

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
COUNCIL CHAMBER  
SEPTEMBER 6, 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 6:30 p.m.

**Members Present:** Vice Chair Nancy Golden, Commissioners Leonard Spraker, Greg Loper, Charles Marr, and Gene Sweeney.

**Members Absent:** Chair Bill Louis, Commissioner Leigh Strickman.

**Others Present:** Steve Burg – Chief Assistant City Attorney, Chris Jacques – Planning & Community Development Director, 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:** Five.

**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:** None

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

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

## **REGULAR AGENDA**

### **NEW BUSINESS:**

**3R**     **PUBLIC HEARING – Z12-0002:** Coe and Van Loo Consultants on behalf of DR Horton requested to rezone approximately 9.25 acres from Planned Area Development (PAD) to R1-6 Single-Family Residential to allow up to 41 residential lots. The property is located at the northwest corner of 75<sup>th</sup> Avenue and Tierra Buena Road.

**STAFF REPORT:** Presented by Adam Pruett, Senior Planner.

**COMMISSION COMMENT:** Commission inquiries included -

- The layout of the houses in the subdivision.
- Concern about access for emergency vehicles.
- Traffic signal at the intersection of Tierra Buena and 75<sup>th</sup> Avenue.

**PUBLIC COMMENT:**

Ryan Reed, Applicant – Commented that the access for emergency vehicles was twenty feet wide instead of the required sixteen feet.

**COMMISSION ACTION:** Commissioner Loper moved to recommend approval of a request from Coe and Van Loo Consultants on behalf of DR Horton to rezone approximately 9.25 acres from Planned Area Development (PAD) to R1-6 Single-Family Residential to allow up to 41 residential lots. The motion was seconded by Commissioner Marr and upon vote, carried 5-0.

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

**REPORT FROM STAFF:** Information was presented regarding the open houses being held to gather public input about the possibility of electronic billboards in the city.

**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 6:47 p.m.

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William Louis, Chair

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Date Signed