

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
AUGUST 18, 2011**

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: Vice Chair Nancy Golden, Commissioners Leigh Strickman, Charles Marr, Gene Sweeney, and Veda McFarland.

Members Absent: Chair Bill Louis and Commissioner Greg Loper.

Others Present: Chris Jacques – Interim Planning & Community Development Director, Shawn Kreuzwiesner - Engineering Planning Manager, Robert Gubser – Interim Principal Planner, Steve Burg – Assistant City Attorney, Adam Pruett – Senior Planner, Melissa Sigmund – Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Robert Gubser – Interim Principal Planner.

Call for speaker request forms.

Audience: Nineteen.

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 absences of Vice Chair Nancy Golden and Commissioners Gene Sweeney and Greg Loper from the July 21, 2011 Meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held July 21, 2011.
- 3C** **CU11-0014:** Charles and Victoria Albertson requested a Conditional Use Permit to allow a reception center on a property zoned Intermediate Commercial (C-2). The property is located at 8815 W. Peoria Avenue.
- 4C** **CU11-0016:** Mary Davis requested a Conditional Use Permit to allow a Day Care Group Home for five (5) or less children on property zoned Single-family Residential (R1-18). The property is located west of the northwest corner of 89th Avenue and Williams Road.

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

REGULAR AGENDA

NEW BUSINESS:

- 5R** **PUBLIC HEARING – HP11-0001:** The City of Peoria requested to designate a portion of the Palo Verde Ruin, AZT: 8:68 (ASM) as a Local Historic Landmark with Historic Preservation Overlay Zoning and list the property on the Peoria Register of Historic Properties. The archaeological site is located west of the intersection of 73rd Drive and Briles Road. The property is more particularly described as a portion of Maricopa County Assessor Parcel Number (APN) 201-09-044.

STAFF REPORT: Presented by Melissa Sigmund, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request from the City of Peoria to designate a portion of the Palo Verde Ruin, AZT: 8:68 (ASM) as a Local Historic Landmark with Historic Preservation Overlay Zoning and list the property on the Peoria Register of Historic Properties. The motion was seconded by Commissioner Marr and upon vote, carried unanimously.

- 6R** **Public Hearing – Z08-02:** Beus Gilbert PLLC on behalf of Aloravita I, LLC and Aloravita II, LLC, requested to rezone approximately 1,262 gross acres from General Agricultural (AG) to Planned Community District (PCD) to allow for the future development of up to 3,939 single-family homes, two school sites, and a City park. The property is described as two square miles situated at the NEC and SEC of 75th Avenue alignment and Jomax Road.

STAFF REPORT: Presented by Adam Pruett, Senior Planner.

COMMISSION COMMENT: Commission comments included the site for the high school, the impact to the fire department, and the density of the neighboring subdivision Terramar.

PUBLIC COMMENT:

Paul Gilbert, Applicant – Stated that property is currently being purchased from the state, all the concerns from the neighbors have been addressed, landscaping along 83rd Avenue will be increased, and the development plans are to break ground in one to two years.

Liz Inman, Neighbor – Was pleased that the Plan was responsive to the concerns of the community by eliminating commercial, apartments, condos, and attached and other small lot residential product types.

Tim Farrington, Neighbor – Expressed concern over the small lot sizes, home density being too tight, and property values dropping due to small lot sizes.

Doug Fritton, Landowner – Questioned plans for development next to his property.

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request from Beus Gilbert PLLC on behalf of Aloravita I, LLC and Aloravita II, LLC, to rezone approximately 1,262 gross acres from General Agricultural (AG) to Planned Community District (PCD) to allow for the future development of up to 3,939 single-family homes, two school sites, and a City park. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

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

REPORT FROM STAFF: Next meeting 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 7:22 p.m.

William Louis, Chair

Date Signed