

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
DECEMBER 8, 2022

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 Robyn Uptegraff and Commissioner Joysaphine Waitman

Members Absent: None

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

Audience: 5

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 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.

1C Minutes

Discussion and possible action to approve the minutes of the November 3, 2022 meeting.

COMMISSION ACTION:

Secretary Grice 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 Fry's Fueling Center at Marketplace at Vistancia: Conditional Use Permit (CU22-06)

Discussion and possible action pertaining to the issuance of a Conditional Use Permit

(CUP) to permit a gas station/fueling center on a vacant 3-acre pad within a proposed 20-acre grocery-anchored commercial center ("Marketplace at Vistancia") located south of the southeast corner of Lone Mountain Parkway and El Mirage Road.

The staff report was presented by Mr. Robert Kuhfuss, Senior Planner.

PUBLIC COMMENTS:

Mr. Eric Gerster with Sustainability Engineering Group, for the applicant, Barclay Group provided highlights of the proposed project. Mr. Gerster stated there are no current plans for electronic vehicle (EV) charging stations and the kiosk has limited hours of 5am – 11:59pm.

Mr. Paul Bianco, a resident of Vistancia stated his concerns with the left turns from Lone Mountain Parkway and additional traffic from non-residents.

COMMISSION COMMENTS:

Commissioner Nelson asked staff what triggered the sudden influx of public correspondence.

Mr. Jacques stated the notice of hearing mailing, the site posting and social media all contributed in some way.

Vice-Chair Feiter asked about the status of the overall project.

Mr. Kuhfuss stated the developer is finalizing the site plan application, which should be approved by staff shortly. The applicant has indicated that they will file construction documents as soon as they can.

Commissioner Uptegraff asked what the proposed landscape plant palette included.

Mr. Kuhfuss stated it is a combination of trees, shrubs, and ground covers, all consistent with what one might find in the desert environment.

Commissioner Uptegraff asked about the number of vehicle trips and level of service at the proposed access locations.

Mr. Brandon Forrey stated the anticipated number of trips during peak timeframes identified within the Traffic Impact Analysis report, and then indicated the level of service for the center complies with the City's access management standards.

Vice-Chair Feiter asked the applicant would the fuel center begin operations without the associated grocery store being built and operating at the same time.

Mr. Gerster stated the grocer does not intend for the fuel center to operate independently from the grocery store.

COMMISSION ACTION:

Vice-Chair Feiter moved to approve item 2R Case CU22-06. The motion was seconded by Commissioner Hutchinson and upon vote, passed unanimously 7-0.

3R Development Activity Updates

Presentation and possible discussion on development activity within the 2022 year and preview of 2023 Planning Department Work Plan with regard to:

- Updating Commission's Administrative Procedures;
- Zoning Ordinance Amendments;
- Annexations;
- Major Development Projects; and
- Development Process Improvements.

Updates were presented by Ms. Dever and Mr. Jacques.

COMMISSION COMMENTS:

Commissioner Nelson asked if staff tries to project what the remainder of the fiscal year will look like for development.

Mr. Jacques confirmed staff tries to project a 3-5 year window to the best they can.

Chair Allsop identified that there are several projects with single-family residential components at various stages within the development process, such as Aloravita South and Mystic. Is staff seeing the development community advancing those projects or are they pausing to see what the next quarter turns out to be.

Ms. Dever stated it depends on the project. Staff is seeing advancement in quite a few areas still such as industrial and multi-family projects coming out of the ground. Currently, there are a number of single-family projects continuing to move forward and others that are still looking to move forward, but are extending their projected timeframes for completion.

On the topic of possible youth liaisons on the Planning Commission, Chair Allsop loves the idea. Secretary Grice stated it would be a wonderful opportunity and is all for it. Commissioner Nelson and Commissioner Waitman voiced their support as well.

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

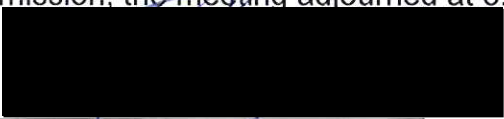
4R Reports from Staff**A. Upcoming Commission Meeting Dates**

- January 5th meeting is canceled
- Next meeting is January 19th

Planning and Zoning Commission Updates and Report of Current Events:

Vice-Chair Feiter stated his sincere gratitude to Mayor Carlat, Councilmember Hunt and former Councilmember Binsbacher for their service.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:00pm.



Clay Allsop, Chair

Date



Submitted by Della Ernest



Date