

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
SEPTEMBER 17, 2009**

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 6:30 p.m.

Members Present: Chair Veda McFarland, Vice Chair Marc Melbo, Commissioners Greg Loper, Nancy Golden, John Gerard, and Leigh Strickman.

Members Absent: Commissioner Bill Louis and Alternate Anne Wojcik.

Others Present: Glen Van Nimwegen, Community Development Director, Ellen Van Riper, Assistant City Attorney, Chris Jacques, Planning Manager, Rebecca Zook, Senior Civil Engineer, Robert Gubser, Senior Planner, Ed Boik, Planner, Lou Brannick, Development Plans Reviewer, and Bev Parcels, Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning Manager.

Call for speaker request forms.

Audience: Twelve.

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/excuse the absences of Vice Chair Melbo, Commissioner Loper, and Alternate Wojcik from the August 20, 2009 meeting.
- 2C** **MINUTES:** Approve the minutes of the Regular Meeting held August 20, 2009.
- 3C** **CU09-13:** Discussion and possible action to approve a request from Sure Lock V, LLC on behalf of 3 Tomatoes & a Mozzarella for approval of a Conditional Use Permit to allow the addition of an outdoor dining patio. The property is located at 8258 West Thunderbird Road, Suite 206.

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

REGULAR AGENDA

UNFINISHED BUSINESS:

- 4R** **PUBLIC HEARING – Z08-11:** Discussion and possible action to recommend approval of a request from Beus Gilbert PLLC, on behalf of Paul and Lorena Baker to rezone approximately 6 gross acres from SR-43 (Suburban Ranch) to PAD (Planned Area Development) to facilitate future industrial business park development.

STAFF REPORT: Ed Boik, Planner, presented the staff report.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of Case Z08-11. Commissioner Gerard seconded the motion, and upon vote, carried unanimously.

- 5R** **PUBLIC HEARING – Z09-02:** Discussion and possible action to recommend approval of a request from Curtis Architecture, Inc., on behalf of KJ Way LLC and Wealth Management International to rezone approximately 1.67 gross acres from AG (General Agriculture) to PAD (Planned Area Development) to facilitate a future single-story office building project.

STAFF REPORT: Robert Gubser, Senior Planner, presented the staff report.

COMMISSION COMMENT: Commission members inquired about the exit onto Lake Pleasant Parkway, Fire Department request for 360 degree access radius around building, zoning of property east of site, and type of development south of site.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of Case Z09-02. Commissioner Gerard seconded the motion, and upon vote, carried unanimously.

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 6R** **PUBLIC HEARING – GPA08-10:** Discussion and possible action to recommend approval of a request from Earl, Curley, & Lagarde P.C. on behalf of SKS Grand Manor, LLC for a minor amendment to alter the current Peoria General Plan and Central Peoria Revitalization Plan Land Use designation of Medium Density Residential/Mixed Use (5-10 du/ac, with a target of 8 du/ac) to High Density Residential (15+ du/ac).

STAFF REPORT: Robert Gubser, Senior Planner, presented the staff report.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of Case GPA08-10. Vice Chair Melbo seconded the motion, and upon vote, carried unanimously.

7R PUBLIC HEARING – Z08-12: Discussion and possible action to recommend approval of a request from Earl, Curley, & Lagarde P.C. on behalf of SKS Grand Manor, LLC to rezone approximately 17.9 gross acres from Planned Area Development (PAD) single family residential to PAD multi-family residential to facilitate the development of a 288 unit condominium development. The property is located at the southwest corner of Grand and 88th Avenues.

STAFF REPORT: Robert Gubser, Senior Planner, presented the staff report.

COMMISSION COMMENT: Commission comments included:

- Whether the approval was based on right in / right out of property,
- If the City supports the left turn in off of Grand Ave.,
- How the traffic study determined so few u-turns when complex has 288 units,
- Whether a traffic signal was possible at site,
- Location for pedestrian access,
- If property could be converted to a rental property in the future.

PUBLIC COMMENT:

Michael Curley, applicant, presented the following items:

- Attempt to obtain left turn access off of Grand Ave.
- Property will provide residents that will promote the revitalization effort of the City for the downtown area.
- Has worked extensively with the adjoining neighborhood to address all the concerns they had.

Rick Kirk, resident, resides in neighborhood adjacent to the project and is in support of the development and stated that the developer has done an excellent job of addressing all the neighbors concerns.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of Case Z08-12. Commissioner Strickman seconded the motion, and upon vote, carried unanimously.

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

REPORT FROM STAFF:

Chris Jacques reported that the October 1, 2009 meeting will be cancelled.

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 7:21 p.m.

Veda McFarland, Chair

Date Signed