

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
NOVEMBER 20, 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, Nate Cottrell, and Tony Feiter.

Members Absent: Commissioner Julie Egea.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Chris Kleminich - Assistant City Attorney; Tim Eiden – Deputy Director of Communications; John Lutz – Digital Media Audio Video Specialist; Bret Edson – Digital Media Specialist; and Christie Duffy – Management Specialist.

Audience: Planning Staff: Sarah Dircks, Elias Valencia, Eric Cook, Jacob Herrera, Evan Spencer; and no members of the public.

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 November 6, 2025, meeting.

COMMISSION ACTION:

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

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Egea.

Motion carried unanimously.

REGULAR AGENDA

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 addressing any questions at this stage of the process. This item is for discussion only; no action will be taken.

Planning Director Chris Jacques delivered a PowerPoint update on the Peoria Innovation Core (PIC), a major long-term planning and entitlement initiative developed in collaboration with the Arizona State Land Department (ASLD). The project is designed to align future growth in North Peoria with City Council priorities and create a unified, strategic vision for development.

Economic Development Context

Peoria currently lacks a strong jobs center and has limited vacant private land for development. Most of the labor force commutes out of the city. The plan supports Council-established economic goals to expand Peoria's economic drivers, increase workforce opportunities, and enhance tourism-related revenue.

Arizona State Land Partnership

- ASLD manages 9.2 million acres statewide, with revenues benefiting K–12 schools.
- The City entered into an Intergovernmental Agreement (IGA) with ASLD on Dec. 17, 2024.
- Under the IGA, the City will lead land planning, zoning, and infrastructure coordination for the PIC.
- The PIC area includes **7,280 acres** of State Trust Land east of the Agua Fria River.

Planning & Team Structure

- Kimley-Horn was selected for land planning and master planning work (Notice to Proceed: March 25, 2025).
- The City is preparing a Planned Community District (PCD) and technical reports and will act as lead in entitlement efforts.

Key Planning Determinants

Major factors shaping the plan include river/wash corridors, canals, utility infrastructure, slopes, environmentally sensitive areas, and access constraints. Roughly one-third of the PIC is not developable due to environmental protection and floodplain considerations.

Land Use Framework

The PIC is divided into **three Core Areas** using flexible “bubble plan” land use categories:

- **Core 1 (1,900 acres – south of Loop 303):** Traditional and suburban residential, transitioning to urban densities and mixed-use near Loop 303 and Lake Pleasant Parkway. Employment and commercial uses preserved along key highway frontages.

- **Core 2 (845 acres – City-owned property):** Obtained through public auction in August, 2025; anchored by Amkor employment uses. Includes commercial and regional mixed-use opportunities.
- **Core 3 (4,555 acres – north of CAP Canal):** Large future-planning area. Potential for employment/industrial uses, a master-planned community near SR-74/Lake Pleasant, and mixed commercial/residential areas. Constraints include utility corridors and floodplains.

Public Engagement & Communications

A dedicated PIC project website will host materials, FAQs, and a virtual information session. It is scheduled to go live by Thanksgiving.

Next Steps & Upcoming Milestones

- Study Session: Nov. 20, 2026
- Project Website Live: Mid-November
- Virtual Information Session: Mid-November
- PCD Zoning Filing: December
- Community Meeting: Mid-January 2026
- Public Hearings:
 - Planning & Zoning Commission – Feb. 19, 2026
 - Planning & Zoning Commission – Mar. 5, 2026
 - City Council – Mar. 17, 2026

COMMISSION COMMENTS:

Commissioner Cottrell asked whether the land required annexation; Director Jacques confirmed it is already within the city limits. Commissioner Cottrell also requested clarification on Core 2 and the State's role in infrastructure. Director Jacques explained that most of the PIC area is zoned General Agricultural, with some existing PAD zoning, and will transition to PCD zoning. He added that the IGA includes a reimbursement strategy allowing the City to design and install infrastructure and be reimbursed through future land auctions.

Vice-Chair Villasenor expressed appreciation for the commercial land emphasis, noting its alignment with the city's employment goals. She asked about potential housing yield, and Director Jacques explained the plan is flexible and market responsive. She also recommended holding two neighborhood meetings and asked about the noticing area. Director Jacques stated that, in addition to standard noticing requirements, information will be shared through the Office of Communications, social media, and Councilman Bullock's office.

Chair Waitman-Powell emphasized the value of increased community engagement, noting that a more collaborative approach could help reduce opposition to future projects.

Commissioner Feiter commended City leadership and staff for advancing a strong vision for Peoria's future. He noted that approximately 85% of residents currently commute out of the city for work. Director Jacques added that establishing a job center within Peoria is essential for attracting additional employment opportunities and services.

PUBLIC COMMENTS: None.

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

Reports from Staff

3 Upcoming Commission Meetings

Planning Manager Cody Gleason expressed appreciation for the Commission's time and efforts and noted that the Planning Department provided pie as a gesture of thanks. He also announced that due to the holidays, the Commission will hold only one meeting in December, scheduled for December 11. The following meeting is set for January 15, 2026.

4 Reports: None.

Planning and Zoning Commission Updates and Report on Current Events: Chair Waitman-Powell shared that she had the opportunity to visit the Veterans Honor Wall in Peoria on Veterans Day.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:53 p.m.


Joydaphine Waitman-Powell, Chair

Date

12/10/2025


Submitted by Christie Duffy

Date

12/11/2025