

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
DECEMBER 7, 2017**

A 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 6:31 p.m.

Members Present: Chair Shawn Hutchinson, Vice-Chair Jeff Nelson, Secretary Jay Otlewski, Commissioner Clay Allsop, Commissioner Bill Louis, Commissioner Bryan Patterson, Commissioner Joanna Conde, and Alternate Commissioner John Albright.

Members Absent: None

Others Present: Chris Jacques – Planning Director, Adam Pruett – Planning Manager, Lorie Dever – Principal Planner, Jennifer Fostino – Planner, Randy Proch – Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Hutchinson

Call for speaker request forms.

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 with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C Disposition of Absence

Discussion and possible action to approve/excuse the absences of Chair Shawn Hutchinson and Secretary Jay Otlewski from the Planning and Zoning Commission meeting held on November 16, 2017.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 16, 2017.

3C CU17-15: Top Rocker Tattoo

A request to obtain a Conditional Use Permit (CUP) for a tattoo studio. The site is located at the northwest corner of 83rd Avenue and Cactus Road within the Safeway Shopping Center and is zoned Intermediate Commercial (C-2).

COMMISSION ACTION: Commissioner Louis moved to approve the Consent Agenda. The motion was seconded by Commissioner Conde and upon vote, passed unanimously.

REGULAR AGENDA

Unfinished Business

4R Z17-23: 71st & Thunderbird Annexation – Initial Zoning

A public hearing was held to consider a request to apply initial zoning to three parcels totaling 11.82 acres that were recently annexed, from Maricopa County Residential Unit Plan Development (RUPD) to City of Peoria Planned Area Development (PAD). The property is located at the northwest corner of 71st Avenue and Thunderbird Road.

The staff report was presented by Ms. Jennifer Fostino.

PUBLIC COMMENTS:

Mr. Tyler Wilson; for the applicant, Hilgart Wilson

COMMISSION COMMENTS: Vice-Chair Nelson asked why the Planned Area Development zoning was chosen over R1-18. Ms. Fostino stated the PAD zoning is the closest district to the Maricopa County Residential Unit Planned Development (RUPD).

Mr. Jacques stated that State Statute requires the municipality to assign zoning to annexed property that does not result in greater densities or uses permitted in the County prior to annexation. In that regard, the City attempts to identify the closest associated zoning district. Prior to annexation, the County went through a public process that resulted in the rezone of the property to an RUPD. The City's Planned Area Development (PAD) district is the closest associated zoning district that preserves the entitlement.

Commissioner Conde asked the applicant what is the intent of the proposed lots. Mr. Wilson stated the minimum lot size is 10,000 and average lot size is 10,757 for residential properties.

Vice-Chair Nelson asked why access is to occur on 71st Avenue versus Thunderbird Road. Mr. Wilson stated the traffic study was completed and found

that traffic on Thunderbird is too busy and access on 71st Avenue is preferable. Mr. Wilson also stated the developer will be improving 71st Avenue.

COMMISSION ACTION: Commissioner Allsop moved to approve item 4R Z17-23. The motion was seconded by Secretary Otlewski and upon vote, passed 6-1 with Vice-Chair Nelson casting the dissenting vote.

New Business

5R GPA17-03: Southwest Corner of 83rd Avenue and Happy Valley Road

A request for a Minor Amendment to the General Plan Land Use Map re-designating approximately 2.8 acres from Estate Density Residential (0-2 du/ac), Low Density Residential (2-5 du/ac), and Park/Open Space (max 1 du/ac) to Office for the future development of two, one-story office buildings. The property is located at the southwest corner of 83rd Avenue and Happy Valley Road.

The staff report for items 5R and 6R were presented together by Mr. Randy Proch.

PUBLIC COMMENTS:

Mr. Mark Reddy; for the applicant, LVA

COMMISSION COMMENTS: Commissioner Albright asked why the property was designated as open space and the connectivity of it. Mr. Jacques stated while the property is partially designated as Park/Open Space, the designation does not relate to on-the-ground conditions. He stated that unfortunately, there are a few anomalies in the General Plan like this that will be addressed through the Update. He continued that Park/Open Space typically identifies wash corridors, hillside areas and other sensitive areas. This property does not contain any special features or landmarks.

Chair Hutchinson asked about the intent of the area to the west. Mr. Jacques said the property to the west is owned by the Arizona State Land Department and is designated for estate residential land use.

Chair Hutchinson commented on the right-in, right-out for the property. Mr. Proch stated there is a left turn in on 83rd Avenue.

Commissioner Conde asked what type of tenants are anticipated. Mr. Reddy stated it is being planned as a speculative building. The owners will be tenants of the building and it will be flexible in size and geared toward professional office.

Commissioner Conde asked what is planned for the area to the north and also diagonal from the proposed project. Mr. Jacques stated there is no development contemplated for the northwest corner at this time. However, in the last week, staff received plans for a grocery-anchored shopping center at the northeast corner.

Commissioner Allsop commented that the proposal is a perfect use for the intersection and he is in full support.

Commissioner Patterson asked about the traffic on Happy Valley Road and if the traffic study saw any concerns. Mr. Jacques stated that Happy Valley Road is classified as a Limited Access Parkway which heavily restricts median cuts to limit interruption of traffic flow.

COMMISSION ACTION: Secretary Otlewski moved to approve item 5R. The motion was seconded by Commissioner Allsop and upon vote, passed unanimously.

6R **Z17-21: Southwest Corner of 83rd Avenue and Happy Valley Road**

A request to rezone approximately 2.85 acres from Suburban Ranch 43 (SR-43) to Office Commercial (O-1) for the future development of two (2), one-story office buildings. The property is located at the southwest corner of 83rd Avenue and Happy Valley Road.

The staff report for items 5R and 6R were presented together by Mr. Randy Proch. Comments are listed under Item 5R.

COMMISSION ACTION: Commissioner Allsop moved to approve item 6R. The motion was seconded by Commissioner Louis and upon vote, passed unanimously.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS:

None

UPDATES FROM STAFF:

Mr. Adam Pruett welcomed two new Commissioners, Joanna Conde and John Albright.

Mr. Adam Pruett notified the Commission of the next meeting of the Planning Commission on January 4, 2018. There is no meeting on December 21, 2017.

Mr. Jacques thanked outgoing Commissioner Bill Louis for his service to the Commission and City of Peoria.

UPDATES AND REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Vice-Chair Nelson commented it has been a pleasure to work beside Commissioner Bill Louis.

Commissioner Louis thanked Mayor Carlat and fellow Commissioners for the opportunity to serve. Commissioner Louis commented on the level of professionalism from Mr. Chris Jacques and his staff.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:15 p.m.



Shawn Hutchinson, Chair

Date

1-4-18



Submitted by Della Ernest

Date

1-4-18