

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
OCTOBER 15, 2020**

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 6:30 p.m.

Members Present: Chair Jeff Nelson, Vice-Chair Jay Otlewski, Secretary Bryan Patterson, Commissioner Shawn Hutchinson, Commissioner Linda Grice, Commissioner Tony Feiter, and Commissioner Clay Allsop

Members Absent: none

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, David Benton – Chief City Attorney, Chris Lemka – City Traffic Engineer, Cody Gleason – Principal Planner, Amanda Beck – Senior Planner, Jennifer Fostino – Planner and Della Ernest – Executive Assistant.

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

Audience: 9

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 Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 17, 2020 and October 1, 2020.

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

REGULAR AGENDA

NEW BUSINESS

2R **Prescott at Park West: Planned Area Development (Z19-09)**

Discussion and possible action on Case Z19-09 to rezone approximately 5.4 acres of land located at 8128 N 99th Avenue, from Intermediate Commercial (C-2) to Planned Area Development (PAD) to allow a ninety-five (95) unit townhome community.

The staff report for item 2R was presented by Ms. Jennifer Fostino, Planner.

PUBLIC COMMENTS:

Mr. Taylor Earl, with Earl & Curley, PC for the applicant highlighted the work done to create a symbiotic relationship with neighboring Park West. The applicant is in agreement with the stipulations outlined in the staff report.

COMMISSION COMMENTS:

Commissioner Feiter asked if there are any provisions for the units to become for sale in the future.

Mr. Earl stated that it is not designed to be a for-sale product.

COMMISSION ACTION: Commissioner Allsop moved to approve item 2R Case Z19-09. The motion was seconded by Commissioner Hutchinson and upon vote, passed 7-0.

3R **Thunderbird West Estates: Planned Area Development Amendment (Z97-10A.2)**

Discussion and possible action on Case Z97-10A.2 to amend the Thunderbird West Estates Planned Area Development (PAD) pertaining to permitted land uses for "Parcel 3" (approximately 3 acres) located south and west of 75th Avenue and Thunderbird Road..

The staff report for item 3R was presented by Mr. Cody Gleason, Principal Planner.

PUBLIC COMMENTS:

Mr. Jeff Muckerman, representing the applicant, presented to the Commission a draft layout of the proposed project site. Mr. Muckerman stated most of the changes made to the project were a direct result of the neighborhood meetings.

Mr. Philip Cooley, a resident spoke in opposition of the proposed project citing concerns with noise and does not want the zoning to be changed to allow a 24 hour drive-through restaurant. Mr. Cooley appreciates the willingness of the applicant to mitigate citizen concerns.

Mr. Robin Ware, a resident spoke in opposition of the proposed project citing concerns with public safety.

COMMISSION COMMENTS:

Commissioner Allsop asked if the hood system would be standard or be above and beyond.

Mr. Muckerman stated the hood system is an upgrade; it is not standard.

Chair Nelson asked if the proposed restaurant was a 24 hour restaurant.

Mr. Muckerman stated the drive-through is 24 hours; the restaurant is not.

Commissioner Grice asked about the landscaping density.

Mr. Gleason stated the standards for trees must be a 24 inch box size and planted at a ratio of 3 trees and 5 shrubs for every 1,000 square feet.

Commissioner Feiter stated his concern that the additional wall between the residents and the actual restaurant would invite unsavory company.

Mr. Muckerman stated the 8 foot wall was desired and the landscape buffer would include a smattering of cholla and other prickly plants throughout the wall and entry points to dissuade a walking path. Additionally, Mr. Gleason reminded the Commission that items like the additional wall would be reviewed at the time of site plan submittal and staff would request removal of it to avoid the creation of nuisance areas.

COMMISSION ACTION: Chair Nelson moved to deny the request of item 3R Case Z97-10A.2. The motion was seconded by Commissioner Hutchinson and upon vote, passed 6-1 with Commissioner Feiter casting the dissenting vote.

4R **Grand Commons: General Plan Amendment (GPA20-04) and Rezone (Z20-06)**

A request to amend the Old Town Specific Area Plan land use designation on approximately 7.5 acres from Flex Mixed-Use to Old Town Commercial Mixed-Use. The request also includes a proposed rezone for the same site from Central Commercial (C-3) to Planned Area Development (PAD) to allow for the development of a mixed-use project with commercial and retail along Grand Avenue integrated with multi-family along 85th Avenue, on property located at 8455 NW Grand Avenue.

The staff report for item 4R was presented by Ms. Amanda Beck, Senior Planner.

PUBLIC COMMENTS:

Mr. Scott Whyte, with the Real Estate Development Office and applicant, Mr. Whyte presented the Commission with an overview of the site, the proposed conceptual layout and influx of density and mixed use.

Mr. Steve Addison, with SJ Acquisitions, stated the project has been a team effort and a great process to work with the City of Peoria. Mr. Addison spoke on the proposed drive-through restaurant, density and parking.

Mr. Remigio Cordero, a resident stated that walkability is important to the downtown core. Mr. Cordero feels there is a need for wider sidewalks, more shading and for the site plan to go before the Design Review Board to ensure the public has more input.

COMMISSION COMMENTS:

Vice-Chair Otlewski asked if the number of parking spots will be sufficient.

Ms. Beck stated the parking adjustment was based on industry standards and what is workable given the project.

Secretary Patterson asked staff if a drive-through restaurant can be next to an apartment complex as shown on the conceptual layout.

Ms. Beck confirmed that it can and given the size of the site, it shouldn't negatively impact the residents.

Commissioner Feiter stated he is not a fan of bungalow style units and asked if it's possible to do a minimum density on multi-family.

Mr. Jacques doesn't think there is a minimum density prescribed in the PAD but it has two (2) development options that are part of the PAD which signify the intent is for multi-story, multi-family buildings to be built onsite. A bungalow proposal would be deemed inconsistent with the development character depicted and articulated in the PAD

COMMISSION ACTION: Commissioner Allsop moved to approve Case GPA20-04 as presented. The motion was seconded by Commissioner Feiter and upon vote, passed unanimously 7-0.

Chair Otlewski moved to approve Case Z20-06 as presented. The motion was seconded by Secretary Patterson and upon vote, passed unanimously 7-0.

5R **Reports from Staff**

A. **Upcoming Commission Meeting Dates**

Next meeting is November 5th. November 19th is to be decided.

Mr. Jacques thanked Vice-Chair Otlewski for his service to the Commission.

PLANNING AND ZONING COMMISSION UPDATES AND REPORT OF CURRENT EVENTS:

Chair Nelson stated his appreciation of serving with Vice-Chair Otlewski's on the Commission and wishes him all the best.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:56pm.



Jeff Nelson, Chair

11/5/20

Date



Submitted by Della Ernest

11-5-20

Date