

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 2C
Amend No. _____

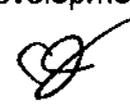
Date prepared: March 6, 2009

Council Meeting Date: April 7, 2009

TO: Carl Swenson, City Manager

FROM: Susan J. Daluddung, AICP, Deputy City Manager 

THROUGH: Glen Van Nimwegen, AICP, Community Development Director 

THROUGH: Chris Jacques, AICP, Planning Manager 

PREPARED BY: Adam Pruett, Senior Planner 

SUBJECT: GPA 08-06, 75th Avenue & Thunderbird Road Commercial Sites: Proposal to adopt a resolution amending the General Plan Land Use Map.

Recommendation:

The Mayor and Council concur with the Planning and Zoning Commission's recommendation to adopt the attached resolution to amend the General Plan Land Use Map for a site encompassing approximately 5 gross acres from Residential/Estate (0-2 du/ac, target 1.0 du/ac) to Neighborhood Commercial. The site is located north and east of the northeast corner of 75th Avenue & Thunderbird Road and is more specifically described as APN #200-65-001D, 200-65-007C and 200-65-009A.

Planning & Zoning Commission Recommendation

On February 19, 2009, the Planning and Zoning Commission voted unanimously to recommend approval of the requested action. There were no speakers present at the hearing, other than the applicant.

Proposition 207:

The voters of Arizona recently approved Proposition 207 which amongst other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. The applicant has submitted a signed and notarized waiver which will be recorded following the

CITY CLERK USE ONLY:

Consent Agenda
 Carry Over to Date: _____
 Approved
 Unfinished Business (Date heard previous: _____)
 New Business

ORD. # _____ RES. # 09-35
LCON# _____ LIC. # _____
Action Date: _____

City Council's decision on the request.

Attachments:

- Planning and Zoning Commission Staff Report (February 19, 2009)
- Resolution
- Proposition 207 Waiver (original submitted to City Clerk for the April 7, 2009 Meeting)

SUPPORTING DOCUMENTATION
PERTAINING TO THIS
AGENDA ITEM IS ON FILE IN THE
OFFICE OF THE CITY CLERK