

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
CITY HALL, COUNCIL CHAMBER  
JUNE 5, 2008**

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:32 p.m.

**Members Present:** Chair Greg Loper, Vice Chair Veda McFarland, Commissioners John Gerard, Marc Melbo and William Louis.

**Members Absent:** Commissioners Kenneth Compton, Michael Worlton and Anne Wojcik.

**Others Present:** Ellen Van Riper, Assistant City Attorney, Maher Hazine, Assistant City Engineer, Chris Jacques, Interim Planning Manager, Adam Pruett, Senior Planner, Ed Boik, Planner, Monique Spivey, Associate Planner, and Cathy Griffin, Executive Assistant.

**Opening Statement:** read by Chris Jacques, Interim Planning Manager.

Final call for speaker request forms.

**Audience:** Approximately 6.

**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:** approve the absences of Commissioners Kenneth Compton and Anne Wojcik from the May 15, 2008 meeting.

2C **MINUTES:** approve the minutes of the Regular Meeting held May 15, 2008.

3C **CU08-04:** Arrowhead Automotive located at the southeast corner of 99<sup>th</sup> Avenue and Peoria Avenue is requesting a Conditional Use Permit to allow an automotive diagnostic and service facility within an existing building, with the following conditions:

1. Development shall conform to the Site and Elevation Plans stamp received dated April 25, 2008.
2. In accordance with Section 14-39-9.F.2 of the Peoria Zoning Ordinance, a building permit must be obtained within eighteen (18) months of Site Plan approval.
3. Provide an ALTA Survey to reflect existing boundary and recorded easements on the site.
4. The driveway on 99<sup>th</sup> Ave closest to Peoria Ave must be closed, and vertical curb and gutter installed.
5. The driveway on Peoria Ave closest to 99<sup>th</sup> Ave must be closed, and vertical curb and gutter installed.

6. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.
7. The Developer will be responsible to verify visibility and sight distance triangles for intersections, driveways, and grade separations.
8. The Developer shall dedicate an 8' PUE outside of the required ROW on 99<sup>th</sup> Ave and Peoria Ave. No walls or retention shall be allowed within the PUE.
9. Additional conditional comments may be added upon review of the requested material.

**Commission Action:** Commissioner Gerard moved to approve the Consent Agenda items. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

### **REGULAR AGENDA**

#### **NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:**

**Z06-06:** A request to rezone approximately 2.03 gross acres from R1-7 and C-2 to Planned Area Development (PAD) to permit a commercial office plaza and town home development. The property is generally located south and east of 90<sup>th</sup> Avenue and Peoria Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 142-39-020B, 021B, 022A, 023, 024 and 025.

Staff Report: Presented by Adam Pruett, Senior Planner.

Public Comment: None

**Commission Action:** Commissioner Louis moved to recommend approval of Z06-06 to City Council to permit a commercial office plaza and town home development generally located south and east of 90<sup>th</sup> Avenue and Peoria Avenue. The motion was seconded by Commissioner Gerard and upon vote, the motion carried unanimously, with the following stipulations:

1. The proposed conceptual and elevation plans are conceptual in nature and shall be modified as necessary to conform to the Design Review and other City's requirements, including any requirements arising from the reports and plans required below.
2. The development shall conform to the "F&R Peoria Plaza" Planned Area Development Standards and Guidelines Report dated received April 28, 2008.
3. A Preliminary Drainage Report shall be submitted with the Site Plan Review and/or the Preliminary Plat case.
4. A Traffic Impact Analysis (TIA) shall be submitted with the Site Plan for the commercial portion of the project.
5. The commercial portion of the project on Peoria will be allowed one right in/right out only driveway on Peoria.
6. The Developer shall dedicate a 65-foot half-street ROW along the frontage of the project on Peoria Avenue
7. The Developer shall dedicate an 8' PUE outside of the existing ROW on 90<sup>th</sup> and the proposed ROW on Peoria along the frontage of this parcel. No walls or retention shall be allowed within the PUE.

8. The development standards table on Page 4 of the PAD Standards and Guidelines Report shall be amended in accordance with the table provided in the June 4, 2008 memo to the Planning & Zoning Commission. Said amendment must be made within 30 days of City Council approval.

**Z07-14:** Earl Curley & Lagarde P.C, representing Yale Casitas Inc., request to rezone approximately 9.2 acres from Central Commercial (C-3) to a Planned Area Development (PAD) to allow an age restricted senior multi-family residential development. The property is located east of the southeast corner of Thunderbird Road and Plaza Del Rio Boulevard and is more particularly described as Maricopa County Assessor Parcel Number 200-79-013G.

Staff Report: Presented by Monique Spivey, Associate Planner

Public Comment: Mike Curley stated that he is in support of the staff report.

**Commission Action:** Commissioner Gerard moved to recommend approval of Z07-14 to City Council to rezone approximately 9.2 acres from Central Commercial (C-3) to a Planned Area Development (PAD) to allow an age restricted senior multi-family residential development, located east of the southeast corner of Thunderbird Road and Plaza Del Rio Boulevard. The motion was seconded by Commissioner Worlton and upon vote, the motion carried unanimously, with the following stipulations

1. All development shall conform to the Thunderbird Village Planned Area Development (PAD) Standards and Guidelines Report dated April 18, 2008.
2. If a tenant occupancy change from age-restricted to traditional multi-family development should occur in the future, a major PAD amendment is required. In addition, the Peoria Unified School District shall be notified of the major PAD amendment.
3. A Preliminary Drainage Report must be submitted with the Site Plan. Retention shall be provided for the 100-year, 2-hour storm event. Easements shall be dedicated over all retention facilities. Based on the existing conditions of the site including the adjacent wash and the existing drainage easement for off-site flows, this site will not be required to provide retention for the adjacent half-street ROW.
4. An updated traffic study shall be submitted with the Site Plan.
5. A detailed water and sewer plan shall be submitted with the Site Plan. This project shall provide a looped water system. This project shall connect into the existing sewer along the western boundary.
6. The Development is responsible for payment of the New River Bank Stabilization that was constructed adjacent to the site, per the letter from the City of Peoria dated April 17, 2008 addressed to Brock Danielson.
7. The Developer shall dedicate an 8' PUE outside of the 65-foot half-street ROW on Thunderbird Road. No walls or retention shall be allowed within the PUE.

**CALL TO THE PUBLIC FOR NON-AGENDA ITEMS:** NONE

REPORT FROM STAFF: Chris Jacques, Interim Planning Manager, presented the Commissioners with the summer calendar for City Council meetings and Planning and Zoning.

**REPORT 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 6:58 p.m.

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Greg Loper, Chair

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Date Signed