

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
CITY HALL PINE ROOM  
NOVEMBER 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 6:30 p.m.

**Members Present:** Chair Bill Louis, Vice Chair Nancy Golden, Commissioners Leigh Strickman, Leonard Spraker, and Charles Marr.

**Members Absent:** Commissioner Members Greg Loper and Gene Sweeney.

**Others Present:** Cindy Odom – Assistant City Attorney, Chris Jacques – Planning & Community Development Director, Shawn Kreuzwiesner – Engineering Planning Manager, and Robert Gubser – Principal Planner.

**Opening Statement:** None read.

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 absences of Commission Members Leonard Spraker and Charles Marr from the November 1, 2012 meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Planning and Zoning Commission meetings held on October 18, 2012 and November 1, 2012.

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

## **REGULAR AGENDA**

### **UNFINISHED BUSINESS:**

3R **PUBLIC HEARING - GPA12-0003 Lake Pleasant Heights:** A privately-initiated amendment that proposes changes to the existing Lake Pleasant Heights Specific Area Plan generally located south of the intersection of State Route 74 and the El Mirage Road alignment. This amendment addresses the entire 3,268 acres of the Lake Pleasant Heights Specific Area Plan and reconfigures the current land uses by increasing overall

project density and mixed use acreage, clustering the higher intensity uses, and removing resort/golf course land uses. Approximately 113 acres of new mixed use and 325 dwelling units will be added to the Plan.

**STAFF REPORT:** Presented by Robert Gubser, Principal Planner.

**COMMISSION COMMENT:** None

**PUBLIC COMMENT:** None

**COMMISSION ACTION:** Commissioner Marr moved to recommend approval of a privately-initiated amendment that proposes changes to the existing Lake Pleasant Heights Specific Area Plan generally located south of the intersection of State Route 74 and the El Mirage Road alignment. This amendment addresses the entire 3,268 acres of the Lake Pleasant Heights Specific Area Plan and reconfigures the current land uses by increasing overall project density and mixed use acreage, clustering the higher intensity uses, and removing resort/golf course land uses. Approximately 113 acres of new mixed use and 325 dwelling units will be added to the Plan. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

**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 6:43 p.m.

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William Louis, Chair

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Date Signed