

Chair
Joysaphine
Waitman-
Powell

Vice-Chair
Layla
Villasenor

Secretary
Vacant

Member
Nate Cottrell

Member
Julie Egea

Member
Tony Feiter

Member
Emilio Gaynor

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, November 20, 2025

Peoria Public Safety Administration Building

Peoria Room

8351 W. Cinnabar Avenue

Peoria, AZ 85345



Regular Meeting 6:00 PM

Convene

Opening Statement

Roll Call

Final Call to Submit Speaker Request Forms

NOTE: The City of Peoria Boards and Commissions may go into Executive Session at any time during this meeting pursuant to A.R.S. 38-431.03(A)(2) for the purpose of discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained confidential by state or federal law, and pursuant to A.R.S. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body.

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the 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

1 C Minutes

Discussion and possible action to approve the minutes of the November 6, 2025, meeting.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

2 R Peoria Innovation Core Entitlement Update

Presentation and discussion regarding the progress of the entitlement work for the Peoria Innovation Core (PIC), identification of next steps, and address any questions at this stage of the process. This item is for discussion only, no action will be taken.

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

3. Upcoming Commission Meetings

4 R Reports

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

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.

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, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
NOVEMBER 6, 2025

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8351 W Cinnabar Avenue, Peoria, AZ, in an open and public session at 6:00 p.m.

Members Present: Chair Joysaphine Waitman-Powell, Vice-Chair Layla Villasenor, Commissioners Emilio Gaynor, Julie Egea, Nate Cottrell, and Tony Feiter.

Members Absent: None.

Others Present: Mike Faust – Deputy City Manager, Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager, Sarah Dircks – Senior Planner, Jacob Herrera – Planner II, Brandon Forrey – City Traffic Engineer and Christie Duffy – Management Specialist.

Audience: 47

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 on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

1 C Minutes

Discussion and possible action to approve the minutes of the October 2, 2025, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the October 16, 2025, meeting.

COMMISSION ACTION:

A motion was made by Commissioner Cottrell and seconded by Vice-Chair Villasenor, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

AYES – Waitman-Powell, Villasenor, Cottrell, Egea, Feiter, Gaynor.

NAYS – None.

ABSENT – None.

Motion carried unanimously.

REGULAR AGENDA

3R **Resort Residences at Cibola Vista: Minor General Plan Amendment (GPA24-06)**

Discussion and possible action to amend the General Plan Land Use designation from Traditional Residential (2-5 dwelling units per acre) to Urban Residential (12+ dwelling units per acre) on approximately 17 acres. The site is generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive.

Items 3R and 4R were presented together but voted upon in separate motions.

4R **Resort Residences at Cibola Vista: Major PAD Amendment (Z00-10A.6)**

Discussion and possible action for a major Planned Area Development (PAD) Amendment to rezone approximately 17 acres within the Cibola Vista PAD to allow for a 302-unit multi-family complex. The site is located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive.

Lorie Dever, Deputy Planning Director, displayed a PowerPoint presentation on the Peoria Minor General Plan Amendment (GPA24-06); and the Major Planned Area Development (PAD): Rezone.

Information Included:

- Introduction
- Applicant
 - Subject Property
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition Background
- Conceptual Development Plan
- Conceptual Renderings
- General Plan Amendment Request and Analysis
- Rezone Request and Analysis
- Public Outreach o Notification
 - Neighborhood Meeting
 - Concerns
- Key findings
- Planning Department Recommendation

COMMISSION COMMENTS:

Commissioner Egea inquired about the availability of public safety support and the anticipated need for additional schools in the future. Ms. Dever responded that the City continuously evaluates and plans for areas requiring enhanced public safety services.

Referencing a letter of support from the Deer Valley Unified School District, Director Jacques noted that the District had projected that the development would be expected to generate approximately thirty (30) students, which could easily be dispersed amongst existing schools within the district.

Vice-Chair Villasenor requested additional clarification regarding the second access point via Lake Pleasant Parkway. Ms. Dever responded that the applicant would be better positioned to address that question during his presentation. Vice-Chair Villasenor also inquired whether the developer would be providing any compensation to the schools. In response, Director Jacques explained that the developer has been working with the school district on a voluntary impact fee.

Chair Waitman-Powell requested additional clarification on the traffic study projections and parking allowances. City Traffic Engineer Brandon Forrey explained that, even after full build-out, traffic on Pinnacle Vista is expected to remain well below capacity. Regarding parking, Ms. Dever clarified that the City Ordinance determines the minimum required number of parking spaces based on the number of bedrooms per unit.

Brief discussion ensued.

APPLICANT:

Jason Morris of Withey, Morris & Baugh spoke on behalf of the applicant and displayed a PowerPoint presentation including:

- Project Overview
- Zoning & Land Use History
- Proposed Site Plan Highlights
- Housing Demand & Market Context
- General Plan & Zoning Changes
- Design & Amenities
- Traffic & Access
- Community Engagement
- Community Concerns Addressed
- Project Benefits

He reviewed the site's history, noting this land was originally part of a 246-acre master-planned development approved in 2001 under the Cibola Vista PAD zoning, with an aggregate density of 3.5 dwelling units per acre (du/ac). Initially designated for multi-family use (RM-1), the site was rezoned in 2005 to C-2 Resort, allowing expanded resort amenities on Parcel 9B and increasing the maximum building height to four stories (48 feet). The proposed request is for a new major PAD amendment to allow 302 dwelling units on Parcel 9B, resulting in a reduced overall PAD density of 3.3 du/ac.

Mr. Morris stated multi-family housing is presently underserved in Peoria, with only two properties, Encantada and Grandstone at Sunrise, within a 3-mile radius of the site. Since 2009, 9,169 homes have been built in the area, with only 411 multi-family units, representing just 4.4% of total housing. Low vacancy rates at nearby properties further indicate strong demand for additional multi-family housing.

Addressing traffic concerns, Mr. Morris explained the proposed development would generate 36.3% fewer daily trips than a resort with less traffic during peak hours. A traffic study has confirmed sufficient capacity to accommodate the project.

Mr. Morris reviewed community outreach efforts, including neighborhood meetings, door-to-door engagement, a text messaging campaign, and electronic outreach, which resulted in 152 letters of support by October 26 and 21 additional letters by November 4.

Mr. Morris concluded by stating that the current C-2 zoning does not reflect community interests, while the proposed residential development supports local job growth, boosts the economy, and provides a high-quality, resort-style housing option that is compatible with surrounding neighborhoods and consistent with the City of Peoria General Plan.

COMMISSION COMMENTS:

Chair Waitman-Powell expressed appreciation for the project's focus on attainable yet diverse housing options. She inquired about public trail access, prompting Mr. Morris to explain that current residents pay community dues to maintain the trail and are concerned that new residents may not share that responsibility. In response, the developer indicated a willingness to either remove direct trail access or offer a voluntary per-unit contribution toward trail maintenance. Chair Waitman-Powell supported the contribution approach as a thoughtful way to address the neighbors' concerns.

Commissioner Egea expressed concerns about the placement of trees potentially creating safety issues along the trail. In response, Mr. Morris explained that the landscape plan had undergone a Crime Prevention Through Environmental Design (CPTED) review to ensure that public safety considerations were incorporated into the design.

Commissioner Cottrell requested clarification regarding the traffic count figures. Mr. Morris, along with Traffic Engineer Forrey, confirmed that the counts were based on background traffic data. Commissioner Cottrell also inquired about access from Lake Pleasant Parkway, to which Mr. Morris responded that the access agreement is dependent on the approval of the proposed zoning change.

Vice-Chair Villasenor asked about the anticipated average rent for the proposed units. Mr. Morris stated that rental rates would be comparable to nearby mortgage payments, generally exceeding \$2,000 per month. She also inquired about the development's impact on the local school district. Mr. Morris explained that multi-family communities typically yield a low number of school-aged children and noted that the district would also face competition from private schools. Regarding a voluntary impact fee, he confirmed that the developer has agreed to contribute an amount consistent with what has been provided by other developers.

Commissioner Gaynor requested additional details regarding trail access and safety. Mr. Morris explained that access from the community would be controlled through key fob entry, and that the development team would coordinate with the park system to determine appropriate placement of the access points.

Commissioner Feiter asked whether a stipulation could be added requiring the developer to contribute to trail maintenance and a school impact fee. Director Jacques clarified that while the developer could voluntarily commit to such contributions from a private standpoint, zoning regulations do not allow these stipulations to be mandated as part of the approval process.

PUBLIC COMMENTS:

- Jeremy Bowan, Peoria Citizen, expressed opposition, stating the project misaligns with city goals and that the presentation favored the applicant.
- Jennifer Farr, Peoria Citizen, raised concerns about the canvassing process, noting she misunderstood what she was signing.
- Terri Moore, Peoria Citizen, opposed the project, citing concerns about setting a precedent for more apartments and limited tax revenue generation.
- Judi Smith, Peoria Citizen, voiced concerns about infrastructure strain, increased traffic, public safety impacts, and lower tax revenue compared to hospitality uses.
- Jon Forsythe, Peoria Citizen, commented on petition counts, tax implications, the lack of resorts, and referenced Pleasant Harbor.
- Laddie Shane, Peoria Citizen, with Roosevelt Strategy Group, explained the canvassing process and materials used to gather support signatures.
- Armando Castoena, Peoria Citizen, emphasized the importance of honoring existing resort zoning and raised traffic concerns.
- Susan Leber, Peoria Citizen, referenced 1,400 signatures in opposition and expressed concerns about increased apartments and school impacts.
- Kris Rippy, Peoria Citizen, shared concerns about trail access, headlights affecting his property, and traffic increases.
- David Fuller, Peoria Citizen, raised concerns about water usage associated with the development.
- Fred Martin, Peoria Citizen, expressed concerns about impacts on schools and traffic congestion.
- Amanda Schaefer, Peoria Citizen, opposed the project due to concerns about schools, traffic, and the lack of resort development.
- Tracy Kopp, Peoria Citizen, objected to rental units near high-value homes and questioned access to Lake Pleasant Parkway.
- Charrae Thomas Holmes, Peoria Citizen, spoke in support, sharing her personal situation of renting temporarily due to high interest rates.

COMMISSION COMMENTS:

Vice-Chair Villasenor requested clarification on the allowable water usage for the development. In response, Director Jacques explained that the development would fall under the City's 100-year Assured Water Supply designation. Additionally, the city recently passed a Large Water User Ordinance which impacts projects using up to 100,000 gallons of water per day; any development exceeding that amount would be required to apply for a special permit and invited to incorporate water savings design solutions. Mr. Morris also addressed several follow-up questions from Vice-Chair Villasenor, providing additional information on headlight screening for adjacent properties, minimum lease terms, school district support, and landscaping plans.

Commissioner Cottrell inquired about the future use of the open land located above the development, which is currently zoned C-2. Mr. Morris responded that the developer intends to utilize that area for restaurant and retail purposes.

Commissioner Gaynor asked how tax revenue from the proposed development would benefit the area compared to timeshare properties. Mr. Morris acknowledged that the state

had eliminated the city's portion of sales tax from multi-family rental properties. However, he noted that the property has remained vacant for over 20 years and currently provides no benefit to the City of Peoria. He added that if there had been demand for additional timeshares, they likely would have been developed by now. Mr. Morris also responded to additional questions regarding the presence of a professional on-site management company and whether there had been interest from other parties in developing a resort at this location.

PUBLIC COMMENTS:

- Jeremy Bowan, Peoria Citizen, stated that he believes the applicant is being deceptive.
- Terri Moore, Peoria Citizen, asked who would be responsible for covering the cost of additional services required by the development. In response, Deputy City Manager Mike Faust explained that while the state legislature removed the rental tax two years ago, it was an optional tax. He clarified that the developer will still be subject to two forms of taxation: development impact fees—based on total square footage—for services such as police, fire, parks, water, wastewater, and transportation; and property taxes based on the assessed value of the property.
- Jennifer Farr, Peoria Citizen, questioned the validity of the canvassing process and asked attendees how many had signed in support of the project thinking they were signing a letter of opposition.

COMMISSION COMMENTS:

Commissioner Gaynor shared that he brings approximately 18 years of experience serving on the Planning and Zoning Commission. He emphasized that he approaches each hearing without a predetermined decision and values the opportunity to hear from the community, city staff, and applicants. He also clarified that the Commission does not make final decisions but rather provides recommendations for consideration by the City Council.

Commissioner Cottrell noted that he too has several years of planning and zoning experience. He emphasized the value of public participation and the importance of having citizens attend and engage in the process.

COMMISSION ACTION:

A motion was made by Commissioner Feiter, and seconded by Commissioner Gaynor, to approve **3R: Minor General Plan Amendment (GPA24-06)**, amending the General Plan Land Use designation from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) on approximately 17 acres. This site is generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive at Cibola Vista.

Upon tabulation of votes, it showed:

AYES – Waitman-Powell, Villasenor, Cottrell, Egea, Feiter, Gaynor.

NAYS – None.

ABSENT – None.

Motion carried unanimously.

COMMISSION ACTION:

A motion was made by Commissioner Feiter, and seconded by Commissioner Cottrell, to approve **4R: Major PAD Amendment (Z00-10A.6)**, rezoning of approximately 17 acres within the Cibola Vista PAD to allow for a 302-unit multi-family complex. The site is located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive.

Upon tabulation of votes, it showed:

AYES – Waitman-Powell, Villasenor, Cottrell, Egea, Feiter, Gaynor.

NAYS – None.

ABSENT – None.

Motion carried unanimously.

5R 7300 Jomax: Rezone (Z23-14)

Discussion and possible action to rezone approximately one and a half (1.5) acres from Suburban Ranch 43 (SR-43) to Single Family Residential (R1-18). The site is located south of Jomax Road and the 73rd Drive alignment.

Sarah Dircks, Senior Planner, displayed a PowerPoint presentation on the **7300 Jomax Suburban Ranch 43 (SR-43): Rezone**.

Information Included:

- Introduction
- Applicant
 - Subject Property
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition Background
- Conceptual Development Plan
- Conceptual Renderings
- General Plan Amendment Request and Analysis
- Rezone Request and Analysis
- Public Outreach o Notification
 - Neighborhood Meeting
 - Concerns
- Key findings
- Planning Department Recommendation

APPLICANT:

Daniel Istrate, Architect, provided a brief overview of the proposed rezone for two private homes located south of Jomax Road.

COMMISSION COMMENTS:

Commissioner Feiter requested clarification on the requirement for deceleration lane. Traffic Engineer Forrey responded a Traffic Impact Analysis was not required for the volume;

however, there was a Traffic Impact Statement (TIA) with access guidelines that required a deceleration lane onto Jomax Road as an arterial roadway. Brief conversation followed.

PUBLIC COMMENTS: None.

COMMISSION ACTION:

A motion was made by Commissioner Egea, and seconded by Commissioner Feiter, to approve **5R: 7300 Jomax (Z23-14)**, rezone approximately one and a half (1.5) acres from Suburban Ranch 43 (SR-43) to Single Family Residential (R1-18). The site is located south of Jomax Road and the 73rd Drive alignment.

Upon tabulation of votes, it showed:

AYES – Waitman-Powell, Villasenor, Cottrell, Egea, Feiter, Gaynor.

NAYS – None.

ABSENT – None.

Motion carried unanimously.

Call to the Public (Non-Agenda Items): None.

Reports from Staff

6 Upcoming Commission Meetings

Planning Director Jacques announced that the November 20, 2025, meeting will include updates on the Peoria Innovation Core (PIC). He also shared that the Commission will be recognized and appreciated that evening with some light refreshments. Director Jacques proposed consolidating the two previously scheduled meetings for December 4 and 18 into a single Special Meeting on December 11, 2025. The Commission agreed with the proposal, and the meetings on December 4 and 18 were officially canceled.

7 Reports: None.

Planning and Zoning Commission Updates and Report on Current Events: Chair Waitman-Powell stated on November 4th she had the opportunity to celebrate Dia de Los Muertos at the Rio Vista Community Park.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 9:51 p.m.

Joysaphine Waitman-Powell, Chair

Submitted by Christie Duffy

Date

Date



PLANNING & ZONING COMMISSION STAFF MEMORANDUM

Meeting Date: 11/20/2025

Agenda Item: 2R

TO: Planning and Zoning Commission
FROM: Chris M. Jacques, AICP, Planning Director
SUBJECT: Peoria Innovation Core Entitlement Update

Discussion:

The purpose of this Study Session is to provide the Planning Commission with an update on the progress of the entitlement work for the Peoria Innovation Core (PIC), identify next steps and address any questions at this stage of the process.

With the approval of the novel Intergovernmental Agreement (IGA) with the Arizona State Land Department on December 11, 2024, the City committed to lead a land planning and entitlement effort for the PIC in consultation with ASLD. The PIC consists of approximately 7,000 acres of State Land generally located on the east side of the Agua Fria, extending between the Lone Mountain alignment and SR-74.

After a competitive bid process, the City secured the services of a consultant team led by Kimley-Horne to assist in the planning efforts. The team has been working on land planning efforts in support of an impending city-initiated application for a Planned Community District (PCD). The PCD is a flexible zoning structure that will identify the baseline land use and regulatory structure for the buildout of the PIC over time. The PCD zoning would replace all existing zoning across the PIC.