

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
DECEMBER 9, 2021**

A Special 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 Clay Allsop, Vice-Chair Tony Feiter, Secretary Linda Grice, Commissioner Shawn Hutchinson, Commissioner Jeff Nelson, Commissioner Brad Shafer and Commissioner Joysaphine Waitman

Members Absent: None

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Chris Lemka – City Traffic Engineer, Michael Dynes – Assistant City Attorney, Cody Gleason – Principal Planner, Robert Kuhfuss – Senior Planner and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was dispensed with by Chair Clay Allsop.

Audience: 8

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 Minutes

Discussion and possible action to approve the minutes of the November 4, 2021 meeting.

COMMISSION ACTION: Commissioner Shafer moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Nelson and upon vote, passed unanimously 7-0.

REGULAR AGENDA

New Business

2R Rovey Farms: Initial Zoning (Z21-14)

Presentation and possible discussion to apply Initial Zoning to the area known as Rovey Farms from Maricopa County zoned Rural 43 (RU-43) and Heavy Industrial

(IND-3) District to City of Peoria Suburban Ranch (SR-43) and Heavy Industrial (I-2) Districts respectfully. The site consists of twenty-seven parcels totaling 207.9 acres, and is located at the northeast corner of 83rd Avenue and Northern Avenue.

The staff report was presented by Ms. Lorie Dever, Planning Manager.

COMMISSION ACTION:

Commissioner Nelson moved to approve item 2R Z21-14. The motion was seconded by Commissioner Shafer and upon vote, passed unanimously 7-0.

3R Legacy Point: Minor General Plan Amendment (GPA21-03)

Discussion and possible action to amend the 2040 Peoria General Plan Land Use Map for 78.3 acres from Employment Business Commerce to Traditional Residential (2-5 dwelling units per acre) to allow for the development of a master planned residential and industrial community known as Legacy Point. The subject area is located east of the northeast corner of 83rd Avenue and Northern Avenue.

The staff report for items 3R and 4R were presented by Ms. Lorie Dever, Planning Manager.

COMMISSION ACTION:

Commissioner Nelson moved to approve item 3R GPA21-03. The motion was seconded by Vice-Chair Feiter and upon vote, passed unanimously 7-0.

4R Legacy Point: Planned Area Development (Z21-06)

Discussion and possible action to rezone approximately 346 acres of land from Suburban Ranch (SR-43), Intermediate Commercial (C-2), Light Industrial (I-1) and Heavy Industrial (I-2) to the proposed Legacy Point Planned Area Development (PAD) for the development of a master planned residential and industrial community. The proposed development is located at the northeast corner of 83rd Avenue and Northern Avenue.

The staff report for items 3R and 4R were presented by Ms. Lorie Dever, Planning Manager.

PUBLIC COMMENTS:

Mr. Paul Gilbert, for the applicant informed the Commission that there is a committed user for the 17 acres of commercial.

Mr. Matt Telman, with Shea Homes, stated the residential portion is in Phase 3 to allow for the continuation of the dairy operation through Phase 1. At the on-set of Phase 2, the dairy operation will stop, but farming will continue until the beginning of Phase 3.

COMMISSION COMMENTS

Vice-Chair Feiter asked staff if the mixed-use portion of the project will go before the Commission.

Ms. Dever stated that the development standards are being set tonight and if the plans submitted are in line with those standards, the project will proceed into the development process which is a Site Plan or Preliminary Plat which is administrative in nature.

Commissioner Nelson asked staff what assurances the City has that the industrial and mixed-use designations will remain.

Ms. Dever commented that staff is confident in advancing the project as it meets the city's economic goals and a balance of land uses.

Commissioner Shafer commented that high density residential is probably not the best representation for the 83rd Avenue gateway into Peoria.

Chair Allsop asked if there is flexibility for the applicant to change the mixed-use to multi-family if market conditions change.

Mr. Jacques stated that the way the PAD is written, if a multi-family wants to develop, it could not occupy more than 50% of the gross parcel area.

Commissioner Nelson asked the applicant if he could provide a price point for the homes.

Mr. Gilbert stated there is diversity in the project for larger lots and smaller lots and they will be priced very competitive.

COMMISSION ACTION:

Secretary Grice moved to approve item 4R Z21-06. The motion was seconded by Commissioner Waitman and upon vote, passed unanimously 7-0.

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

5R Reports from Staff

A. Upcoming Events

- Old Town Holiday Festival and 2nd Saturdays – December 11th

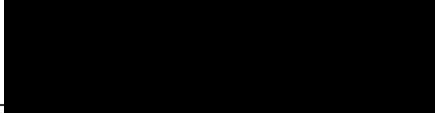
B. Upcoming Commission Meeting Dates

The next Commission meeting is January 6, 2022 in City Council Chambers.

Planning and Zoning Commission Updates and Report of Current Events:

None

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:35 pm.



Clay Allsop, Chair

Date

1/20/22



Submitted by Della Ernest

Date

1-20-2022