscape setback exists along Cactus Road, with large landscape "fingers" extending north from Cactus Road into the center. Open storage yards are on the west property line contiguous to 92nd Drive. Another open storage yard is on the north property line in the middle of the center east-west.

Paddock's Paws occupies suites in two of the buildings at the center, as noted above. The office and training studio are in the southwest building; the boarding and pet day care facility, with outdoor area, is in the northeast building on site. The site plan for the center and the floor plan for Paddock's Paws are included at **Exhibit D**. Photos of the outdoor area and refuse areas are included at **Exhibit E**.

G. Parking

The access to the subject property is only from Cactus Road, via five driveways; no vehicular access is available from 92nd Drive or the Loop 101 ramps.

The parking spaces required at the center, based on application of parking ratios to precise measurements of the square footage of the suites on site, is 175.022 spaces. The total parking provided for the center including ADA is 198 spaces. With the excess 23 spaces, the project does not require use of a shared parking model.

H. Traffic Analysis

Based on the traffic analysis completed by United Civil group, Paddock's Paws is forecasted to generate approximately 208 daily trips with 26 occurring in the morning peak hour and 26 in the evening peak hour.

Two existing driveways will provide access to the facility. These existing driveways do not meet the City's driveway spacing criteria; however, because of the low trips projected for the site, these driveways will operate adequately.

See traffic analysis attached with the submittal.

I. Other Needed Approvals

After resolution of the CUP application, the Applicant will work with Peoria staff to address any building permit, site improvement permits, and sign permits needed for Paddock's Paws.

Isolation

The exterior walls of both buildings are comprised of at least CMU block (some locations of the wall also have furred out drywall that would further increase the isolation quality). The CMU block is 8” thick. According to the property manager, these are solid unit blocks.

As can be seen in the attached Masonry Wall STC Ratings chart, an 8” solid unit CMU wall exceeds STC 50.

Potential Noise Impact

ACS examined the potential noise impact during both the day and nighttime hours. Typically, the noise level limits would not apply to other uses within the same industrial complex and would apply to other nearby properties. However, ACS projected the potential noise impact to the nearest building within the industrial complex and the nearest adjacent property. (See Assessment Location #1 & #2 on the attached Site and Assessment Locations exhibit.)

ACS has been informed that there could be as many as 10 dogs in the outdoor play area at the same time and as many as 34 dogs in the pet care facility overnight. Using the source noise level of a large barking dog, the maximum potential noise level was calculated assuming the maximum number of dogs in the facility would all be barking simultaneously:

	Noise Limit	Projected Potential Noise Level	
		Assessment Location #1	Assessment Location #2
Daytime (6a-10p)	80 dBA	74 dBA*	48.5 dBA
Nighttime (10p-6a)	70 dBA	46 dBA	48 dBA

*Note: This is a conservative (likely overstated) potential noise level. During the site visit, there was some awareness of dog barking at this location. However, it was not measurable because it was below the ambient noise level.

Training Suite – The training facility operates from 7am to 7pm (therefore, only subject to the daytime noise limit). It is by appointment only and only 1 dog in a training session at a time. This building also uses 8” solid unit CMU which exceeds STC 50. The projected noise level of one large dog barking in this suite is 64 dBA at the nearest building within the industrial complex (with the training facility’s doors wide open). With the doors closed, the projected worst-case noise level at the nearest building is 46 dBA. This is well within compliance with the daytime noise level limit of 80 dBA.

CONCLUSIONS:

- In all cases, the projected (likely overstated) noise levels are in compliance with the City of Peoria's noise level limits.
- The exterior block walls exceed STC 50.

Please contact me if you have any questions or need additional information.

Respectfully,



Tony Sola
Acoustical Consulting Services, LLC





Site

Table 1—Calculated STC Ratings for Concrete Masonry Walls (ref. 1)

Nominal unit thickness, in. (mm)	Density, pcf (kg/m ³)	STC ^a			
		Hollow unit	Grout-filled unit	Sand-filled unit	Solid unit
4 (102)	85 (1,362)	40	45 ^B	44	44
	95 (1,522)	41	46 ^B	44	45
	105 (1,682)	42	46 ^B	45	46
	115 (1,842)	43	47 ^B	46	46
	125 (2,002)	44	48 ^B	46	47
	135 (2,162)	45	48 ^B	47	48
6 (152)	85 (1,362)	42	51	48	48
	95 (1,522)	43	51	49	49
	105 (1,682)	44	52	50	50
	115 (1,842)	45	52	50	51
	125 (2,002)	45	53	51	52
	135 (2,162)	46	53	51	53
8 (203)	85 (1,362)	44	55	52	52
	95 (1,522)	45	55	52	53
	105 (1,682)	46	56	53	54
	115 (1,842)	47	56	54	55
	125 (2,002)	48	57	54	56
	135 (2,162)	49	57	55	57

Source: National Concrete Masonry Association (TEK13-1C)



PLANNING AND ZONING COMMISSION REPORT

Meeting June 4, 2026

Date:

Agenda Item: 4R

Case Name: Rezone, Sedlet Rezone, 10487 N. 91st Ave. (Z25-27)

General Application Information

Proposal:

The applicant is requesting to Rezone a portion of a site to Intermediate Commercial (C-2) to consolidate the zoning across the parcel.

Location:

10487 North 91st Avenue

Project Acreage:

Approximately 0.33 acre of the overall 0.65-acre site.

Applicant:

Paul Sedlet and Mary Eggers-Sedlet

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Zoning Map

Exhibit 4 - Project Narrative

Exhibit 5 - Site Survey

Exhibit 6 - Citizen Participation Report



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: June 4, 2026

Agenda Item(s): 4R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Eric Cook, Planner II

SUBJECT: Sedlet Rezone (Z25-27)
10487 North 91st Avenue

REQUEST

The applicant is requesting the approval of a rezone for approximately half (.33 acre) of the split zoned subject parcel (.66-acre total), located at 10487 North 91st Avenue, from Single Family Residential (R1-7) to Intermediate Commercial (C-2) in order to create uniform Intermediate Commercial (C-2) zoning across the entire parcel. The proposal would allow for the existing commercial use, Sun City Express (shuttle service), to utilize the entirety of the property.

LOCATION AND CONTEXT

SUBJECT SITE

The subject site (APN 142-39-007) is located south of the southeast corner of Peoria Avenue and 91st Avenue, as depicted in **(Exhibit 2)**. The site is a rectangularly shaped parcel that is approximately .66 acres in size or 14,285 square feet.

CONTEXT

The site is within a pocket of lots between 90th and 91st that is characterized as an area in transition with a mix of commercial and residential land uses, in proximity to the signalized intersection of 91st/Peoria and the regional commercial intensity in the area. The site is characterized as a split-zoned parcel, with the western half zoned Intermediate Commercial (C-2) and the eastern half zoned Single Family Residential (R1-7). The surrounding neighborhood consists of a mix of commercial businesses and single family residential. **(Exhibit 3)**

Directly to the north is a commercial business, Phil's Home Maintenance, and beyond that is a Circle K gas station and a small multi-tenant commercial shopping center. To the east is 90th Avenue, and beyond that is a vacant parcel zoned for townhomes. To the south is another split zone parcel that is similarly zoned Intermediate Commercial (C-2) on the western half of the parcel and Single Family Residential (R1-7) on the eastern half of the parcel. This parcel is operating as a commercial business, Bulwark Exterminating on the commercial portion of the parcel. Further south along 90th Avenue are two single family residences. There are also several commercially zoned parcels that are vacant along 91st. To the west is 91st Avenue, and beyond that is an automotive repair facility, a Burger King drive through restaurant, and a Home Depot store. **(Exhibit 2)**

APPLICANT'S PROPOSAL

The applicant is proposing to rezone approximately half (.33 acre) of the split zoned subject parcel (.66-acre total) from Single Family Residential (R1-7) to Intermediate Commercial (C-2). The applicant is proposing this change to create uniform Intermediate Commercial (C-2) zoning across the entire parcel. This proposal would allow for the existing commercial use on site, Sun City Express (shuttle service), to utilize the entirety of the property for their commercial shuttle service operation.

The applicant will perform all necessary site improvements to comply with the required development standards for Intermediate Commercial (C-2), including updating the perimeter fence.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Commercial Shuttle Service (Commercial Portion)
<u>Proposed Use</u>	Shuttle Service operated on entirety of parcel.
<u>Property Size:</u>	Approximately .66 acres or 14,285 square feet
<u>Existing Zoning:</u>	Intermediate Commercial (C-2) and Single Family Residential (R1-7)
<u>Proposed Zoning:</u>	Intermediate Commercial (C-2) District

STAFF ANALYSIS

As with any request to amend the entitlement for a property, the city evaluates the appropriateness of the request by evaluating a multitude of elements such as the physical features of the site, availability of infrastructure, the housing needs of the city, and the character of the area. These measures are evaluated for conformance with the goals and policies within the General Plan, and City Council priorities which function as a proxy for the will of the citizens. As a starting position, the city reviews the entitlement history for the site. The following salient findings are noted below.

SITE HISTORY

The site was annexed into the City of Peoria in 1960 through Ordinance No. 45. Since annexation, the initial split-zoned disposition has remained in place. The existing structures on site were constructed in 1970.

GENERAL PLAN BACKGROUND

The Peoria General Plan is a long-range document that provides a vision and policies for the growth and development of the city. The subject property is designated on the 2040 General Plan Land Use Map as Master Planned Area and further refined through the Old Town Specific Area Plan (OTSAP) as Office Mixed-Use.

A Specific Area Plan is a refinement to the City's General Plan for a specific geographic area. The OTSAP provides the vision, guiding principles, and design framework for redeveloping the larger four (4) square mile area, which is centered around what is known as Old Town Peoria. The Old Town Specific Area Plan designates several land use categories within the plan. The subject site is designated as Office Mixed Use. Office Mixed Use is characterized by administrative, medical, and professional offices, specialty retail, and other neighborhood-scale uses.

The limited size of the parcel, access constraints, and other physical conditions artificially limit the commercial intensity of the site. In this regard, the existing commercial development, Sun City Express shuttle service, fits within the desired land use framework for the Office Mixed Use designation as it is a small business operation, with limited customer traffic to the site and would be considered a neighborhood-scale commercial use. As such, the proposal would better align the property with the existing General Plan, and by extension the OTSAP land use.

REZONE ANALYSIS

As noted above, the rezone request seeks to fulfill the proposed General Plan land use designation of *Office Mixed Use* through creating a uniform neighborhood-scaled commercial zoning designation over the entire parcel. This expansion of commercial zoning on this portion of the site will allow the current shuttle service to expand their operation to utilize the whole property; however, primary access and intensity of the use will be observed from 91st Avenue.

Contextually, there are notable “neighborhood-scaled” businesses along the same block as the subject site, all with a similar Intermediate Commercial (C-2) Zoning designation. By itself, the C-2 Zoning District is the city’s most common commercial zoning district found along arterial / arterial intersections. It traditionally allows a range of commercial and retail uses, including more automotive intense ones. While the intensity associated with C-2 Zoning would be true in most cases, the physical limitations and smaller width of the parcels along 90th Avenue within this specific corridor artificially constrain any commercial use. In essence, it inevitably self-regulates any commercial use to a “neighborhood-scaled” setting. As such, staff find the proposed zoning district and use for the property consistent with the area. Further, in unifying the development standards, it affords the applicant the ability to better screen the shuttle service from surrounding residences located to the south, as requested.

TRAFFIC

The subject site’s primary access would continue to be from 91st Avenue, which is an arterial roadway. As with all development, the site is subject to the City’s Access Management Standards to ensure safe access to the site. Given the low intensity of the use, Traffic staff has determined that no additional roadway improvements would be required. Secondary access to 90th Avenue would be infrequent, on an as needed basis, to minimize intrusion on adjacent neighbors.

WATER/SEWER

Water and sewer facilities exist adjacent to the site and have available capacity to serve the property.

COMMUNITY INVOLVEMENT

PUBLIC NOTICE

The application was properly noticed pursuant to Section 21-146 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

The Rezoning process requires that the applicant hold a neighborhood meeting. In accordance with Section 21-146 of the City Code, the applicant was required to notify all properties owners within a 600-foot radius of the site and all registered HOA’s within one-mile. The neighborhood meeting was held on Wednesday, April 1st, 2026, from 5:00-6:00 PM at the William L. Patena Community Center located at 8335 W Jefferson, Peoria, AZ 85345.

The neighborhood meeting was attended by two (2) residents, in addition to the applicants, and City staff. The meeting consisted of a presentation and open discussion to allow questions and comments from citizens.

Overall, the vast majority of the questions and comments provided were unrelated to the subject site or the proposed rezoning. Rather, they centered around protecting the residential properties along 90th Avenue,

located further to the south of the subject site. A summary of the questions and comments received during the meeting are outlined in the Citizen Participation Report in **(Exhibit 6)**.

SUPPORT/OPPOSITION

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

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement that waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

KEY FINDINGS

1. The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan;
2. This rezoning request will result in uniform commercial zoning across the entire parcel and is compatible with the existing mixed commercial and residential neighborhood character;
3. The rezoning request is reflective of a development pattern that exists within the immediate area and when operated in compliance with the conditions of approval in **(Exhibit 1)** the proposed rezoning will not have any significant impacts on adjacent properties.
4. The applicant/owner has submitted a signed and notarized Proposition 207 waiver.

POSSIBLE RECOMMENDATION ACTIONS / OPTIONS

- A:** Approve as recommended by staff; or
- B:** Approve with modifications; or
- C:** Deny; or
- D:** Continue action to a date certain or indefinitely.

RECOMMENDATION

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

- 1) **Recommend APPROVAL of Zoning Case Z25-27 to the City Council, subject to Conditions of Approval in Exhibit 1.**

STAFF CONTACT

Eric Cook
Planner II
623-773-7651
Eric.Cook@peoriaaz.gov



Conditions of Approval | Exhibit 1

SEDLET REZONE (Z25-27)

The rezoning of the above mentioned property is subject to the following Conditions of Approval in order 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 Survey (Exhibit 5), as contained in the staff report to the Planning and Zoning Commission dated June 4, 2026, except as modified below.
 2. The developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittals.
-



Vicinity Map | Exhibit 2

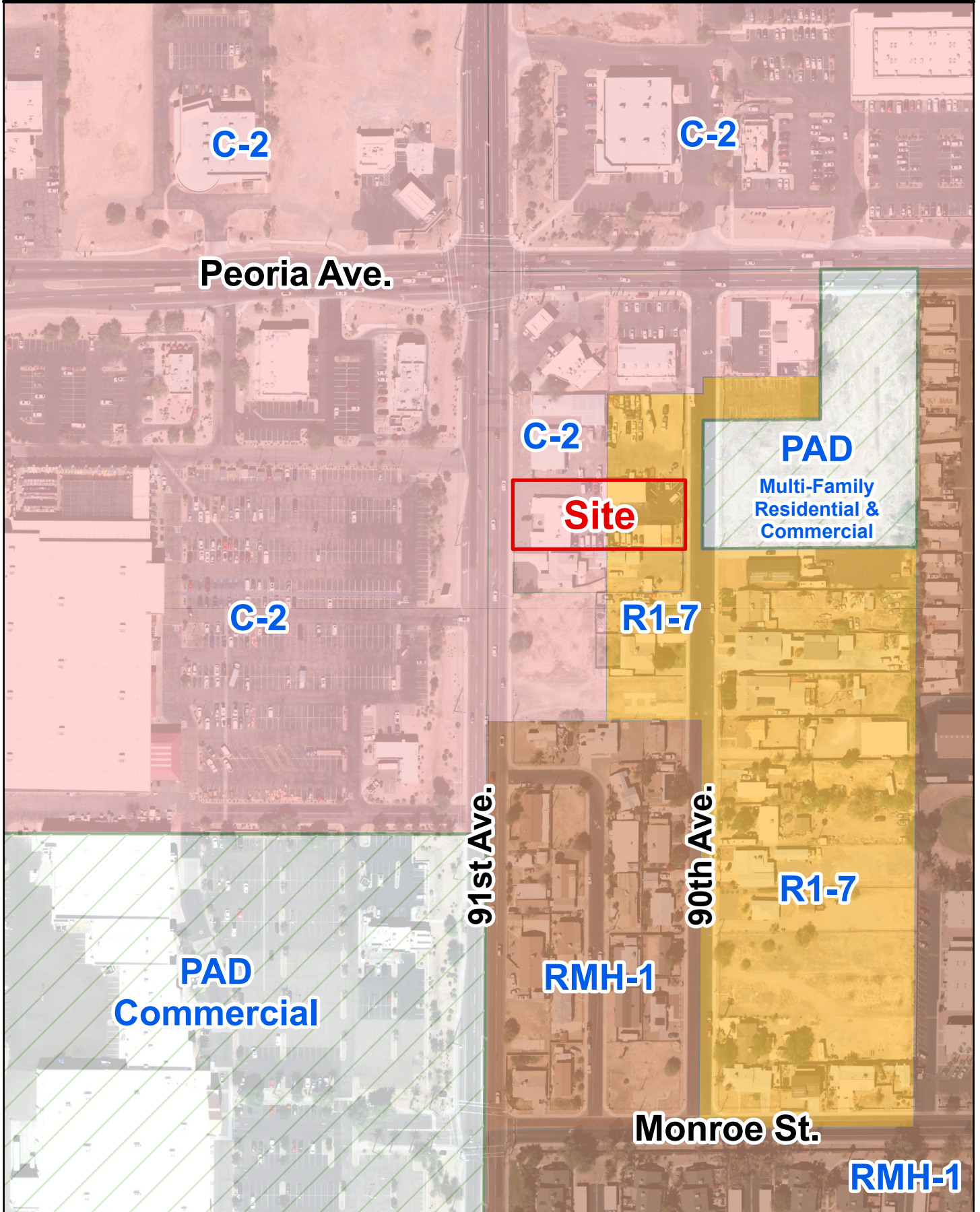
Sedlet Rezone (Z25-27)





Zoning Map | Exhibit 3

Sedlet Rezone (Z25-27)



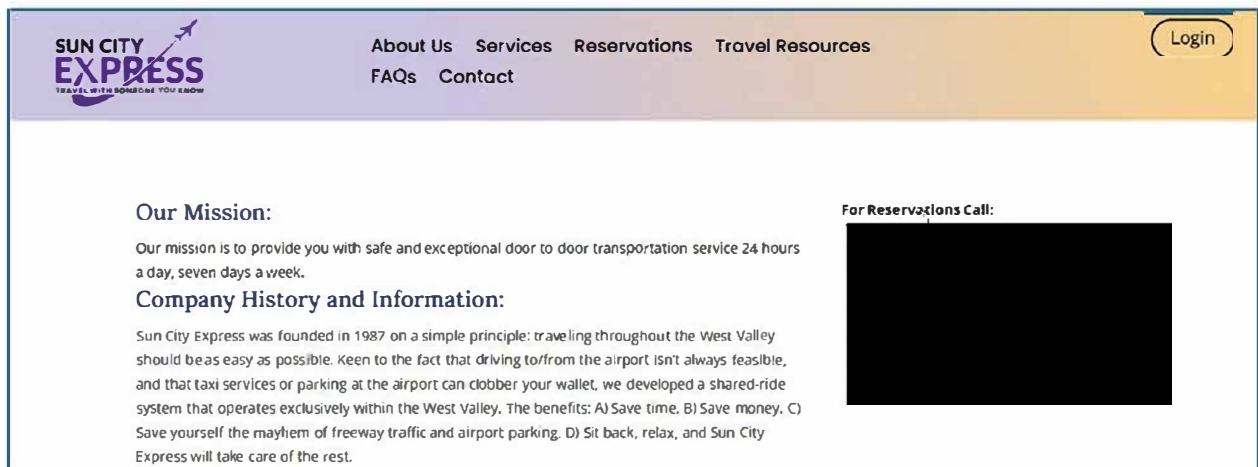
Revised Project Narrative

Location: 10487 N. 91st Ave, Peoria, AZ 85345

11-25-25

Revised Use Narrative:

The current renters, Sun City Express, operate a shuttle service. This service will be using the property as a dispatch service to provide rides to people. Vans are stored at the property and then sent to pick people up at their residence and then drive them to a destination. i.e. pick someone up at their home and give them a ride to the airport. Airport shuttle service is the primary function of the business. See the screenshot below of the business description from their website.



Respectfully,

Paul Sedlet

SURVEY NOTES

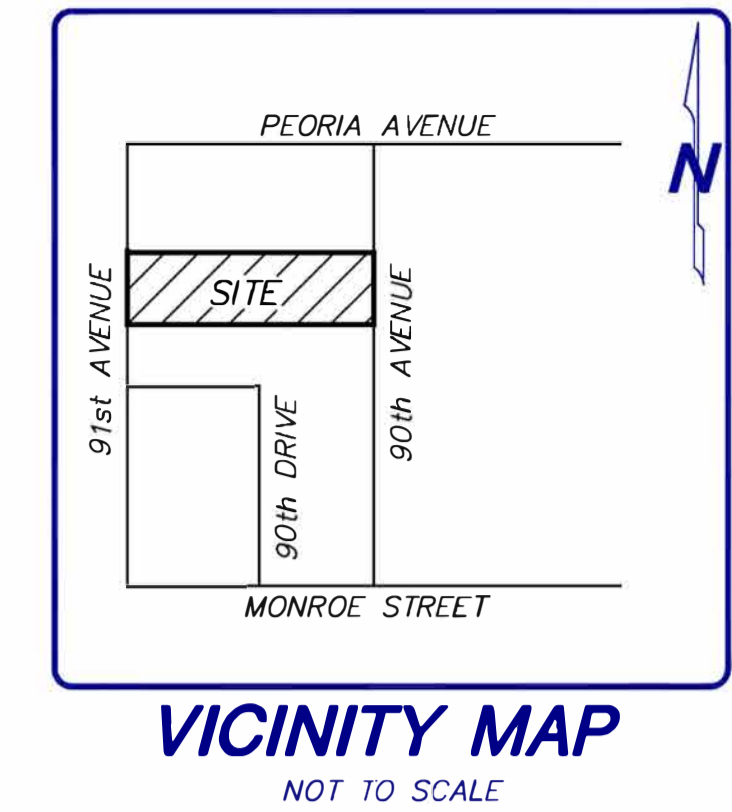
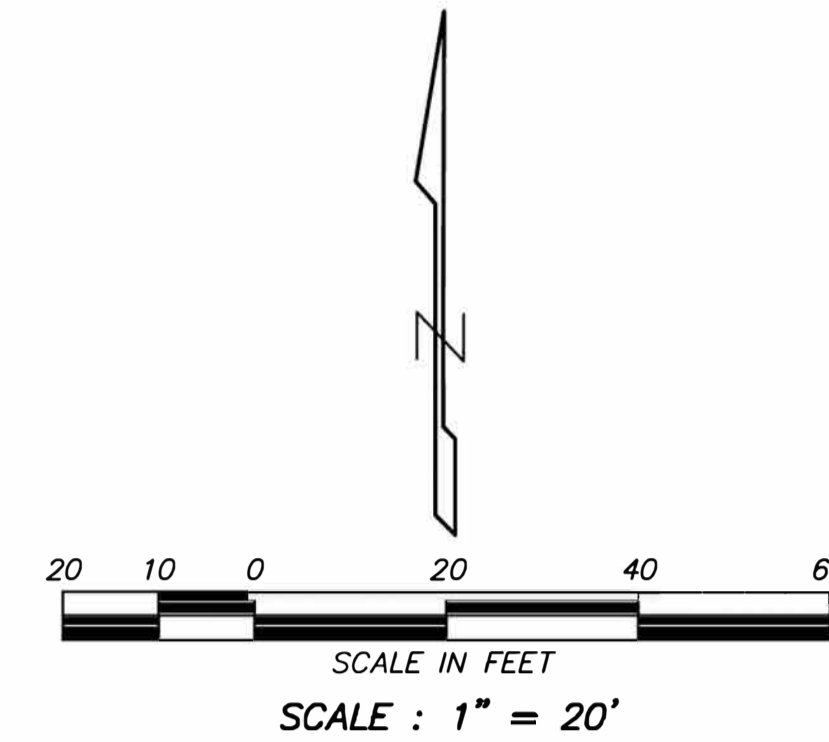
- This survey and the description used are based on a Condition of Title Report issued by Chicago Title Insurance Company, Report Number CT349250107, dated April 14, 2025.
- BASIS OF BEARING:** The monument line of 91st Avenue, using a bearing of North 00 degrees 00 minutes 00 seconds East, per the Record of Survey, recorded in Book 1153, Page 42, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE INFORMATION

ADDRESS: 10487 N. 91st AVENUE PEORIA, ARIZONA
 A.P.N.: 142-39-005B
 LAND AREA:
 0.657 ACRES - 28,601 SQ. FT.
 STRIPED PARKING SPACE TABULATION:
 Regular: 20
 Disabled: 0
 Total: 20



PARCEL DESCRIPTION

Lots 5 and 6, ALTALOMA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 5 of Maps, page 19;
 EXCEPT the North 25 feet of Lot 5.

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America
 Recording Date: January 13, 1905
 Recording No: Book 67 of Deeds, page 266
 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 5 of Maps, page 19.
 (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Electric lines
 Recording Date: April 18, 1960
 Recording No: Docket 3241, page 144
 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Sewer and water mains
 Recording Date: September 17, 1969
 Recording No: Docket 7787, page 160
 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Utilities
 Recording Date: October 4, 1985
 Recording No: 85-474411
 (PLOTTABLE MATTERS SHOWN HEREON)

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 5, PAGE 19, M.C.R.
- (R1) PLAT PER BOOK 107, PAGE 17, M.C.R.
- (R2) R.O.S. PER BOOK 1153, PAGE 42, M.C.R.
- (R3) DEED 2011-0992980, M.C.R.

CERTIFICATION

TO:
 The City of Peoria; and Chicago Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on March 20, 2025.

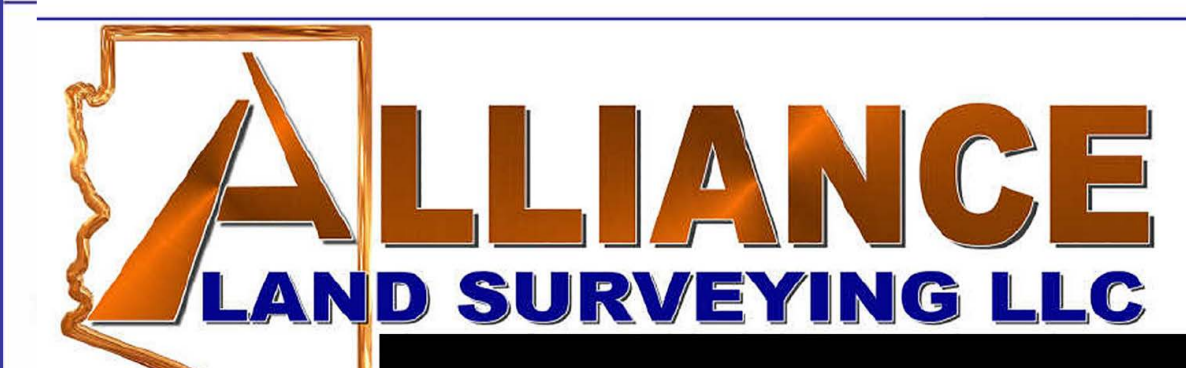
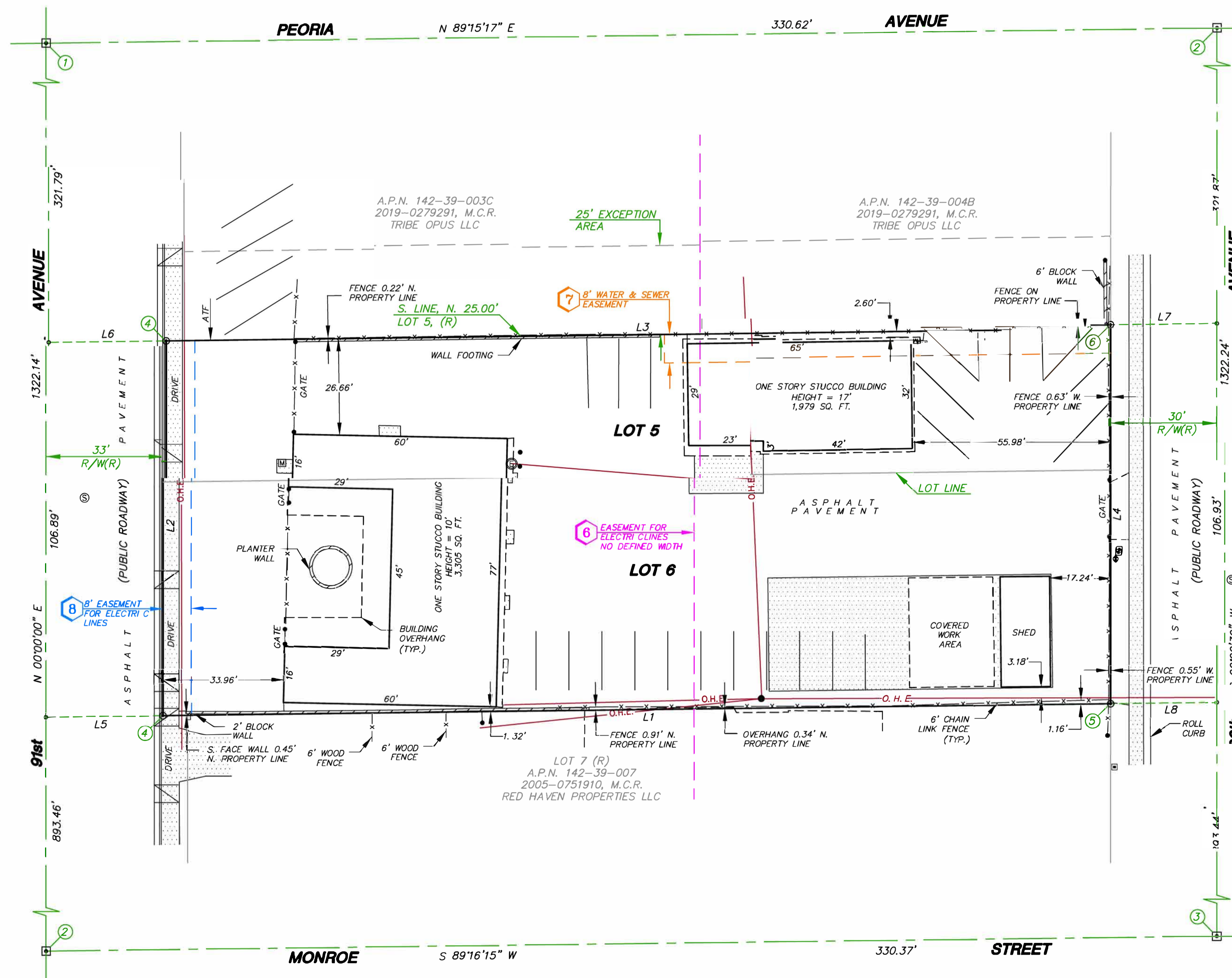
May 7, 2025
 G. Bryan Goetzberger
 R.L.S. 31020

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents Measured
- (W) Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Air Compressor
- Back Flow Preventer
- Electric Meter
- Guard Post or Gate Post
- Mail Box
- Power Pole
- Sewer Manhole
- Water Meter
- Physical Access To & From Adjoining Property

LINE	BEARING	DISTANCE
L1	S 89°16'28" W	267.54'
L2	N 00°00'00" W	106.90'
L3	N 89°16'04" E	267.56'
L4	S 00°00'39" W	106.93'
L5	S 89°16'28" W	33.00'
L6	S 89°16'04" W	33.00'
L7	N 89°16'04" E	30.00'
L8	N 89°16'28" E	30.00'

MONUMENT TABLE	
①	NW COR. SEC. 27 - FND BRASS CAP IN HANDHOLE
②	FND BRASS CAP FLUSH
③	FND PK NAIL NO I.D.
④	SET PK NAIL & WASHER L.S. 31020
⑤	SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR NO I.D. N. 03°28'07" E. 1.03'
⑥	SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR NO I.D. N. 10°06'07" E. 0.67'



Citizen Participation Meeting: Sedlet Rezoning Request (Z25-27)

Meeting Date, Time, Location

This meeting was held on Wednesday, April 1st, 2026 from 5pm-6pm at William L. Patena Community Center located at 8335 W Jefferson, Peoria, AZ 85345.

Attendance

There were a total of 6 people present: Paul and Beth Sedlet(applicants), 2 representatives from the City of Peoria (Eric Cook and Cody Gleason), and two (2) residents Kathleen Hardison and Ron.

Meeting Summary

Applicants gave a brief presentation on current zoning of property and their history with the property. Explained that the property is being rented out to a shuttle service business. Property is currently mixed zoning, ½ commercial (C2) and ½ residential (R1-7) and applicants are proposing to convert residential portion to commercial so that the zoning is consistent.

Residents Kathleen and Ron had multiple concerns about all the businesses operating in the commercial area between 91st and 90th Ave. All the businesses on this strip of land are on lots that are zoned ½ commercial and ½ residential.

Included are several pages of Kathleen's notes and emails that she gave to the applicant to include in report.

Summary of Concerns from Attendees: Kathleen Hardison and Ron

Their overall concern is protecting the residential properties along 90th Ave. Many of the objections and concerns voiced were about all the businesses along this strip of land, including the businesses facing Peoria Ave between 91st and 90th Ave. Many of the concerns were with other properties and not the subject property.

- They expressed wanting a fence or wall built by the city to separate commercial properties from the residential area to south of the current operating commercial properties.
 - It was explained to them that this is not a conditional of approval that is typical for a rezone of this type.
- They stated they wanted a block wall on the back portion of all the business properties along 90th Ave.
 - It was explained to them that this was not a requirement that could be triggered by the rezone application, and any conditions of approval would only apply to the subject site.

- They had concerns with environmental issues and chemical dumping specifically related to the pesticide company.
 - They were given advice to contact Environmental Services to file a formal report of illegal dumping.
- They stated that they have made many complaints to code compliance on several of the businesses operating in this area.
- They stated an objection to split zone lots of residential/commercial in the area have commercial usus operating on the site.
 - It was explained to them that the reason for the application was to operate in compliance with Zoning Ordinance regulations and to allow the residents to fully utilize their property that has not been used for residential purposes since the current owners purchased the site.
- Kathleen and Ron were upset about the recent repaving/replacement of the old pavement on the property. Applicants explained that the entire lot has been paved since they purchased property 30 years ago and were repairing the broken asphalt to improve the property.

At the end of the meeting, both Kathleen and Ron said that **they do not object to the current rezoning change on this parcel**, they just want to have all existing city codes to be enforced and the current residential properties to be protected.

Applicant Statement

The applicants wish to be good neighbors and are willing to put in a block wall at the back of the property and address any potential code violations brought to their attention.



page 1

(no subject)

1 message

Kathleen Hardison

Wed, Apr 1, 2026 at 3:18 PM

To: Kathleen Hardison

Urgent Case Update: Z25-27
Location: Peoria, Arizona
Statement of Opposition to Variance

~~Correction of Record: The vehicles operating on the site are vans, and the documentation must reflect this to accurately address the specific traffic and operational patterns.~~

Core Objection: The applicant is requesting a variance after already proceeding with the unauthorized paving of a combined residential and commercial parking lot. This is not a legitimate 'hardship' case; it is a deliberate attempt to legalize a violation after the fact.

Neighborhood Impact: Granting this variance would be a direct blow to the integrity of our neighborhood. It rewards bad behavior and signals that zoning codes are optional. By allowing commercial-scale operations to be retrofitted into a residential context without prior approval, the city would be prioritizing a single owner's 'short-cut' over the quality of life, property values, and peace of the surrounding residents. The variance must be denied.

Kathleen Hardison

Phoenix, Arizona
85051



page 2

(no subject)

1 message

Kathleen Hardison
To: Kathleen Hardison

Wed, Apr 1, 2026 at 3:21 PM

Sun City Express (Case Z25-27) Talking Points:

- * Accountability: The applicant has already paved the residential and commercial sections together and is running trucks through the site before the variance has been approved. This history of non-compliance doesn't inspire confidence in future management.
- * Unauthorized Activity: Under what permit was the residential portion paved for commercial use?
- * Buffer Requirements: Why was the lot paved as one continuous piece before the required block walls were constructed?
- * Bad Faith: Granting the variance now would reward the applicant for bypassing the rules everyone else must follow. The neighborhood deserves a neighbor that respects the law before they get what they want.

Kathleen Hardison



Final ✓

page 4

In Conclusion →

90th Ave has a Many Code Violations that needs to be Addressed ^{By} Code enforcement + the City before anything is completed

EXHIBIT 6



page 3

(no subject)

1 message

Kathleen Hardison

Wed, Apr 1, 2026 at 2:10 PM

To: Kathleen Hardison

I've added a new point to our talking points regarding "self-created hardship." This is a key legal argument for the hearing:

"A variance is legally intended for hardships inherent to the land, not for hardships that are self-created. By paving the residential lot and operating commercial vehicles without prior authorization, the applicant has created their own 'hardship' in an attempt to bypass zoning laws. Granting this variance would essentially reward a violation of the city's own code."

Regarding the legal strategy, we should focus on the fact that their situation doesn't meet the legal criteria for a variance in Arizona, which gives us strong grounds if we need to pursue formal legal action later.

page 1

Kathleen Hardison



Last statement



page ~~13~~ 4

(no subject)

1 message

Kathleen Hardison

Wed, Apr 1, 2026 at 2:10 PM

To: Kathleen Hardison

Hi Kathleen, I've put together a closing statement and some key questions for the meeting tomorrow regarding the Sun City Express case (Z25-27). Here is the draft:

****Closing Statement Draft:****

The opposition to this variance is not just about one business, but about protecting the residential integrity of our neighborhood. Sun City Express has already demonstrated a disregard for the rules by paving the lot before receiving approval. Granting this request would reward 'asking for forgiveness rather than permission' and set a dangerous precedent for spot zoning in Peoria. We ask the commission to uphold the current residential zoning and ensure full compliance, with no commercial activity or parking on 90th Avenue.

****Key Questions for the Commission:****

- * If this variance is granted, how will the city prevent 'creeping commercialization' on other residential lots in the area?
- * Has a study been done on the impact of heavy commercial truck traffic on the infrastructure of 90th Avenue?
- * What specific enforcement mechanisms will be in place to ensure no commercial parking occurs on residential streets?
- * How will the city ensure that security lighting and noise from the site do not infringe on the surrounding homes?

Kathleen Hardison



EXHIBIT 6



page 45

(no subject)

1 message

Wed, Apr 1, 2026 at 2:10 PM

Kathleen Hardison [REDACTED]

To: Kathleen Hardison [REDACTED]

Here is the closing statement we discussed:

"The opposition to this variance is not just about one business, but about protecting the residential integrity of our neighborhood. Sun City Express has already demonstrated a disregard for the rules by paving the lot before receiving approval. Granting this request would reward 'asking for forgiveness rather than permission' and set a dangerous precedent for spot zoning in Peoria. We ask the commission to uphold the current residential zoning and ensure full compliance, including the construction of necessary block walls and a total restriction on commercial activity or parking on 90th Avenue."

Kathleen Hardison

