

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
DECEMBER 12, 2019**

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 Jeff Nelson, Vice-Chair Jay Otlewski, Secretary Bryan Patterson, Commissioner Clay Allsop, Commissioner Linda Grice, Commissioner Joanna Conde, Commissioner Shawn Hutchinson and Alternate Commissioner Tony Feiter

Members Absent: none

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, David Benton – Chief City Attorney, Cody Gleason – Principal Planner, Brandon Forrey – Assistant Traffic Engineer and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Chair Nelson.

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 Jeff Nelson and Secretary Bryan Patterson from the Planning and Zoning Commission meeting held on November 7, 2019.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 7, 2019.

COMMISSION ACTION: Vice-Chair Otlewski moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Hutchinson and upon vote, passed 7-0.

REGULAR AGENDA

NEW BUSINESS

3R Christopher Todd Communities on 83rd Avenue: General Plan Amendment (GPA19-01) and Rezone (Z19-01)

A request to amend approximately 17.7 acres within the Old own Specific Area Plan (OTSAP) from OTSAP Medium-High Density Residential (18-25 du/ac) to OTSAP Medium Density Residential (5-18 du/ac). The request also includes a proposed rezone for the same site from the existing Colonial 83rd & Olive Planned Area Development (PAD) to Christopher Todd Communities on 83rd Planned Area Development (PAD) Zoning District. The site is located at the northwest corner of 83rd Avenue and Olive Avenue.

Mr. Cody Gleason, Principal Planner presented the staff report

PUBLIC COMMENTS:

Mr. Jeff Blilie for the applicant, commented that staff put on a good presentation and asked the Commission for their support of the project.

Mr. Dan Scarfo, a resident spoke on behalf of several homeowners stating concerns with privacy and level of buffer zones between the current development and the proposed project.

COMMISSION COMMENTS:

Commissioner Grice asked what rational was for the ingress being limited to 83rd Avenue into the development.

Mr. Brandon Forrey stated one of the concerns that staff has is proximity of access points on arterial streets and in this case, there are two access points with one being the primary access which is full access. The primary access aligns with the Parc at Roundtree Ranch development to the east of 83rd Avenue. The volume of traffic associated with this development should be adequately served with the primary access and some of the pressure taken off by allowing the egress with the right only from the northern driveway.

Commissioner Grice asked if there was a need for a second emergency access point.

Mr. Forrey stated the northern access point does somewhat serve as secondary access for the fire department.

Mr. Gleason confirmed that both access points would provide fire access. Additionally, all cases are routed through the fire department and in this case they have identified that the two access points are sufficient.

Chair Nelson asked if Cedarbrook and Mesquite Vistas have homeowners associations.

Mr. Gleason stated Mesquite Vistas does have an HOA but he is unsure of Cedarbrook.

Commissioner Joanna Conde asked what the target market is for the proposed project and if they are rentals.

Mr. Blilie stated the product is targeted at first time homebuyers, traditional apartment renters that don't want people living above or under them and those looking to downsize.

Commissioner Feiter asked if the applicant has done similar projects in town.

Mr. Blilie stated there is a very similar product in Surprise.

Secretary Patterson asked if the gates at the pedestrian access would be self-closing or self-locking.

Mr. Andy Jochums stated the gates will always be locked with keypads on both sides for egress and ingress for residents only.

COMMISSION ACTION: Vice-Chair Otlewski moved to approve GPA19-01. The motion was seconded by Commissioner Hutchinson and upon vote, passed 7-0.

COMMISSION ACTION: Commissioner Allsop moved to approve Z19-01. The motion was seconded by Secretary Patterson and upon vote, passed 7-0.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

4R Reports from Staff

A. Upcoming Commission Meeting Dates

No meetings December 19th or January 2nd. The next meeting is January 16, 2020, where election of officers will be done.

PLANNING AND ZONING COMMISSION UPDATES AND REPORT OF CURRENT EVENTS:

None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:31pm.



Jeff Nelson, Chair

1/16/20

Date



Submitted by Della Ernest

1-16-20

Date