CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 4C
Amend No. _____

Date prepared: May 27, 2008 **Council Meeting Date: June 17, 2008**

TO: Terry Ellis, City Manager

FROM: Glen Van Nimwegen, AICP, Community Development Director

THROUGH: Chris Jacques, AICP, Interim Planning Manager FOR

PREPARED BY: Adam Pruett, Senior Planner

SUBJECT: Z 06-06, F&R Peoria Plaza

Proposal to rezone approximately 2.03 acres from its current Zoning District of C-2 (Intermediate Commercial) and R1-7 (Single-Family Residential) to a PAD (Planned Area Development) Zoning District.

Recommendation:

The Mayor and Council concur with the Planning and Zoning Commission's recommendation to adopt the attached ordinance rezoning a site encompassing approximately 2.03 gross acres from C-2 and R1-7 to a Planned Area Development (PAD). The site is generally located east and south of the southeast corner of 90th Avenue and Peoria Avenue.

Planning & Zoning Commission Action:

On June 5, 2008, the Planning and Zoning Commission voted 5-0 to recommend approval of the requested Rezoning subject to Conditions 1-8 as contained in the report and referenced in the attached Ordinance.

There was no input from the public on this case during the Planning and Zoning Commission hearing.

CITY CLERK USE ONLY:

Γ Consent Agenda **ORD. #** 08-15 **RES. #**
Γ Carry Over to Date:_____ **LCON#**_____ **LIC. #**
Γ Approved **Action Date:**
Γ Unfinished Business (Date heard previous:_____**)**
Γ New Business

REV. 10/99

Proposition 207 Discussion:

The voters of Arizona recently 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 for recordation pending the outcome of the City Council action.

Attachments:

- June 4, 2008 memo to the Planning Commission
- Revised Conditions of Approval
- Planning and Zoning Commission Staff Report (June 5, 2008)
- Ordinance

SUPPORTING DOCUMENTATION

PERTAINING TO THIS

AGENDA ITEM IS ON FILE IN THE

OFFICE OF THE CITY CLERK