

Chair
Clay Allsop

Vice-Chair
Tony Feiter

Secretary
Linda Grice

Member
Shawn
Hutchinson

Member
Jeff Nelson

Member
Joysaphine
Waitman

Member
Robyn
Uptegraff

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, November 3, 2022
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



Regular Meeting 6:30 PM

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

Consent Agenda

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

Consent

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absences of Vice-Chair Tony Feiter and Commissioner Robyn Uptegraff from the October 20, 2022 meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the October 20, 2022 meeting.

Regular Agenda

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

New Business

3 R Casa Blanca Reception Hall: Conditional Use Permit (CU22-01)

Discussion and possible action to obtain a Conditional Use Permit to allow operation of a reception hall within a 20.2-acre commercial center located south of the southwest corner of Peoria Avenue and 67th Avenue.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action

4 R Study Session: Housing and Socioeconomic Trends

Presentation and possible discussion by Scott Wilken of Maricopa Association of Governments related to housing and socioeconomic trends within the Phoenix Metro Area. This item is for discussion only.

Call To The Public (Non-Agenda Items)

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

Reports from Staff

5 R Reports

A. Upcoming Special Events

B. Upcoming Commission Meeting Dates

Planning and Zoning Commission Updates and Report of Current Events:

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

Adjournment

NOTE:

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

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

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

Public Notice

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

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

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
OCTOBER 20, 2022

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 Clay Allsop, Secretary Linda Grice, Commissioner Shawn Hutchinson, Commissioner Jeff Nelson and Commissioner Joysaphine Waitman

Members Absent: Vice-Chair Tony Feiter and Commissioner Robyn Uptegraff

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Brandon Forrey – Assistant Traffic Engineer, Dan Symer – Principal Planner, Cody Gleason – Principal Planner, Robert Kuhfuss – Senior Planner, Chris Jasper – Planner, Michael Dynes – Assistant City Attorney, and Della Ernest – Executive Assistant

Audience: 9

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

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member 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.

1C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Chair Clay Allsop and Commissioner Joysaphine Waitman from the October 6, 2022 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the October 6, 2022 meeting.

COMMISSION ACTION:

Secretary Grice moved to approve the consent agenda as presented. The motion was seconded by Commissioner Hutchinson and upon vote, passed unanimously 5-0.

REGULAR AGENDA

New Business

3R **Cielo Vista Medical Commons: Planned Area Development (Case Z22-02)**

Discussion and possible action to rezone approximately 6.65 acres from the Suburban Ranch (SR-43) zoning district to the proposed Cielo Vista Medical Commons Planned Area Development (PAD) zoning district. The site is located at the southeast corner of Jomax Road and Lake Pleasant Parkway.

The staff report was presented by Mr. Dan Symer, Principal Planner.

PUBLIC COMMENTS:

Ms. Caroline Oberholtzer, with the firm of Bergin, Frakes, Smalley & Oberholtzer provided additional information on the landscape buffer and trellis features.

Mr. Justin Davis, a resident, spoke in favor of the proposed project.

COMMISSION COMMENTS:

Secretary Grice asked for clarification on allowed permitted, and conditional uses for drive-thru pharmacies and outdoor uses.

Mr. Symer stated outdoor uses would be limited to outdoor patio for dining and a food kiosk.

Mr. Jacques further clarified that a drive-thru pharmacy is allowed subject to obtaining a conditional use permit.

Chair Allsopp asked for clarification that if the applicant wanted a drive-thru for a pharmacy, the request for a conditional use permit would be brought before the Commission.

Mr. Jacques confirmed this.

COMMISSION ACTION:

Commissioner Nelson moved to approve item 3R Case Z22-02. The motion was seconded by Commissioner Waitman and upon vote, passed unanimously 5-0.

4R **Lighthouse Office Parcel: Rezone (Z21-04)**

Discussion and possible action to rezone approximately 1.6 acres from the Single-Family Residential (R1-8) Zoning District to the proposed Office Commercial (O-1) Zoning District. The site is located at 8645 W Olive Avenue.

The staff report was presented by Mr. Chris Jasper, Planner.

PUBLIC COMMENTS:

Mr. Miguel Hernandez, pastor of Lighthouse Apostolic Ministries expressed the church's main goal to serve and be a part of the community.

COMMISSION COMMENTS: None

COMMISSION ACTION:

Commissioner Hutchinson moved to approve item 4R Case Z21-04. The motion was seconded by Secretary Grice and upon vote, passed unanimously 5-0.

5R Deliveries for Qualifying Marijuana Dispensaries Text Amendment (Case TA22-02)

Discussion and possible action on Case TA22-02 to consider an applicant-initiated amendment to the Zoning Ordinance seeking to modify Section 21-505.M (Limitations on Uses), to remove the prohibition on delivery services for Qualifying Marijuana Dispensaries, subject to an addendum to the approved Security Plan.

The staff report was presented by Mr. Dan Symer, Principal Planner.

PUBLIC COMMENTS:

Ms. Lindsay Schube, with the firm of Gammage & Burnham, PLC stated there are several neighboring jurisdictions which already allow for the delivery of Marijuana and Marijuana products, such as Glendale, Phoenix, El Mirage, etc. As such, there are dispensaries in other jurisdictions outside Peoria already deliver to Peoria customers. Currently the City Code prohibits Peoria Dispensaries from delivering to customers, including Peoria customers. If the text amendment is not approved, it would not prevent delivery of marijuana to Peoria residents from dispensaries in other jurisdictions.

COMMISSION COMMENTS:

Chair Allsop asked for clarification from the applicant on current state law vs city law regarding marijuana regulation and deliveries specifically.

Ms. Schube stated that cities and municipalities govern land use, and they also can limit deliveries and hours, etc. Therefore, marijuana regulations for the various jurisdictions are not necessarily consistent because the State of Arizona does regulate any of those aspects such as delivers, hours, etc. As an example, Ms. Schube indicated that Maricopa County follows the state law exactly, and in those allowed zoning districts, there are no restrictions on deliveries, hours, having a drive-through lane or size of the buildings. Currently, State law only allows for delivery of medicinal marijuana; it does not allow for delivery of recreational marijuana until such time as the rules are established by the Arizona Department of Health Services, which can be anywhere from January 1, 2023 to January 1, 2025.

Secretary Grice asked that if the text amendment was approved, would delivery of recreational marijuana be allowed once the State approves the rules.

Mr. Jacques stated that should the amendment be approved, it would remove the prohibition on delivery services of marijuana and marijuana products. However, at first, delivery would be limited to medical marijuana or marijuana products, subject receiving approval of an updated security plan by the Police Department. Delivery of non-medicinal marijuana and marijuana products could occur subject to having an updated security plan approved by the Police Department and establishment of the

delivery rules by the Department of Health Services.

Commissioner Waitman asked if the City's Police Department has any comments on the amendment.

Mr. Jacques confirmed that the Planning Department works closely with the Police Department and they were part of this review. As a cash based business, they have been involved in the regulations from the very beginning. They have remarked that they have very few problems with dispensaries because of the security plan that is required. They did not have any opposition to this amendment, provided the security plan was updated with them.

COMMISSION ACTION:

Commissioner Waitman moved to approve item 5R Case TA22-02. The motion was seconded by Commissioner Hutchinson and upon vote, passed 4-1 with Chair Allsop casting the dissenting vote.

6R Water Saving Landscape Changes: Text Amendment (Case TA22-03)

Discussion and possible action on Case TA22-03 to consider a city-initiated amendment to Section 21-818 (General Landscape Requirements) of the Zoning Ordinance, seeking targeted changes to the landscape requirements to advance sustainable water strategies.

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

COMMISSION COMMENTS:

Chair Allsop asked for clarification on the maximum turf percentage.

Mr. Gleason stated the Community Design Guidelines require a minimum open space requirement of nine percent. This does not all have to be turf; the maximum amount of turf would be ten percent.

Commissioner Nelson asked for confirmation that this amendment would apply to existing development.

Mr. Gleason stated it would apply to existing developments if they wish to redevelop.

COMMISSION ACTION:

Commissioner Nelson moved to approve item 6R Case TA22-03. The motion was seconded by Secretary Grice and upon vote, passed unanimously 5-0.

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

7R **Reports from Staff**

A. **Upcoming Commission Meeting Dates**

Next meetings: November 3, 2022 and November 17, 2022 (*tbd*)

Planning and Zoning Commission Updates and Report of Current Events:

Commissioner Nelson informed staff and Commission that he will not be available for the November 17th meeting.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:54pm.

Clay Allsop, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting November 3, 2022

Date:

Agenda Item: 3R

Case Name: Casa Blanca Reception Hall: Conditional Use Permit (CU22-01)

General Application Information

Proposal:

A request to obtain a Conditional Use Permit (CUP) to operate a Reception Hall within an existing commercial center located south of the southwest corner of Peoria Avenue and 67th Avenue.

Location:

South of the southwest corner of Peoria Avenue and 67th Avenue

Project Acreage:

20.2-acres

Applicant:

Kathi Amen, of A Design InVision LLC, on behalf of Imagine Peoria Properties

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - Site Plan

Exhibit 5 - Floor Plan

Exhibit 6 - Project Narrative

Exhibit 7 - Letters of Opposition

Exhibit 8 - Citizen Participation Process Report



PLANNING AND ZONING COMMISSION

STAFF REPORT

Date November 3, 2022

To Planning and Zoning Commission

From Sarah Dircks, AICP
Planner

Subject **Casa Blanca Reception Hall**
Proposed reception hall within an existing building located at 10270 N. 67th Avenue within the Peoria Commons Commercial Center.

PROPOSAL

Kathi Amen, of A Design InVision LLC, on behalf of Imagine Peoria Properties and their perspective tenant Casa Blanca Reception Hall, is requesting a Conditional Use Permit (CUP) to allow a reception hall at 10270 N 67th Avenue within the Peoria Station Commercial Center.

APPLICATION INFORMATION

Case Numbers Conditional Use Permit (CU22-01)

Applicant Kathi Amen, of A Design InVision LLC,
on behalf of Imagine Peoria Properties

Request(s) Approval of a Conditional Use Permit (CUP) to operate a reception hall,
located at 10270 N 67th Avenue

LOCATION AND CONTEXT

SUBJECT SITE

The proposed reception hall would locate within an existing vacant building located at 10270 N 67th Avenue, which is in the approximately 20.2-acre Peoria Commons Station commercial center, as shown in more detail in **Exhibit 2 and Exhibit 3**.

CONTEXT

Contextually, the Peoria Commons Station Commercial Center is located at the southwest corner of the arterial intersection of Peoria Avenue and 67th Avenue. **(Exhibit 3)**. All four corners of the arterial intersection contain commercial centers, while the residential neighborhoods have developed on the periphery of the commercial centers. These are more specifically discussed further within the staff report.

CASA BLANCA RECEPTION HALL: CONDITIONAL USE PERMIT (CU22-01)

Access to Peoria Commons Station Commercial Center is gained through several right-in right-out access points, as well as a signalized access point on Peoria Avenue, and a mixture of right-in right-out and non-signalized full access points on to 67th Avenue.

There are several existing commercial businesses within the Peoria Commons Station Commercial Center (or Center). Southwest of the subject building is Tutor Time, an existing daycare center with an outdoor playground, which operates as one of the anchor tenants for the Center. The other two anchor tenants include Rush Fun Park, an indoor kid's play gym, and Phoenix Fitness, an indoor gym.

Along the western boundary of the Center is the Windwood single-family residential subdivision, and to the south of the center is the Breamar single-family residential subdivision. The east side of 67th Avenue is the City of Glendale.

APPLICANT'S PROPOSAL

The applicant is requesting a Conditional Use Permit to operate a reception hall within an existing 12,350 square foot building. The Casa Blanca Reception Hall (formerly Excandalo Reception Hall) would operate daily as an event center between 10:00 a.m. – 1:00 a.m., with most events occurring on the weekends (**see Exhibit 6 Project Narrative**).

There are no exterior changes to the building or site shown in **Exhibit 4 Site Plan**, and further illustrated in **Exhibit 5 Floor Plan**.

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Commercial vacant building
<u>Proposed Use:</u>	Reception Hall
<u>Property Size:</u>	20.2 acres for entire Center
<u>Existing Building Size:</u>	12,350 square feet
<u>Required Parking:</u>	56 parking spaces
<u>Provided Parking:</u>	1,108 parking spaces
<u>Hours of Operation:</u>	Daily, 10:00 am – 1:00 am

STAFF ANALYSIS

ZONING

A portion of the property was annexed into the City from Maricopa County on October 26, 1971 through *Ordinance 120*, and the remaining portion of the property was annexed into the City on December 14, 1971 through *Ordinance 123*.

The land was subsequently zoned from Planned Unit Development to the current zoning designation of Intermediate Commercial District (C-2) on November 22, 1983 through *Ordinance 83-47*, and has remained C-2 zoning since that time.

CONDITIONAL USE PERMIT

Within the C-2 Zoning District, a *Reception Hall* is allowed, subject to obtaining Conditional Use Permit and operating in conformance with the stated special limitations within the Peoria Zoning Ordinance as further discussed below. The purpose of the Conditional Use Permit requirement is to ensure compatibility with the surrounding area, and that the use is not injurious to the health, safety, and general welfare of the community.

ANALYSIS

REVIEW CRITERIA

Section 21-321 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Planning and Community Development Department shall review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria:

1. Whether the use is designated as a permitted Conditional Use within the zoning district in which the property is located.
2. Whether the use meets the locational and development standards provisions, as applicable for the Conditional Use Permit, for the zoning district in which the property is located.
3. Whether the use is consistent with the goals, policies, and intent of the General Plan and any adopted Specific Plan applicable to the site where the proposed use is located.
4. Whether the use is consistent with documentation and recommendations provided by reviewing City Departments.
5. Whether the use complies with all applicable City Codes, standards, and guidelines governing such use.
6. Whether the use will be materially detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the property, to the neighborhood, or to the public welfare; or if the use will unreasonably interfere with the use and enjoyment of nearby properties. Consideration shall include, but not be limited to the following factors:
 - a. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - b. Impact on surrounding areas resulting from an unusual volume or character of traffic;
 - c. Ingress and egress to the property and proposed structures;
 - d. Pedestrian and vehicular circulation with particular reference to fire protection;
 - e. Parking and loading; and

- f. Impact on public services, including schools, utilities, and recreation.
7. The Planning Manager shall not approve or recommend approval of any Conditional Use Permit unless the Department has received a Waiver of Proposition 207 from the Owner(s) of the property that is the subject of the Conditional Use Permit or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and zoning goals and regulations.

SPECIAL LIMITATIONS

Section 21-505.C.4 of the Peoria Zoning Ordinance identifies special limitations for a *Reception Hall*. Note: Staff responses to those special limitations as they apply to the subject site are identified in *italics*:

1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.

The reception hall will be operated within an existing single-story building with a height of 24 feet and 8 inches. Exterior modifications to the existing are not contemplated. As such, the proposal meets this criteria.

2. Outdoor events between the hours of 10:00 p.m. and 7:00 a.m. shall require a temporary use permit.

Based on the Applicant's Project Narrative, the reception hall will only hold indoor events (Exhibit 6). Therefore, this requirement is met.

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

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

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 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 of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition

At the time of this writing, Staff has received written opposition from five (5) neighboring property owners as referenced in **Exhibit 7**, and described in further detail below.

Subsequent to Notice of Application being sent out, the City received opposition from property owners in three (3) separate single-family residential subdivisions located to the west, south, and east of the subject site. Two (2) letters of opposition came from property owners in the Windwood subdivision to the west of the subject property. One (1) letter of opposition came from a property owner that lives south of the subject property in the Braemar subdivision. The final two (2) letters of opposition came from property owners that live in the Capital Ranch Patio Home subdivision.

Section 21-321.F of the Peoria Zoning Ordinance requires the applicant to hold a neighborhood meeting if written opposition is received within twenty-one (21) days of the notice of application.

Neighborhood Meeting

The applicant provided notice for the neighborhood meeting in accordance with Section 21-316 of the Zoning Ordinance which provides notice to all property owners within six hundred (600) feet and all HOAs within one (1) mile. A Citizen Participation Report was submitted to describe the meeting, number of individuals in attendance, all comments received and how they were evaluated, and any mitigation issues identified as a result of the comments and concerns received (**Exhibit 8**).

The meeting was held at Rush Fun Park on May 11, 2022 at 5:30 p.m. A total of four (4) members of the public attended, of which three (3) attendees were neighboring residential property owners and one (1) attendee was a representative from a neighboring business, Rush Fun Park. In attendance on behalf of the applicant were two (2) members of the design team, two (2) individuals from the proposed reception hall, and two (2) members the of Peoria Station Commercial Center ownership group. Three (3) members of the City were in attendance. Comments from the meeting are summarized below, and staff's response is provided in italics:

- **Potential Noise Impact on Residential Properties**

*The applicant hired ACS (Acoustical Consulting Services) to conduct a sound assessment on potential noise impacts on surrounding property owners and recommend improvements if necessary for sound attenuation. As referenced in the **Exhibit 8 Citizen Participation Process Report**, the assessment concluded that based on the conducted noise level*

measurements, “the music would easily comply with Peoria’s nighttime noise level limits even with the back doors open. However, to further protect the neighbors, it is my understanding that the applicant has agreed to close the three back doors closest to residential properties.” As referenced in the Conditions of Approval, the three back doors of the reception hall, which are located closest to the adjacent residential properties, are required to remain closed during events. **(Exhibit 1)**

- **Safety and Security**

Questions posed at the meeting: Who would be responsible for safety and security during events? Would it be the operators of the Casa Blanca Reception Hall or the owners of the Peoria Station Commercial Center?

During the meeting, the applicant clarified the role of the tenant, property owner, and City enforcement. The reception hall and other tenants are responsible for the safety and security of their leased area. The landlord is responsible for the overall safety, security, and maintenance of the Peoria Station Shopping Center. Whereas the City responds to calls for police services, along with code compliance complaints as they are received.

In response to specific concerns related to disruptive behavior at events spilling over into the surrounding residential neighborhood, the applicant identified there will be security guards to oversee consumption of alcohol on-site and monitor people as they enter and exit events. For scheduled events, the security guards would arrive at least fifteen (15) minutes before an event and stay until at least thirty (30) minutes afterward.

Residents also cited on-going concerns about the safety and security within the overall shopping center; however, those concerns cannot be attributed to future operations of the proposed reception hall. Therefore, they would be outside of the purview of reviewing this Conditional Use Permit request. With that said, the landlord did try to address those concerns at the neighborhood meeting by identifying they recently hired a security company to patrol the center during 8-hour daily shifts staggered throughout the week.

Lastly, the tenant, Casa Blanca Reception Hall stated that the opening the reception hall would decrease the vacancy within the shopping center and at the same time increase the amount of consumer foot traffic. Given those factors, the tenant indicated these factors should reduce the opportunity for potential crimes of convenience.

- **Property Maintenance**

A number of concerns were related to how property maintenance will be remediated through added security measures and occupancy of vacant buildings, as noted above.

To address concerns related to dumping and trash on-site, a janitorial service contract was initiated for the Peoria Commons Shopping Center in August 2022. As a means to enhance

curb appeal, the landlord indicated landscape service visits were also increased by twenty-five (25) percent to maintain the existing approved landscaping on-site.

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards and applicable special limitations within the Peoria Zoning Ordinance.
2. When operated in accordance with the recommended conditions of approval, the use is expected to have a minimal impact, if any, on adjacent properties.
3. On behalf of the owner, the applicant has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

PROPOSITION 207

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.

RECOMMENDATION

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

Approve the applicant's request for a Conditional Use Permit under Case CU22-01, to Conditions of Approval identified within Exhibit 1.

STAFF CONTACT

Sarah Dircks, AICP
Planner
623-773-7514
Sarah.Dircks@peoriaaz.gov

CU22-01 Casa Blanca Reception Hall

10270 N 67th Ave Peoria, AZ 85302



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

1. The use shall substantially conform to the Project Narrative, Site Plan, and Floor Plan, as contained in the staff report to the Planning and Zoning Commission dated *November 3, 2022*.
2. The three back doors of the reception hall, which are located closest to the adjacent residential properties, shall remain closed during events.
3. The reception hall shall operate in conformance with the City of Peoria noise regulations, and in a manner consistent with the noise impact assessment prepared by Acoustical Consulting Services, dated July 14, 2022 within Exhibit D of the Citizen Participation Plan.

CU22-01: Casa Blanca Reception Hall

Location: 10270 N 67th Ave, Peoria, AZ 85345



CU22-01: Casa Blanca Reception Hall

Location: 10270 N 67th Ave, Peoria, AZ 85345

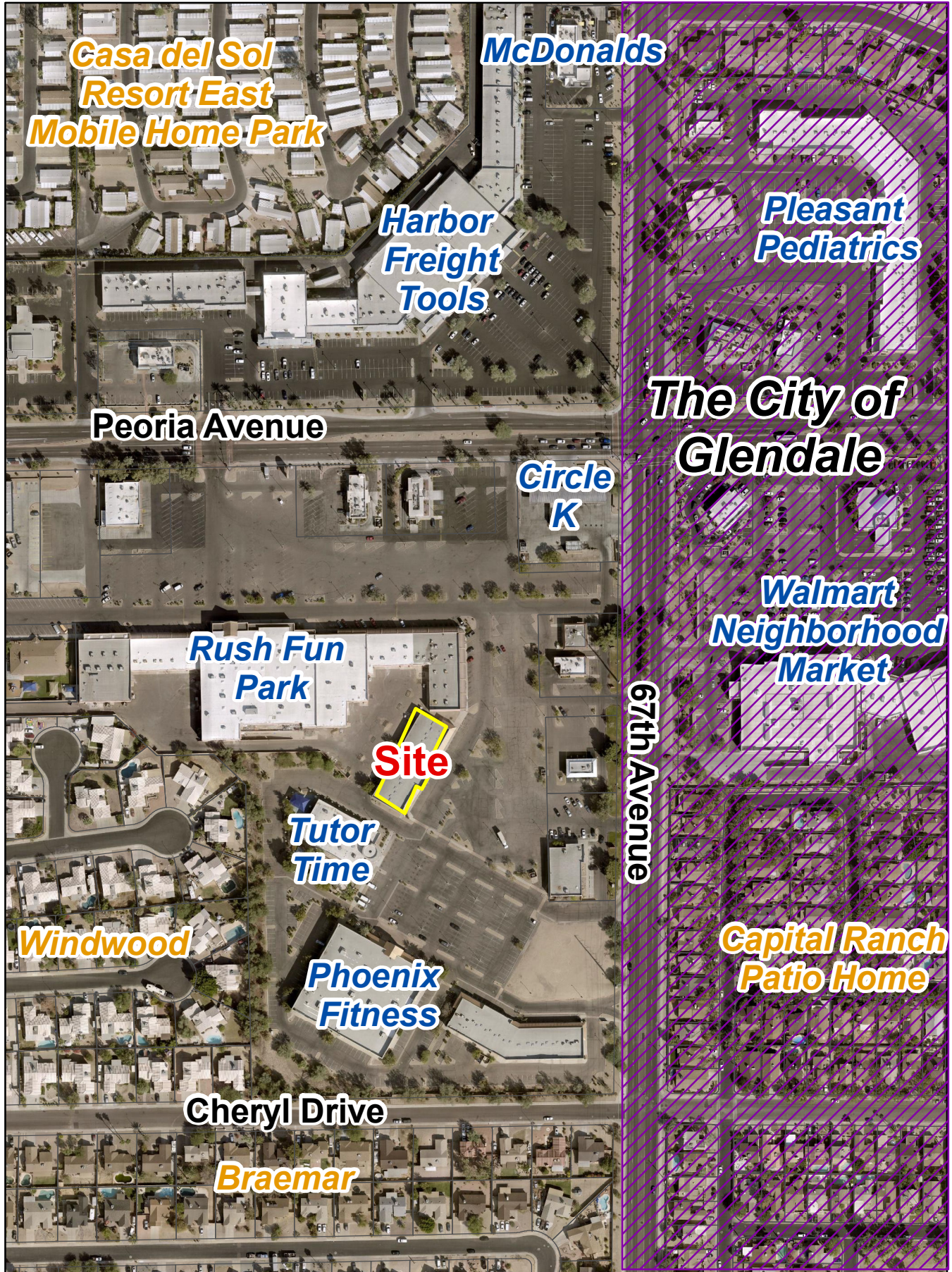
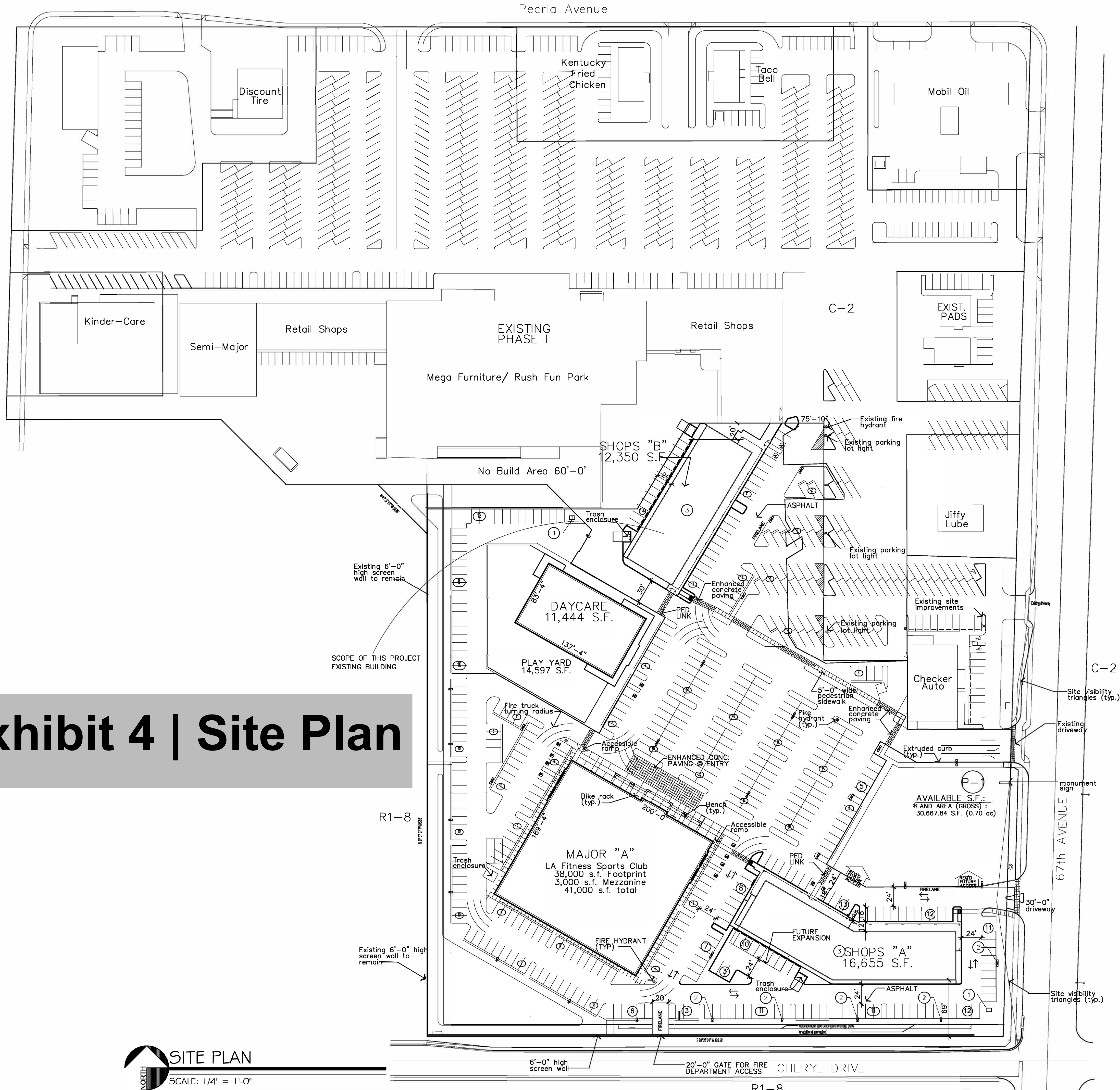


Exhibit 4 | Site Plan



SITE PLAN
SCALE: 1/4" = 1'-0"

PROJECT DIRECTORY

DEVELOPMENT PEORIA STATION
SW Corner 67th ave/ Peoria Ave
10270 N 67th Ave Peoria, AZ 85302

OWNER: IMAGINE PEORIA PROPERTIES
3941 W Mohave St Phoenix, AZ 85009

INTERIOR ARCHITECTURE: A Design InVision LLC
Goodyear, AZ 85338
Kaifi Amen
623-535-5526
623-535-5546 fax

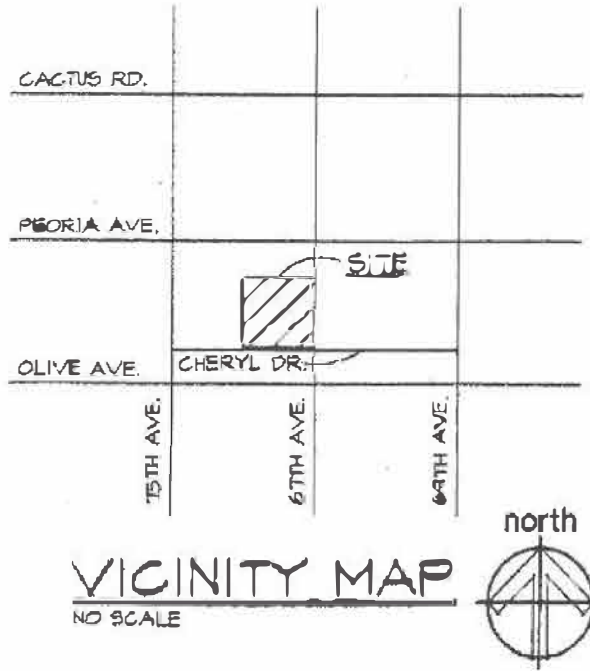
PROJECT DATA

PROJECT ADDRESS: 10270 N 67th AVE Building B
PEORIA, AZ

LAND AREA: 878,839 S.F. (EXST. NO CHANGE)
BUILDING AREA: 181,659 S.F. (TOTAL PROPERTY EXST. NO CHANGE)
ZONING: C-2
CONSTRUCTION TYPE: V-B
BOOK-MAP-PARCEL: 143-09-517

PARKING DATA

tenant	suite #	usage	sq ft	Less: BOP	Parking Ratio	Parking required
Peter Piper	149	food	11,067.00	5,960.30		
		Kitchen		1,000.00	200	5.00
		Dining		8,960.30	50	179.21
Vacant	C101		2,400.00	2,160.00	300	7.20
Vacant	C105		1,763.00	1,586.70	300	5.29
Rent a Center	C109	retail	4,157.00	3,777.30	300	12.59
Ruth	6811	indoor recreation	25,767.00	23,190.30	200	115.95
Mega	6817	retail	35,024.00	31,521.60	300	105.07
Great Clips	D101	retail	1,200.00	1,080.00	300	3.60
Guru	D103-D105	retail	4,163.00	3,746.70	300	12.49
Lotus Nails	D109	retail	900.00	810.00	300	2.70
Vacant	D111		900.00	810.00	300	2.70
cleaners	C113	retail	900.00	810.00	300	2.70
T-Mobile	D115	retail	2,700.00	2,430.00	300	8.10
Vacant	D117		1,800.00	1,620.00	300	5.40
H&R	D119	office	1,800.00	1,620.00	200	8.10
Vacant	D121		1,800.00	1,620.00	300	5.40
Casa Blanca	B011-B100	reception hall	11,750.00	11,125.00	200	55.58 This project
Tutor Time	pad I	Preschool	11,750.00	10,376.80	400	26.44
Fitness	pad J	fitness	40,916.00	36,824.40	200	184.12
Vacant	A104-A113		16,655.00	14,989.50	300	49.97
China Place	pad F	retail	1,885.00	1,696.50	300	5.66
		Kitchen		200.00	200	1.00
		Dining		1,496.50	50	29.93
Checkmate	110	retail	1,720.00	1,548.00	300	5.16
			181,659.00	175,149.90		839.35
Current parking required				757.74		
Current parking provided				1,108		



14583 W. Windsor Ave.
Goodyear, AZ 85395

Phone 623-535-5526
Fax 623-535-5546

Project Manager:
K.AMEN

Drawn by:
E. BAILEY

Checked by:
K.AMEN

Project Number:
21253

PEORIA STATION/RECEPTION HALL

10270 N 67TH AVE PEORIA, AZ 85302

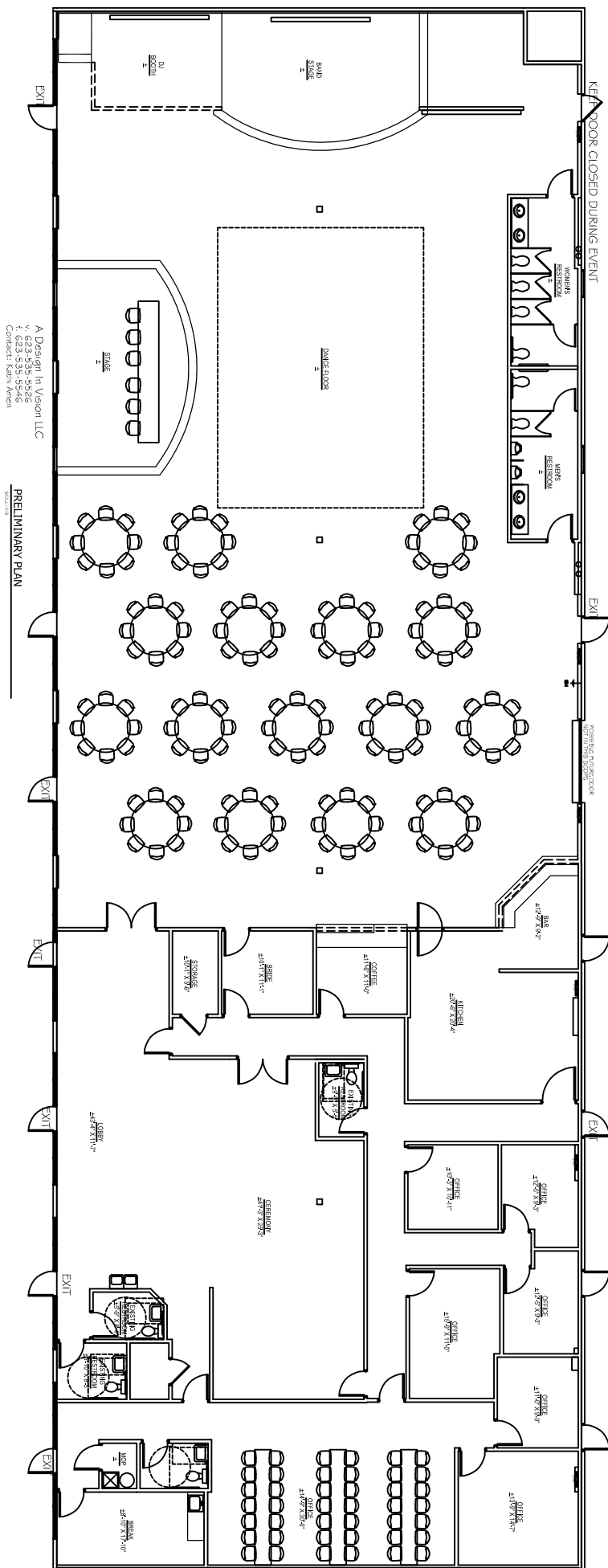
REVISIONS:	

DATE: 9-12-22 ISSUED FOR: CUP

SHEET:

SITE

A Design In Vision LLC
v. 623-535-5526
f. 623-535-5546
Contact: Kathi Amen



PRELIMINARY PLAN

Site Location: 10270 N 67th Ave Glendale AZ 85302

APN: 143-09-517

Acreage: Lot Size 881,599sq ft. Building Size: 12,350 gross s.f.

Current Zoning : C2

Excandalo/Casa Blanca Reception Hall

Excandalo/Casa Blanca is an event center serving the Phoenix Metro area. This Peoria Location will be their second location, they have a current location at 6802 W Indian School Rd. Phoenix, AZ 85033. The purpose of this application is to seek a Conditional Use Permit as required for the C-2 zoning in this area for and event center. There will be no new exterior changes to the site. This current location is currently owned by Imagine Peoria Properties LLC.

Excandalo/Casa Blanca provides event services for corporate, weddings, youth events and fundraising events. Their services include rental of the hall, catering, and security. All activities related to any event will be held within the facility. There are not outdoor activities. The rental of the space could be for up to 12 hours. Most events are scheduled 5 hours or 7 hours. Anytime between 10:00 AM and 1:00 AM mostly weekends. All events with conform to the City of Peoria's sound ordinance. Excandalo/Casa Blanca offers catering services that will bring food in. There is no cooking on site. A certified bartender is provided, there are no alcohol sales, patrons bring their own alcohol for their private events. Alcohol is not permitted outside of the interior space.

Excandalo/Casa Blanca will provide security for the duration of the scheduled event which includes 15 minutes prior and 30 min after the scheduled event. Security provided by the tenant will ensure the patrons do not bring alcohol out of the space and ensure orderly conduct when entering and leaving the event while making sure no patron is not engaging in any behavior not permitted by event rules. Excandalo/Casa Blanca provides 1 guard per 100 customers per event. In addition to Excandalo/Casa Blanca's security, the landlord/owner will also provide security for the property. The new security company on site provided by the landlord is for a minimum of 8 hour shifts and will vary from day to day between the hours of 10:00 AM to 1:00 AM. However, it is agreed upon and in the lease agreement that the landlord will provide additional site security for time that events are held at Excandalo/Casa Blanca. The occupancy load per the city code can not exceed 467 for the banquet area. (7015/15 = 467 max occupants) however Excandalo/Casa Blanca anticipates event ranges from 150-300 guests and always has min of 10 staff.

All events with conform to the City of Peoria's sound ordinance. Excandalo/Casa Blanca has engaged a sound consultant to review noise levels of an event center. The consultant has made design recommendations as well as procedural recommendations to comply with the City of Peoria Sound Ordinance and control the noise levels as they may affect the neighbors behind the property. Excandalo/Casa Blanca will adhere to all recommendations in the report. Based on the conducted noise level measurements, the music would easily comply with Peoria's nighttime noise level limits even with the event center's back door open. However, to further protect the neighbors, the applicant has agreed to enclose the three back doors closest to the residential properties. See enclosed report.

The location at 10270 N 67th Ave is currently a vacant suite. A portion of the space was an existing medical suite, and the remaining space is gray shell. There will be no exterior modifications to this building. There will be no color changes to the exterior of this building.

The building is approx. 12,350 s.f. gross square feet, The floor area of the building is 11,115 square feet. Based on the city's parking requirement of 1 space per ever 200 square feet of reception area, 56 (55.58) parking spaces are required for the reception hall. A total of 1,108 parking spaces are provided for the entire property. See Attached updated parking calculations.

Special Limitations:

No exterior changes are proposed to the existing single-story building. The Tenant (Excandalo/Casa Blanca) will not and does not provide any outdoor events. The receptions will be indoor only. However, in accordance with Section 21-505.C.4.b of the Zoning Ordinance, outdoor events between the hours of 10:00 p.m. and 7:00 a.m. in association with a Wedding and Reception Center shall require a temporary use permit. Excandalo/Casa Blanca does not anticipate the need for such temp permit.

We believe that this new reception center will match the current City of Peoria's Master plan in the following areas.

Arts, Culture, & Recreational Enrichment

Economic Prosperity

Smart Growth

CU22-01 Casa Blanca Reception Hall

10270 N 67th Ave Peoria, AZ 85302



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Excandalo Reception Hall Conditional Use Permit CU22-01
Date: Friday, February 18, 2022 3:47:30 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello Sarah,

We just received a Notice of Development Application in reference to the above entitled reception hall and wanted you to know that my wife and I are vehemently opposed to such a venue in our neighborhood for the following reasons. We have lived on Cheryl Dr. on the southern border of the property for the past 20 plus years. It has been our experience to find the current property management company unable or unwilling to properly maintain the grounds and generally supervise the property.

1. Large amounts of trash are not removed on the property in general, i.e. front, sides and back.
2. Homeless people, Urban Dwellers as they are called these days, inhabit the property, defecate and urinate at will, sell and use drugs, sleep on the property, etc.
3. Trash is not readily removed.
4. Weeds are not removed without numerous phone calls having to be made to the Code Enforcement members of the city.
5. The business owners do not take an active part in reporting the issues listed above.
6. Currently none of the businesses serve alcohol, except for the sales at the Circle K Store. Alcohol consumption at this venue is certainly to accompany a wedding reception and violent acts are likely to occur along with loud noise.
7. Increase in vehicle traffic in and around the venue is likely to spill over in to the surrounding residential neighborhoods with intoxicated drivers/persons causing issues for the police department.

In general, this property has not been a good neighbor. Its negative issues far out weigh any value it currently contributes to the neighborhood.

These are just a few of the issues we are concerned with which makes approval of this application unacceptable.. I would make myself available to take a walking tour of the property with you should you decide to do so. I would also encourage you to research of the police and code enforcement calls for service for this property. You can reach me at this email address or call me at [REDACTED]. I look forward to hearing from you.

Regards,
Richard

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Excandalo
Date: Wednesday, March 2, 2022 10:38:23 AM
Attachments: [image002.png](#)

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Yes that sums up my sentiments well, thank you

John Schulz
[REDACTED]

On Wednesday, March 2, 2022, 09:48:12 AM MST, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

John,

I will document for the record that the City of Peoria received written opposition from the property owner at [REDACTED] [REDACTED] in regards to the recent Conditional Use Permit Application CU22-01, for Excandalo Reception Hall. Based on our phone call, I have noted that you are generally supportive of the shopping center receiving increased business and new tenants, however you are concerned with the proposed use, a reception hall, locating within the shopping center.

Can you please confirm if the items listed below accurately recount our conversation, and your provided reasons for written opposition:

- You are concerned with the proposed hours of operations of the reception hall would range between 10 am – 1 am.
- You are concerned with noise associated with the reception hall.
- You are concerned with outdoor activity that may occur in association with the reception hall.

Sarah Dircks, AICP

Planner

City of Peoria | Planning and Community Development

9875 N. 85th Avenue Peoria, AZ 85345

623-773-7514 | sarah.dircks@peoriaaz.gov | peoriaaz.gov



Regular Working Hours: M - Th 7:00 am – 6:00 pm | **Closed Friday**

From: [REDACTED]
Sent: Wednesday, March 2, 2022 9:30 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Excandalo

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello Sarah, we talked on the phone earlier about my filing an official opposition to this potential business. I am against it opening at the proposed site. Thank you

John Schulz

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Conditional Use Permit Application CU22-01, for Excandalo Reception Hall
Date: Wednesday, March 2, 2022 11:27:25 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Sarah,
Good afternoon.

I am a homeowner at

[REDACTED]

I am concerned with

1. The increased traffic in the area - and possible DUIs if there is a liquor license granted.
2. Excessive noise (loud music) between the hours of 10-1 am - disturbing the peace of local residents.
3. How the outdoor space would be used - more noise?

I am not against businesses occupying that strip mall - but am hesitant to give the thumbs up to something that will disturb our peace.

Thank you,

--

Renee DeVore

[REDACTED]

From: [Kathi Amen](#)
To: [REDACTED]
Cc: [Sarah Dircks](#)
Subject: RE: Excandalo project, permit application CU22-01
Date: Wednesday, May 11, 2022 10:44:53 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hi George

Thank you for reaching out. Please responses below. **(IN RED)**

I hope this helps. Please let me know if you have any other questions.

Kathi Amen
A Design In Vision LLC
623-535-5526
623-535-5546 fax
Visit our new website at www.designinvision.net

From: George Love [REDACTED]
Sent: Wednesday, May 11, 2022 10:10 AM
To: kamen@designinvision.net
Cc: sarah.dircks@peoriaaz.gov
Subject: Excandalo project, permit application CU22-01

Hi,

Thank you for the invitation to attend the neighborhood meeting scheduled for this evening. I'm not able to attend, but I do have some questions about the proposed venue that I hope you can answer.

I recall an earlier flyer that mentioned the use of horse-drawn carriages. Is that still part of the plan? If so, do you have any documentation that identifies the anticipated route(s) of travel for these carriages, staging areas where the horses are to be contained pending travel, etc.? Would the horses remain on location throughout the duration of the event, or would they be shuttled off-site after arrivals and returned later for departures? **Due to other reasons the horse drawn carriages has been tabled and taken out of the scope at this time. It may come back up at a later date. It was only going to be staged on the property and brought up to the main doors for an "entrance" after that they leave. Did you have a specific concern I can address?**

I'm also interested in more information about events where alcohol would be served. Do you plan to have any restrictions on the days of the week or hours of the day during which this type of event may be held? And what might be the maximum capacity for the number of people attending? And could you also offer more detail on the composition and operating parameters for the security

contingent that would be assigned to these events? Would they be on-site, or simply on-call? If on-site, would they remain deployed until the event center is empty and the participants have left the parking lot? Any other information you might have? **The types of events they do are all private events, such as Weddings, quinceañera's, private corporate events or memorial services. They DO NOT Stock or sell alcohol. The customer provides alcohol, the event center provides certified bartender. No Alcohol is allowed outside of the event center. They stop serving alcohol 30 min before the end of the event. The business will provide private security for each event at a ratio of 1 per every 100 people. Security would be on site during the events. Recently the landlord has also added general security for the site. The reception side of the space is approx. 7,076 square feet and per building code that is a max occupancy of 471 occupants. However their average event is typically 150-300 people.**

Thanks very much,
George Love



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: RE: Excandalo project, permit application CU22-01
Date: Wednesday, May 11, 2022 11:49:13 AM
Attachments: [image002.png](#)

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hi Sarah,

I've gotten feedback from the applicant, and I'd like to go on record as being opposed to their proposal and request that their use permit application be denied. Would this e-mail be sufficient, or is there an official method for doing that?

While I'm concerned about their plan for horse-drawn carriages, I'm much more concerned about alcohol being served in such close proximity to two separate child care facilities. I think the vacant Walgreens building on SW corner of 67th Avenue and Cactus would make a much better venue for this type of activity.

Thanks very much,
George Love

From: George Love [REDACTED]
Sent: Wednesday, May 11, 2022 11:28 AM
To: 'Sarah Dircks' <Sarah.Dircks@peoriaaz.gov>
Subject: RE: Excandalo project, permit application CU22-01

Hi Sarah,

Sure, it's [REDACTED]

Thanks,
George Love

From: Sarah Dircks [<mailto:Sarah.Dircks@peoriaaz.gov>]
Sent: Wednesday, May 11, 2022 10:53 AM
To: [REDACTED]
Subject: RE: Excandalo project, permit application CU22-01

George,
I will defer to the applicants response as to the proposed operation of the site. For the city's record, can you please let me know your property address?

Sarah Dircks, AICP

Planner

City of Peoria | Planning and Community Development
9875 N. 85th Avenue Peoria, AZ 85345
623-773-7514 | sarah.dircks@peoriaaz.gov | peoriaaz.gov



Regular Working Hours: M - Th 7:00 am – 6:00 pm | **Closed Friday**

From: George Love [REDACTED]
Sent: Wednesday, May 11, 2022 10:10 AM
To: kamen@designinvision.net
Cc: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Excandalo project, permit application CU22-01

⚠️⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️⚠️

Hi,

Thank you for the invitation to attend the neighborhood meeting scheduled for this evening. I'm not able to attend, but I do have some questions about the proposed venue that I hope you can answer.

I recall an earlier flyer that mentioned the use of horse-drawn carriages. Is that still part of the plan? If so, do you have any documentation that identifies the anticipated route(s) of travel for these carriages, staging areas where the horses are to be contained pending travel, etc.? Would the horses remain on location throughout the duration of the event, or would they be shuttled off-site after arrivals and returned later for departures?

I'm also interested in more information about events where alcohol would be served. Do you plan to have any restrictions on the days of the week or hours of the day during which this type of event may be held? And what might be the maximum capacity for the number of people attending? And could you also offer more detail on the composition and operating parameters for the security contingent that would be assigned to these events? Would they

be on-site, or simply on-call? If on-site, would they remain deployed until the event center is empty and the participants have left the parking lot? Any other information you might have?

Thanks very much,
George Love



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: RE: CU22-01 Casa Blanca Reception Hall - please deny application
Date: Wednesday, October 19, 2022 2:53:29 PM
Attachments: [image002.png](#)

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hi Sarah,

Yes, that's the right address. Thanks,

From: Sarah Dircks [mailto:Sarah.Dircks@peoriaaz.gov]
Sent: Wednesday, October 19, 2022 1:22 PM
To: [REDACTED]
Subject: RE: CU22-01 Casa Blanca Reception Hall - please deny application

George,

This is the same application as before. It is the same operator, applicant, and location they have only decided to use a different name for the facility if approved. I have your opposition noted for public record. Based on the email exchange in May, I have your addressed as [REDACTED]. Is that correct?

Sarah Dircks, AICP

Planner

City of Peoria | Planning and Community Development
9875 N. 85th Avenue Peoria, AZ 85345
623-773-7514 | sarah.dircks@peoriaaz.gov | peoriaaz.gov



Regular Working Hours: M - Th 7:00 am – 6:00 pm | **Closed Friday**

From: George Love [REDACTED]
Sent: Wednesday, October 19, 2022 10:35 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>

Subject: CU22-01 Casa Blanca Reception Hall - please deny application

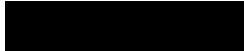
⚠⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠⚠

Hi,

As with the previous application for a reception hall at this location, I am very much opposed to any use that involves the consumption of alcohol.

Please deny this use permit request.

Thanks very much,
George Love



From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Excandalo reception hall
Date: Thursday, May 12, 2022 10:00:16 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

[REDACTED]
We have received a letter informing us of their meeting but we were unable to make it due to our work schedules. We would appreciate info on upcoming info pertaining to this. Thank you for your time.

Sent from my iPhone

> On May 12, 2022, at 9:34 AM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:
>
> Robert,
> Thank you for your citizen participation. I will save your email as written opposition to the case. For the City's record, can you please tell me your property address?
>
> As part of the Citizen Participation Process the applicant hosted a neighborhood meeting yesterday. Their next step will be to evaluate comments received and to resubmit plans attempting to address concerns received. I will redact your contact information and send your letter of opposition to the applicant so they may try to address your concerns with their citizen participation report and revised plans. Their design group is currently evaluating sound dampening mechanisms and other solutions to address potential noise concerns. If you received the notice of application postcard, you will receive another postcard before further action is taken on this case.
>
> Thank you for your time,
>
> Sarah Dircks, AICP
> Planner
>
> City of Peoria | Planning and Community Development
> 9875 N. 85th Avenue Peoria, AZ 85345
> 623-773-7514 | sarah.dircks@peoriaaz.gov | <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fpeoriaaz.gov&c=E.1.EnzpcO9dtmOP5vnbDxIrq5xz5O1Lw4Ns02TJMGWcNAPmFAz5No1c5cdFt0NuudpG-ewxzHbcGpbR5xieuvPabzDZ7hGbWkpeivAqx5P1sVh0g4.&typo=1>
>
>
>
> Regular Working Hours: M - Th 7:00 am – 6:00 pm | Closed Friday
>
>
>
> -----Original Message-----
> From: [REDACTED]
> Sent: Wednesday, May 11, 2022 5:22 PM
> To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
> Subject: Excandalo reception hall
>
>
> This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.
>
>
> Hello, my name is Robert Iovinelli. My wife and I live directly behind the commercial center that this reception hall wants to open in. Ourselves as well as our neighbors are STRONGLY against this place being so close to our homes. Please do not allow them to get their permits to open. We don't need this in our community. Also, I can assure you that if we here noise after 10pm we will consistently notify Peoria PD. We will do anything within our legal powers to stop this from happening or make it difficult for them if they're allowed to open. Thank you for your time.
> Sent from my iPhone

From: [REDACTED]
To: [Sarah Dircks](#)
Subject: Re: Casa Blanca reception hall
Date: Thursday, October 13, 2022 1:22:01 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Yes my address is accurate. I don't feel that it's my responsibility to chase someone down so they can give me information so they can profit from a facility we don't want in our neighborhood. If they'd like to change our minds they should consider putting forth effort to provide information. Until then our stance will not change.

Sent from my iPhone

On Oct 13, 2022, at 10:56 AM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

Good Morning Robert,
Thank you for reaching out to the city in response to the notice of hearing sent to your house. I will add your email to the record with the email I received from you on May 11, 2022. Based on the last email I received from you, I have noted your address as [REDACTED]. Is this accurate?

I know it has been a couple months since the citizen participation meeting, but have you had a chance to reach out to the applicant to hear what they have done to address residential concerns? A few changes were added to the post-card to identify a couple of the changes.

Sarah Dircks, AICP
Planner

City of Peoria | Planning and Community Development
9875 N. 85th Avenue Peoria, AZ 85345
623-773-7514 | sarah.dircks@peoriaaz.gov | peoriaaz.gov

Regular Working Hours: M - Th 7:00 am – 6:00 pm | Closed Friday

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, October 12, 2022 3:42 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Casa Blanca reception hall

⚠⚠This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.⚠⚠

Unfortunately we will not be able to make it to the public hearing in person. As residents that live directly behind this proposed facility we would like to reiterate our adamant opposition to the approval of this permit. We do not want or need this type of facility in our neighborhood. We feel it will only cause problems in our neighborhood. Put this facility in our abandoned downtown not in our neighborhood. I share the same feelings as many of my neighbors that live in the two cul de sac's immediately behind proposed facility. Please do not allow this to happen. If you feel a need to contact me my cell phone number is [REDACTED] Robert Iovinelli. Thank you.

Sent from my iPhone

September 12, 2022

City of Peoria Community Development Dept.

9875 N 85th Ave

Peoria, AZ 85345

Attn: Sarah Dircks

RE: Final Citizen Participation Report.

Site Location: 10270 N 67th Ave Glendale AZ 85302

CU 22-01 (Conditional Use Permit)

PURPOSE:

The Purpose of the Citizen Participation Report is to summarize the neighborhood meeting held on May 11, 2022, to inform nearby citizens, property owners and neighborhood associations of the proposed CUP and address any questions and concerns they may have. This report demonstrates that the nearby neighbors and those affected by this CUP have had adequate opportunity to learn and comment on the project.

SUMMARY:

- A. Project Neighborhood Meeting invitations (Exhibit A) were sent first class mail on April 25, 2022, for the neighborhood meeting.
 - a. Invitations included all properties/citizens within 600' of subject project.
 - b. Invitations include neighborhood associations and apartment complexes within 1 mile.
 - c. Invitations included a context map of the project site AND the project meeting
 - d. Invitations included the address of the meeting at Rush Fun Park 6817 W Peoria Ave, Peoria AZ 85345
 - e. Invitation includes a summary of the project.
 - f. Invitation included Councilwoman's Vicki Hunt and her office.
- B. Neighborhood meeting was held on Wednesday May 11, 2022, at 5:30pm
 - a. Attendees:
 - i. Members of the Public: (4 total)
 - 1. Residential Neighbors (3): Richard Sclamude, Dan Reiling, Ken Daniel.
 - 2. Commercial Neighbors (1): Dave Allen – Rush Fun Park.
 - ii. Members of the City: (3) Daniel Murillo/Sarah Dirks from City of Peoria. Vicki Hunt, City Councilwomen.
 - iii. Members of Applicant Team: Kathi Amen, Erica Bailey from A Design InVision LLC. Karina Orendain/Ivan Cota from Excandalo. Bob Schure/Saleem Ally from Landlord.
 - b. Concerns voiced:
 - i. Lack of support from local police department
 - ii. Noise
 - iii. Alcohol/drunken driving

- iv. Increased crime
 - v. Parking
 - vi. Ownership not taking adequate care of property.
- c. Solutions discussed at meeting:
 - i. Ownership has new security company that will have a bigger presence on site.
 - ii. Property will be cleaned up and ownership has provided a list of items that have been implemented or will be implemented.
 - iii. (Exhibit C) The tenant does not allow the doors to be opened during the event for safety and sound, thus noise will be contained in the building. The interior design of the space will also assist with sound absorption such as added acoustical measures. The tenant has obtained a sound study to address the sound concerns and is copied within (Exhibit D).
 - iv. No alcohol is permitted outside of the building.
 - v. Excandalo/Casa Blanca will provide their own security to maintain secure area and enforce the event rules preventing anyone from bringing in additional alcohol, drugs and deterring violence.
 - vi. Excandalo/Casa Blanca will maintain the outside perimeter of their suite area not allowing for trash to sit and collect outside of their location.

In summary, we very much appreciate the opportunity to learn more about the neighbors' concerns and what is important to them. The meeting was very productive having been able to receive their views however this also led to the team, the landlord and the tenant to further investigate and put in place a plan. Thus, the result in the landlord presenting a comprehensive plan (Exhibit C) and the tenant consulting with a sound consultant for the sound study. We are confident that these changes and implementing the recommendations will make for a better relationship moving forward.

Respectfully,

Kathi Amen



14583 W. Windsor Ave.
Goodyear, AZ 85395

April 25, 2022

Neighborhood Meeting

The Purpose of this letter is to inform you of a neighborhood meeting regarding a Condition Use Permit application CU22-01 submitted by A Design InVision LLC on behalf of Excandalo (Casa Blanca) Reception Hall,

Neighborhood Meeting information:

Date: Wednesday, May 11th 2022

Time: 5:30 pm

Meeting Address:

Rush Fun Park
6817 W Peoria Ave, Peoria, AZ 85345
(meeting in the party room)

Project Description

Excandalo (Casa Blanca) reception hall is currently requesting a Conditional Use Permit (CUP 22-01) to allow for an event center located at 10270 N 67th Ave. The existing site is currently vacant. Excandalo (Casa Blanca) will be an event center servicing the Peoria community and is their second location in the Phoenix Metro Area.

Rental of the hall is available for up to 12 hours however most events are scheduled for 5-7 hours anytime between 10 AM – 1 AM mostly on weekends. The type of private events could be corporate, weddings or fundraising events. The landlord/Owner of the center has recently added a private armed security company to monitor the site. Services are provided by Valerie Security Company. In addition, Excandalo (Casa Blanca) also provides private security during their events. Excandalo (Casa Blanca) provides a private certified bartender for those clients who choose to provide their own alcohol. Casa Blanca DOES NOT sell alcohol.

Map Included for location.

For additional information pertaining to the proposed event center, Excandalo (Casa Blanca) or the upcoming meeting please contact:

Kathi Amen
A Design InVision
623-535-5526
kamen@designinvision.net

You may also contact Sarah Dircks, AICP, (Planner) at 623-773-7514 or via email at sarah.dircks@peoriaaz.gov to share your comments with the City of Peoria on this pending application.



**Meeting Site
(Shown in Yellow box)**

**New Project Site
(Shown in Red Box)**

Exhibit B

Parcel Number

Owner

Property Address

Mailing Address

JERI A WAM FAMILY TRUST
M E H INVESTMENTS INC
LUSAVI PAGOSA LLC
BHOO MI PEORIA LLC
MHC CASA DEL SOL EAST II LLC
MHC STAGECOACH LLC
G D BARRI & ASSOCIATES INC
FAIRWAY COLIMA AZ TWO LLC
CARF REALTY 1998 LLC
EC CROSSROADS II LLC
LUNA CITLALI
PADILLA SOLOMON/MARIA CRISTINA R
BOJORQUEZ-ARCE ANIBAL F/BOJORQUEZ NANCY
PHOENIX PROPERTY MANAGEMENT 10 LLC
OGLE SHANNON MARIE
SAMPSON ALLISON/DEVIN
ODEESH ODEESHO/ADAM MONERA
GAMEZ MANUEL IGNACIO MONDACA/MONDACA ANA
ALTO ASSETT COMPANY 1 LLC
SANDOVAL JAQUELINA BAUTISTA
STOLTZ MICHAEL B & LUDIE B
REILING DANIEL C
JONES ANNETTE M
MARKOS CHRISTIE ANNE
ROWAN PHILIP L/CARLEEN
ESPARZA SAUNDRA D
HERNANDEZ TRINIDAD/SIRILA
MARTINEZ HEAVEN/MALIQ
ROZET LINDA M
JONES DANA/TIMOTHY JOHN
SAVAGE NORMAN P/VALERIE I
JESZEWSKI LAUREN N/BENSON CHARLES A JR
BOCCONCELLI CHRISTOPHER W/MELISSA S
JOHNSON STEPHEN R
2020 FARMER TRUST
MILLER EUGENE/REBECCA
VASOS CASSANDRA
RS XII PHOENIX OWNER 1 L P
HURLEY MARGARET ANNE
JONES JOHNNIE R/MICHELLE
RISNER RANDALL R/CHRISTINE M TR
CASON CHRISTINE A TR
WILSON DEBRA LYNN
TOMLINSON ROBERT W/BOTTOMLEY DEBRA
BRAGG TOMMY/REBECCA

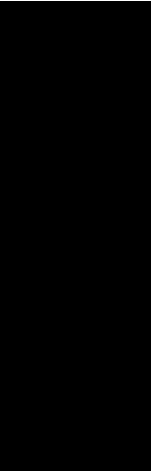
NGUYEN NGUYEN DIEN
TAGARE ESMENIA/ERNESTO
KRIETE GLORIA J
BRANDY TRUST
ARIAS JOSE LUIS
HENDERSON ROBERT B/HEATHER
KISLING BRUCE R
VERLINGER VANESSA L
HPA II BORROWER 2021-1 LLC
BLIZZARD WILLIAM E/KIMBERLY A
CASTRO FLAVIO/CARMEN
NUSS APRIL
MURESAN BOBBY CHRIS
MONTGOMERY SHAWN
BAKER642 LLC
PRISKE CHRISTINA KAY/MARTINEZ LORETO ORTEGA
GROSSMAN STANLEY JOSEPH & MARY CATHERINE
HERRERA JUSTIN/MICHELE
2017-1 IH BORROWER LP
OCONNOR ANNA
WALDROP MARY/KRISTINE
GRAHAM KAMI M
THORN VINCENT ANTHONY/JESSICA ASHTON LEAH
JACKSON CORT L & TRACY L
6832 WEST CINNABAR DRIVE LLC
MADDOX DAVID W/SHEILA M
PAXTOR SHAWNTELL R
PROGRESS RESIDENTIAL BORROWER 5 LLC
BREWER KIMBERLY
BLUMER JEAN L
ARNOLD REVOCABLE TRUST
COBB PETER T/DARLENE T
LESLIE SUSAN
CANALES GILBERT
SAMPO STEVEN G
ANDREW DEE A/DAVID W
RUBALCABA ROBERT J/BRENDA K
J&O RENTALS LLC
RS XII PHOENIX OWNER 2 LP
CONNELLY PETER L/BLASER-CONNELLY PENNY SUE
RYAN THOMAS F
KOLASSA ARTHUR F JR/BEVERLY JEAN
SWANSON SCOTT/HEATHER
MICHLOTSCH HEATHER
STEWART RICHARD/JUDITH
VON ENDE SCOTT C/JOLENE K

ERB THOMAS L
GIPSON MICHAEL/TRICIA
YOUNG DIRK A & JODI M
OPPER ELCINE
LACROSS EDWARD C TR
TEALE MICHELE L
VERDUGO ALEXUS M/SAUCEDA PAUL F
SORRELS LOURDES L
ROGAN CURTIS L/DANDRE J
THAYER VICKI LYNN/HUTCHINS RALPH EDWARD
GOTTO JOHN ALEXANDER
LITTLE RONALD LEE/KIM MICHELE
CRANTON KIM/ALLAN
TAH 2017-1 BORROWER LLC
SHLAIMON MATTHEW
DAHDAL NADER
TAH 2018-1 BORROWER LLC
INMAN JOHN/JENNIFER
HALL JADE
BLANCHETTE DEBORAH
DEMARBIEUX RICHARD M/RAQUEL
STALEY HOWARD FRANKLIN & KIMBERLY ANN
GILLILAND STEVEN W
CONTRERAS CARLOS
GRABOS DARLENE M
VERAMONTE LAND HOLDINGS LLLP
TAH 2017-1 BORROWER LLC
FOGLEMAN JOSEPH O/STEPHENS KARL W/MARCIA L
COBOS CLAUDIA JANNETT
NORTH SHIRLEY
BARRY M ROSIN AND MARCIA A ROSIN REV TRUST
GALAVIZ RICHARD FRANK
ROMERO RICK
ADAM HELEN/HERMIZ
RIVERA ANTHONY J/TAMMY V
ROSE MICHAEL/DEBRA A
AZOOZ BASHAR
HERNANDEZ DAVID GODINEZ
MENDOZA JUAN FRANCISCO/BLANCA E
SMITHART GLORIA L
LIDDLE MICHAEL J
RAYMOND MEREDITH WESTOVER LIVING TRUST
CORONA MANUEL
LABOY LUIS JR/BROWNING DEMETRIA A
IMAGINE PEORIA PROPERTIES LLC
ELITE PERFORMANCE LLC

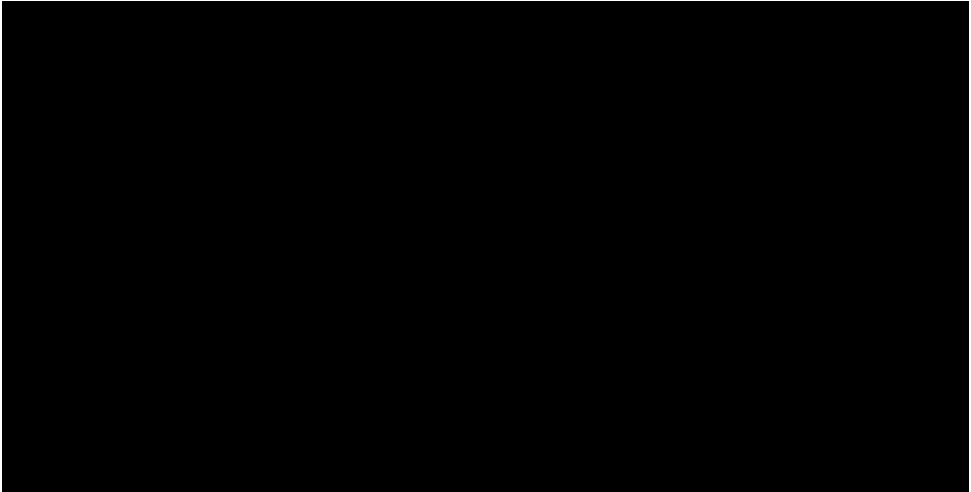
HILMER DAVID L/LYNNE ANN TR
STRR INVESTMENTS LLC
GEN2 ARIZONA PROPERTIES LLC
CIRCLE K STORES INC
IMAGINE PEORIA PROPERTIES LLC
SISLIN FAMILY TRUST
WEINGARTEN FAMILY TRUST/ETAL
668 FAIRWAY LLC
IOVINELLI ROBERT/KERRI
ACOSTA ROGELIO CARDENAS/RIVERA PERLA G
GARCIA HUGO D CRUZ/CRUZ JESSICA CANIZALES
HUNTER LINDA A
NORTON RAYMOND KEITH/JUDITH A
WORTHY JEFFREY N/LAURA J
TAH MS BORROWER LLC
SHAFFER HEATHER M/PUTTROFF MATTHEW M
HUSTON DENNIS R/MARY M
MAZZACUA FRANK L/SUZANNE E
HUNT KENNETH R
MCCALL TRACY
LOVE GEORGE HEBERT
VISCUSO MARY E/ANTHONY JR
TAFOLLA JOSE IVAN/ELIZABETH L
GENDER CINDY J
WESTPHAL LARRY A
SEANG K CHHEU & SOK K CHHEU LIVING TRUST
PIERCE STEPHEN L/ZAMORANO KIMBERLY
WALBERER BRUCE A/PAULA G
MARTINEZ STEVE L/BRIDGET A
RIVERA BRANDON P/HANNAH N
COLLIER-WILLIAMS TROY/CHELSEA
AYERS CURTIS R/MELVA L
CONSUL MARIA LOURDES/ADOLFO A/KIM ARLO M
DANIEL KENNETH
COY DEVONA L
DINH MY T
THANG SANG LIAN/NEM ZAI
TRY VENG LIM REVOCABLE TRUST
SCHMUDE RICHARD A/REYES ELIZABETH
INTHAVONG RASAMY/PHAN NGUYEN NHAT VY/HANG
DECUIRE NAOMI
ROWLETT TIMOTHY L/ROSALIE J
CIRCLE K STORES INC
IMAGINE PEORIA PROPERTIES LLC
VALLEY NATIONAL BANK OF AZ
WESTPORTE SPE LLC

WESTPORTE SPE LLC
WESTPORTE SPE LLC
WESTPORTE SPE LLC
ALINSONORIN PATRICK
YUKIKO COOPER 2011 REV TR/COOPER JOHN PAUL
2017-1 IH BORROWER LP
BOHN ERNESTINE R
CURTIS SARAH G
ALTO ASSET COMPANY 2 LLC
MEZA JUAN
LEYVA GIANINA/BOWERS JACOB
PLATA ARIELA/TRABER KYLE
TRUOG VALERIE
SEDAROS NAJEEB/HALA
BOHI PATRICIA D
SAIGH HANNA/RUMSEY
LYNCH EDWARD P/ELIZABETH M
SKINNER TERRY L
FLOWERS MICHAEL/GUERRA ADELA
EDWARDS ELIZABETH V
SHEW STEVEN M/SARAH R TR
DALBERTI VINCENZO V
N KATHLEEN GRIGGS REVOCABLE LIVING TRUST
HAMBLIN DONALD CLIFFORD
FLORES GLORIA L
ZIEGLER MARCUS P/NESTER HEATHER D
2018-3 IH BORROWER LP
MARKOOS ALFRED A
SCHLAGEL MARTHA L
SCHULZ JOHN A JR
YOUNG DAVID A
BOCHONOK RALPH J
SUCH JARED P
DONALDSON SHELLEY MONIQUE
SHUTTLEWORTH JOHANNA J
MCCULLOCH WILLIAM
LEMIEUX ANTHONY
N.A.
DAVIS PEPPER JO
DEVORE RENEE S
KIMZIN FAMILY REVOCABLE LIVING TRUST
CONTRERAS CYNTHIA
THOMAS JAMIE DEANNE
AGUILAR DAISY
FERNANDEZ LAURA M/CARDOZO LEONARDO LEON
NAGUIT FELICITAS S

CLOYD KIMBERLY M/PETITJEAN CAMERON S
MACHAMER JENNIFER WEBB
AYTES LANDON KYLE/KLOVENAS ALICIA
WEBB MARLENE TR/WEBB MARLENE K
SERRANO ROXANNE/ROLANDO
FROELICH KELLY S/ETAL
YEARSLEY MICHAEL T
HALL SETH
OLYMPUS BORROWER LLC
DELGADO VERONICA BRITO
OTERO ALFREDO/FERNANDA
NUTT KATHERINE L
MCCARDELL JAMES
SWANSON KYLE
BRANTLEY MICHAEL
CUMMINS MARIA J
CHAPARRAL RANCH HOMEOWNERS ASSOC
NASH PHILLIPS COPUS INC
RAPPS ALEX PETER/FARMER-STILWELL ELISE
MOLINA FRANCESCA A
VILLALUNA MARILYN
YAMASA CO LTD
ATLAS RESIDENTIAL LLC
LOPEZ ROSA MARIE/TORRES ELPIDIA
RS XII PHOENIX OWNER 1 LP
SAINZ RICARDO
H&A DIAZ 7 LLC
MARTINEZ ROSIE ISABEL
LUNA ABRAHAM/ANDREINA
BLAU SUSAN E
DOOST ABDUL H/FAUZIA
HPA US1 LLC
HPA ARIZONA I LLC
DOMINGUEZ JAIRO
WILLOUGHBY DONALD/AMANDA
MILLION MARY
RS XII PHOENIX OWNER 1 LP
BORBOA HECTOR/CHRISTINA
RAGLAND CLIFTON/SUZANNE I
ZHAO KAIWEN
2018-3 IH BORROWER LP
YAMASA CO LTD
VIRAY MANNY D/PATRICIA J
LYNN PHILIP A R L
QUIRION SYLVIA DIANE
MIRONOV NATASHA



MEDINA BRENDA
BIELEJESKI KENNETH/LEAH
CAIN JAMES A & ROSANNE
LEE W DEEM LIVING TRUST
POT PAH TET/PAW LAY
HUMPHREY LIVING TRUST
MACKENZIE JANICE M
ZARATE JAIME
OGLESBY BENJAMIN R
RAMIREZ ROBIN L
NGUYEN TRUNG T
TIMMERMAN TYLER/JORDYN
CHAPARRAL RANCH III HOMEOWNERS ASSN
CHAPARRAL RANCH III HOMEOWNERS ASSN



IMAGINE PEORIA PROPERTIES LLC

Plan for Property maintenance and improvement

Imagine Peoria Properties are making numerous upgrades to both out landscape and janitorial services at the center.

Landscaping visits shall be increased by twenty-five percent, starting mid-August. This will be an overall monthly boost by 20–25-man hours. The Intent is not to plant or replant foliage but to better control the present plant growth.

This should both, enhance the overall appearance of the center, and mitigate the homeless encampments on the south side of the property, by reducing the density of the shrubs thus decreasing the areas in which a person can hide or encamp.

We have also hired a new janitorial service, Good Bay Janitorial Service, and they are scheduled to commence the month of August. The service is contracted to also remove any large items (mattresses, etc.) that might be dumped on the property.

These folks are a tried-and-true company that services other properties in our ownership, with a high degree of satisfaction.

Of greatest importance we have also increased the patrol hours of our current security company. This business, Valkyrie Protection Agency, is an armed and very experienced firm. The agents are all ex or present law enforcement officers, or ex-military personnel. They will be onsite 8 hours per day on a staggered schedule (rather than set hours), and they will be doing drive-byes also on staggered hours. By staggering the patrol times, we will not create a visible schedule.

The wedding facility will also have security for their events which will enhance and expand the overall safety.

With the addition of the wedding facility, it will increase the occupancy, at the center, especially in the later hours of the day, which, will reduce the transient traffic considerably, most notably on the weekend nights.

It's a fact that that the higher the occupancy, and the increased hours of operation, the lower the crime and vandalism.

To sum up, we, ownership of the center is attempting to make not only our property safer, but to enhance the viability of the neighborhood in general and with the aid of our neighbors we will.



A Design InVision LLC
Kathi Amen
14583 W Windsor Ave
Goodyear, AZ 85395

July 14, 2022

Dear Ms. Amen:

ACS has been asked to assess the potential noise impact from the proposed Casa Blanca Event Center reception room to the nearby residential properties. (The proposed location is 10270 N 67th Avenue, Peoria.)

TECHNICAL TERMS:

Decibel - A unit for measuring the intensity of sound. The human hearing range is from 0 dB (the theoretical threshold of audibility) to 130 dB (the average pain threshold). {The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 microPascals.}

dBA - Sound pressure level expressed in decibels, filtered or weighted at the various frequencies to approximate the response of the human ear.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Almost imperceptible
3	Barely noticeable
5	Clearly noticeable
10	Twice (or half) as loud

NOISE STANDARDS:

City of Peoria

Sec. 13-92. - Noise; general prohibitions.

b) Create any noise that would exceed the noise level measured from fifty (50) feet from the property line where the noise is generated exceeding the following community noise standards:

Zoning District Type	Time	Noise Standard (dBA)
Residential	6:00 a.m.—10:00 p.m.	65
Residential	10:00 p.m.—6:00 a.m.	55
Commercial	6:00 a.m.—10:00 p.m.	70
Commercial	10:00 p.m.—6:00 a.m.	65
Industrial	6:00 a.m.—10:00 p.m.	80
Industrial	10:00 p.m.—6:00 a.m.	70

For purposes of this section in any multiple use zoning district, the zoning district type governing the majority of the property shall govern for purposes of this ordinance.

Many municipal noise ordinances state something similar to: “If the measurement location is on the boundary between two zoning districts, the lower noise standard shall apply.” However, Peoria’s noise ordinance does not include this type of provision. This is a commercial property. Therefore, it appears this site is subject to a 65 dBA nighttime noise limit assessed 50’ from the property line of the site. However, to further protect the nearby residential properties, the residential nighttime noise limit of 55 dBA was used.

FINDINGS:

General

The nearest residential property line is approximately 237’ from the closest point of the building proposed for this use. (See attached Measurement Locations exhibit.)

Potential Noise Source and Impact

ACS measured the source noise levels of the music of an event at the existing facility (6802 W Indian School Road, Peoria) on Saturday night (6/25/22).

The maximum noise level measured during the test period at the existing facility was recreated at the proposed new facility. With the music playing as loud in the new facility as it did during the measured event, the music was not audible at the nearest property line (~237’ away – measurement location #1). In fact, it was not audible ~125’ before the nearest residential property line (measurement location #2).

With the door open, the music was barely audible but not measurable at the nearest residential property line (location #1). It was not measurable because it was quieter than the ambient noise level at that time which was approximately 45 dBA. Therefore, the music noise level was less than 45 dBA (and likely at least 5-10 decibels quieter than the 45 dBA ambient). This is substantially quieter than the nighttime commercial noise level limit. It is also at least 10 decibels (half as loud) as Peoria’s nighttime residential noise level limit.

CONCLUSIONS:

Based on the conducted noise level measurements, the music would easily comply with Peoria's nighttime noise level limits even with the event center's back door open. However, to further protect the neighbors, it is my understanding that the applicant has agreed to enclose the three back doors closest to the residential properties.

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

Respectfully,


Tony Sola
Acoustical Consulting Services

Measurement Locations



P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801



City of Peoria

PLANNING DEPARTMENT

9875 North 85th Avenue
Peoria, Arizona 85345
T 623-773-7200
F 623-773-7233
planning@peoriaaz.gov

Memorandum

Date: November 3, 2022
To: Planning and Zoning Commission
From: Lorie Dever, Planning Manager
Re: **ITEM 4R** | Study Session: Housing and Socioeconomic Trends

DISCUSSION

Over the past year the Phoenix metro has led the nation in home price growth. With an increase in interest rates, the housing market and the larger economy have shifted.

During tonight's Commission meeting, Scott Wilken of Maricopa Association of Governments (MAG) will present and discuss current housing and socioeconomic trends within the Phoenix Metro Area.