

Chairman
Shawn
Hutchinson

**Vice-
Chairman**
Jeff Nelson

Secretary
Jay Otlewski

Member
Bryan
Patterson

Member
Bill Louis

Member
Clay Allsop

Member
Joanna
Conde

**Alternate
Member**
John Albright

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, December 7, 2017
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 absence(s) of Chair Shawn Hutchinson and Secretary Jay Otlewski from the Planning and Zoning Commission meeting held on November 16, 2017.

2 C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 16, 2017.

3 C **CU17-15: Top Rocker Tattoo**

A request to obtain a Conditional Use Permit (CUP) for a tattoo studio. The site is located at the northwest corner of 83rd Avenue and Cactus Road within the Safeway Shopping Center and is zoned Intermediate Commercial (C-2).

Regular Agenda

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

Unfinished Business

4 R **Z17-23: 71st & Thunderbird Annexation - Initial Zoning**

A public hearing will be held to consider a request to apply initial zoning to three parcels totaling 11.82 acres that were recently annexed from Maricopa County Residential Unit Plan Development (RUPD) to City of Peoria Planned Area Development (PAD). The property is located at the northwest corner of 71st Avenue and Thunderbird Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action on case Z17-23.

New Business

5 R **GPA17-03: Southwest Corner of 83rd Avenue and Happy Valley Road**

Request for a Minor Amendment to the General Plan Land Use Map re-designating approximately 2.85 acres from Estate Density Residential (0-2 du/ac), Low Density Residential (2-5 du/ac), and Park / Open Space (max 1 du/ac)) to Office for the future development of two, one-story office buildings. The property is located at the southwest corner of 83rd Avenue and Happy Valley Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action on GPA17-03.

6 R **Z17-21: Southwest Corner of 83rd Avenue and Happy Valley Road**

A request to rezone approximately 2.85 acres from Suburban Ranch 43 (SR-43) to Office Commercial (O-1) for the future development of two (2), one-story office

buildings. The property is located at the southwest corner of 83rd Avenue and Happy Valley Road.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action on Z17-21.

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.

Updates from Staff:

City Staff will update the Planning and Zoning Commission on the status of relevant events and activities, including, but not limited to, updates on programming, special events, calendars and upcoming meetings. These items are for information only - no action will be taken.

Planning and Zoning Commission Updates and Report of Current Events:

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

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

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

Public Notice

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

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



PLANNING AND ZONING COMMISSION REPORT

Meeting December 7, 2017

Date:

Agenda Item: 1C

Case Name: Disposition of Absence

Case

Number(s):

General Application Information



PLANNING AND ZONING COMMISSION REPORT

Meeting December 7, 2017

Date:

Agenda Item: 2C

Case Name: Minutes

Case

Number(s):

General Application Information

ATTACHMENTS:

Description

PZ draft minutes 11-16-17

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 16, 2017**

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: Vice-Chair Jeff Nelson, Commissioner Clay Allsop, Commissioner Bill Louis and Commissioner Bryan Patterson

Members Absent: Chair Shawn Hutchinson and Secretary Jay Otlewski

Others Present: Adam Pruett – Planning Manager, Lorie Dever – Senior Planner, Sean Allen – Senior Planner, Jennifer Fostino – Planner, Randy Proch – Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Vice-Chair Nelson

Call for speaker request forms.

Audience: 8

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 **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 2, 2017.

2C **CU17-14: Fabio on Fire**

A request to obtain a Conditional Use Permit (CUP) for an Outdoor Dining and Seating Area for an existing restaurant, Fabio on Fire. The site is located south of the southwest corner of Lake Pleasant Parkway and 83rd Avenue and is zoned Fletcher Heights Planned Area Development (PAD).

3C **CU17-13: Native Grill & Wings Outdoor Dining Patio**

A request to obtain a Conditional Use Permit (CUP) for an Outdoor Dining and Seating Area in conjunction with a new Native Grill & Wings restaurant, located on a commercial pad at 25279 N. Lake Pleasant Parkway.

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

REGULAR AGENDA

New Business

4R Z17-22: Cross of Glory Annexation – Initial Zoning

A public hearing was held to consider a request to apply initial zoning to a recently annexed 7.52 acre property from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43). The property is located south of the intersection of 101st Lane and Jomax Road

The staff report was presented by Ms. Jennifer Fostino.

COMMISSION COMMENTS: None

COMMISSION ACTION: Commissioner Patterson moved to approve item 4R Z17-22. The motion was seconded by Commissioner Allsop and upon vote, passed unanimously.

5R Z17-23: 71st & Thunderbird Annexation – Initial Zoning

A request to apply initial zoning to three parcels totaling 11/82 acres that were recently annexed from Maricopa County Residential Unit Plan Development (RUPD) to City of Peoria Planned Area Development (PAD). The property is located at the northwest corner of 71st Avenue and Thunderbird Road.

Staff recommends item 5R be continued to the December 7, 2017 meeting of the Planning and Zoning Commission.

COMMISSION ACTION: Commissioner Allsop moved to continue item 5R Z17-23 to the December 7, 2017 meeting. The motion was seconded by Commissioner Louis and upon vote, passed unanimously.

6R **Z17-19: Metzger Residence Rezone**

A public hearing was held to rezone approximately 1 acre from Suburban Ranch 43 (SR-43) to Single Family Residential (R1-35). No development is contemplated as part of this rezoning application. The property is located at 7423 W. Rowel Road.

The staff report was presented by Mr. Randy Proch.

COMMISSION COMMENTS:

Commissioner Louis asked why the applicant was requesting the rezone if no development is anticipated.

PUBLIC COMMENTS:

Mr. Jeremiah Metzger, the applicant stated that he is moving forward on planning out his backyard and needs to understand what his development standards will be for future construction on his lot, whether it be for a tool shed, ramada, or garage.

COMMISSION ACTION: Commissioner Louis moved to approve item 6R Z17-19. The motion was seconded by Commissioner Allsop and upon vote, passed unanimously.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS:

None

UPDATES FROM STAFF:

Mr. Adam Pruett presented Commissioner Bill Louis and Ms. Leigh Strickman awards of appreciation for their service to the city and Planning Commission since 2005 and 2009 respectively.

Mr. Pruett also notified the Commission of the next meeting of the Planning Commission on December 7, 2018.

UPDATES AND REPORTS FROM THE PLANNING AND ZONING COMMISSION:

None.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:53 p.m.

Shawn Hutchinson, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting December 7, 2017

Date:

Agenda Item: 3C

Case Name: CU17-15: Top Rocker Tattoo

Case CU17-15
Number(s):

General Application Information

Proposal:

Request to obtain a Conditional Use Permit (CUP) to operate a tattoo studio within a 1,260 square foot suite at Safeway Plaza.

Location:

Safeway Plaza 12370 N. 83rd Avenue, Suite 102 (NWC of Cactus Road and 83rd Avenue)

Project Acreage:

1,260 square foot commercial suite.

Applicant:

Ernest Rojas

Project Description

A request to obtain a Conditional Use Permit (CUP) for a tattoo studio. The site is located at the northwest corner of 83rd Avenue and Cactus Road within the Safeway Shopping Center and is zoned Intermediate Commercial (C-2).

Key Items For Consideration:

1. The property located at 12370 N. 83rd Avenue is zoned Intermediate Commercial (C-2).
2. Section 21-503 requires the issuance of a Conditional Use Permit (CUP) for a tattoo studio in the C-2 District.
3. Section 21-505.K.1 provides limitations on such uses, including separation from certain specified uses (1000').
4. The applicant has demonstrated compliance with the Zoning Ordinance.
5. The City has not received any correspondence in opposition to this request.

Recommendations:

Approve Case CU17-15, subject to Conditions 1-3 as outlined in the Staff Report.

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B -Zoning Map

Exhibit C - Project Narrative

Exhibit D - Floor Plan

Exhibit E - List of Uses within 1,000 feet

BACKGROUND

Context

Top Rocker Tattoo is requesting a Conditional Use Permit (CUP) to operate a tattoo studio within a commercial suite located at 12370 N. 83rd Avenue, Suite 102, at the Safeway Shopping Center as shown in Exhibit A.

Zoning

The site is zoned Intermediate Commercial (C-2) as shown in Exhibit B. The C-2 district is intended to provide the sale of convenience goods and personal services. A Tattoo Studio is conditionally permitted within the C-2 zoning district, thereby requiring the issuance of a Conditional Use Permit (CUP).

Adjacent Uses and Zoning

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

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

	EXISTING LAND USE	GENERAL PLAN	ZONING
Subject Property	In-line shops building	Low Density Residential	Intermediate Commercial (C-2)
North	Single Family Homes	Low Density Residential	Multi-Family Residential (RM-1)
South	Parking lot, Cactus Road, then Single Family Homes	Low Density Residential	Single-Family Residential (R1-6)
East	83rd Avenue, then Single Family Homes	Low Density Residential	Intermediate Commercial (C-2) and Single-Family Residential (R1-8)
West	Safeway grocery store, then Single Family Homes	Low Density Residential	Multi-Family Residential (RM-1)

Other Related Policies and Project History

The subject site was developed in 2005 and was most recently occupied by a martial arts studio. The center has experienced a recent uptick in new occupancies. The site is part of the larger Safeway shopping center that contains another multi-tenant commercial building at the opposite end of the center and some additional in-line suites attached to the grocery store. No modifications to the interior or exterior of the suite are being proposed.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The 1,260 square foot suite is located at the northwest corner of 83rd Avenue and Cactus Road. In the Project Narrative as shown in Exhibit C, the applicant is requesting the approval of a Conditional Use Permit (CUP) to allow a Tattoo Studio.

Top Rocker Tattoo was originally located in Peoria's P83 District, at 16140 N. Arrowhead Fountains Center Drive. The site had generated mixed results for attracting new cliental. The applicant believes that the new location, with frontage along 83rd Avenue, will result in a higher yield of customers.

Top Rocker Tattoo will be open Monday through Thursday from 12:00 p.m. to 8:00 p.m. and Friday and Saturday from 12:00 p.m. to 10:00 p.m. The site is sufficiently parked for the proposed use.

Development Information

- | | |
|-----------------|-------------------------------|
| • Existing Use: | Vacant in-line suite |
| • Proposed Use | Tattoo Studio |
| • Project Size: | 1,260 square feet (Exhibit D) |

DISCUSSION AND ANALYSIS

Applicability

The site is zoned Intermediate Commercial (C-2). Within the C-2 zoning district, the issuance of a Conditional Use Permit is required for a Tattoo Studio.

Section 21-321 of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure maximum compatibility between nearby land uses.

Section 21-505.K.1. of the Peoria Zoning Ordinance provides the following limitation on Personal Services, such as a Tattoo Studio. Staff responses are in *italics*:

- a. All vehicular access shall be from arterial streets.

The subject site is located along 83rd Avenue with direct driveway access.

- b. The uses shall not be located on a lot with a property line within one thousand (1,000) feet measured in a straight line in any direction of the lot line of a Body Piercing Studio, Non Chartered Financial Institution, Pawnshop, Retail Liquor Store, Plasma Center and Tattoo Studio, Adult Use, Correctional Facility or State Local Alcohol Reception Center.

The applicant has provided a list of uses within 1,000 feet (Exhibit E). There are no conflicting uses within this required buffer.

- c. For purposes of calculating the locational requirements of this Subsection, the distance shall include those areas of Maricopa County surrounded by the City of Peoria and some other city on three or more sides. The locational requirements shall also apply to the uses regardless of whether their distance from such other use includes area within Maricopa County or some other incorporated city and regardless of whether the other use is located in Maricopa County of some other incorporated city.

The surrounding area is completely within the city of Peoria and does not contain any conflicting uses.

Compatibility With Surrounding Land Uses

The surrounding area is a mix of a grocer-anchored shopping center, professional plaza, and single-family homes to the north and east. The proposal will not be making any alterations to the building and will utilize the existing parking lot that contains a sufficient number of spaces for the proposal.

If any issues arise regarding the operation of the business, Section 21-321.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 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.

COMMUNITY INVOLVEMENT

Outreach Requirements

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site

and registered HOA's within one (1) mile, posting a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition

At the time of this writing, no responses in support or opposition have been received.

Proposition 207 Waiver

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

STAFF RECOMMENDATION

Based on the following findings:

- The proposed use is conditionally permitted within the Intermediate Commercial (C-2) zoning district; and
- The proposed use complies with the Peoria Zoning Ordinance and is compatible with the uses in the surrounding area; and
- The use, subject to the conditions of approval contained within this report, will operate in a manner that will not negatively impact the adjoining uses; and
- The applicant/owner has submitted a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined below.

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

Approve the applicant's request for a Conditional Use Permit under Case CU17-15, subject to the following conditions:

1. The development shall substantially conform to the Project Narrative (Exhibit C) and Floor Plan (Exhibit D), as contained in the staff report to the Planning and Zoning Commission dated December 7, 2017.
2. Any material expansion of the use shall require an amendment to the Conditional Use Permit.
3. Per section 21-321.B.5 of the Peoria Zoning Ordinance, the Conditional Use Permit will expire on June 7, 2019 if the use has not been exercised or a building permit has not been obtained.

REPORT PREPARED BY

Randy Proch
Planner
623-773-5164
randy.proch@peoriaaz.gov

ATTACHMENTS:

Exhibit A	Vicinity Map
Exhibit B	Zoning Map
Exhibit C	Project Narrative
Exhibit D	Floor Plan
Exhibit E	List of Uses within 1,000 feet

CU17-15 Vicinity Map



CU17-15 Top Rocker Tattoo

Applicant: Ernest Rojas

Request: The applicant is requesting a Conditional Use Permit for a Tattoo Studio

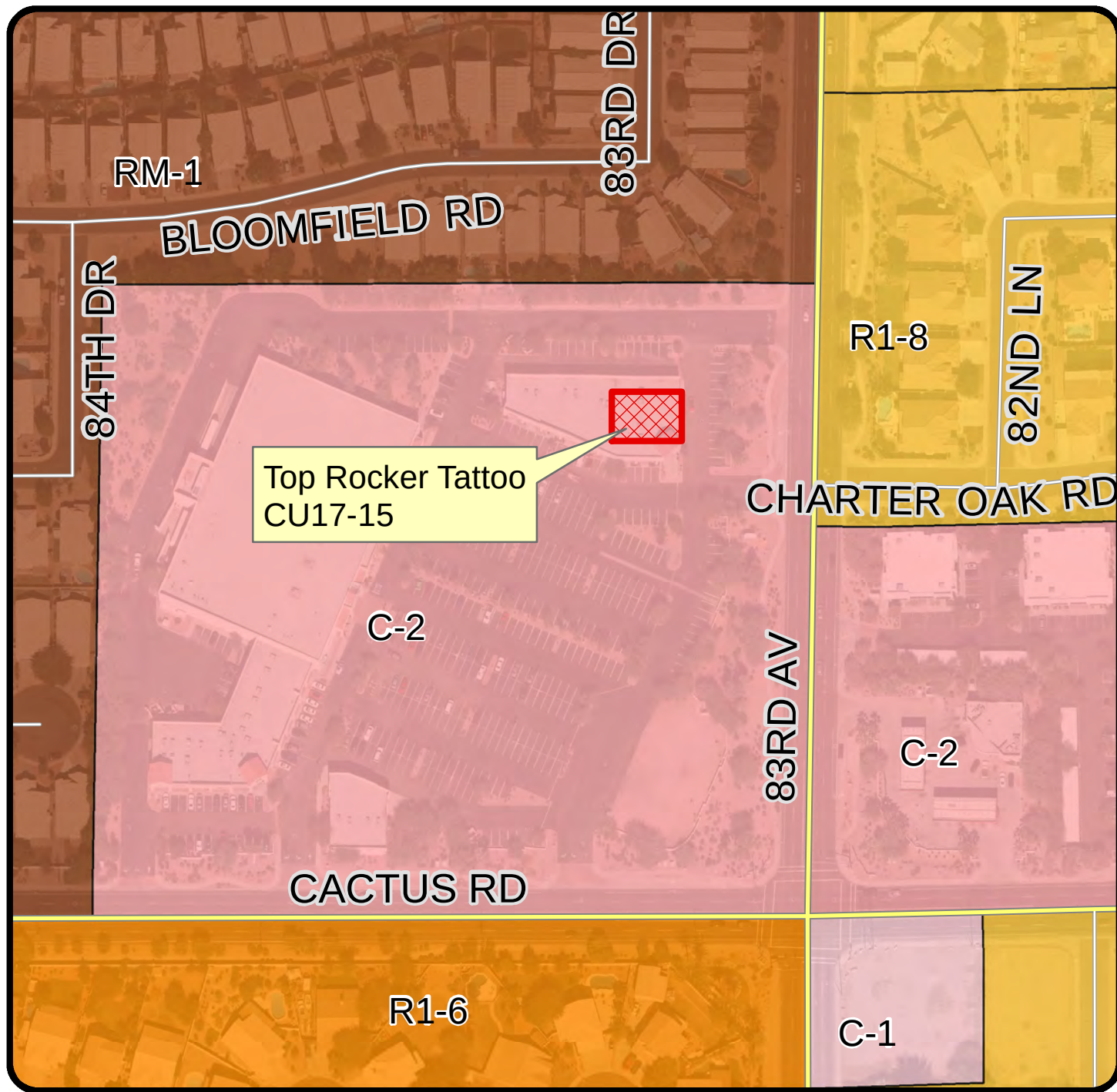
Location: The northwest corner of 83rd Avenue and Cactus Road.

Exhibit A



Not to Scale

CU17-15 Zoning Map



CU17-15 Top Rocker Tattoo

Applicant: Ernest Rojas

Request: The applicant is requesting a Conditional Use Permit for a Tattoo Studio

Location: The northwest corner of 83rd Avenue and Cactus Road.

Exhibit B



Not to Scale

City of Peoria

Narrative: Top Rocker Tattoo Studio, LLC

Top Rocker Tattoo is relocating from 16140 N. Arrowhead Fountain Center Drive Suite 101, Peoria AZ 85382 to 12370 N 83rd Ave Suite 102, Peoria AZ 85381

Top Rocker Tattoo will be in operation:
Monday through Thursday from 12:00 PM - 8:00 PM
Friday and Saturday from 12:00 PM – 10:00 PM
Closed on Sunday

There will not be any additional building in the suite and there will not be any site development. Cosmetic changes to the interior of the suite will consist of fresh paint only.

The only services offered are tattoos.

EXIT

RESTROOM

LOBBY

ENTRANCE

Safeway Shopping Center

8390 W. Cactus Road

1. JD Nails
2. Super Cuts
3. Barro's Pizza
4. Vacant
5. Your Family Dentist
6. Safeway

8376 W. Cactus Road

7. eBay Store – Suite 101/102
8. Vacant – Suite 103
9. Vacant – Suite 104

12370 N. 83rd Avenue

10. Cactus Motor Vehicle Services – Suite 101
11. Top Rocker Tattoo – Suite 102
12. Vacant – Suite 103
13. Task Fitness – Suite 104
14. Vacant – Suite 105
15. Vacant – Suite 106
16. Famers Insurance – Suite 107
17. Vacant – Suite 108
18. E&H Tuxedo – Suite 109
19. Violetta's Custom Tailoring & Alterations – Suite 110

8270 W. Cactus Road

20. Valero Gas Station and Corner Store

Copper Sky Plaza

8282 W. Cactus Road

21. Legal Type Documents - Suite 140
22. State Farm - Suite 142
23. Four Seasons Acupuncture - Suite 144
24. Vacant - Suite 146

8256 W. Cactus Road

25. Fellows Tax & Financial Services - Suite 132
26. Vacant - Suite 134/136

8232 W. Cactus Road

27. Healthy Family Chiropractic – Suite 120
28. Alternative Risk Solutions – Suite 122
29. Dr. Jasbir Bista, MD – Suite 124

8240 W. Cactus Road

30. Oakeson Physical Therapy – Suite 100

8238 W. Cactus Road

31. American Family Insurance – Suite 102
32. AmeriFirst Financial, Inc. – Suite 104



PLANNING AND ZONING COMMISSION REPORT

Meeting December 7, 2017

Date:

Agenda Item: 4R

Case Name: Z17-23: 71st & Thunderbird Annexation - Initial Zoning

Case Z17-23

Number(s):

General Application Information

Proposal:

Establish initial zoning for a newly-annexed area comprising 11.82 acres.

Location:

Northwest corner of 71st Avenue and Thunderbird Road.

Project Acreage:

11.82 acres.

Applicant:

City of Peoria

Project Description

Pursuant to State Statute (A.R.S. §9-462.04E), the City is proposing to establish initial zoning on a newly-annexed area comprising 11.82 acres, located at the northwest corner of 71st and Thunderbird Road.

On May 10, 2017, the Maricopa County Board of Supervisors approved a rezoning of the property to a Residential Planned Unit of Development (RUPD). This request seeks to retain the entitlement through imposition of the City's equivalent Planned Area Development (PAD) zoning.

Recommendations:

Recommend **APPROVAL** of Case Z17-23 to the City Council, subject to Conditions 1-9.

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B - Zoning Map

Exhibit C - General Plan Land Use Map
Exhibit D - 71st & Thunderbird RUPD (Z2016099)

BACKGROUND

Context

The subject property consists of three parcels totaling 11.82 acres located at the northwest corner of 71st Avenue and Thunderbird Road (Exhibit A). On November 28, 2017, the City Council unanimously adopted *Ordinance 2017-45* annexing the property into the City. Pursuant to A.R.S. §9-462.04E, the City must assign initial zoning to the newly annexed land within six (6) months of the effective date of annexation. Additionally, the corresponding zoning cannot permit densities or uses more intense than that provided under the County zoning. In essence, the City works to identify the equivalent or most analogous Peoria zoning district to that granted in the County.

Prior to annexation, on May 10, 2017, the Maricopa County Board of Supervisors approved a rezoning of the subject property (Case Z2016099) to a RUPD (“Residential Unit Planned Development”). The RUPD zoning permitted a development of up to thirty (30) single-family detached homes for a gross density of 2.39 units per acre. The RUPD provided for a minimum lot size of 10,000 square feet.

In this case, the City has identified the Planned Area Development (“PAD”) zoning district for the initial corresponding zoning preserving the entitlement recently granted through Maricopa County. Additionally, the City has proposed some modifications to the conditions of approval to align with Peoria references.

General Plan

The subject property has a land use designation on the General Plan as Estate Density Residential, which as a density range of 0-2 dwelling units per acre (du/ac) with a target of 1 du/ac. The Estate Density Residential land use designation denotes areas where low-density and large lot single-family neighborhoods are desired (Exhibit C).

Zoning

The site is zoned Maricopa County Residential Unit Plan of Development (RUPD). The purpose of RUPD is to allow large-scale residential development where variation in development standards is warranted due to topography, innovative or sustainable project design, or other considerations (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, General Plan Designation, Zoning

	EXISTING LAND USE	GENERAL PLAN	ZONI
Subject Property	Vacant Property / Single-Family Homes	Estate Density Residential (0-2 du/acre, Target = 1)	Maricopa County RUPD
North	Redfield Subdivision	Estate Density Residential	Single-Family Residential (R1-18)
South	Tierra Norte Subdivision	Estate Density Residential	Single-Family Residential (R1-10)
East	Long Horn Ranch Subdivision	Estate Density Residential	Single-Family Residential (R1-35)
West	Vacant Property / Single-Family Home	Estate Density Residential	Maricopa County Rural 43 (RU-43)

Other Related Policies and Project History

On November 28, 2017, the City Council adopted Ordinance 2017-45 approving the annexation of the subject property. The annexation becomes effective within thirty (30) days of Council action.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

Pursuant to A.R.S. §9-462.04E and §9-471.L Section 21-318 of the Peoria City Code, the City must assign City zoning to the annexed property within six (6) months following the effective date of adoption of the annexation.

Per State Statute, the initial corresponding zoning shall not permit densities and uses more intense than those permitted by the County prior to the annexation. The closest City of Peoria zoning category to the Maricopa County Residential Unit Plan of Development (RUPD) Zoning District is City of Peoria Planned Area Development (PAD) Zoning District. This request is consistent with the State Statute.

The property's existing Maricopa RUPD zoning, through this initial zoning, will be converted to City of Peoria Planned Area Development (PAD). No modifications to the current use allowances or development standards contained within the RUPD are being proposed at this time.

Development Information

- Existing Use: Vacant Property / Single-Family Homes
- Proposed Use: Single-Family Residential Subdivision
- Property Size: ≈11.82 acres

DISCUSSION AND ANALYSIS

Land Use

The subject initial zoning request provides statutory required transitional zoning from the current Maricopa County RUPD zoning district, which allows for a single-family residential development with development standards similar to R1-10 (single-family residential), to the equivalent City of Peoria Planned Area Development (PAD).

The initial zoning request meets statutory requirements for the recently annexed area. Staff supports the necessary initial zoning.

Annexation and this subsequent required initial zoning action of the subject property will enable the development of a 30-unit single-family residential subdivision.

Zoning Findings

The initial zoning request is mandated by the state laws regarding annexation of properties into a municipal jurisdiction.

The proposed initial zoning of City of Peoria PAD zoning district is similar due to the custom development standards and uses as permitted by Maricopa County's RUPD zoning district.

The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan.

COMMUNITY INVOLVEMENT

Support / Opposition

At the time of this writing, Staff has not received any support or opposition to the initial zoning proposal.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission make the following recommendations to City Council:

Approval of case Z17-23 to the City Council, establishing the initial zoning of the property as City of Peoria Planned Area Development (PAD), subject to the stipulations contained below:

1. The Development shall substantially conform to the PAD Standards and Guidelines Report (herein identified as "71st & Thunderbird RUPD (Z2016099)" dated February 14, 2017, and approved by the County Board of Supervisors on May 10, 2017) included in the Staff Report to the Planning & Zoning Commission.
2. Should a conflict occur between the stipulations attached hereto and the PAD development standards, the stipulations shall prevail.
3. All requirements not expressly identified within the entitlement shall comply with the City of Peoria Zoning Ordinance and Design Review Manual. Additionally, no provision in this entitlement shall negate any applicable provision in the City of Peoria Infrastructure Guidelines or adopted Building and Fire Codes.
4. The following Maricopa County Department of Environmental Services Department (MCESD) conditions shall apply:
 - a. A separate Approval to Construct (ATC) for public water and sewer be submitted to MCESD for approval.
 - b. Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. The owner/developer shall prepare a Stormwater Site Plan and obtain approval by MCESD prior to construction. (A separate submittal to MCESD is required.)
 - c. Upon completion of construction, the owner shall fulfill MCESD post-construction requirements. This will include appropriate operation and maintenance requirements.
5. The following Engineering conditions shall apply:
 - a. All local and offsite right-of-way and street improvements shall conform to the City of Peoria standards or requirements.
 - b. Maximum retention basin depth shall be 3 feet plus one (1) foot of freeboard. Depths in excess of this requirement shall require implementation of safety measures (i.e. pool barrier type fencing).
 - c. A Traffic Impact Statement must be submitted with the Preliminary Plat.

6. The project shall provide for 7% useable open space and 12% minimum total open space, each measured by the net area of the project. An amenity area shall be provided that is appropriate for the project and reviewed and accepted by the City. This may include items such as a ramada, barbecue, seating area, and/or playground structure.
7. A 30' right-of-way dedication shall be made for the half-street of 71st Avenue and the roadway shall be constructed to match the Redfield Estates subdivision to the north. The right-of-way dedication shall be widened to accommodate the intersection improvements at 71st Avenue and Thunderbird Road.
8. The entrances shall meet the development standards of the City of Peoria for private gated entries. A reduced section at the entrances may be considered if an alternative is presented to and approved by the City.
9. The internal street section shall be a private tract consisting of a 32' roadway (measured from back-of-curb to back-of-curb) and 5' sidewalks on each side. The private roadway tract shall be 42' wide to accommodate the roadway.

REPORT PREPARED BY

Jennifer Fostino
Planner
623-773-7565
jennifer.fostino@peoriaaz.gov

ATTACHMENTS:

Exhibit A: Vicinity Map
Exhibit B: Zoning Map
Exhibit C: General Plan Land Use Map
Exhibit D: 71st & Thunderbird RUPD (Z2016099)

Vicinity Map



Z17-23 71st & Thunderbird Initial Zoning

Applicant: City of Peoria

Request: The applicant is requesting to annex approximately 11.82 acres.

Location: Northwest corner of 71st Avenue and Thunderbird Road.

Jurisdiction

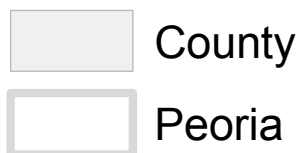
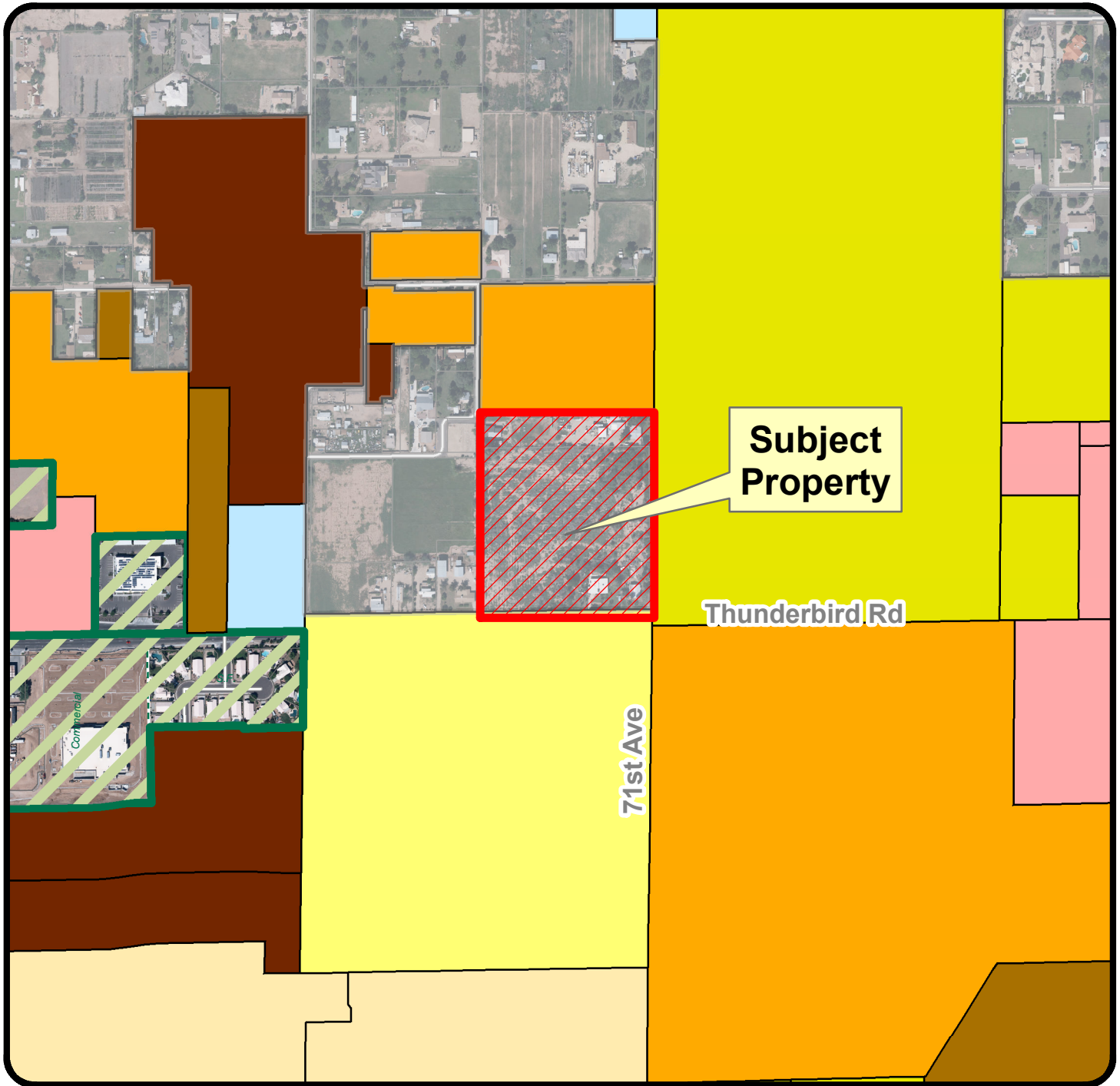


Exhibit A



Not to Scale

Zoning Map



Z17-23 71st & Thunderbird Initial Zoning

Applicant: City of Peoria

Request: The applicant is requesting to annex approximately 11.82 acres.

Location: Northwest corner of 71st Avenue and Thunderbird Road.

Jurisdiction

County

Zoning District

PAD	R1-18
C-2	R1-10
RM-1	R1-8
SR-43	AG
R1-35	

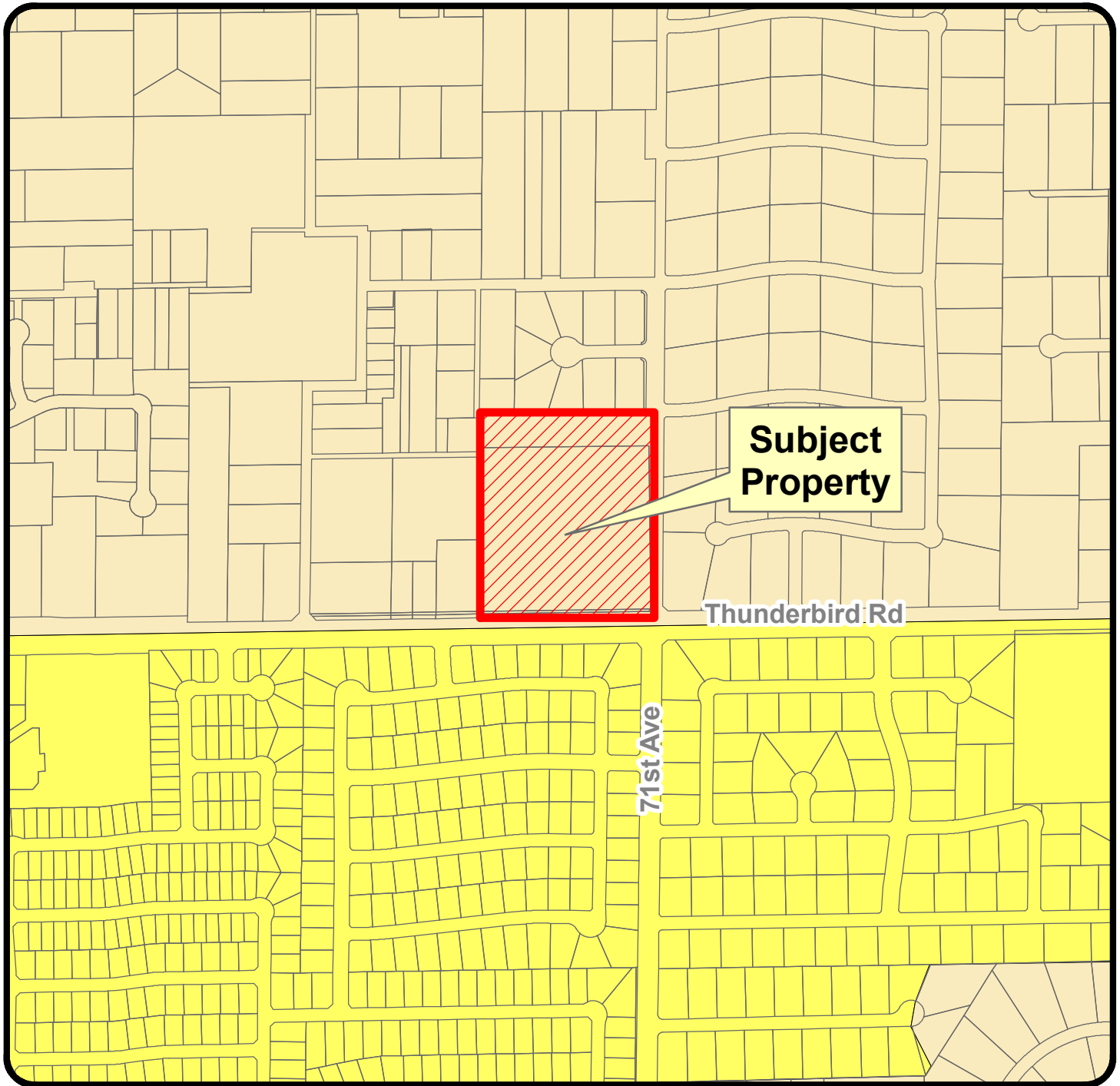
Exhibit B



Not to Scale



General Plan Land Use



Z17-23 71st & Thunderbird Initial Zoning

Applicant: City of Peoria

Request: The applicant is requesting to annex approximately 11.82 acres.

Location: Northwest corner of 71st Avenue and Thunderbird Road.

Land Use

-  Residential/Estate
-  Residential/Low

Exhibit C



Not to Scale

Z2016099 - Courtland Communities 71st Avenue & Thunderbird Road

APPROVED COPY
Z2016099 Per Condition
'B'
By: BOS Date: 5-10-17

Rezoning Submittal
December 13, 2016
Re-submittal
February 14, 2017



Applicant Name: William E. Lally, Tiffany & Bosco



2525 E. Camelback Road
Seventh Floor
Phoenix, AZ 85016
602.452.2712
wel@tblaw.com

Z2016099

RECEIVED FEB 14 2017



Zone Change Narrative

Courtland Communities – 71st Avenue & Thunderbird Road

Executive Summary

The purpose of this request is to rezone parcels of approximately 12.53 acres generally located at the northwest corner of 71st Avenue and Thunderbird Road Avenue in Maricopa County (APNs: 200-68-064 and 200-68-003A) (the “Property”). Please see **Tab 1** for a regional context aerial map and a context aerial map of the immediate vicinity.

The Property is currently zoned as Rural-43 in the Maricopa County Zoning Ordinance. See **Tab 2** to illustrate the current zoning. The Property is not located within any of the County Area Plans; as such, the Property is currently designated for rural development. See **Tab 3** Maricopa County 2030 Comprehensive Plan Map. The requested zoning is for a Single Family Residential (R1-10) Residential Unit Plan of Development (RUPD) zoning district on the Property for single-family detached homes with a variety of lot widths.

The Property is bounded by Thunderbird Road to the South, 71st Avenue to the east, single-family residential to the north and vacant parcels to the west. The Property is located within a County island and is within the future Municipal Planning Area of the City of Peoria (Please see **Tab 4**). County land borders the northern and western edges of the Property; the land to the east is designated R-35 by the City of Peoria and to the south is a residential development designated R-18 by the City of Peoria.

This proposal will provide for a vibrant residential community that is compatible with the surrounding area.

While the Maricopa County 2030 Comprehensive Plan and the City of Peoria General Plan designate the Property “Rural” and “Rural/Estate” respectively, the Peoria General Plan designates the land directly on the southern border and much of the surrounding area “Residential/Low.” The proposed use is consistent with these surrounding uses and will be compatible with the area.

Request

The proposed rezoning request is to facilitate the development of a single family detached residential community with a density of 2.4 dwelling units per acres. See Site Plan Map Enclosed at **Tab 5**. The rezoning will increase the density and maximum number of units on the Property.

Proposed Rezoning

The request to rezone the Property to the R1-10 RUPD zoning district will enable the developer to redevelop and market the Property to homebuyers who desire a premium product but wish to



avoid the expense and maintenance associated with ownership of an acre lot. The existing density (a maximum of one unit to the acre) does not provide adequate housing options for the area and does not reflect the change in the housing market over the past few years.

The requested R1-10 RUPD will allow for an appropriate density in an area where

Furthermore, in its current condition, the Property is an eyesore. The landscaping has not been maintained and the buildings on the Property are outdated. The developer is proposing a high-end product with homes that will be well maintained. These improvements will benefit the surrounding homeowners and raise property values in the area.

Proposed Amended Development Standards

The requested zoning district development standards are as follows:

R1-10 RUPD Zoning District Standards		
Regulation	Base Zoning District Regulations (R1-10)	Proposed Zoning District Regulations (R1-10 RUPD)
Height	30'	30'
Front yard	20'	20' (10' setback for side entry garage or forward living product)*
Side yard	7'	5'/10' (15' Min. Total Separation)
Street-side yard	10'	10'
Rear yard	25'	15'
Lot area	10,000 sq. ft.	10,000 sq. ft.
Lot width	80'	80'
Lot area per dwelling unit	10,000	10,000
Lot coverage	40%	55%
Parking spaces	2	2

**Front yard setback may be reduced by up to 5-feet at knuckles, cul-de-sacs, and roadway tapers such that an 18-foot driveway (measured from back of sidewalk) is provided and that all other Zoning District Standards are met.*



Changes in Bold

The proposed modifications within the R1-10 RUPD create the ability to plat the single-family lots on the Property with a product consistent to the surrounding neighborhood. Given the shape of the property, some of the lots require less street frontage than the minimum lot width proposed by the R1-10 zoning ordinance; however, each lot meets the minimum lot width requirement when measured from the back of the lot. The modifications to the side and rear yard setbacks are consistent to the City of Peoria's development standards for the equivalent zoning.

Other changes requested through the RUPD are:

1. To allow a 10-foot wall height containing a combination of 7-foot maximum of Dooley wall and 4-foot maximum of retaining wall. *Wall will be structurally designed by an Arizona licensed structural engineer.*
2. The Project will provide for a minimum of 11% total open space based upon the net area of the site. 7% of the net area of the site will be used as usable open space.

Other Modifications to County Codes

1. Side yard tracts will be 10-foot minimum, inclusive of the PUE. Shrubs and other plantings will be included as allowed within the PUE.

Relationship to Surrounding Properties

The Property is located in an area that is suitable for the residential development proposed by this application. It is surrounded by primarily residential uses with some agricultural uses and commercial nodes at intersections nearby. See City of Peoria Zoning Map Enclosed at Tab 6.

As indicated above, the Peoria General Plan identifies the Property as a Residential/Estate use within its future planning area. While the proposed residential development is at a slightly higher density than the designated uses under the County Comprehensive Plan or the Peoria General Plan, it is a similar density to the majority of the properties in the area. For example, the proposed development is nearly the same density as the Tierra Norte Subdivision directly south of the Property.

Directly to the west of the Property, are large, dirt lots, improved with single family homes and a few accessory structures. To the east of the Property are single family detached homes. The homeowners in the surrounding area would be positively impacted by the improvements the Applicant plans to make to the subject Property. The vast majority of residential subdivisions in



this area have similar densities to what is proposed through this application. See Regional Aerial Map enclosed at Tab 1.

Finally, a number of higher density projects have been proposed in the Property's general vicinity in the past year. For example, the Bungalows on Thunderbird, which proposes 8-15 dwelling units per acre, was approved by the Peoria City Council in May 2016. In July 2016, an application proposing 13 dwelling units per acre was proposed at 67th Avenue and Thunderbird. Both of these developments were largely opposed by the surrounding community because of their density. The Applicant has proposed a much lower density project relative to trends in the surrounding area and a density that is much more suitable for the larger lots to the north and east.

Location and Accessibility

The Property is approximately 1.5 miles east of the US 60, which provides prime regional access to the Property. Thunderbird Road is a major thoroughfare running along the southern edge of the Property, and providing ease of access to the proposed subdivision.

Circulation System

The Property is currently accessed from Thunderbird Road and 71st Avenue. Once developed, the proposed single-family development will only have access off of 71st Avenue. There will be no access off of Thunderbird Road.

Maricopa County Comprehensive Plan Consistency

The Maricopa County 2030 Comprehensive Plan (the "Plan") is aimed at maintaining a high quality of life as Maricopa County continues to undergo substantial growth. To that end, the Plan prioritizes "supporting safe communities and neighborhoods...by supporting compatible land uses; environmental quality; and safe, efficient and practical development patterns." This application presents an opportunity for the County to establish a use that encourages growth by planning for a residential community that provides for higher density than what is currently permitted in this area, yet proposes a low enough density to maintain compatibility with adjacent properties. This proposal will also enhance the quality of life in the region and will encourage responsible growth and development. This type of cohesive land use mix will ensure this area of the west valley continues to thrive consistent with the intent and goals of the County's Comprehensive Plan.



The proposed rezone is consistent with the following specific goals and policies contained within the Comprehensive Plan:

Land Use Goal #1: Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.

The proposed rezoning provides for a density that mirrors the single family home development on the south side of Thunderbird and provides a transition to the higher-density projects to the west.

Furthermore, this application provides for appropriate residential land use designation near a designated commercial corner within the City of Peoria. These non-residential land use designations will continue to provide options for commercial and employment uses along the within the area with convenient access to the regional freeway network. The Property's location is connected via arterials and Hwy 60 providing an appropriate integration with the transportation system.

Land Use Policy #18:

Growth Area Objective #3: Continue to solicit input from municipalities regarding future growth in unincorporated Maricopa County.

The Property is located within the planning area of the City of Peoria. The applicant will work with the City throughout the rezone process to ensure our plan provides benefits to surrounding communities with minimal impacts.

Public Utilities and Services

The following table outlines the various public utilities and services for the Property.

UTILITY COMMENT TABLE	
<u>Cable Television</u>	
Cox Communications	(623) 594-7298
<u>Electricity</u>	
APS	(602) 371-7171
<u>Refuse</u>	



City of Peoria	(623) 773-7431
<u>Telephone</u>	
Cox Communications	(623) 594-7298
Century Link	(877) 348-9001
<u>Water and Sewer</u>	
City of Peoria	(623) 773-7286
<u>Police</u>	
City of Peoria	(623) 773-8311
<u>Fire Protection</u>	
City of Peoria	(623) 773-7279

Domestic Water and Sewer System

City of Peoria water and sewer lines run adjacent to the property. Sewer slopes may follow Manning's equation as specified in ADEQ Engineering Bulletin No. 11 maintaining a minimum velocity of 2.0 fps.

Drainage

A Preliminary Drainage Report is not required with this application. Retention will be provided based on net acres of the site only. Retention basins may be at a depth of 4-feet, however will require that side slopes be no steeper than a 6:1 side slope.

Public Outreach and Response to Citizen Input

We will conduct a thorough public outreach effort for the requested rezone. These efforts will include letters to property owners within 300' of the Property. The process is specifically addressed in detail within the separate Citizen Participation Plan document.



Conclusion

The requested rezoning includes a proposed R-10 RUPD to provide single-family detached products for the future residents of the community. The proposed rezoning creates the appropriate mix of development standards to develop a successful community that can cater to established homeowners. The RUPD overlay provides for additional flexibility as this project develops over time. The proposed rezoning request will provide the necessary flexibility to adapt to current and future single family residential markets. This request is consistent with the City of Peoria General Plan and Maricopa County Comprehensive Plan. The overall goal is to reach a sustainable density threshold that allows for the development of a first class residential community.



PLANNING AND ZONING COMMISSION REPORT

Meeting December 7, 2017

Date:

Agenda Item: 5R

Case Name: GPA17-03: Southwest Corner of 83rd Avenue and Happy Valley Road

Case Number(s): GPA17-03

General Application Information

Proposal:

Request for Minor Amendment to the General Plan Land Use Map re-designating approximately 2.85 acres from Estate Density Residential (0-2 du/ac), Low Density Residential (2-5 du/ac), and Park / Open Space (max 1 du/ac) to Office.

Location:

Southwest corner of 83rd Avenue and Happy Valley Road

Project Acreage:

2.85

Applicant:

Michael A. Hall Architect, LLC (c/o Mike Hall)

Project Description

A request to amend the General Plan Land Use Map for approximately 2.85 acres from Estate Density Residential, Low Density Residential, and Park / Open Space to Office for the future development of two, one-story office buildings. The property is located at the southwest corner of 83rd Avenue and Happy Valley Road.

Recommendations:

Recommend **APPROVAL** of Case GPA17-03 to the City Council.

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B - Existing Land Use Map

Exhibit C - Proposed Land Use Map
Exhibit D - Project Narrative
Exhibit E - Conceptual Site Plan
Exhibit F - Citizen Participation Packet

BACKGROUND

Context

Michael Hall on behalf of Black Mountain Investment is requesting to amend the General Plan Land Use Map for approximately 2.85 acres of unimproved land located at the southwest corner of 83rd Avenue and Happy Valley Road from Estate Density Residential (EDR), Low Density Residential (LDR), and Park / Open Space (POS) to Office (O) as shown in Exhibit A. A corresponding request to rezone the property has been submitted in conjunction with this application. The applicant desires to develop a future professional office plaza.

General Plan

The subject property is designated Estate Density Residential (0-2 du/ac), Low Density Residential (2-5 du/ac), and Park / Open Space (max 1 du/ac) on the Existing General Plan Land Use Map (Exhibit B). The applicant is proposing to change the General Plan Land Use Map to Office (see Exhibit C). The designation of Office supports low-intensity commercial development consisting of a variety of office uses that provide services directly to residential neighborhoods in residentially scaled buildings.

Zoning

The site is currently zoned Suburban Ranch 43 (SR-43) which provides for a semi-rural character with residential lot sizes a minimum of 1-acre (43,560 SF). The applicant is proposing to rezone the site to Office Commercial (O-1) through Case Z17-21. The proposed change is sought to facilitate the development of a residentially scaled office plaza, which will provide for a land use transition between more intense commercial uses planned across 83rd Avenue to the east ("83rd Marketplace") and low-density residentially designated land to the west. Moreover, a 230-foot overhead power line provides additional separation from this site to existing neighborhoods to the south.

Adjacent Uses and Zoning

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

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

	EXISTING LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant land	Estate Density Residential, Low Density Residential, and Park / Open Space	Suburban Ranch 43 (SR-43)
North	Happy Valley Road, then vacant land	Estate and Low Density Residential	Suburban Ranch 43 (SR-43)
South	SRP power line corridor	Park / Open Space	General Agricultural (AG), then Single-Family Residential (R1-35)
East	83 rd Avenue, then planned shopping center	Neighborhood Commercial	83 Marketplace Planned Area Development (PAD)
West	Vacant land	Estate Density Residential	General Agricultural (AG)

Other Related Policies and Project History

The subject property was annexed into the City of Peoria in December 1989. The two respective parcels containing the site were part of a much larger, 4,120-acre annexation; upon annexation, the site was provided with initial zoning of General Agricultural (AG). In November 1990, the City introduced a new zoning district, Suburban Ranch 43 (SR-43) that more closely aligned with the Maricopa Country district, Rural-43. One month later in December 1990, the site was rezoned to SR-43.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The purpose of the General Plan Amendment request is to amend the Land Use Map for the property from Estate Density Residential (EDR), Low Density Residential (LDR), and Park / Open Space (POS) to Office in order to develop a one-story professional office center (Exhibits D and E). Development within this Land Use Designation are intended to be small to moderate in scale with an emphasis on creating a pedestrian environment. Office buildings have a more proximate relationship to the street, presenting a pedestrian environment adjacent to street right-of-way.

DISCUSSION AND ANALYSIS

Conformance to the Surrounding Area

The property is located at the southwest corner of 83rd Avenue and Happy Valley Road. Across Happy Valley Road to the north is Sunrise Mountain, a City of Peoria preserved area. To the east across 83rd Avenue is 83 Marketplace, a neighborhood commercial center currently under construction of phase one. Along the southern border is the Salt River Project power line corridor that restricts all forms of vertical development. Further south is a large-lot single-family subdivision. To the west is a large area of Arizona State Trust Land designated for low-density residential development.

General Plan Amendment

The existing General Plan Land Use Map does not align with the built environment through changes to the Circulation Plan (due to the alignment of 83rd Avenue and Happy Valley Road) and through adjacent entitlement projects. The two parcels were created from the shift in 83rd Avenue as it connects with Happy Valley Road. The three designations for the property do not foster the ability to utilize the site to the extent possible. The requested amendment provides a land use designation that is underutilized in northern Peoria, while advancing the goals of the General Plan through the following goals, objectives, and policies:

Land Use 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.

Economic Development Goal 1: Create employment opportunities for Peoria residents.

Objective 1.B: Promote attractive public spaces and streets that reduce automobile dependency and enhance the function and character of the community.

Policy 1.B.5: Incorporate publicly accessible urban open spaces, including parks, courtyards, water features, gardens, passageways and plazas.

Objective 1.Q: Consider periodic amendments to the General Plan Land Use Map to ensure relevancy.

Policy 1.Q.2: Periodically re-evaluate land-use designations to ensure consistency and coordination between the land use and transportation elements.

COMMUNITY INVOLVEMENT

Outreach Requirements

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition

A neighborhood meeting was held at the Copper Hills Community Church on Thursday, November 9, 2017 (Exhibit F). The meeting was attended by the applicant, City staff, and Councilmember Binsbacher. No members of public attended within the posted hour period from 5:30 p.m. to 6:30 p.m.

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 amendment constitutes an overall improvement to the City's General Plan;
2. The proposal provides for a land use category that will allow for a development of compatible scale and intensity as the surrounding community;

3. The amendment will better reflect the development needs of the area while accounting for the existing built environment;
4. The amendment is in conformance with the Goals, Objectives, and Policies of the Peoria General Plan; and,
5. That the amendment will not adversely impact the community as a whole or a portion of the community.

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

Recommend approval to the City Council for the applicant's request for General Plan Land Use Map Amendment under Case GPA17-03.

REPORT PREPARED BY

Randy Proch
Planner
623-773-5164
randy.proch@peoriaaz.gov

ATTACHMENTS:

Exhibit A	Vicinity Map
Exhibit B	Existing Land Use Map
Exhibit C	Proposed Land Use Map
Exhibit D	Project Narrative
Exhibit E	Conceptual Site Plan
Exhibit F	Citizen Participation Packet

GPA17-03 Vicinity Map



GPA17-03 Southwest Corner of 83rd Avenue and Happy Valley

Applicant: Michael A. Hall

Requests: The applicant is requesting to amend the General Plan Land Use Map from Park / Open Space, Estate and Low Density Residential to Office.

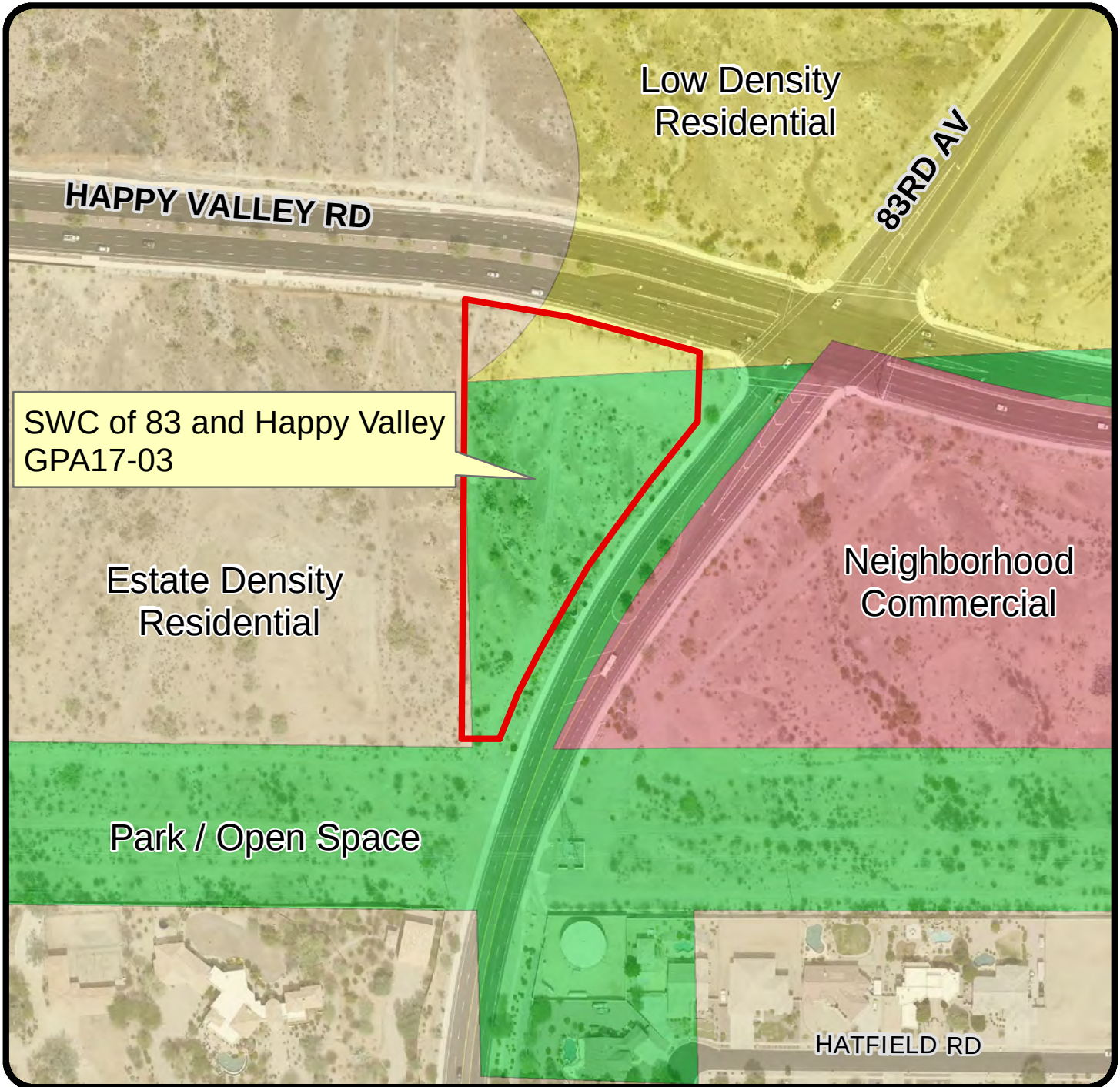
Location: Southwest Corner of 83rd Avenue and Happy Valley

Exhibit A



Not to Scale

GPA17-03 Existing General Plan



GPA17-03 Southwest Corner of 83rd Avenue and Happy Valley

Applicant: Michael A. Hall

Requests: The applicant is requesting to amend the General Plan Land Use Map from Park / Open Space, Estate and Low Density Residential to Office.

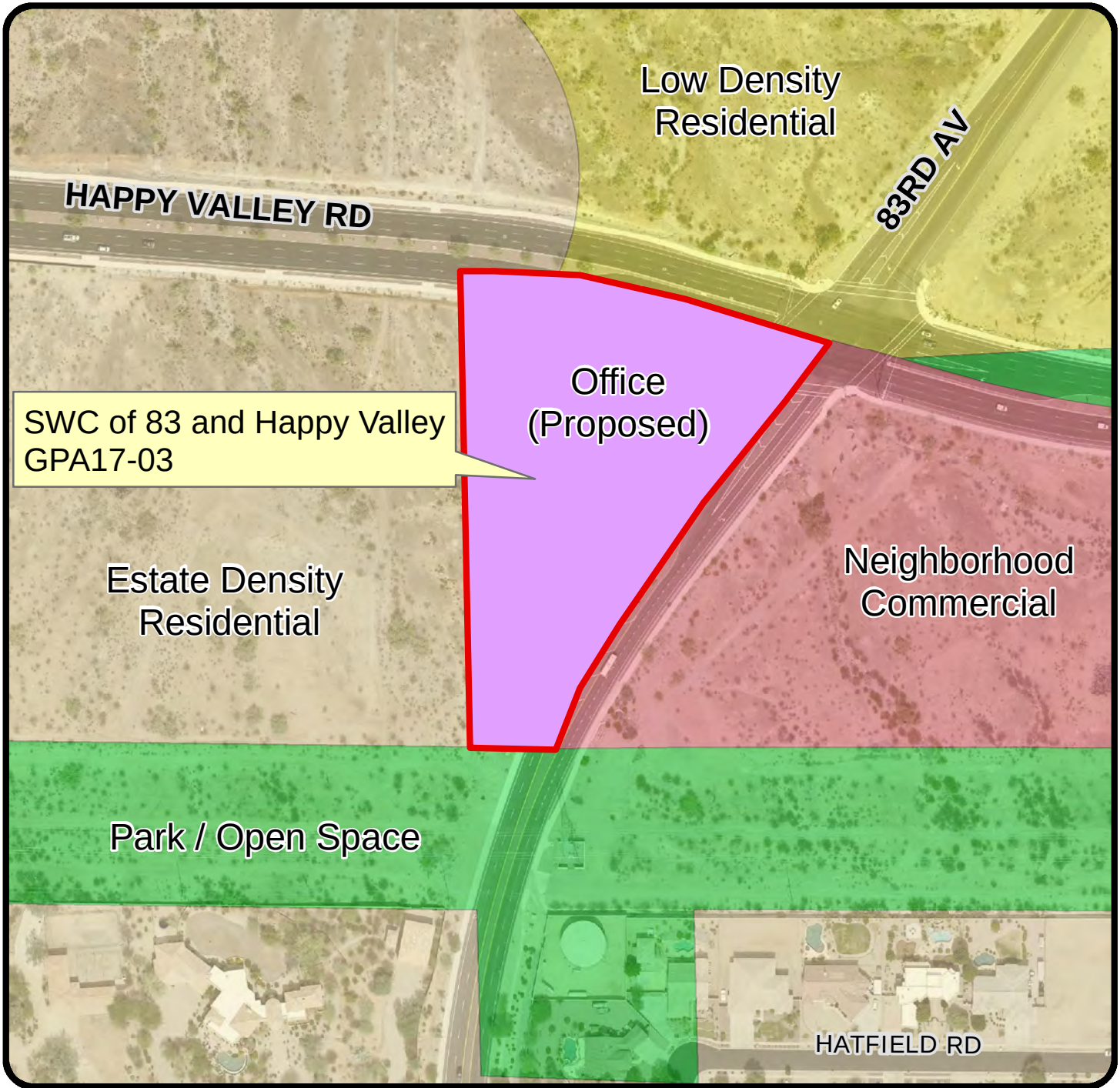
Location: Southwest Corner of 83rd Avenue and Happy Valley

Exhibit B



Not to Scale

GPA17-03 Proposed General Plan



GPA17-03 Southwest Corner of 83rd Avenue and Happy Valley

Applicant: Michael A. Hall

Requests: The applicant is requesting to amend the General Plan Land Use Map from Park / Open Space, Estate and Low Density Residential to Office.

Location: Southwest Corner of 83rd Avenue and Happy Valley

Exhibit C



Not to Scale



CITY OF PEORIA MINOR GENERAL PLAN AMENDMENT NARRATIVE

2.8 ACRES LOCATED AT THE SWC OF
83RD AVENUE AND HAPPY VALLEY ROAD
SEPTEMBER, 2017

Exhibit D

Development Team

Owner/Developer

Black Mountain Investment Company
2200 E. Camelback Rd. Ste. 207
Phoenix, AZ 85016
Phone: 602-956-5636
Contact: Andrei Toma
Email: atoma@blackmntnco.com



Applicant/Architect

Michael A. Hall Architect, LLC
600 N. 4th St. Ste. 404
Phoenix, AZ 85004
Phone: 602-258-6048
Contact: Mike Hall
Email: mike@michaelhallarchitectllc.com

Land Planner

LVA Urban Design Studio, LLC
120 South Ash Avenue
Tempe, Arizona 85281
Phone: 480-994-0994
Fax: 480-994-7332
Contact: Mark Reddie
Email: mreddie@lvadesign.com



Civil Engineer

Desert Development Engineering, LLC
10000 N. 31st Avenue, Suite C-254
Phoenix, AZ 85051
Phone: 602-997-2005
Contact: John Shinske, P.E.
Email: john@dde-engr.com



Traffic Engineer

Southwest Traffic Engineers
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
Phone: 602-684-0676
Contact: Andrew Smigielski
Email: smig@swte.us



Landscape Architect

GK Flanagan
4626 N. 44th Street
Phoenix, AZ 85018
Phone: 602-912-9691
Contact: Justin Meyer
Email: Justin@gkfassociates.com



Minor General Plan Amendment Table of Contents

I.	Purpose of Request.....	1
A.	Minor General Plan Land Use Map Amendment	1
II.	Project Location and Description	1
A.	Site Location.....	1
B.	Property Legal Description.....	1
III.	Relationship to Surrounding Properties.....	2
IV.	Description and Justification for Request	2
V.	Compatibility with General Plan Elements	5
A.	Land Use Element.....	5
B.	Circulation Element	6
C.	Economic Development Element	6
D.	Growth Areas Element.....	7
E.	Environmental Resources Element	8

List of Exhibits

Exhibit 1: Vicinity Map.....	9
Exhibit 2: Arial Photograph and Site and Surrounding Area	10
Exhibit 3: Existing General Plan Land Use Map	11
Exhibit 4: Proposed General Plan Land Use Map	12

I. Purpose of Request

LVA Urban Design Studio, LLC, acting on behalf of Black Mountain Investment Company, is pleased to submit this minor general plan land use map amendment request for an approximate 2.85-acre property located at the southwest corner of 83rd Avenue and Happy Valley Road within the City of Peoria, Arizona. See **Exhibit 1**, *Vicinity Map* for the location of the property and surrounding area.

The following outlines the request for this application:

A. Minor General Plan Land Use Map Amendment

The purpose of this request is to seek a Minor General Plan Amendment to the Land Use Map for approximately 2.85 acres property at the southwest corner of 83rd Avenue and Happy Valley Road from Residential/Low and Open Space to Office. The intent of this change is to permit the development of a neighborhood-scaled office plaza to provide professional office space within this high growth area of Peoria.

As defined in the 2010 City of Peoria General Plan, “The designation of Office supports low-intensity commercial development consisting of a variety of office uses that provide services directly to residential neighborhoods in residentially scaled buildings. Developments in this Land Use Designation are intended to be small to moderate in scale with an emphasis on creating pedestrian environment. Buildings are compatible with adjacent residential areas with respect to architectural style and proximity of buildings. Office buildings have a more proximate relationship to the street, presenting a pedestrian environment adjacent to street right-of-way. 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.”

II. Project Location and Description

A. Site Location

The subject site is approximately 2.85 acres and is located at the southwest corner of 83rd Avenue and Happy Valley Road within the City of Peoria. See **Exhibit 2**, *Aerial Photograph of Site* for the site location and property boundary.

B. Property Legal Description

The site consists of two separate assessor parcel numbers, including APN#201-14-015H and 201-14-010E within the City of Peoria, For a full legal description of the property, See **Appendix A**, *Legal Description* included with the zoning application.

III. Relationship to Surrounding Properties

The property is current vacant desert land, is surrounded by vacant property to the south and west, and is immediately adjacent to Happy Valley Road to the north and 83rd Avenue to the east. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning on the site and surrounding on all four sides:

	Existing Land Uses	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
Site	Vacant Land	Residential/Low & Open Space	SR-43
South of Site	SRP Powerlines, SF Residential further south	Open Space, Residential Estate further south	SR-43, R1-35 and R1-18 further south
West of Site	Vacant	Residential Estate	AG
North of Site	Vacant	Residential/Low	SR-43
East of Site	Vacant (future commercial plaza)	Neighborhood Commercial	PAD

See **Exhibit 3**, *Existing General Plan Land Use Map* for a visual representation of the existing general plan land use designations on the site and surrounding areas.

IV. Description and Justification for Request

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

The intent of this request is to seek a General Plan Map Amendment for the 2.85 acre property on the southwest corner of 83rd Avenue and Happy Valley Road. The site is designated as “Residential Low,” along the northern portion and “Open Space” along the southern portion of the property. The applicant is proposing to change the current designations to “Office” in order to allow for neighborhood scaled office development to support the surrounding residential population.

This amendment will provide for local employment opportunities to the surrounding residential neighborhoods by providing office space on a small corner parcel that is a remnant parcel from the re-alignment of 83rd Avenue to the east. It is surrounding by arterial roads to the north and east, a high-voltage power transmission corridor (SRP) to the south, and vacant State Trust land to the west. This property is ideally suited for a small-scale office development.

Currently, residents within the immediate area do not have any local professional office services within close proximity, and are required to travel for much of their employment and professional service needs. The proposed Office land use designation is suitable for the site’s location, and is compatible with adjacent uses. The property is at the corner of two major arterial roadways along the east and north sides (83rd Ave. and Happy Valley Rd.), provides an ideal location in terms of visibility and access to an office center, and provides a suitable buffer and land use transition between the

primary arterial roadways and the distant residential uses to the south and west. The site's relatively small size and configuration also lends itself nicely for a smaller-scale office center that can provide local employment and related services within a pedestrian-oriented design to serve the nearby residential population.

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

A General Plan Map Amendment is proposed to modify the land uses on the subject property from Residential Low and Open Space to Office. See **Exhibits 3, Existing General Plan Land Use Map** and **4, Proposed General Plan Land Use Map** for a visual representation of the existing and proposed General Plan Land Use designations for the site and surrounding area.

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

The existing plan limits development of the site primarily to open space and very low density residential development. The open space designation on the site is immediately adjacent to two arterial roads, and does not appear to be affiliated with sensitive land forms, significant native vegetation or other environmentally-sensitive uses that would demonstrate any real value in terms of open space preservation. The Residential Low is pinned between two arterials roads, the open space designation to the south, and the SRP powerline corridor to the south, rendering the area virtually undevelopable in terms of any meaningful residential development. Additionally, the site's small size and narrow configuration makes it difficult and undesirable to develop a well-designed residential subdivision. The site is much more suitable for an office/commercial development to serve the surrounding population.

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

Neighborhood stability and enhanced property values are created when a balanced and sustainable land use pattern is incorporated within communities. This means not just providing quality residential development, but also providing opportunities for local employment, professional services, and places for social interaction within close proximity to where people live. By allowing such use within close proximity to residential populations, local employment opportunities become part of the fabric of the community, providing more diversity and opportunities to enhance the quality of life for local residents.

The proposed design of the property will provide appropriate buffers to protect the immediately adjacent properties, particularly along the southern edge where an approximate 230-foot permanent open space buffer within the SRP powerline corridor is provided between the existing home and the office development. Additional landscape buffers will be provided along the perimeter of the site to ensure compatibility and aesthetic enhancement along the perimeter as well as internal to the site. A traffic impact statement will be included with the rezoning application to

ensure all traffic impacts created by the office development are mitigated with necessary improvements, such as right-turn deceleration lanes at the access points off Happy Valley Road and 83rd Avenue. Ongoing coordination with the City is being conducted related to the TIA and proposed roadway improvements.

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

As stated above, the site is not ideally suited for single family residential development or meaningful open space for various reasons. Locally-scaled employment uses are compatible and consistent with the traditional neighborhood patterns of professional services along the primary arterial intersections with residential development tucked behind. Providing local occupational work and service needs are critical to a balanced and sustainable community, and this site is ideally suited to serve that need.

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

The proposed amendment will provide for a more balanced and sustainable land use pattern in the area by balancing residential population with needed office space within close proximity of where people live. Professional uses will increase the local tax base by providing professional jobs and increased spending at nearby retail center. This will improve the local economy, enhance spending within the City limits, and ultimately assist in growing economic development city wide.

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

The number of existing and planned residential communities within this immediate area has created significant demand for local employment opportunities to serve the residential population with local professional office needs, which will also assist in reduce commuting distances and city-wide traffic congestion. Most of the land within a 1.5 mile radius is either developed or planned for residential uses. This site, situated at a primary arterial intersection and virtually surrounded by existing and planned residential subdivisions in all directions, provides an ideal opportunity to promote the City's goal of achieving a balance between housing, retail commercial, and employment opportunities.

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

Water, sewer and roadway infrastructure facilities are adjacent to the site and available to serve the proposed use on the property. A more detailed infrastructure and utilities analysis has been provided with the companion rezoning application. Water will be provided by Sunrise Water Company via existing water distribution lines available to serve the property. Sewer service will be provided by the City of Peoria. Existing sewer collection lines are available adjacent to the property. It is

anticipated that the existing sewer line does have capacity to serve the development. A traffic impact analysis has also been prepared to identify and evaluate impacts and mitigation to address changes to traffic patterns based on the proposed development.

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.*

The proposed office development will not generate any student demand, and therefore will not impact the local school district in terms of student population at area schools.

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

See **Section V** below for an analysis of compatibility with affected General Plan Elements.

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

The current land use designation of Open Space and Residential Low is outdated and impractical given the parcel size, location and configuration, the relationship with surrounding development, and existing infrastructure adjacent to the property. Amending the General Plan Land Use Designation to Office will provide an opportunity for the parcel to develop in an appropriate and compatible manner, allowing for professional office space that supports the growing residential population and adjacent retail center. Providing office space creates a balanced community of live, work and play which meets the overall intent of the General Plan.

V. Compatibility with General Plan Elements

A. Land Use Element

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

This site is located within an established and growing residential area with little variety and balance of uses. By providing an opportunity for local office uses at this location, the goal of reaching a balanced land use plan, enhancing neighborhoods by providing professional employment close to home, and promoting economic opportunities is enhanced.

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

This site is ideally suited for local office based on its location, size, configuration, and relationship between surrounding land uses, furthering this general plan objective.

Objective 1.F: Promote sustainable development that elevates community identity and convenience, reduce vehicular trips, minimize infrastructure needs, improve air quality and provide a diversity of uses.

Policy 1.F.5: Maximize compatibility between mixed use development and existing neighborhoods through building orientation, buffering, outdoor activity concentration and site access.

The proposed development will serve as an employment destination for the surrounding areas. Providing professional uses adjacent to existing residential neighborhoods and commercial/retail will diversify the areas and can reduce vehicular trips for employment needs, furthering this general plan objective. The office and professional service needs will be strategically clustered to concentrate usable outdoor spaces and maximize the site's access points. Perimeter open space buffers are provided to ensure compatibility between uses.

Objective 1.Q: Consider periodic amendments to the General Plan Land Use Map to ensure relevancy.

Policy 1.Q.2: Periodically re-evaluate land-use designations to ensure consistency and coordination between the land use and transportation elements.

The current General Plan Land Use Map identifies an open space strip within the property that does not appear to be associated with any significant natural feature, important native vegetation, or other environmental feature that would support preservation as open space. Upon closer analysis, it is clear this designation should be updated to reflect a more appropriate land use designation, such as Office as proposed.

B. Circulation Element

Policy 1.A.4.c): Residences should be located away and buffered from major arterial intersections.

The proposed general plan amendment would further this goal by removing the residential land use designation at the intersection of two major arterial roads, and replace it with a much more compatible office land use designation.

C. Economic Development Element

Goal 1: Create employment opportunities for Peoria residents.

Policy 1.A.3: Promote the development of employment-base businesses to encourage the employment of Peoria residents.

The proposed development is ideal for office space and professional services, which will employ local residents, furthering this goal and policy. The subject parcel and the proposed buildings compliment the neighborhood scaled retail center to the east and the adjacent residential

parcels. The two office buildings are envisioned to offer professional space to small scale businesses with less intensity than large corporate office centers.

D. Growth Areas Element

Objective 1.B: Promote attractive public spaces and streets that reduce automobile dependency and enhance the function and character of the community.

Policy 1.b.3: Encourage street frontages that contribute to retail vitality; particularly, through the use and placement of buildings that create pedestrian areas visible from adjacent streets.

The proposed development plan includes two office buildings that adjoin the streets along both Happy Valley Road and 83rd Avenue, with parking behind the buildings and an outdoor breezeway/courtyard to be shared between the buildings for outdoor dining and pedestrian gathering. Landscaping and shade elements will be incorporated to encourage year-round use and to create a more dynamic, attractive and vibrant pedestrian-oriented center.

Policy 1.B.5: Incorporate publicly accessible urban open spaces, including parks, courtyards, water features, gardens, passageways and plazas.

The site as an office use has opportunities to promote attractive public spaces, particularly near the intersection of 83rd Avenue and Happy Valley Road. The conceptual open space plan incorporates a pedestrian breezeway with landscaping, shade and other pedestrian amenities to create an attractive pedestrian gathering space within the business center, which will be visible from internal to the site as well as along the adjacent street frontage. The site is also conceptually designed to push buildings closer to the street with parking internalized, creating a more attractive and dynamic street frontage environment, promoting these growth area objectives and policies.

Objective 2.A: Adopt neighborhood standards that support sustainable communities.

Policy 2.A.3: Identify vacant and/or underutilized sites that can be targeted for economic growth.

Policy 2.A.4: Monitor and adjust the General Plan Land Use Map as necessary to implement neighborhood planning objectives.

Policy 2.A.5: Encourage an appropriate mix of jobs, housing, cultural attractions and recreational opportunities within each neighborhood center/core.

The proposed site is vacant with adjacent planned development and neighborhood commercial surrounding. This vacant site is bordered by two arterial streets that are major transportation corridors within the City. Providing for a more balanced mix of uses in this area will enhance community sustainability in terms of accessibility to a variety of uses, reduced dependence on the automobile, and encouraging social

interaction and employment among neighbors. This site can also promote economic growth within the community by ensuring residents shop and work locally.

E. Environmental Resources Element

Objective 1.A: Support efforts to attain high standards of air quality in Peoria

Policy 1.A.5: Promote other modes of transportation (bikeways, walking) as alternative to automobiles.

Policy 1.A.7: Encourage land use configurations in all new or revitalized development projects that minimize vehicle trips and trip lengths.

Policy 1.A.8: Encourage jobs/housing balance by promoting land use patterns that decrease automobile travel between home and the workplace.

Providing locally-scaled employment and related professional services within close proximity of existing and planned residential communities and retail will promote reduced vehicle trips and reduce trip length. Additionally, integrating bicycle racks, pedestrian connectivity and easy access from public transportation to the site will encourage alternative modes of transportation for local daily needs. Additionally, this proposal will provide a better balance between housing, retail, and employment needs, furthering these objective and policies.

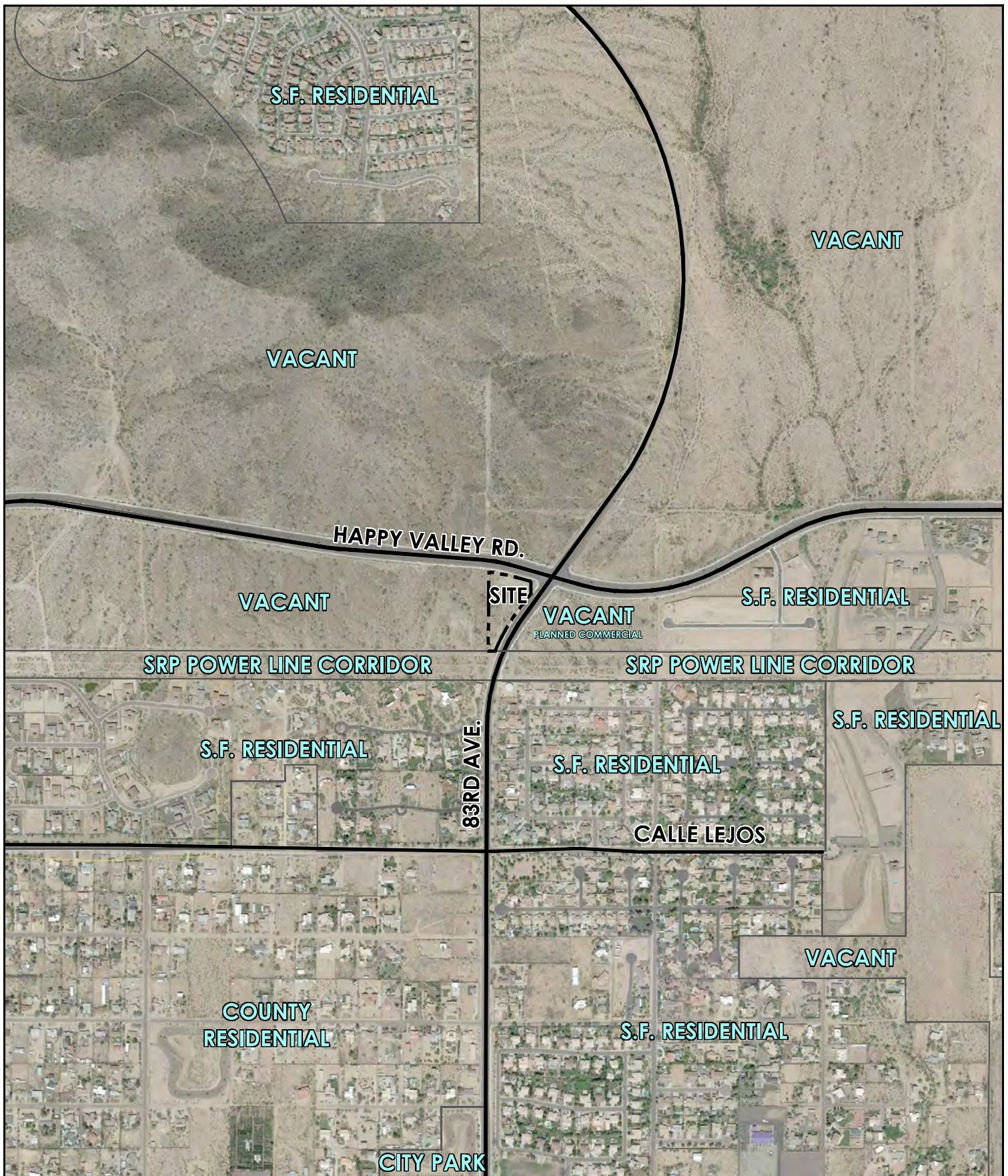
Objective 1.L: Protect environmentally sensitive lands and lands with high scenic value.

It should be noted that while a portion of this site is currently designated as Open Space, there are no significant environmentally sensitive lands with high scenic value on this site. This is a remnant parcel wedged between the two adjacent arterial roads and the SRP powerline easement, with development generally surrounding the site. There is one wash corridors that enter the site through pipes located under Happy Valley Road and 83rd Avenue, and has been disturbed both upstream and downstream of the property. Attempts will be made to protect the area of the wash immediately as it enters the site if deemed to be environmentally sensitive per the Desert Lands Conservation Overlay. The amendment request to office will have no negative impact on this objective.

Objective 1.N: Strive to create and maintain a consistent, high level of community appearance throughout Peoria.

Policy 1.N.1: Encourage well designed landscaping for commercial, office, and industrial uses through design guidelines.

The property will be developed as a unified project with a common and consistent design theme, landscape palette, hardscape design, and architectural building standards. Pedestrian connectivity and four-sided architecture will promote an attractive office center both internal to the site, as well as when viewed from the perimeter or adjacent streets.



0' 500' 1000' 2000'



SWC HVR & 83RD AVE
PEORIA, AZ

EXHIBIT I: VICINITY MAP
9/18/17

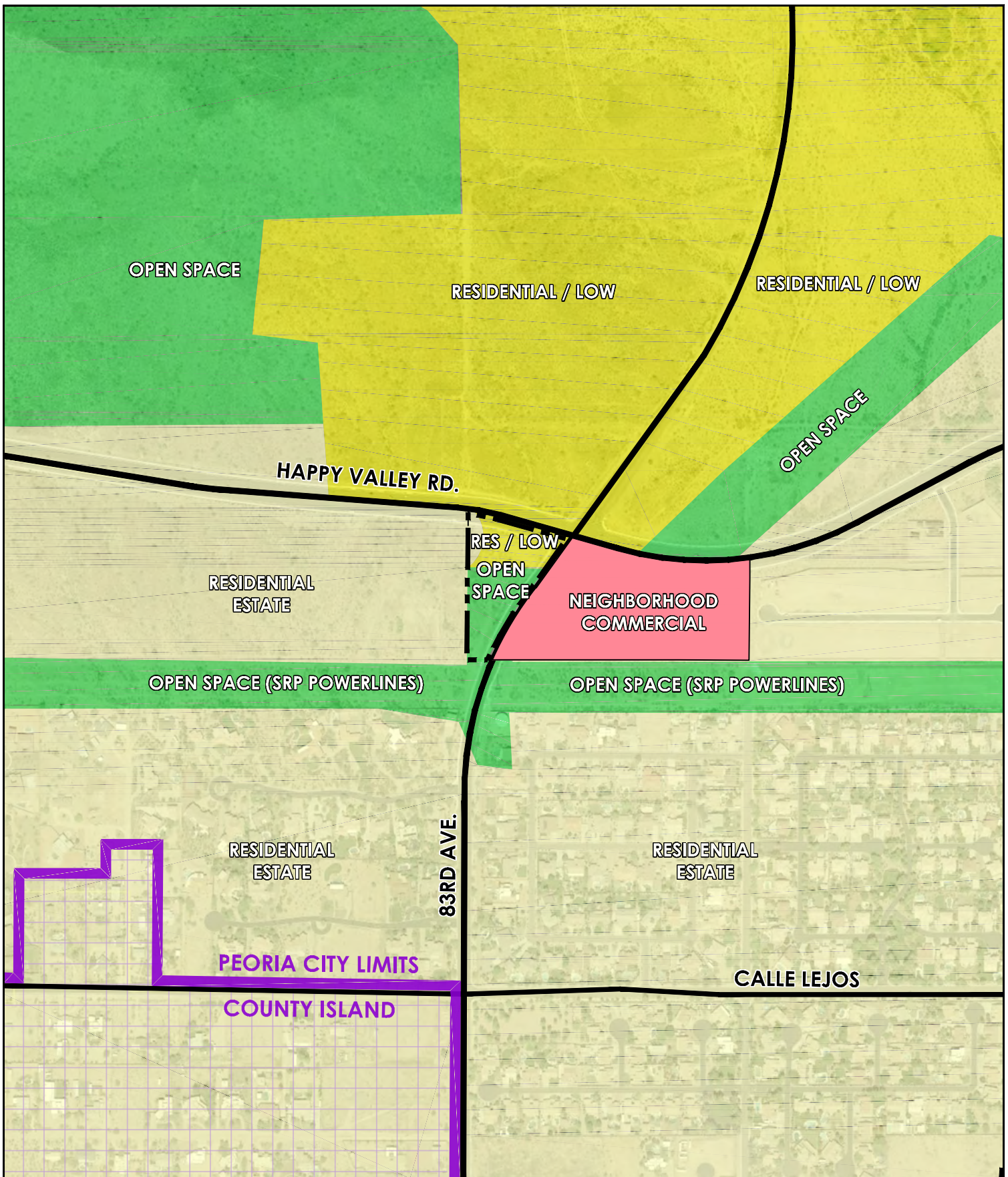
LVA



SWC HVR & 83RD AVE
PEORIA, AZ

EXHIBIT 2: AERIAL PHOTOGRAPH OF SITE
9/18/17

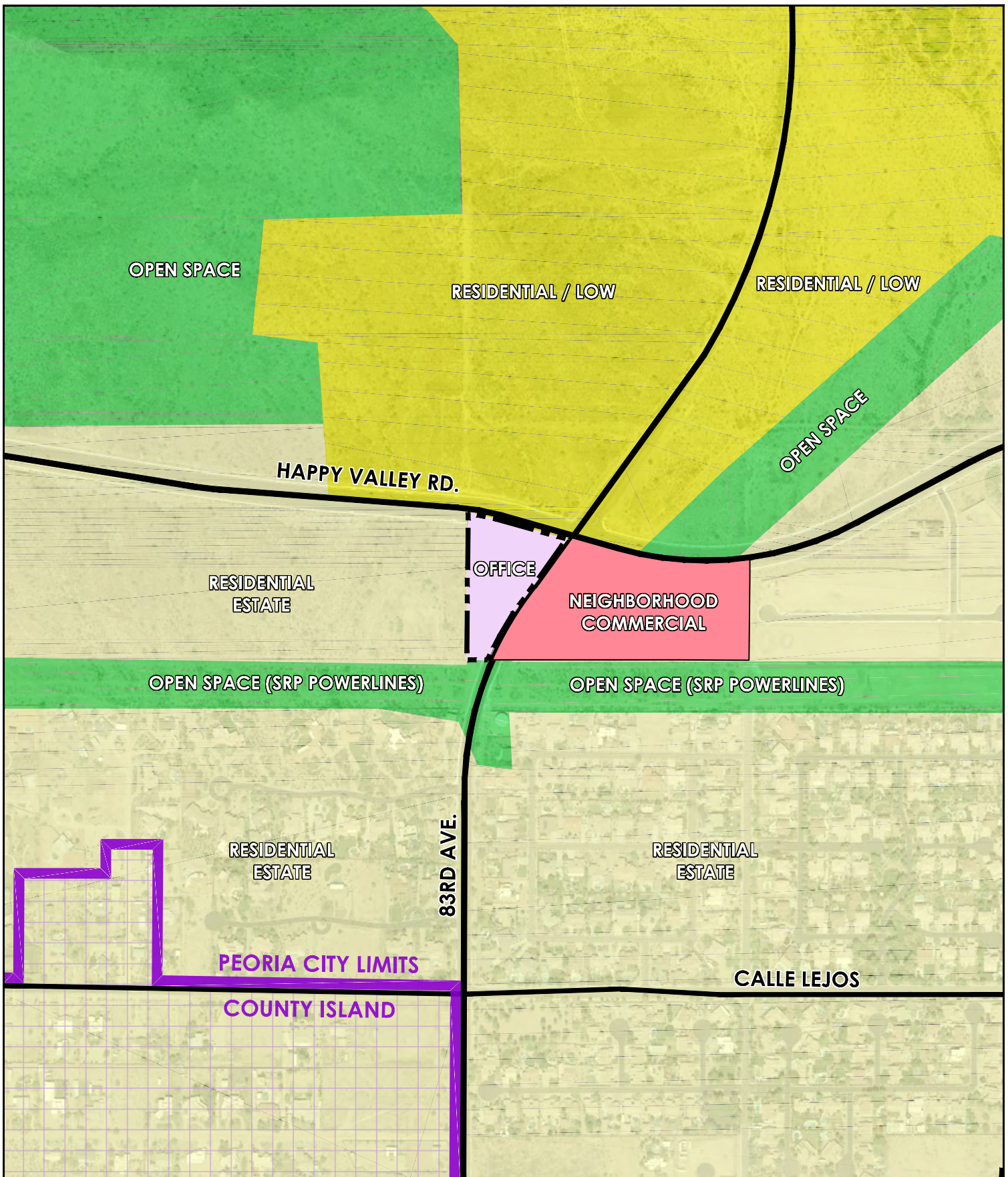
LVA



SWC HVR & 83RD AVE
PEORIA, AZ

EXHIBIT 3: EXISTING GENERAL PLAN LAND USE MAP
9/18/17





SWC HVR & 83RD AVE
PEORIA, AZ

EXHIBIT 3: PROPOSED GENERAL PLAN LAND USE MAP
9/18/17





Exhibit E



SWC HVR & 83RD AVE
PEORIA, AZ

CITIZEN PARTICIPATION FINAL REPORT

NWC 83RD AVE. & HAPPY VALLEY RD.

PARCEL NUMBERS: 201-14-015H

CITY OF PEORIA

PREPARED BY:

LVA URBAN DESIGN STUDIO, LLC
120 E. Ash Ave.
Tempe, AZ 85281

NOVEMBER, 2017

MINOR GENERAL PLAN AMENDMENT & REZONING
(FILE NUMBER: Z17-21)

Exhibit F

Development Team

Owner/Developer

Black Mountain Investment Company
2200 E. Camelback Rd. Ste. 207
Phoenix, AZ 85016
Phone: 602-956-5636
Contact: Andrei Toma
Email: atoma@blackmntnco.com



Applicant/Architect

Michael A. Hall Architect, LLC
600 N. 4th St. Ste. 404
Phoenix, AZ 85004
Phone: 602-258-6048
Contact: Mike Hall
Email: mike@michaelhallarchitectllc.com

Planner

LVA Urban Design Studio, LLC
120 South Ash Avenue
Tempe, Arizona 85281
Phone: 480-994-0994
Fax: 480-994-7332
Contact: Mark Reddie
Email: mreddie@lvadesign.com



Civil Engineer

Desert Development Engineering, LLC
10000 N. 31st Avenue, Suite C-254
Phoenix, AZ 85051
Phone: 602-997-2005
Contact: John Shinske, P.E.
Email: john@dde-engr.com



Traffic Engineer

Southwest Traffic Engineers
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
Phone: 602-684-0676
Contact: Andrew Smigielski
Email: smig@swte.us



Landscape Architect

GK Flanagan
4626 N. 44th Street
Phoenix, AZ 85018
Phone: 602-912-9691
Contact: Justin Meyer
Email: Justin@gkfassociates.com



CITIZEN PARTICIPATION FINAL REPORT

Table of Contents

I.	Public Meeting Information.....	4
A.	Applicant Attendees.....	4
II.	Project Description.....	4
III.	Meeting Location.....	4
IV.	Notification	4
A.	Required Notification Area	4
B.	Neighborhood HOA Outreach.....	4
V.	Meeting Outline	4
VI.	Conclusion	5

Appendices

- Appendix A: Notification List
- Appendix B: Neighborhood Meeting Notification Letter
- Appendix C: Map of Notification Area
- Appendix D: Meeting Exhibits
- Appendix E: Sign in Sheet

I. PUBLIC MEETING INFORMATION

A. Applicant Attendees:

Michael A. Hall Architect, LLC – Mike Hall – Applicant/Architect
LVA Urban Design Studio – Mark Reddie, Alisse Highley - Planning Consultant

II. PROJECT DESCRIPTION

The proposed applications include a Minor General Plan Amendment from Residential/Low and Open Space to Office and a Rezoning from SR-43 to O-1 on approximately 2.85 acres of vacant land on the southwest corner of N. 83rd Ave. and Happy Valley Rd. The request is necessary in order to facilitate the development of an office plaza.

As part of the Minor General Plan Amendment and Rezoning process, a neighborhood meeting was held on November 9, 2017 as an opportunity for local participation and discussion of the development proposal.

III. MEETING LOCATIONS

The neighborhood meeting was held at Copper Hills Community Church located at 27035 N. Black Rock Blvd. in Peoria, Arizona on Thursday, November 9, 2017 from 5:30pm to 6:30pm.

IV. NOTIFICATION

A. REQUIRED NOTIFICATION AREA

All property owners within 600 feet of the site, and HOA's within 1-mile of the site were notified by first class mail of the meeting per City requirement outlined in the Peoria Zoning Ordinance Section 14-39-6. Notices were also sent to the required identified parties outlined in Section 14-39-6 of the Peoria Zoning Ordinance.

Appendix A, Notification List identifies all property owners, HOA's, and interested parties that have been notified of the neighborhood meetings. All were notified of the applications and invited to attend the neighborhood meeting on Thursday, November 9, 2017 at Copper Hills Community Church (See *Appendix B, Neighborhood Meeting Notification Letter*). Property owners were encouraged to contact the applicant for additional information and/or comments. The notification letters were mailed at least ten days prior to the meeting date. See *Appendix C, Map of Notification Area* for the area included in the notification boundary. Letters were also mailed to all HOA's within 1 mile of the property.

B. COUNCIL MEMBER INVOLVEMENT

The property is located in Councilmember Bridget Binsbacher's District. The applicant met with the Councilmember on November 7, 2017 to brief her on the proposal and seek input. The Councilmember also attended the neighborhood meeting later in the week on November 9th.

V. MEETING OUTLINE

The applicant team arrived at Copper Hills Community Church to set up exhibit boards and sign in/comment card tables. Directional signs were posted in the parking lot and outdoor hallways to direct and notify community members to the meeting room. See *Appendix D, Meeting Exhibits* for a copy of all exhibits presented at the Neighborhood Meeting.

Seven names were recorded on the sign-in sheet (See *Appendix E, Sign-In Sheet*) for the open house style neighborhood meeting. Guests consisted of the applicant team, staff from the City of Peoria, and Councilmember affiliates. Comment cards were provided throughout the night, although none were received. The meeting came to a close at 6:30 pm.

VI. CONCLUSION

At this time the Minor General Plan Amendment and Rezoning request has received no response from the community. The applicant team remains open to correspondence and will continue to accept feedback throughout the application process.

APPENDIX A: NOTIFICATION LIST

APN	Owner	Property Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	1st Mailer	Notes
201-06-085A	PEORIA CITY OF						10/27/2017	
201-06-089C	DEER VALLEY UNIFIED SCHOOL DISTRICT NO 97						10/27/2017	
201-14-010D	SRPAI & PD						10/27/2017	Return to sender - vacant - unable to forward
201-14-010E	D AND L MANNING FAMILY REVOCABLE TRUST						10/27/2017	
201-14-010F	SRPAI & PD						10/27/2017	Return to sender - vacant - unable to forward
201-14-012B	SRPAI & PD						10/27/2017	Return to sender - vacant - unable to forward
201-14-012E	COOK CHARITABLE TRUST/ETAL						10/27/2017	
201-14-013E	WARREN PAUL B TR/COMM RESOURCE INVEST II LLC						10/27/2017	Return to sender - not deliverable as address
201-14-013G	ILIOI IONEL						10/27/2017	Return to sender - attempted - not known - u
201-14-014B	CITY OF PEORIA						10/27/2017	
201-14-014C	COOK CHARITABLE TRUST/ETAL						10/27/2017	
201-14-015F	HAPPY VALLEY HOLDINGS LLC						10/27/2017	
201-14-015G	HAPPY VALLEY HOLDINGS LLC						10/27/2017	
201-14-015H	CMRB HOLDINGS LLC						10/27/2017	
201-14-016D	SUNDEEN NEAL S/JANE W TR						10/27/2017	
201-14-063	PARKER ANGELA						10/27/2017	
201-14-064	CASSETTA JEFF G/DENISE JO						10/27/2017	
201-14-065	FREDERICK GEORGE E/PAMELA A						10/27/2017	
201-14-066	TOMUTA RADU						10/27/2017	Return to sender - not deliverable as address
201-14-067	WILSON CHRISTOPHER B/SESSA PATRICIA L						10/27/2017	
201-14-068	WILSON THOMAS E SR/BONNIE						10/27/2017	
201-14-069	SKEHAN LESLIE A						10/27/2017	
201-14-070	COLWELL LIVING TRUST						10/27/2017	
201-14-071	GLENN L MOE AND DIANE M MOE LIVING TRUST						10/27/2017	
201-14-072	REED DONALD C/MORIN MAHREE A						10/27/2017	
201-14-095	SUNRISE WATER CO						10/27/2017	
201-14-096	CALLE LEJOS ESTATES HOMEOWNERS ASSOCIATION						10/27/2017	
201-15-147	MILLER BRITANY MATSON TR/ETAL						10/27/2017	
201-15-149	HAMILTON GARY E JR						10/27/2017	
201-15-166	NICHOLAS PROPERTIES LLC						10/27/2017	
201-15-167	ELGIE JOHNA						10/27/2017	
201-15-168	KNIGHT KNIGHT JONES LLC						10/27/2017	
201-20-581	PATRIOT AMERICAN AZ (PS) LLC-CP53-107996						10/27/2017	Return to sender - not deliverable as address

Name	Name	Address	City	State	Zip	1st Mailer	Notes
Casa De Sunrise	Casa De Sunrise					10/27/2017	
Clearview Estates	Clearview Estates					10/27/2017	
Eagle Canyon	Eagle Canyon					10/27/2017	Return to sender - attempted - nc
Happy Valley Estates	Happy Valley Estates					10/27/2017	
Pinnacle Ranch	Pinnacle Ranch					10/27/2017	
Silver Canyon Ranch	Silver Canyon Ranch					10/27/2017	
Silvercrest at Treasure Canyon	Silvercrest at Treasure Canyon					10/27/2017	
Starlight Canyon HOA	Starlight Canyon HOA					10/27/2017	
Summit at Sunrise Mountain	Summit at Sunrise Mountain					10/27/2017	
Sunrise Vista	Sunrise Vista					10/27/2017	
Terramar	Terramar					10/27/2017	
Vista Montana (Ventana Picachos)	Vista Montana (Ventana Picachos)					10/27/2017	
Westwing Mountain	Westwing Mountain					10/27/2017	
Della Ernest	Della Ernest					10/27/2017	
Bridget Binsbacher	Bridget Binsbacher					10/27/2017	

APPENDIX B: NEIGHBORHOOD MEETING NOTIFICATION LETTER

October 27, 2017

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this letter is to inform you that our firm has recently filed a Minor General Plan Amendment and a Rezoning request for a +/- 2.85 acre property located at the southwest corner of 83rd Avenue and Happy Valley Road. We would like to invite you to a neighborhood meeting to discuss the requests and the proposed development. The meeting will be held on Thursday, November 9, 2017 at Copper Hills Community Church, located at 27035 N. Black Rock Blvd, Peoria, AZ from 5:30pm-6:30pm.

This proposal is to amend Peoria's General Plan from Residential/Low and Open Space to Office, and to amend the Zoning designation on the property from SR-43 (Suburban Ranch) to O-1 (Office Commercial). This will allow for the development of an office plaza to serve the surrounding residential population with two single-story office buildings, associated parking, and a common courtyard area.

Please feel free to contact me at (480) 994-0994 or mreddie@lvadesign.com to learn more about the case. I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. We look forward to seeing you at the neighborhood meeting.

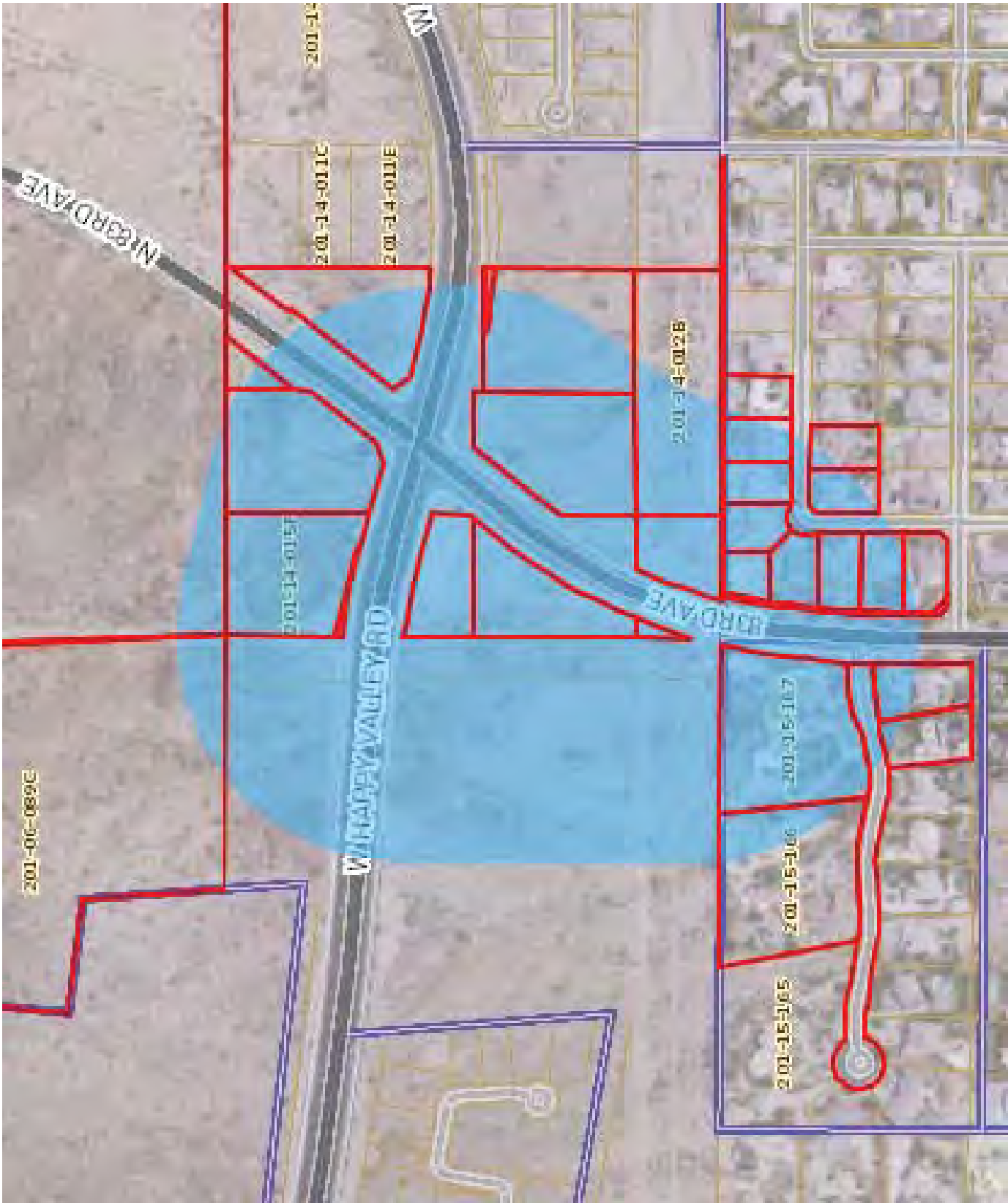


Sincerely,
Mark Reddie
LVA Urban Design Studio, LLC

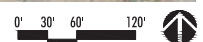
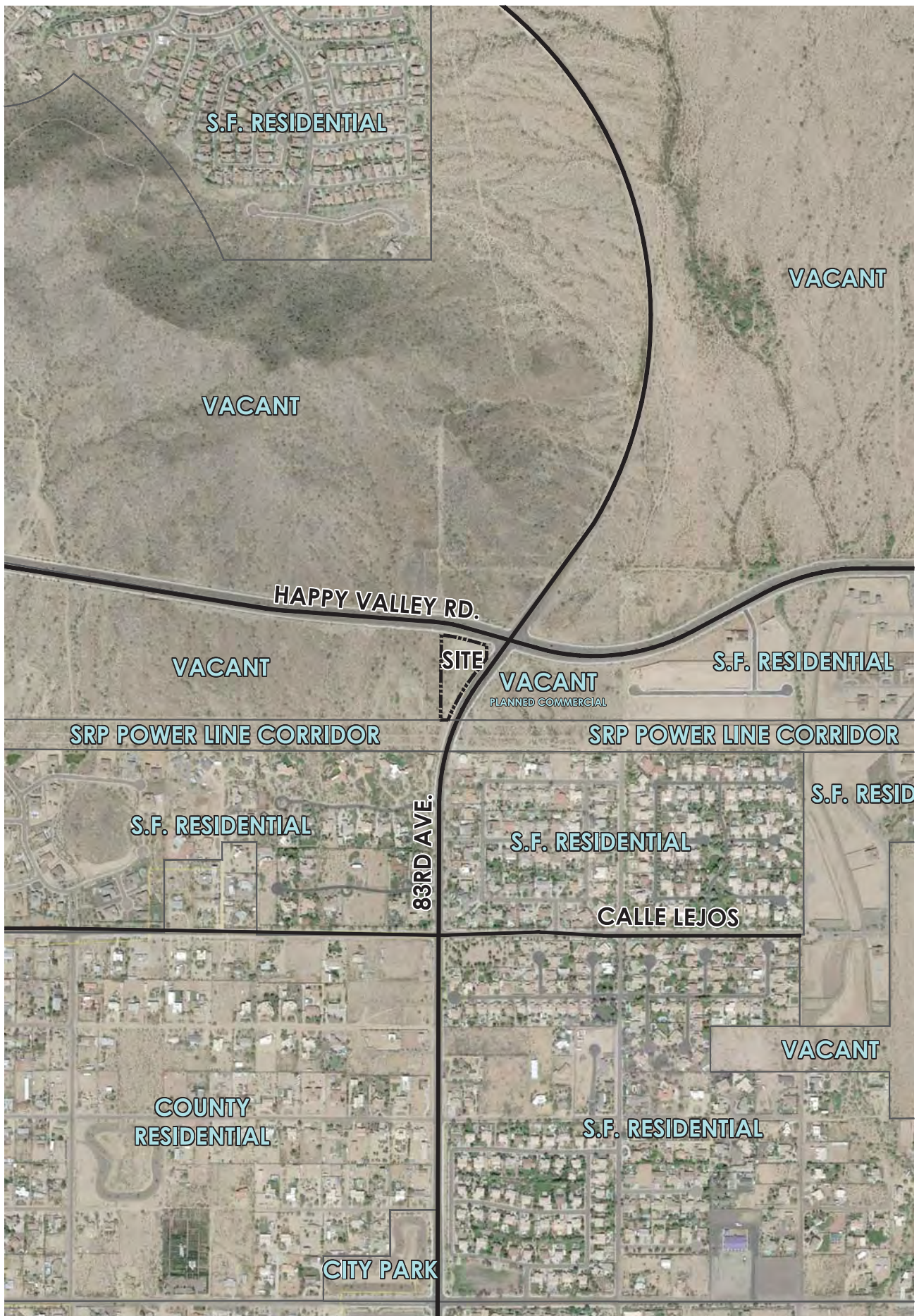


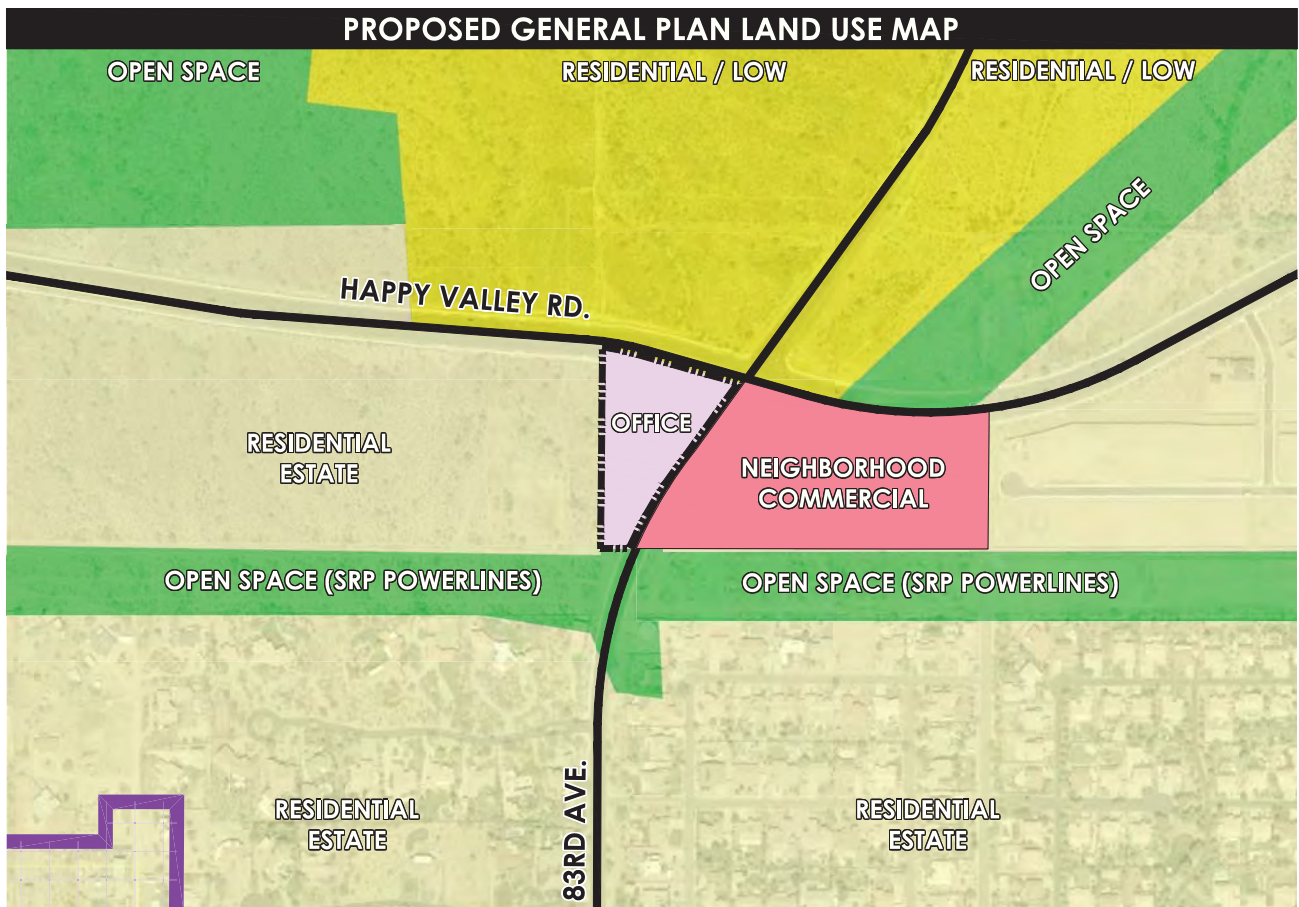
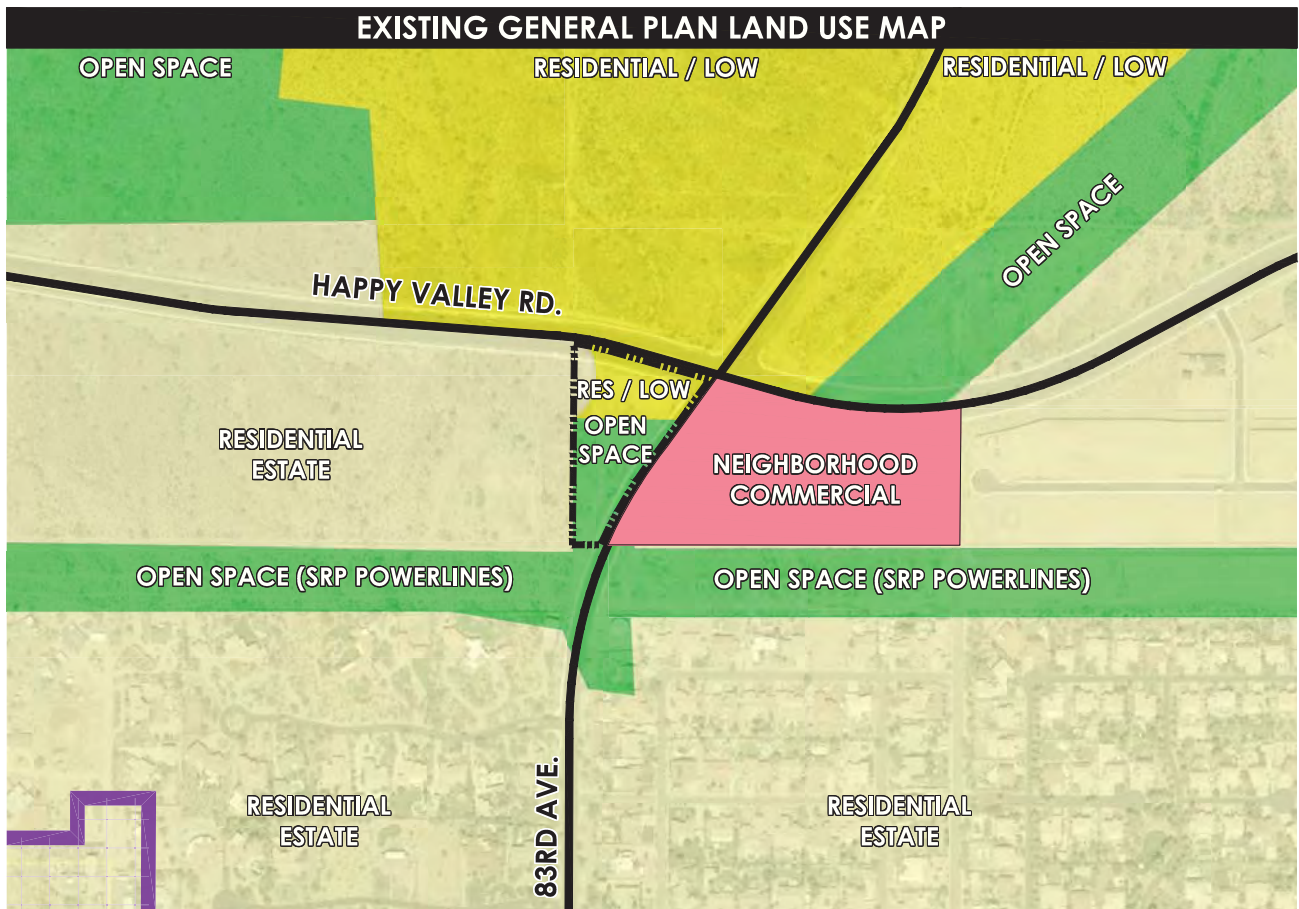
Property Vicinity Map

APPENDIX C: MAP OF NOTIFICATION AREA



APPENDIX D: MEETING EXHIBITS





EXISTING ZONING MAP

The map displays the following zoning districts and areas:

- SR-43**: Located in the upper left and middle left sections.
- R1-35**: Located in the lower left and middle left sections.
- R1-18**: Located in the lower right and middle right sections.
- AG**: Located in the upper right section.
- PAD**: Located in the middle right section.

Streets shown include HATFIELD RD, EMORY LN, VILLA LINDO, 81ST DR, 83RD AV, 19TH LN, 20TH LN, and 2ND LN. A specific area is labeled **SITE SR-43**.

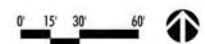
PROPOSED ZONING MAP

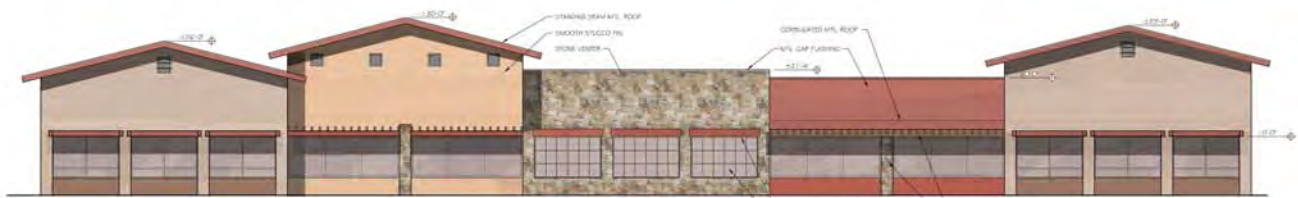
The map displays the following zoning districts and areas:

- SR-43**: Located in the upper left and lower left portions of the map.
- R1-35**: Located in the lower left and lower center portions of the map.
- R1-18**: Located in the lower right and center-right portions of the map.
- AG**: Located in the upper right portion of the map.
- PAD**: Located in the center-right portion of the map.
- SITE O-1**: A specific area highlighted within the SR-43 district.
- 83RD AV**: A major road running diagonally across the map.
- HATFIELD RD**: A road running horizontally across the center of the map.
- EMORY LN**: A road running horizontally across the bottom of the map.
- VILLA LINDO**: A road running vertically through the center of the map.
- 81ST DR**: A road running vertically on the right side of the map.
- 84ST AV**: A road running vertically on the right side of the map.
- Alignment**: A line indicating the proposed alignment for a project, running diagonally across the map.

EXISTING & PROPOSED ZONING MAP
11/6/17

LVA

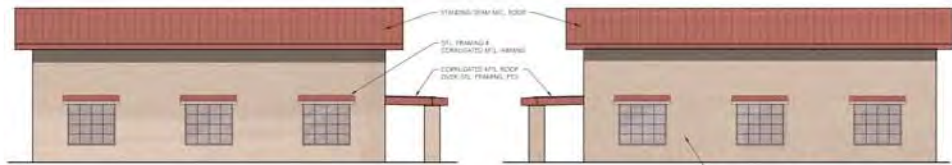




BUILDING 1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV

BUILDING 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



APPENDIX E: SIGN IN SHEET

Project: Neighborhood Meeting — SWC 83rd Ave. & Happy Valley Rd.

Location: Copper Hills Community Church

Date and Time: Thursday, November 9, 2017

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Randy Koch			
2	Jon Binsbacher			
3	Bridget Binsbacher			
4	Irene Charles			
5	MIKE HALL			
6	Mark Regoie			
7	MISSY COTTON			
8				
9				
10				



PLANNING AND ZONING COMMISSION REPORT

Meeting December 7, 2017

Date:

Agenda Item: 6R

Case Name: Z17-21: Southwest Corner of 83rd Avenue and Happy Valley Road

Case Number(s): Z17-21

General Application Information

Proposal:

A request to rezone approximately 2.85 acres from Suburban Ranch 43 (SR-43) to Office Commercial (O-1).

Location:

Southwest corner of 83rd Avenue and Happy Valley Road

Project Acreage:

2.85

Applicant:

Michael A. Hall Architect, LLC (c/o Mike Hall)

Project Description

A request to rezone approximately 2.85 acres from Suburban Ranch 43 (SR-43) to Office Commercial (O-1) for the future development of two (2), one-story office buildings. The property is located at the southwest corner of 83rd Avenue and Happy Valley Road.

Recommendations:

Recommend to the City Council **APPROVAL** of Case Z17-21, subject to Conditions 1-13 in the staff report.

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B - Existing Zoning Map

Exhibit C - Proposed Zoning Map

Exhibit D - Project Narrative

Exhibit E - Conceptual Site Plan

Exhibit F - Citizen Participation Packet

BACKGROUND

Context

Michael Hall on behalf of Black Mountain Investment is requesting to rezone approximately 2.85 acres of unimproved land located at the southwest corner of 83rd Avenue and Happy Valley Road from Suburban Ranch 43 (SR-43) to Office Commercial (O-1) (see Exhibit A). A corresponding General Plan Land Use Map Amendment has been proposed in conjunction with this application in order to develop a future professional office plaza. The conceptual site plan contemplates up to 24,600 square feet (approximately 12,500 sf for each building) of office space. The site is located at the signalized intersection of 83rd Avenue (major arterial roadway) and Happy Valley Road (limited access parkway).

General Plan

The subject property is designated Estate Density Residential (0-2 du/ac), Low Density Residential (2-5 du/ac), and Park / Open Space (max 1 du/ac) on the General Plan Land Use Map. The applicant is proposing to amend the Land Use Map to Office through Case GPA17-03. A full analysis of that request is provided within the body of that report.

Zoning

The site is currently zoned Suburban Ranch 43 (SR-43) as shown in Exhibit B. The applicant is proposing to rezone the site to Office Commercial (O-1) (Exhibit C). The O-1 District is intended to provide an environment conducive to the establishment of professional offices, medical and legal services, and ancillary retail uses.

Adjacent Uses and Zoning

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

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

	EXISTING LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant land	Estate Density Residential, Low Density Residential, and Park / Open Space	Suburban Ranch 43 (SR-43)
North	Happy Valley Road, then Sunrise Mountain Preserve	Estate (0-2 du/ac) and Low Density Residential (2-5 du/ac)	Suburban Ranch 43 (SR-43)
South	SRP power line corridor	Park / Open Space	General Agricultural (AG), then Single-Family Residential (R1-35)
East	83 rd Avenue, then planned shopping center	Neighborhood Commercial	83 Marketplace Planned Area Development (PAD)
West	Vacant land – State Land	Estate Density Residential (0-2 du/ac)	General Agricultural (AG)

Other Related Policies and Project History

The subject property was annexed into the City of Peoria in December 1989. The two respective parcels containing the site were part of a much larger, 4,120-acre annexation and were given the initial zoning of General Agricultural (AG). In November 1990, the City introduced a new zoning district, Suburban Ranch 43 (SR-43) that more closely aligned with the Maricopa Country district, Rural-43. One month later in December 1990, the site was rezoned to SR-43.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The purpose of the rezoning request is to rezone the property from SR-43 to O-1 to develop a one-story professional office center (see Exhibit D). The current designation of SR-43 has been in place on the property since 1990 and the site has remained undeveloped since initial zoning in 1989.

DISCUSSION AND ANALYSIS

Conformance to the Surrounding Area

The property is located at the southwest corner of 83rd Avenue and Happy Valley Road. Across Happy Valley Road to the north is Sunrise Mountain, a City of Peoria preserved area. To the east across 83rd Avenue is 83 Marketplace, a neighborhood commercial center currently under construction of phase one. Along the southern border is the 230-foot wide Salt River Project power line corridor that restricts all forms of vertical development. Further south is a large-lot single-family subdivision. To the west is a large area of Arizona State Trust Land designated for low-density residential development.

General Plan

The three General Plan Land Use designations for the property do not foster the ability to utilize the site to the extent possible. The proposed amendment provides a land use designation that is underutilized in northern Peoria and if approved, would align with this proposed rezoning request.

Zoning

The small size and irregular shape of the property coupled with its location near a signalized intersection renders the site not conducive for residential. The proposed change seeks to provide a more appropriate land use transition with residentially scaled office uses adjacent to future residential to the west (owned by the Arizona State Land Department) and neighborhood commercial uses to the east. An overhead power line easement separates the subject site from the established residential areas to the south. The site can be served by the City for water and sewer service, as well as public safety. The conceptual site plan (Exhibit E) provides a logical development pattern that is

consistent with the adjacent 83 Marketplace and will remain small in scale to preserve views to Sunrise Mountain for the surrounding communities.

Desert Lands Conservation Overlay District

The subject property is located north of Pinnacle Peak, and therefore subject to Section 21-726 of the Peoria Zoning Ordinance: Desert Lands Conservation Overlay District (DLCO). The purpose of the DLCO is to identify and protect the unique and environmentally sensitive Sonoran Desert lands in the City north of Pinnacle Peak Road and to conserve the distinctive desert character. The overlay establishes criteria for determining conservation priorities based on existing resources and conservation opportunities. This site has been evaluated in accordance with the DLCO ordinance and a determination has been made that the property does not contain any significant conservation features.

COMMUNITY INVOLVEMENT

Outreach Requirements

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile. The notification is provided at the time of submittal of the application ("Notice of Application"), prior to the neighborhood meeting, and prior to the forthcoming Planning & Zoning Commission Public Hearing ("Notice of Hearing"). Additionally, the notification includes posting a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing. As of the date of this printing, the City has not received any correspondence in support or opposition to this request.

Support / Opposition

A neighborhood meeting was held at the Copper Hills Community Church on Thursday, November 9, 2017 (see Exhibit F). The meeting was attended by the applicant, City staff, and Councilmember Binsbacher. No members of the public attended within the posted hour period from 5:30 p.m. to 6:30 p.m.

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 proposed zoning district will be in conformance with the goals and objectives set forth in the Peoria General Plan based on the corresponding General Plan Amendment through case GPA17-03;
2. The rezoning request is consistent with the associated General Plan Amendment that would designate the land use for the subject site as Office; and,
3. The applicant/owner has submitted a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined below.

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

Recommend APPROVAL to the City Council for the applicant's request for Rezoning under Case Z17-21, subject to the following conditions:

1. The Development shall substantially conform to the Project Narrative (Exhibit D) and Conceptual Site Plan (Exhibit E) as contained in the staff report to the Planning and Zoning Commission for December 7, 2017.
2. Improvement plans submitted as part of the site plan review are intended for concept only. Upon approval of site plan, Civil Improvement Plans shall be submitted to the Development and Engineering Department and reviewed for conformance with the City of Peoria Infrastructure Guidelines.
3. The Developer shall provide an ALTA Survey reflecting existing boundary and recorded easements on the site.
4. A Final Drainage Report shall be submitted with the Civil Improvement Plans.
5. The City of Peoria has adopted the Maricopa County Uniform Drainage Design Standards, Policies, Procedures, and Drainage Design Manual for Maricopa County for drainage criteria. As such, retention must be provided for the 100-year, 2-hour storm.
6. The Developer shall provide a drainage report addressing onsite & offsite flows. The drainage report shall account for the adjacent drainage ways.
7. If utilized, all drywells must be registered with the Arizona Department of Environmental Quality and drilling logs shall be provided to the City. The percolation rate shall be tested and the results provided to the City before the drywell is accepted.
8. On-site basins shall be provided to retain/detain 100% of the 100-year, 2-hour storm event for the sub-basin it serves. The volume shall be calculated based on the gross square footage of the site (including half-street areas). A drainage easement shall be recorded over each retention/detention area within the project for both public and private basins.

9. Streetlights are required to be installed by the Developer along Happy Valley Road. The streetlight plan must be submitted with the second submittal of the Civil Improvement Plans. The streetlights shall also be identified on the Paving and Grading plans.
10. The Development shall comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the Civil Improvement Plans in accordance with the SWPPP checklist.
11. The Developer shall dedicate an 8' PUE outside of the required ROW. No walls, trees, or retention shall be allowed within the PUE.
12. The Developer must request from the City of Peoria abandonment of any existing patent easements on the property, should such action be desired by the Developer. After City determination, the Developer shall obtain clearances from all utility companies. If the patent easements cannot be abandoned, the conceptual site plan must be revised accordingly.
13. Prior to Final Plat recordation, the Developer shall obtain approval of final grading, drainage, utilities, and paving plans in conjunction with a Final Drainage Report and Final TIA. These final plans and reports shall be in conformance with the approved preliminary plans and report. The Final Plat shall be submitted with the first submittal of the Civil Improvement Plans. The Final Plat shall be approved prior to permits being issued for the site.

REPORT PREPARED BY

Randy Proch
Planner
623-773-5164
randy.proch@peoriaaz.gov

ATTACHMENTS:

Exhibit A	Vicinity Map
Exhibit B	Existing Zoning Map
Exhibit C	Proposed Zoning Map
Exhibit D	Project Narrative
Exhibit E	Conceptual Site Plan
Exhibit F	Citizen Participation Packet

Z17-21 Vicinity Map



Z17-21 Southwest Corner of 83rd Avenue and Happy Valley

Applicant: Michael A. Hall

Requests: The applicant is requesting to rezone approximately 2.85 acres from Suburban Ranch (SR-43) to Office Commercial (O-1)

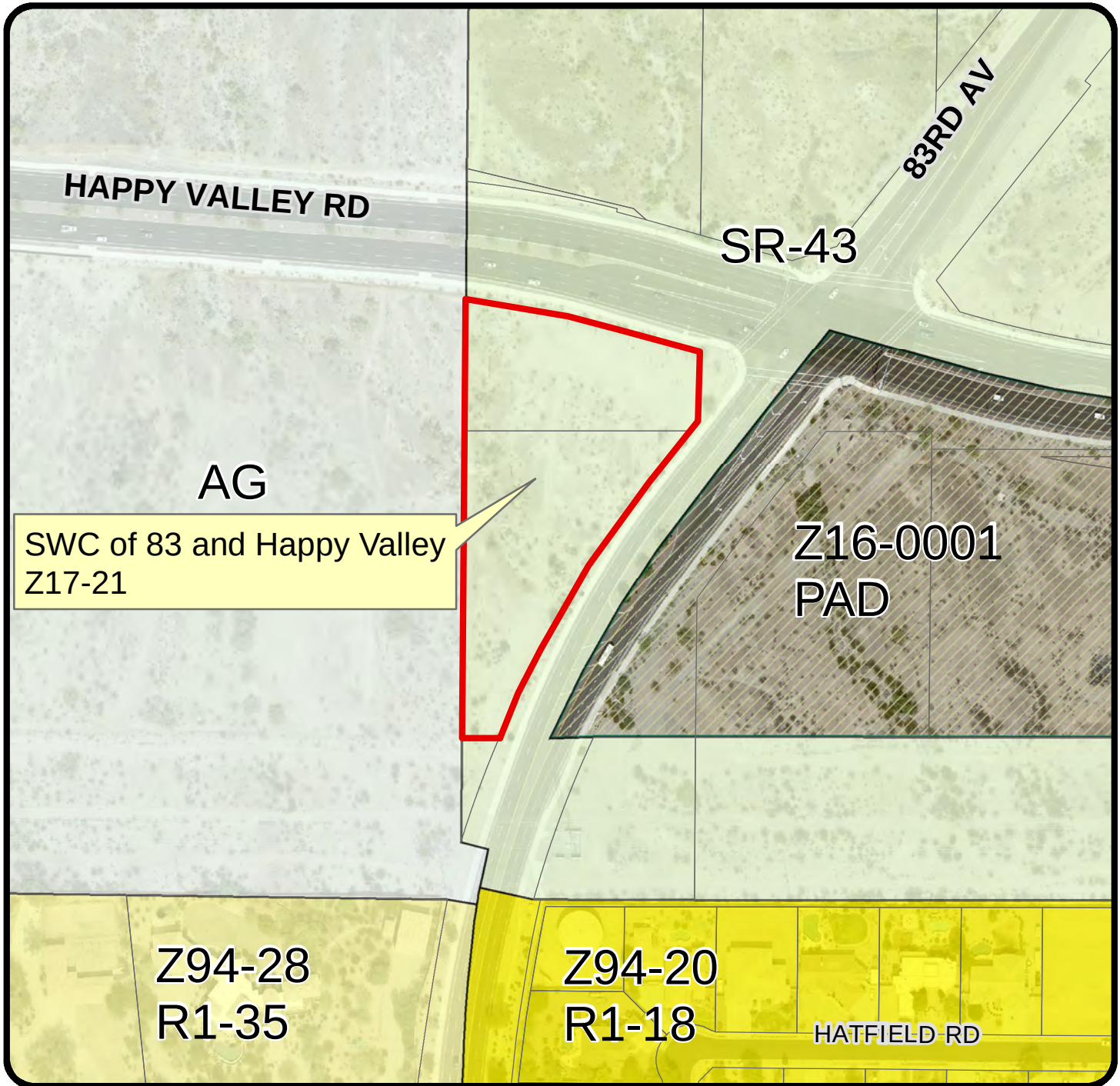
Location: Southwest Corner of 83rd Avenue and Happy Valley

Exhibit A



Not to Scale

Z17-21 Existing Zoning Map



Z17-21 Southwest Corner of 83rd Avenue and Happy Valley

Applicant: Michael A. Hall

Requests: The applicant is requesting to rezone approximately 2.85 acres from Suburban Ranch (SR-43) to Office Commercial (O-1)

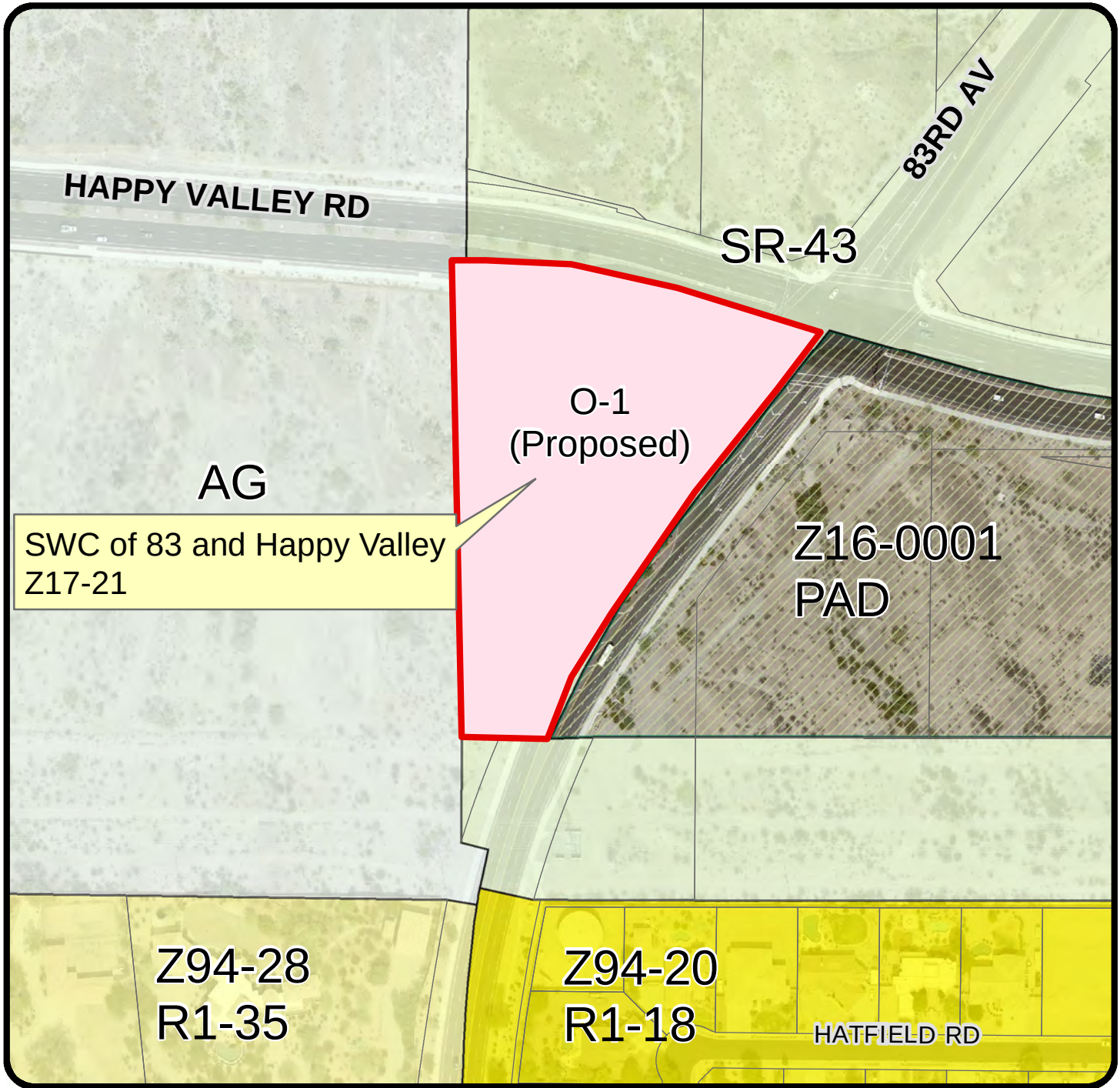
Location: Southwest Corner of 83rd Avenue and Happy Valley

Exhibit B



Not to Scale

Z17-21 Proposed Zoning Map



Z17-21 Southwest Corner of 83rd Avenue and Happy Valley

Applicant: Michael A. Hall

Requests: The applicant is requesting to rezone approximately 2.85 acres from Suburban Ranch (SR-43) to Office Commercial (O-1)

Location: Southwest Corner of 83rd Avenue and Happy Valley

Exhibit C



Not to Scale



CITY OF PEORIA REZONING APPLICATION

2.8 ACRES LOCATED AT THE SWC OF
83RD AVENUE AND HAPPY VALLEY ROAD
SEPTEMBER, 2017

Exhibit D

LVA urban design studio
land planning • development entitlements • landscape architecture

Development Team

Owner/Developer

Black Mountain Investment Company
2200 E. Camelback Rd. Ste. 207
Phoenix, AZ 85016
Phone: 602-956-5636
Contact: Andrei Toma
Email: atoma@blackmntnco.com



Applicant/Architect

Michael A. Hall Architect, LLC
600 N. 4th St. Ste. 404
Phoenix, AZ 85004
Phone: 602-258-6048
Contact: Mike Hall
Email: mike@michaelhallarchitectllc.com

Planner

LVA Urban Design Studio, LLC
120 South Ash Avenue
Tempe, Arizona 85281
Phone: 480-994-0994
Fax: 480-994-7332
Contact: Mark Reddie
Email: mreddie@lvadesign.com



Civil Engineer

Desert Development Engineering, LLC
10000 N. 31st Avenue, Suite C-254
Phoenix, AZ 85051
Phone: 602-997-2005
Contact: John Shinske, P.E.
Email: john@dde-engr.com



Traffic Engineer

Southwest Traffic Engineers
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
Phone: 602-684-0676
Contact: Andrew Smigielski
Email: smig@swte.us



Landscape Architect

GK Flanagan
4626 N. 44th Street
Phoenix, AZ 85018
Phone: 602-912-9691
Contact: Justin Meyer
Email: Justin@gkfassociates.com



Table of Contents

I.	Introduction	3
II.	Purpose of Request.....	3
III.	Legal Description of Property and Parcels.....	3
	A. Site Location	3
	B. Property Legal Description	3
	C. Existing Uses, General Plan Land Use Designation, and Zoning.....	3
	D. General Plan Land Use Designation and Analysis	4
	E. Existing Zoning.....	4
	F. Existing Land Use and Site Conditions.....	4
IV.	O-1 (Office Commercial District) Zoning	5
	A. Project Justification Questions/Responses.....	5
V.	Conceptual Site Plan.....	6
	A. Design Concept.....	6
	B. Open Space and Pedestrian Amenities.....	7
	C. Building Design.....	7
	D. Access and Circulation	7
	E. Landscaping	7
VI.	Preliminary Drainage.....	8
	A. Existing On-Site Drainage	8
	B. Existing Off-Site Drainage	8
	C. Proposed Drainage.....	9
VII.	Preliminary Water and Sewer Analysis	10
	A. Water	10
	B. Sewer.....	10
VIII.	Preliminary Traffic Impact/Roadway Analysis.....	10

List of Exhibits

Exhibit 1:	Vicinity Map	11
Exhibit 2:	Aerial Photograph and Site and Surrounding Area.....	12
Exhibit 3:	Existing Zoning Map.....	13
Exhibit 4:	Existing Topography	14
Exhibit 5:	Proposed Zoning Map.....	15
Exhibit 6:	Conceptual Site Plan.....	16
Exhibit 7:	Conceptual Building Elevations.....	17

Appendices

Appendix A: Legal Description
Appendix B: Preliminary Drainage Report
Appendix C: Preliminary Water Report
Appendix D: Preliminary Sewer Report
Appendix E: Traffic Impact Statement
Appendix F: Master Conservation Report

I. Introduction

LVA Urban Design Studio, LLC, acting on behalf of Black Mountain Investment Company, is pleased to submit this Rezoning Application for an approximate 2.85-acre property located at the southwest corner of 83rd Avenue and Happy Valley Road within the City of Peoria, Arizona. See **Exhibit 1**, *Vicinity Map* for the location of the property and surrounding area.

II. Purpose of Request

The purpose of this request is to seek a rezoning from SR-43 (Suburban Ranch) to O-1 (Office Commercial District) zoning for approximately 2.85 acres at the southwest corner of 83rd Avenue and Happy Valley Road. The intent of this zone change is to permit the development of an office plaza consisting of two single story office buildings and common courtyard area. This use will accommodate an existing need for professional office space within this high growth area of Peoria.

A Minor General Plan Amendment request from Residential/Low and Open Space to Office is being submitted concurrent with this rezoning application. The approval of the rezoning request is contingent on the approval of the Minor General Plan request.

III. Legal Description of Property and Parcels

A. Site Location

The subject site is approximately 2.85 acres and is located at the southwest corner of 83rd Avenue and Happy Valley Road within the City of Peoria. See **Exhibit 2**, *Aerial Photograph of Site* for the site location and property boundary.

B. Property Legal Description

The site consists of two separate assessor parcel numbers, including APN#201-14-015H and 201-14-010E within the City of Peoria, For a full legal description of the property, See **Appendix A**, *Legal Description* included with the zoning application.

C. Existing Uses, General Plan Land Use Designation, and Zoning

The property is current vacant desert land, is surrounded by vacant property to the south and west, and is immediately adjacent to Happy Valley Road to the north and 83rd Avenue to the east. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning on the site and surrounding on all four sides:

Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation

	Existing Land Uses	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
Site	Vacant land	Residential/Low & Open Space	SR-43
South of Site	Vacant land, SRP powerlines	Open Space, Residential Estate further south	SR-43, R1-35 and R1-18 further south
West of Site	Vacant land	Residential Estate	AG
North of Site	Happy Valley Road, vacant land	Residential/Low	SR-43
East of Site	83 rd Avenue, vacant land (future commercial)	Neighborhood Commercial	PAD (Planned Commercial)

D. General Plan Land Use Designation and Analysis

The property is currently designated as a combination of Open Space and Residential/Low within the General Plan Land Use Map. The open space designation is located along the southern portion of the property adjacent to the SRP powerline corridor and does not appear to be affiliated with any other connected open space system associated with any significant natural features that would warrant preservation. The Residential/Low land use designation appears to be a long-standing designation for the property prior to any significant development within this area. Based on recent developments, including: 1) the realignment of 83rd Avenue to the east; 2) existing and planned development within this area; 3) the recently adopted General Plan Amendment to Neighborhood Commercial to the east; and 4) the fact that this property is at the intersection of two major arterial roads, the existing land use designations are not appropriately suited for the property. Accordingly, as part of this rezoning request, a companion Minor General Plan Amendment has been filed to request a change from Open Space and Residential/Low to Office. The details related to the rationale and justification for this change is provided within the companion Minor General Plan Amendment application being processed concurrent with this request.

E. Existing Zoning

Existing zoning on the property is SR-43 (Suburban Ranch District). The purpose of the SR-43 district 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.*” Based on existing and recent growth in this area, the site is not within a “rural” area as several suburban residential subdivisions, master planned communities, and commercial centers are built or planned within the vicinity of this property. As such, a rezoning request to a more appropriate designation is justified. See **Exhibit 3, Existing Zoning Map** for the current zoning on the site and surrounding area.

F. Existing Land Use and Site Conditions

The site is currently vacant desert land with no existing uses or structures. There is sporadic native desert vegetation found throughout the site, and a wash that enter the property from the adjacent parcel to the west. This wash exits the property near the southeast portion of the property via an existing culvert that crosses under 83rd Avenue. See **Exhibit 4, Existing Topography** for the site topo and general location of

the wash corridor through the site. Also, see **Appendix F**, *Master Conservation Report* for the Native Plant Inventory for the existing native vegetation on site.

IV. O-1 Office Commercial District Zoning

This request is to seek a rezoning from SR-43 (Suburban Ranch) to O-1 (Office Commercial District) zoning for approximately 2.85 acre site. The O-1 zoning district is intended to provide an environment conducive to the establishment of professional offices, medical and legal services, and ancillary retail uses. Certain other types of uses are permitted under conditions and standards that ensure their compatibility with surrounding uses as well as nearby residential districts. The intent of this zone change is to permit the development of an office plaza consisting of two single story office buildings and associated parking. The development will conform to the uses and development standards as defined in Section 9.2 for the O-1 district. This use will accommodate an existing need for professional office space within this high growth area of Peoria. See **Figure 5**, *Proposed Zoning Map* for the zoning designation on the property and immediate surrounding area.

A. Narrative Statement/Project Justification

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

Response: Office development is proposed for the site. See Section IV narrative above for a more detailed description of the type of development.

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.*

Response: See Section III.D, General Plan Land Use Designation and Analysis, as well as the companion Minor General Plan Amendment that was submitted concurrently with this rezoning request.

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

Response: See Section III.C and Table 1 for existing and surrounding land use and zoning patterns. Compatibility is discussed in the companion Minor General Plan Amendment submitted concurrent with this request.

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.*

Response: The existing zoning permits large lot residential development at the primary intersection of two major arterial roads. The small size and configuration of the property was a result of the re-alignment of 83rd Avenue to the east,

creating a remnant parcel that is not developable as large lot residential development.

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

Response: The re-alignment of 83rd Avenue creating this small, remnant triangular-shaped parcel. The site's small size and configuration is not suitable for residential, but works well as a small office development. Couple with its adjacency to two major arterial roads makes this suite ideally suited for office development.

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

Response: See response to #5 above.

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

Response: A minor General Plan Amendment is required and has been submitted concurrently with this rezoning request. A site plan will be required once the general plan amendment and rezoning are completed.

V. Conceptual Site Plan

The proposed development provides for professional office uses utilizing the O-1 (Office Commercial) zoning district. The plan will include approximately 25,000 square feet of office use on the 2.85 acre property based on a gross floor area ratio of approximately 0.20 FAR. The development plan will include two office buildings approximately 12,500 square feet each, one along each roadway frontage with a shared breezeway at the intersection of 83rd Avenue and Happy Valley Road. Access will be provided in two locations, one at the northwest corner along Happy Valley Road and the other at the southeast corner along 83rd Avenue. Parking will be provided internally with the buildings parallel to the street just behind the landscape setback, creating an attractive streetscape environment along both Happy Valley Road and 83rd Avenue. See **Exhibit 6, Conceptual Site Plan** for the general layout of the property.

A. Design Concept

There are several design characteristics that will be incorporated into the overall development plan. One of the primary features of the conceptual development plan is the placement of the two office buildings immediately behind the landscape setback, with parking internalized. As mentioned above, this will create an attractive streetscape environment with the majority of the parking screened from the street behind the buildings. The plan will also incorporate a common courtyard area

between the two buildings which will be visible from the intersection of 83rd Avenue and Happy Valley Road. This will provide for an outdoor gathering space for the tenants and visitors to the office development with shaded seating. A shaded pedestrian walkway will also be provided along the front of each building, leading to the common courtyard. Pedestrian connections will be provided from 83rd Avenue and Happy Valley Road into the development. A 15 foot landscape setback will be provided along 83rd Avenue and Happy Valley Road, and will incorporate native landscape materials consistent with the goals of the Desert Lands Conservation Overlay District.

B. Open Space and Pedestrian Amenities

While the site is relatively small, open spaces will be provided in strategic locations to achieve four primary objectives: 1) to provide an enhanced native desert open space buffer along the Happy Valley Road and 83rd Avenue frontage; 2) to provide appropriate landscaping along the south and west site boundaries to buffer and screen the parking areas; 3) to incorporate pedestrian-oriented opportunities, including an open space breezeway and courtyard with landscape planters and stone veneer seat walls between buildings; and 4) to provide appropriate pedestrian connections from parking areas and perimeter streets to the primary building entries, with architectural shade elements for pedestrians along the building frontage. Where parking is adjacent to the street, a three foot staggered stone veneer screen wall will be provided to screen the parking along 83rd Avenue.

C. Building Design

The proposed office buildings will incorporate attractive, appropriately scaled buildings with four-sided architecture, an outdoor plaza patio with a stone veneer seat wall, pedestrian-scaled articulation, and stone veneer parking screen walls. High quality architectural elements such as steel framing and standing seam metal roofs, corrugated metal awnings, smooth finish stucco, stone veneer, and bronze tint glass will be incorporated into the building designs to provide enhanced front façade appearances. Enhanced, high quality architecture, decorative pavers and prominent entry features will be provided. See **Figure 7, Building Elevations**.

D. Access and Circulation

Access to and from the site will occur at two locations, one along Happy Valley Road and one along 83rd Avenue. The access at Happy Valley Road will allow for right-in and right-out movements only due to the small size of the parcel and the proximity to the intersection at 83rd Avenue. A right turn deceleration lane will be provided in accordance with the requirements defined within the traffic study.

Along 83rd Avenue, an access driveway will be provided near the southern end of the site, providing for three-quarter turning movements, including right-in, right-out, and left-in turn movements into the property. This will require a new northbound left turn pocket within the existing center median to allow left turns into the site. This has been coordinated with the development on the SWC of 83rd Avenue and Happy Valley Road to ensure both southbound left turns into the adjacent property and northbound left turns into this property will function properly. Final geometry and design of all driveways, median modifications, and turn lanes will be determined during the site plan approval process.

E. Landscaping

The landscaping will complement the colors and materials of the buildings, signage and decorative screen walls throughout the property. Perimeter landscape materials will provide an additional buffer from surrounding land uses, ensuring appropriate compatibility between the site and adjacent properties.

A landscape buffer and screen wall will be provided along the south and east boundary of the site. Trees will be provided within these landscape setbacks in accordance with City landscape requirements to provide ample screening of adjacent properties. Landscaping will be provided on the City-owned property encompassing Driveway #1 as agreed upon by the developer and the City.

Larger sized native trees will be provided to give the site a more mature look at the time of planting. The plant palette is a desert, drought tolerant selection to meet City requirements. The existing, native desert floor will be salvaged, stockpiled and redistributed in all planting areas on site. Both the plant selection and the desert floor inert groundcover will complement the adjacent properties and help this site blend in with the natural surrounding area.

See **Exhibit 6**, *Conceptual Site Plan* for the conceptual layout of the property, including general location of building footprints, parking configuration, pedestrian connectivity, retention, central plaza area and landscaped/open space areas. Note that conceptual site plan is conceptual only and subject to change through the site planning process.

VI. Preliminary Drainage Analysis

A. Existing Onsite Drainage

The existing property is undeveloped. Most of the property is considered native foothills desert. However, the property frontage along Happy Valley Road and 83rd Avenue has been graded with a roadside swale when the adjacent streets were constructed around 2008. The site generally drains south. There is about 21 feet of fall (4%) from north to south. The north 3/4 portion of the site drains south to a natural swale and continues southeast to a 48-inch concrete culvert. The culvert drains southeast under 83rd Avenue. The swale that intercepts the onsite flow also conveys offsite flow originating west of the site. See Section 3.2 for offsite flows. The south 1/4 portion of the site drains south and exits the site as shallow concentrated flow.

There are roadside swales along the property frontage in Happy Valley Road and 83rd Avenue. These swales vary from 1 foot deep to 2 feet deep. These swales only carry runoff from direct rainfall and ultimately drain to the existing 48-inch culvert at the southeast portion of the property. There is no anticipated curb overtopping from the adjacent streets to contribute to the swales.

B. Existing Offsite Drainage

The surrounding properties generally drain south or southeast. There are 3 pipe systems around the site perimeter that collect offsite flow. There is a 42-inch concrete culvert draining southeast under the intersection of Happy Valley Road and

83rd Avenue. There is a 36-inch storm drain in the median of Happy Valley Road that drains east to the intersection and continues southeast under 83rd Avenue. There is a 48-inch concrete pipe at south portion of the project site that drains southeast under 83rd Avenue. The 48-inch culvert was originally designed for a much larger watershed covering Sunrise Mountain prior to Happy Valley Road improvements and is now grossly oversized for its contributing area. All 3 storm drains terminate at separate locations with headwalls on the property southeast of the intersection. That property is currently under preliminary design known as 83 Marketplace.

Offsite drainage upstream of the site (north and west) of the site that drains south and east was analyzed for drainage impacts to the site. The project site is not expected to experience any offsite inflow from curb overtopping along Happy Valley Road or 83rd Avenue. However, as a safety precaution, small swales will be maintained along both street frontages. This precaution also allows for the site to have a degree of protection during storms larger than the 100-year event with active roadside swales. The regraded roadside swales will drain into the onsite stormwater retention system since the site is supposed to retain offsite half street frontage.

C. Proposed Drainage

The site has been analyzed for practical drainage design, to set the building floor to be safe from flooding during a 100-year storm, and provide retention of onsite storm water runoff. The site must retain storm water runoff for the 100-year 2-hour storm for rainfall that lands within the property lines and for 1/2 of the adjacent 83rd Avenue and Happy Valley Road right of way. Happy Valley Road has a storm drain system and 83rd Avenue has a one way cross slope that drains east. The site does not have to physically intercept offsite flows but must have onsite retention volume to accommodate the half street runoff. The additional required volume is provided within the onsite retention system as required by the city.

The entire proposed site (Area 'A') will drain south to landscaped retention basin RB#A1. This basin is undersized and will equalize with underground 10-foot diameter retention tanks P#A1, P#A2, and P#A3. There is a small collection basin on the north half of the site that will collect runoff and pipe it to retention tanks to the south. This basin cannot be equalized with the south basins due to high water elevation differences.

Offsite runoff entering the west property line in a small wash that originally drained to the existing 48-inch culvert will be piped southeast under the proposed parking lot to the same culvert. Offsite runoff entering the west side of the property south of the wash will continue to drain south in a new swale along the west property line and enter the proposed retention basin. It will overflow the basin after the oversized retention system is taxed and outfall to the south historic location. Existing roadside swales along the north and east property frontages will be regraded and drain to the proposed catch basin and pipe at the southeast corner of the proposed buildings, and flow into the retention system.

The finish floor of the north building has been set at elevation 1367.00 which is 1-foot minimum (freeboard) above the retention basins and is protected by a wall along the north side of Happy Valley Road and roadside swale. Additionally, there should be no roadway overtopping during the 100-year storm. The finish floor of the north south building is stepped with elevations of 1367.00 and 1366 which is 1-foot

minimum (freeboard) above the retention basins and is 2-feet above 83rd Avenue. All basins will drain within 36 hours as required by ADEQ via 2 drywells.

Refer to **Appendix B**, *Preliminary Drainage Report* for details and analysis regarding the drainage design approach for the site.

VII. Preliminary Water and Sewer Analysis

A. Water

The existing water main within 83rd Avenue is owned by Sunrise Water Company and will be tied into to serve the project site. There is an existing 12-inch water main in 83rd Avenue along with two 12-inch water stubs to the site. Each stub will be tied into and the developer will install a new 8-inch public water loop thru the site to serve fire hydrants, building fire sprinkler systems, potable building water services and landscape water service. The water loop will be within a new 16-foot water easement owned and maintained by Sunrise Water Company. Flow tests are not available at this time. The total peak hour day water demand is estimated at 3,261 gpm.

B. Sewer

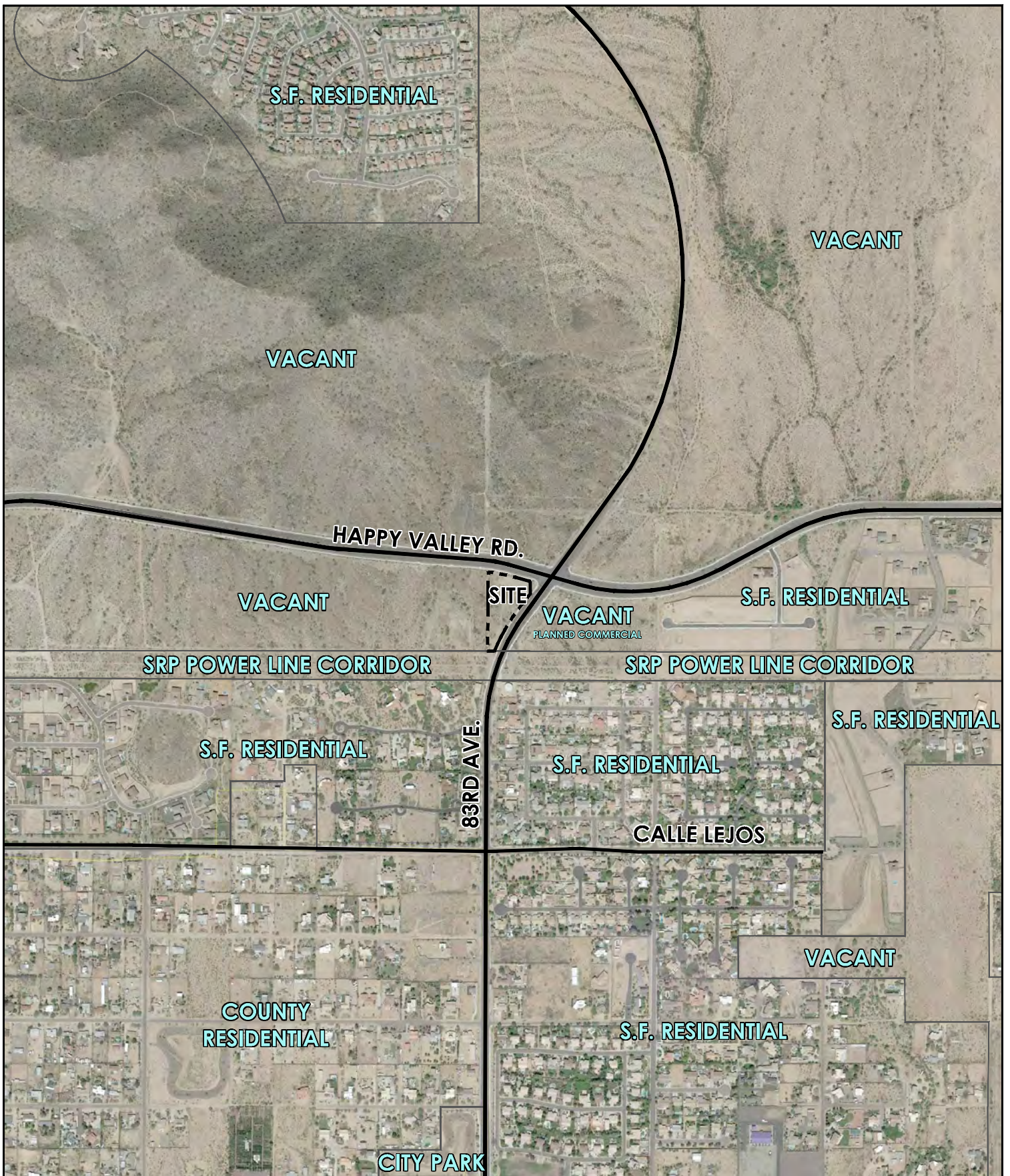
The existing 15-inch sewer main within 83rd Avenue is owned by the City of Peoria and will be tied into to serve the proposed buildings. A new single 6-inch private sewer service will serve the buildings. Maximum daily sewage flows are estimated at 16,381 gpd.

Refer to **Appendix C**, *Preliminary Water Report* and **Appendix D**, *Preliminary Sewer Report* for details related to the water and sewer analysis for the property.

VIII. Preliminary Traffic Impact/Roadway Analysis

The property as currently planned is predicted to generate 39 weekday AM peak hour trips and 37 weekday PM peak hour trips to the surrounding roadway network. The traffic volumes associated with this development are not expected to have a significant impact on the surrounding roadway system.

For a detailed analysis of the traffic impacts, refer to **Appendix E**, *Traffic Impact Statement* has been provided with this zoning application.



SWC HVR & 83RD AVE
PEORIA, AZ

EXHIBIT I: VICINITY MAP
9/18/17

LVA



HAPPY VALLEY RD.

SITE

83RD AVE.

0' 50' 100' 200'



SWC HVR & 83RD AVE
PEORIA, AZ

EXHIBIT 2: AERIAL PHOTOGRAPH OF SITE
9/18/17







SWC HVR & 83RD AVE
PEORIA, AZ

EXHIBIT 4: EXISTING TOPOGRAPHY
9/18/17

LVA





Exhibit E



SWC HVR & 83RD AVE
PEORIA, AZ

CITIZEN PARTICIPATION FINAL REPORT

NWC 83RD AVE. & HAPPY VALLEY RD.

PARCEL NUMBERS: 201-14-015H

CITY OF PEORIA

PREPARED BY:

LVA URBAN DESIGN STUDIO, LLC
120 E. Ash Ave.
Tempe, AZ 85281

NOVEMBER, 2017

MINOR GENERAL PLAN AMENDMENT & REZONING
(FILE NUMBER: Z17-21)

Exhibit F

Development Team

Owner/Developer

Black Mountain Investment Company
2200 E. Camelback Rd. Ste. 207
Phoenix, AZ 85016
Phone: 602-956-5636
Contact: Andrei Toma
Email: atoma@blackmntnco.com



Applicant/Architect

Michael A. Hall Architect, LLC
600 N. 4th St. Ste. 404
Phoenix, AZ 85004
Phone: 602-258-6048
Contact: Mike Hall
Email: mike@michaelhallarchitectllc.com

Planner

LVA Urban Design Studio, LLC
120 South Ash Avenue
Tempe, Arizona 85281
Phone: 480-994-0994
Fax: 480-994-7332
Contact: Mark Reddie
Email: mreddie@lvadesign.com



Civil Engineer

Desert Development Engineering, LLC
10000 N. 31st Avenue, Suite C-254
Phoenix, AZ 85051
Phone: 602-997-2005
Contact: John Shinske, P.E.
Email: john@dde-engr.com



Traffic Engineer

Southwest Traffic Engineers
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
Phone: 602-684-0676
Contact: Andrew Smigielski
Email: smig@swte.us



Landscape Architect

GK Flanagan
4626 N. 44th Street
Phoenix, AZ 85018
Phone: 602-912-9691
Contact: Justin Meyer
Email: Justin@gkfassociates.com



CITIZEN PARTICIPATION FINAL REPORT

Table of Contents

I.	Public Meeting Information.....	4
A.	Applicant Attendees.....	4
II.	Project Description.....	4
III.	Meeting Location.....	4
IV.	Notification	4
A.	Required Notification Area	4
B.	Neighborhood HOA Outreach.....	4
V.	Meeting Outline	4
VI.	Conclusion	5

Appendices

- Appendix A: Notification List
- Appendix B: Neighborhood Meeting Notification Letter
- Appendix C: Map of Notification Area
- Appendix D: Meeting Exhibits
- Appendix E: Sign in Sheet

I. PUBLIC MEETING INFORMATION

A. Applicant Attendees:

Michael A. Hall Architect, LLC – Mike Hall – Applicant/Architect
LVA Urban Design Studio – Mark Reddie, Alisse Highley - Planning Consultant

II. PROJECT DESCRIPTION

The proposed applications include a Minor General Plan Amendment from Residential/Low and Open Space to Office and a Rezoning from SR-43 to O-1 on approximately 2.85 acres of vacant land on the southwest corner of N. 83rd Ave. and Happy Valley Rd. The request is necessary in order to facilitate the development of an office plaza.

As part of the Minor General Plan Amendment and Rezoning process, a neighborhood meeting was held on November 9, 2017 as an opportunity for local participation and discussion of the development proposal.

III. MEETING LOCATIONS

The neighborhood meeting was held at Copper Hills Community Church located at 27035 N. Black Rock Blvd. in Peoria, Arizona on Thursday, November 9, 2017 from 5:30pm to 6:30pm.

IV. NOTIFICATION

A. REQUIRED NOTIFICATION AREA

All property owners within 600 feet of the site, and HOA's within 1-mile of the site were notified by first class mail of the meeting per City requirement outlined in the Peoria Zoning Ordinance Section 14-39-6. Notices were also sent to the required identified parties outlined in Section 14-39-6 of the Peoria Zoning Ordinance.

Appendix A, Notification List identifies all property owners, HOA's, and interested parties that have been notified of the neighborhood meetings. All were notified of the applications and invited to attend the neighborhood meeting on Thursday, November 9, 2017 at Copper Hills Community Church (See **Appendix B, Neighborhood Meeting Notification Letter**). Property owners were encouraged to contact the applicant for additional information and/or comments. The notification letters were mailed at least ten days prior to the meeting date. See **Appendix C, Map of Notification Area** for the area included in the notification boundary. Letters were also mailed to all HOA's within 1 mile of the property.

B. COUNCIL MEMBER INVOLVEMENT

The property is located in Councilmember Bridget Binsbacher's District. The applicant met with the Councilmember on November 7, 2017 to brief her on the proposal and seek input. The Councilmember also attended the neighborhood meeting later in the week on November 9th.

V. MEETING OUTLINE

The applicant team arrived at Copper Hills Community Church to set up exhibit boards and sign in/comment card tables. Directional signs were posted in the parking lot and outdoor hallways to direct and notify community members to the meeting room. See **Appendix D, Meeting Exhibits** for a copy of all exhibits presented at the Neighborhood Meeting.

Seven names were recorded on the sign-in sheet (See **Appendix E, Sign-In Sheet**) for the open house style neighborhood meeting. Guests consisted of the applicant team, staff from the City of Peoria, and Councilmember affiliates. Comment cards were provided throughout the night, although none were received. The meeting came to a close at 6:30 pm.

VI. CONCLUSION

At this time the Minor General Plan Amendment and Rezoning request has received no response from the community. The applicant team remains open to correspondence and will continue to accept feedback throughout the application process.

APPENDIX A: NOTIFICATION LIST

APN	Owner	Property Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	1st Mailer	Notes
201-06-085A	PEORIA CITY OF						10/27/2017	
201-06-089C	DEER VALLEY UNIFIED SCHOOL DISTRICT NO 97						10/27/2017	
201-14-010D	SRPAI & PD						10/27/2017	Return to sender - vacant - unable to forward
201-14-010E	D AND L MANNING FAMILY REVOCABLE TRUST						10/27/2017	
201-14-010F	SRPAI & PD						10/27/2017	Return to sender - vacant - unable to forward
201-14-012B	SRPAI & PD						10/27/2017	Return to sender - vacant - unable to forward
201-14-012E	COOK CHARITABLE TRUST/ETAL						10/27/2017	
201-14-013E	WARREN PAUL B TR/COMM RESOURCE INVEST II LLC						10/27/2017	Return to sender - not deliverable as address
201-14-013G	ILIOI IONEL						10/27/2017	Return to sender - attempted - not known - u
201-14-014B	CITY OF PEORIA						10/27/2017	
201-14-014C	COOK CHARITABLE TRUST/ETAL						10/27/2017	
201-14-015F	HAPPY VALLEY HOLDINGS LLC						10/27/2017	
201-14-015G	HAPPY VALLEY HOLDINGS LLC						10/27/2017	
201-14-015H	CMRB HOLDINGS LLC						10/27/2017	
201-14-016D	SUNDEEN NEAL S/JANE W TR						10/27/2017	
201-14-063	PARKER ANGELA						10/27/2017	
201-14-064	CASSETTA JEFF G/DENISE JO						10/27/2017	
201-14-065	FREDERICK GEORGE E/PAMELA A						10/27/2017	
201-14-066	TOMUTA RADU						10/27/2017	Return to sender - not deliverable as address
201-14-067	WILSON CHRISTOPHER B/SESSA PATRICIA L						10/27/2017	
201-14-068	WILSON THOMAS E SR/BONNIE						10/27/2017	
201-14-069	SKEHAN LESLIE A						10/27/2017	
201-14-070	COLWELL LIVING TRUST						10/27/2017	
201-14-071	GLENN L MOE AND DIANE M MOE LIVING TRUST						10/27/2017	
201-14-072	REED DONALD C/MORIN MAHREE A						10/27/2017	
201-14-095	SUNRISE WATER CO						10/27/2017	
201-14-096	CALLE LEJOS ESTATES HOMEOWNERS ASSOCIATION						10/27/2017	
201-15-147	MILLER BRITANY MATSON TR/ETAL						10/27/2017	
201-15-149	HAMILTON GARY E JR						10/27/2017	
201-15-166	NICHOLAS PROPERTIES LLC						10/27/2017	
201-15-167	ELGIE JOHNA						10/27/2017	
201-15-168	KNIGHT KNIGHT JONES LLC						10/27/2017	
201-20-581	PATRIOT AMERICAN AZ (PS) LLC-CP53-107996						10/27/2017	Return to sender - not deliverable as address

Name	Name	Address	City	State	Zip	1st Mailer	Notes
Casa De Sunrise	Casa De Sunrise					10/27/2017	
Clearview Estates	Clearview Estates					10/27/2017	
Eagle Canyon	Eagle Canyon					10/27/2017	Return to sender - attempted - nc
Happy Valley Estates	Happy Valley Estates					10/27/2017	
Pinnacle Ranch	Pinnacle Ranch					10/27/2017	
Silver Canyon Ranch	Silver Canyon Ranch					10/27/2017	
Silvercrest at Treasure Canyon	Silvercrest at Treasure Canyon					10/27/2017	
Starlight Canyon HOA	Starlight Canyon HOA					10/27/2017	
Summit at Sunrise Mountain	Summit at Sunrise Mountain					10/27/2017	
Sunrise Vista	Sunrise Vista					10/27/2017	
Terramar	Terramar					10/27/2017	
Vista Montana (Ventana Picachos)	Vista Montana (Ventana Picachos)					10/27/2017	
Westwing Mountain	Westwing Mountain					10/27/2017	
Della Ernest	Della Ernest					10/27/2017	
Bridget Binsbacher	Bridget Binsbacher					10/27/2017	

APPENDIX B: NEIGHBORHOOD MEETING NOTIFICATION LETTER

October 27, 2017

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this letter is to inform you that our firm has recently filed a Minor General Plan Amendment and a Rezoning request for a +/- 2.85 acre property located at the southwest corner of 83rd Avenue and Happy Valley Road. We would like to invite you to a neighborhood meeting to discuss the requests and the proposed development. The meeting will be held on Thursday, November 9, 2017 at Copper Hills Community Church, located at 27035 N. Black Rock Blvd, Peoria, AZ from 5:30pm-6:30pm.

This proposal is to amend Peoria's General Plan from Residential/Low and Open Space to Office, and to amend the Zoning designation on the property from SR-43 (Suburban Ranch) to O-1 (Office Commercial). This will allow for the development of an office plaza to serve the surrounding residential population with two single-story office buildings, associated parking, and a common courtyard area.

Please feel free to contact me at (480) 994-0994 or mreddie@lvadesign.com to learn more about the case. I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. We look forward to seeing you at the neighborhood meeting.

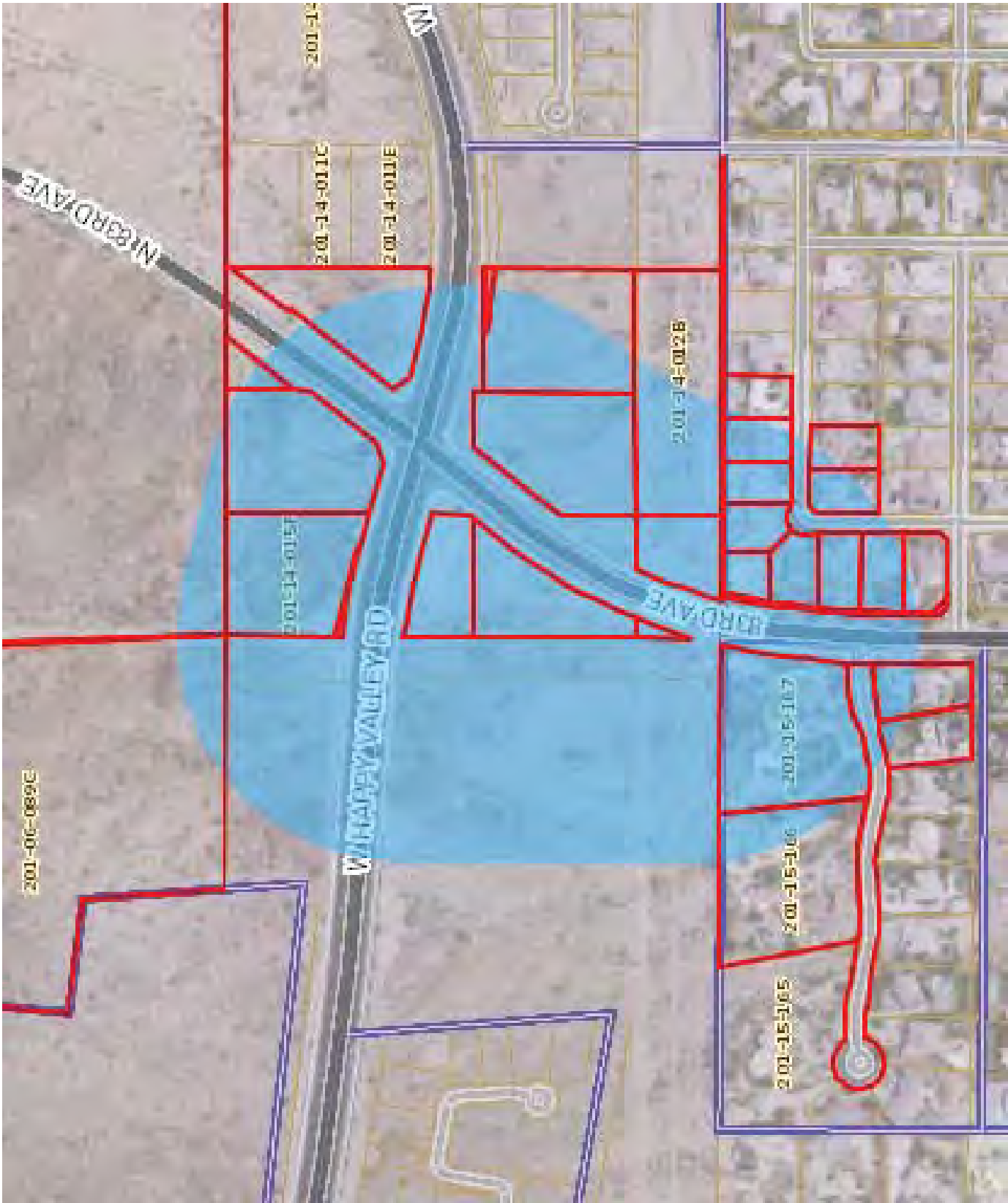


Sincerely,
Mark Reddie
LVA Urban Design Studio, LLC

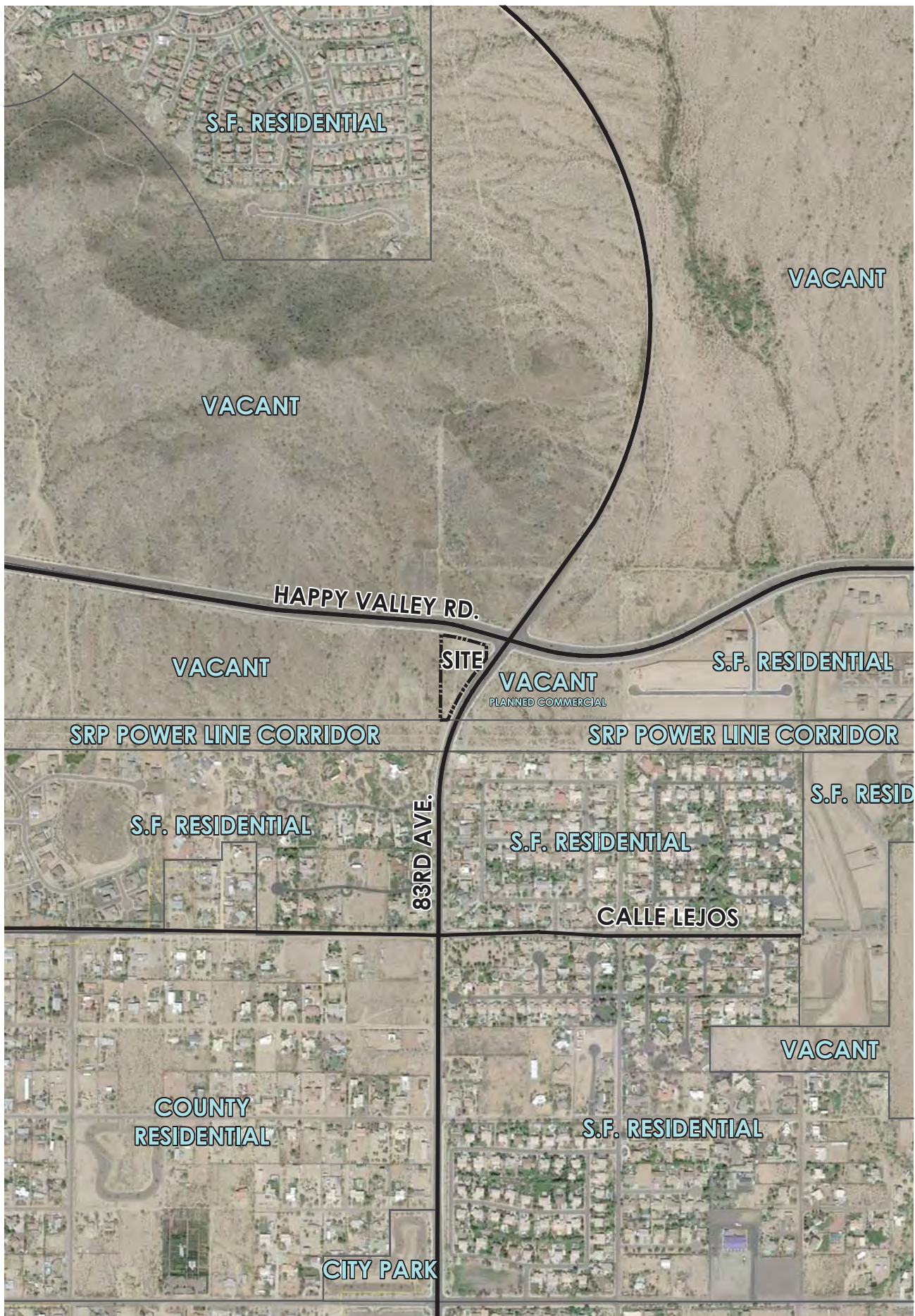


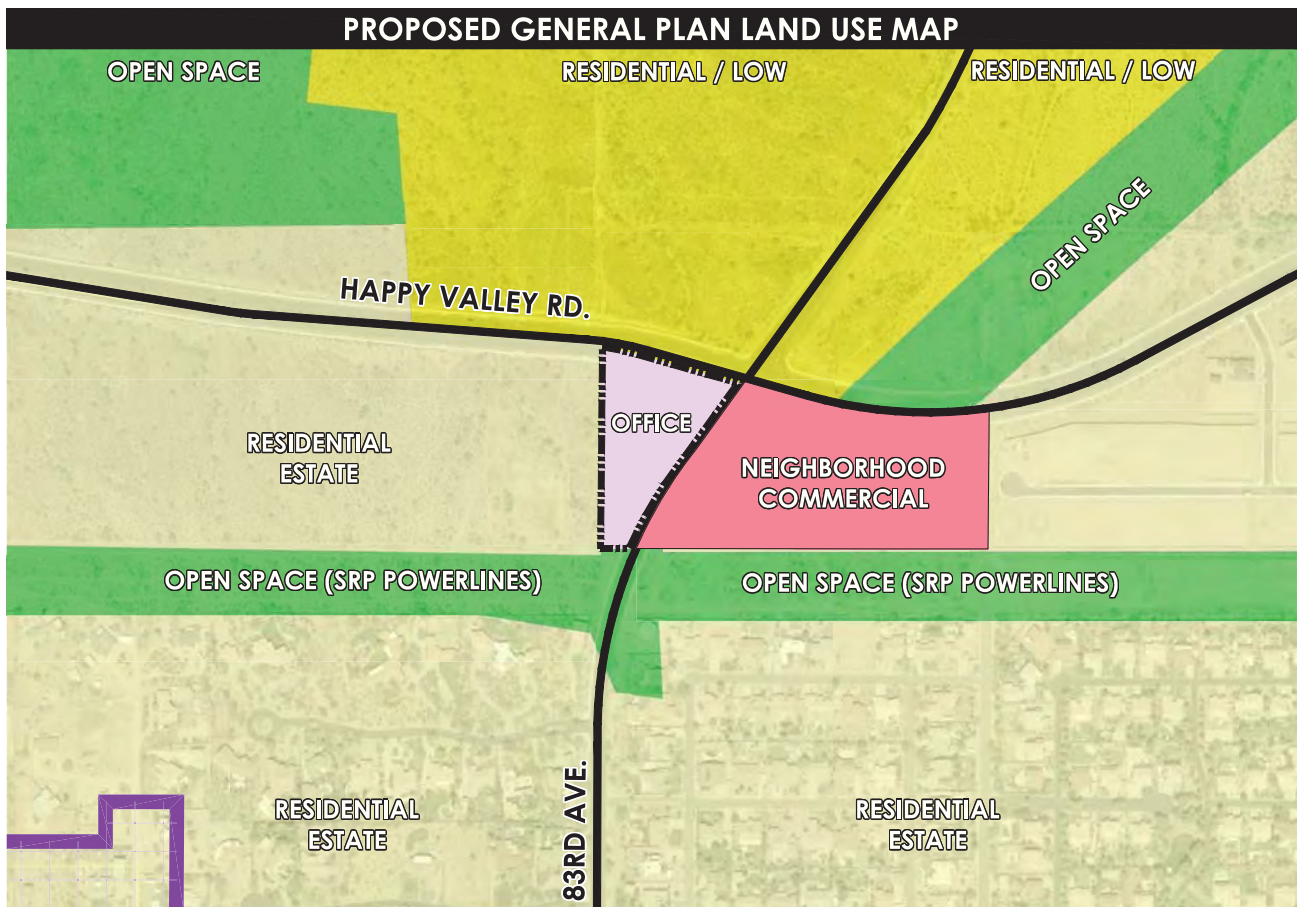
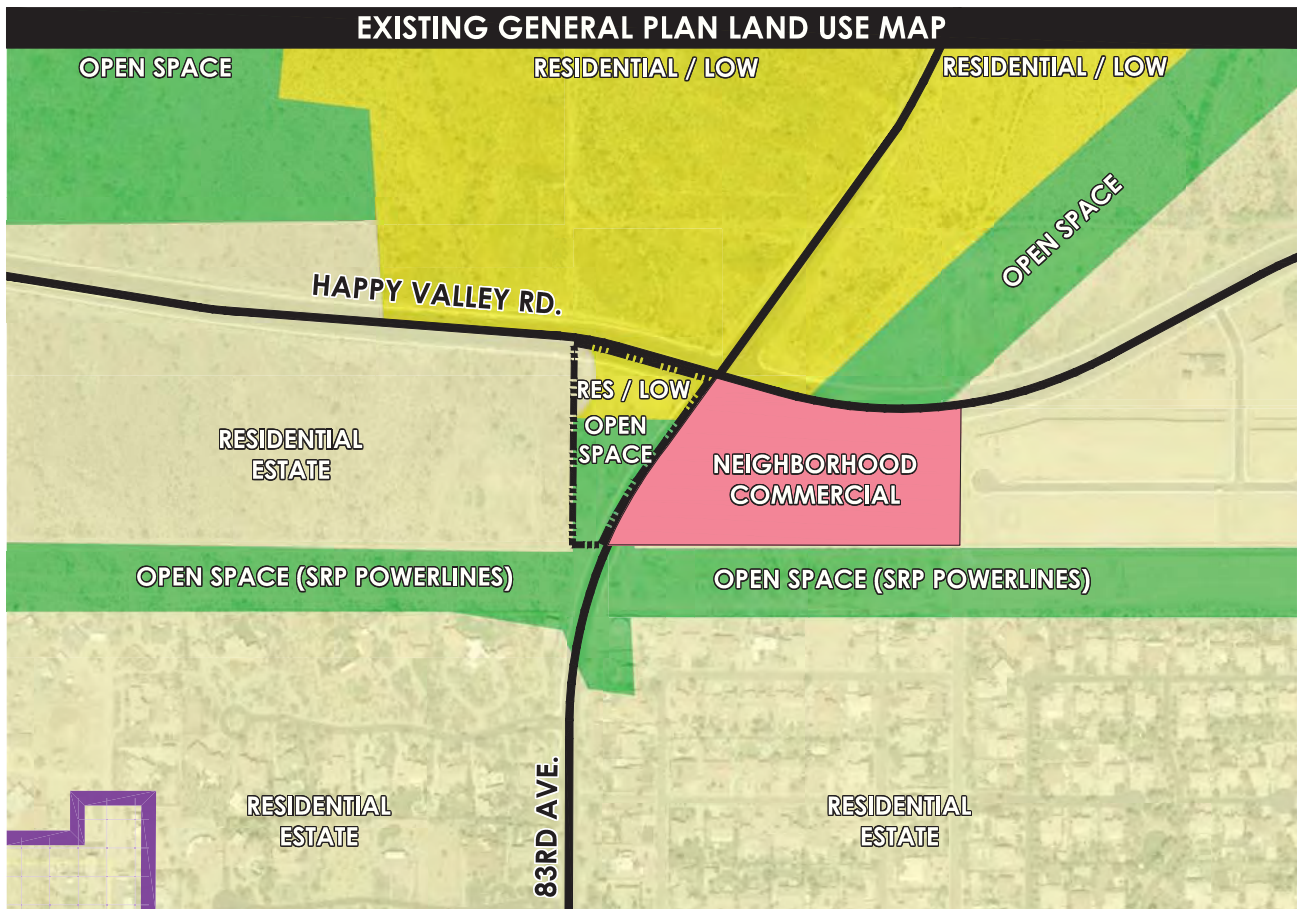
Property Vicinity Map

APPENDIX C: MAP OF NOTIFICATION AREA

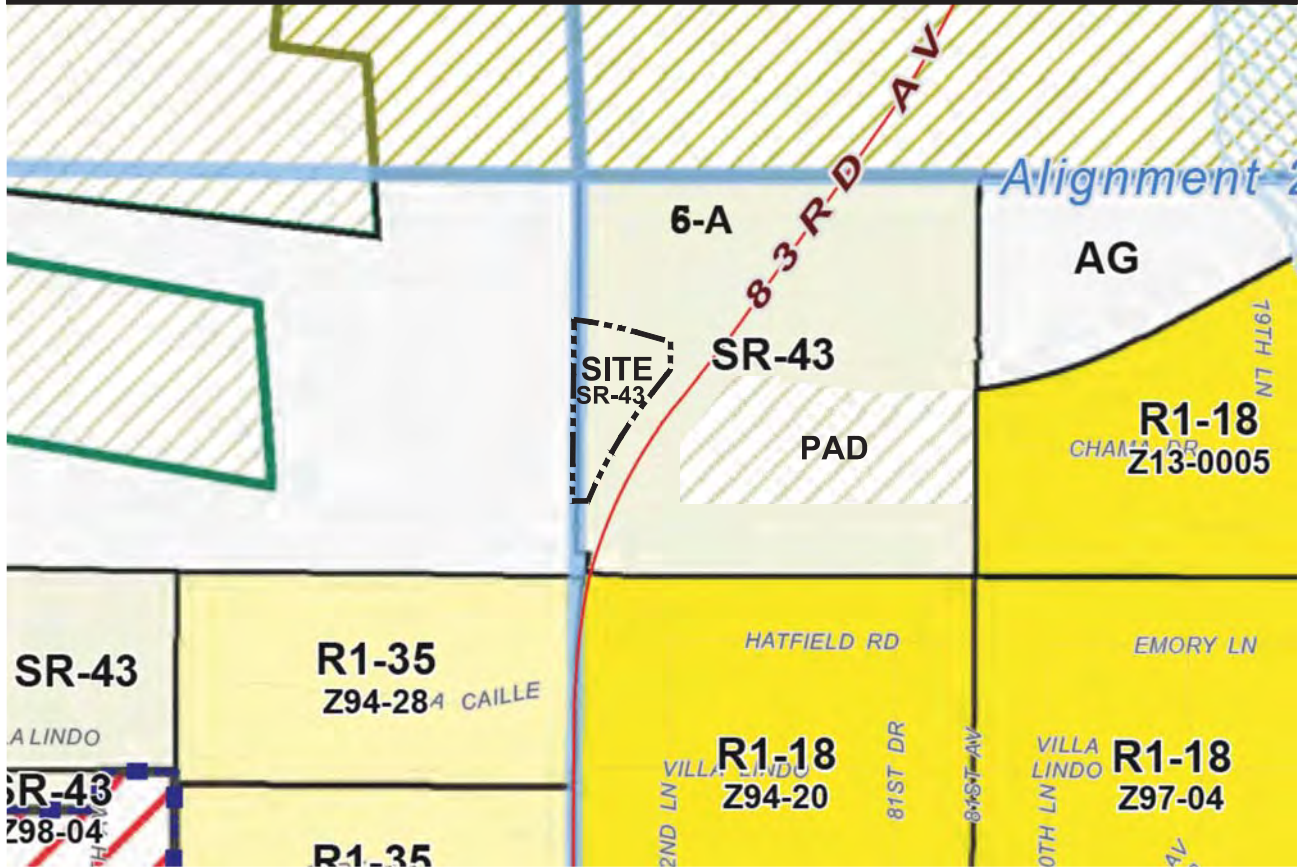


APPENDIX D: MEETING EXHIBITS

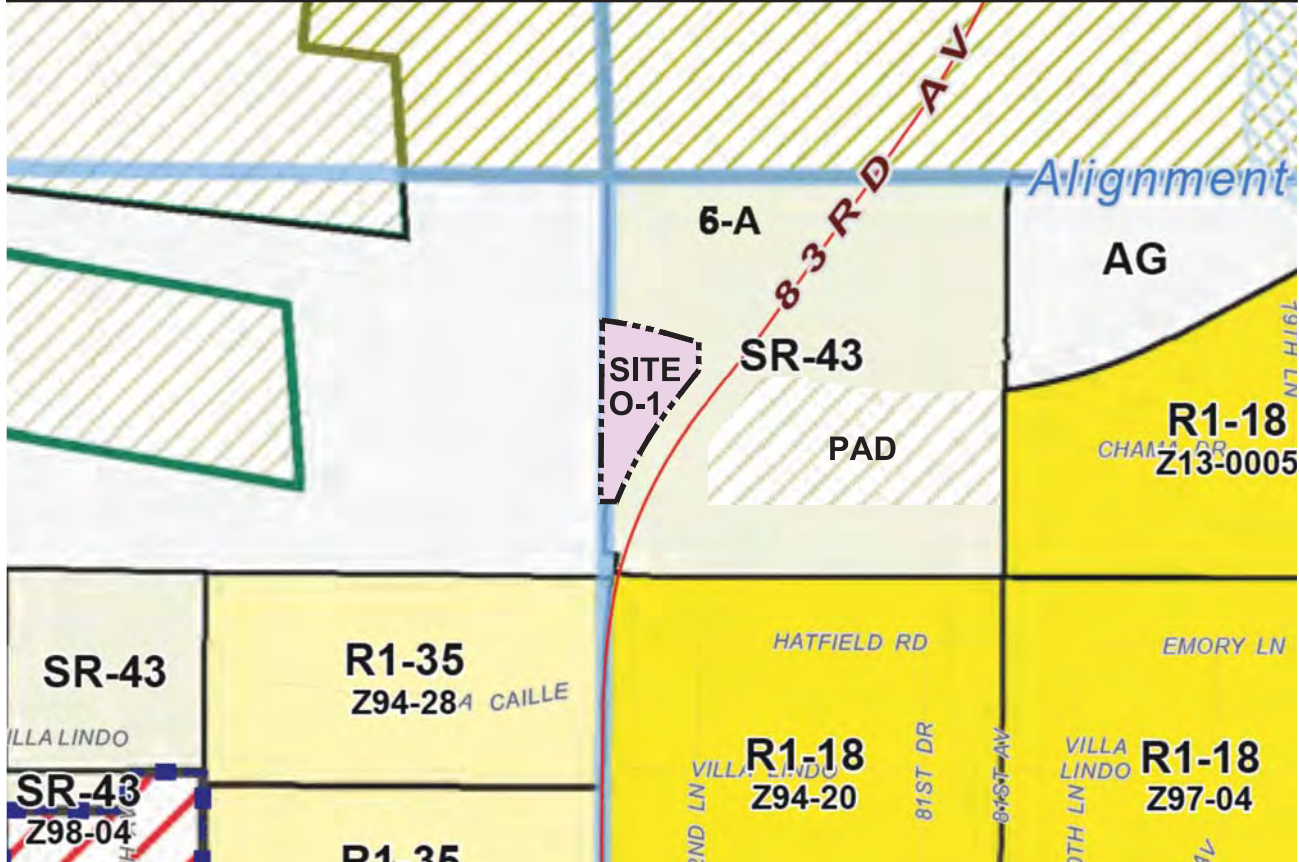


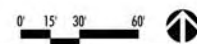


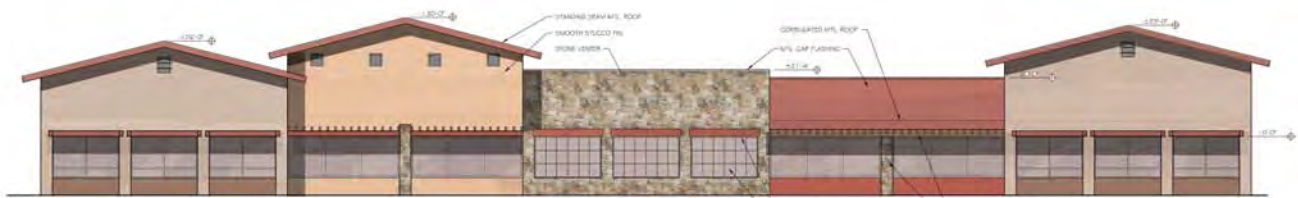
EXISTING ZONING MAP



PROPOSED ZONING MAP



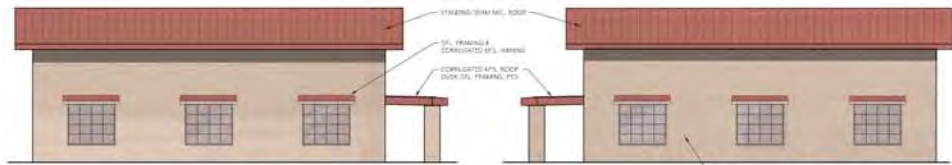




BUILDING 1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV

BUILDING 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



BUILDING 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
DT: ELEV



APPENDIX E: SIGN IN SHEET

Project: Neighborhood Meeting — SWC 83rd Ave. & Happy Valley Rd.

Location: Copper Hills Community Church

Date and Time: Thursday, November 9, 2017

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Randy Koch			
2	Jon Binsbacher			
3	Bridget Binsbacher			
4	Irene Charles			
5	MIKE HALL			
6	Mark Regoie			
7	MISSY COTTON			
8				
9				
10				