

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MARCH 2, 2017**

A 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: Vice-Chair Jeff Nelson, Commission Members Jay Otlewski, Bryan Patterson, Mitchell Bolnick, Leigh Strickman and Alternate Member Clay Allsop

Members Absent: Chair Shawn Hutchinson and Commissioner Bill Louis

Others Present: Chris Jacques – Planning Director, Chris Lemka – Traffic Engineer, Adam Pruett - Planning Manager, Steve Burg – City Attorney, Melissa Sigmund – Principal Planner, Cody Gleason – Planner, Lorie Dever – Senior Planner and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Vice-Chair Nelson.

Call for speaker request forms.

Audience: 4

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 Chair Leigh Strickman and Secretary Shawn Hutchinson from the Planning and Zoning Commission meeting held on January 19, 2017.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on January 19, 2017.

COMMISSION ACTION: Commissioner Strickman moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Otlewski and upon vote, passed unanimously.

REGULAR AGENDA

3R **GPA16-0004: Olive Crossroads**

A request for a Minor General Plan Amendment to change the General Plan land use designation for approximately 29.7 acres from Low Density Residential (2-5 du/ac) to Community Commercial to facilitate a commercial shopping center anchored by a Fry's Marketplace grocery store. The property is located at the southwest corner of 83rd Avenue and Olive Avenue.

Staff report for Items 3R and 4R were presented together by Mr. Cody Gleason, Planner.

PUBLIC COMMENTS:

Ms. Shelby Duplessis: the applicant is in agreement with staff's report.

COMMISSION COMMENTS:

Commissioner Otlewski asked if there would be access from the proposed residential area to the west of the grocery store on to 85th Avenue.

Mr. Gleason stated the graphic is not an actual depiction of the development. Staff will determine appropriate access at the time of site plan review.

Commissioner Bolnick asked for clarification on the undefined area behind the grocery store and what can and cannot be built. Commissioner Bolnick stated it didn't appear to offer enough of a buffer once the future site is developed.

Mr. Gleason noted that the drive through for delivery trucks would not change, the setback for the store would change at the time of build out.

Commissioner Bolnick asked if the applicant presented another layout for the proposed development, perhaps oriented to 83rd Avenue.

Mr. Adam Pruett stated the proposed layout is a good solution considering it would be hard to screen the back of the grocery store if it is facing 83rd Avenue.

Commissioner Bolnick asked if trees and shrubs could be planted on the vacant lot to the west of the grocery store at the time of initial construction to allow time for greenery to mature.

Ms. Duplessis stated if trees and shrubs are planted early, it could potentially provide a hiding place between the wall and shrubs.

Ms. Duplessis also noted that residents preferred a delivery truck buffer backing up to the residential lot to the south as opposed to the actual parking lot. The applicant is also working with neighbors to decide on amount of vegetation between their residential lots and the proposed grocery store.

Vice-Chair Nelson asked if there will be visual obstruction for the residents to the south.

Mr. Gleason stated they may be able to see the store but as the trees mature, it will offer a full canopy to obstruct the view.

Vice-Chair Nelson asked if there was any input from the police department.

Mr. Gleason noted that staff received no comments from the police department at the submittal/review process.

COMMISSION ACTION: Commissioner Strickman moved to approve Item 3R GPA16-0004 Olive Crossroads. The motion was seconded by Commissioner Patterson and upon vote, carried unanimously.

4R **Z16-0011: Olive Crossroads**

A request to rezone approximately 29.7 acres from Intermediate Commercial (C-2) and Multi-Family Residential (RM-1) to the Olive Crossroads Planned Area Development (PAD). The proposed PAD would allow for a commercial shopping center anchored by a Fry's Marketplace grocery store. The property is located at the southwest corner of 83rd Avenue and Olive Avenue.

Staff report for Items 3R and 4R were presented together by Mr. Cody Gleason, Planner.

COMMISSION COMMENTS:

Comments for 4R are listed under 3R.

COMMISSION ACTION: Secretary Otlewski moved to approve Item 4R Z16-0011 Olive Crossroads. The motion was seconded by Commissioner Strickman and upon vote, passed unanimously.

5R **General Plan Update (STUDY SESSION)**

Staff presentation and possible discussion regarding the City's ongoing efforts to update the Peoria General Plan.

Ms. Dever provided the Commission a report on the City's progress thus far in updating the General Plan.

COMMISSION COMMENTS:

Vice-Chair Nelson asked to receive the dates of the upcoming meetings so that he could attend.

Commissioner Bolnick asked if staff has looked at the number of west valley residents that travel east for work and how could we keep them in the west valley.

Ms. Lorie Dever noted that staff has looked at the data of how many people commute outside of the west valley and what could be done now to retain the citizens/employees.

Commissioner Otlewski asked what would happen if the voters turned down the proposed general plan.

Ms. Dever stated that it has happened in other jurisdictions. In that case, the current General Plan would remain in place. If this were to occur, staff would look at what didn't work and make some changes.

Commissioner Allsopp asked about future growth in northern Peoria.

Ms. Dever stated one-on-one meetings will be held with Arizona State Land Department as well as other large landowners to gain insight on their vision for future growth and their role in it.

Commissioner Bolnick asked staff to update the Commission on the outcome of those meetings.

REPORT FROM STAFF:

Mr. Pruetz notified the Commission of the next meeting on March 16, 2017. There will be no meeting on April 6, 2017.

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 7:33 p.m.

Shawn Hutchinson, Chair

Submitted by Della Ernest

Date

Date