PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, JANUARY 3, 2008
6:30 P.M.
PINE ROOM, CITY HALL

MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

PLANNING & ZONING COMMISSION:

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
Kenneth Compton
William Louis
Marc Melbo
John Gerard
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

CONVENE:

ROLL CALL:

OPENING STATEMENT:

FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioners Anne Wojcik, Marc Melbo, and Bill Louis from the December 20, 2007 meeting.

2C **MINUTES**: Discussion and possible action to approve the minutes of the Regular Meeting held December 20, 2007

REGULAR AGENDA

NEW BUSINESS:

3R **ACOMA DRIVE CHARACTER AREA PLAN**: This area plan provides the proposed character guidelines for the Acoma Drive County Island, an area generally located between 83rd and 67th Avenue, north of Thunderbird Road centered on Acoma Drive. The planning area is currently under Maricopa County jurisdiction surrounded by the City of Peoria.

The proposed character guidelines include development policies related to land uses, buildings, rural street and utility policies and other general policies which reflect the rural character of the planning area.

4R **PINNACLE PEAK CHARACTER AREA PLAN:** This area plan provides the proposed character guidelines for the Pinnacle Peak County Island, an area generally located between 83rd Avenue and Lake Pleasant Parkway, from Deer Valley north to Via Lindo Road centered on Pinnacle Peak Road. The planning area is currently under Maricopa County jurisdiction, surrounded by the City of Peoria. The proposed character guidelines include development policies related to land uses, buildings, rural street and utility policies and other general policies which reflect the rural character of the planning area.

5R **ELECTION OF OFFICERS:** Discussion and possible action to elect officers for 2008 including Chairman, Vice-Chairman, and Secretary.

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

_____
Mary Jo Kief, City Clerk

Date Posted: _____

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, PINE ROOM
DECEMBER 20, 2007

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A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Greg Loper, Vice Chair Veda McFarland, Commissioners John Gerard, Kenneth Compton, and Michael Worlton.

Members Absent: Commissioners William Louis, Marc Melbo, and Anne Wojcik.

Others Present: William Emerson, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Maher Hazine, Assistant City Engineer, Chad Daines, Planning Manager, Caroline Ruiz, Planner, Lou Brannick, Planner, and Cathy Griffin, Executive Assistant.

Opening Statement: read by Chad Daines.

Final call for speaker request forms.

Audience: Approximately 13.

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. Commissioner Gerard moved to approve the Consent Agenda items. The motion was seconded by Commissioner Worlton and upon vote, carried unanimously.

1C **DISPOSITION OF ABSENCE:** Absences of Vice Chair Veda McFarland, Commissioners Marc Melbo, and Michael Worlton from the December 6, 2007 meeting.

2C **MINUTES:** Minutes of the Regular Meeting held December 6, 2007.

3C **CU07-07:** Alltel (c/o [redacted]), [redacted] is requesting a conditional use permit to allow a wireless communication facility (monopole) to be located on State Trust Land at the southeast of Lake Pleasant Road and old Carefree Highway.

Commissioner Compton questioned which recommendation staff was supporting. Lou Brannick, Planner, stated it was recommendation #2. Chad Daines, Planning Manager stated that in the future if staff has not received the 207 wavier, the case will be on the Regular Agenda.

Commission Action: Commissioner Gerard moved to approve the Consent Agenda items 1 through 3C. The motion was seconded by Commissioner Michael Worlton. Upon vote, the motion carried unanimously.

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REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

Items 4R and 5R were presented together and were voted upon separately.

4R **PUBLIC HEARING, GPA 07-06**: a request to amend the General Plan and Camino a Lago Specific Area Plan to adjust parcels and dwelling units per acre ratios for approximately 694 gross acres generally located at the northwest corner of 91st Avenue and Deer Valley Road.

Staff Report: Caroline Ruiz, Planner, addressed both proposed applications (GPA 07-06 and Z07-10) as outlined in the commissioners' staff report. Staff is recommending approval of both cases, subject to the conditions stated in the staff report.

Public Comment: [redacted] representing Camino a Lago LLC, stated that staff's recommendations are appreciated and accept staff's stipulations 1 through 30 on the PCD with no changes. Mr. Bull presented an overview of the area and proposed site elements as outlined in the staff report.

[redacted] is one of the neighbors that an agent from the development came and saw. Mr. Joice stated that he is representing a few of his neighbors, to see if perhaps the developer can address their concerns.

1. At what phase of the development is the road through at Williams Road planned? Mr. Joice stated that they are particularly concerned about getting a stop light at that location. The traffic is very heavy; speeds are up to 60 miles an hour and would like to have the stop light as soon as possible.
2. The development agent indicated that the high density lots between 99th Avenue and 91st Avenue along Deer Valley Road at some point the developer may actually sell those lots. The concern is that if those lots are sold, the next developer may try to have the density reduced. Mr. Joice stated that he and his neighbors would very much like to see the lots stay in the one acre area. He would like a stipulation added stating that if the lots were sold, that they would stay one acre lots.

Chair Loper stated that the zoning will hold with the land regardless of ownership. Anyone could seek a rezoning for that property, and would have to go through due process, which would include a public hearing. Those within the notification area would be notified of such a request.

Mr. Daines stated that was correct, we have to leave open the opportunity for a request to change in the future. What would make that change difficult, however, would be an intensification of the specific area plan; more than 10 percent increase in density would be a major amendment to the specific area plan. It would have to be heard during the General Plan process, once a year and it requires an enhanced vote in front of City Council, which is a three-quarters vote in order to be approved.

Mr. Bull responded to Mr. Joices' first concern with Williams Road and 91st Avenue. It is anticipated that this intersection would be built as a part of phase 2 of the Meadows

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development. It is anticipated that the intersection would be signalized when warranted and one of the stipulations calls for the Meadows development to be 100 percent responsible for the cost of that signal.

Mr. Bull responded to the second question concerning running with the land, there isn't anything to be added.

Commissioner Gerard wanted to confirm under the land use summary in dealing with the proposed open spaces, that's specifically addressing the 694.14 acres and not the entire 1300 acres. Ms. Ruiz, Planner, stated that was correct. Commissioner Gerard also asked if the 10 acre park is going to be City maintained. Ms. Ruiz stated that was also correct. Ms. Ruiz wanted to clarify that the staff report indicated that the construction of the park would start at either the 1,000th permit, the dedication of the school site or July 1, 2013. (Should be the dedication of the park, it could be built either by the City or the developer.) The developer would build it at or before the issuance of the 1,000th permit. The City could construct it ahead of that time.

Commissioner Gerard asked if the developer would be posting a financial assurance with the City for the completion of the park. Mr. Van Nimwegen, Community Development Director, stated that the City would not require an assurance. The idea that the City waits until the 1,000th permit, there would be enough impact fees in place and the park is in the Capital Improvement Program. The reason for the 1,000th permit is that's when the City would have the appropriate amount of fees to build the park.

Mr. Maher Hazine, Assistant City Engineer, explained that the park is in Fiscal Year 2014 projected Capital Improvement Program to build. However, it is a developer responsibility. If the developer builds the park, at the time they dedicate the land they receive that portion of the impact fees credited back to them. In the event that the developer does not build it, then the City will build it by Fiscal Year 2014, assuming there is not change in the City's Capital program and then the developer will pay the impact fees at that time. If this development stops tomorrow, the City will proceed with the park as currently planned, as of today's Capital Improvement Plan.

Commissioner Gerard asked regarding setbacks, in the example provided as typical lot, house forward and side entry garage. When dealing with 10 foot setbacks for the house forward and side entry garage, is the 100 year flood event being considered when elevating the lots? Commissioner Gerard is concerned that it might look odd having an elevated lot with only a 10 foot setback. He also asked if the City has allowed 10 foot setbacks.

Ms. Ruiz stated that 10 foot setbacks are in Vistancia.

Mr. Hazine clarified an issued related to the flood plain; the City's requirement is that the developer must maintain what is referred to as a "10 year storm". Basically, a 10 percent chance of occurring in any given year, and then the 100 year event in the right-of-way. Essentially, the 100 year flood event must be contained within the total right-of-way. If there is more water than there is capacity of road, Engineering would evaluate that at the time of the final plat, and if necessary, the developer would be required to install storm drains. Therefore, at the lot line, the flood plain should be contained.

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Additionally, there is a requirement that the house shall be 14 inches above the adjacent curve or 12 inches above the adjacent high water.

Mr. Daines, Planning Manager, stated that in terms of the two-story question, the majority of the elements that would project out in a development are typically single-story.

Ms. Ruiz clarified that the 10 foot setback would apply only to a single-story portion. Therefore, in theory, there could be a two-story home with a single-story portion for the 10 foot setback.

Commissioner Worlton asked what the setback would be for a two-story dwelling. Ms. Ruiz replied that it would be 20 feet.

Chair Loper questioned the ownership of the land and the agreement with the State Land Department, if it is a rolling option and with that what is the first phase that will be taken down.

Mr. Bull explained that what is acquired in an auction like this is a Certificate of Purchase, it's not exactly a rolling option, but similar. It is anticipated that phase one will be in the southwestern portion of the overall master plan.

Chair Loper then asked if development was generally moving north and east. Mr. Bull stated that was correct.

Chair Loper stated that he would like to see in future plans, would be a transportation element indicating what would be arterials and collectors. Chair Loper also would like to see dedicated right turn lanes at the arterial intersections and at the intersection of Williams with 91st Avenue and at Lake Pleasant Parkway.

Mr. Hazine, Assistant City Engineer, explained that in stipulation 14, it specifically addresses this concern. Mr. Hazine went on to explain that the major arterials here are Deer Valley, Lake Pleasant Parkway, 91st Avenue and Pinnacle Peak. The collector road at this point is Williams. Mr. Hazine also stated that in the last sentence of stipulation 13, it addresses possible future road requirements.

Further discussion regarding road alignment ensued, with Mr. Hazine explaining transportation elements and dealing with regional issues.

Commissioner McFarland asked about the crosswalk on 95th Avenue and Deer Valley Road, by Liberty High School, is that being relocated? Mr. Hazine, stated that it would be relocated, explaining that the crosswalk is based on the current condition. As part of the development of this project, Traffic Engineering Division has a staff member that will be working with both the Deer Valley and Peoria Unified School Districts at the specific school and discuss how the new development impacts the student walking areas, developing the Safe Route Program. Sidewalks will be added by the developer and if there are changes that need to be made based on the studies, the City will participate in those as well. The City will be evaluating and making necessary adjustments as needed based on traffic conditions.

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Commissioner McFarland also asked about 97th Avenue, will there eventually be a traffic signal light? Mr. Hazine stated that this will be evaluated and standards that have to be followed to make sure a traffic signal is warranted.

Commission Action: Commissioner Gerard moved to recommend to City Council approval to amend the General Plan and Camino a Lago Specific Area Plan to adjust parcels and dwelling units per acre ratios for approximately 694 gross acres generally located at the northwest corner of 91st Avenue and Deer Valley Road. The property is more particularly described as Assessor's Parcel Numbers (APN) 200,09-001, 200-09-002, 200-09-003, 200-09-004A, 200-09-005, 200-09-006, 200-09-007, 200-09-008, 200-09-009A, 200-09-011C, 200-09-012A, and 200-09-023F. The motion was seconded by Commissioner McFarland. Upon vote, the motion carried unanimously.

5R **PUBLIC HEARING, Z 07-10:** a request to rezone approximately 694 gross acres from its current Zoning District of Agricultural (AG) to Planned Community District (PCD) to permit a master planned residential community of approximately 1,508 single family detached housing units. The property is generally located at the northwest corner of 91st Avenue and Deer Valley Road.

Staff Report: presented by Caroline Ruiz, Planner.

Commission Action: Commissioner Worlton moved to recommend to City Council approval to rezone approximately 694 gross acres from its current Zoning District of Agricultural (AG) to Planned Community District (PCD) to permit a master planned residential community of approximately 1,508 single family detached housing units. The property is generally located at the northwest corner of 91st Avenue and Deer Valley Road and is more particularly described as Assessor's Parcel Numbers (APN) 200,09-001, 200-09-002, 200-09-003, 200-09-004A, 200-09-005, 200-09-006, 200-09-007, 200-09-008, 200-09-009A, 200-09-011C, 200-09-012A, and 200-09-023F. The motion was seconded by Commissioner Compton and upon vote, the motion carried unanimously with the following conditions:

1. The development shall conform in all material respects to 'The Meadows' Planned Community District Standards Report, (case Z07-10) stamp approved XX/YY/ZZ.
2. The total number of dwelling units for The Meadows Planned Community District shall not exceed 1,508. The number of dwelling units shall be tracked on all subdivision plats.
3. The Development is responsible for payment of all current repayment zones at the time of civil permitting. This will include repayments for LPP, Deer Valley, 97th and Speckled Gecko.
4. Submit a noise mitigation study per ADOT's Noise Abatement Policy for Lake Pleasant Parkway and all adjacent arterial roadways. All walls shall be designed and constructed in accordance with the recommendations of the noise study. The minimum height requirement for the noise wall is an 8-foot wall as measured from the top of curb of the adjacent parkway/arterial roadway.
5. A Preliminary Drainage Report must be submitted with the Preliminary plat. The drainage report must meet the following requirements:

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- All proposed drainage facilities within this development shall adhere to the "*Glendale/Peoria Area Drainage Master Plan (ADMP)*" (as amended) design guidelines except as noted herein.
- A maintenance plan shall be developed for all structural type improvements. The plan will document required maintenance to be provided by the owner(s) of structural type drainage improvements. The plan shall include the following discussions as applicable:

  - Type of facility.
  - Owner of facility.
  - Required maintenance activity.
  - Vegetation maintenance.
  - Bank protection maintenance.
  - Grade control maintenance.
  - Removal of debris and sediment from structures.
  - Required permits for maintenance activity.
  - Required inspection/monitoring activity.
  - Schedule for inspection and monitoring activity.
  - Required agency notification.

- Each approved phased drainage report must be updated (along with any updates to the Master drainage report, as necessary) at the completion of each phase based on final design conditions. This requirement must be satisfied for each phase prior to submittal of the next construction phase unless specifically permitted by the City Engineer.
- A site specific Drainage Report shall be submitted for each site plan and shall be in conformance with the approved Master Drainage Report and applicable Phased Drainage report for that phase of construction.
- All parcels shall retain 100% of the 100-year, 2-hour storm event. The developer shall design each site to drain the required retention volume within the required 36-hours.
- Street drainage shall conform to the City of Peoria Street Drainage Policy outlined in the Engineering Development Design Guide. Specifically, flow within the street section of the right-of-way shall be designed not to carry any flows in excess of 100-CFS; a storm drain system is required when that capacity is exceeded with discharge of such a system to an approved facility.
- The City's Policy is not to permit any crossings that will be designed for less than the 100-year storm capacity and will permit overtopping of such a storm event. However, depending on the location and ownership of such roadway, a waiver may be granted by the City Engineer. Such a waiver must be requested and approved on a case by case basis.

6. Based on the proposed drainage concept submitted as part of the zoning case, the developer will be required to intercept the flows approaching the site currently and transmit this flow through the site via system that is separate from the onsite retention basins to the existing downstream facilities designed by the Adjacent development to the south (Camino-a-Lago South) and shall comply with the capacity of each such adjacent facility based on accepted drainage reports.
7. The proposed drainage concept significantly changes that presented as part of the Glendale/Peoria ADMP. As such, the developer is responsible for cost of the

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improvements along their property frontage and for such costs of passing these flows through the site to approved outlet facility in a manor acceptable to the City Engineer or their designee.

8. The drainage design (subject to approval of the Engineering department) shall provide protection of downstream facilities and shall provide for the necessary protection in support of each phase. This may require the developer to provide for facilities that are outside the limits of each phase.
9. The developer will also be required to design and construct a system that will accept flows generated by the difference between the 100-year runoff and the 10-year storm along Pinnacle Peak Road from 87th Avenue to 91st Avenue. These flows shall be carried through the site to an approved outfall point acceptable to the City Engineer or their designee.
10. The design and construction cost of intercepting the flow from the 87th Avenue to 91st Avenue along Pinnacle peak and transmitting to the SWC of the intersection of Pinnacle Peak and 91st shall be reimbursed to the developer through the City/County joint Capital Improvement Project. The developer may be entitled for an incremental cost reimbursement for any drainage facilities designed onsite if such a system must be enlarged to accommodate this additional flow.
11. The developer shall delineate any limits of water surface elevations in drainage features resulting from the 100-year storm event. These limits shall be reflected on the final plat. This does not include any limits of water retained as part of the onsite retention requirements.
12. The developer will be required to retain 100% of the runoff generated onsite from the 100-year, 2-hour storm event, for all parcels within this development including those parcels that are zoned at a minimum density of 1 unit per acre, with 100% of such retained volume shall be designed to discharge within the required 36 hours via drywells.
13. The Developer shall dedicate ROW along the frontage of the project on Lake Pleasant Parkway (75-foot half-street ROW), 91st Avenue (minimum 60-foot half-street ROW), Deer Valley (minimum of 55-foot half-street ROW), Pinnacle Peak (minimum of 55-foot half-street ROW), Williams (minimum of 80-foot ROW), 97th Avenue (80-foot ROW), Speckled Gecko (80-foot ROW) and 99th Avenue (minimum 35-foot half-street ROW) per the City's Street Classification Map or as determined by the City Engineer or their designee to accommodate the ultimate development of the half-street. Additional ROW may be required to accommodate the actual cross-sections to accommodate features including, but not limited to, intersection improvements, deceleration lanes and traffic calming measures as necessary.
14. The Developer shall dedicate an additional 10-foot half-street ROW along an arterial roadway within 500-feet of an intersection of two arterial roadways.
15. If required, the Developer shall acquire off-site right-of-way as needed to construct the roadway and drainage improvements along Pinnacle Peak from 91st Avenue to Lake Pleasant Parkway.
16. Prior to the developer acquiring any offsite right-of-way, the developer shall coordinate with the City Engineer's office to insure that the developer is following the City's adopted policy regarding right-of-way purchases. In the event the developer may request the City to utilize its powers of eminent domain for acquiring such rights-of-way as long as the developer agrees to enter into an agreement to reimburse the City for any and all costs incurred for such an acquisition.
17. The Developer shall dedicate an 8' PUE outside of the required ROW or private

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roadway Tract for all roadways along the frontage of the project and within the project boundary. No walls or retention shall be allowed within the PUE.

18. The Developer shall construct the half-street for 91st, Deer Valley, Pinnacle Peak, Williams, and 99th Avenue along the frontage of the project. Williams, Deer Valley, and Pinnacle Peak will be constructed by the developer to Lake Pleasant Parkway.
19. A phasing plan for access locations, roadway, drainage and utility improvements must be reviewed and approved by the City of Peoria Engineering Department prior to submitting any site plan or preliminary plat.
20. The phasing plan shall demonstrate that each phase can function independently of the other phases. The developer shall construct any and all necessary improvements identified on the approved phasing plan as determined by the City Engineer or their designee based on traffic safety and functionality.
21. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.
22. The Developer shall install traffic signal interconnect conduit along the frontage of the parcel on Lake Pleasant Parkway, Deer Valley Road, 91st Avenue, and Pinnacle Peak Road.
23. The Developer shall be responsible for the design and construction of any and all signals at Deer Valley and Adam and 91st and Williams with the developer responsible for 100% of the design and construction. The Developer shall pay 50% of the cost to design and construct a signal at Williams and Lake Pleasant Parkway.
24. The Developer shall dedicate the Booster Station site to the City of Peoria on the Final Master Plat.
25. The developer shall prepare a Master Final Plat (for review and approval prior to or with the first individual parcel Final Plat) to designate the necessary right-of-way for the proposed roadways that are classified Collectors and arterial and identify the individual master parcels for future development. Additionally, The Master Final Plat shall dedicate those portions of the right-of-way that are deemed necessary, by the City Engineer or their designee, as part of Phase 1 of this development.
26. The developer may utilize as much of 5 acres of the required Neighborhood Park for drainage facilities as long as the final configuration of the basin and the design of the basin has been reviewed and approved by the Engineering and Community Services Department. The developer further understands that any portion of the site that is encumbered with such drainage facilities may be used by the City as part of the park site but is ineligible for land dedication impact fee credits due to its limited use.
27. The developer shall construct public trails and dedicate the necessary easement for in accordance with the Parks Open Space and Trails Master Plan (PROST).
28. Developer must dedicate all the private open space to an HOA serving the community at the time of Final Plat.
29. The Developer shall dedicate to the City a 10 gross acre Neighborhood Park, described as Development Unit 5, on page 3, table 2, in the PCD Standards Report. The Neighborhood Park shall be dedicated to the City upon the earlier of: A) the issuance of the 1,000th building permit in The Meadows project, B) the dedication of the adjacent school site to the Peoria Unified School District, or C) July 1st, 2013. Developer agrees to obtain City approval for the design of the park and commence construction of the park at or before the issuance of the 1,000th building permit in The Meadows project. The City may elect to construct the park itself at any time

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subsequent to the dedication of the park site but prior to the commencement of construction by Developer. Upon the completion of the park improvements, the City shall be responsible for any and all operation and maintenance costs associated with the park regardless of the date upon which completion occurs. Upon dedication of the park site, Developer shall receive impact fee credits equal to the value of the property dedicated subject only to the limitations included in stipulation 26. In the event Developer designs and constructs the park pursuant to this stipulation, Developer shall receive impact fee credits for the design, engineering, and construction of the park site. Any impact fee credits obtained by Developer shall be made immediately available and any impact fees previously collected by the City shall be promptly forwarded to Developer. The City will work in good faith with the Developer to approve a park design so that the cost of the park improvements, the value of the land dedication, and any other creditable items do not exceed the park impact credits that are collectable by Developer through permits issued within The Meadows project.

30. The Developer shall prepare a Master utility (Water and sewer) plan to reflect any required utility improvements. At a minimum, the developer shall install the following utility improvements:
    - 16-inch waterline in Pinnacle Peak
    - 16-inch waterline in 91st Avenue
    - Two 12-inch lines in Williams, one for each pressure zone
    - One PRV located at 91st and Williams.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF: William Emerson, Assistant City Attorney, re-emphasized how committed the City of Peoria is to open meetings. Mr. Emerson reminded the Commission how easy it is to have a meeting. A meeting can be electronic, which is when discussions regarding pertinent information are discussed via email, addressing all the commissioners. The City of Peoria policy and recommendation is that we don't have any conference calls, no instant messaging, no emails, or replies to emails. If there are issues to bring before the commission, please contact staff, so that staff can properly place those issues on an agenda.

REPORT FROM THE PLANNING AND ZONING COMMISSION:

Chair Loper asked Mr. Hazine, when Lake Pleasant Parkway and Deer Valley Road are anticipated to open. Mr. Hazine replied that it should be sometime in January to have Lake Pleasant Parkway, including Deer Valley, open.

Chair Loper asked Mr. Hazine about the sound wall along Lake Pleasant Parkway for the existing residents. Is there a time frame for this project? Mr. Hazine explained that the issue is all residents in that area must dedicate the necessary easements. There are still two residents that have not dedicated the necessary easements.

Chair Loper asked if 95th Avenue and Lake Pleasant Parkway was going to be a signalized intersection. Mr. Hazine stated that it could possibly be a signalized intersection; however, it is not warranted at this time. This has been addressed with Camino South; the only two that were warranted for a signal was the Deer Valley and Lake Pleasant Parkway, and the Lake Pleasant Parkway and Lake Pleasant Road. As part of this project, the necessary conduits at 95th

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Avenue have been constructed. There also may be a pedestrian signal at 98th Avenue, where the park and library site will be located.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:00 p.m.

_____
Greg Loper, Chair

_____
Date Signed

REPORT TO THE PLANNING AND ZONING COMMISSION CHARACTER AREA PLAN

CASE NO.: Acoma Drive Character Area Plan

DATE: January 3, 2008

AGENDA ITEM NO.: 3R

Applicant: City of Peoria Community Development Department

Request: Consideration of the Acoma Drive Character Area Plan, a proposed policy document establishing character guidelines pertaining to the unincorporated county island generally located between 83rd and 67th Avenues, north of Thunderbird Road centered on Acoma Drive (Exhibit A). The Acoma Drive planning area is currently under Maricopa County jurisdiction surrounded by the City of Peoria.

Support /Opposition: None as of this printing

Recommendation: Recommend **approval** to the Peoria City Council.

Background:

1. Through a series of annexations in the 1980's, the City annexed around the referenced area creating an island of unincorporated area still under jurisdiction of Maricopa County and completely surrounded by the City.

2. The existence of the county island creates discontinuity in key public services including land use and transportation planning, police and fire services, refuse collection and water/wastewater services. To address issues created by discontinuous public services, a long term goal established by the City's adopted annexation policy is to ultimately incorporate county island areas into the City of Peoria.

3. In 2006, the Peoria City Council initiated a dialogue with county island residents to identify opportunities and barriers to annexation of the two large county island areas within Peoria. This effort included a number of well attended focus groups in which county island residents expressed concerns and questions regarding the affect annexation would have on their property. These concerns included increased taxes, increased City regulation, cost of infrastructure such as water and wastewater services, and loss of rural character.

4. In 2007, the Mayor and City Council initiated the Acoma Drive Character Area Plan to establish guidelines and policy direction regarding areas annexed into the City. This document provides written assurances to county island residents relative to the City's intent to preserve the rural character of the area and maintain this unique area of the community.

5. The intent of the character area plan is to establish policies and guidelines to be applied to future annexations of county island areas. As the annexation process requires 51% of area residents to agree to annexation, this plan is intended to provide county residents a clear understanding of the affect of annexation in regard to a variety of topic areas. The overarching goal of this plan is to inform residents if and when an annexation proposal is presented in their area in the future.

6. Upon adoption of this plan, the City intends to provide public access to this planning document and receive public comments on the policies and guidelines. At the conclusion of the public comment period, the City will formalize the development policy through adoption of a formal zoning district into the City's Zoning Ordinance and other City Code amendments as applicable. In early 2009, the City will begin to meet with neighborhoods desiring to explore annexation into the City to determine if enough support exists within a particular area to warrant initiation of a formal annexation of particular neighborhoods within county island areas.

Discussion / Analysis:

7. The following subsections summarize the components of the character area plan.

8. Land Use and Zoning. This section of the plan identifies the existing Residential Estate (0-2 du/ac Target 1.0 du/ac) land use designation on the City's General plan for this area and the intent to retain this land use designation to preserve the rural large lot land uses within the area. This section also identifies existing County zoning for the area and incorporates a new proposed zoning district entitled "Acoma Drive 43" which will be applied to areas upon annexation to maintain existing rural zoning entitlements. This proposed zoning district incorporates existing permitted uses and other development standards from the existing County zoning for this area.

9. Miscellaneous Character Elements. The plan establishes policy guidance relative to a variety of elements including home based businesses, principal and accessory buildings, fences/walls and large mammals/poultry allowances. These sections of the plan are intended to incorporate existing entitlements under

County regulations to reduce the creation of non-conforming uses upon annexation of the area.

10. Public Safety Services. This section of the plan outlines the excellent police and fire services offered to City residents. This section of the plan also identifies existing police and fire facilities which would serve this area upon annexation.

11. Streets and Drainage. A concern expressed during the focus group discussions was the urbanization of the area upon annexation in terms of urban street standards including street lights, curbs and sidewalks. The Engineering Department has developed a rural street cross section which is intended to be utilized in future street improvements within these areas. This section of the plan also identifies policy regarding future street and drainage improvements within these areas which will be considered as part of the City's normal capital improvement program or may alternatively be funded through the formation of an improvement district. In terms of dust abatement, the City will evaluate a proposed annexation area to determine necessary street improvements to comply with federal and state mandates.

12. Water and Wastewater Services. This section of the plan establishes policies concerning water and wastewater service to existing residences. The City will not require residents who have functioning water systems and septic tanks to connect to the City's water and wastewater system. If a resident desires to connect to the water or wastewater system, they would need to pay the prevailing fee and connect at their own cost. Additional water and wastewater improvements may be done as part of the City's normal capital improvement program or may alternatively be funded through the formation of an improvement district.

13. Solid Waste Services. This section of the plan identifies the policy that residents may continue solid waste serves with their current provider. If a resident changes providers, they must select the City for solid waste service. This section of the plan identifies the City's excellent bulk trash and recycling services offered to all City residents.

14. Dial-A-Ride Services. This section of the plan identifies dial-a-ride services available to all residents of the City.

15. Parks and Recreation Services. This section of the plan identifies the variety of excellent parks and recreational services available to residents of the City. This section of the plan also identifies park and recreational facilities which would serve this area upon annexation into the City.

Findings / Recommendation:

16. The proposed character area plan is supported by the following findings:

    a. The character area plan provides policy guidance for areas within the Acoma Drive planning area upon annexation;

    b. The character area plan demonstrates the City's intent to preserve the character elements which contribute to the uniqueness of this area of the community;

    c. The character area plan addresses barriers to annexation of county island areas. Annexation of these areas will promote orderly development of the community and eliminate discontinuous public services throughout the City.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend **Approval** to the City Council of the Acoma Drive Character Area Plan

Attachments:

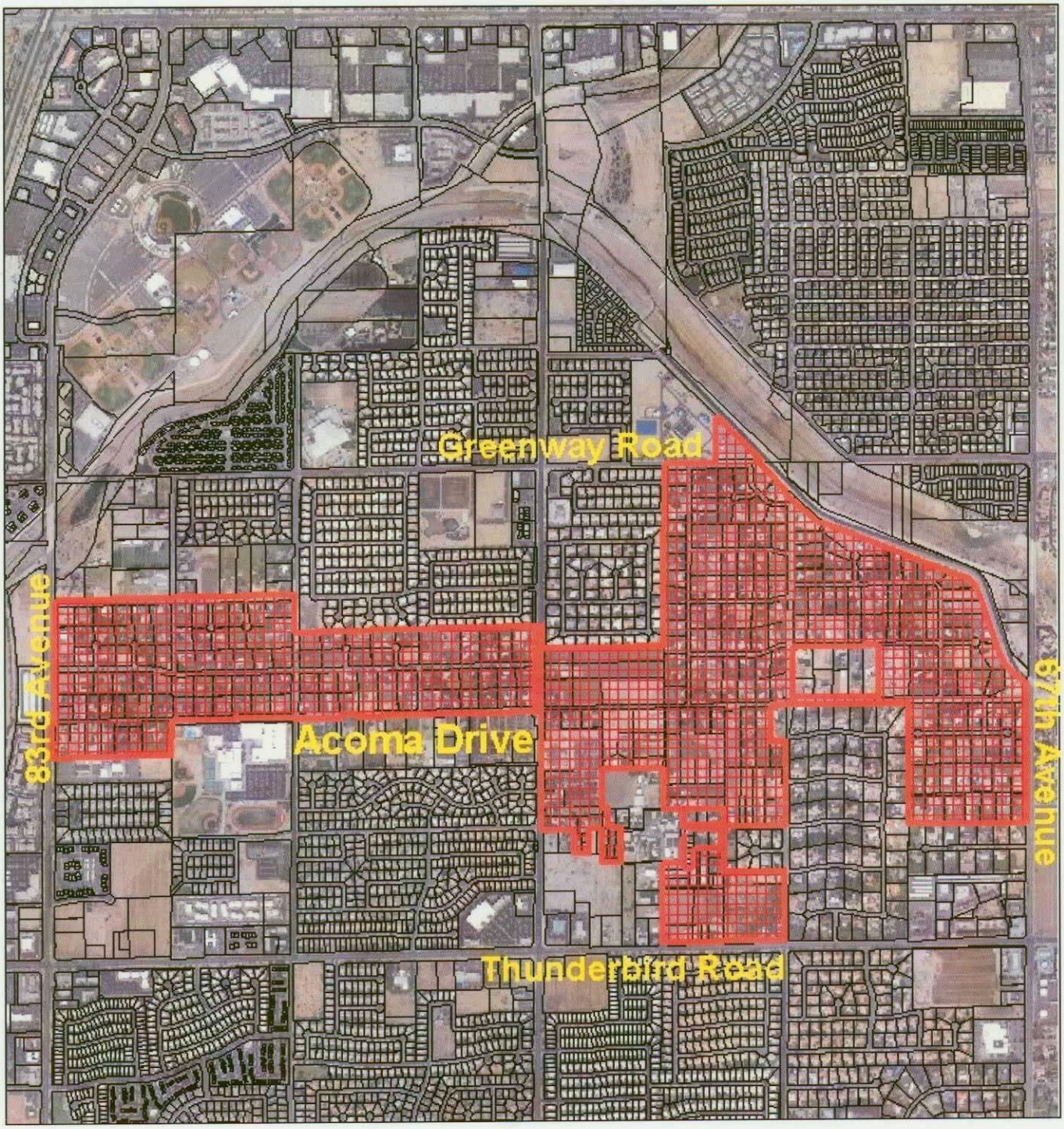
Exhibit A: Vicinity Map

Under Separate Cover: Acoma Drive Character Area Plan

Report prepared by:

Chad Daines, AICP
Planning Manager

Acoma Drive Vicinity Map



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Acoma Drive Vicinity Map

Exhibit A

REPORT TO THE PLANNING AND ZONING COMMISSION CHARACTER AREA PLAN

CASE NO.: Pinnacle Peak Character Area Plan

DATE: January 3, 2008

AGENDA ITEM NO.: 4R

Applicant: City of Peoria Community Development Department

Request: Consideration of the Pinnacle Peak Character Area Plan, a proposed policy document establishing character guidelines pertaining to the unincorporated county island generally located between 83rd Avenue and Lake Pleasant Parkway, from Deer Valley Road north to Villa Lindo Road, centered on Pinnacle Peak Road (Exhibit A). The Pinnacle Peak planning area is currently under Maricopa County jurisdiction surrounded by the City of Peoria.

Support /Opposition: None as of this printing

Recommendation: Recommend **approval** to the Peoria City Council.

Background:

1. Through a series of annexations in the 1980's, the City annexed around the referenced area creating an island of unincorporated area still under jurisdiction of Maricopa County and completely surrounded by the City.

2. The existence of the county island creates discontinuity in key public services including land use and transportation planning, police and fire services, refuse collection and water/wastewater services. To address issues created by discontinuous public services, a long term goal established by the City's adopted annexation policy is to ultimately incorporate county island areas into the City of Peoria.

3. In 2006, the Peoria City Council initiated a dialogue with county island residents to identify opportunities and barriers to annexation of the two large county island areas within Peoria. This effort included a number of well attended focus groups in which county island residents expressed concerns and questions regarding the affect annexation would have on their property. These concerns included increased taxes, increased City regulation, cost of infrastructure such as water and wastewater services, and loss of rural character.

4. In 2007, the Mayor and City Council initiated the Pinnacle Peak Character Area Plan to establish guidelines and policy direction regarding areas annexed into the City. This document provides written assurances to county island residents relative to the City's intent to preserve the rural character of the area and maintain this unique area of the community.

5. The intent of the character area plan is to establish policies and guidelines to be applied to future annexations of county island areas. As the annexation process requires 51% of area residents to agree to annexation, this plan is intended to provide county residents a clear understanding of the affect of annexation in regard to a variety of topic areas. The overarching goal of this plan is to inform residents if and when an annexation proposal is presented in their area in the future.

6. Upon adoption of this plan, the City intends to provide public access to this planning document and receive public comments on the policies and guidelines. At the conclusion of the public comment period, the City will formalize the development policy through adoption of a formal zoning district into the City's Zoning Ordinance and other City Code amendments as applicable. In early 2009, the City will begin to meet with neighborhoods desiring to explore annexation into the City to determine if enough support exists within a particular area to warrant initiation of a formal annexation of particular neighborhoods within county island areas.

Discussion / Analysis:

7. The following subsections summarize the components of the character area plan.

8. Land Use and Zoning. This section of the plan identifies the existing Residential Estate (0-2 du/ac Target 1.0 du/ac) land use designation on the City's General plan for this area and the intent to retain this land use designation to preserve the rural large lot land uses within the area. This section also identifies existing County zoning for the area and incorporates a new proposed zoning district entitled "Pinnacle Peak 43" which will be applied to areas zoned Maricopa County Rural 43 upon annexation to maintain existing rural zoning entitlements. This proposed zoning district incorporates existing permitted uses and other development standards from the existing County zoning for this area. For areas zoned Maricopa County R1-35 and R1-18, the plan proposes that these areas may be rezoned to the City's R1-35 and R1-18 zoning districts or alternatively may be rezoned to a Planned Area Development (PAD) zoning district to create comparable zoning to the existing County entitlements for the area.

9. Miscellaneous Character Elements. The plan establishes policy guidance relative to a variety of elements including home based businesses, principal and accessory buildings, fences/walls and large mammals/poultry allowances. These sections of the plan are intended to incorporate existing entitlements under County regulations to reduce the creation of non-conforming uses upon annexation of the area.

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Findings / Recommendation:

16. The proposed character area plan is supported by the following findings:

    a. The character area plan provides policy guidance for areas within the Pinnacle Peak planning area upon annexation;

    b. The character area plan demonstrates the City's intent to preserve the character elements which contribute to the uniqueness of this area of the community;

    c. The character area plan addresses barriers to annexation of county island areas. Annexation of these areas will promote orderly development of the community and eliminate discontinuous public services throughout the City.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend **Approval** to the City Council of the Pinnacle Peak Character Area Plan

Attachments:

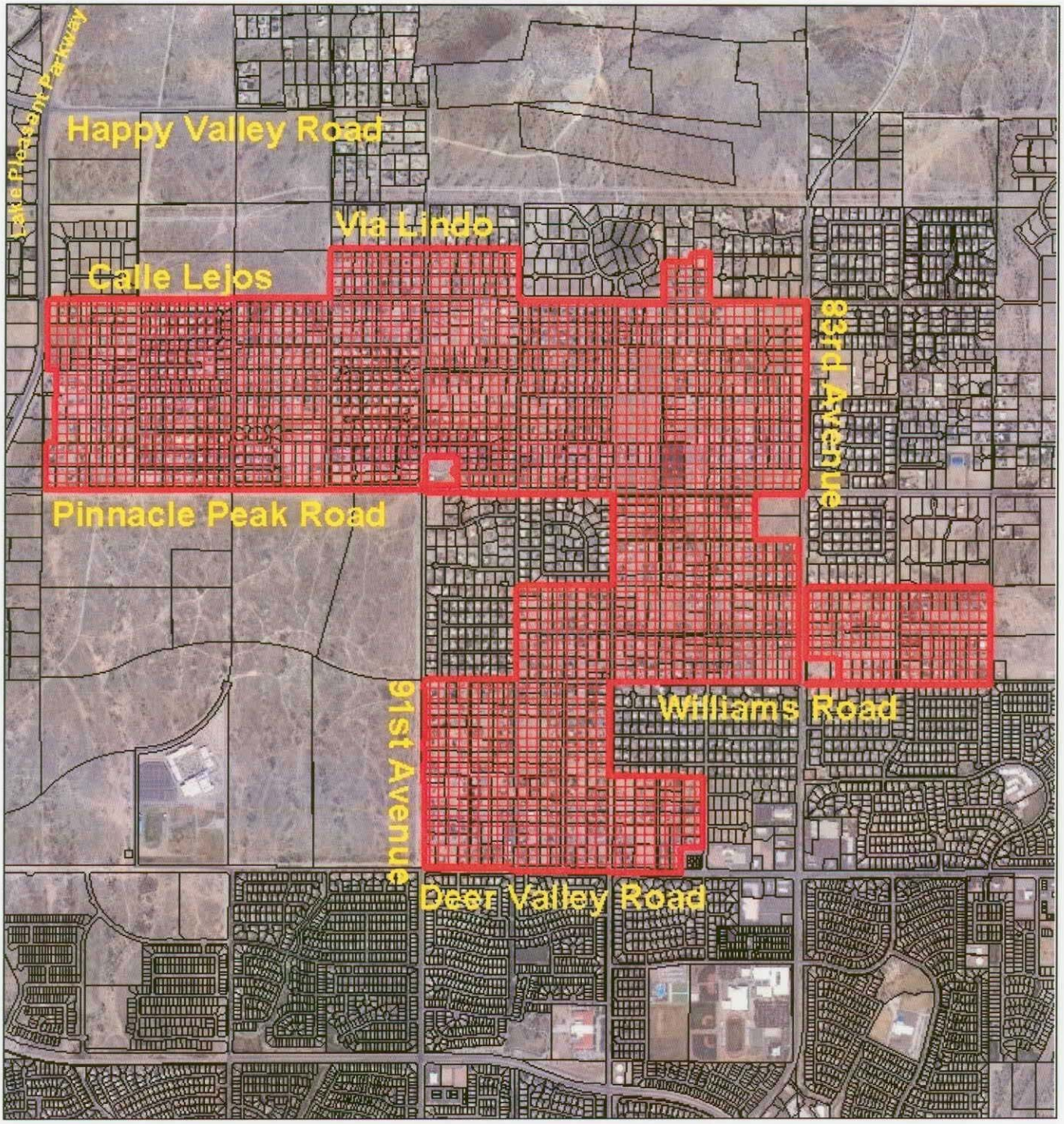
Exhibit A: Vicinity Map

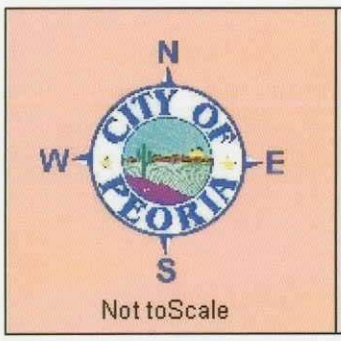
Under Separate Cover: Pinnacle Peak Character Area Plan

Report prepared by:

Chad Daines, AICP
Planning Manager

Pinnacle Peak Vicinity Map





Pinnacle Peak Vicinity Map

Exhibit A