

<u>Chairman</u>	<u>Vice-</u>	<u>Secretary</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Alternate</u>
Shawn	<u>Chairman</u>	Jay Otlewski	Vacant	Bill Louis	Clay Allsop	Bryan	<u>Member</u>
Hutchinson	Jeff Nelson					Patterson	Vacant

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, October 19, 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 Authorization to Hold an Executive Session

Pursuant to A.R.S. 38-431.03.A.3:

Discussion and possible action to authorize the holding of an Executive Session for the purpose of discussion or consultation with designated representatives of the public body and/or legal counsel in order to consider its position and instruct its representatives regarding:

- a. Advice, discussion, and instruction with legal counsel and staff regarding a potential zoning case and memorandum of understanding with Westward Ho Adventures regarding 10402 W. Old Carefree Highway

Note: The Planning and Zoning Commission may go into Executive Session at any time during this meeting for the purpose of discussion or consultation of representatives of the public body and/or legal counsel pertaining to those items listed on the agenda.

2 C Disposition of Absence

Discussion and possible action to approve/excuse the absences of Commissioners Bill Louis and Bryan Patterson from the Planning and Zoning Commission meeting held on September 21, 2017.

3 C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 21, 2017.

4 C CU17-12: Starbucks Drive Through

A request to obtain a Conditional Use Permit (CUP) for drive through service for a coffee shop. The subject property is vacant and located within Arrowhead Commerce Center east of the northeast corner of 83rd Avenue and Thunderbird Road.

Regular Agenda

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

New Business

5 R Z17-10: Twin Palms HOA Zoning Stipulation Modification

The Twin Palms dba: Villagio Estates Homeowner's Association requests to remove condition of approval #1, of case #Z98-18/Ord #99-24, of the approved Rezoning for the *Twin Palms* subdivision development. The removal of the condition would allow the HOA to remove the existing hard-surface pathway, located where Bloomfield Road and 82nd Lane converge, which connects Twin Palms with the subdivision directly north (Vineyards Lot 1-205).

Executive Session

Under the provisions of A.R.S. 38-431.02 there will be a **CLOSED EXECUTIVE SESSION**.

Executive Session Agenda

An Executive Session for the purpose of discussions or consultations with designated representatives of the public body and/or legal counsel in order to consider its position and instruct its representatives regarding:

- (a) Advice, discussion, and instruction with legal counsel and staff regarding a potential zoning case and memorandum of understanding with Westward Ho Adventures regarding 10402 W. Old Carefree Highway, pursuant to A.R.S. 38-431.03.A.3 and 38-431.03.A.4.

The above-named Public Body of the City of Peoria, Arizona will convene into Executive Session pursuant to A.R.S. 38-431.03 for those items listed on the agenda. Only those persons who are:

- Members of the Public Body, or
- Officers of the City that are required to attend, or
- Those individuals whose presence is reasonably necessary for the Public Body to carry out its Executive Session responsibilities as determined by the City Attorney may be present during the Executive Session.

All persons who remain present during the Executive Session are reminded that the business conducted in Executive Session, including all discussion taking place herein, is confidential and may not be disclosed to any person, except as permitted by law.

Arizona Open Meeting Act:

Arizona law requires that persons who are present in an executive session receive instruction regarding the confidentiality requirements of the Arizona Open Meetings Act. Minutes and discussions made during executive sessions are confidential and may not be disclosed to any party, except:

- Members of the Council,
- Appointees or employees who were subject of discussion under the personnel item subsection of the Open Meetings Act,
- County Attorney or Attorney General pursuant to an investigation of a violation of the Open Meetings Act, and
- Arizona Auditor General in connection with an audit authorized by law.

Any person who violates or who knowingly aids, agrees to aid, or attempts to aid another person in violating the Arizona Open Meetings Law may be punished by fine of up to \$500.00 per violation and/or by removal from public office.

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/NewSecondary.aspx?id=2187>.



PLANNING AND ZONING COMMISSION REPORT

Meeting October 19, 2017

Date:

Agenda Item: 1C

Case Name: Authorization to Hold an Executive Session

Case

Number(s):

General Application Information



PLANNING AND ZONING COMMISSION REPORT

Meeting October 19, 2017

Date:

Agenda Item: 2C

Case Name: Disposition of Absence

Case

Number(s):

General Application Information



PLANNING AND ZONING COMMISSION REPORT

Meeting October 19, 2017

Date:

Agenda Item: 3C

Case Name: Minutes

Case

Number(s):

General Application Information

ATTACHMENTS:

Description

PZ draft minutes 9-21-17

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
SEPTEMBER 21, 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: Chair Shawn Hutchinson, Vice-Chair Jeff Nelson, Secretary Jay Otlewski and Commissioner Clay Allsop

Members Absent: Commissioners Bill Louis and Bryan Patterson

Others Present: Adam Pruett – Planning Manager, Melissa Sigmund – Principal Planner, Cody Gleason – Senior Planner, Jennifer Fostino – Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Hutchinson

Call for speaker request forms.

Audience: none

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

CONSENT AGENDA

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

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absences of Secretary Jay Otlewski and Commissioner Bill Louis from the Planning and Zoning Commission meeting held on September 7, 2017.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 7, 2017.

COMMISSION ACTION: Vice-Chair Nelson moved to approve the Consent Agenda. The motion was seconded by Commissioner Allsop and upon vote, passed unanimously.

REGULAR AGENDA

3R **TA17-01: Wireless Communication Facility Text Amendment**

A public hearing was held to consider a city-initiated amendment to definitions within Section 21-202, as well as a comprehensive amendment to Section 21-813, Wireless Facilities, City Code.

The staff report was presented by Mr. Cody Gleason, Senior Planner.

COMMISSION COMMENTS:

Chair Hutchinson asked about the increase in non-residential setbacks.

Mr. Gleason stated the increase provides for a change in boundary conditions.

COMMISSION ACTION: Secretary Otlewski moved to recommend approval of item 3R, TA17-01 Wireless Communication Facility Text Amendment. The motion was seconded by Vice-Chair Nelson and upon vote, passed unanimously.

4R **TA17-04: Mobile Food Vendors – Food Trucks**

A public hearing was held to consider a city-initiated proposal, amending Sections 21-200, 21-322, 21-500, and 21-801 of the City Code in order to create allowances and regulations for Mobile Food Vendors, including those uses commonly referred to as “Food Trucks”.

The staff report was presented by Ms. Melissa Sigmund, Principal Planner.

COMMISSION COMMENTS:

Commissioner Allsop asked if the vendors are regulated by the health department.

Ms. Sigmund confirmed the vendors are regulated by the county health department and the city only regulates land use and required permits.

Commissioner Allsop asked if vendors would need separate permits if they travel to different areas.

Ms. Sigmund stated that if they travel around to private properties and are generally at a location for less than one hour, they would need a business license.

Commissioner Allsop asked for clarification of paved surfaces. Would a lot that is covered in decomposed granite be considered unpaved?

Ms. Sigmund stated currently a paved surface is a solid surface and would not include decomposed granite or other gravel type surfacing.

Commissioner Allsop asked for clarification on the tent restrictions.

Ms. Sigmund stated that for vendors that are operating on a recurring basis, they would not be permitted to set up a tent.

Vice-Chair Nelson asked for clarification on removing the trash daily. Could the vendor take it to the dumpster located on the property they are operating out of or would they need to take it elsewhere?

Ms. Sigmund stated it would be dependent on the agreement the vendor has with the property owner.

Vice-Chair Nelson asked if staff sought input from mobile food vendors when the text amendment was being drafted.

Ms. Sigmund stated at the time businesses came to the counter or sought a Temporary Use Permit, staff mentioned the process being undertaken and informally sought feedback. No formal stakeholder meetings were held.

Chair Hutchinson asked if vendors are ok to be at a construction location on undeveloped properties and unpaved roads.

Ms. Sigmund stated the difference with that situation is that an in progress construction site does not function like a developed site. There are building permits that are issued and other City oversight such as inspections that can ensure the site functions appropriately for what it is, an in-progress construction site. Mobile vendors would be a typical part of an in-progress construction site.

Vice-Chair Nelson stated he would like to hear from the Commissioners that aren't present before voting on the item.

COMMISSION ACTION: Vice-Chair Nelson moved to continue item 4R TA17-04 Mobile Food Vendors – Food Trucks to a future Planning and Zoning Commission meeting. The motion was seconded by Commissioner Allsop and upon vote, passed unanimously.

5R **PlanPeoriaAZ – General Plan 2040**

Staff presented the City's ongoing efforts to update the Peoria General Plan. This item is for discussion only, no action was taken.

The update was presented by Ms. Lorie Dever, Senior Planner.

COMMISSION COMMENTS:

Chair Hutchinson asked if there were any responses and survey questions for the small businesses.

Ms. Dever stated outreach to the small businesses was specifically through the business forums as one on one, face-to-face interaction is more productive. Surveys don't allow for follow up communication.

Vice-Chair Nelson asked for a definition of neighborhood as it pertains to the online survey questions.

Ms. Dever stated that is different for everyone as it could mean their private neighborhood, or a master planned development like Vistancia, or the entire city as a whole thus survey answers were based on individual's definition of neighborhood.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS:

None

UPDATES FROM STAFF:

Mr. Adam Pruett informed the Commission the next Planning and Zoning Commission meeting will be held on October 19th.

Mr. Pruett notified the Commission that Ms. Sigmund is moving to North Carolina to start the next chapter of her life. Mr. Pruett noted that her impact to the city will be felt for years to come and wished her well.

UPDATES AND REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Vice-Chair Nelson thanked Ms. Sigmund for her service to the city and wished her luck.

Secretary Otlewski echoed Vice-Chair Nelson's comments and noted how much Ms. Sigmund assisted him as a new Commissioner and losing any staff is a big loss to the city.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:12 p.m.

Shawn Hutchinson, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting October 19, 2017

Date:

Agenda Item: 4C

Case Name: CU17-12: Starbucks Drive Through

Case CU17-12
Number(s):

General Application Information

Proposal:

Obtain a Conditional Use Permit (CUP) for a drive through.

Location:

8160 W Thunderbird Road

Project Acreage:

1.6 acres

Applicant:

Katie Kahler with SCM Solutions LLC

Project Description

The applicant is requesting a Conditional Use Permit (CUP) to allow drive-through services for a proposed 2,300 square foot Starbucks coffee shop. A CUP is required given the proximity of the future multi-family residential use located less than 200 feet to the north.

Recommendations:

Approve Case CU17-12, subject to the conditions outlined in the Staff Report.

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B - Zoning Map

Exhibit C - Conceptual Site Plan

Exhibit D - Conceptual Landscape Plan

Exhibit E - Development Plan Excerpt

BACKGROUND

Context

The subject property is located east of the northeast corner of Thunderbird Road and 83rd Avenue. The site is located within the original subdivision known as the Arrowhead Commerce Center. (Exhibit A)

Zoning

The site is zoned Planned Area Development (PAD) and allows for Intermediate Commercial (C-2) uses at this specific location. Restaurants are a permitted use in the C-2 zoning district, while drive-through services for restaurants within 200 feet of a residential district or use requires a Conditional Use Permit. (Exhibit B)

Adjacent Uses and Zoning

Table 1 summarizes the existing land use, general plan and zoning designations for the surrounding areas.

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

Direction	Existing Land Use	General Plan	Zoning
North	Vacant Land	High Density Residential (15+ du/ac, target 18 du/ac)	PAD Arrowhead Mixed Use Center Future Multi-Family Case Z02-31A.4
South	Place of Worship	Low Density Residential (2-5 du/ac, target 3 du/ac)	C-2
East	Vacant Land	Low Density Residential (2-5 du/ac, target 3 du/ac)	PAD Arrowhead Mixed Use Center Future Commercial Case Z02-31A.4
West	Vacant Land	Low Density Residential (2-5 du/ac, target 3 du/ac)	PAD Arrowhead Mixed Use Center Future Commercial Case Z02-31A.4

Other Related Policies and Project History

The subject property is located within Arrowhead Mixed Use Center PAD, formerly known as Griffith/Arrowhead Commerce Center. The center was rezoned to PAD in 2002 to allow a greater mix of commercial, retail and office uses. The original concept included a major tenant, shops and four retail pad sites. The development plan has been amended numerous times with the last amendment approved in 2016 allowing the multi-family residential use to the north of the subject property.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow drive-through services for a proposed 2,300 square foot Starbucks coffee shop. A CUP is necessary given the proximity of the future multi-family residential use to the north.

DISCUSSION AND ANALYSIS

Applicability

Section 21-321.E of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits (CUP). 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.

Special Limitations

Section 21-505.B.2 of the Zoning Ordinance provides the following limitations for restaurants with drive-through services. *Staff responses are in italics.*

- All drive-through lanes, menu boards, speaker boxes, and other related elements shall be located at least 50 feet from any residentially zoned property or use. Speakers at a drive-through shall not be audible from residentially zoned property. Sound shall be mitigated through the use of sound attenuation walls, landscaping, or other measures.

All elements of the drive-through are located over 50 feet away from the northern property line, which directly abuts the future multi-family residential use (Exhibit C). The buffer located on the subject property consists mainly of landscaping (Exhibit D). The development plan includes a conceptual site plan for the multi-family residential use, which illustrates landscaping, a row of parking, and a drive aisle, buffering the apartment buildings from the subject property (Exhibit E).

- The drive-through lane shall be separated from parking areas and driving lanes by a minimum 5-foot wide landscaping island or other alternative as approved by the Planning Manager.

The proposed site and landscape plans comply with the above condition. The applicant has provided a 12-foot wide landscape island.

- Drive-through canopies and other appurtenances shall be architecturally compatible with the principal building.

The proposed use will comply with the above conditions by using a steel canopy as an architectural feature located on all entrances to the building, along with the drive-through window.

Through the CUP process, the conditions considered by the Planning and Zoning Commission may include, but are not limited to, a restriction on operating hours, additional screening, relocation of the drive-through, modification of the minimum drive-through stacking requirements, noise and visual mitigation, and other measures appropriate to the relevant circumstances.

Compatibility with Surrounding Land Uses

In staff's judgment, the proposed use is appropriate for this commercial center. A drive-through coffee shop is consistent with surrounding land uses and the context of the area in question. A number of restaurants with drive-through services are located in this vicinity, such as Dutch Bro's coffee shop and Culver's restaurant. During the review of the proposal, staff reviewed project elements such as architectural compatibility with the center, site circulation and drive-through queuing to encourage functional and aesthetic alignment with current and future uses.

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

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

manner that constitutes a nuisance to neighboring property owners and adjacent neighborhoods.

COMMUNITY INVOLVEMENT

Outreach Requirements

The application was properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOA's within 1 mile, posting a sign on the site, and placing an ad in the Peoria Times; all done at least 15 days prior to the Public Hearing.

Support / Opposition

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

Proposition 207 Waiver

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

STAFF RECOMMENDATION

Based on the following findings:

1. The request is consistent with the City of Peoria Zoning Ordinance and compatible with the uses in the surrounding area;
2. The use, in conjunction with the conditions of approval, will operate in a manner that will not negatively impact the adjoining uses; 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:

Approve the applicant's request for a Conditional Use Permit under Case CU17-12, subject to the following conditions:

1. The use shall substantially conform to the conceptual site plan and landscape plan as contained in the staff report to the Planning and Zoning Commission.

2. Per section 21-321.B.5 of the Peoria Zoning Ordinance (1977 Edition), the Conditional Use Permit will expire on April 5, 2019 if the use has not begun operating or a building permit has not been obtained.

REPORT PREPARED BY

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

ATTACHMENTS:

Exhibit A: Vicinity Map
Exhibit B: Zoning Map
Exhibit C: Conceptual Site Plan
Exhibit D: Conceptual Landscape Plan
Exhibit E: Development Plan Excerpt- Conceptual Multi-Family Site Plan

Vicinity Map



CU17-12 Starbucks Drive Through

Applicant: SCM Solutions LLC - Katie Kahler

Request: The applicant is requesting a Conditional Use Permit for drive through service.

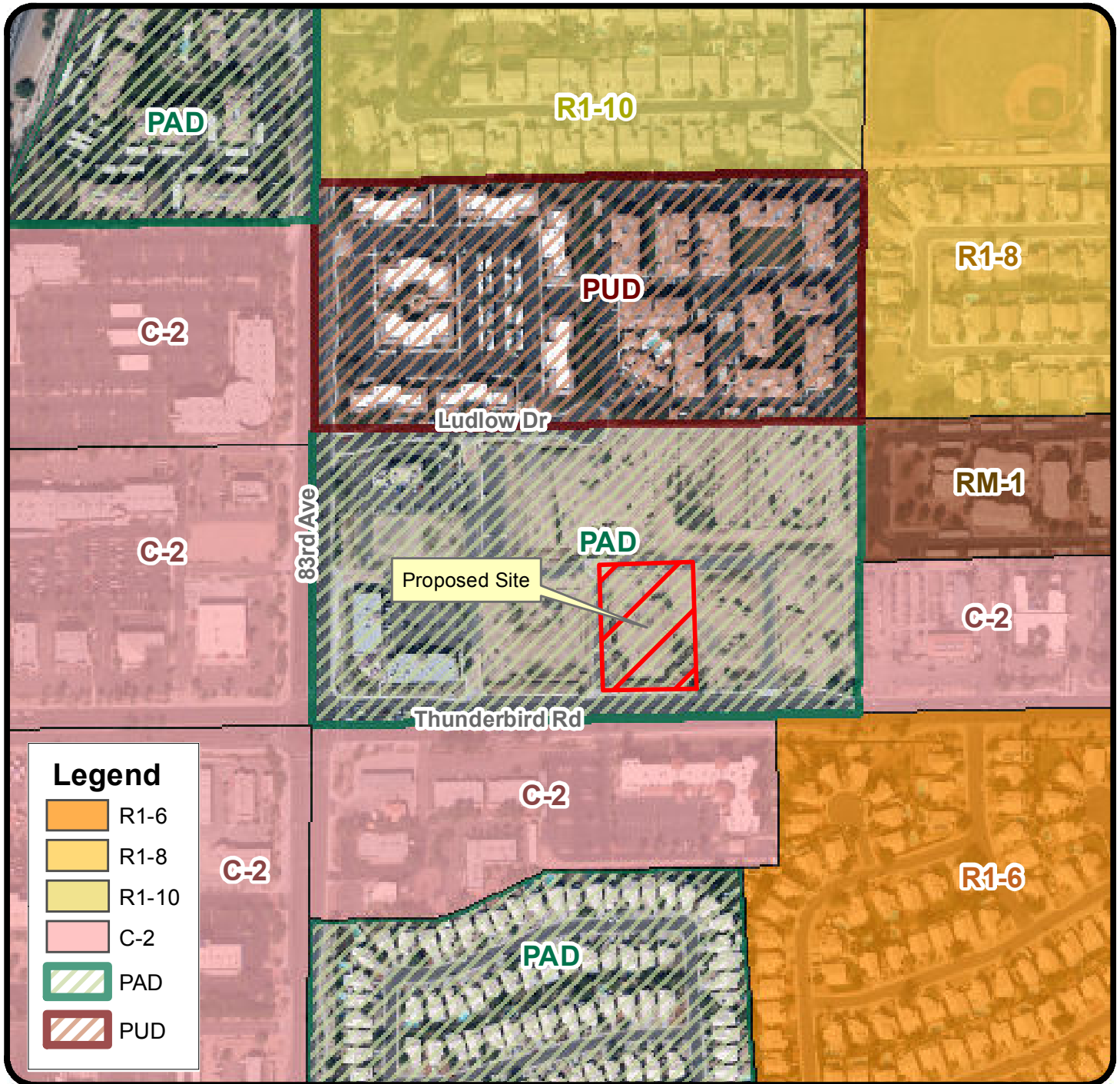
Location: North of the northeast corner of Thunderbird Road and 83rd Avenue.



Not to Scale

Exhibit A

Zoning Map



CU17-12 Starbucks Drive Through

Applicant: SCM Solutions LLC - Katie Kahler

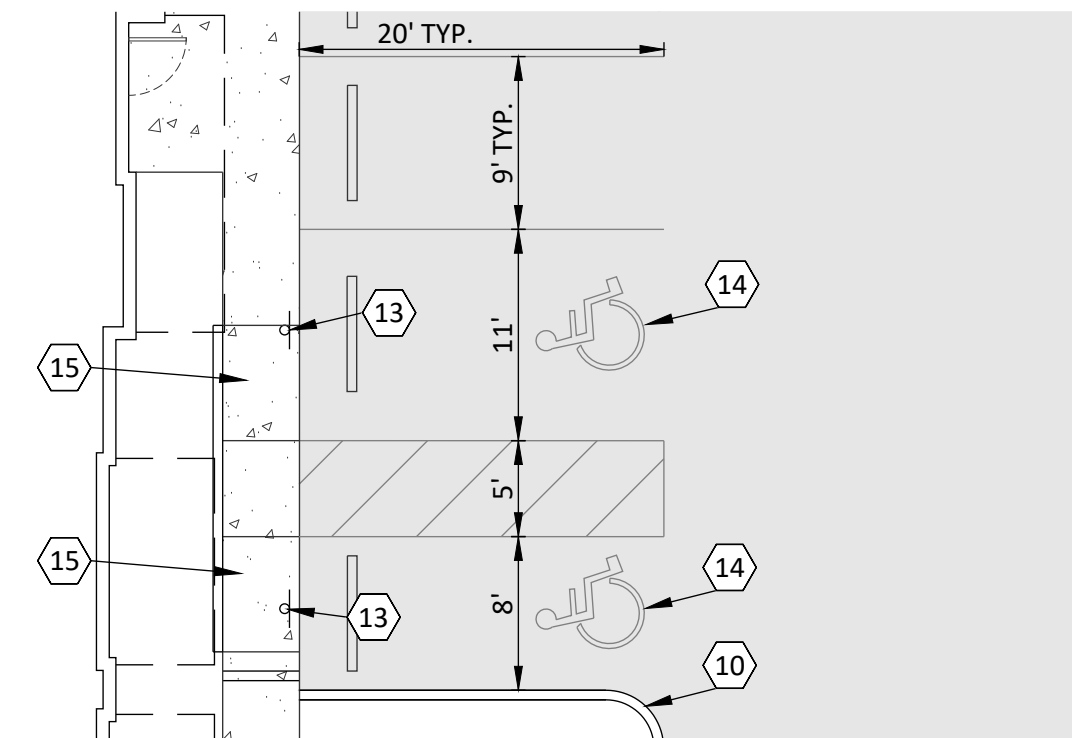
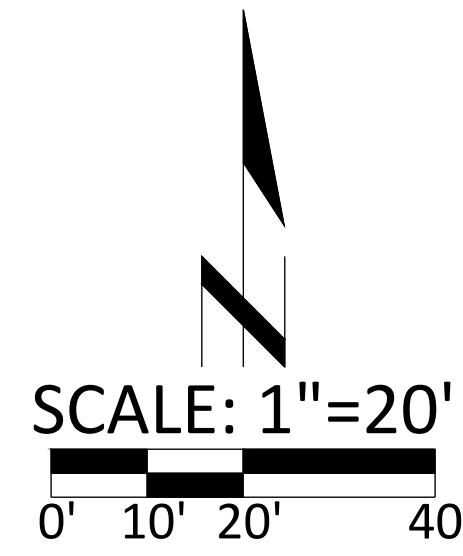
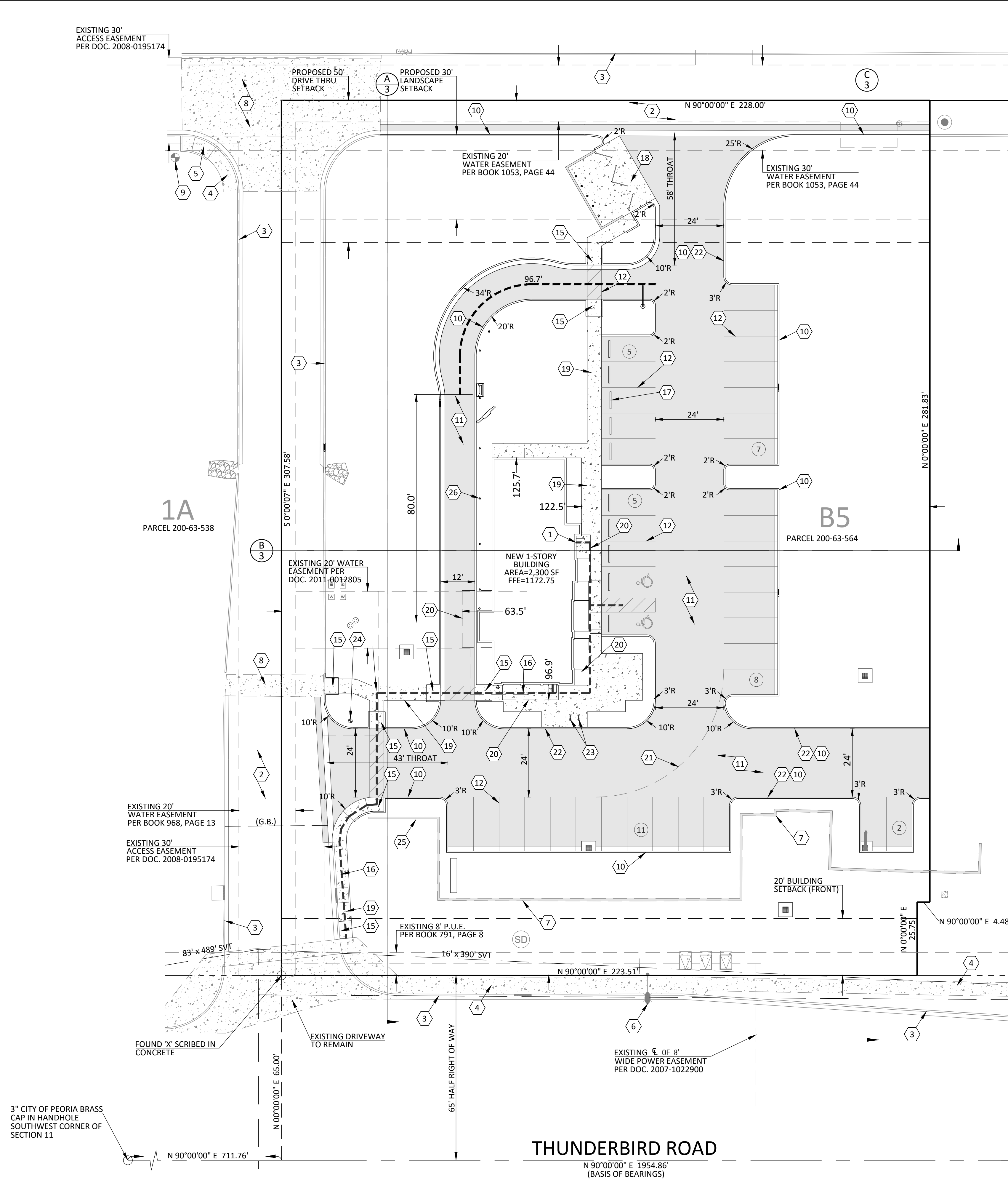
Request: The applicant is requesting a Conditional Use Permit for drive through service.

Location: North of the northeast corner of Thunderbird Road and 83rd Avenue.

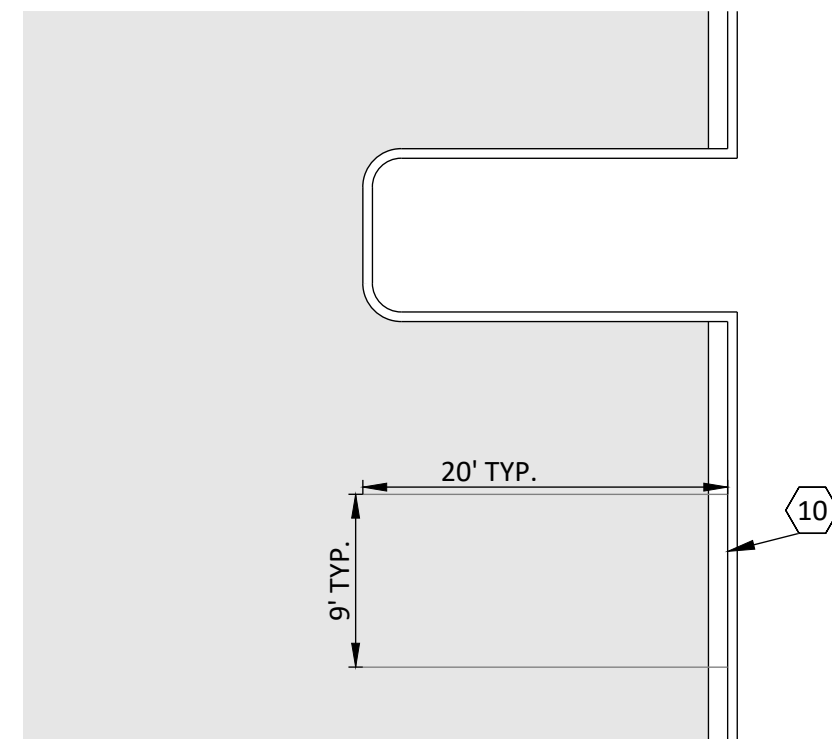


Not to Scale

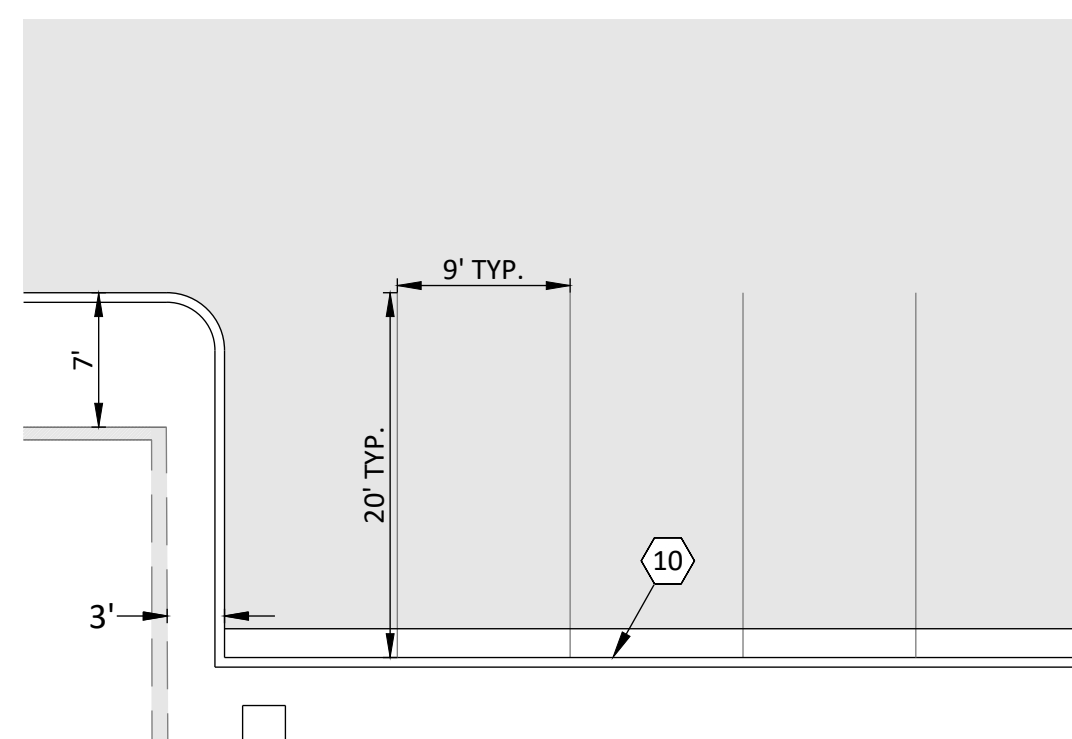
Exhibit B



TYPICAL PARKING DETAIL
ACCESSIBLE SCALE: 1"= 10'



TYPICAL PARKING DETAIL
EAST SCALE: 1"= 10'



TYPICAL PARKING DETAIL
SOUTH SCALE: 1"= 10'

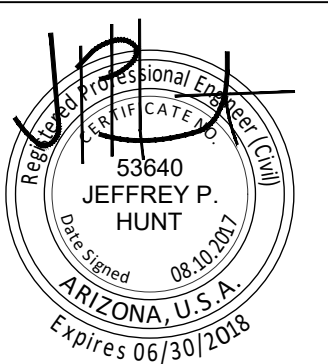
KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING ASPHALT TO REMAIN.
- 3 EXISTING CURB TO REMAIN.
- 4 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 5 EXISTING CURB ACCESS RAMP TO REMAIN.
- 6 EXISTING STREET LIGHT TO REMAIN.
- 7 EXISTING RETAINING WALL TO REMAIN.
- 8 EXISTING DECORATIVE PAVEMENT.
- 9 EXISTING FIRE HYDRANT.
- 10 NEW VERTICAL CURB.
- 11 NEW ASPHALT PAVEMENT.
- 12 NEW STRIPING (TYP.).
- 13 NEW ACCESSIBLE PARKING SIGN (TYP.).
- 14 NEW ACCESSIBLE PARKING SPACE TO COMPLY WITH ADAAG SECTION 502. 2% MAXIMUM SLOPE IN ALL DIRECTIONS. SEE DETAIL A, SHEET 4.
- 15 NEW CURB ACCESS RAMP PER ADAAG, SECTIONS 405 AND 406. 12:1 MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE.
- 16 ADA ACCESSIBLE ROUTE.
- 17 NEW CONCRETE WHEEL STOP (TYP.).
- 18 NEW TRASH AND RECYCLE ENCLOSURE, SEE DETAIL B, SHEET 4.
- 19 NEW CONCRETE SIDEWALK.
- 20 BUILDING OVERHANG (TYP.).
- 21 EMERGENCY VEHICLE ACCESS RADII (WB-50).
- 22 FIRE LANE. CURB SHALL BE RED WITH WHITE 4-INCH 'FIRE LANE' PAINTED EVERY 80 FEET.
- 23 NEW BICYCLE PARKING RACK (4 SPACES), SEE DETAIL C, SHEET 4.
- 24 NEW FIRE HYDRANT.
- 25 NEW RETAINING WALL TO MATCH EXISTING.
- 26 NEW BOLLARD (TYP.).



4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: dschumacher@cypresscivil.com

CYPRESS PROJECT NO: 17.058



NO.	DATE	REVISION

SITE PLAN for STARBUCKS
83RD AVENUE & THUNDERBIRD ROAD, PEORIA, ARIZONA

site plan

DEVELOPER
VAQUERO VENTURES
5211 WEST 4TH STREET
FORT WORTH, TEXAS 76107
PH: 512.983.1793
ATTN: KELLY AGNOR

SITE ADDRESS
NEC 83RD AVE AND
THUNDERBIRD ROAD
PEORIA, ARIZONA 85381
APN: 200-63-564

SHEET NO. 11 OF 11



Exhibit C

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA		TOTAL SITE	REQUIRED	PROVIDED	EXCESS
		75,000 X 20% =	12,000** SQ. FT.	32,400 SQ. FT. = 43%	20,400 S.F.
		** (75,000 sf X 20% = 15,000 sf - 3,000 sf STREET FRONTAGE BUFFER = 12,000 sf)			
A. <u>ON-SITE LANDSCAPE AREAS</u>					
1. <u>OVERALL ON-SITE: COMMERCIAL / OTHER NON-RESIDENTIAL: 20% OF NET SITE AREA</u>					
	REQUIRED UN. FT.	PROVIDED UN. FT.			
B. <u>STREET FRONTAGE BUFFER</u>	200	200			
C. <u>LAND USE BUFFER***</u>	N/A	N/A	N/A TO THIS PROJECT (NO ADJACENT RESIDENTIAL)		
*** EXCLUDED FROM CALCULATIONS BELOW					

PLANT QUANTITIES		
ON-SITE LANDSCAPE AREAS (EXCLUDES 15' STREET FRONTAGE BUFFER)		
MULTI-FAMILY AND NON-RESIDENTIAL		
D. TREES: 1 PER 400 SQ. FT. OF REG. LANDSCAPING (50% 24" BOX 50% 15 GALLON)	30 TREES	52 NEW TREES
E. SHRUBS: 5 PER 400 SQ. FT. OF REG. LANDSCAPING (5 GALLON MIN.)	150 SHRUBS	299 SHRUBS
STREET FRONTAGE BUFFER (200 LF ALONG THUNDERBIRD RD.)		
MULTI-FAMILY AND NON-RESIDENTIAL		
H. TREES: 1 PER 25 LF OF STREET FRONTAGE (50% 24" BOX 50% 15 GALLON)	8 TREES	8 TREES (7 NEW + 1 - PROTECT IN PLACE)
I. SHRUBS: 5 PER 25 LF OF STREET FRONTAGE (5 GALLON MIN.)	40 SHRUBS	40 SHRUBS
TOTALS		
TOTAL LANDSCAPE AREAS (A+B)	12,000 SQ. FT.	32,400 SQ. FT.
TOTAL TREES (D + H)	30 TREES	60 TREES
TOTAL SHRUBS (E + I)	150 SHRUBS	339 SHRUBS

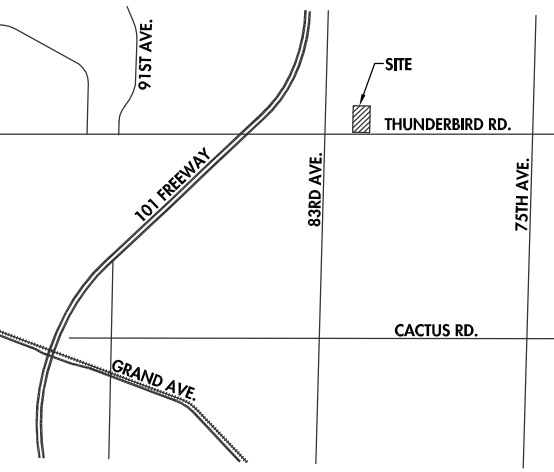
GENERAL NOTES

- A DEVELOPMENT MAY SUBSTITUTE A 36" BOX OR LARGER TREE IN PLACE OF A 1.5 GALLON TREE AT A SUBSTITUTION RATE OF 1.5 TREES FOR EVERY REQUIRED (1.5) GALLON TREE.
- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH MAY BE SPRAY, FLOOD OR DRIP SYSTEM.
- PLANT MATERIALS UTILIZED IN LANDSCAPED AREAS IN THE ROW MUST BE INCLUDED ON THE MOST RECENT EDITION OF THE PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- THE PROPERTY OWNER AND / OR LESSEE SHALL BE RESPONSIBLE TO INSTALL / MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY (LANDSCAPING WITHIN ROW WILL COUNT TOWARDS STREET FRONTAGE BUFFER PLANTING REQUIREMENTS).
- A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH WHEN MATURE.

PLANT LEGEND

	DESERT DIVA WILLOW / CHILOPSIS LINEARIS 'LOPUR DESERT DIVA'	15 GAL	19
	DESERT MUSEUM PALO VERDE / PARKINSONIA X 'DESERT MUSEUM'	24" BOX	7
	LESLIE ROY MESQUITE / PROSOPIS HYBRID 'LESLIE ROY'	24" BOX	25
	LESLIE ROY MESQUITE / PROSOPIS HYBRID 'LESLIE ROY'	36" BOX	8
	PROTECT IN PLACE / EXISTING PALO VERDE TREE	VARIES	2
SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	BRITISH RUELLIA / RUELLIA BRITTONIANA	5 GAL	18
	GIANT HESPERALOE / HESPERALOE FUNIFERA	5 GAL	23
	GOLD MOUND LANTANA / LANTANA CAMARA 'GOLD MOUND'	1 GAL	93
	LYNN'S LEGACY SAGE / LEUCOPHYLLUM X 'LYNN'S LEGACY'	5 GAL	54
	MEDICINAL ALOE / ALOE BARBADENSIS	5 GAL	29
	TWISTLEAF YUCCA / YUCCA PALLIDA	5 GAL	32
	WEBER'S AGAVE / AGAVE WEBERI	5 GAL	9
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA CARNOSA	5 GAL	18
	YELLOW BELLS / TECOMA X 'SUNRISE'	5 GAL	9
	YELLOW BIRD OF PARADISE / CAESALPINIA GILLIESII	5 GAL	54

VICINITY MAP



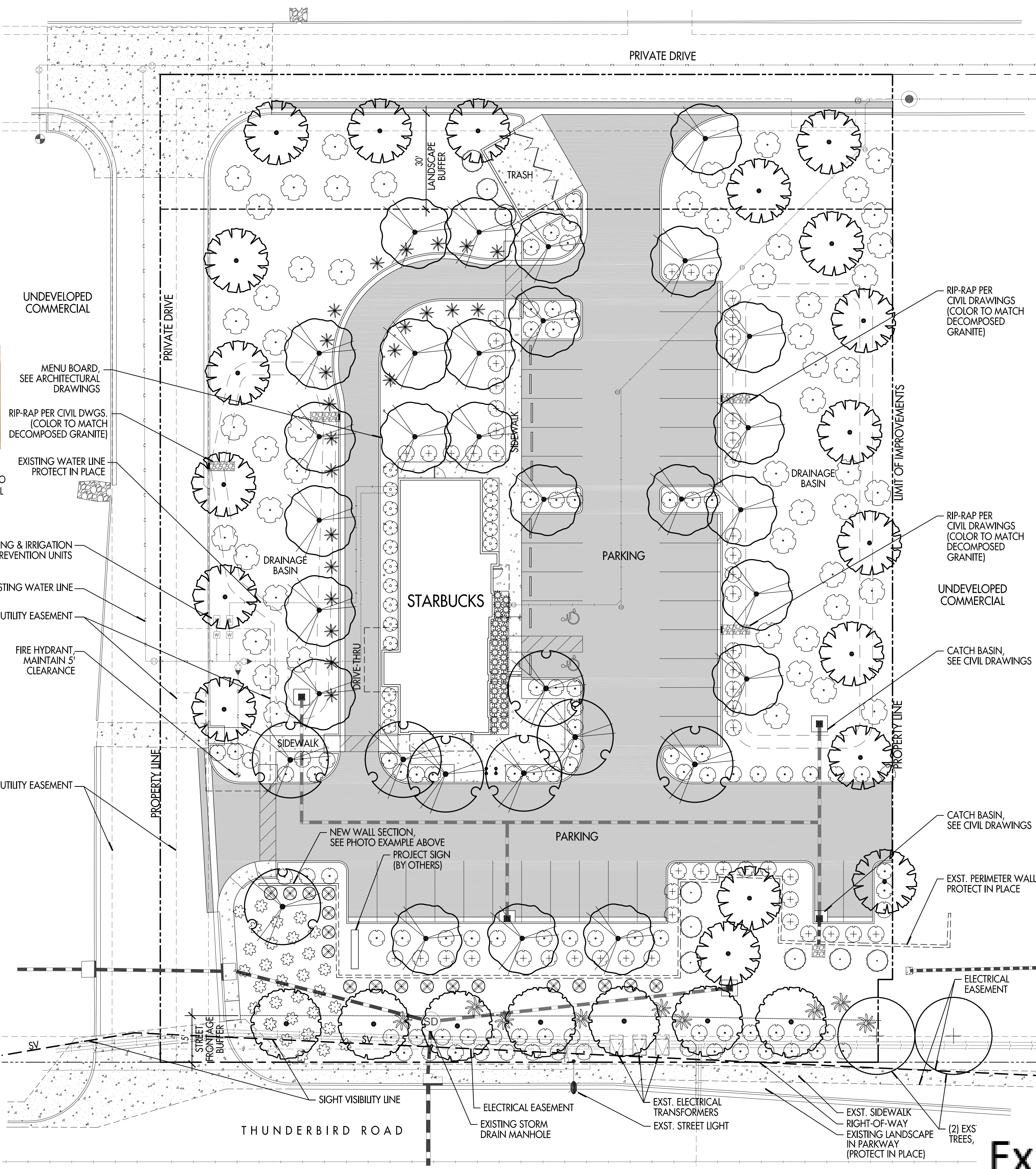
DECOMPOSED GRANITE

ALL LANDSCAPE AREAS TO RECEIVE 3/4" SCREENED TABLE MESA BROWN DECOMPOSED GRANITE FROM PIONEER.

NOTE: RIP-RAP SHALL MATCH COLOR OF DECOMPOSED GRANITE.

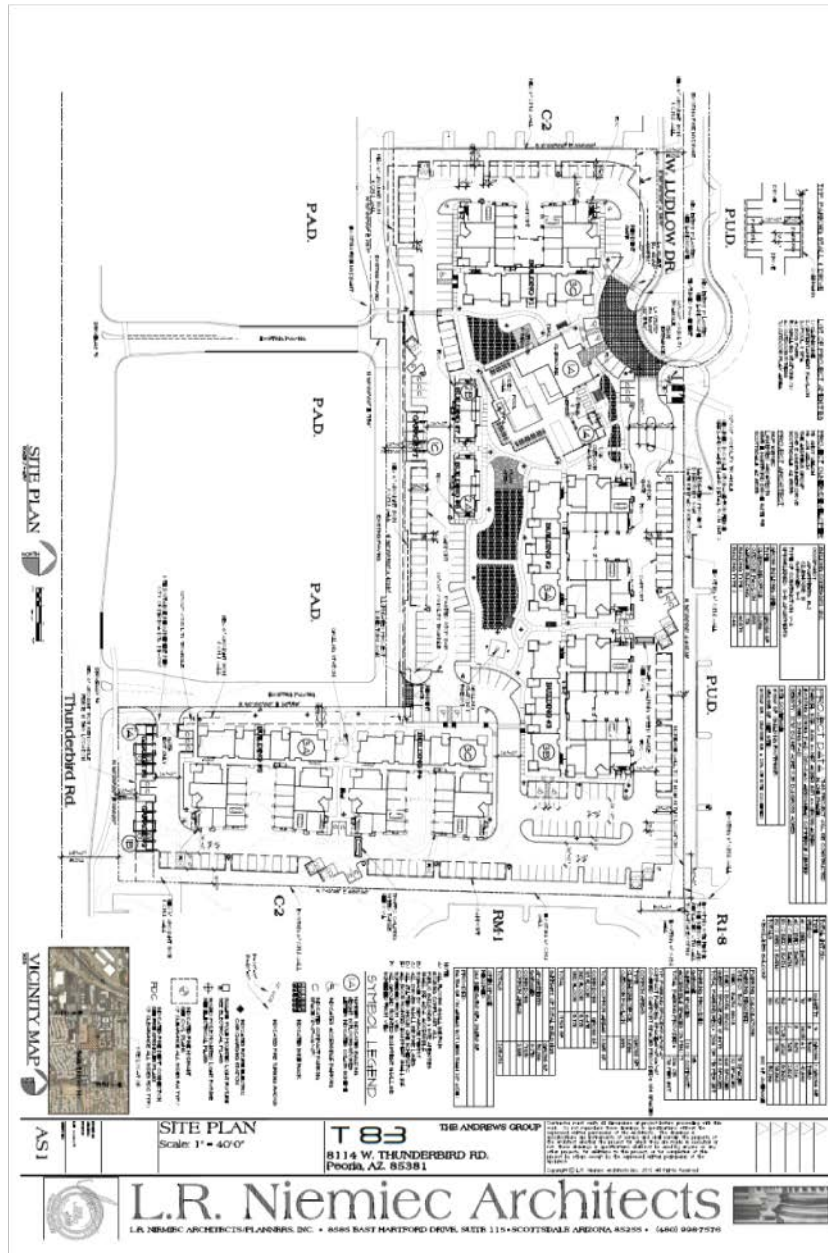


PHOTO EXAMPLE - EXISTING WALL TO REMAIN IN PLACE, NEW WALL SECTION TO MATCH EXISTING, ENTIRE WALL TO BE PAINTED TO MATCH ARCHITECTURE, REFER TO ARCHITECTURAL DRAWINGS



STARBUCKS
8160 WEST THUNDERBIRD ROAD
LANDSCAPE CONSTRUCTION DOCUMENTS

Conceptual Multi-Family Site Plan



Arrowhead Mixed Use Center
NEC 83rd Avenue and Thunderbird Road
November 20, 2015

Exhibit E



PLANNING AND ZONING COMMISSION REPORT

Meeting October 19, 2017

Date:

Agenda Item: 5R

Case Name: Z17-10: Twin Palms HOA Zoning Stipulation Modification

Case Z17-10
Number(s):

General Application Information

Proposal:

Request to remove condition of approval #1 of the approved rezoning case Z98-18/Ord #99-24 for Twin Palms subdivision development, to allow the HOA to remove the existing hard-surface pathway located in the subdivision's Tract C.

Location:

Tract C, adjacent to the east boundary of lot #5, where Bloomfield Road and 82nd Lane converge.

Project Acreage:

2,380 square feet.

Applicant:

Twin Palms HOA dba: Villagio Estates HOA

Project Description

The Twin Palms HOA dba: Villagio Estates Homeowner's Association requests an approval to remove condition of approval #1 of the approved Rezoning Ordinance for the Twin Palms single-family residential development.

Granted by the City Council in 1999 (ORD #99-24), the condition of approval requires a pedestrian pathway through Tract C and to have the City to address security issues relative to that access. The Tract is located on the east side of lot #5, where Bloomfield Road and 82nd Lane converge. The Homeowner's Association and Community held a community meeting, and voted in favor of this condition and pathway being removed.

Key Items For Consideration:

1. The overall single-family residential (R1-8) zoning shall remain in place.

2. Modification of Ordinance #99-24 to remove condition #1. Overall zoning shall remain in place.
3. Residents within the vicinity of the existing pathway have experienced some theft. The City of Peoria Police Department have indicated that the existing pathway acts as an effective escape route for criminal activity.
4. The Twin Palms Homeowner's Association held a community vote in which they reported a majority in support of the change to remove the pathway through Tract C.
5. The applicant held a neighborhood meeting, as required by the Zoning Ordinance. There were approximately twenty (20) residents from the community that still had questions with the changes being proposed.

Recommendations:

Recommend the Commission **CONTINUE** the case to the next Planning & Zoning Commission hearing on November 2, 2017. Please see attachment.

ATTACHMENTS:

Description

Memo_Request for Continuance



City of Peoria

PLANNING DEPARTMENT

9875 North 85th Avenue
Peoria, Arizona 85345
T 623-773-7200
planning@peoriaaz.gov

Memorandum

Meeting Date: October 19, 2017

To: Planning & Zoning Commission

From: Sean Allen, Senior Planner

Re: Item 5R – Request to continue

AMENDED RECOMMENDATION:

Staff is requesting this item be continued to the NOVEMBER 2, 2017 Planning & Zoning Commission meeting to allow time to address neighborhood concerns and to satisfy standard notification requirements.