

**CITY OF EL MIRAGE
PLANNING AND ZONING COMMISSION
GENERAL PLAN AMENDMENT PUBLIC MEETING MINUTES
SEPTEMBER 4, 2014**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Planning and Zoning Commission Chairman Robert Jones called the meeting to order at 6:00 p.m. & led the Pledge of Allegiance.

II. ROLL CALL

Members present were Robert Jones, Frank Carnal, Monica Dorsey, and Justin McCarty, Brian Crosby was excused. City staff present was Jorge Gastelum, Director of Development & Community Services/City Engineer, Jose A. Macias, GIS/Development Services Coordinator (DSC) and Robert Hall, City Attorney.

III. NEW BUSINESS/PUBLIC HEARING ITEM

1. Presentation and public comments for GPA14-05-25, a Major Amendment to the 2010 General Plan, proposing to change Transit Oriented Development to Residential at the NW & NE corner of Grand Avenue and Thompson Ranch Road.

Commission Chair Jones opened the public meeting.

Macias presented a short opening presentation regarding the proposed site and General Plan Amendment guidelines.

Susan E. Demmitt from Withey Morris representing the applicant gave a presentation regarding the applicant's proposal for amending the 2010 General Plan. Afterwards Demmitt answered questions from the board and public.

Carnal asked if the applicant was asking the City to consider the five hundred (500) acres as part of the Luke AFB density calculation instead of the 78 acres. Demmitt answered yes. Gastelum made a statement related to the applicant's density request that the City does not agree with the request.

Crosby asked what plans the applicant had to address the school's capacity problem. Demmitt answered, that they will work with the school during the zoning process. Jones made comments regarding the schools district busing students out of the area. Dorsey added to the statement.

Crosby asked about the increase in traffic and accidents at the intersection, and it is the applicant willing to make improvements to the intersection or street. Demmitt answered, that they have not seen the review comment letters and will request a copy and then will work on a response. Demmitt also added that she met with the Thompson Ranch HOA to address the traffic issues.

Carnal asked if the applicant has met with ADOT to discuss the Grand Avenue/Thunderbird Road improvements plans and concerning traffic.

Demmitt deferred the question to property owner Mark Schwartz. Demmitt asked if the Commission would prefer Schwartz fill out a public comment form. Jones stated yes. Jones then stated that he had one public comment form and asked staff if they could speak now. Macias stated that staff would like to continue with the City's presentation, then answer and questions from the public. Jones agreed.

Macias presented the second portion of the City's presentation, and then was available to answer questions. Jones then made a call to the public for questions and comments.

Mary Izaguirre, an El Mirage resident at 13505 N. El Frio Street, made the following comments regarding the project. 1) The housing density being too close to the rail road track and yard. 2) The noise made from the train yard operation. 3) The increase and impact of traffic the project will bring. 4) The school capacity of Thompson Ranch Elementary School. 5) Student's safety in relation to traffic.

Mark Schwartz, 717 E. Maryland Avenue, Suite 110, Phoenix Arizona 85018, the property owner of Thompson Ranch Partnership LLC, made a statement addressing the traffic and signal lights. Schwartz also commented on ADOT plans in relation to the proposed project.

There being no other comments from the public and commission board, Jones closed the public meeting.

IV. ADJOURNMENT

Planning and Zoning Commission Chair, Robert Jones, adjourned the Commission meeting at 6:55 p.m.

Jose A. Macias, GIS/DSC

Robert Jones, Chairman