

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MARCH 15, 2012**

A **REGULAR Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:36 p.m.

Members Present: Chair Bill Louis, Vice Chair Nancy Golden, Commissioners Gene Sweeney, and Leigh Strickman.

Members Absent: Commissioners Greg Loper, Charles Marr, and Veda McFarland.

Others Present: Chris Jacques – Planning & Community Development Director, Steve Kemp – City Attorney, Shawn Kreuzwiesner – Engineering Planning Manager, Adam Pruett – Senior Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques – Planning & Community Development Director.

Call for speaker request forms.

Audience: Eight.

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 absence of Commissioner Greg Loper from the March 1, 2012 Meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held March 1, 2012.

COMMISSION ACTION: Commissioner Sweeney moved to approve the Consent Agenda items. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

REGULAR AGENDA

UNFINISHED BUSINESS:

3R **PUBLIC HEARING – CU12-0002:** Phil and Karen Kary requested a Conditional Use Permit for Crossroads Books & Coffee to allow an outdoor seating area. The property is located within the Fry’s Shopping Center at 9069 West Olive Avenue.

STAFF REPORT: Presented by Chris Jacques, Planning & Community Development Director.

COMMISSION COMMENT: A question was asked regarding the walkway width on the north side of the building being wide enough for pedestrians to maneuver safely.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request for a Conditional Use Permit for Crossroads Books & Coffee to allow an outdoor seating area. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

NEW BUSINESS:

4R PUBLIC HEARING – Z01-10A.11: Vistancia South LLC requested to amend the Vistancia South Planned Community District (PCD). This amendment proposes to combine Vistancia South and Vistancia North into a single PCD document. Also proposed is a reduction of total allowable dwelling units, adjustments to certain development standards including increased building height in ‘Village D’, and modifications to the current hillside development standards. The property is generally located at Vistancia Blvd. & Lone Mountain Road (approximately 7,100 acres).

STAFF REPORT: Presented by Adam Pruett, Senior Planner.

COMMISSION COMMENT: Inquiries included HOA fees increasing when Sunbelt Holdings turns the development over to the residents, the tax base and association fees being different for each village, clarification on infrastructure fees, and whether a decrease in number of homes will change the number of schools or parks proposed.

PUBLIC COMMENT:

Samuel Papparazzo, Resident – Read a statement that was entered into the record. His concerns included expenses related to upkeep of infrastructure and the residents paying for this expense, and Village A currently being in a deficit. He also presented two recommendations for the City Council’s consideration before a final decision is made by them.

Chris Reed, Applicant – Discussed the infrastructure costs and funding in place to cover the costs of future repairs and maintenance, discussed HOA fees including current and future subsidies along with the difference in fees being due to the different amenities in the villages, and the reduction in number of homes not impacting the number of parks or schools.

COMMISSION ACTION: Vice Chair Golden moved to recommend approval of a request from Vistancia South LLC to amend the Vistancia South Planned Community District (PCD). The motion was seconded by Commissioner Strickman and upon vote, carried 3-1.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:31 p.m.

William Louis, Chair

Date Signed