

**CITY OF EL MIRAGE
SPECIAL PLANNING & ZONING COMMISSION
DRAFT MEETING MINUTES
DECEMBER 19, 2007**

I. CALL TO ORDER

The Chair David Shapera called the meeting to order shortly after 6:00 p.m.

II. ROLL CALL

Present were Chair David Shapera and Commission members Keith Turley and Hugh Flisyn. Community Development Director George Flores, Senior Planner Mark Smith, and City Attorney Rick Flaaen represented staff. Election of the Vice-Chair was delayed until later.

III. APPROVAL OF THE MINUTES OF AUGUST 15, 2007

The Chair asked for corrections. Keith Turley moved for approval of the minutes of October 17, 2007, as presented. The motion was seconded by Hugh Flisyn and passed 3 to 0.

IV. WITHDRAWALS AND CONTINUANCES [None]

V. NEW BUSINESS

1. PZ07-0719: Request for minor General Plan amendment from High Density Residential to Neighborhood Commercial, rezoning from R-4 to B-3, and site plan approval for Desert Oasis Phase 2, a retail pad in 70 db noise zone overlay located E. of El Mirage Rd. S. of Cactus Rd.

The Chair asked for any new information. Mark Smith stated there was no new information. John Fox was present along with the owner of the property. He stated this parcel was being engineered to be out of the floodway and floodplain and added to the center. It has a separate ownership but would have cross-access. It is 2 acres which needs a General Plan amendment and rezoning from residential to commercial as well as site plan approval. He reviewed the stipulations and agreed with all of them.

David Shapera asked Mr. Fox to describe the proposed signs. He said there would be a large sign at the intersection and a smaller one on the south end. They are using stone elements on the elevations and meandering sidewalks and 15 to 20 feet of landscape on the frontages. David Shapera said they did not have the type of plantings identified in the Comm. packets and asked that staff include them in the future. Mark Smith handed him a copy of the full landscape plan and stated that it met City standards for landscaping including the landscaped buffers between commercial and residential uses.

In reference to the request for General Plan amendment and rezoning, Mark Smith noted that the parcel cannot be used for residential use within the 70 db noise zone since it is not part of the resort. David Shapera then made a motion to recommend the General Plan amendment from High Density Residential to Neighborhood Commercial. Keith Turley seconded and the motion passed 3 to 0. Hugh Flisyn then made a motion to recommend rezoning from R-4 Manufactured Home Residential to B-3 General Services. Keith Turley seconded the motion, and the motion passed unanimously. Keith Turley then made a motion to recommend approval of the site plan subject to the following stipulations as recommended by City staff:

1. The project shall be built according to the plans submitted for approval unless modified to meet City codes, policies, or stipulations added below.
 2. Fully engineered plans and reports, as required by the City Engineer, Building Official, Senior Planner, and/or Fire Chief, must be submitted and approved prior to the issuance of any building or off-site permits. Development of the site and required infrastructure improvements shall be in conformance with all applicable City codes and policies.
 3. Developer shall install off-site improvements including additional lanes, required signalization changes, meandering sidewalks, and streetlights, plus on-site access driveways per City Engineer, with full access as far from the intersection as possible and partial access on other driveways.
 4. Approval is subject to approval of a floodplain permit or Letter of Map Revision from Maricopa County Flood Control District & FEMA.
 5. All buildings shall have sprinklers and third-party monitored alarm systems plus outside access to riser rooms. Fire Department Connections shall be remote from buildings and entries to parking aisles shall have 50' radius for fire equipment access. Hydrants shall be installed in front and behind shops on looped water lines.
 6. Signs shall be by attached letters rather than painted or in backlit panels.
- Hugh Flisyn seconded the motion recommending approval which then passed unanimously.

VI. CALL TO THE PUBLIC ON NON-AGENDA ITEMS [NONE]

VII. STAFF REPORT ON PAST AND PENDING PROJECTS

David Shapera said he appreciated the new table showing the status of all pending projects. Keith Turley asked about the annexation of Olive Avenue. George Flores said that Olive Avenue was in the County all the way up to the intersection with El Mirage Road. The City planned to wait to see if the County would fund its improvement and then annex it afterward.

VIII. SUMMARY OF CURRENT EVENTS BY COMMISSION MEMBERS

Hugh Flisyn noted the location of dumpsters in a field at the corner of El Mirage and Olive. He also noted truck storage on the former landscape sales lot without any block fence. David Shapera said he could e-mail Anthony Kern in Code Enforcement and copy George Flores.

IX. ELECTION OF VICE-CHAIR

The Chair noted the resignation of Trent Kubasiak and acknowledged his service on the Commission. Keith Turley seconded it and then nominated Hugh Flisyn for Vice-Chair. David Shapera seconded and asked if he accepted the nomination. Hugh Flisyn said yes.

X. ADJOURNMENT

There being no other business, Keith Turley moved for adjournment, seconded by David Shapera, and the motion passed unanimously. The meeting adjourned at about 6:30 p.m.

Mark L. Smith, Senior Planner

David Shapera, Comm. Chair