

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

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 Veda McFarland, Vice Chair Marc Melbo, Commissioners Bill Louis, Nancy Golden, Greg Loper, and Leigh Strickman.

Members Absent: Commissioner John Gerard and Alternate Anne Wojcik.

Others Present: Ellen Van Riper - Assistant City Attorney, Glen Van Nimwegen - Planning and Community Development Director, Chris Jacques - Planning Manager, Adam Pruett – Senior Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques.

Call for speaker request forms.

Audience: Fourteen

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 Commissioner Greg Loper and Alternate Anne Wojcik from the December 3, 2009 meeting.

2C **MINUTES:** Approve the minutes of the Regular Meeting held December 3, 2009.

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

REGULAR AGENDA

UNFINISHED BUSINESS:

- 3R** **PUBLIC HEARING – GPA08-02:** Chris Stephens, on behalf of Aloravita II, LLC and David Allsop, requested a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 78 gross acres from Residential Low Density (2-5 du/ac. target of 3 du/ac) to Mixed-Use. The proposal is generally located east of 83rd Avenue, approximately midway between Happy Valley and Jomax Roads.

STAFF REPORT: Presented by Adam Pruett, Senior Planner

COMMISSION COMMENT: Commission members inquired about the following items:

- The views from Terramar and Westwing subdivisions.
- The density of the residential component.
- The amount of area the mixed-use portion will occupy.
- How many residents attended the neighborhood meetings that were held.
- Whether the proposed Condominiums would be sold or rented.

PUBLIC COMMENT:

Chris Stephens, applicant, responded to Commissioners comments:

- The Developer worked hard to propose a sustainable development with designs similar to surrounding areas.
- The Commercial node was moved away from 83rd Ave. & Jomax Rd. to an interior Commercial area of approximately 14 acres.
- Two neighborhood meetings were held with an attendance of about two dozen residents.
- The proposed Condominiums would be sold not rented.

Tom Gettings, resident, stated that he is in support of the project.

Elizabeth Inman, resident, stated the following:

- Mixed-use and condos or townhouses are not wanted in their neighborhood.
- Concerned about home values dropping.
- Only wants single family detached homes in the area.
- No one that attended the neighborhood meetings was in favor of the project

Susan Helms, resident, expressed her opposition:

- Peoria has a chance to change image by making North Peoria a Scottsdale type area and the proposed project is not the right development for the area.
- She was led to believe when she purchased her home that area would remain residential and not have commercial.

Duane Hunn, resident since 1994, voiced his full support and was excited that North Peoria could have a project that would be similar to DC Ranch or Grayhawk in Scottsdale.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of case GPA08-02 as Neighborhood Commercial Mixed-Use. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

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

REPORT FROM STAFF: Chris Jacques, Planning Manager, announced the name of the new Planning & Zoning Commissioner, Gene Sweeney, and stated that he would be eligible to attend his first meeting on January 7, 2010.

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 7:19 p.m.

Veda McFarland, Chair

Date Signed