

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
COUNCIL CHAMBER  
NOVEMBER 15, 2007**

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:** Vice Chair Veda McFarland, Commissioners William Louis, Kenneth Compton, , Marc Melbo, Michael Worlton, and Anne Wojcik.

**Members Absent:** Chair Greg Loper and commissioner John Gerard.

**Others Present:** William Emerson, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Chad Daines, Planning Manager, Chris Jacques, Principal Planner, Rob Gubser, Senior Planner, Caroline Ruiz, Planner, Monique Spivey, Associate Planner, Cody Gleason, Planning Technician, Melissa Zechiel, Planning Technician, Maher Hazine, Assistant City Engineer and Cathy Griffin, Executive Assistant.

**Opening Statement:** Read by Rob Gubser, Senior Planner

Final call for speaker request forms.

**Audience:** Approximately 4.

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. Commissioner Louis moved to approve the Consent Agenda items. The motion was seconded by Commissioner Worlton and upon vote, carried unanimously.

**1C DISPOSITION OF ABSENCE:** none

**2C Minutes:** Discussion and possible action to approve the minutes of the Regular Meeting, November 1, 2007.

**3C was removed from the Consent Agenda.**

## **REGULAR AGENDA**

**UNFINISHED BUSINESS:** NONE

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

- 3C CU07-20:** A Conditional Use Permit for Starbucks in the Lake Pleasant Pavilions commercial center, 24654 N. Lake Pleasant Parkway, Suite 101, Peoria, AZ 85383, to allow an outdoor dining area. The site is generally located south of the southwest corner of Lake Pleasant Parkway and Happy Valley Road has requested to be continued to the December 6, 2007 Planning Commission meeting.

**Commission Action:** Commissioner Louis moved to continue CU07-20 to the December 6, 2007 Planning and Zoning meeting. The motion was seconded by Commissioner Worlton and upon vote, the motion carried unanimously.

- 4R CU07-10:** Phoenix Design Group LLC, 10245 E Via Linda #105, Scottsdale, AZ, 85258 a Conditional Use Permit for a Jiffy Lube auto service center. The site is generally located north of the northeast corner of 91<sup>st</sup> Avenue and Olive Avenue and is more particularly described as Assessor's Parcel Number (APN) #142-37-968.

**Staff Report:** Presented by Caroline Ruiz, Planner, stated that the City has received the signed 207 waiver, therefore recommends approval of CU07-10.

**Public Comment:** none

**Commission Action:** Commissioner Worlton moved to approve CU07-10, the motion was seconded by Commissioner Louis. Upon vote, the motion carried unanimously.

- 5R GPA 07-13 –** The City of Peoria, 8401 W. Monroe, Peoria, AZ 85345, a General Plan Amendment to the Loop 303 Specific Area Plan for a site approximately 1312.1 acres in size and generally located between Loop 303 south, 115<sup>th</sup> Ave alignment east, Jomax Pwy north, and Dysart Rd west. The amendment would affix target densities and floor area ratios to the existing land use categories in the amendment area. The case is being processed in conjunction with an Arizona State Land Annexation request.

**Staff Report:** Presented by Rob Gubser, Senior Planner, addressed the proposed application as outlined in the commissions' staff report.

**Public Comment:** none

**Commission Action:** Commissioner Compton moved to recommend to City Council approval of GPA07-13, the motion was seconded by Commissioner Melbo. Upon vote, the motion carried unanimously.

**6R Z07-11:** The City of Peoria is requesting to rezone approximately 2.3 acres from its current Zoning of C-3 (Central Commercial) and CCM (Core Commercial Mixed Use) to a Planned Area Development (PAD) to provide a comprehensive package of development standards to facilitate 8,000 square feet of retail space at the "Osuna Park site" and at least 15,000 square feet of mixed-use space at the "Washington Street site". The Osuna Park site is generally located at the SWC of Grand Avenue and Peoria Avenue and the Washington Street site is generally located west of the SWC of 83<sup>rd</sup> Avenue and Washington Street.

**Staff Report:** Presented by Chris Jacques, Principal Planner, addressed the proposed application as outlined in the commissions' staff report.

**Public Comment:** none

Commissioner Wojcik questioned if the retail would be required to have shopping cart controls. Mr. Jacques explained that the ordinance pertaining to shopping carts applies to the entire city.

Commissioner Melbo questioned the time-line for this project. Mr. Jacques, Principal Planner and William Emerson, Assistant City Attorney, explained the agreement with the developer has 12 months to commence development.

Commissioner Louis asked about the applicable uses for the area. Mr. Jacques provided examples of the applicable uses based on the zoning.

**Commission Action:** Commissioner Compton moved to recommend to City Council approval of Z07-11. The motion was seconded by Commissioner Worlton. Upon vote, the motion carried unanimously.

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

**REPORT FROM STAFF:** Mr. Jacques, Principal Planner, informed the Commission that Karen Flores, Planner, had resigned and will be missed by the Planning Department.

**REPORT FROM THE PLANNING AND ZONING COMMISSION:** Commissioner Melbo stated that he felt that only cases which have a signed 207 waiver should be included in the staff report to the commission. Mr. Jacques explained staff's intent.

Commissioner Wojcik stated that the City of Surprise has an ordinance pertaining to absentee owners and rental property. Perhaps the City of Peoria Planning staff could research their ordinance and see if it could be applicable to the City of Peoria.

**ADJOURNMENT:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:00 p.m.

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Greg Loper, Chair

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Date Signed