

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MARCH 7, 2013**

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 Nancy Golden, Vice Chair Leigh Strickman, Commission Members Greg Loper, Leonard Spraker, and Shawn Hutchinson.

Members Absent: Commission Members Bill Louis and Charles Marr.

Others Present: Cynthia Odom – Assistant City Attorney, Rob Gubser – Principal Planner, Melissa Sigmund – Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chair Nancy Golden.

Call for speaker request forms.

Audience: Two.

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 Commission Member Bill Louis from the February 21, 2013 meeting.
- 2C **MINUTES:** Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on February 21, 2013.
- 3C **CU13-0001:** Discussion and possible action to recommend approval of a request from Goodwill Industries to allow the development of a new Goodwill donation collection facility to replace the existing building at 8515 W. Grand Avenue.

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

REGULAR AGENDA

NEW BUSINESS:

- 4R **PUBLIC HEARING – GPA12-0007:** Bowman Consulting requested a General Plan Amendment to modify the current land use designation for approximately 4.9 acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Residential Low Density (2-5 du/ac,

target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The subject property is located north of the northwest corner of Lake Pleasant Parkway and Williams Road.

STAFF REPORT: Presented by Melissa Sigmund, Planner.

COMMISSION COMMENT: Whether there had been any opposition from neighboring residents.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Bowman Consulting for a General Plan Amendment to modify the current land use designation for approximately 4.9 acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Residential Low Density (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

5R **PUBLIC HEARING – Z05-25A.4:** Bowman Consulting requested a Planned Area Development amendment for Sunset Ranch II to incorporate approximately 4.9 acres of additional area that will allow for future residential lots. The subject property is located north of the northwest corner of Lake Pleasant Parkway and Williams Road.

STAFF REPORT: Presented by Melissa Sigmund, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Bowman Consulting for a Planned Area Development amendment for Sunset Ranch II to incorporate approximately 4.9 acres of additional area that will allow for future residential lots. The motion was seconded by Commissioner Hutchinson 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 6:47 p.m.

Nancy Golden, Chair

Date Signed