

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
FEBRUARY 19, 2026

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: Vice-Chair Emilio Gaynor, Commissioners Nate Cottrell, Julie Egea, Tony Feiter, Shawn Hutchinson, and Joysaphine Waitman-Powell.

Members Absent: Chair Layla Villasenor.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Eric Cook – Planner II; Brandon Forrey – City Traffic Engineer; Chris Klemmich – 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: Planner Jacob Herrera; and 6 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 Tony Feiter from the February 5, 2026, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the February 5, 2026, meeting.

COMMISSION ACTION:

A motion was made by Commissioner Cottrell and seconded by Commissioner Waitman-Powell, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

REGULAR AGENDA

The following two items, 3R and 4R, were presented together but voted upon in separate motions.

3 R Minor General Plan Amendment, The Shoppes & The Cove, LPP & Deer Valley Road (GPA25-06)

Discussion and possible action to amend the General Plan Land Use designation for approximately 24.2 acres from Mixed Use Main Street (*12-20+ dwelling units per acre*) to Mixed Use Neighborhood Village (*12-20 dwelling units per acre*). Generally located at the northeast corner of Lake Pleasant Parkway and Deer Valley Road.

4 R Rezoning, The Shoppes & The Cove, LPP & Deer Valley Road (Z25-12)

Discussion and possible action to rezone approximately 24.2 acres from General Agricultural (AG) to The Shoppes and The Cove at Camino A Lago Planned Area Development (PAD). The PAD would allow approximately 8 acres of commercial development and approximately 16.2 acres of single-family residential with a maximum of 105 dwelling units. The site is located at the northeast corner of Lake Pleasant Parkway & Deer Valley Road.

Cody Gleason, Planning Manager, shared a PowerPoint presentation on the Minor General Plan Amendment (GPA25-06), and Rezoning (Z25-12) of The Shoppes & The Cove at Lake Pleasant Parkway and Deer Valley Road.

Information included:

- Introduction
 - Applicant
 - Location
 - Site Area
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
 - Background
 - General Plan and Zoning
- Conceptual Development Plan Overview
 - Building Height
 - Amenities
 - Separation
- General Plan Amendment
 - Request
 - Analysis
- Rezone Request
 - Request
 - Analysis
- Access and Infrastructure
 - Traffic
 - Water/Sewer

- Peoria Unified School District
- Community Outreach
 - Notice of Neighborhood Meeting
 - Neighborhood Outreach
- Public Comment
- Overall Design Elements
- Planning and Zoning Commission Public Hearing
- Findings and Recommended Action

COMMISSION COMMENTS:

Commissioner Egea asked about school closures, public safety, and traffic. Staff confirmed the potential PUSD school closures did not impact this area, police resources, whether that be staffing, equipment or technology, are incorporated into the projected growth built into Peoria's yearly budgeting process. The proposed project reduces anticipated intensity, which translates into a lower number of vehicle trips per day compared to what could occur under the existing General Plan Land Use. Secondly, the project's access design improves surrounding vehicle flow and U-turn safety. Additionally, the commercial and residential areas will share ungated access through an internal spine roadway network.

Commissioner Feiter asked about connectivity between commercial and residential areas. Staff explained the two areas share open access via two east-west roads, with right-in/right-out access enforced due to site constraints while maintaining Walmart's existing access.

Commissioner Cottrell asked about lot dimensions and commercial review processes. Staff identified the minimum lot size as 30 feet width by 97 feet depth and clarified that the layout and siting for commercial uses is through the site plan application process, which is an administrative review. Any conditional uses would return for commission approval. Pedestrian connectivity was addressed with access along Deer Valley and monitoring for future crossings.

Commissioner Waitman-Powell asked if the two stars shown were the only pedestrian access points. Staff clarified the stars represent minimum required entries, with additional pedestrian connections planned along the northern, western, and southern edges.

APPLICANT COMMENTS:

Tom Galvin of Rose Law Group described the proposal as a horizontal mixed-use plan that replaces high-intensity commercial and residential zoning with 105 homes and a smaller commercial area, thereby reducing overall impacts. He emphasized pedestrian-focused design, open space, buffers, and walkability; highlighted strong neighborhood support and outreach; and noted that the project aligns with council direction by prohibiting drive-throughs, gas stations, and car washes.

Commissioner Cottrell asked about home sizes, fencing, and parking. Matthew Warner responded that homes will be about 1,600 to 2,200 square feet with private fenced side yards, each providing a two-car garage, two driveway spaces, and additional visitor parking throughout the community.

PUBLIC COMMENTS:

Christian Williams, Peoria Citizen, expressed strong support for the proposed general plan amendment and rezoning.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Egea, to approve **3R: Minor General Plan Amendment, The Shoppes & The Cove, LPP & Deer Valley (GPA25-06)**, to amend the General Plan Land Use designation for approximately 24.2 acres from Mixed Use Main Street (12-20+ dwelling units per acre) to Mixed Use Neighborhood Village (12-20 dwelling units per acre).

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Hutchinson, to approve **4R: Rezoning, The Shoppes & The Cove, LPP & Deer Valley Road (Z25-12)**, to rezone approximately 24.2 acres from General Agricultural (AG) to The Shoppes and The Cove at Camino A Lago Planned Area Development (PAD). The PAD would allow approximately 8 acres of commercial development and approximately 16.2 acres of single-family residential with a maximum of 105 dwelling units.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

5 R Code Amendment, Chapter 21 (Zoning), Animal Shelters (TA25-03)

Discussion and possible action on an applicant-initiated Code Amendment to Section 21-503 "Land Use Matrix" and 21-505 "Limitations on Uses" of the Zoning Ordinance. The amendment would allow for "Animal Shelters" within the Intermediate Commercial (C-2) Zoning District, subject to special limitations.

Planner, Eric Cook, shared a PowerPoint presentation on a Code Amendment for Chapter 21 (Zoning), pertaining to Animal Shelters (TA25-03).

Information included:

- Introduction
 - Applicant
- Summary of Request
- Site and Area Context
- Current Code
 - Request
 - Analysis
- Proposed Operational Limitations

- Community Outreach
 - Legal Notice Mailed
 - No public support or opposition received
- Findings and Recommended Action

COMMISSION COMMENTS:

Commissioner Feiter asked where Barb’s Animal Rescue would be located. Staff explained they were seeking to go into a former daycare near Thunderbird and 79th Avenue, and a text amendment is required because animal shelters are not allowed in C-2 zoning under current code.

PUBLIC COMMENTS: None.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Waitman-Powell, to approve **5R: Code Amendment, Chapter 21 (Zoning), Animal Shelters (TA25-03)**, amending Sections 21-503 "Land Use Matrix" and 21-505 "Limitations on Uses" of the Zoning Ordinance. This amendment would allow for "Animal Shelters" within the Intermediate Commercial (C-2) Zoning District, subject to special limitations.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

6 R Code Amendment, Chapter 21 (Zoning), Code Modernization (TA26-01)

Discussion and possible action on a city-initiated Code Amendment amending Sections 21-100, 21-200, 21-500, 21-600, and 21-700 of the Zoning Ordinance. Revisions to these sections are to enhance the ease of use through modernization of the Zoning Ordinance.

Deputy Planning Director Lorie Dever shared a PowerPoint presentation outlining Zoning Ordinance, Code Modernization amendments (TA26-01).

Information included:

Key Objectives

- Clarify existing provisions (Section 21-100).
- Consolidate and centralize definitions (Sections 21-200, 21-500, 21-600).
- Reorganize Non-Residential section for ease of use.
- Align political sign regulations with Arizona State Statutes (Section 21-700).
- Clarify codification of signage regulations.

Major Changes by Section

- Section 21-100
- Section 21-200
- Section 21-500

Notable Adjustments

- Service Stations
- Car Washes

Research Findings
 Other Updates
 Outreach & Feedback

COMMISSION COMMENTS:

Commissioner Cottrell asked whether the car wash definition was too broad and if small hand-wash operations could apply without rezoning. Staff responded that the code provides options such as use permits or other applications to accommodate unique cases without requiring full rezoning.

PUBLIC COMMENTS: None.

COMMISSION ACTION:

A motion was made by Commissioner Egea and seconded by Commissioner Cottrell, to approve **6R: Code Amendment, Chapter 21 (Zoning), Code Modernization (TA26-01)**, amending Sections 21-100, 21-200, 21-500, 21-600, and 21-700 of the Zoning Ordinance. Revisions to these sections are to enhance the ease of use through modernization of the Zoning Ordinance.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

7 R Project Update, Peoria Innovation Core (PIC), Lake Pleasant and Lone Mountain Pkwy (Z26-01)

Presentation and possible discussion regarding an upcoming rezoning request for a 7,340 acres project known as the Peoria Innovation Core (PIC). The site is generally located north of Lake Pleasant Parkway and Lone Mountain Parkway. 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) entitlement process, which included:

- Overview
- Purpose & Importance
- Key Planning Determinants
- Land Use Framework
- Zoning Bank Concept
- Core Area Highlights
- Additional Considerations
- Community Engagement
- Next Steps

COMMISSION COMMENTS:

Commissioner Cottrell asked whether The Diocese property could still accommodate a future church or school under the proposed industrial/employment zoning and requested stronger assurances for open-space protection. Staff confirmed that The Diocese retains the ability to pursue a church campus on their property, as well those specific industrial / employment uses identified within the Planned Community District (PCD) document. Staff explained that the potential open space areas identified within the exhibits corresponded to existing floodplain, significant slopes, utility constraints, and culturally sensitive areas that are protected under the City’s existing resource protection and floodplain management policies and regulations. More specifically, there are existing city ordinances—including hillside, desert lands, and open-space requirements—that will preserve these areas as shown , Additional open space areas would be identified and established throughout each core area as those individual parcels development, as required by the City’s Zoning Ordinance and Community Design Guidelines.

PUBLIC COMMENTS:

Robert Kuhfuss supported the entitlement process but asked for a wider buffer, lower home heights, and stronger landscaping along the southern edge to prevent a tunnel-like effect near his property.

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

Reports from Staff: None.

5. Upcoming Commission Meetings

Deputy Director Lorie Dever announced the next Planning & Zoning Commission meeting on March 5, noted the March 19 meeting is canceled for spring break, and shared that spring training begins this month and the Commission plans to return to the new council chambers in May after a technology orientation.

6R Reports: None.

Planning and Zoning Commission Updates:

Commissioners welcomed back Shawn Hutchinson to the commission.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:32 p.m.

[Redacted Signature]

Layla Villasenor, Chair

3/5/2026
Date

[Redacted Signature]

Submitted by Christie Duffy

3/5/2026
Date

10/10/10

10/10/10