

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
DECEMBER 11, 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, and Nate Cottrell.

Members Absent: Commissioners Julie Egea and Tony Feiter.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Mike Faust - Deputy City Manager; Sarah Dircks – Senior Planner; Austin Kennedy – Assistant City Traffic Engineer; 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: 14 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 Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioner Julie Egea from the November 20, 2025, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the November 20, 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, Gaynor.

NAYS – None.

ABSENT – Egea, Feiter.

Motion carried unanimously.

REGULAR AGENDA

3 R **Lone Mountain & 135th Avenue: Rezone (Z25-04)**

Discussion and possible action to rezone approximately 280 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to facilitate the development of up to 655 single-family residential lots. The site is located south of Lone Mountain Parkway and the 135th Avenue alignment.

Sarah Dircks, Senior Planner, displayed a PowerPoint presentation on the rezoning of Lone Mountain & 135th Avenue (Z25-04).

Information Included:

- Introduction
- Applicant
 - Subject Property
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
- Conceptual Development Plan
- Conceptual Renderings
- Rezone Request and Analysis
- Public Outreach and Notification
 - Neighborhood Meeting
 - Concerns
- Key Findings
- Recommendation

COMMISSION COMMENTS:

Chair Waitman-Powell asked whether the city received input from the Peoria Unified School District regarding capacity issues. In response, Deputy Planning Director Lorie Dever explained that the city provided an opportunity to participate and sent communication directly to the Administration for their review and consideration. There was no comment or response received.

APPLICANT:

Kurt Jones with Tiffany and Bosco, P.A., spoke on behalf of the applicants, Shea Homes, Lennar, and Toll Brothers. Referring to a PowerPoint presentation, Mr. Jones shared a brief overview of the project including:

- Zoning & Planning
- Site Design
- Environmental Considerations
- Lot Information
- Site Data
- Community & Education

COMMISSION COMMENTS:

Commissioner Cottrell asked for clarification on the density, noting that citizens have expressed concerns that the density has changed from the initial numbers presented. Mr. Jones responded that the densities have remained consistent throughout the planning process. Commissioner Cottrell also questioned which intersections were analyzed and the scope of the traffic study. Mr. Jones indicated that staff may consider a future traffic signal northbound on Westland in Lone Mountain to accommodate school traffic. Overall, the traffic study showed acceptable levels of service for the proposed development, which is lower in density than the General Plan designation. Therefore, it does not require full buildout of 135th Avenue. Additionally, it was clarified that homes west of 135th Avenue would exit through a roundabout, with additional access provided through a half-street alignment to Dixileta Drive.

Vice-Chair Villasenor asked about the anticipated housing product type and whether it would be compatible with the surrounding area. She also inquired about how noise and dust would be controlled during construction. In response, Mr. Jones noted that Shea Homes has experience in this area, citing their work on Trilogy West. Regarding dust and construction noise, builders will spray for dust and comply with all city construction guidelines. A phone number will be provided for residents to call with concerns. Mr. Jones added that the development will also comply with Dark Sky requirements to minimize light pollution.

Commissioner Gaynor asked the applicant about communication with schools in the region. Mr. Jones stated that they met with the school district and agreed upon a fee of \$1,250 per rooftop. If the zoning case is approved, that agreement will be formalized for the school district. Regarding feedback from the schools, they indicated overcrowding but noted that this development was anticipated. Commissioner Gaynor then asked staff for clarification on whether state land is considered protected land. Deputy Planning Director Dever explained that the mission of state land is to hold trust in perpetuity until it reaches market value, at which point it is sold or leased for development to benefit 13 beneficiaries, primarily funding for public education. State Land has existed prior to statehood and is regulated by both federal and state laws. While state land includes protected areas such as corridors and hillsides, not all state land is considered open space. In general, state land should be viewed as developable, similar to private property.

Commissioner Cottrell asked staff to clarify a developer's requirement for a wildlife corridor. Planning Manager Gleason responded that there is an area within the conservation designated as a protected wash. Specific limitations apply within that wash area, including a 25-foot buffer around the perimeter and restrictions within designated floodplains. The Planning Department consults with the City's Site Development and Engineering Divisions regarding these areas.

PUBLIC COMMENTS:

- Holly Hart, Peoria Citizen – As a resident of the Trilogy retirement community, she requested the installation of a wall instead of a landscape fence and asked for a greater setback between subdivisions.
- Greg McAllister, Peoria Citizen – Expressed concerns regarding height restrictions and requested that all 18 lots bordering parcel C48 be limited to single-story homes.

- Linda Simpson, Peoria Citizen – Spoke in opposition to the proposal, citing concerns about protecting wildlife, plant flora and fauna, as well as issues related to housing density.

APPLICANT:

Kurt Jones of Tiffany & Bosco, P.A., addressed the public comments by explaining design modifications intended to resolve resident concerns.

COMMISSION ACTION:

A motion was made by Commissioner Gaynor and seconded by Vice-Chair Villasenor, to approve **3R: Lone Mountain & 135th Avenue**, rezone approximately 280 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to facilitate the development of up to 655 single-family residential lots. The site is located south of Lone Mountain Parkway and the 135th Avenue alignment.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Egea, Feiter.

Motion carried unanimously.

Upon staff request, items 4R and 5R were moved to the January 8, 2026, meeting. No action was taken and no discussion was held.

4 R Travesio: Minor General Plan Amendment (GPA25-05)

Discussion and possible action to amend the General Plan Land Use designation for approximately 4.7 acres of the subject site from Mixed Use Neighborhood Village to Traditional Residential (*2 to 5 dwelling units per acre*).

5 R Travesio: Rezone (Z25-10)

Discussion and possible action to rezone approximately 51.8 acres from Suburban Ranch 43 (SR-43) to the Travesio Planned Area Development (PAD) to allow for a 139-lot subdivision. The site is located at the NWC of 95th Avenue & Happy Valley Road.

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

Reports from Staff

6. Upcoming Commission Meetings

Deputy Planning Director Lorie Dever announced that the regularly scheduled meeting on January 1, 2026, has been cancelled. Instead, a Special Meeting will be held on January 8, 2026, which will be the only meeting in January. Upcoming meetings are scheduled for February 5 and February 19, 2026. During the January meeting, the Commission will receive updated meeting dates, information on location changes, and conduct the election of officers. Due to extended renovations in the Council Chamber, meetings will continue to be held at the Public Safety Administration Building through May.

7R Reports: None.

Planning and Zoning Commission Updates: None.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:40 p.m.

[Redacted Signature]

Joysaphine Waitman-Powell, Chair

11/8/2026

Date

[Redacted Signature]

Submitted by Christie Duffy

1/8/2024

Date