

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
NOVEMBER 3, 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: Chair Bill Louis, Vice Chair Nancy Golden, Commissioners Charles Marr, Gene Sweeney, and Greg Loper.

Members Absent: Commissioners Leigh Strickman and Veda McFarland.

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

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

Call for speaker request forms.

Audience: Forty-two.

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 absence of Commissioner Greg Loper from the October 20, 2011 Meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held October 20, 2011.

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

REGULAR AGENDA

New Business item 11R, Case CU11-0012 was moved out of order and heard before the Unfinished Business items.

NEW BUSINESS:

11R **PUBLIC HEARING – CU11-0012:** MHC Stagecoach LLC and MHC Casa Del Sol East II, LLC requested a Conditional Use Permit to allow a percentage of the lots within the Casa Del Sol East mobile home park, located at 6960 W. Peoria/ 10960 N. 67th Avenue, to contain RV and travel trailers. The subject properties are generally located north of the northwest corner of 67th Avenue and Peoria Avenue

STAFF REPORT: Presented by Jeff Sargent, Senior Planner.

COMMISSION COMMENT: Chairman Louis read into record that thirteen residents had filled out speaker request forms stating they are in favor of approving this request.

PUBLIC COMMENT:

Rod Jarvis, Applicant – Read into record the following commitments agreed upon between the management company and the Casa del Sol residents.

1. The management company of Casa del Sol East will improve the Park Clubhouse as provided below no later than 2 months of CUP approval.
 - (i). Flooring throughout the clubhouse will be replaced. As requested by the residents, a laminate or similar flooring surface will be installed (except as noted in (iv) below).
 - (ii). All walls will be repainted or paneled within the clubhouse;
 - (iii). New bar stools and high top tables will be placed in the billiards room;
 - (iv). New carpeting will be installed in the billiards room and the card room;
 - (v). The low walls in the clubhouse will be removed to provide more open space;
 - (vi). Electrical wiring in the kitchen will be upgraded; and
 - (vii). The men's and women's showers will be upgraded.
2. Extensive improvements have already been made to the Park 2 Clubhouse. The only improvement needed at this time is painting the interior. The management company of Casa del Sol East will complete said improvements no later than 2 months of CUP approval.
3. A lighted concrete pedestrian walkway/cart path will be constructed at the location noted on the attached "Exhibit A". This improvement will be completed on or before October 31, 2011.
4. Flower beds will be added at the locations depicted on the attached Exhibits B-1–B-4. These flower beds will be in place on or before October 31, 2011.
5. Water and sewer lines upkeep is ongoing. The management company of Casa del Sol East will continue to promptly address any utility line issues. The management company of Casa del Sol East will install no fewer than two water zone isolation valves per calendar year, for ten years, or until the water zone isolation system is completed, whichever occurs first. The first two water zone isolation valves will be installed no later than 2 months of CUP approval
6. The management company of Casa del Sol East will continue to properly maintain landscaping in the common areas.
7. The management company of Casa del Sol East will increase the number of security cameras at Casa del Sol Resort East. They will be placed strategically, but their locations will not be specifically pointed out, to enhance their effectiveness. Some of the new cameras will be placed around the two community pools, and at least one such camera will be located around the Park 3 clubhouse. The perimeter fence will be inspected and repaired where necessary. The community manager will be instructed to patrol the site, after hours, unannounced and at random, but at least once a week, looking for security

issues. This patrolling will take place after dark and/or in early morning hours. Vehicle sticker requirements will be enforced. Lighting will be added along the street connecting Park 2 and Park 3, near the RV parking/storage area.

8. The management company of Casa del Sol East will offer a two-year rent freeze to all residents who sign a 5 year lease. This offer will expire within 2 months of CUP approval. The first two years' rent will be frozen at the current rate. After the expiration of the first two years, each of the succeeding three years, the rent will annually increase by 3%. Those residents who wish to accept this offer should contact the community manager.
9. The management company of Casa del Sol East will repair any street light reported as non-functioning within 14 days.
10. The management company of Casa del Sol East will maintain all vacant lots free of trash, weeds and debris.
11. The management company of Casa del Sol East will install signs identifying lot numbers on streets and will install stop signs in accordance with the following plan no later than 2 months of CUP approval.
12. Within 2 months of the formation of a Block Watch Group, the management company of Casa del Sol East will provide a golf cart (for use by the Block Watch Group) and will provide meeting space and Block Watch meeting notices for the Casa del Sol Resort East Block Watch Group.
13. The management company of Casa del Sol East will provide a posted newsletter ("chatter page") at least once each calendar month beginning no later than 2 months of CUP approval.
14. Within 1 month of CUP approval, the management company of Casa del Sol East will provide the Residents' Activities Committee with funds for the purchase of 2 new computers will also establish Wi-Fi hotspots in the area of the Park 2 and the Park 3 clubhouse. The computers will be the responsibility of the Activities Committee to maintain.
15. All areas within the fences surrounding the pools are designated non-smoking. Signs will be installed no later than 2 months of CUP approval.
16. The management company of Casa del Sol East will provide a copy of this commitment to all residents within 10 days of final CUP approval.

Raymond Pace, Resident – Has no objections to RV's in park.

Jerry Rose, Resident – In favor, feels the RV's will generate income for needed improvements in the park.

Linda Pelcios and Sharon Bosik, Residents – In favor of the RV's in the park.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from MHC Stagecoach LLC and MHC Casa Del Sol East II, LLC for a Conditional Use Permit to allow a percentage of the lots within the Casa Del Sol East mobile home park, located at 6960 W. Peoria/ 10960 N. 67th Avenue, to contain RV and travel trailers. The motion was seconded by Commissioner Sweeney and upon vote, carried unanimously.

UNFINISHED BUSINESS:

- 3R** **PUBLIC HEARING – GPA11-0002:** The City of Peoria initiated an amendment that rescinds the Central Peoria Revitalization Specific Area Plan in favor of a new Specific Area Plan that aligns with the recently-approved Old Town Peoria Revitalization Plan.

This amendment will recognize specific development goals and updated land use designations for approximately 4 square miles generally bounded by Loop 101 (west), Olive Avenue (south), 75th Avenue (east) and Cactus Road (north).

STAFF REPORT: Presented by Melissa Sigmund, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT:

Kathleen Moore, Property Owner – Inquired if the sale of the Edwards Hotel would change the General Plan case and what will happen to the hotel.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from The City of Peoria for an amendment that rescinds the Central Peoria Revitalization Specific Area Plan in favor of a new Specific Area Plan that aligns with the recently-approved Old Town Peoria Revitalization Plan. The motion was seconded by Commissioner Sweeney and upon vote, carried unanimously.

4R **PUBLIC HEARING – GPA11-0003:** The City of Peoria initiated an amendment that aligns the land use designation and policy directives within the Peoria Sports Complex area with the recently-approved Peoria Sports Complex Urban Design Plan. This amendment will re-designate approximately 570 acres from Regional Commercial, Public/Quasi-Public, and Community Commercial to a new designation called Sports Complex Mixed-Use. As part of this amendment, the City will also be repealing the North Valley Specific Area Plan.

STAFF REPORT: Presented by Ed Boik, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request from The City of Peoria for an amendment that aligns the land use designation and policy directives within the Peoria Sports Complex area with the recently-approved Peoria Sports Complex Urban Design Plan. The motion was seconded by Commissioner Marr and upon vote, carried unanimously.

5R **PUBLIC HEARING – GPA11-0004:** The City of Peoria initiated an amendment to the Circulation Element that incorporates policy recommendations from the recently adopted Multi-Modal Transportation Plan and various proposed adjustments to the transportation system (functional classification and alignment). Many of these changes are housekeeping in nature and result from updates to the City's data.

STAFF REPORT: Presented by Shawn Kreuzwiesner, Engineering Planning Manager. Revised Exhibits B – Circulation Map & C – Summary table of changes to the Circulation Map were introduced.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Marr moved to recommend approval of a request from the City of Peoria to amend the Circulation Element that incorporates policy recommendations from the recently adopted Multi-Modal Transportation Plan and various proposed adjustments to the transportation system (functional classification and alignment) with the additions of the amended exhibits B & C. Many of these changes are housekeeping in nature and result from updates to the City's data. The motion was seconded by Commissioner Sweeney and upon vote, carried unanimously.

- 6R** **PUBLIC HEARING – GPA11-0005:** The City of Peoria initiated an amendment that adjusts the City's eastern Planning Area boundary near the Loop 101 and Beardsley Road. This amendment stems from an August 17, 2010 annexation / de-annexation processed in concert with the City of Glendale which resulted in a net increase of approximately 12 acres into the City.

STAFF REPORT: Presented by Ed Boik, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from The City of Peoria for an amendment that adjusts the City's eastern Planning Area boundary near the Loop 101 and Beardsley Road. The motion was seconded by Commissioner Sweeney and upon vote, carried unanimously.

- 7R** **PUBLIC HEARING – GPA11-0006:** The City of Peoria initiated an amendment in partnership with the Arizona State Land Department that proposes various land use changes for approximately 549 acres of state trust and private land in the area between the alignments of Dysart Road (west), Jomax Road (north), 115th Avenue (east) and the Loop 303 (south). This amendment will provide for increases in employment-based development and supporting commercial and residential uses.

STAFF REPORT: Presented by Robert Gubser, Interim Principal Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT:

Jeanine Linsenmeyer and Cheryl Smith, Landowners - Concerned about their property being zoned residential and State Trust Land Department taking their acreage away.

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request from The City of Peoria for an amendment in partnership with the Arizona State Land Department that proposes various land use changes for approximately 549 acres of state trust and private land in the area between the alignments of Dysart Road (west), Jomax Road (north), 115th Avenue (east) and the Loop 303 (south). The motion was seconded by Commissioner Marr and upon vote, carried unanimously.

8R **PUBLIC HEARING – GPA11-0008:** The City of Peoria initiated an amendment that updates the City’s criteria for Major General Plan Amendments and the notification radius requirements to ensure consistency with the Zoning Ordinance.

STAFF REPORT: Presented by Adam Pruett, Senior Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Marr moved to recommend approval of a request from The City of Peoria for an amendment that updates the City’s criteria for Major General Plan Amendments and the notification radius requirements to ensure consistency with the Zoning Ordinance. The motion was seconded by Commissioner Sweeney and upon vote, carried unanimously.

9R **PUBLIC HEARING – GPA11-0009:** Earl, Curley, & Lagarde on behalf of Diamond Ventures requested an amendment that proposes changes to the existing Saddleback Heights Specific Area Plan in the vicinity of the SR 74 and the Bullard Avenue alignment. This amendment addresses the entire 5,296 acres of the Saddleback Heights Specific Area Plan and reconfigures the current land uses by increasing overall project density and open space provisions. Approximately 200 acres of new commercial / employment land use will also be added to the Plan.

STAFF REPORT: Presented by Adam Pruett, Senior Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request from Earl, Curley, & Lagarde on behalf of Diamond Ventures for an amendment that proposes changes to the existing Saddleback Heights Specific Area Plan in the vicinity of the SR 74 and the Bullard Avenue alignment. The motion was seconded by Commissioner Loper and upon vote, carried unanimously.

10R **PUBLIC HEARING – GPA11-0012:** Ed Reichenberg on behalf of Carver Estates, LLC requested an amendment to revise approximately 160 acres of land located east of the Agua Fria River at the Dixileta Drive alignment. This amendment proposes a change from Park / Open Space to Residential Medium-High 8-15 du/ac, target of 12 du/ac for future residential development.

STAFF REPORT: Presented by Jeff Sargent, Senior Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request from Ed Reichenberg on behalf of Carver Estates, LLC for an amendment to

revise approximately 160 acres of land located east of the Agua Fria River at the Dixileta Drive alignment. This amendment proposes a change from Park / Open Space to Residential Medium-High 8-15 du/ac, target of 12 du/ac for future residential development. The motion was seconded by Commissioner Loper and upon vote, carried unanimously.

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

REPORT FROM STAFF: Next meeting will be held November 17, 2011.

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 7:54 p.m.

William Louis, Chair

Date Signed