

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: LR  
Amend No. \_\_\_\_\_

Date prepared: December 3, 2007

Council Meeting Date: December 18, 2007

**TO:** Terry Ellis, City Manager  
**FROM:** Glen Van Nimwegen, AICP, Community Development Director  
**THROUGH:** Chad Daines, AICP, Planning Manager  
**PREPARED BY:** Chris M. Jacques, AICP, Principal Planner   
**SUBJECT:** Z 07-11, Osuna Park Planned Area Development (PAD)

Proposal to adopt an ordinance approving the rezoning of two non-contiguous sites constituting approximately 2.23 acres from Central Commercial (C-3) and Core Commercial Mixed Use (CCM) to a Planned Area Development (PAD)

**Recommendation:**

The Mayor and Council concur with the Planning and Zoning Commission recommendation and adopt the attached Ordinance approving the requested rezoning of approximately 2.23 acres from Central Commercial (C-3) and Core Commercial Mixed Use (CCM) to a Planned Area Development (PAD) to establish the standards for the improvement of two non-contiguous sites in the Old Town area. The subject site(s) are located at [1] the southwest corner of Grand Avenue and Peoria Avenue ("Osuna Park Site"); and [2] west of the southwest corner of 83<sup>rd</sup> Avenue and Washington Street ("Washington Street Site").

**Planning & Zoning Commission Recommendation**

On November 15, 2007, the Planning and Zoning Commission voted unanimously to recommend approval of the requested action, subject to Conditions 1-4, as contained in the report and referenced in the attached Ordinance. There were no speakers for this case. The response from the Planning and Zoning Commission was positive. There were several questions on the Ground Lease Agreement which staff had briefly summarized for context. The Commission was advised that the agreement was outside of the scope of this rezone action.

**CITY CLERK USE ONLY:**

Consent Agenda  
 Carry Over to Date: \_\_\_\_\_  
 Approved  
 Unfinished Business (Date heard previous: \_\_\_\_\_)  
 New Business

ORD. # 07-40 RES. # \_\_\_\_\_  
LCON# \_\_\_\_\_ LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

**Proposition 207:**

This is a City-initiated request. Hence, a Proposition 207 Waiver was not warranted.

**Attachments:**

- Planning and Zoning Commission Staff Report (11/15/07)
  - Exhibit A: Application
  - Exhibit B: Aerial Survey
  - Exhibit C: Zoning Map
  - Exhibit D: ALTA Survey
  - Exhibit E: Conceptual Site Plan and Elevation (FOR REFERENCE ONLY)
  - Exhibit F: Osuna Park PAD Standards and Guidelines (REPORT ONLY)
- Ordinance
  - Exhibit A: Legal / Site Description

**SUPPORTING DOCUMENTATION  
PERTAINING TO THIS  
AGENDA ITEM IS ON FILE IN THE  
OFFICE OF THE CITY CLERK**