

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATIONS**

CC: 4C  
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 *SJD*

THROUGH: Glen Van Nimwegen, AICP, Community Development Director *GVN*

THROUGH: Chris Jacques, AICP, Planning Manager *CJ*

PREPARED BY: Monique Spivey, Associate Planner *MS*

SUBJECT: Copper Hills Community Church (Case Z98-09A.9): An amendment to the West Wing Mountain Planned Community Development (PCD) pertaining to the setback and building height requirements for a site designated for a religious facility, located one parcel south of the southeast corner of Black Rock Boulevard and West Wing Parkway.

**Recommendation:**

The Mayor and City Council concur with the Planning and Zoning Commission's recommendation (4-0) and adopt the attached Ordinance amending the West Wing Mountain Planned Community Development (PCD) Standards and Guidelines Report.

**Planning & Zoning Commission Recommendation:**

On February 19, 2009, the Planning and Zoning Commission voted unanimously to recommend approval of the requested Planned Community Development (PCD) amendment subject to Conditions 1-2 as contained in the staff report and referenced in the attached Ordinance. With the exception of the applicant and representing architect, there were no speakers present to offer opposition or support on the case.

**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

**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business
- Public Hearing: No Action Taken

ORD. # 09-10 RES. # \_\_\_\_\_  
LCON# \_\_\_\_\_ LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

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 Council's decision on the request.

**Attachments:**

- Planning and Zoning Commission Staff Report (2/19/09)
- Ordinance
- Proposition 207 Waiver (original to City Clerk)

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