

<u>Chairman</u>	<u>Vice-Chairman</u>	<u>Secretary</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Alternate Member</u>
Leigh Strickman	Jeff Nelson	Shawn Hutchinson	Jay Otlewski	Bill Louis	Nancy Golden	Bryan Patterson	Mitchell Bolnick

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, December 15, 2016
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



Regular Meeting 6:30 PM

Convene
Roll Call
Opening Statement
Final Call to Submit Speaker Request Forms

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 absences of Secretary Shawn Hutchison, Commissioner Bill Louis and Alternate Member Mitchell Bolnick from the Planning and Zoning Commission meeting held on November 17, 2016.

2 C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 17, 2016.

Regular Agenda

New Business

3 R **CU16-0022: PHO Shangri-La**

A public hearing will be held to consider a request for a Conditional Use Permit (CUP) to allow for the construction of a 65 foot tall monopine wireless communication facility with an associated approximately 400 square foot equipment enclosure concealed as a baseball dugout. The subject property is located at the edge of the baseball field on the existing Peoria Elementary School site, which is at the northeast corner of 79th Avenue and Cholla Street. The site is currently zoned Single Family Residential (R1-8).

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action on CU16-0022.

4 R **GPA16-0002: Dollar Self Storage General Plan Amendment**

A public hearing will be held to consider a request to amend the current General Plan land use designation from Estate Residential (0-2 du/ac) to Office for a 4.51 acre site located north of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action on GPA16-0002.

5 R **Z16-0005 Dollar Self Storage Rezoning**

A request to rezone 4.51 gross acres from Suburban Ranch (SR-43) to a Planned Area Development (PAD), to facilitate the development of a self storage facility to be called *Dollar Self Storage*, located north of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action on Case Z16-0005.

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

Reports from Planning and Zoning Commission

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/NewSecondary.aspx?id=2187>.



PLANNING AND ZONING COMMISSION REPORT

Meeting December 15, 2016

Date:

Agenda Item: 1C

Case Name: Disposition of Absence

Case

Number(s):

General Application Information



PLANNING AND ZONING COMMISSION REPORT

Meeting December 15, 2016

Date:

Agenda Item: 2C

Case Name: Minutes

Case

Number(s):

General Application Information

ATTACHMENTS:

Description

PZ draft minutes 11-17-16

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
NOVEMBER 17, 2016**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Leigh Strickman, Vice-Chair Jeff Nelson, commission Members Nancy Golden and Bryan Patterson

Members Absent: Secretary Shawn Hutchinson, Commissioners Jay Otlewski, Bill Louis, and Alternate Member Mitchell Bolnick

Others Present: Chris Jacques – Planning Director, Steve Burg – Chief City Attorney, Adam Pruett - Planning Manager, Melissa Sigmund – Principal Planner, Lorie Dever – Senior Planner, Sean Allen – Senior Planner, Cody Gleason – Planner, Randy Proch – Planner and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Strickman.

Call for speaker request forms.

Audience: 5

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 with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C Disposition of Absence

Discussion and possible action to approve the absence of Commissioner Nancy Golden and Alternate Member Mitchell Bolnick from the Planning and Zoning Commission meeting held on October 20, 2016.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission special meeting held on October 20, 2016.

3C CU16-0014: Peoria Mini Storage

Discussion and possible action to consider a request for a Conditional Use Permit (CUP) to allow an air-conditioned, self-storage building within an existing

self-storage and outdoor RV storage property. The site is located north of the northwest corner of 95th Avenue and Peoria Avenue.

4C **CU16-0021: Mr. Shine Car Wash**

Discussion and possible action to consider a request for a Conditional Use Permit to construct a new car wash on 2.80 acres located north of the northwest corner of Happy Valley Road and Lake Pleasant Parkway.

5C **CU16-0025: Panera Bread**

Discussion and possible action to consider a request for a Conditional Use Permit to modify the existing CUP for outdoor dining. The site is located north of the northwest corner of Lake Pleasant Parkway and Happy Valley Parkway.

COMMISSION COMMENTS: Commissioner Golden asked staff if sidewalk would be removed at the Panera Bread location to make room for the outdoor dining.

Mr. Cody Gleason stated that while some sidewalk would be reduced, there will be paved walkway for pedestrians to access the business.

COMMISSION ACTION: Commissioner Patterson moved to approve the Consent Agenda. The motion was seconded by Commissioner Golden and upon vote, passed unanimously.

REGULAR AGENDA

6R **Sign Code Modernization (STUDY SESSION)**

Staff presentation and possible discussion regarding a City initiated comprehensive amendment to Article 14-34 ("Signs") of the Zoning Ordinance. No action will be taken at this time.

Ms. Melissa Sigmund provided a comprehensive presentation on the amendments to Article 14-34. Staff will hold another stakeholder meeting before bringing the amendment back to the Commission for recommendation to city council.

COMMISSION COMMENTS: Commissioner Golden asked if the updates will address future sign technologies.

Ms. Sigmund stated that the amendments may not address specific future technologies, however they will be flexible to accommodate future technologies and will make it easier for applicant to understand the sign requirements.

Commissioner Golden asked if the larger communities in the city would have to abide by the new amendments or can they put additional restrictions on the signs.

Ms. Sigmund stated that if a development is already subject to a Planned Area Development standards, they could have their own standards for signage. In addition, if there are CC&R's and other private regulations those could further restrict what could be permitted on their property.

Vice-Chair Nelson asked an overlay district would be allowed for additional signage.

Ms. Sigmund stated if the site has an overlay district, or a Planned Area Development zoning, that becomes the regulatory document.

Vice-Chair Nelson asked if there is any room for flexibility if a business owner wants to modify an existing monument sign.

Ms. Sigmund stated there isn't anything that would specifically allow an increase in signage however, having a variety of different sign types, staff often meets with business owners to help them see what would meet their needs.

Vice-Chair Nelson asked if the sign inspections on undeveloped properties greater than 1 acre that wish to renew their permit are conducted by code enforcement or if it is on the honor system.

Mc. Sigmund stated the expectation isn't that a physical inspection would need to occur, however photographic evidence could be provided at the time of renewal.

7R **CU16-0026: Dutch Bros. Coffee**

A public hearing was held to consider a city request for a Conditional Use Permit to construct a new drive-through coffee shop and a covered patio area. The site is located north of the northwest corner of 83rd Avenue and Thunderbird Road.

Staff report was presented by Ms. Lorie Dever, Senior Planner.

PUBLIC COMMENTS:

Mr. Bill Cantieri; on behalf of the applicant is in agreement with staff's recommendation.

COMMISSION COMMENTS:

Chair Strickman asked if the current location in the Sprouts center will close or stay open.

Ms. Dever stated the applicant intends to keep the current location open. The proposed location will take the demand off of the existing drive-through.

Vice-Chair Nelson asked how patrons would access the proposed location and if it will meet the demand of the additional traffic.

Ms. Dever stated that there is access on 83rd Avenue near the current frozen yogurt business, another access further north on 83rd Avenue and Ludlow Drive and three additional access points along Thunderbird Avenue.

Vice-Chair Nelson mentioned a concern of traffic backing up onto 83rd Avenue and asked the applicant how confident they are the new location will meet the demand of additional traffic.

Mr. Cantieri stated an independent traffic study was conducted looking at the current location and the proposed location was designed to handle the extra capacity.

COMMISSION ACTION: Commissioner Patterson moved to approve item 7R. The motion was seconded by Commissioner Golden and upon vote, passed unanimously.

REPORT FROM STAFF:

Mr. Pruett notified the Commission of an updated notification card used for Notice of Applications, Notice of Hearing and Notice of Decision. The new card will be larger and allow for larger maps and would be easier to read.

Mr. Pruett mentioned the update to the Zoning Ordinance and informed the Commission that the new copies received replaces all but two of the chapters in the zoning ordinance. Chapters 34 and 42 will be updated and the Commission will receive copies as it becomes available.

Mr. Pruett informed the Commission there is no meeting on December 1st due to lack of cases. The next meeting will be December 15th.

REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Vice-Chair Nelson asked staff what is next for the city since Prop 400 did not pass.

Mr. Pruett stated the city has no contingency plans but will regroup and look internally for solutions.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:20 p.m.

Leigh Strickman, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting December 15, 2016

Date:

Agenda Item: 3R

Case Name: CU16-0022: PHO Shangri-La

Case CU16-0022
Number(s):

General Application Information

Proposal:

Obtain a Conditional Use Permit to allow a wireless communication facility concealed as a pine tree.

Location:

Northeast of the northeast corner of 79th Avenue and Cholla Street at the edge of the baseball field on the elementary school parcel.

Project Acreage:

900 square foot lease area

Applicant:

Shaw and Associates

Project Description

Construct a monopine wireless communication facility at a maximum height of 65 feet with an associated approximately 400 square foot equipment enclosure concealed as a baseball dugout. Two new pine trees will be planted in close proximity to aid in the concealment of the facility.

Key Items For Consideration:

Based on the following findings, City staff is recommending approval:

- The use is permitted as a Conditional Use within the Single Family Residential (R1-8) Zoning District.
- The use meets the locational and development standards provisions for the zoning district in which the property is located.

- The use is consistent with documentation and recommendations provided by reviewing City Departments.
- The use complies with all applicable city codes, standards, and guidelines governing such use.
- The use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity of the property, to the neighborhood, or to the public welfare, and the use will not unreasonably interfere with the use and enjoyment of nearby properties.

Recommendations:

Approve the applicant's request for a Conditional Use Permit under Case CU16-0022, subject to conditions.

ATTACHMENTS:

Description

CU16-0022 Staff Report

Exhibit A - Vicinity Map

Exhibit B - Zoning Map

Exhibit C - Narrative

Exhibit D - Site Plan

Exhibit E - Elevations

Exhibit F - Photo Simulations

Exhibits G1-G3 - Letters of Opposition

Exhibit H - Citizen Participation Report

BACKGROUND

Context

The subject property is located northeast of the northeast corner of 79th Avenue and Cholla Street (Exhibits A). The proposed lease area is located near the center of the Peoria Elementary School parcel behind the backstop of the baseball field.

General Plan

The subject property is designated on the General Plan Land Use Map as Public / Quasi-Public.

Zoning

The site is zoned Single-Family Residential (R1-8). This district primarily contains single-family residential homes; however certain essential and complementary uses are also permitted under certain conditions and standards, which assure their compatibility with the character of the district (Exhibit B).

Adjacent Uses and Zoning

Tables 1 and 2 summarize the existing land use, general plan and zoning designations for the surrounding areas.

Table 1 – Existing Land use and Adjacent Ownership

	Land Use	Development Project / Agency
North	Single Family Residential	Somerset Subdivision
South	Elementary School – Sport Fields & Classrooms	Peoria Elementary School
East	Elementary School – Sport Fields	Peoria Elementary School
West	Elementary School – Sport Fields & Classrooms	Peoria Elementary School

Table 2 – General Plan Land Use and Zoning

	General Plan Designation	Zoning
North	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Single Family Residential (R1-8)
South	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Single Family Residential (R1-8)
East	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Single Family Residential (R1-8)
West	Medium Density Residential (5-8 du/ac, target of 6 du/ac)	Multi-Family Residential (RM-1)

Other Related Policies and Project History

Peoria Elementary School was constructed in 1982.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The applicant, Shaw and Associates PLC, on behalf of Verizon Wireless, is proposing to install a new sixty-five (65) foot tall wireless communication facility (WCF) in the form of a single array with a total of twelve (12) antennae on a monopine with associated ground equipment and appurtenances. The facility will be located behind the backstop of the adjacent baseball field.

The monopine footprint and the associated equipment enclosure will occupy approximately nine hundred (900) square feet with the equipment enclosure occupying approximately three hundred ninety-seven (397) square feet. The proposed equipment enclosure will be concealed as a baseball dugout along the eastern edge of the backstop with a matching dugout on the southern edge of the backstop to be used for storage for the elementary school.

The proposed facility and enclosures will necessitate the replacement of two (2) existing pine trees located immediately south of the backstop of the baseball field. The applicant also proposes the addition of two (2) new pine trees to aid in the concealment of the proposed monopine.

The monopine would be colored to appear as a live pine tree and blend in with the surrounding live pine trees. The antenna within the array would be sleeved within "needle socks" to aid in the disguise of the equipment.

The proposed monopine would be located approximately two hundred forty-nine (249) feet from the property line with the single family residential to the north, and approximately two hundred forty-seven (247) feet from the property line with the single-family residential to the east. The facility would be approximately five hundred two (502) feet from the property line to the south abutting Cholla Street and five hundred twenty (520) feet from the property line to the west abutting 79th Avenue.

A site plan application for this proposal has been submitted and is currently in review under case SP16-0031.

Development Information

- | | |
|-----------------|---|
| • Existing Use: | Peoria Elementary School Baseball Field |
| • Proposed Use | 65 foot tall monopine with associated 397 |

square foot equipment enclosure.

- Property Size: ≈ 13.4 square feet - parcel
 ≈ 900 square feet – applicant lease area

DISCUSSION AND ANALYSIS

Applicability

The site is located within the Single Family Residential (R1-8). The applicable section of the City of Peoria Zoning Ordinance governing Wireless Communication Facilities is Section 14-3-13 (“Wireless Communication Facilities”). A Conditional Use Permit (CUP) is required pursuant to Section 14-3-13.C for this wireless communication facility because it exceeds fifty (50) feet in height within a residential zoning district.

Section 14-39-12.E of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate and/or minimize any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure compatibility between nearby land uses.

If any issues arise regarding the operation of the business, Section 14-39-12.I of the Zoning Ordinance provides the Planning Manager with continuing jurisdiction over all Conditional Use Permits. This means that the Planning Manager may recommend to the Planning and Zoning Commission that a permit may be revoked, modified or suspended should any of the following occur:

- a. The permit was obtained by fraud or misrepresentation;
- b. The use authorized by the CUP has been exercised in violation of the conditions of approval;
- c. A change in circumstances where the following has occurred: [1] Impacts from the approved CUP to neighboring properties; and [2] Changes in aesthetic or environmental impacts such as noise, odors or pollution.
- d. The use authorized by the CUP is operated in a manner that constitutes a nuisance to neighboring property owners, adjacent neighborhoods, or the City; or is exercised in a manner that is detrimental to the public health, welfare or safety.

Aside from the location within the residential zoning district the proposed facility meets all other requirements of a permitted principal use including the sixty-five (65) foot height maximum and the four hundred fifty (450) square foot maximum for the equipment enclosure. The placement of the facility exceeds all minimum setback requirements for wireless facilities. The fact that the Peoria Elementary School Parcel is zoned Single Family Residential (R1-8) and the facility is proposed to be sixty-five (65) feet in height is what is triggering the requirement for a Conditional Use Permit in this particular case.

Compatibility With Surrounding Land Uses

The intent of the wireless communication ordinance is to promote the use of appropriate wireless communication facilities while encouraging co-location and design techniques that minimize the impacts of such facilities on the community. The proposed location provides a non-residential setting with a design that will minimize the conspicuousness of the facility.

The applicant has provided documentation indicating that there are no alternative sites for co-location on existing wireless facilities that would reach the targeted area for this wireless facility.

In staff's judgment, the proposed use is appropriate and compatible with the general context of the area and this parcel in particular. The application is for an array on a monopine located immediately adjacent to the baseball field of the elementary school where there are existing pine trees in the immediate area to minimize the visual impact on the surrounding area. The monopine design and addition of the "needle socks" on the antennae will allow the facility to blend in with the Peoria Elementary School site in a more appropriate contextual manner than facilities such as a mono-palm or mono-saguaro since there are no palm trees or saguaros on-site. The pole and faux pine elements as well as the antennae will be colored appropriately to match with the surrounding pine trees and appear as natural as possible. The faux dugout containing the ground equipment for the wireless facility will be constructed of a ten (10) foot high CMU screen wall that will surround and screen the ground equipment from view. The faux dugout will also contain a roof. The wall of the faux dugout will be painted to match the nearby school buildings.

COMMUNITY INVOLVEMENT

Outreach Requirements

The application notice was forwarded to all property owners within 600 feet of the proposal, including all registered HOA's within one mile, and properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance.

Support / Opposition

Written opposition was received on from three (3) individuals. Two (2) individuals provided letters of opposition which were received by City staff via email on 9/21/16 and the third letter of opposition was received by City staff via email on 9/25/16 (Exhibit G).

The primary concerns and points of opposition identified within the referenced letters from the neighboring property owners related to 1) health concerns for the individuals in the surrounding properties as well as the children attending Peoria Elementary School, and 2) the visual for and proximity to the residential homes surrounding the school site.

Since the opposition was received within the first twenty-one (21) days of the application period the applicant was required to hold a neighborhood meeting in accordance with Section 14-39.12.F. The applicant provided notice for the neighborhood meeting in accordance with Section 14-39-6.

The neighborhood meeting was held on 10/24/16 within the gymnasium of Peoria Elementary School at 6:00pm. There were six (6) neighborhood residents in attendance as well as the Principal of the elementary school, a Peoria Unified School District representative, the Council Assistant for the subject council district and the Councilmember for the nearby district. Some of the recurring concerns voiced at the neighborhood meeting were as follows:

- Requests for the evaluation of alternate locations especially co-location on existing wireless facilities within the area.
 - The applicant has identified that in order to achieve the desired target consumers this location provides the most viable location.
- Concern was voiced relating to the health effects for the children attending the school and the property owners that about the school site.
 - The applicant identified that the frequencies emitted from the facility would be a fraction of what has been deemed a safe emission level, and the Federal Communications Commission (FCC) has implemented prohibitions against municipalities evaluating applications related to radio frequency (RF) emissions.
- Concern was voiced relating to the visual of the proposed facility, how it would not fit in with site, and was out of scale with the surrounding pine trees.
 - The applicant identified that a photo simulation would be provided to that individual.

Proposition 207 Waiver

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which 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.

STAFF RECOMMENDATION

Based on the following findings:

1. The request is consistent with the intent and standards of the Wireless Communications Facilities Section of the Zoning Ordinance;

2. The request is compatible and consistent with the surrounding context and uses in the vicinity of the project;
3. The facility will operate in a manner that will minimize and/or mitigate any impacts on surrounding properties.
4. Section 332(c)(7) of the Communications Act prohibits local authorities from regulating or denying an application directly or indirectly on the basis of radio frequency (RF) emissions.

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

Approve the applicant's request for a Conditional Use Permit under Case CU16-0022, subject to the following conditions:

1. The use shall substantially conform to the project narrative (Exhibit C), and conceptual site plan (Exhibit D), as contained in the staff report to the Planning and Zoning Commission dated December 15, 2016.
2. Per section 14-39-12.B.5 of the Peoria Zoning Ordinance (1977 Edition), the Conditional Use Permit will expire on June 15, 2018 if the use has not begun operating or a building permit has not been obtained.
3. An operational permit shall be obtained from the Fire Department for facility.
4. If a stand-by generator is going to be utilized and the fuel storage exceeds 125 gallons, a separate permit from the Fire Department will be required.
5. A Knox Box shall be provided to access the gate for the equipment enclosure.

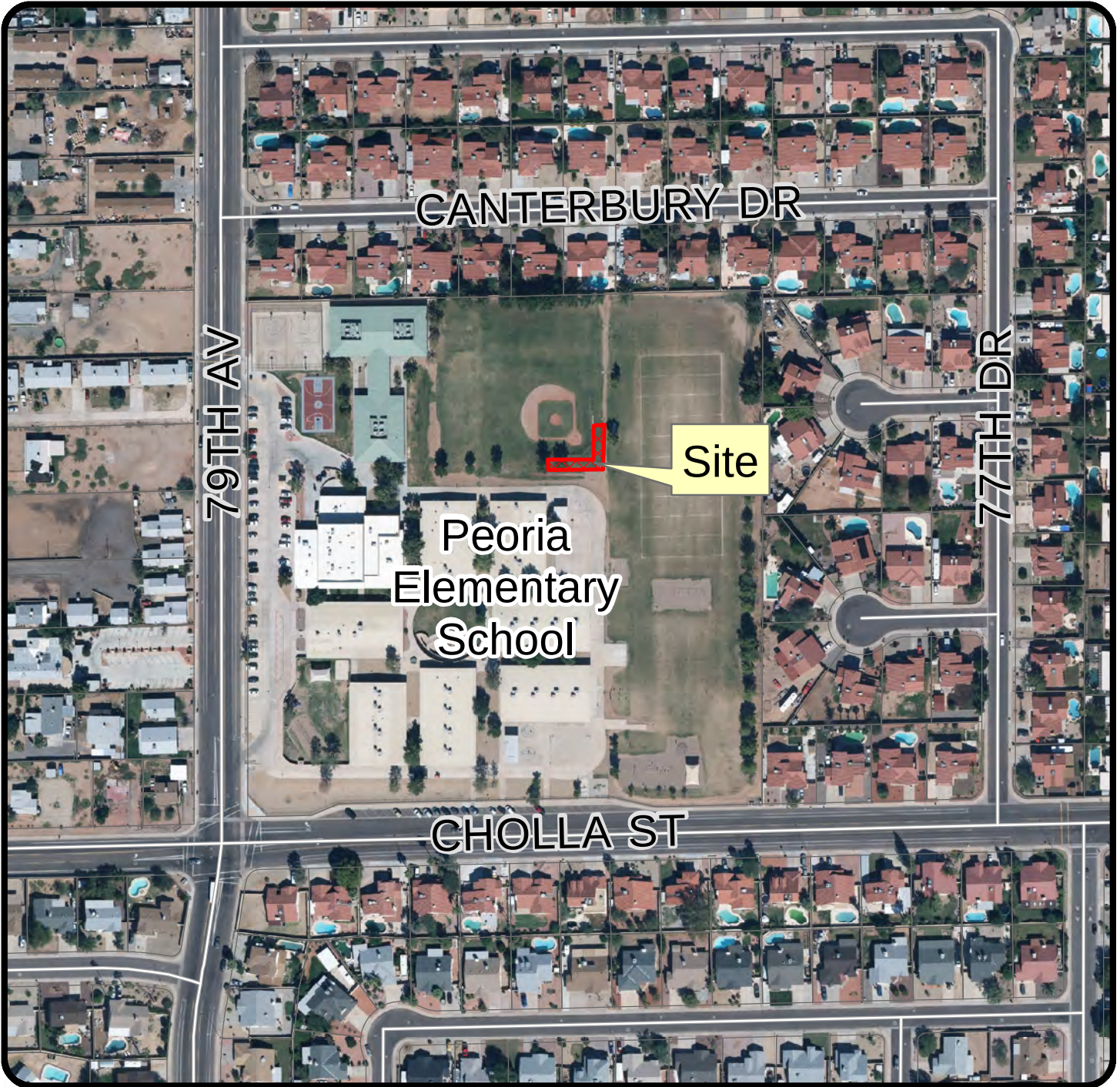
REPORT PREPARED BY

Cody Gleason
Planner
623-773-7645
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EXHIBITS

Exhibit A	Vicinity Map
Exhibit B	Zoning Map
Exhibit C	Narrative
Exhibit D	Site Plan
Exhibit E	Elevations
Exhibit F	Photo Simulations
Exhibit G1-G3	Letters of Opposition
Exhibit H	Citizen Participation Report

Vicinity Map



CU16-0022 PHO Shangri-La

Applicant: Shaw & Associates

Request: A Conditional Use Permit to allow a sixty-five (65) foot tall monopine and associated ground equipment on the Peoria Elementary School site adjacent to the baseball field.

Location: Northeast of the northeast corner of 79th Avenue and Cholla Street.

Exhibit A



Not to Scale

Zoning Map



CU16-0022 PHO Shangri-La

Applicant: Shaw & Associates

Request: A Conditional Use Permit to allow a sixty-five (65) foot tall monopine and associated ground equipment on the Peoria Elementary School site adjacent to the baseball field.

Location: Northeast of the northeast corner of 79th Avenue and Cholla Street.

Exhibit B



Not to Scale



November 8, 2016

**Shaw and Associates, P.L.C.
Attn: Jason Sanks
1222 W. Cavedale Dr.
Phoenix, AZ 85085**

**City of Peoria
Planning & Zoning Department
9875 N. 85th Ave.
Peoria, AZ 85345**

Re: Construction and Installation of a 65' faux Monopine Wireless Communication Facility.

PHO Shangrila Narrative

Proposed Use

This is a request for a pre-application review for the construction and placement of a 65' (top of branches) monopine wireless communication facility. The lease area site will also include a pre-fab equipment faux "dugout" and a new 8' CMU screen wall along with steel awning mesh that will surround the compound. This Wireless Communication Facility will have a total height of 65' (to the top of branches) and an antenna height of 60'. The proposed monopine will be located at 11501 N. 79th Ave. Peoria, AZ 85345, APN # 142-01-001E. This narrative, upon proper guidance and approval, will submit for the Conditional Use and Site Plan provisions as described in the Peoria Zoning Ordinance.

Site Description

This subject parcel is approximately 13.4 acres; the lease area (along with the CMU wall, faux dugout and the Monopine tower) will approximate 30' X 30' (900 S.F.) of space. This parcel is currently zoned R1-8 (Single Family Residential) and is owned by the Peoria Unified School District #11. The subject monopine, enclosed equipment and lease area thereof will be located in the northeast portion of this parcel (see *Attached Site Plan Location*). Currently, the areas surrounding this parcel are Single Family Residential to the north, east, west and south of the parcel. The proposed monopine would be located a minimum distance of +/- 150' to the north residential single family development and +/- 235.98' to the east.



The WCF will consist of an equipment shelter that will house the electronic equipment needed to run the WCF and a diesel backup generator. This equipment will be surrounded by an 8' masonry wall and located adjacent the school district baseball field. The masonry wall will accommodate new metal benches alongside the wall in order to match existing metal benches located at the baseball field. One live 15' pine tree and one live 20' pine tree will also be planted to accentuate aesthetic vegetation to match the faux monopine; a 27' tall tree already exists and will remain in place where it currently stands. Although this site will be unmanned, it will require routine quarterly visits for a few hours at a time for site maintenance and equipment updates. Vehicular access for this facility will be granted by Peoria Unified School District with parking space located nearest to the south alongside W. Cholla Street.

No Adverse Effects on Adjacent Properties

The site will not have any adverse impact on the surrounding properties. Due to the current use of the proposed parcel (School Facility), the design of the monopine is intended to blend with the other surrounding equipment and exterior design of the building and land uses at this location. The monopine is also proposed to be painted an “interactive” base color in order to match the surrounding desert landscape as well as match the resemblance of a pine tree. The design and substantial buffering from residential uses/zones make the site an excellent location that will have minimal aesthetic impact. The noise generated from the site will be minimal, and will not have any adverse effect on the surrounding properties. The equipment cabinet will house two air conditioning units that will be similar in noise level to residential home units. The diesel backup generator will only be switched on if the power fails to the Verizon site, and during the weekly 30-minute test cycle process that can be set to run at any time, depending on the parcel owner's (or the city's) preference. The generator noise level is equivalent to a vacuum cleaner or idling vehicle when activated. No artificial lighting will emanate from this facility.

Conclusion

Verizon's main goal is to provide continuous coverage in areas where signal reception may need improvement. Therefore, the initial search area for this project originally covered approximately ½ square-mile within the areas east of N. 79th Ave 7 north of W. Cholla in order to provide proper RF for the neighboring communities and businesses (see **Exhibit I**: Search Area Map). Co-location with other structures was attempted; however no structures (within the necessary Search Area Map) could provide the required height and location demands that Verizon required for this project (see **Exhibit II**, Inventory Map and List^{*}).

The proposed monopine plans to meet all of these requirements for any conditional and site plan uses thereof. Verizon Wireless respectfully requests approval for this this review for all of the reasons described in this project narrative.

^{*} Please note that Exhibit II: Map and Inventory list includes a 4 mile radius. The Search Area required to provide the necessary signal reception is limited to ½ mile search area provided in Exhibit I. Any structures outside of this “ideal” ½ mile search area were not applicable nor met the location/height demands.



Exhibit I

Search Area Map

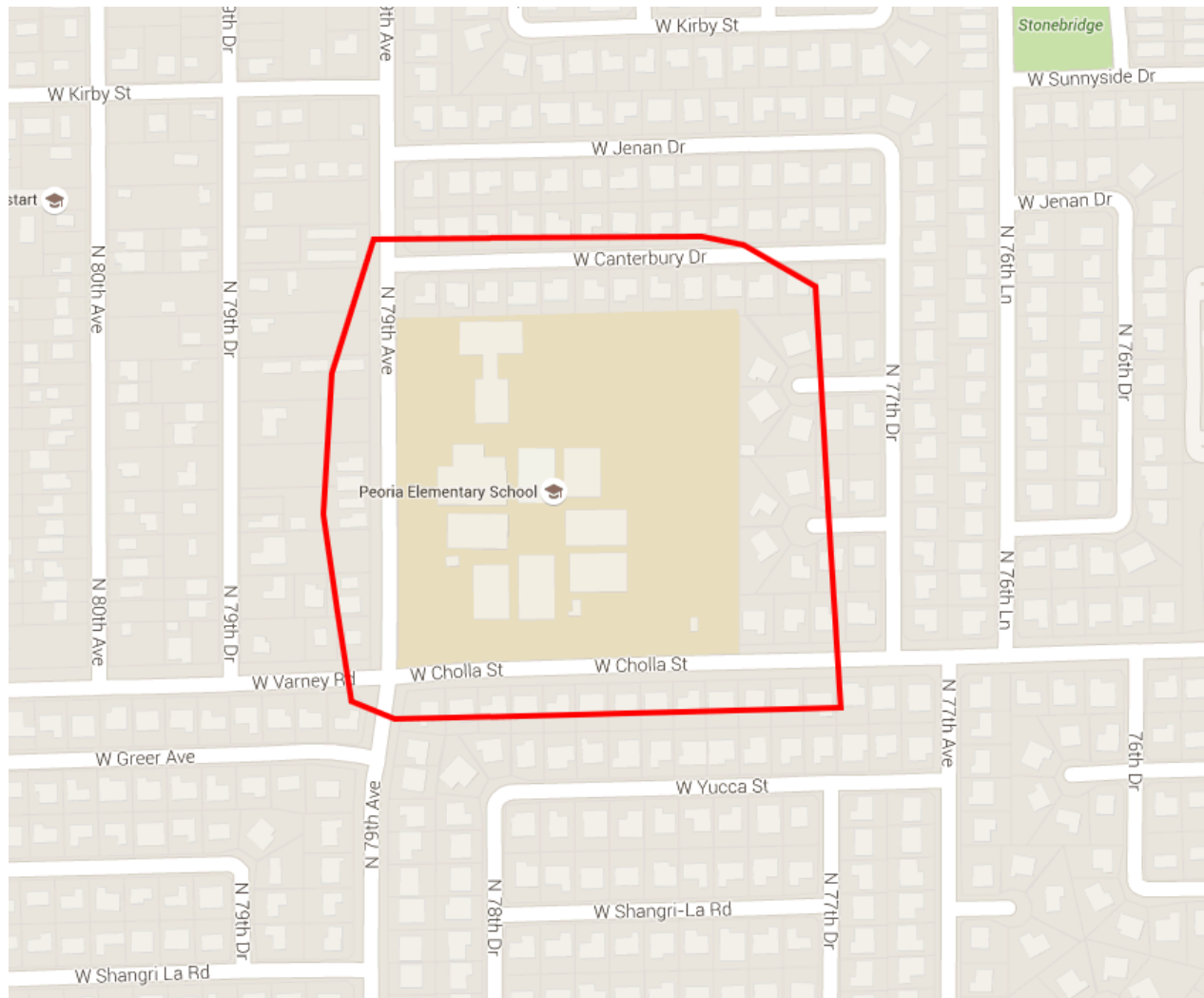




Exhibit II

Inventory List and Map (Wireless Facilities)

Existing Towers	Latitude	Longitude	City	State	Zip	County	Height	Type	Tenants	Straight Line Distance (Miles)
ATC (GTP)	33.5942	-112.2202639	Peoria	AZ	85345	Maricopa	24	xxxxx		0.48
Crown	33.5818	-112.2185	PEORIA	AZ	85345	MARICOPA	57.75	Monopole	3 Tenants	0.75
TowerSource	33.581575	33.581575	Peoria	AZ	85345	Maricopa		xxxxx		0.76
TowerCo	33.58061111	-112.2345278	Peoria	AZ	85345	Maricopa	368.7	Flagpole		0.78
Crown	33.5806	-112.2347	Peoria	AZ	85345	Maricopa	40	Flagpole		0.78
ATC (GTP)	33.57888888	-112.2335556	Peoria	AZ	85345	Maricopa	62	Monopalm		0.85
TowerSource	33.580898	-112.237091	Peoria	AZ	85345	Maricopa		xxxxx		0.85
TowerSource	33.58224	-112.23868	Peoria	AZ	85345	Maricopa		xxxxx		0.86
AT&T Towers	33.5956388	-112.210805	PEORIA	AZ	85345	Maricopa	50	xxxxx		1.01
ATC	33.582037	-112.242164	PEORIA	AZ	85345-9998	MARICOPA	14	xxxxx		1.03
Crown	33.5737	-112.2287	Peoria	AZ	85345	MARICOPA	45	Monopole	1 Tenant	1.13
TowerSource	33.577163	-112.239982	Peoria	AZ	85345	Maricopa		xxxxx		1.16
TowerSource	33.57558	-112.2377	Peoria	AZ	85345	Maricopa		Monopole		1.17

ATC	33.594805	-112.205169	Peoria	AZ	85345-8970	MARICOPA	57	Monopalm	1 Tenant	1.30
TowerSource	33.596005	-112.205443	Peoria	AZ	85345	Pinal		xxxxx		1.31
ATC	33.606314	-112.239982	PEORIA	AZ	85381-9998	MARICOPA	14	xxxxx		1.35
AT&T Towers	33.5785	-112.20725	SUN CITY	AZ	85345	Maricopa	50	xxxxx		1.39
TowerSource	33.596319	-112.203541	Peoria	AZ	85381	Maricopa		xxxxx		1.42
Crown	33.5874	-112.2023	Glendale	AZ	85304-3149	MARICOPA	61	Monopole	2 Tenants	1.43
Crown	33.5967	-112.2033	Peoria	AZ	85381	MARICOPA	54	xxxxx		1.44
TowerSource	33.5889637	-112.2012877	Glendale	AZ	85304	Maricopa		Monopole	2 Tenants	1.48
TowerSource	33.5736	-112.2444	Tolleson	AZ	85345	Maricopa		xxxxx		1.51
ATC (GTP)	33.610521	-112.237639	Peoria	AZ	85381	Maricopa	14	xxxxx		1.54
ATC (GTP)	33.5813	-112.201357	Glendale	AZ	85302	Maricopa	14	xxxxx		1.59
Crown	33.6131	-112.2302	Peoria	AZ	85381	Maricopa	50	Monopalm	1 Tenant	1.60
Crown	33.6139	-112.2304	PEORIA	AZ	85381	MARICOPA	81.4	Monopole with Lights	1 Tenant	1.65
TowerSource	33.60997	-112.247451	Peoria	AZ	85381	Maricopa		Monopole	2 Tenants	1.81

TowerSource	33.595063	-112.258067	Peoria	AZ	85381	Maricopa		Monopole	4 Tenants	1.82
ATC	33.594997	-112.258613	Peoria	AZ	85345-8193	MARICOPA	100	Monopole	2 Tenants	1.85
ATC (GTP)	33.60789722	-112.2519972	Peoria	AZ	85381	Maricopa	24	xxxxx		1.89
TowerSource	33.611085	-112.248464	Peoria	AZ	85381	Maricopa		Monopole	2 Tenants	1.90
TowerSource	33.611153	-112.248464	Peoria	AZ	85381	Maricopa		Monopole	2 Tenants	1.91
AT&T Towers	33.6113611	-112.2495	PEORIA	AZ	85381	Maricopa	93	Monopole	2 Tenants	1.96
KGI Wireless	33.612444	-112.2035556	Peoria	AZ	85381	Maricopa	60	xxxxx		2.05
ATC	33.560166	-112.21575	Peoria	AZ	85345-7906	MARICOPA	61	Monopole	1 Tenant	2.15
AT&T Towers	33.5676944	-112.253666	PEORIA	AZ	85345	Maricopa	65	Monopalm	1 Tenant	2.17
Crown	33.5594	-112.2178	Peoria	AZ	85345	Maricopa	65	xxxxx		2.17
T-Mobile	33.581221	-112.264894	Peoria	AZ	85345	Maricopa	75	Monopole	2 Tenants	2.26
ATC (GTP)	33.566906	-112.255603	Peoria	AZ	85345	Maricopa	14	Monopalm	1 Tenant	2.29
COMMUNICATIONS, INC.	33.58222222	-112.2658333	PEORIA	AZ	85345		31.7	Monopole	2 Tenants	2.30
ATC	33.581834	-112.187926	GLENDALE	AZ	85302-9998	MARICOPA	14	xxxxx		2.32

Crown	33.5814	-112.2666	PEORIA	AZ	85345	Maricopa	75	SST	2 Tenants	2.35
TowerSource	33.609363	-112.262923	Peoria	AZ	85381	Maricopa		xxxxx		2.46
AT&T Towers	33.5547222	-112.234805	PEORIA	AZ	85345	Maricopa	81	Monopole	3 Tenants	2.47
Crown	33.6092	-112.2633	PEORIA	AZ	85381	Maricopa	65	Monopole	1 Tenant	2.47
TowerSource	33.554222	-112.237634	Peoria	AZ	85345	Maricopa		Monopole	2 Tenants	2.54
TowerSource	33.573606	-112.186034	Glendale	AZ	85302	Maricopa		xxxxx		2.62
Crown	33.5534	-112.2401	PEORIA	AZ	85345	MARICOPA	76	Monopole	1 Tenant	2.63
TowerSource	33.608756	-112.186064	Glendale	AZ	85304	Maricopa		Monopole	1 Tenant	2.69
ATC (GTP)	33.59894444	-112.2727222	Sun City	AZ	85351	Maricopa	68	Monopalm	1 Tenant	2.70
AT&T Towers	33.5554166	-112.204638	GLENDALE	AZ	85302	Maricopa	52	Monopole	3 Tenants	2.71
AZ45094-A	33.59877744	-112.2729438	Sun City	AZ	85351	Maricopa	53	Monopalm	1 Tenant	2.71
TowerCo	33.59877778	-112.2729444	Sun City	AZ	85351	Maricopa	367.9	xxxxx		2.71
Unison	33.60888672	-112.1855545	Glendale	AZ	85304	Maricopa	60	xxxxx		2.72
ATC	33.608886	-112.185554	Glendale	AZ	85306-4005	MARICOPA	60	On traffic lights	1 Tenant	2.72

TowerSource	33.554979	-112.203064	Glendale	AZ	85302	Maricopa		xxxxx		2.78
TowerSource	33.6294526	-112.2373053	Peoria	AZ	85382	Maricopa		xxxxx		2.78
Crown	33.6304	-112.2313	Peoria	AZ	85382	MARICOPA	180	SST	Unable to determine	2.79
TowerSource	33.630536	-112.236947	Peoria	AZ	85382	Maricopa		xxxxx		2.84
ATC	33.555194	-112.199555	Glendale	AZ	85302-5505	MARICOPA	76	Monopole	1 Tenant	2.87
TowerSource	33.632055	-112.235972	Peoria	AZ	85382	Maricopa		xxxxx		2.94
ATC (GTP)	33.63238055	-112.2356583	Peoria	AZ	85382	Maricopa	60	xxxxx		2.96
AT&T Towers	33.5666666	-112.271666	PEORIA	AZ	85345	Maricopa	48	Monopole	1 Tenant	3.03
TowerSource	33.549348	-112.202834	Glendale	AZ	85303	Maricopa		xxxxx		3.12
Crown	33.5972	-112.1723	Phoenix	AZ	85304	Maricopa	60	Monopalm	1 Tenant	3.19
Crown	33.6056	-112.2806	Sun City	AZ	85351	Maricopa	62	Monopalm	Unable to determine	3.26
ATC (GTP)	33.638019	-112.224064	Peoria	AZ	85382	Maricopa	14	xxxxx		3.31
AZ40028-T	33.58324933	-112.1698327	Glendale	AZ	85304	Maricopa	65	Monopole	Unable to determine	3.32
ATC (GTP)	33.605715	-112.281774	Sun City	AZ	85351	Maricopa	14	xxxxx		3.33

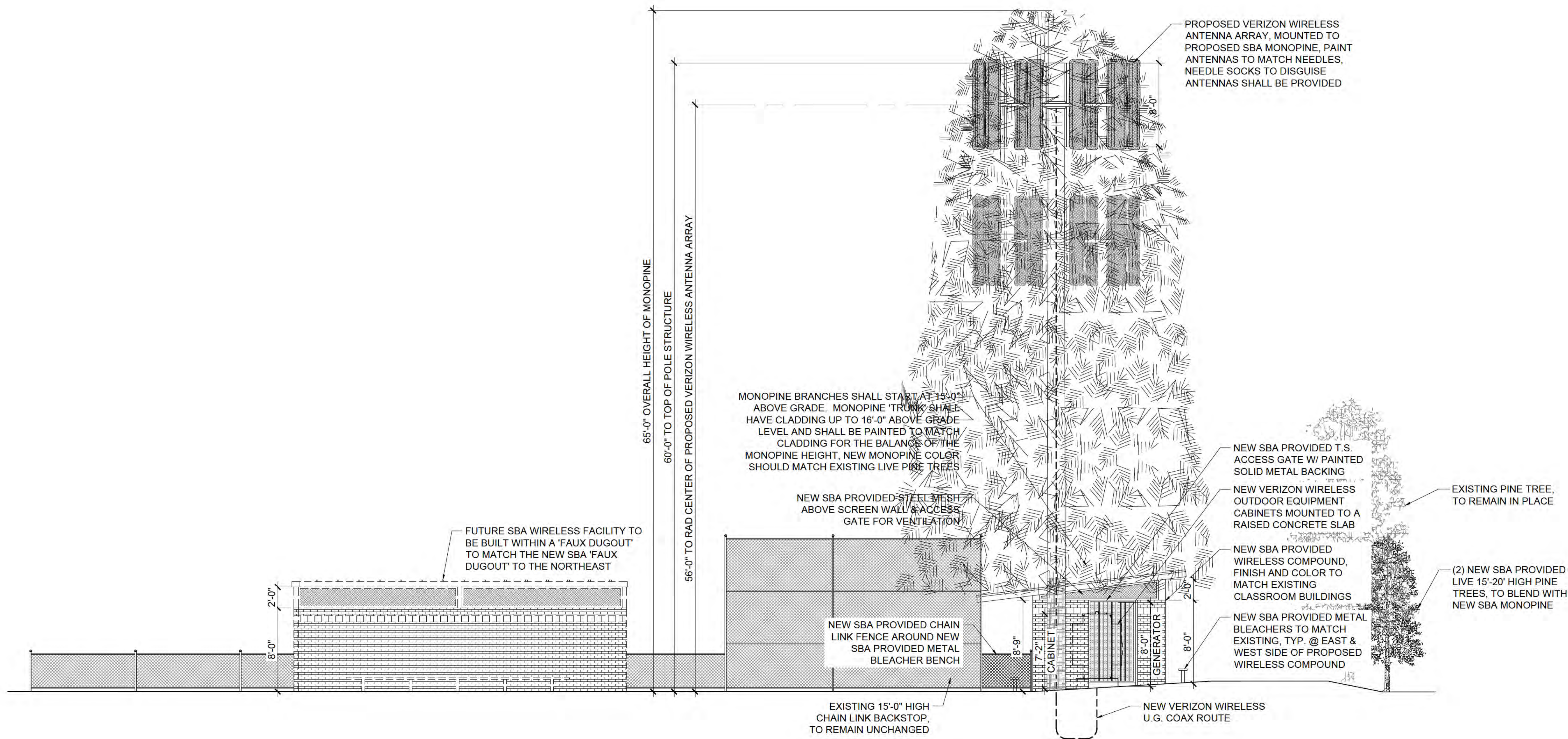
Crown	33.6246	-112.1864	GLENDALE	AZ	85306	Maricopa	65	Monopole	1 Tenant	3.34
Crown	33.6179	-112.2746	Sun City	AZ	85351	Maricopa	65	Monopalm	1 Tenant	3.34
TowerSource	33.624647	-112.186182	Glendale	AZ	85306	Maricopa		xxxxx		3.35
ATC (GTP)	33.63810277	-112.2166889	Peoria	AZ	85382	Maricopa	33	xxxxx		3.36
ATC (GTP)	33.63861111	-112.2197222	Glendale	AZ	85308	Maricopa	20	xxxxx		3.37
TowerCo	33.55270278	-112.1872	Glendale	AZ	85301	Maricopa	374.1	xxxxx		3.44
AZ45117-A	33.55270278	-112.1871997	Glendale	AZ	85301	Maricopa	55	Monopalm	1 Tenant	3.44
TowerSource	33.552049	-112.186364	Glendale	AZ	85301	Maricopa		xxxxx		3.51
AT&T Towers	33.5971111	-112.166694	PHOENIX	AZ	85304	Maricopa	65	Monopalm	1 Tenant	3.51
AZ45111-A	33.63977744	-112.2404719	Peoria	AZ	85382	Maricopa	64	Monopole	Unable to determine	3.51
TowerCo	33.63977778	-112.2404722	Peoria	AZ	85382	Maricopa	388.9	xxxxx		3.51
TowerSource	33.638337	-112.247991	Peoria	AZ	85382	Maricopa		xxxxx		3.54
ATC	33.639202	-112.246544	Peoria	AZ	85382- 3710	MARICOPA	80	Monopole Leasing Retail Space	2 Tenants	3.56
AZ34155-M	33.64183094	-112.2209755	Glendale	AZ	85308	MARICOPA	30			3.58

TowerSource	33.579294	-112.289262	Sun City	AZ	85351	Maricopa		xxxxx		3.66
AZ45132-A	33.57888822	-112.2892219	SUN CITY	AZ	85351	MARICOPA	49	Flagpole	Unable to determine	3.66
TowerCo	33.57888889	-112.2892222	SUN CITY	AZ	85351	Maricopa	357.8	xxxxx		3.66
ATC	33.6395	-112.201221	Glendale	AZ	85308-3642	MARICOPA	65	Monopalm	Unable to determine	3.71
ATC (GTP)	33.580073	-112.2905556	Sun City	AZ	85351	Maricopa	14	xxxxx		3.72
KGI Wireless	33.63845224	-112.1979214	Glendale	AZ	85308	Maricopa		xxxxx		3.73
TowerSource	33.577028	-112.290264	Sun City	AZ	85351	Maricopa		xxxxx		3.75
TowerSource	33.542189	-112.19577	Glendale	AZ	85301	Maricopa		xxxxx		3.75
ATC	33.612722	-112.167722	Phoenix	AZ	85306-4800	MARICOPA	80	Monopole	2 Tenants	3.75
Crown	33.6128	-112.1677	Phoenix	AZ	85306	MARICOPA	65	Monopole	2 Tenants	3.76
TowerSource	33.613057	-112.167585	Glendale	AZ	85306	Maricopa		Monopole	2 Tenants	3.77
ATC (GTP)	33.64486944	-112.2264111	Glendale	AZ	85308	Maricopa	24	xxxxx		3.77
TowerSource	33.643999	-112.239885	Peoria	AZ	85382	Maricopa		xxxxx		3.79
TowerSource	33.542237	-112.193153	Glendale	AZ	85301	Maricopa		xxxxx		3.82

Construction Inc. Profit	33.60138889	-112.2925	Sun City	AZ	85351		116.7	xxxxx		3.85
Crown	33.5541	-112.1756	Glendale	AZ	85302	Maricopa	75	Monopine	Unable to determine	3.86
Crown	33.5474	-112.2716	Peoria	AZ	85305	Maricopa	80	Monopole	2 Tenants	3.89



Exhibit C



1 SOUTH ELEVATION
A-3 SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



SBA COMMUNICATIONS CORPORATION
1900 BROOKEN SOUND PARKWAY, NW
BOCA RATON, FLORIDA, 33487
PHONE: 1-800-467-7463



126 W. GEMINI DR.
TEMPE, AZ 85283

REVISIONS					
NO.	DESCRIPTION	DATE	BY	SN	SN
1	FINAL CD'S	7/27/2016			
2	CITY COMMENTS	11/7/2016			

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

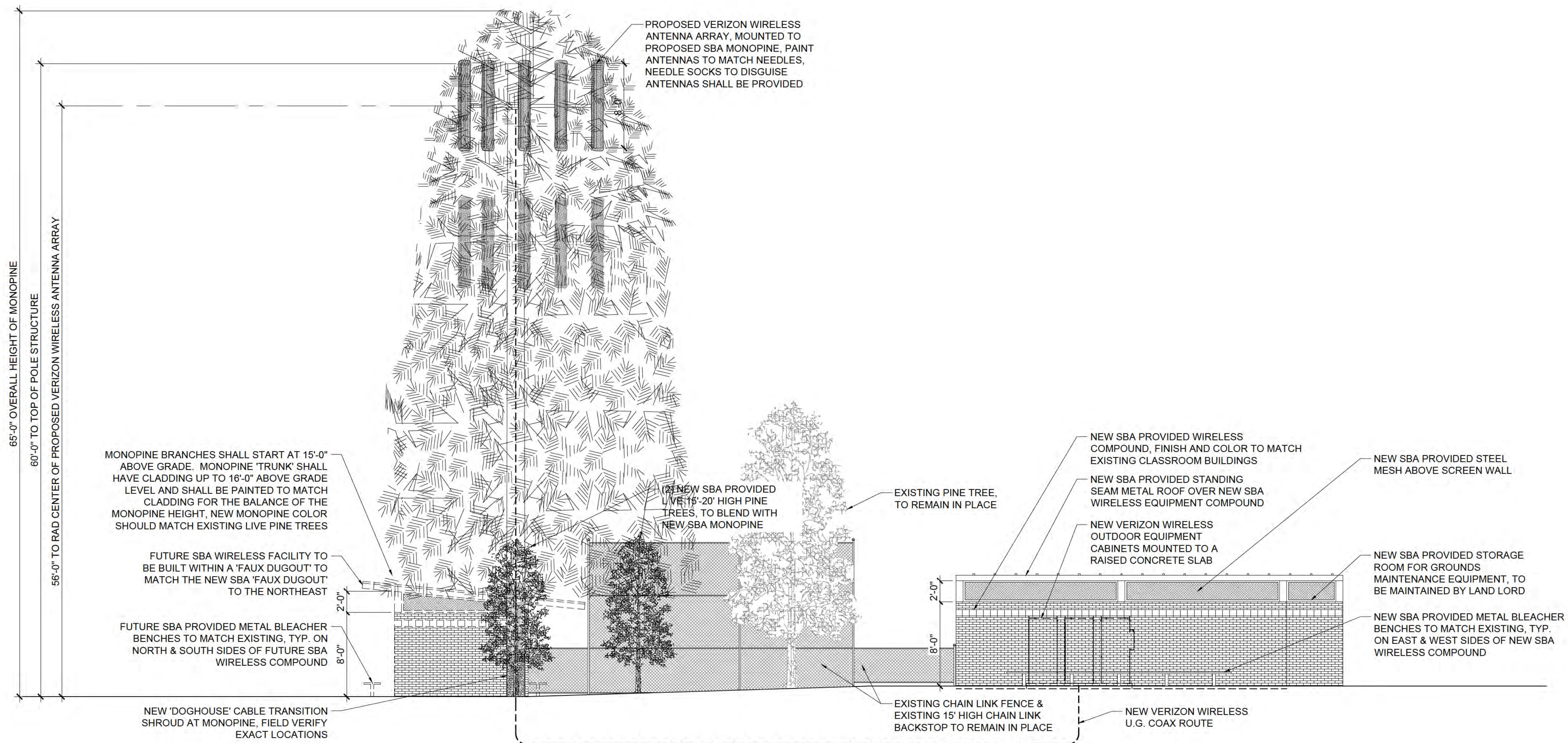
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AZ17758
PHO SHANGRILA
11501 N. 79TH AVE
PEORIA, AZ 85345

SHEET TITLE

SHEET NUMBER
A-3



1 EAST ELEVATION
A-4
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



REVISIONS				
NO.	DESCRIPTION	DATE	BY	SN
1	FINAL CD'S	7/27/2016	SN	SN
2	CITY COMMENTS	11/7/2016	SN	SN



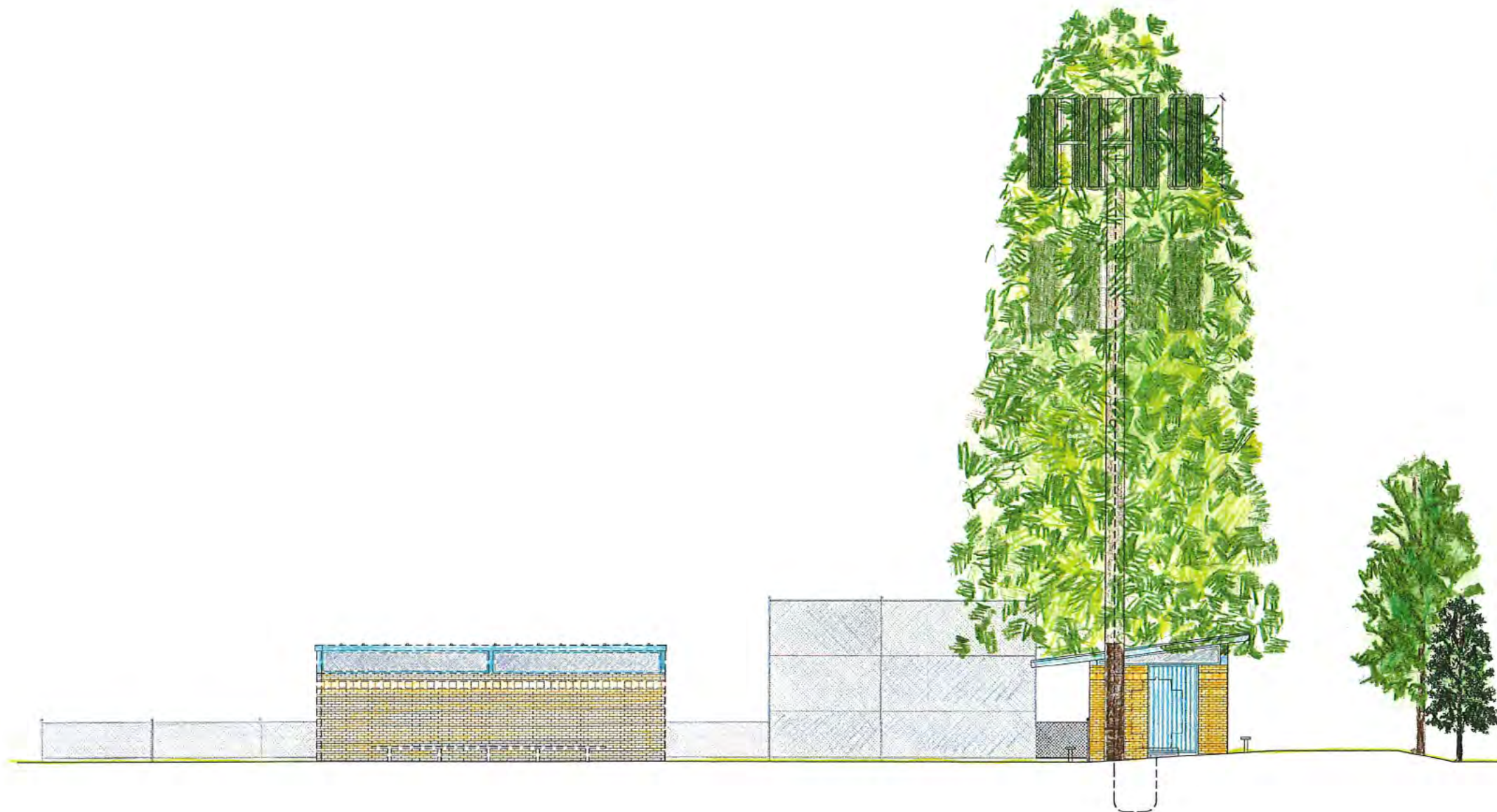
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AZ17758
PHO SHANGRILA
11501 N. 79TH AVE
PEORIA, AZ 85345

SHEET TITLE

SHEET NUMBER
A-4



1 SOUTH ELEVATION
A-3 SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



USA COMMUNICATIONS CORPORATION
3800 WILSON ROAD, SUITE 100
BIRMINGHAM, AL 35202
PHONE: 1-800-487-7483



126 W. GEMINI DR.
TEMPE, AZ 85283

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	FINAL CD'S	7/27/2016	SN

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 5609 fax: 480 451 5608
e-mail: corporate@ydcusa.com

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AZ17758
PHO SHANGRILA
11501 N. 79TH AVE
PEORIA, AZ 85345

SHEET TITLE

SHEET NUMBER

A-3

Exhibit E



1 EAST ELEVATION
A-4 SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	FINAL CDS	7/27/2016	SN



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AZ17758
PHO SHANGRILA
11501 N. 79TH AVE
PEORIA, AZ 85345

SHEET TITLE

SHEET NUMBER
A-4

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE LOCATION MAP



SITE NAME: PHO_SHANGRILA
AZ17758-B-01-1

SITE LOCATION: 11501 N. 79TH AVE
PEORIA, AZ 85345

DATE: 11/09/2016

APPLICANT: SBA TOWERS IX, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

CONTACT: TRACI STAHL
561-322-7925

2016 GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.



PHO_SHANGRILA

EXISTING VIEW 1:
FROM WEST,
LOOKING EAST



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

2/9

Exhibit F



PHO_SHANGRILA

PROPOSED VIEW 1:
FROM WEST,
LOOKING EAST

PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

3/9

Exhibit F



verizon✓

PHO_SHANGRILA

EXISTING VIEW 2:
FROM SOUTHEAST,
LOOKING NORTHWEST



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

4/9

Exhibit F



verizon

PHO_SHANGRILA

PROPOSED VIEW 2:
FROM SOUTHEAST,
LOOKING NORTHWEST



PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

5/9

Exhibit F



PHO_SHANGRILA

EXISTING VIEW 3:
FROM NORTHEAST,
LOOKING SOUTHWEST



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

6/9

Exhibit F



verizon

PHO_SHANGRILA

PROPOSED VIEW 3:
FROM NORTHEAST,
LOOKING SOUTHWEST

PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.
(NOT VISIBLE FROM THIS
VIEW POINT).



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

7/9

Exhibit F



PHO_SHANGRILA

EXISTING VIEW 4:
FROM NORTH,
LOOKING SOUTH



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

8/9

Exhibit F



verizon

PHO_SHANGRILA

PROPOSED VIEW 4:
FROM NORTH,
LOOKING SOUTH

PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.
(NOT VISIBLE FROM THIS
VIEW POINT).



From: [REDACTED]
To: [Cody Gleason](#)
Cc: jsanks@shaw-associates.com
Subject: Conditional use permit 65 foot cell site
Date: Wednesday, September 21, 2016 3:34:16 AM

I am a home owner in the effected area. I did speak to Jason Sanks for a short period of time and had asked him to address the questions of the health effects of the constant bombardment of microwaves and Electomagnetic fields, which have health effects such as headaches, memory loss, Cardiovascular stress birth defects and cancers. He stated that the FCC did not allow these questions to be addressed. I also asked why a cell site on school property given the health effects (see info@safespaceprotection.com) when there are multiple cell sites in this area. Such as a cell site at the corner of 81 Ave & cactus not to mention all the sites at Peoria H.S. additionally the cell sites on 75 Ave etc etc. Cell tower microwaves may travel as few as two miles in hilly areas, and up to 45 miles where there are fewer obstructions, and of course, they easily penetrate brick and metal. Given this area there are no obstructions. There seems little reason to install another cell site in this location. I do realize that the school district will receive a small income from this undertaking, however, given the health concerns and the already saturated area I believe this is ill advised to permit this project. I also call P.U.S.D to ask if their employees and the parents of the children were going to be notified. They stated they would get back to me. As of this time I have not received a answer. I know for a fact that there are multiple users cell sites and Jason had said this project was for Verizon who could easily if needed place there equipment at another, close, already operating site. Not to mention the possible impact on property prices surrounding the school. I have spoken to many of my neighbors and we are all concerned and in agreement that there is no good reason to grant a permit for this project and it should be rejected. My name is Ernest deCiutiis my address is [REDACTED] my cell number is [REDACTED] so please feel free to call me so we can discuss this issue further. I will wait for your reply. Thank you for your time in this matter.

From: [REDACTED]
To: [Cody Gleason](#)
Cc: jsanks@shaw-associates.com; [REDACTED]
Subject: Purposed 65 ft Tall Wireless Communication Facility (CU16-0022 & SP16-0031) (PHO Shangri-La) in our Neighborhood
Date: Wednesday, September 21, 2016 8:13:36 PM

Dear Mr. Gleason,

I just received notice in the mail regarding an applicant by the name of Jason Sanks, who wants a conditional use permit and approval for his 65 foot tall wireless communication facility.

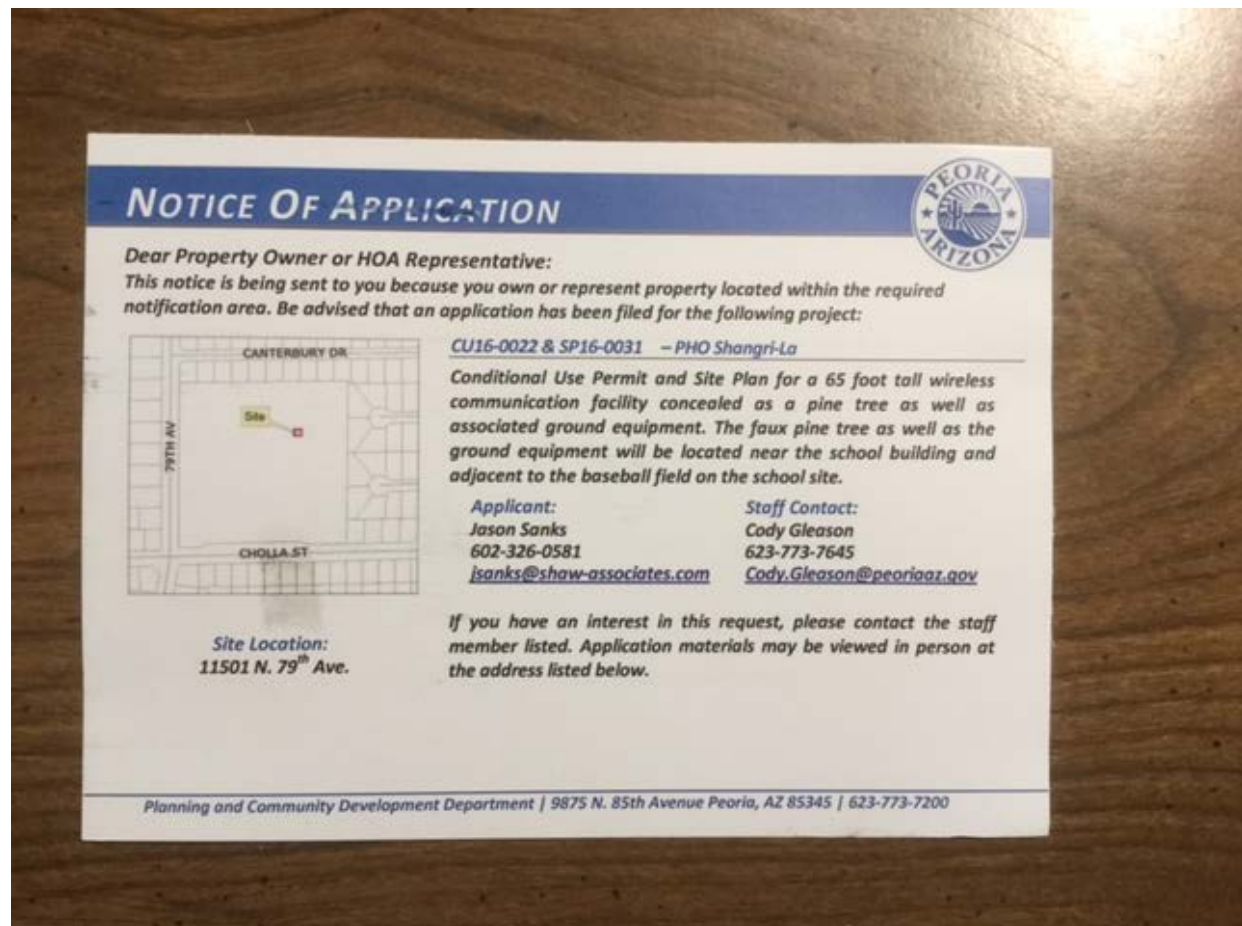
I am adamantly Opposed to the Wireless Facility being located so close to our residential homes and near the School Building and thus Children! It appears that the applicant actually wants to put the cell facility on the school grounds am I correct?

Please contact me immediately so that I can learn the details of the Purposed Cell Facility Project.

This is all about making money and not the health and safety of us homeowners nor the school children!

Again, I am very much Against this Project and thus ask that you Deny the Conditional Use Permit and Site Plan. Mr. Sanks needs to find another location (other than near our residential neighborhood and near our School site) in a commercial/industrial.

Pamela Myers
[REDACTED] cell



Sent from my iPad

From: [REDACTED]
To: jsanks@shaw-associates.com
Cc: jsanks@shaw-associates.com; pusdpr@pusd11.org; [Cody Gleason](#)
Subject: Cell phone tower, conditional use permit
Date: Sunday, September 25, 2016 8:05:00 PM

I am a home owner that is within the perimeter of the school and I am not comfortable with a cell tower that is with in visual of my property. Further, I do not believe it is appropriate for a tower to be near school children or with in such close proximity to my home. Towers are better suited where there is constant movement, not within an area that EMF can have an effect on humans.

I decline to support this permit use and request they look elsewhere.

Respectfully submitted,

Darlene Loesing, homeowner

[REDACTED]

Sent from my iPad



Citizen Participation Report

PHO Shangrila – CU16-0022

Conditional Use Permit

Neighborhood Meeting Notes
October 24, 2016 6:00 PM



Citizen Participation Report

Introduction

This meeting was held for the general public in areas surrounding the development site (11501 N. 79th Peoria, AZ 85345) concerning the Conditional Use Permit application for the Wireless Communication Facility proposal known as PHO Shangrila. Attached are the following items:

1. Meeting Notes
2. Meeting Sign In Sheet

Meeting Details

Subject: PHO Shangrila Conditional Use Permit
Application Neighborhood Meeting

Location: 11501 N. 79th Ave., Peoria, AZ

Date: October 24th 2016

Time: 6:00pm

Development Team in Attendance:
Jason Sanks, Shaw and Associates, PLC

City of Peoria Representatives:
Terri Smith, City of Peoria – Planning Department
Cody Gleason, City of Peoria – Planning Department
Michael Finn, City of Peoria – Council Member

Property Owner Representatives:
Curtis Smith, Principal

Number of Neighborhood/Property Owners that attended: 6 Neighbors

Applicant (Jason Sanks) introduced himself, further introductions were made by City Staff. Jason presented an introductory discussion of the overall project concepts and intent. Major Points of the project over view included:

- The overall intent of the project and reason for the proposed application
- Explanation of the development process and description of the wireless communication facility as discussed per site plans.
- Health concerns relating to RF and radio waves



Questions from Residents

Question 1: There are other sites nearby why do you need to locate in the schoolyard? There is going to be radiation near the children.

Answer: The FCC regulates safe radio frequency emission levels and this tower would be a fraction of what has been deemed a safe emission level. The radio frequency emission is not something that the City can evaluate. The FCC prohibits cities from looking at this when evaluating the submittal so this is a closed issue.

Question 2: Is it [the WCF] noisy?

Answer: No. It doesn't make any more noise than a typical residential air conditioner.

Question 3 (From Finn Q): What are the other options?

Answer: The other options are a mono-pole, or mono-palm. Something like a church steeple could be done, but generally only in areas where it is appropriate for the surroundings (i.e. at a church).

Question 4: Is there a service benefit to the students?

Answer: It is to benefit the students using their phones, but also to the surrounding residents. There is no direct correlation to education of the children that can be identified.

Question 5: How many people would benefit from this?

Answer: It is to benefit the students using their phones, but also to the surrounding residents. There is no direct correlation to education of the children that can be identified.

Question 6: Why can't you look at another site such as the corner of 79th Avenue and Cholla or by the basketball court?

Answer: This would need to be discussed with the RF engineer.

Question 7: Would a crew come at night to fix the tower if something goes wrong and it is not working (concerned about workers coming out at night)?

Answer: They would not come out at night. They would come out the next business day.

Question 8: Would it become a lightning rod?

Answer: It would be engineered appropriately to withstand any necessary weather events.

Question 9: What is it going to look like?

Answer: The applicant stated that he can show the citizen on his computer if they would like.

General Concerns from Residents/Neighbors:

- Proximity to houses and children
- "Absorbtion" rate of radiation to children and surrounding neighbors.
- Concern about Commercial Enterprise being on Non-commercial Property
- Height of the facility and whether this will be disproportionate.
- Design of the facility
 - One neighbor stated if it [facility] looks like a real tree then they may change their mind. Reiterated concerns regarding height.



- Effect of the facility to property value
 - Applicant identified that there has been no real correlation found of proximity cell sites lowering property values.
- RF and radiation.

Post Neighborhood Meeting Correspondence/Conclusion

Applicant Jason Sanks corresponded with William and Ann Nardozzi and Darlene Loesing after the meeting to address their concerns relating to the distance and setback of the monopine from their residence. An aerial map showing the dimensions from the monopine to their residence was provided via email as well as a set of photo sims. No other residents requested any further exhibits for this project. After evaluating the site and corresponding with the concerned residents it was concluded that the site's location continues to be the most ideal location within the property grounds of the parcel. All concerns have been addressed.



PHO Shangrila - CU16-0022
11501 N. 79th Ave., Peoria AZ 85345



Neighborhood Sign In Sheet - October 24th 2016 6:00 PM

Name	Address	Phone Number	Email
Sylvia Dodd	[REDACTED]		
Ernest deCurtis			
E. J. deCubito			
ANN VARD			
William T. Nibbelo			
Karla Lamunson	9875 N. 85 th Ave	623-773-7645	coady.g.hershey@peoriaaz.gov
Cady Glensien	Peoria Elem.		cusmith@peoriaaz.gov
CJ Smith	[REDACTED]		
Michael Finn			
Barbara Loesing			



PLANNING AND ZONING COMMISSION REPORT

Meeting December 15, 2016

Date:

Agenda Item: 4R

Case Name: GPA16-0002: Dollar Self Storage General Plan Amendment

Case GPA16-0002
Number(s):

General Application Information

Proposal:

To amend the General Plan land use designation from Estate Residential (0-2 du/ac) to Office, for the subject property.

Location:

North of the NWC of Pinnacle Peak Road and Lake Pleasant Parkway.

Project Acreage:

4.51 gross acres.

Applicant:

Earl, Curley & Lagarde, PC.

Project Description

The applicant proposes to develop a 901-unit self storage facility on 4.51 gross acres located north of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway. An associated Rezoning application (Z16-0005) has been submitted for a Planned Area Development (PAD) zone.

Key Items For Consideration:

Based on the following findings, City staff is recommending approval:

- The amendment constitutes an overall improvement to the City's General Plan; and
- The *Office* designation provides for a land use category that will allow for a development of compatible scale and intensity to the surrounding neighborhood; and
- The amendment will better reflect the development needs of the area while accounting for the existing built environment; and
- Changing the land use designation to *Office* is in conformance with the Goals, Objectives,

and Policies of the Peoria General Plan, by providing the least-intense non-residential land use that can be placed adjacent to residential; and

- In compliance with the General Plan, the applicant has submitted a development plan that limits access to Lake Pleasant Parkway corridor via an alternative access to Pinnacle Peak Road.

Recommendations:

Staff recommends that the Planning & Zoning Commission recommend **approval** of Case GPA16-0002 to the City Council.

ATTACHMENTS:

Description

P&Z Commission Staff Report

Exhibit A - Vicinity Map

Exhibit B - Aerial Map

Exhibit C - General Plan Land Use Map

Exhibit D - GPA Justification

BACKGROUND

Context

The subject property comprises 4.51 gross acres and is located north of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway. The property is bounded by unincorporated Maricopa County parcels to the north and west. (Exhibit A)

General Plan

The subject property is designated on the General Plan Land Use Map as Estate Residential (0-2 du/ac, target of 1 du/ac). The Estate Residential land use designation denotes areas where low-density and large lot single-family neighborhoods are desirable. These areas support a semi-rural character that may include agricultural related activities or low-density resort uses. (Exhibit C)

Zoning

The subject property has retained its initial zoning of Suburban Ranch (SR-43). The purpose of the Suburban Ranch Districts is to provide for and conserve existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

Adjacent Uses and Zoning

Table 1 summarizes the existing land use, General Plan designation and zoning for the surrounding areas.

Table 1 – Existing Land Use, General Plan Designation, Zoning

	Land Use	General Plan Designation	Zoning
North	Single-Family Residential	Estate Residential (0-2 du/ac)	M.C. Rural Residential (RU-43)
South	Vacant	Estate Residential (0-2 du/ac)	Intermediate Commercial (C-2)
East	Major Arterial & Vacant	Estate Residential (0-2 du/ac)	Suburban Ranch (SR-43)
West	Vacant	Estate Residential (0-2 du/ac)	M.C. Rural Residential (RU-43)

Other Related Policies and Project History

Annexation:

In 2007, the City Council adopted an Ordinance annexing the subject property into the City of Peoria. Subsequently, in 2008, initial zoning of Suburban Ranch (SR-43) was affixed to the property. This zoning requires a minimum residential lot size of 1-acre.

General Plan Amendment:

In 2000 the City adopted the Lake Pleasant Parkway Corridor Specific Area Plan. It was created primarily for the purposes of establishing appropriate nodes for commercial development and associated standards to sensitively guide development along this parkway. The Plan established specific view corridor setbacks and standards along the roadway (based upon urban, suburban or rural character of segment) and guided commercial development to

specified nodes. The intent was to preserve the unique and pristine environment that the parkway traversed and avoid the common strip-commercial development occurrence on other valley roadways. By 2006, the bulk of the content from the Lake Pleasant Parkway Corridor Specific Area Plan was incorporated into the General Plan, thereby rescinding the Specific Area Plan.

In anticipation of the 2007 annexation and a proposed office development, a request was submitted (Case GPA07-12) to change the land use designation from *Estate Residential* to *Office/Commercial*. The applicant withdrew their request and the property has retained an *Estate Residential* land use designation..

Zoning:

In 2007, a request was submitted (Case Z07-12) concurrently with Case GPA07-12 above. This rezoning case was also withdrawn by the applicant. This application received considerable public opposition due to traffic concerns in the area and the prospect of a 2-story office building in close proximity to their homes.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The applicant is seeking to amend the General Plan Land Use Map designation from *Estate Residential (0-2 du/ac)* to the *Office* land use designation for a subsequent rezoning to PAD that would support the development of a self storage facility.

Originally submitted as a request for Neighborhood Commercial, this land use designation allows for smaller-scale commercial development that is often more sensitive to its surroundings;. Staff believes the *Office* designation is more appropriate for this subject property, and is a better companion to the applicant's rezoning and development plan proposals, based on the proximity to the nearby single-family lots, the limited access to Lake Pleasant Parkway, and the low intensity nature of the proposed self storage use.

DISCUSSION AND ANALYSIS

Land Use

While the site is designated Estate Residential (0-2 du/ac) on the General Plan Land Use Map, the General Plan Land Use Element (Page 2-23) identifies the proximity around the Pinnacle Peak and Lake Pleasant Parkway node as appropriate for office uses and by extension uses that provide for an appropriate transition to less intensive uses. Moreover, the height, building scale and architecture are essential considerations in ensuring compatibility. It should also be noted that while office uses and intensities are supported at this intersection, all four corners are currently zoned C-2 *Intermediate Commercial*, which does allow office uses, but also other more intense retail commercial uses. Staff recognizes the potential for more intense development in the area and views this proposed amendment as an opportunity to transition between commercial and residential intensities.

The *Office* land use designation supports low-intensity commercial development that provides services directly to residential neighborhoods in residentially-scaled buildings. Buildings are to be compatible with adjacent residential areas with respect to architectural style and proximity of the buildings. As the least intense non-residential designation, these areas often serve as buffers between residential land uses and other more intense uses, while providing employment opportunities and services for the neighborhood.

As stated throughout this report, the applicant has submitted a rezoning application and companion development proposal that staff has considered to be compatible with the *Office* land use description above. Though not an office use, the proposed self-storage is a low-intensity / low-activity use that, with proper architectural treatment, can serve as a good transitional use between more intense commercial development and residential uses. Throughout the review process, staff received regular feedback from the adjacent residents indicating opposition to retail commercial uses. This opposition, in conjunction with the proposed self-storage use and the specific language in the General Plan supporting office uses and intensity at this intersection were key determinants in staff's support for this General Plan Amendment. In the event this development does not proceed, the *Office* designation would remain consistent with the Land Use Element of the General Plan.

The proposed development is for a self-storage facility that is small in scale and is designed to blend into the nearby architectural style of the area. The applicant has also applied for Planned Area Development (PAD) zoning that limits the uses to only self-storage and provides context-specific design criteria to maximize compatibility with the surrounding area. Further discussion on the zoning request has been provided in the associated staff report for case Z16-0005 Dollar Self-Storage.,

Relevant General Plan Policies and Objectives

Objective 1.H of the General Plan encourages the development or redevelopment of vacant or underutilized infill sites within the City. The proposed site fits this criterion. Additionally, page 2-23 of the City of Peoria General Plan references the potential for an office node at the intersection of Lake Pleasant Parkway and Pinnacle Peak Road. Because this node is not defined by radius or other measure of area and the proposed use does not perfectly fit the traditional definition of 'office' development; staff considered the use intensity, the location, community input, and the following General Plan Goals, Objectives, and Policies when analyzing this amendment request.

The proposal is in alignment with the following goals, objectives, and policies of the *Land Use Element* chapter:

Section 2.B. Goals, Objectives and Policies

Goal 1: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, and encourage redevelopment at appropriate locations.

Objective 1.A: Manage and control development to facilitate orderly growth and an efficient urban form.

Policy 1.A.1: Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

Policy 1.A.2: Establish and monitor an orderly plan to phase the extension of public utilities and streets within the City limits.

Policy 1.B.1: Work to enhance commercial activity by attracting, retaining, and expanding those developments, which improve economic conditions in Peoria.

Policy 1.N.1: Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Page 2-24 (Lake Pleasant Parkway - Circulation) calls for limited vehicular access to Lake Pleasant Parkway and internalizing circulation in residential neighborhoods. As described below, under the Access section of this report, the applicant complies with this aspect of the General Plan by providing a right-in/right-out only to Lake Pleasant Parkway, and utilizing a Federal Patent easement on the west side of the property (101st Avenue) to extend access south to Pinnacle Peak Road where vehicles may use the existing traffic signal. This solution alleviates the need for vehicles to attempt a U-turn at the existing median break at Avenida Del Sol, located two blocks north of the subject site.

Access

Access to the southwest corner of the property is provided by half street improvements to what will be designated as 101st Avenue, connecting south to Pinnacle Peak Road, and a limited access (right-in/right-out only) to Lake Pleasant Parkway, which is classified as a major arterial. There shall not be access to the site from Camino De Oro. The development plan also provides a cross-access connection in the southeast corner for the commercially-zoned parcel located immediately south of the subject site.

Public Safety

The nearest emergency services facility is the shared Police/Fire station at 23100 N. Lake Pleasant Road, just south of Pinnacle Peak Road.

COMMUNITY INVOLVEMENT

Outreach Requirements

The applicant notified all property owners within a 600 foot radius of the site and all registered homeowner's associations within one mile of the site and convened the neighborhood meeting.

Neighborhood Meeting

As a requirement of the General Plan Amendment application process, the applicant conducted a neighborhood meeting, and provided a Citizen Participation Report. The meeting was held at 6:00p.m., on July 19, 2016, at the Sunrise Mountain Branch Library, located at 21109 N. 98th Avenue in Peoria.

Approximately fifteen (15) people were in attendance at the meeting. The applicant presented the proposal to the public taking questions regarding the proposed use(s), access, site design, and architectural standards. These comments were considered and later addressed during the subsequent rezoning submittal.

Public Noticing

Public notice was provided in the manner prescribed under Section 14-39-6 of the City of Peoria Zoning Ordinance. Posting of the site was completed within the prescribed number of days prior to the Public Hearing.

Support / Opposition

In total, staff has received four (4) letters and a petition with one additional party in opposition. The opposed parties are generally located to the north of the subject property and share concerns regarding the proposed non-residential use, height of the buildings, landscaping, traffic, and access. Through the review process, primarily the rezoning portion of this process, staff has worked closely with the applicant to mitigate these concerns to the extent feasible. Copies of these letters and the aforementioned Citizen Participation Report can be found in the companion Rezoning report. (Case Z16-0005, Exhibit I)

Proposition 207

The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

SCHOOL DISTRICT COMMENTS/REVIEW

The Peoria Unified School District (PUSD) has offered written input and has no concerns with the proposed change in land use.

STAFF RECOMMENDATION

Based on the following findings:

- The amendment constitutes an overall improvement to the City's General Plan; and
- The *Office* designation provides for a land use category that will allow for a development of compatible scale and intensity to the surrounding neighborhood; and
- The amendment will better reflect the development needs of the area while accounting for the existing built environment; and
- Changing the land use designation to *Office* is in conformance with the Goals, Objectives, and Policies of the Peoria General Plan, by providing the City's least-intense non-residential land use designation to be placed adjacent to residential; and
- The applicant has submitted a development plan that limits access appropriately to the protected Lake Pleasant Parkway corridor, and provided an alternative access to Pinnacle Peak Road.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval of Case GPA16-0002, to the City Council, as presented.

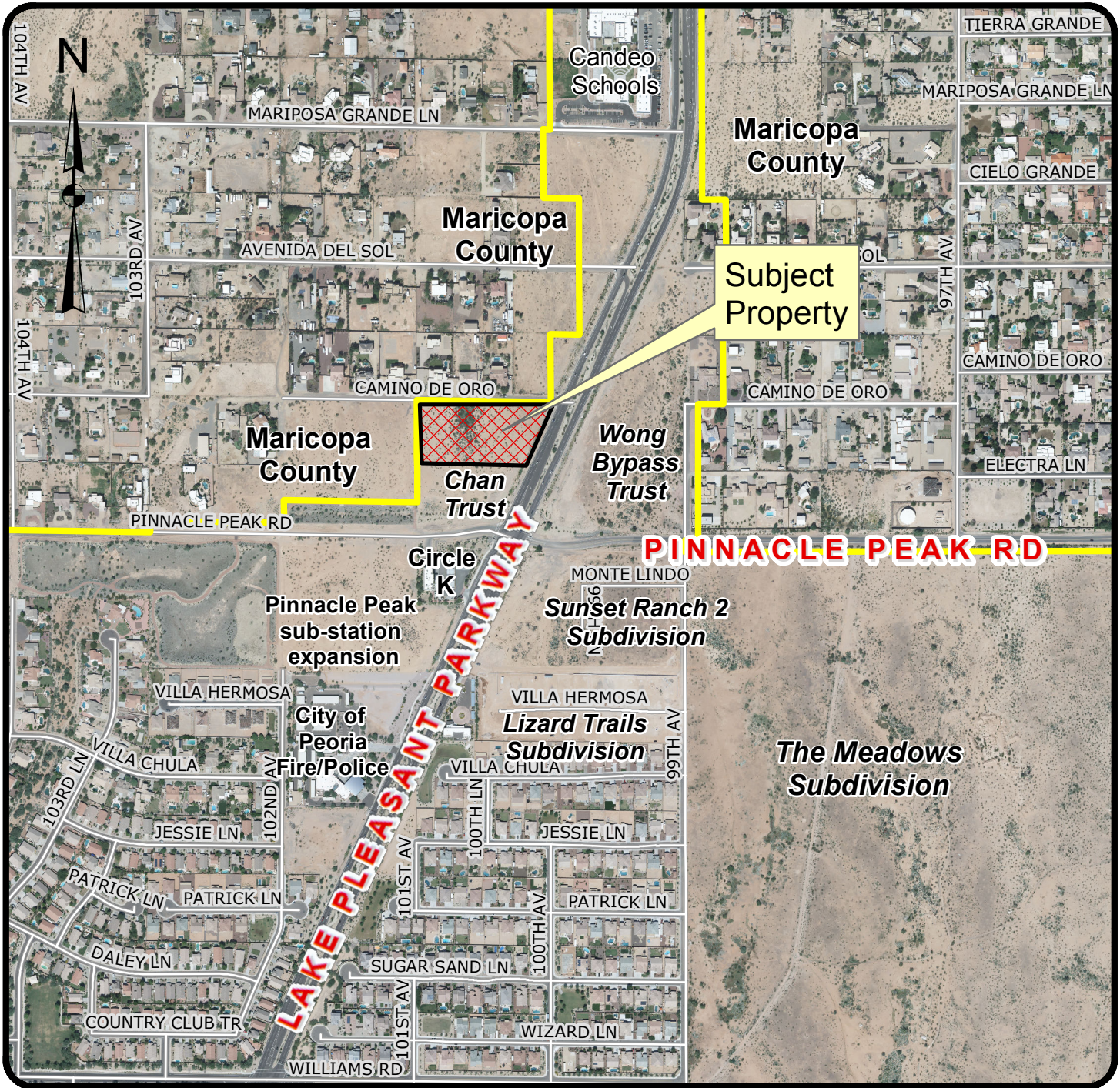
REPORT PREPARED BY

Sean Allen,
Senior Planner

ATTACHMENTS:

Exhibit A: Vicinity Map
Exhibit B: Aerial Map
Exhibit C: General Plan Land Use Map
Exhibit D: GPA Justification

Vicinity Map



GPA16-0002: Dollar Self Storage

Exhibit A

Applicant: Earl, Curley & Lagarde PC

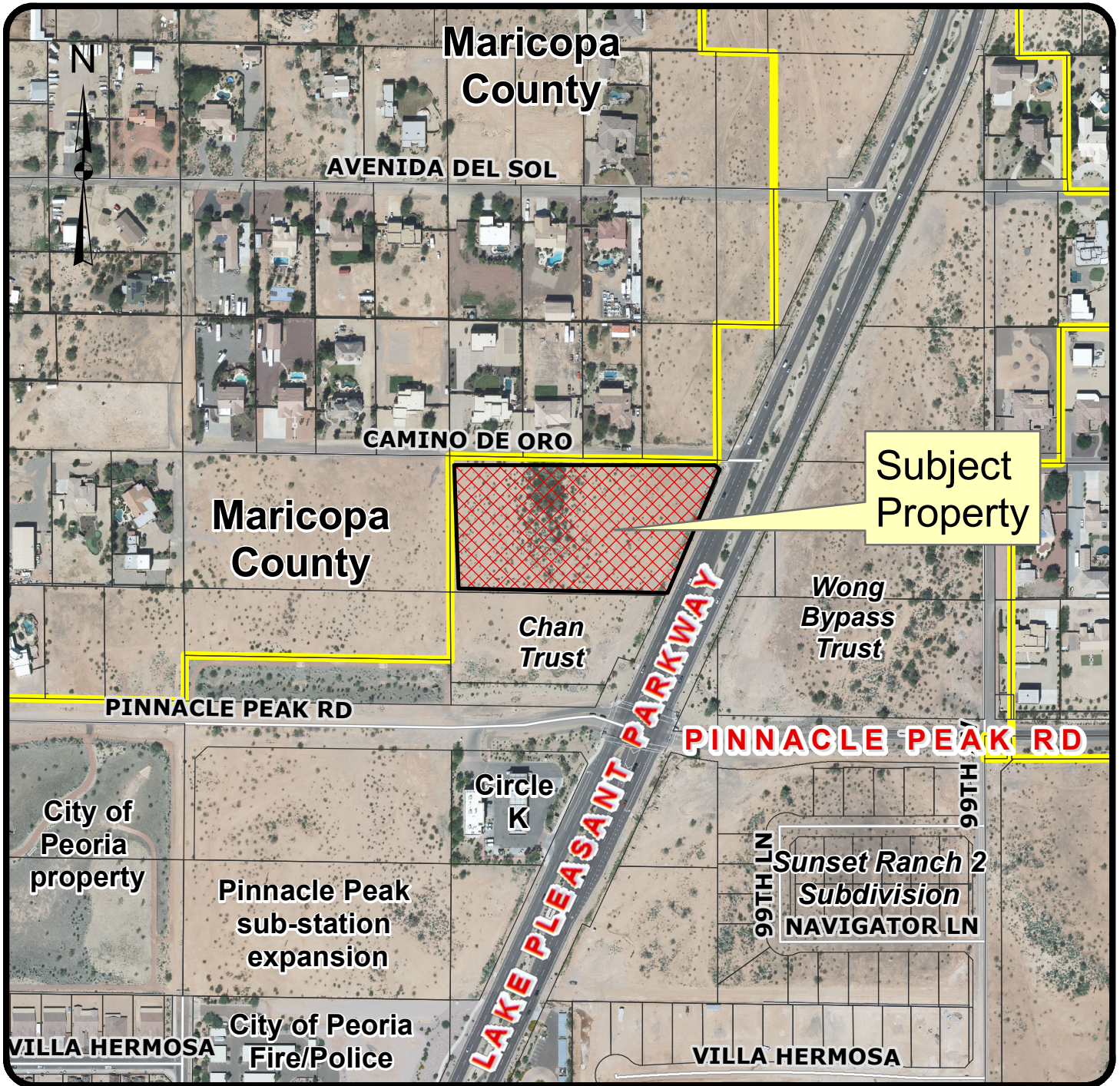
Request: to change the General Plan Land Use designation from Estate Residential to Office.

Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway



Not to Scale

Aerial Map



GPA16-0002: Dollar Self Storage

Applicant: Earl, Curley & Lagarde PC

Request: to change the General Plan Land Use designation from Estate Residential to Office.

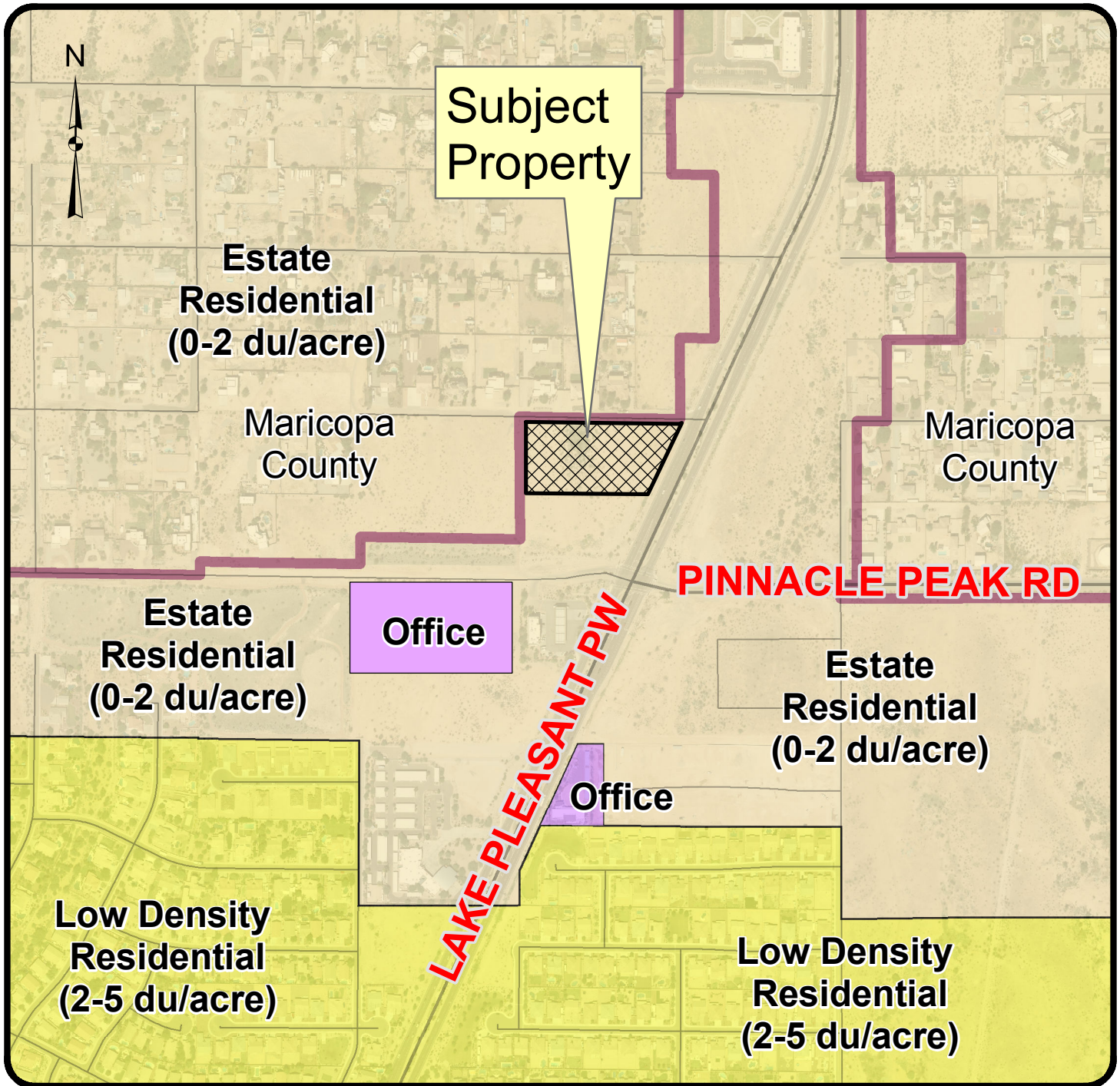
Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway

Exhibit B



Not to Scale

General Plan Land Use Map



GPA16-0002: Dollar Self Storage

Applicant: Earl, Curley & Lagarde PC

Request: to change the General Plan Land Use designation from Estate Residential to Office.

Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway

Exhibit C



Not to Scale

Dollar Self Storage

Minor General Plan Amendment

Justification

On approximately 4.36 acres located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road in the north Peoria area

VICINITY MAP



Application #: GPA16-0002

Date Submitted / Revised: May 26, 2016 / October 19, 2016

Introduction

As stated in the Project Narrative for this project, a Minor General Plan Amendment (GPA16-0002) is being submitted to change the land use designation on the subject site from Residential/Estate (0-2 du/ac) to Office.

General Plan Amendment (Minor) Justification

As required as part of the General Plan Amendment application submittal, the following questions are to be addressed. Responses are after each question, in *italics*:

1. Provide a brief description and reason for the requested change. Provide supporting data.

The Minor General Plan Amendment request is to change the land use designation of the subject site described below, from Residential/Estate to Office in order to develop a self-storage facility with approximately 122,875 square feet of storage space (approximately 901 units of varying size) and an incorporated 1,878 square foot office area, for a total building area of approximately 124,753 square feet.

The subject site is 4.36 acres in size and is located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road.

This land use is needed to serve residents in the vicinity who seek additional and/or offsite storage space.

The site has been designed to provide for significant & enhanced landscape buffers along the north-side for the site, adjacent to the existing single-family residential homes, with the buffer consisting of an increase in the number of trees, and their required size, from 24" to 36", and an architecturally treated building wall that will screen internal activities, and shall have no pedestrian or vehicular access to the site.

In our neighborhood meeting held July 19th, a number of residents noted their concern over a then-proposed retail component to this project; that has since been eliminated. The neighbors did appear supportive of the screening and architectural efforts being made to buffer the project.

In addition, the site will provide significant landscaping along the Lake Pleasant Parkway frontage.

The site's development potential for single-family residential development is limited due to its small size (4.36 acres) and awkward shape, which limits the number of homes that could occur. In addition, its development potential is hampered by its frontage along Lake Pleasant Parkway and the related excessive traffic and traffic noise. This is evidenced by the relatively-few existing single-family residential homes that exist immediately adjacent to Lake Pleasant Parkway in the vicinity that are outside of a walled subdivision.

2. If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).

The Minor General Plan Amendment, from Residential/Estate to Office, is to allow for the rezoning and site plan approvals needed in order to develop a self-storage facility at this location.

An exhibit, indicating the existing and proposed land use designation for the subject site, is included with this submittal.

3. In what way does the existing plan inadequately provide suitable alternatives for this request?

As noted above, the site's characteristics and proximity to Lake Pleasant Parkway limits the suitability of residential. Additionally, the site, at 4.36 acres, is not large enough for higher-density residential.

4. How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.

The introduction of a self-storage facility will have little-to-no impact on property values or neighborhood stability in that it has been designed to offer an attractive addition to this area through landscaping and architectural design, much of which has been modified through discussions with area neighbors. In addition, as a private enterprise, these landscaping and architectural treatments will be maintained in perpetuity throughout the site, something that may not occur if developed as single-family residential.

In addition, the self-storage facility will offer people residing in the area an option for additional storage needs.

5. How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.

The project is designed to offer minimal impact to existing neighborhood patterns by providing significant & enhanced landscaping treatments and buffers along both Lake Pleasant Parkway and Camino de Oro, with the buffer consisting of an increase in the number of trees, and their required size, from 24" to 36", and an architecturally treated building wall along the north-side of the development that will screen internal activities, and shall have no pedestrian or vehicular access to the site.

Examples of the proposed site plan, landscape plan, building elevations and a line-of-sight exhibit are included with this resubmittal.

6. How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.

As a self-storage, the proposed development will provide for additional sales taxes that are collected along with rental of each unit, plus construction taxes, impact fees, and other sources of revenue to the City.

Construction activities, as well as long-term operation and maintenance of this development, will provide for employment opportunities. Construction activities will include personnel related to improvement plan design and site development activities such as – but not limited to – grading, plumbing, electrical, utilities, masonry, drywall, painting, landscaping, etc.

Longer term employment will consist of office personnel and maintenance personnel, estimated at a total of 4-5 FTE's.

7. How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment, and recreational opportunities?

This project will provide for local storage services and needs that will serve area residents.

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater, and street systems?

The water and sewer system is not affected by this project, as area lines and capacity are more than sufficient to meet the needs of this project.

The existing street infrastructure, primarily to Lake Pleasant Parkway and Pinnacle Peak Road, will be modified for this development as follows:

- *for north-bound traffic, a main access drive from the southwest corner of the site, south along the patent easement (101st Avenue alignment) to Pinnacle Peak Road, will introduce an alternative route for future traffic from using the break in the median on Lake Pleasant Parkway at Avenida Del Sol by providing future commercial and residential traffic with the option to utilize the existing signal at the intersection of Lake Pleasant Parkway and Pinnacle Peak Road; and,*
- *for south-bound traffic, a right-in/right-out driveway (in conjunction with a deceleration/turn-lane) will be provided onto Lake Pleasant Parkway.*

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.

As a non-residential development, this project will have no impact onto area schools.

10. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?

The elements, goals, objectives and policies of the General Plan are reinforced and supported by this Minor General Plan Amendment as follows:

The "Office" land use designation is generally described as a land use designation that "supports low-intensity commercial development... in residentially scaled buildings... Buildings are compatible with adjacent residential areas with respect to architectural style and proximity of buildings... Small lot or small-scale business sites may be located in areas with this designation... Areas given the land use designation of Office are intended for low-intensity non-residential development that is compatible with nearby residential areas. Areas designated for office are often located in areas unsuited for more intense development due to the potential for negative impacts on adjacent residential uses. As the least intense non-residential designation, these areas often serve as buffers between residential land uses and

other more intense uses, while providing employment opportunities and services for the neighborhood.

The proposed self-storage facility meets these criteria based on the small site size (4.36 acres) and the landscaping and architectural design and enhancements of the site and facility itself.

In addition, this request is consistent with several of the Goals, Objectives and Policies of the General Plan as described below.

Of note are the special planning efforts for projects along Lake Pleasant Parkway such as protection of scenic views, limitation of strip retail development, protection of neighborhoods from commercial traffic, and the protection of native plants and conservation features. The Lake Pleasant Corridor Specific Plan (current status unclear) specifically identifies the intersection of Lake Pleasant Parkway and Pinnacle Peak Road as an acceptable location for office development.

Under Chapter 2.B (Goals, Objectives and Policies) of the Land Use Element of the Peoria General Plan, we note our proposal complies with the following goals, objectives and policies:

Goal 1: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development and encourage redevelopment at appropriate locations.

Objective 1.A: Manage and control development to facilitate orderly growth and an efficient urban form.

Policy 1.A.1: Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

Policy 1.A.2: Establish and monitor an orderly plan to phase the extension of public utilities and streets within the City limits.

Policy 1.A.3: Encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be planned.

This proposal complies with all three policies noted above as it will utilize existing infrastructure in the area. Though not a master plan, no new City-extended infrastructure is required; any extension of infrastructure will be provided by the developer.

Objective 1.B: Maintain a supportive relationship between established commercial proprietors and the City's business retention and expansion efforts.

Policy 1.B.1: Work to enhance commercial activity by attracting, retaining, and expanding those developments, which improve economic conditions in Peoria.

The City Council has adopted a new policy that supports office development at the intersection of Lake Pleasant Parkway and Pinnacle Peak Road in addition to the recent request by Staff to re-designate the area as an Office/ Commercial Node.

This project complies with the characteristics of the uses within the "Office" designation of the General Plan.

11. How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?

A recent Minor General Plan Amendment for approximately 60.6 gross acres along Lake Pleasant Parkway and Pinnacle Peak Road provided for an "Office Node" within this area as text to the Amendment. This proposal complies with the Peoria General Plan as modified with that approved Minor General Plan Amendment.



PLANNING AND ZONING COMMISSION REPORT

Meeting December 15, 2016

Date:

Agenda Item: 5R

Case Name: Z16-0005 Dollar Self Storage Rezoning

Case Z16-0005
Number(s):

General Application Information

Proposal:

A request to rezone 4.51 acres from Suburban Ranch (SR-43) to a Planned Area Development (PAD), to facilitate the development of a self storage facility.

Location:

North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway

Project Acreage:

4.51 gross acres

Applicant:

Earl, Curley and Lagarde, PC

Project Description

The applicant is requesting to rezone approximately 4.51 acres from Suburban Ranch (SR-43) to a Planned Area Development (PAD) to facilitate the development of a 901-unit self storage facility. The property is located north of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway. An associated Minor General Plan Amendment (Case GPA16-0002) is being considered concurrently.

Key Items For Consideration:

Based on the following findings, City staff is recommending approval:

- The proposed rezoning request is in conformance with the goals and objectives set forth in the City of Peoria General Plan; and
- This rezoning request is consistent with the General Plan land use designation of Office, by providing a less-intense development plan; and
- The proposed development plan introduces a low-intensity development adjacent to the

existing single-family neighborhood through the implementation of mitigating architectural, site plan, and access measures.

- The proposal includes frontage dedication and improvements, including additional sidewalk connections that provide increased pedestrian safety to the existing neighborhood, further enhancing Lake Pleasant Parkway; and
- The development plan provides an alternative access to Pinnacle Peak Road for the purpose of providing safe turning movements onto Lake Pleasant Parkway.

Recommendations:

Staff recommends that the Planning & Zoning Commission recommend **approval**, to the City Council, for case Z16-0005.

ATTACHMENTS:

Description

P&Z Commission Staff Report

Exhibit A - Vicinity Map

Exhibit B - Aerial Map

Exhibit D - Current Zoning Map

Exhibit C - Gen Plan Land Use Map

Exhibit F - Rezoning Justification

Exhibit E - Proposed Zoning Map

Exhibit G - PAD Standards & Guidelines Report

Exhibit H - Citizen Participation Report

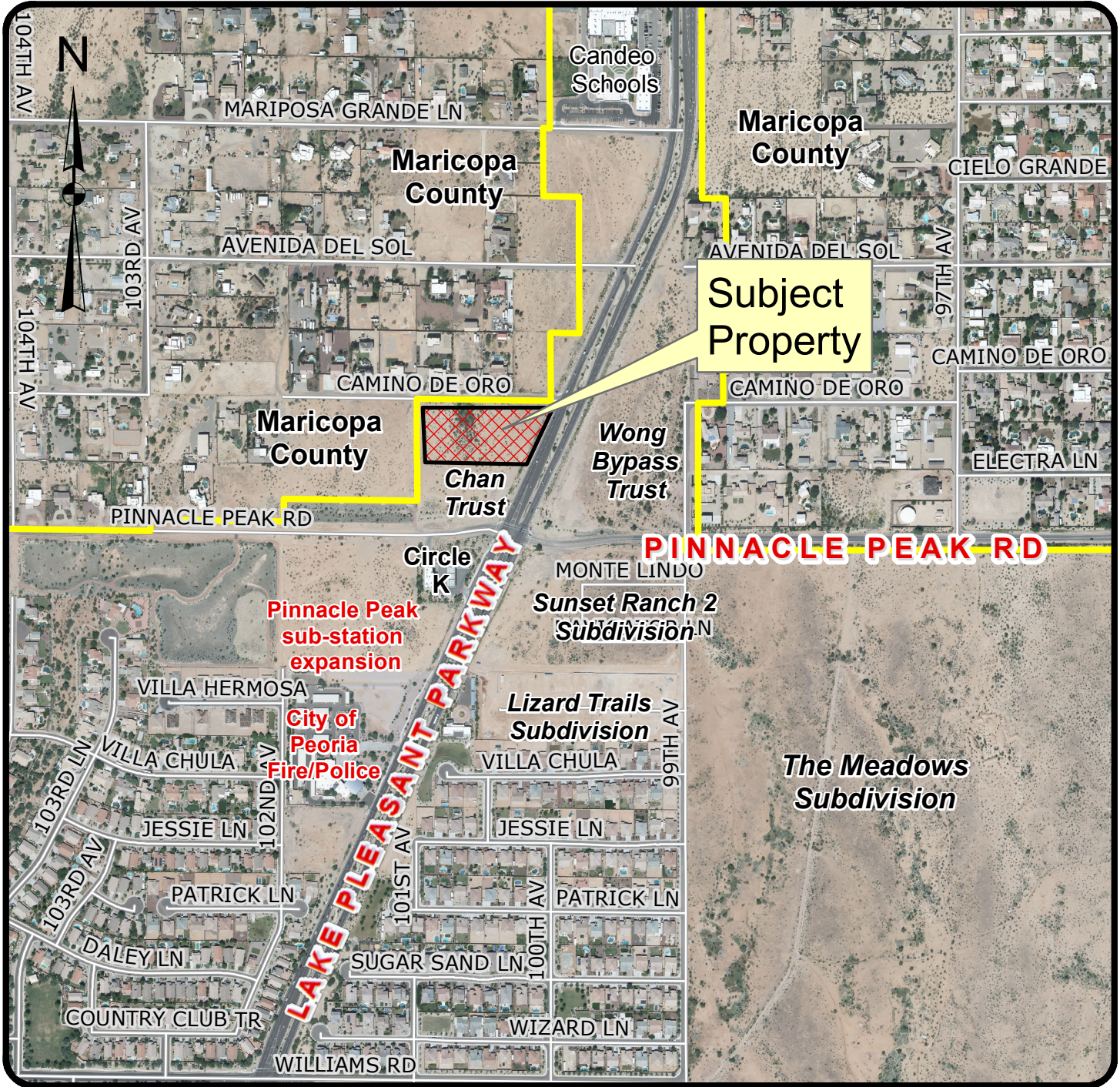
Exhibit I - Letters of Opposition & Petition Report

Exhibit J - Conceptual Site Plan

Exhibit K - Preliminary Landscape Plan

Exhibit L - Elevations

Vicinity Map



Z16-0005: Dollar Self Storage

Exhibit A

Applicant: Earl, Curley & Lagarde PC

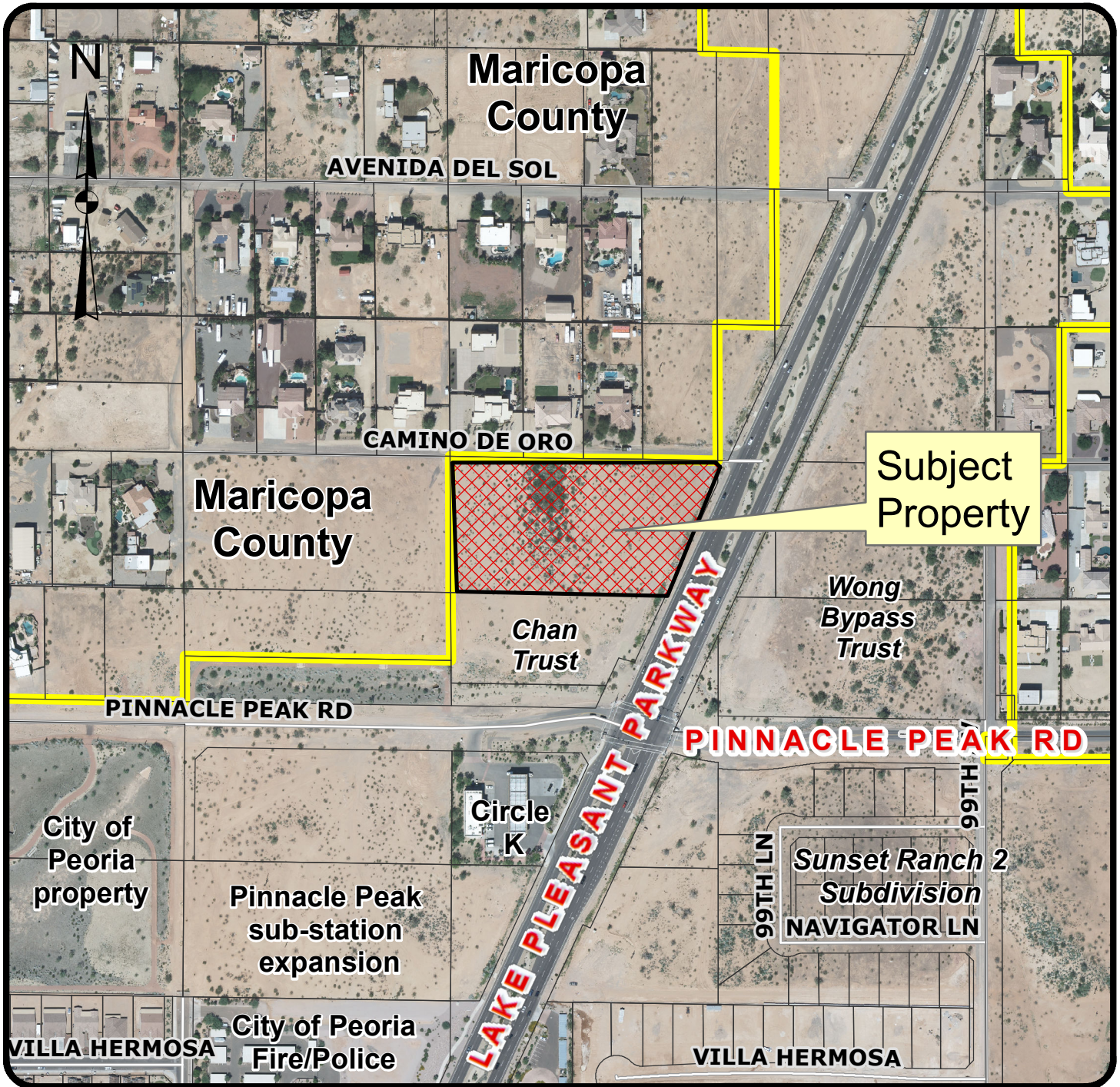
Request: to rezone the subject property from Suburban Ranch (SR-43) to a Planned Area Development (PAD) zone.

Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway



Not to Scale

Aerial Map



Z16-0005: Dollar Self Storage

Exhibit B

Applicant: Earl, Curley & Lagarde PC

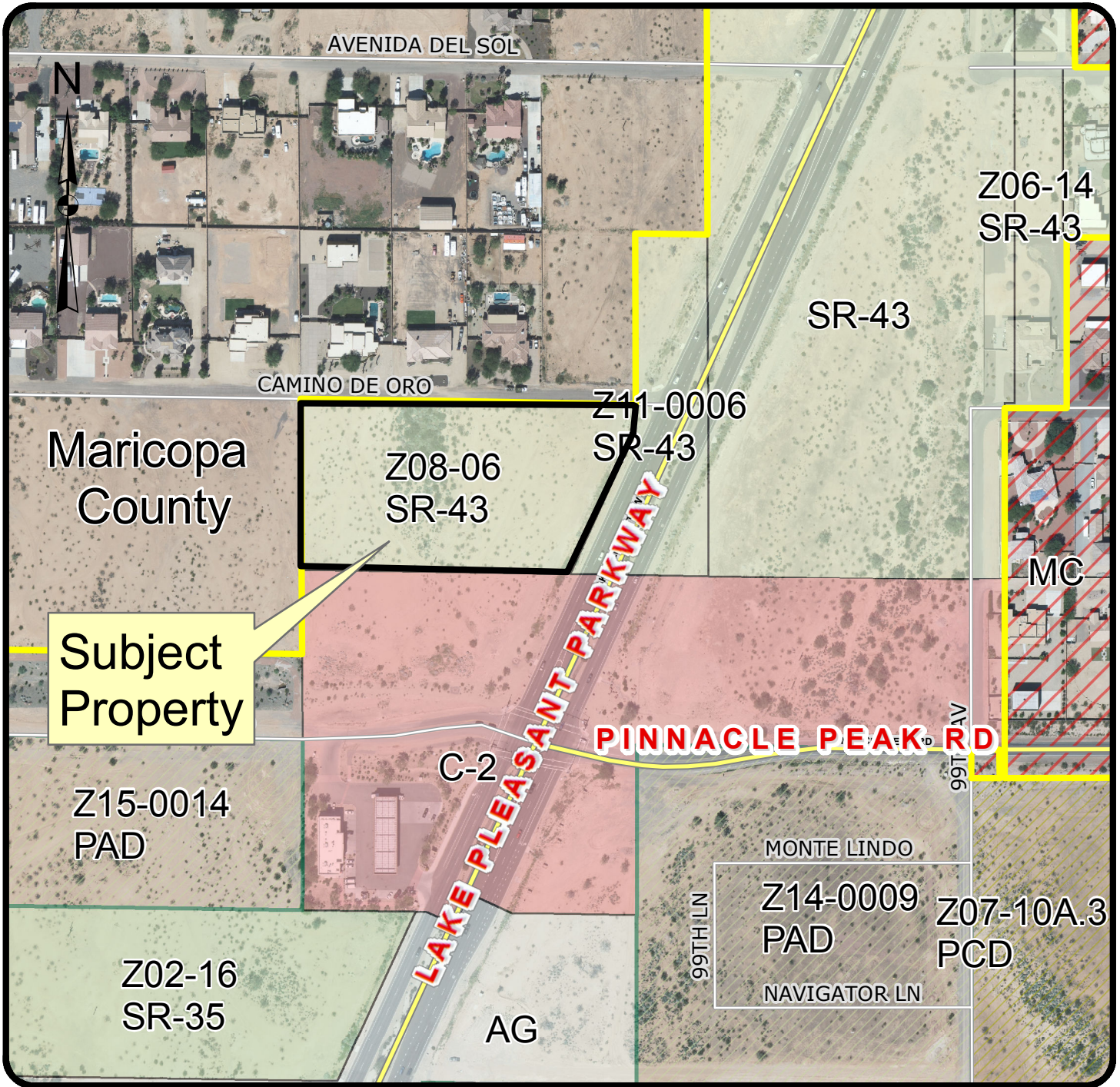
Request: to rezone the subject property from Suburban Ranch (SR-43) to a Planned Area Development (PAD) zone.

Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway.



Not to Scale

Current Zoning Map



Z16-0005: Dollar Self Storage

Applicant: Earl, Curley & Lagarde PC

Request: to rezone the subject property from Suburban Ranch (SR-43) to a Planned Area Development (PAD) zone.

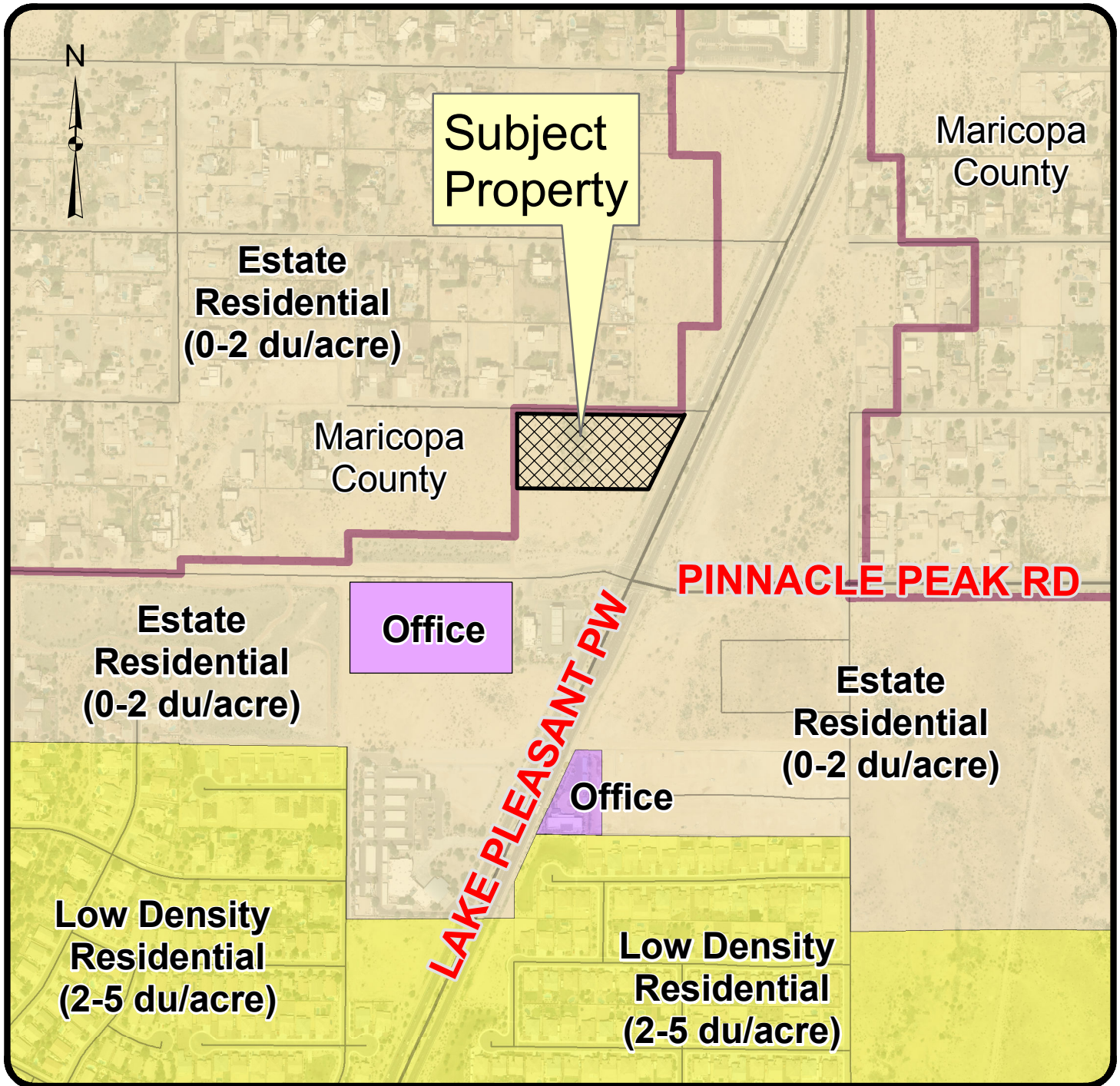
Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway.

Exhibit D



Not to Scale

General Plan Land Use Map



Z16-0005: Dollar Self Storage

Applicant: Earl, Curley & Lagarde PC

Request: to rezone the subject property from Suburban Ranch (SR-43) to a Planned Area Development (PAD) zone.

Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway.

Exhibit C



Not to Scale

Dollar Self Storage

Planned Area Development

Justification

On approximately 4.36 acres located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road in the north Peoria area

VICINITY MAP



Application #'s: GPA16-0002, Z16-0005 & SP16-0017

Date Submitted / Revised: May 26, 2016 / October 19, 2016

I. Introduction:

This justification for Planned Area Development (PAD) zoning is related to a proposed self-storage facility on approximately 4.36 acres located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road.

The zoning case number for the rezoning from Suburban Ranch (SR-43) to Planned Area Development (PAD) is Z16-0005.

The proposal also includes the following related zoning cases:

- GPA16-0002: Minor General Plan Amendment from “Residential/Estate” to “Office”;
- SP16-0017: Site Plan / Conceptual Development Plan approval for the proposed self-storage facility.

II. PAD Justification:

As required for a Rezoning submittal, the following questions are to be addressed as justification for the proposed PAD zoning. Responses are after each question, in *italics*:

1. What type of development and uses are proposed by the rezoning request?

This project proposes a single-phase development consisting of a self-storage facility.

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

As a companion to the PAD rezoning request, this project also seeks a Minor General Plan Amendment to change the land use for the subject site from Residential Estate to Office.

A recent Minor General Plan Amendment for approximately 60.6 gross acres along Lake Pleasant Parkway and Pinnacle Peak Road provided for an “Office Node” within this area as text to the Amendment. This proposal complies with the Peoria General Plan as modified with that approved Minor General Plan Amendment.

Additional details regarding the Minor General Plan Amendment are included in the document entitled “Minor General Plan Amendment – Justification”.

3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

The surrounding properties are partially undeveloped and partially developed, with the surrounding land uses and zoning as follows (also noted as a Section within this Narrative):

North: Rural-43 (Single-Family Residential), and under the jurisdiction of Maricopa County (not annexed)

South: Intermediate Commercial (C-2) (Vacant); area text in the General Plan that supports and Office/Commercial Node in the area.

East: SR-43 (Vacant; across Lake Pleasant Parkway from site); area within designated as Office/Commercial Node

West: Rural-43 (Single-Family Residential), and under the jurisdiction of Maricopa County (not annexed)

The site has been designed to provide compatibility with these uses as follows:

- *Significant & enhanced landscape buffers will be provided along the north-side for the site, adjacent to the existing single-family residential homes, with the buffer consisting of an increase in the number of trees, and their required size, from 24" to 36", and an architecturally treated building wall that will screen internal activities, and shall have no pedestrian or vehicular access to the site.*
- *Significant and enhanced landscaping will be provided along the Lake Pleasant Parkway frontage.*
- *A new accessway, from Pinnacle Peak Road, north along the patent easement (101st Avenue alignment) to the southwest corner of the site, will introduce an alternative route for future traffic from using the break in the median on Lake Pleasant Parkway at Avenida Del Sol by providing future commercial and residential traffic with the option to utilize the existing signal at the intersection of Lake Pleasant Parkway and Pinnacle Peak Road.*

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

This site's frontage along Lake Pleasant Parkway, a major arterial, limits the development potential as single-family residential.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

The proposed development will provide significant and enhanced landscaping buffers along both Lake Pleasant Parkway and Camino de Oro as noted above. An architecturally treated building wall along the north-side of the development (Camino de Oro) will screen internal activities, and shall have no pedestrian or vehicular access to the site.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

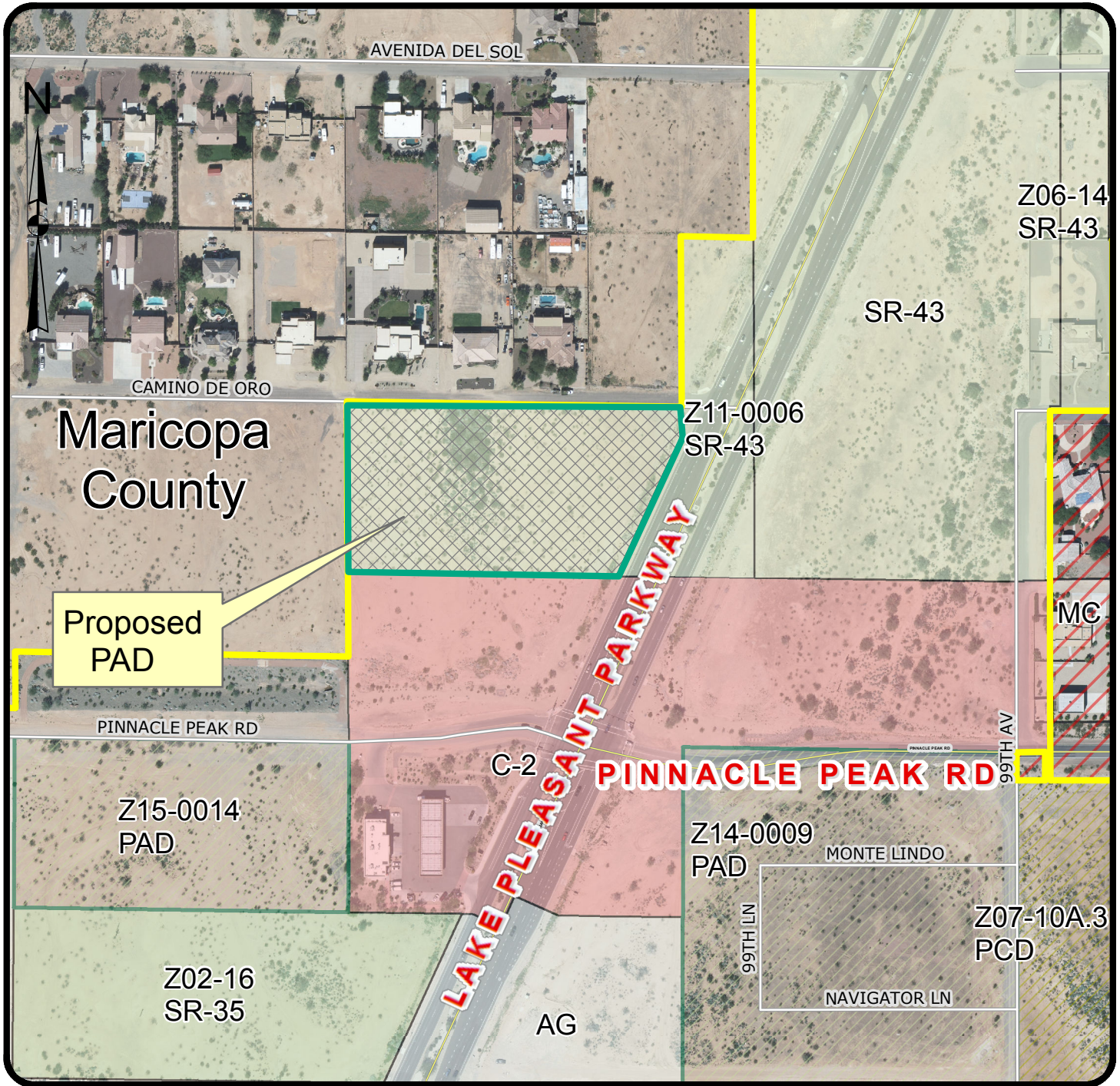
The site is relatively flat and is crisscrossed with numerous ATV trails, and no significant drainage, topographic or vegetative features. Its proximity to Lake Pleasant Parkway limits the property's desirability for development as single-family.

There is an existing patent easement along the western site boundary that will be utilized for future right-of-way and roadway improvements in order to provide access to Pinnacle Peak Road.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

Other than the processes outlined in this Narrative, as well as the permitting process, we are not aware of any other processes necessary to develop the site.

Proposed Zoning Map



Z16-0005: Dollar Self Storage

Exhibit E

Applicant: Earl, Curley & Lagarde PC

Request: to rezone the subject property from Suburban Ranch (SR-43) to a Planned Area Development (PAD) zone.

Location: North of the northwest corner of Pinnacle Peak Road and Lake Pleasant Parkway.



Not to Scale

Dollar Self Storage

Project Narrative

Planned Area Development (Standards & Guidelines Report)

On approximately 4.36 acres located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road in the north Peoria area

VICINITY MAP



Application #'s: GPA16-0002, Z16-0005 & SP16-0017

Date Submitted / Revised: May 26, 2016 / November 23, 2016

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I. Introduction

This is a request for the following related to a proposed self-storage facility on approximately 4.36 acres located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road:

- GPA16-0002: Minor General Plan Amendment from “Residential/Estate” to “Office”;
- Z16-0005: Rezoning from Suburban Ranch (SR-43) to Planned Area Development (PAD); and,
- SP16-0017: Site Plan / Conceptual Development Plan approval for the proposed self-storage facility.

The property is presently vacant / undeveloped desert, with no drainage, topographic or significant vegetative features.

II. Site Characteristics

The site is 4.36 acres in size (gross / net). The site is relatively flat and is primarily rectangular in shape with the eastern property line running diagonally northeast to southwest, parallel to Lake Pleasant Parkway.

The site is devoid of any significant drainage, topographic or vegetative features, except for two (2) specimen saguaro cacti (noted below). Numerous ATV trails run throughout the site, and the site has often been used for illegal parking and/or display of vehicles for sale.

III. Surrounding Land Uses:

The surrounding properties are partially undeveloped and partially developed, with the surrounding land uses and zoning as follows:

- North: Rural-43 (Single-Family Residential), and under the jurisdiction of Maricopa County (not annexed)
- South: C-2 (Vacant); area within designated as Office/Commercial Node
- East: SR-43 (Vacant; across Lake Pleasant Parkway from site); area within designated as Office/Commercial Node
- West: Rural-43 (Single-Family Residential), and under the jurisdiction of Maricopa County (not annexed)

IV. Desert Lands Conservation Ordinance / Master Conservation Plan

The property is located north of Pinnacle Peak Road, which according to the Zoning Ordinance would trigger conformance to the Desert Lands Conservation Ordinance (Master Conservation Plan, because the site is less than 10 acres in size).

As noted on the Plan, the site is mostly void of any plant materials, except for two (2) specimen saguaro cacti located near the southern property line that will be salvaged and incorporated into the final landscape design.

Approval for the salvage-ability and relocation of the two specimens will be subject to final landscape plan implementation during the site plan review process (see Master Conservation Plan).

V. Phasing

This project is proposed to be developed as a single (one) phase.

The necessary onsite and offsite improvements will be determined during the permit process in accordance with City of Peoria Ordinances and Guidelines.

VI. Preliminary Development Plan / Project Description

As noted above, this proposed development consists of one phase, which consists of approximately 901 units of varying sizes (approximately 122,875 square feet) and an office area (approximately 1,878 square feet), for an approximate total of 124,753 square feet of building area.

These storage units are proposed within a series of one-story buildings that are along the perimeter of the self-storage site, and a two-story building within the southern-portion of the interior of the site. The two-story building is limited in height and situated such that the roofline cannot be seen from the exterior of the site by someone standing at ground-level near the site.

An office is included with the self-storage. At this time, a residence for a caretaker is not proposed.

VII. Development Standards

The development standards for this project are as follows:

A. Permitted Uses:

The PAD is limited to allow only a gated Self-Storage Facility, with a management office. No outdoor storage is permitted.

B. Setbacks & Height:

Lake Pleasant Parkway (Eastern P/L) Building Setback ¹	Camino De Oro (Northern P/L) Building Setback ¹	Southern P/L Building Setback ¹	101st Avenue (Western P/L) Building Setback ¹	Maximum Building Height
25-feet	30-feet	5-feet	20-feet	Perimeter: varied ² (one-story) Interior: 22'-6" (2-story)

1. Building setbacks relate to the closest dimension from the property line to the building, after any right-of-way dedications
2. In an effort to blend with the existing area and be more architecturally compatible with the adjacent residential homes, there are varied heights to the end features, of the proposed buildings, to create visual interest and variation in roofline design. Height of these features should not exceed 30-feet along Lake Pleasant Parkway, and 23-feet along Camino De Oro and 101st Ave. The larger portions or span of the storage buildings are to range from 14'-6" to 18-feet in height.

C. Parking

The parking ratios for this development will satisfy the current parking requirements established in Article 14-23 of the Zoning Ordinance with the following exception:

1. A minimum of 15% of the required parking spaces may be compact dimension. Spaces in addition to the required spaces may also be compact.
2. Parking shall be screened from Lake Pleasant Parkway and newly installed 101st Avenue, using a combination of screen walls and landscaped berms according to the Lake Pleasant Parkway Design Theme Manual.

D. Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Non-Residential Uses.

E. Signage

All signage shall be in accordance with Article 14-34 of the Zoning Ordinance. The following additional restrictions shall apply:

1. No lighted signage shall be installed along Camino De Oro and 101st Avenue.

2. No freestanding/monument signs shall be installed within 120-feet of the Camino del Oro right-of-way.

F. Lighting

All lighting shall be in accordance with Article 14-3-2.F of the Zoning Ordinance.

G. Landscaping

This project will provide significant and enhanced landscape treatments along Lake Pleasant Parkway, Camino de Oro and 101st Avenue.

Landscaping along Lake Pleasant Parkway and Camino de Oro both will consist of enhanced landscaping with significant additional tree plantings, in addition to the minimum landscaping required by the Planning & Zoning Ordinance.

Details of the proposed perimeter landscaping buffers are as follows*:

Lake Pleasant Parkway Landscape Buffer	Camino De Oro Landscape Buffer ¹	101 st Avenue Landscape Buffer ¹	South Property Line (zoned C-2) Landscape Buffer
15-feet	30-feet	20-feet	5-feet

1. Landscape setbacks relate to the closest dimension from the property line to the building, after any right-of-way dedications

All other landscaping will be provided in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual.

H. Access & Circulation

Access to the site will occur as follows:

- *for north-bound traffic, a main access drive from the southwest corner of the site, south along the patent easement (101st Avenue alignment) to Pinnacle Peak Road, will introduce an alternative route for future traffic from using the break in the median on Lake Pleasant Parkway at Avenida Del Sol by providing future commercial and residential traffic with the option to utilize the existing signal at the intersection of Lake Pleasant Parkway and Pinnacle Peak Road; and,*
- *for south-bound traffic, a right-in/right-out driveway (in conjunction with a deceleration/turn-lane) will be provided onto Lake Pleasant Parkway.*

Camino De Oro Road, which runs adjacent to this site's northern boundary, is a private roadway that currently serves several single family residences to the north and west of this site.

There shall not be direct access onto Camino de Oro from this project.

The dedications of rights-of-way, and the extent of improvements, for 101st Avenue and/or Camino de Oro will occur as determined in conjunction with the City.

This project will accommodate traffic between the subject site and the parcel to the south.

VIII. Grading and Drainage

The PAD site has no slopes and generally drains from north to south. On-site retention and drainage will comply with the City of Peoria requirements. Additional drainage concerns not addressed during this rezoning process will be addressed during site plan review.

IX. Legal Description

The subject site is 4.51 gross / 4.36 net acres. A Legal Description is included with this application.

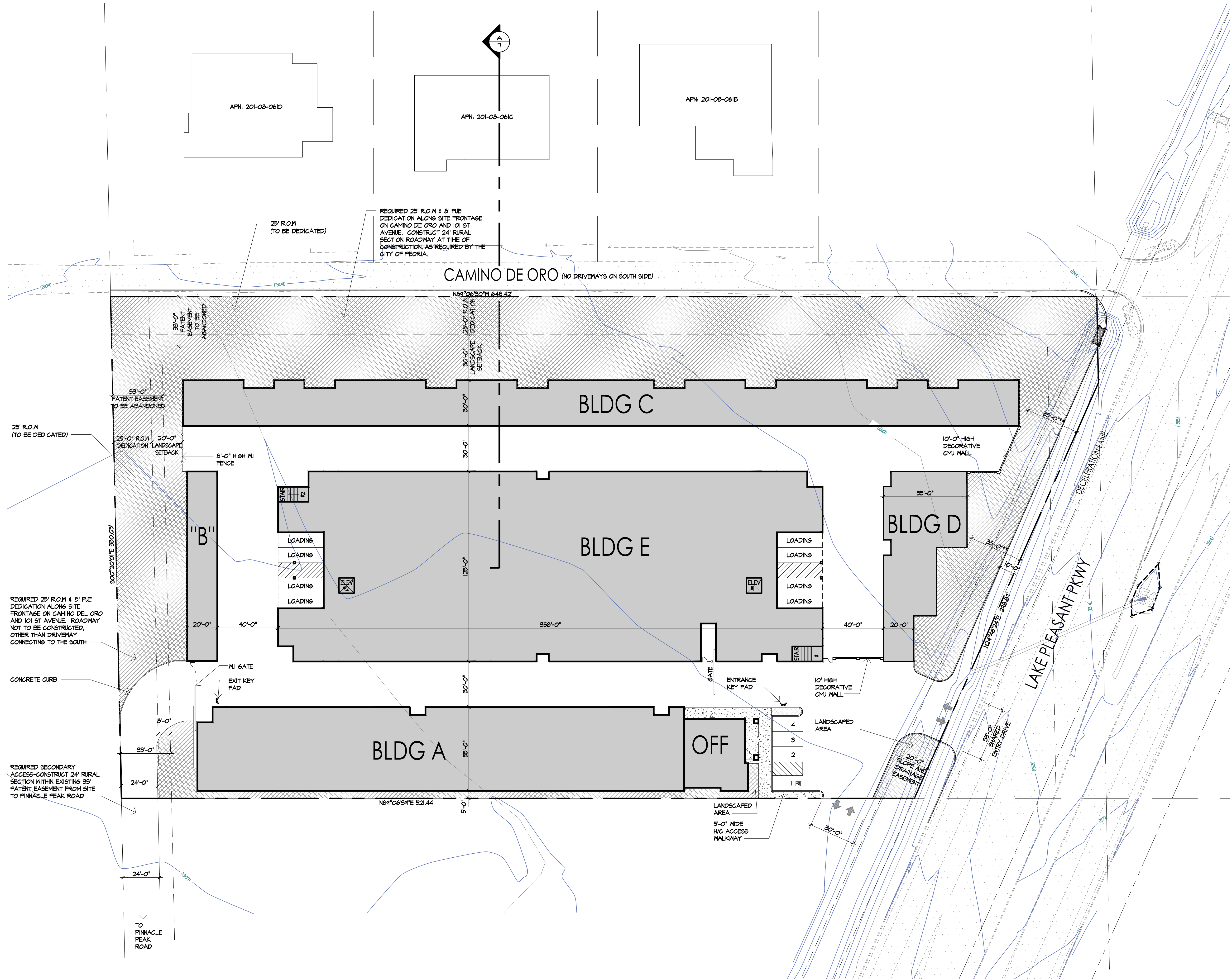
X. Public Utilities and Services

There are existing water and sewer lines available to the site. The developer will provide street and utility improvements when the site is developed as required by the City. The providers for utilities and services are as follows:

Sewer	City of Peoria
Water.....	City of Peoria
Electricity	Arizona Public Service
Telecommunications	Cox Communications or CenturyLink
Gas.....	Southwest Gas Company
Refuse.....	City of Peoria
Fire and Emergency	City of Peoria
Police	City of Peoria
Schools	Peoria Unified School District

Appendix A

Renderings & Elevations



PROJECT DATA:

SITE AREA:	190,032 SQ.FT
BUILDING FOOTPRINT:	83,403 SQ.FT (43.9%)
LANDSCAPE AREA:	56,481 SQ.FT (29.7%)
DRIVEWAY/ PAVEMENT:	50,148 SQ.FT (26.4%)

EXISTING LAND USE:	VACANT
EXISTING ZONING:	SR-43 (SUB-URBAN RANCH)
PROPOSED ZONING:	TO BE DETERMINED

BUILDING AREA:

BLDG A:	17,400 SQ. FT.
BLDG B:	2,500 SQ. FT.
BLDG C:	15,700 SQ. FT.
BLDG D:	4,825 SQ. FT.
BLDG E:	
1ST FLOOR:	41,100 SQ. FT.
2ND FLOOR:	41,350 SQ. FT.
SELF STORAGE SUBTOTAL:	122,875 SQ. FT.
OFFICE:	1,878 SQ. FT.
TOTAL:	124,753 SQ. FT.

** SETBACK INCREASED FOR DECELERATION LANE, IF REQUIRED

THIS SITE PLAN IS CONCEPTUAL IN NATURE ONLY AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH CITY OF PEORIA INFRASTRUCTURE DESIGN GUIDELINES AND CITY CODES.

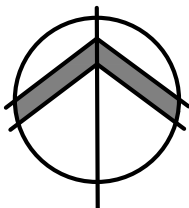
DOLLAR SELF STORAGE

PEORIA, AZ

CONCEPTUAL SITE PLAN

11/21/16

SCALE: 1" = 30'-0"



Appendix A

Landscape Plan (color)

LANDSCAPE AREAS		Required	Provided
A. On-Site Landscape Areas [14-35-4.A.1.]			
1. Overall On-Site			
•Industrial: 10% of Net Site Area**		18992 sq. ft.	18992 sq. ft.
•Multi-Family: 20% of Net Site Area**			
•Commercial/Other Non-Residential: 20% of Net Site Area**			
(**) Net out land use buffer & school playfields, if applicable [C]]			
B. Street Frontage Buffer [14-35-4.A.2.]			
1. Commercial / Multi-Family: 15' wide strip (on-site) along street frontage		_____ lin. ft.	_____ lin. ft.
2. Schools: 15' wide strip (on-site) along arterial street frontage / 10' others		_____ lin. ft.	_____ lin. ft.
3. Industrial: 10' wide strip (on-site) along street frontage		9800 lin. ft.	9800 lin. ft.
C. Land Use Buffer [14-35-4.A.3.]			
1. O-1/C-1 Districts abutting all residential districts: 50' wide		4660 sq. ft.	4660 sq. ft.
2. Other Non-Residential Districts abutting all residential districts: 30' wide		_____ sq. ft.	_____ sq. ft.
3. Multi-Family Districts abutting single-family districts: 20' wide		_____ sq. ft.	_____ sq. ft.
PLANT QUANTITIES		Required	Provided
<u>On-Site Landscape Areas [14-35-4.A.1.a.]</u>			
<i>Multi-Family and Non-Residential</i>			
D. Trees: 1 per 400 sq. ft. of req. landscaping (see A.1.)		48 trees	64 trees
E. Shrubs: 5 per 400 sq. ft. of req. landscaping (see A.1.)		298 shrubs	298 shrubs
<i>Schools</i>			
F. Trees: 1 per 800 sq. ft. of req. landscaping (see A.1.)		_____ trees	_____ trees
G. Shrubs: 1 per 800 sq. ft. of req. landscaping (see A.1.)		_____ shrubs	_____ shrubs
<u>Street Frontage Buffer Plantings [14-35-4.A.2.]</u>			
H. Trees: 1 per 25 lin. ft. of street frontage		88 lin. ft. ADJUSTED TO 105 lin. ft.	5 trees
I. Shrubs: 5 per 25 lin. ft. of street frontage		88 lin. ft. ADJUSTED TO 105 lin. ft.	4 trees
		DUE TO FRONTAGE IN DEDICATION	25 shrubs
		SETBACK P.U.E.	18 shrubs
<u>Land Use Buffer Plantings [14-35-4.A.3.]</u>			
J. Trees: 3 per 1,000 sq.ft. of required buffer area (24" box min.)		15 trees	15 trees
K. Shrubs: 5 per 1,000 sq.ft. of required buffer area (5 gallon min.)		29 shrubs	29 shrubs
TOTALS		Required	Provided
Total Landscape Areas (A + B + C)		8800 sq. ft.	8800 sq. ft.
Total Trees (D + F + H + J)		68 trees	85 trees
Total 24" Box Trees (50% of total required trees)		34 trees	42 trees
Total Shrubs (E + G + I + K)		449 shrubs	449 shrubs

December 2012

TREES - 24" BOX & 36" BOX

WILLOW ACACIA (ACACIA SALICINA)

SISSOO TREE (DALBERGIA SISSOO)

THORNLESS MESQUITE (PROSOPIS HYBRID)

EVERGREEN ELM (ULMUS PARVIFOLIA)

SHRUBS - 5 GAL. MIN.

BUSH BOUGAINVILLEA (BOUGAINVILLEA 'FLAME')

YELLOW BIRD OF PARADISE (CAESALPINIA GILLIESII)

FAIRY DUSTER (CALLIANDRA CALIFORNICA)

OUTBACK CASSIA (CASSIA SPECIES)

BLUE BELLS (EREMOPHILA HYGROPHANA)

WINTER BLAZE (EREMOPHILA GLABRA SSP. CARNOSA)

HEAVENLY CLOUD SAGE (LEUCOPHYLLUM HYBRID)

BAJA RUPELLIA (RUPELLIA PENINSULARIS)

BELLS OF FIRE (TEGOMA HYBRID)

ACCENT PLANTS - 5 GAL. MIN.

AGAVE (AGAVE SPECIES)

ALOE VERA (ALOE VERA)

DESERT SPOON (DASYLIRON WHEELERI)

RED YUCCA (HESPERALOE PARVIFLORA)

LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)

YUCCA SPECIES (YUCCA)

GROUNDCOVER - 5 GAL. MIN.

'OUTBACK SUNRISE' (EREMOPHILA GLABRA)

LANTANA HYBRID (BANDANA RED)

LANTANA HYBRID (BANDANA ROSE)

DECOMPOSED GRANITE

3/8" MINUS - 2" DEPTH. COLOR: 'EXPRESS ARMOR'

1. ABANDONMENT OF 33' PATENT EASEMENT TO OCCUR ALONG CAMINO DE ORO AND 101ST AVENUE
2. IF PATENT EASEMENT ABANDONMENT DO NOT OCCUR, THE LANDSCAPE BUFFER/BUILDING SETBACKS WILL BE 22- FEET WIDE ALONG CAMINO DE ORO AND 12- FEET WIDE ALONG 101ST AVENUE AFTER DEDICATION OF 25' RIGHT OF WAY ALONG AFOREMENTIONED ROADWAYS
3. SALVAGEABLE STATUS OF THE EXISTING SAGUAROS ON SITE WILL BE ASSESSED BEFORE FINAL COMPLETION OF LANDSCAPE PLANS

GROSS SITE AREA: 196,456 SQ. FT. (4.51 ACRES)
NET SITE AREA: 189,922 SQ. FT. (4.36 ACRES)
REQUIRED LANDSCAPE AREA: (189,922 X .10) 18,992 SQ. FT. (.44 AC)
PROVIDED LANDSCAPE AREA: 50, 120SQ. FT. (1.15AC)

PLS - 1 PRELIMINARY LANDSCAPE PLANS

PRELIMINARY LANDSCAPE PLAN

PLS - 1



~~A~~-1



Appendix A

Site Plan









LAKE PLEASANT PKWY (EAST ELEVATION)



BLDG C NORTH ELEVATION

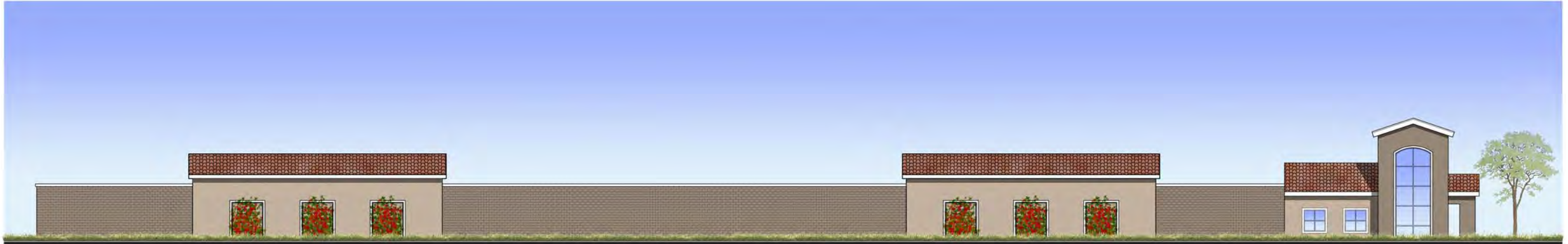
DOLLAR SELF STORAGE

PEORIA, AZ

PERIMETER ELEVATIONS

10/10/16

SCALE: 1" = 10'-0"



BUILDING A SOUTH ELEVATION

OFFICE



WEST ELEVATION

DOLLAR SELF STORAGE

PEORIA, AZ

PERIMETER ELEVATIONS

08/22/16

SCALE: 1" = 10'-0"

ARIELL VALLI B1
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ariell@vallarch.com

Summary of Neighborhood Meeting

Dollar Self Storage / N/NWC Lake Pleasant Parkway and Pinnacle Peak Road

(Application Numbers: GPA16-0002, Z16-0005 & SP16-0017 /
Minor General Plan Amendment, Rezoning, and Site Plan)

Date and Time: Tuesday, July 19th, beginning at 6:00 p.m.

Location: Sunrise Mountain Branch Library
21109 N. 98th Avenue, Peoria, AZ 85382

The meeting began at 6:00 p.m.

Approximately 15 people were in attendance at the meeting. Also in attendance were Peoria City Councilmember [REDACTED], Council Assistant [REDACTED], and [REDACTED], Senior Planner with the City of Peoria. A copy of the meeting sign-in sheet is attached as Exhibit A.

Rod [REDACTED] and Greg [REDACTED] of Earl, Curley and Lagarde, provided a presentation of the project.

To inform people of the meeting, 48 letters were mailed-out to every property owner within 600-feet of the subject site (38), and also to every registered/provided neighborhood organization or homeowners' association within one-mile of the subject site (10). Previous to the mailing, outreach had been provided by Rod [REDACTED] via phone, email and in-person. A copy of the mailing and the mailing list are attached as Exhibits B and C, respectively.

[REDACTED] presented an overview of the project and the zoning process. Exhibits for the presentation included poster-sized boards showing the site/landscape plan, aerial photos, building elevations, a line-of-sight exhibit, and colored perspective exhibits.

Comments received included the following (in the general order of when the topic was mentioned); responses are immediately after each comment, in *italics*, as well as commentary, in both *italics* and in (parentheses):

- What use is proposed for the retail portion of the development?

We stated that at this time, the proposed uses are generally neighborhood commercial in nature – similar to the C-2 zoning district – as requested under the proposed PAD. We further noted that the limiting factor is the area available for the retail, which is not very large.

We further noted that we are aware that this particular issue causes the most concerns with the neighbors and City staff.

(this comment was expressed by an overwhelming majority of the attendees)

- Retail won't be supported by the neighbors until the specific use(s) is identified?

As noted above, at this time the specific use is unknown. We will continue to work with our client and the City to narrow-down the uses that may occur.

- Why was this site chosen for the proposed self-storage facility?

This site was available and met the criteria for Dollar Storage, which includes access and visibility.

- Homeowners in the area were assured when they purchased/built their homes that the entire area, and specifically the site, were to be developed as single-family homes on one-acre lots. Why is that changing?

We stated that anyone, at any time – including any of them – can take a proposal forward to change the zoning of their property. As in our project, there is no guarantee of success. This neighborhood meeting is part of the zoning process to realize the development proposal for this particular site.

- Why does the height of the exterior wall along the north need to be 14-feet?

We stated that the height of the exterior wall is related to the interior height of the units themselves, which need sufficient clearance to accommodate a rolling-type door. The height also serves to screen the interior roof of the two-story building.

A site-line exhibit was provided to graphically depict how this works.

We further stated that we would discuss the possibility and ability to lower the wall height with our client and the client's architect.

- Can the wall along the north be extended eastward towards Lake Pleasant Parkway to screen the proposed retail?

We stated that we would discuss this with our client, and that it would take City approval to allow the wall to extend past (eastward) of the mini-storage component of our project.

- What effect will the proposed development have on property values for the existing homes in the area?

We stated that we don't believe that having this low-impact and well-screened/landscaped project will have any detrimental effect on housing values in the area.

We noted anecdotal evidence of discussions with homeowners next to mini-storage facilities that occurred several years after the mini-storage was developed, in which the homeowner noted that it had no effect on them or their property values.

(we will attempt to find research substantiating this)

- What is the size of the trees that are to be placed along the north / Camino de Oro, and can they be increased in size?

We noted that the trees along Camino de Oro are all to be 36-inch box trees.

- The proposed development will change the character of the area.

We acknowledged that although it is a change from single-family residential, which is what is allowed under the current zoning, the proposed self-storage facility would be a great neighbor and will actually maintain the character of the area in that it will be well-designed, have a significant landscape buffer and setbacks, and provide very little traffic.

We also noted that unlike proposed housing with frontage onto Camino de Oro, this project has no access onto Camino de Oro and therefore will not add any traffic to Camino de Oro.

- What is happening on the parcels to the south and west?

We are unaware of what is proposed for the properties to the south and west. We noted that the property to the south already has commercial zoning (C-2).

- What is difference between C-2 and PAD?

C-2, also known as Commercial, is a zoning district which allows a myriad of retail, service, office and other commercial uses. The property to the south has C-2 zoning.

Our proposal is for a Planned Area Development ("PAD"), in which we are seeking commercial uses similar to those allowed in C-2, but are working with staff to limit the uses.

- The use of Lake Pleasant Parkway for access will require U-turns at Avenida del Sol for north-bound traffic, and U-turns at Pinnacle Peak for south-bound traffic – this will be dangerous due to the high traffic volumes and speeds on Lake Pleasant.

We are and will be working with the City and with a traffic consultant to make sure that our development doesn't pose any danger related to traffic.

Staff noted that they are seeking secondary access to the development via the development of 101st Avenue from Pinnacle Peak Road to our site, and possibly northward to Camino de Oro.

- Can you keep construction traffic, parking and access away from Camino del Oro

We stated that yes, we can work with the developer and their contractors to make sure that no construction-related traffic, parking or access occurs on Camino de Oro.

- Can you provide a gate for Camino del Oro

We stated that we would be unwilling to provide a gate for Camino de Oro. We are unsure of the status of this roadway (public or private), and that the neighbors would need to research this for themselves and then determine the best course of action.

We noted that the roadway is likely needed for emergency vehicle access, and that there may be neighbors further down Camino de Oro that would oppose any type of gate.

- Can you provide a directional signage so that people don't mistakenly take Camino del Oro?

We noted that as long as we can receive City approval, we are more-than-willing to place some type of directional signage on our site, but near the intersection of Lake Pleasant Parkway and Camino de Oro, to make people aware of the entrance to the mini-storage.

- If the retail area were to go away, could the two-story building be lowered to one-story, and the square footage placed on the retail area?

We stated that if this scenario occurred (retail going away), we would discuss this with our client and the architect.

- How will the site be lighted?

We stated that lighting will be wall-mounted type lighting, not pole mounted, and therefore not visible outside of the development.

- What type of roofing materials will be used, and can they be of a desert-type color?

We stated that we are unaware of the specific roofing materials, but that we would speak to our client and architect about the ability to have desert-type color roofing.

The meeting concluded at about 7:00 p.m.

Follow-up:

As a result of this meeting, we will be working with our client and the client's architect to address the issues noted above.

Upon the completion of our review of these comments, and if any changes are made, a revised site plan and other exhibits will be prepared and made available to all residents, as well as provided to the City of Peoria.

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

June 29, 2016

**RE: Neighborhood Meeting
General Plan Amendment (Minor), Rezoning, and Site Plan
(Application Numbers: GPA16-0002, Z16-0005 & SP16-0017)
N/NWC Lake Pleasant Parkway and Pinnacle Peak Road**

Dear **Property Owner** or **Registered Neighborhood Organization**:

The purpose of this letter is to inform you that our office, on behalf of Dollar Self Storage, has filed for a minor General Plan Amendment, Rezoning for Planned Area Development ("PAD"), and Site Plan requests to allow a mini/self-storage facility and future retail uses comprising approximately 4.36 acres, and located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road (See Exhibit A – Aerial Photo & Vicinity Map). In addition to the information in this letter we would also like to invite you to attend our neighborhood meeting to learn more about our requests.

The requests are for:

- Minor General Plan Amendment from "Residential Estate" to "Neighborhood Commercial";
- Rezoning from Suburban Ranch (SR-43) to Planned Area Development (PAD); and,
- Site Plan / Conceptual Development Plan approval for the proposed self-storage facility and to indicate the location for the future commercial;

The intent of this request is to establish one overall PAD with specific standards to guide the development for the subject property.

We would like to invite you to our Neighborhood Meeting on:

When: **Tuesday, July 19th, at 6:00 p.m.**
Where: **Sunrise Mountain Branch Library
21109 N. 98th Avenue, Peoria, AZ 85382**

Dollar Self Storage is recognized as one of the nation's premier developers of mini-storage facilities in terms of site design and architecture, and this location is indicative of their past projects. Along both Camino de Oro and Lake Pleasant Parkway, a significant landscape buffer, with a double row of trees, is to be provided (see Exhibit B – Conceptual Site / Landscape Plan).

Please note on the Conceptual Site/Landscape Plan that access is limited to Lake Pleasant Parkway only – no access is proposed onto Camino de Oro.

Within the development itself, buildings along the perimeter of the site are single-story in height and placed behind the landscaped buffer noted above, and will be designed with a southwest-type architectural theme (see Exhibit C – Building Rendering).

The project will consist of a mini-storage facility on approximately 2/3's of the property, with future commercial indicated along the Lake Pleasant Parkway frontage of the site. Within the mini-storage portion of the development, a climate-controlled storage area will be provided.

At the present time, the use proposed for the commercial portion of the site is unknown. Uses that may occur are retail, commercial, office and service uses typically listed as a permitted and conditionally permitted use in the C-2 zoning district.

If you are unable to attend and review our proposal, please contact me with any questions or comments. You may also contact our in-house planner, Greg [REDACTED], at [REDACTED] e-mail at [REDACTED], or via regular mail at the address listed on the header. The City's project coordinator for this project is Sean [REDACTED] who can be reached at [REDACTED], or via email at [REDACTED].

We hope you can join us on Tuesday, July 19th, 2016, but if you cannot, please contact me or our planning consultant Greg [REDACTED] with any questions or comments.

Very truly yours,

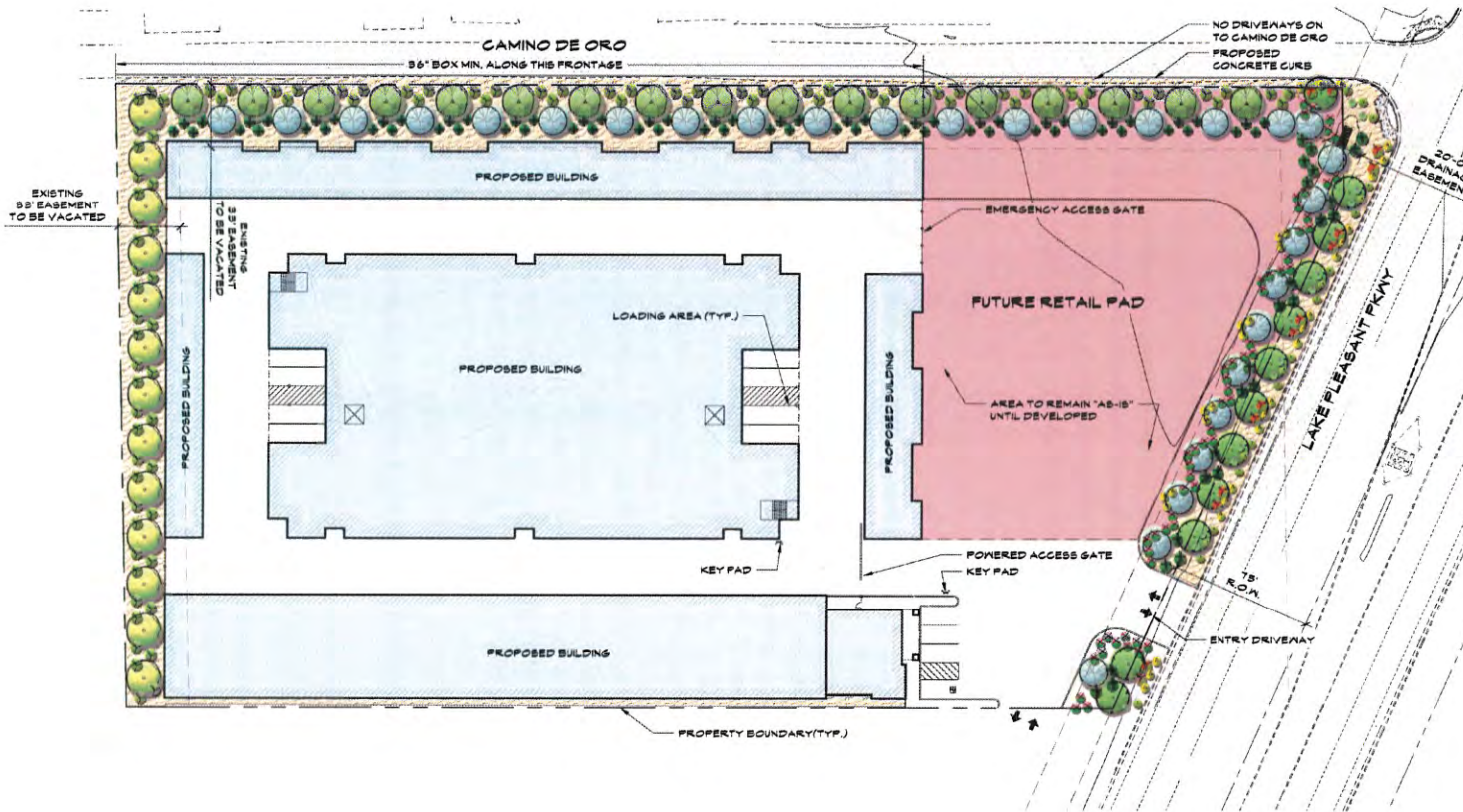
[REDACTED]
Rodney Q. [REDACTED]

RQJ/gel

Attachments: Exhibit A – Aerial Photo of Site & Vicinity Map
Exhibit B – Conceptual Site / Landscape Plan
Exhibit C – Rendering of Site

Exhibit A – Aerial Photo of Site & Vicinity Map





PLANT PALETTE

TREES - 24" BOX x 36" BOX

- MULBERRY (MULBERRIS ALBA)
- MASTIC TREE (PISTACIA LENTICULUS)
- SISSOO TREE (DALBERGIA SISSOO)
- THORNLESS MESQUITE (PROSOPIS HYBRID)
- THORNLESS PALM VERDE (PARKINSONIA HYBRID)

SHRUBS - 5 GAL. MIN.

- BUSH BOUGAINVILLEA (BOUGAINVILLEA FLAME)
- YELLOW BIRD OF PARADISE (CAESALPINIA GILLESPII)
- FAIRY DUSTER (CALLIANDRA CALIFORNICA)
- OUTBACK CASSIA (CASSIA SPECIES)
- BLUE BELLS (EREMOPHILA HYDROPHANA)
- WINTER BLAZE (EREMOPHILA GLABRA 95% CARNOSA)
- HEAVENLY CLOUD SAGE (LEUCOPHYLLUM HYBRID)
- BAJA RUPELLIA (RUPELLIA PENINSULARIS)
- BELLS OF FIRE (TECOMA HYBRID)

ACCENT PLANTS - 5 GAL. MIN.

- AGAVE (AGAVE SPECIES)
- ALOE VERA (ALOE VERA)
- DESERT SPOON (DASTYLIRION WHIELERI)
- RED YUCCA (HESPERALOE PARVIFLORA)
- LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)
- YUCCA SPECIES (YUCCA)

GROUNDCOVER - 5 GAL. MIN.

- OUTBACK BURNING (EREMOPHILA GLABRA)
- LANTANA HYBRID (LANTANA RED)
- LANTANA HYBRID (LANTANA ROSE)

DECOMPOSED GRANITE

3/4" SCREENED - 2" DEPTH. COLOR: EXPRESS ARMOR

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADAR LOW WATER USE PLANT LIST AND CONFORM TO UTILITY EASEMENT APPROVED PLANT LISTS.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. ABANDONMENT OF 33' PATENT EASEMENT TO OCCUR.

SITE DATA:

GROSS SITE AREA: 139,486 SQ. FT. (4.91 ACRES)
NET SITE AREA: 129,422 SQ. FT. (4.36 ACRES)
REQUIRED LANDSCAPE AREA: (139,422 X .10) 13,942 SQ. FT. (4.4 AC)
PROPOSED LANDSCAPE AREA: 80,120 SQ. FT. (1.13 AC)

SHEET INDEX:

PLS - 1 PRELIMINARY LANDSCAPE PLANS

DOLLAR SELF STORAGE PEORIA

PRELIMINARY LANDSCAPE PLAN

S.W.C OF LAKE PLEASANT PARKWAY AND CAMINO DEL ORO

MAY 16, 2016

PLS - 1

SCALE: 1"=30'-0"



A



H - 10

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: RE: Protest of application GPA16-0002, Z16-005 & Sp16-0017
Date: Wednesday, June 15, 2016 7:44:31 PM

Mr. Allen,

Thank you for your response I appreciate further communication on this proposal.

I think I need to clarify my traffic concern. I am aware the site proposes only access from Lake Pleasant Parkway. My concern is that any clients east or south of this location will require the use of the u turn lane on Lake Pleasant Parkway and Avenida del Sol to gain access as Lake Pleasant Parkway is a divided roadway with no access from the north bound lane. Those of us that live on Camino DE Oro must use that same u turn lane to access our homes. It is not unusual to sit for some time to clear the u turn at present. Adding significant traffic flow to this choke point will exacerbate this congestion.

Thank you

Carl [REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Protest of application GPA16-0002, Z16-005 & Sp16-0017
Date: Wednesday, June 15, 2016 4:42:00 PM

My husband and I are the owners of [REDACTED] and we 100% concur with [REDACTED] email to you regarding the rezoning of the property across the street from us. We specifically looked at the zoning of that property before we purchased our home to make sure that it would be the same type of homes that match our neighborhood to retain and maintain the value of our property. We are in a higher end neighborhood and a storage facility located across the street from our homes will definitely degrade the values of our homes and we are 1000% against the rezoning of this property.

I also request to keep apprised of any further meetings or information concerning the rezoning of this property.

Thank you.

LeAnn [REDACTED]
Victor [REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] <[REDACTED]>
Subject: Zoning Protest of application GPA16-0002, Z16-005 & Sp16-0017
Date: Thursday, June 30, 2016 9:09:46 AM

My wife and I are the own and reside at of [REDACTED] and we do not want to see the rezoning of the property across the street from us. We specifically looked at the zoning of that property before we purchased our home to make sure that it would be the same type of homes that are already standing in our neighborhood to retain and maintain the value of our property. We are in a higher end neighborhood and a storage facility located across the street from our homes will definitely degrade the values of our homes and we are 1000% against the rezoning of this property. The additional traffic flow and just merely the eye sore from having a commercial storage facility at the end of our street is not conducive to what the current zoning was when we purchased our home.

I also request to keep apprised of any further meetings or information concerning the rezoning of this property.

--

Spencer [REDACTED]
[REDACTED]

CONFIDENTIALITY NOTICE: This electronic mail transmission is intended only for use by the addressee(s) named herein and may contain information that is confidential, privileged, or proprietary. Distribution to anyone other than the addressee is prohibited. If you are not the intended recipient, you are not authorized to read, print, retain, copy or disseminate this message, any part of it, or any attachments. If you have received this message in error, please permanently delete this message and any attachments without reading the content and notify the sender immediately of the inadvertent transmission.

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: Monday, October 17, 2016 6:45:10 PM
Attachments: [City of Peoria Group Letter 10_17_20160001.pdf](#)

Good evening,

Attached are the signed group letters from the neighbors for the proposed Dollar Self Storage project. You will see they address street improvements, specifically the neighbors are requesting the money for improving Camino de Oro not be placed in escrow but the road be improved. Also, there remains question as to what is the status of the second level as any other sites with it are underground.

Thank you,
Randy and Dawn [REDACTED]

PETITION

Page 1 of 3

September 29, 2016

City of Peoria
Planning and Community Development
Attention: Sean Allen, Senior Planner
9875 North 85th Avenue
Peoria, AZ 85345

Re GPA16-0002, Z16-0005 and SP16-0017/Dollar Self Storage & Retail pad

Dear Mr. Allen,

It has come to our attention the City of Peoria will require the patent easement along Camino de Oro be dedicated and require the developer to place monies into an escrow account for possible future improvement. The surrounding neighbors have chosen to send a group response to this as follows:

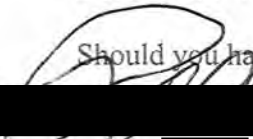
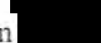
Currently the north half of Camino de Oro is in the county, not City of Peoria, and is paved. This pavement was not provided by the city/county, is very thin and not intended to handle any commercial traffic volume or ongoing large vehicles, such as moving trucks. The developer's current plan is to abandon the road easement, not improve their half of Camino de Oro and have a 30' landscape buffer. Unfortunately, their current plan would result in having the present strip of paved road with a strip of either unfinished land (the dedicated roadway the City of Peoria is requiring) before the landscape buffer. This plan should NOT be approved across from custom homes, or any residential homes for that matter, for any developer to leave this unimproved when a project is complete. All residents will be extremely displeased if this is allowed to happen as there is potential to damage our current road (Camino de Oro); it will be an eyesore for the current residents and their visitors; potentially impact their residential property resale value; possibly impact the value of the vacant residential lots; and make surrounding homes/lots more difficult to sell. The project itself already has the potential to negatively impact our property values (according to research articles provided in a previous email by Randy and Dawn [REDACTED]) and having this will only potentiate the devaluation. The City of Peoria should require the developer to improve Camino de Oro at the time of the project construction, not place monies in escrow, by paving Camino de Oro 12 feet each side of centerline and any other improvements required by the City of Peoria current standards for a residential roadway to gain approval for the project prior to the 30' buffer on the northern border of the proposed project. The developer should also be required to improve 101st Avenue as ingress/egress for Dollar Self-Storage as traffic on Lake Pleasant Parkway is continually increasing due to area growth. Camino de Oro should not be improved with intent as ingress/egress for Dollar Self-Storage.

Commercial projects should be required to develop their property completely versus what is least expensive for lowest monetary outlay, quick cost recoupment and faster return on investment. Understandably, the goal is for commercial projects to be income producing, however, it should not be at the expense of the surrounding residents.

An additional concern that was discussed at length during the community meeting was the site having a second story. At that time, it was suggested to remove the commercial area, reduce the project to one story which would allow the developer to increase storage capacity recovering the lost capacity from the second level. Everyone agreed at the time this was a good solution and contributes to resolving the tall wall height. Online review of other sites shows there are none in Arizona appear with two-stories above ground. In fact, the newer facility in Glendale, AZ, built in 2014, has the second level built as a basement. Further information has not been provided as to this second floor being removed. This is a significant area of contention for the neighbors.

Please forward this letter to the City Board of Supervisors and any other pertinent areas review the referenced project.

Should you have any questions/concerns, please contact:

 10-13-16  10/13/16
 Randy  Date Dawn  Date
 e Oro
 

 Name Date

 Address

 City, State, Zip

 Phone

 Name Date

 Address

 City, State, Zip

 Phone

 Name Date

 Address

 City, State, Zip

 Phone

 Name Date

 Address

 City, State, Zip

 Phone

September 29, 2016

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Should you have any questions/concerns, please contact:

Randy [redacted] Date
[redacted] e Oro
[redacted]
[redacted]

Dawn [redacted] Date
[redacted] e Oro
[redacted]
[redacted]

[redacted] 10/16/2016
Name Date
[redacted]
City, State, Zip
[redacted]
Phone

[redacted] 10-16-2016
Name Date
[redacted]
City, State, Zip
[redacted]
Phone

Name Date
Address
City, State, Zip
Phone

Name Date
Address
City, State, Zip
Phone

September 29, 2016

City of Peoria
Planning and Community Development
Attention: Sean Allen, Senior Planner
9875 North 85th Avenue
Peoria, AZ 85345

Re GPA16-0002, Z16-0005 and SP16-0017/Dollar Self Storage & Retail pad

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Should you have any questions/concerns, please contact:

Randy [redacted] Date [redacted]
[redacted]
[redacted]

Dawn [redacted] Date [redacted]
[redacted]
[redacted]

11/1/14
[redacted] 10-1-14
Name [redacted] Date [redacted]
[redacted]
City, State, Zip [redacted]
Phone [redacted]

LeAnn [redacted] 10-1-14
[redacted]
Name [redacted] Date [redacted]
[redacted]
City, State, Zip [redacted]
Phone [redacted]

Name [redacted] Date [redacted]
Address [redacted]
City, State, Zip [redacted]
Phone [redacted]

Name [redacted] Date [redacted]
Address [redacted]
City, State, Zip [redacted]
Phone [redacted]

September 29, 2016

City of Peoria
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Should you have any questions/concerns, please contact:

Randy [REDACTED] Date

[REDACTED]
[REDACTED]

10-1-16
[REDACTED] 10-1-16

Name Date

[REDACTED]

City, State, Zip

[REDACTED] - [REDACTED]

Phone

Name Date

Address

City, State, Zip

Phone

Dawn [REDACTED] Date

[REDACTED]
[REDACTED]

Name Date

Address

City, State, Zip

Phone

Name Date

Address

City, State, Zip

Phone

September 29, 2016

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Dear Mr. Allen,

It has come to our attention the City of Peoria will require the patent easement along Camino de Oro be dedicated and require the developer to place monies into an escrow account for possible future improvement. The surrounding neighbors have chosen to send a group response to this as follows:

Currently the north half of Camino de Oro is in the county, not City of Peoria, and is paved. This pavement was not provided by the city/county, is very thin and not intended to handle any commercial traffic volume or ongoing large vehicles, such as moving trucks. The developer's current plan is to abandon the road easement, not improve their half of Camino de Oro and have a 30' landscape buffer. Unfortunately, their current plan would result in having the present strip of paved road with a strip of either unfinished land (the dedicated roadway the City of Peoria is requiring) before the landscape buffer. This plan should NOT be approved across from custom homes, or any residential homes for that matter, for any developer to leave this unimproved when a project is complete. All residents will be extremely displeased if this is allowed to happen as there is potential to damage our current road (Camino de Oro); it will be an eyesore for the current residents and their visitors; potentially impact their residential property resale value; possibly impact the value of the vacant residential lots; and make surrounding homes/lots more difficult to sell. The project itself already has the potential to negatively impact our property values (according to research articles provided in a previous email by Randy and Dawn [REDACTED]) and having this will only potentiate the devaluation. The City of Peoria should require the developer to improve Camino de Oro at the time of the project construction, not place monies in escrow, by paving Camino de Oro 12 feet each side of centerline and any other improvements required by the City of Peoria current standards for a residential roadway to gain approval for the project prior to the 30' buffer on the northern border of the proposed project. The developer should also be required to improve 101st Avenue as ingress/egress for Dollar Self-Storage as traffic on Lake Pleasant Parkway is continually increasing due to area growth. Camino de Oro should not be improved with intent as ingress/egress for Dollar Self-Storage.

Commercial projects should be required to develop their property completely versus what is least expensive for lowest monetary outlay, quick cost recoupment and faster return on investment. Understandably, the goal is for commercial projects to be income producing, however, it should not be at the expense of the surrounding residents.

An additional concern that was discussed at length during the community meeting was the site having a second story. At that time, it was suggested to remove the commercial area, reduce the project to one story which would allow the developer to increase storage capacity recovering the lost capacity from the second level. Everyone agreed at the time this was a good solution and contributes to resolving the tall wall height. Online review of other sites shows there are none in Arizona appear with two-stories above ground. In fact, the newer facility in Glendale, AZ, built in 2014, has the second level built as a basement. Further information has not been provided as to this second floor being removed. This is a significant area of contention for the neighbors.

Please forward this letter to the City Board of Supervisors and any other pertinent areas review the referenced project.

Should you have any questions/concerns, please contact:

Randy [redacted] Date [redacted] [redacted] [redacted] [redacted] [redacted] 10/4/16 Name [redacted] Date [redacted] [redacted] City, State, Zip [redacted] Phone [redacted]	Dawn [redacted] Date [redacted] [redacted] [redacted] [redacted] 10/4/16 Name [redacted] Date [redacted] [redacted] City, State, Zip [redacted] Phone [redacted]
Name [redacted] Date [redacted] Address [redacted] City, State, Zip [redacted] Phone [redacted]	Name [redacted] Date [redacted] Address [redacted] City, State, Zip [redacted] Phone [redacted]

From: [REDACTED]
To: [REDACTED]
Subject: Dollar Self-Storage
Date: Tuesday, November 15, 2016 9:07:12 PM
Attachments: [Email to Sean_City of Peoria 11_15_2016.docx](#)

Good morning,

Attached is another letter concerning Dollar Self Storage. After reviewing the most recent site plan, I do not think the information in the latest letter was clear.

Please let me know if you have any questions.

Thank you,

Randy and Dawn [REDACTED]

November 15, 2016

City of Peoria
Planning and Community Development
Attention: Sean Allen, Senior Planner
9875 North 85th Avenue
Peoria, AZ 85345

Re GPA16-0002, Z16-0005 and SP16-0017/Dollar Self Storage; Retail pad

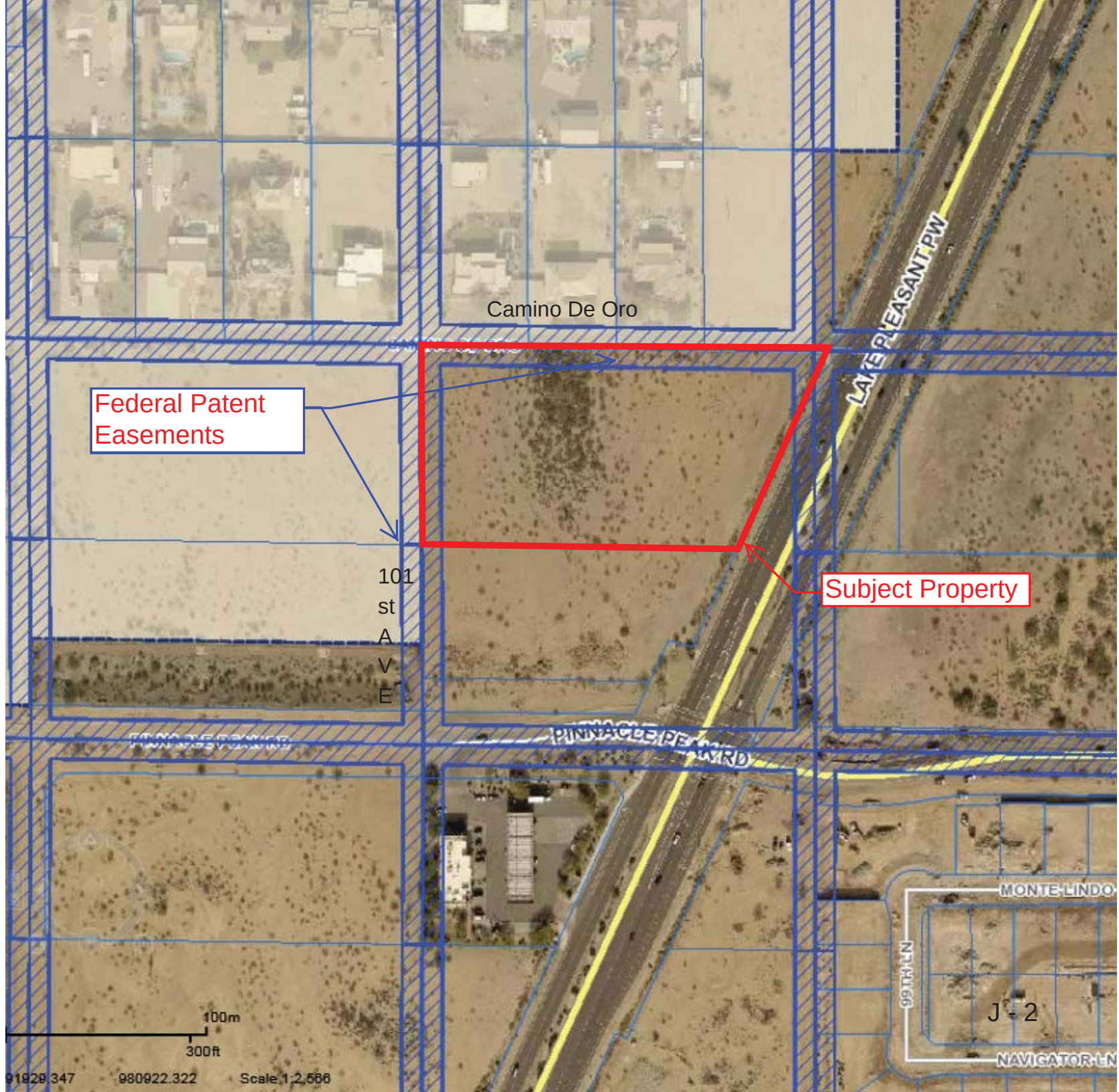
To whom it may concern,

This is in follow up to the previous petition dated September 29, 2016. After review of the latest version of the site plan dated October 17, 2016, this is to provide further clarification.

It is important to note, there is a median in the center of Lake Pleasant Parkway preventing a left turn at Camino de Oro for northbound traffic. Currently, Camino de Oro residents travelling northbound on Lake Pleasant Parkway are required to make a U-turn at Avenida del Sol and backtrack in order to turn onto their road. We disputed the median being put in, have disliked it since it was, and have had discussions with City of Peoria representatives concerning its impact related to this project. Not only is it inconvenient but poses substantial safety risk for the northbound drivers, as well as, the southbound drivers. The developer should be required to improve 101st avenue so that it connects from Pinnacle Peak to Camino de Oro so traffic can use the Pinnacle Peak signal.

Sincerely,
Randy and Dawn [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]



Camino De Oro

Federal Patent
Easements

101
st
A
V
E

Subject Property

LATE PLEASANT PW

PINNACLE PARKWAY

PINNACLE PARKWAY

MONTE LINDO

J-2

NAVIGATOR LN

100m
300ft

91828.347

980822.322

Scale 1:2,586

NON-RESIDENTIAL AND MULTI-FAMILY
SITE PLAN PLANTING DATA SHEET
(To be completed and provided on face of Landscape Plan)

LANDSCAPE AREAS		Required	Provided
A. On-Site Landscape Areas [14-35-4.A.1]			
1. Overall On-Site		18,992 sq. ft.	18,992 sq. ft.
•Industrial: 10% of Net Site Area**			
•Multi-Family: 20% of Net Site Area**			
•Commercial/Other Non-Residential: 20% of Net Site Area**			
(** Net out land use buffer & school playfields, if applicable [C])			
B. Street Frontage Buffer [14-35-4.A.2]			
1. Commercial / Multi-Family: 15' wide strip (on-site) along street frontage		lin. ft.	lin. ft.
2. Schools: 15' wide strip (on-site) along arterial street frontage / 10' others		lin. ft.	lin. ft.
3. Industrial: 10' wide strip (on-site) along street frontage		9380 lin. ft.	9380 lin. ft.
C. Land Use Buffer [14-35-4.A.3]			
1. O-I/C-1 Districts abutting all residential districts: 20' wide		4660 sq. ft.	4660 sq. ft.
2. Other Non-Residential Districts abutting all residential districts: 30' wide		sq. ft.	sq. ft.
3. Multi-Family Districts abutting single-family districts: 20' wide		sq. ft.	sq. ft.
PLANT QUANTITIES		Required	Provided
On-Site Landscape Areas [14-35-4.A.1.a]			
<i>Multi-Family and Non-Residential</i>			
D. Trees: 1 per 400 sq. ft. of req. landscaping (see A.1)		48 trees	64 trees
E. Shrubs: 5 per 400 sq. ft. of req. landscaping (see A.1)		238 shrubs	238 shrubs
Street Frontage Buffer Plantings [14-35-4.A.2]			
H. Trees: 1 per 25 lin. ft. of street frontage	9380 LN FT ADJUSTED TO 105 LN FT DUE TO FRONTAGE IN DEDICATION SETBACK & P.U.E.	5 trees	4 trees
I. Shrubs: 5 per 25 lin. ft. of street frontage		23 shrubs	18 shrubs
Land Use Buffer Plantings [14-35-4.A.3]			
J. Trees: 3 per 1,000 sq. ft. of required buffer area (24" box min.)		15 trees	15 trees
K. Shrubs: 5 per 1,000 sq. ft. of required buffer area (5 gallon min.)		23 shrubs	23 shrubs
TOTALS		Required	Provided
Total Landscape Areas (A + B + C)		33,032 sq. ft.	33,032 sq. ft.
Total Trees (D + F + H + J)		63 trees	79 trees
Total 24" Box Trees (50% of total required trees)		34 trees	42 trees
Total Shrubs (E + G + I + K)		449 shrubs	449 shrubs

- GENERAL NOTES**
- Turf (lawn) is limited to a maximum of 20% of the site area.
 - A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 1.5 trees for every required (15) gallon tree.
 - All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
 - Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
 - The Property Owner and/or Lessee shall be responsible to install/maintain all landscaping within the Right-of-Way (landscaping within ROW will count towards Street Frontage Buffer Planting requirements).
 - A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.

Site Plan Process Guide

December 2012

PLANT PALETTE

TREES - 24" BOX & 36" BOX

WILLOW ACACIA (ACACIA SALICINA)

SISSOO TREE (DALBERGIA SISSOO)

THORNLESS MESQUITE (PROSOPIS HYBRID)

EVERGREEN ELM (ULMUS PARVIFOLIA)

SHRUBS - 5 GAL. MIN.

BUSH BOUGAINVILLEA (BOUGAINVILLEA FLAME)

YELLOW BIRD OF PARADISE (CAESALPINIA GILLIESII)

FAIRY DUSTER (CALLIANDRA CALIFORNICA)

OUTBACK CASSIA (CASSIA SPECIES)

BLUE BELLS (EREMOPHILA HYGROPHANA)

WINTER BLAZE (EREMOPHILA GLABRA SSP. CARNOSA)

HEAVENLY CLOUD SAGE (LEUCOPHYLLUM HYBRID)

BAJA RUELLIA (RUELLIA PENINSULARIS)

BELLS OF FIRE (TECOMA HYBRID)

ACCENT PLANTS - 5 GAL. MIN.

AGAVE (AGAVE SPECIES)

ALOE VERA (ALOE VERA)

DESERT SPOON (DASYLIRION WHEELERI)

RED YUCCA (HESPERALOE PARVIFLORA)

LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)

YUCCA SPECIES (YUCCA)

GROUND COVER - 5 GAL. MIN.

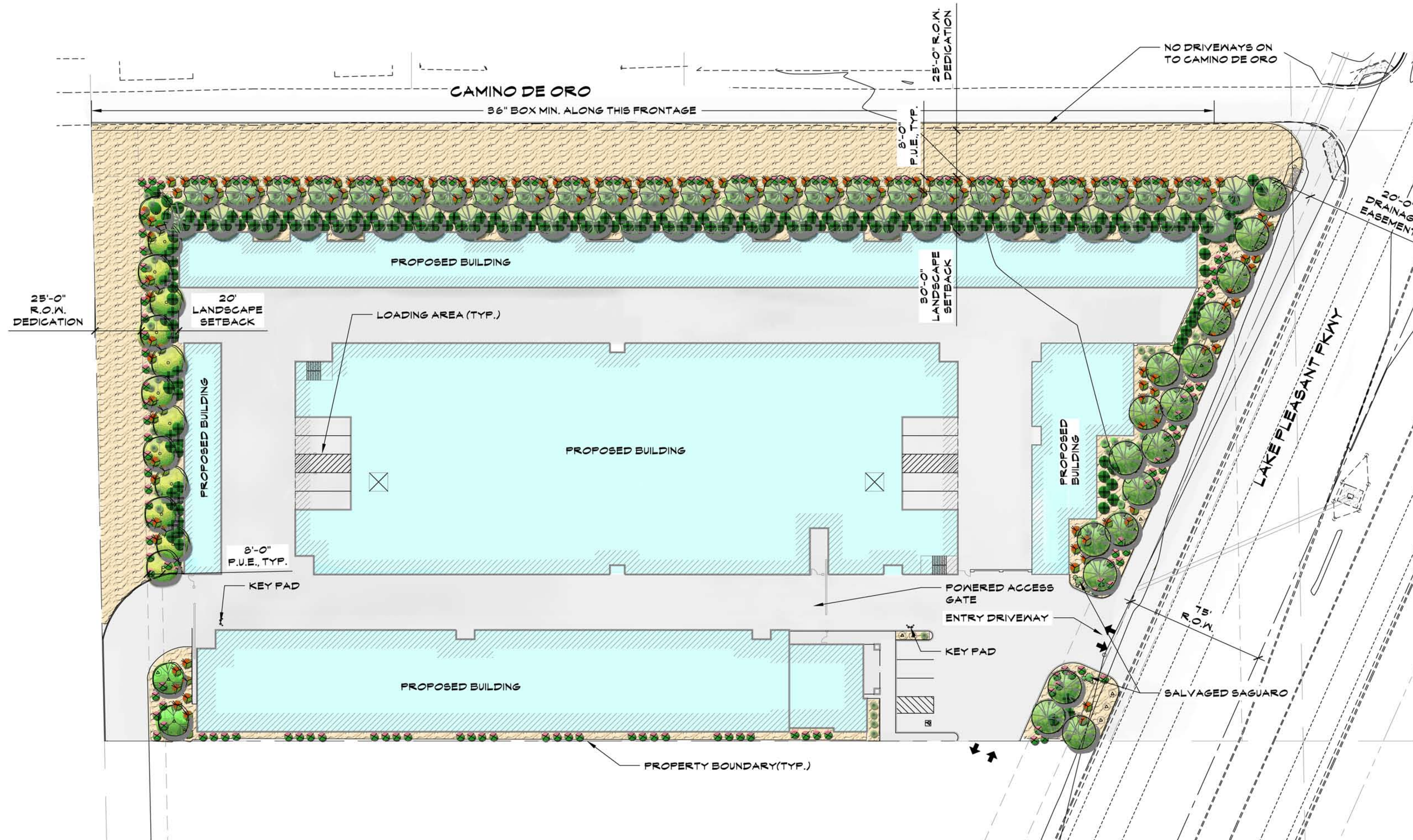
OUTBACK SUNRISE (EREMOPHILA GLABRA)

LANTANA HYBRID (BANDANA RED)

LANTANA HYBRID (BANDANA ROSE)

DECOMPOSED GRANITE

3/8" MINUS - 2" DEPTH. COLOR: 'EXPRESS ARMOR'



NOTES:

- ABANDONMENT OF 33' PATENT EASEMENT TO OCCUR ALONG CAMINO DE ORO AND 101ST AVENUE
- IF PATENT EASEMENT ABANDONMENT DO NOT OCCUR, THE LANDSCAPE BUFFER/BUILDING SETBACKS WILL BE 22-FOOT WIDE ALONG CAMINO DE ORO AND 12-FOOT WIDE ALONG 101ST AVENUE AFTER DEDICATION OF 25' RIGHT OF WAY ALONG AFOREMENTIONED ROADWAYS
- SALVAGEABLE STATUS OF THE EXISTING SAGUAROS ON SITE WILL BE ASSESSED BEFORE FINAL COMPLETION OF LANDSCAPE PLANS

SITE DATA:

GROSS SITE AREA: 196,456 SQ. FT. (4.51 ACRES)
NET SITE AREA: 18,992 SQ. FT. (4.36 ACRES)
REQUIRED LANDSCAPE AREA: (18,992 SQ. FT. X .10) 18,992 SQ. FT. (.44 AC)
PROVIDED LANDSCAPE AREA: 50,120 SQ. FT. (1.15 AC)

SHEET INDEX:

PLS - 1 PRELIMINARY LANDSCAPE PLANS

DOLLAR SELF STORAGE PEORIA

PRELIMINARY LANDSCAPE PLAN

S.W.C OF LAKE PLEASANT PARKWAY AND CAMINO DEL ORO

NOVEMBER 14, 2016



PLS - 1

SCALE: 1"=30'-0"



A-1

Exhibit K



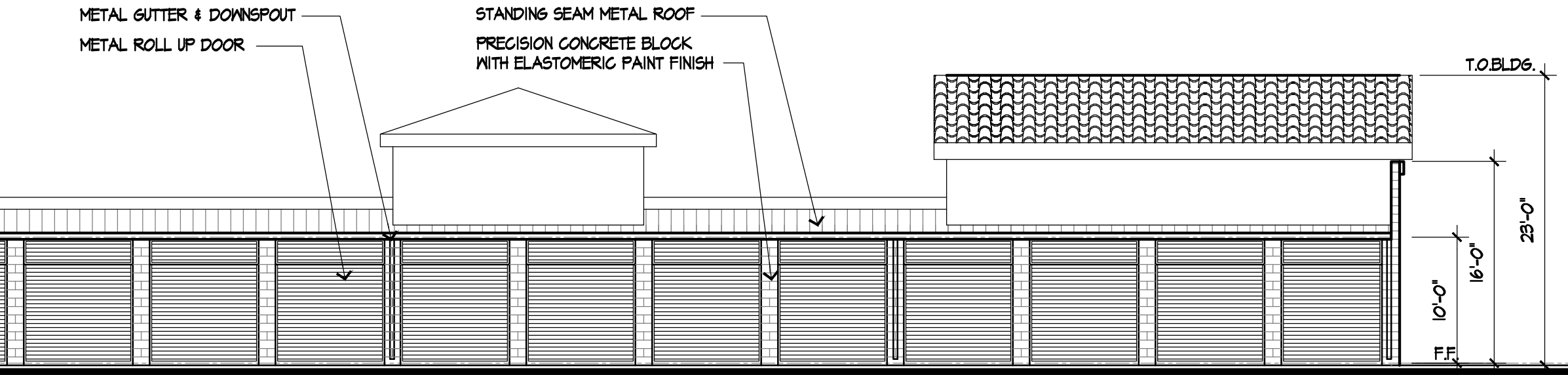












BLDG. C SOUTH ELEVATION