### Attachment D

### PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



To: Departments Concerned Date: September 14, 2022

From: Alan Stephenson

Planning & Development Department Director

Subject: P.H.O. APPLICATION NO. PHO-5-22--Z-6-04-7 - Notice of Pending Actions

by the **Planning Hearing Officer** 

1. Your attention is called to the fact that the <u>Planning Hearing Officer</u> will consider the following case at a public hearing on **October 19**, **2022**.

- 2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
- Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by <u>September 21, 2022</u>.

### DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor

City Council (Sina Matthes, Tony Motola), 11th Floor

Aviation (Sheldon Daisley)

CED (Michelle Pierson), 20th Floor

Fire Prevention (Aaron Conway), 2nd Floor

Light Rail (Joel Carrasco/Special TOD Only)

Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor

Parks & Recreation (Natasha Hughes), 16th Floor

Public Transit (Michael Pierce)

Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor

Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor

Street Transportation - Floodplain Management (Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor

Water Services (Don Reynolds, Victor Romo), 8th Floor

Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor

Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor

Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor

Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor

Village Planner (Nayeli Sanchez Luna, Estrella Village)

Village Planning Committee Chair (Mark Cardenas, Estrella Village)



### APPLICATION FOR PLANNING HEARING OFFICER ACTION APPLICATION NO: PHO-5-22--Z-6-04

**Council District: 7** 

Request For:	Stipulation Mo	odification						
Reason for Reques 9.	t: Review of co	ommercial	elevations per Stip	pulation 7. Technical	I corrections to Sti	pulations 1, 3, 4, 8, and		
Owner		Ar	plicant		Representative			
QuikTrip Corporation		SimonCRE C90 III LLC				RKAA Architects Inc.		
5725 Foxridge Drive		6900 East 2nd Street			2233 East Thomas Road			
Mission KS 85016			Scottsdale AZ 85251 Phoenix AZ 85016					
(480) 446-6318			(480) 805-1543 P: (602)					
jnaut@quiktrip.com		christian.orr@simoncre.com			pvickers@rkaa.com			
Property Location:	Approximately 3	00 feet ea	st of the southeast	corner of 107th Aver	nue and Lower Bu	ckeye Road		
Zoning Map:	<u>E-2</u> Q	uarter Sec	tion: <u>6-3</u>	APN: <u>101-25-0</u>	02J	Acreage: <u>1.26</u>		
	Village:	Estrella						
Last Hearing: PHO MEETING								
Previ	ous Opposition:	No						
Date of Original City	Council Action:	06/02/20	04					
Previou	s PHO Actions:	04/13/20	05 04/19/2017 02	/16/2022 230 AM				
	Zoning Vested: C-2							
Supplen	nental Map No.:	1096 109	96					
	Planning Staff:	071773						
substantive policy stareview time frames, phttp://phoenix.gov/pd	itement. To requive set to the set of the se	uest clarifion 162-7131 ( 18 Introduction 18 Introduction (18 Introduction) 18 Introduction (18 Introduction) 18 Introduction (18 Introduction)	cation or to obtain f option 6), email zo	urther information on ning.mailbox@phoen	the application pr iix.gov or visit our	ance, code or authorized ocess and applicable website at will be retained to cover		
Fee Fee V	Vaived Fee	Date	Receipt	Purpose				
\$1,080.00 \$0.00		31/2022	22-0078252	Original Filing Fe	ee			
Signature of Applicar	ıt:				DATE: _			
			Hearing	Results				
Planning F	learing Officer		Planning Commission			City Council		
Date: 10/19/2			_ Date:			Only Courton		
Appealed?:			Appealed?:					
Action:			Action:		Action:			

August 25, 2022

Kerrys – SEC 107<sup>th</sup> Ave & Lower Buckeye KIVA 21-3370 SEV # 2200257 PAPP # 2204286

PHO – Written Request

This request is for exterior elevation approval pursuant to Z-6-04 stipulation #7 "Commercial elevations shall be reviewed and approved through the PHO process prior to preliminary site plan approval" – see complete stipulation text at end of this document

The proposed project is an automotive repair shop on approximately 1.05 acres of undeveloped land, southeast of the intersection of West Lower Buckeye Rd and 107th Ave in Phoenix, AZ. To support the growth of the City of Phoenix, we are proposing to add an additional service to the area that both we and our tenant see as a great fit for the community.

The proposed development will be approximately 7,224 square feet. There will 6 entrances to the repair area that will include 8 bays.

Similar to the QT located just West of our site, our development will include enhanced features such as raised cornice entry and modern materials to create a well-designed building. We realize that we are in an area of high design standards and we will do our best to ensure that we meet the design requirements of the City of Phoenix.



2233 East Thomas Road Phoenix, AZ 85016 Office: (602) 955-3900 rkaa.com

1151 Dove Street, Suite #175 Newport Beach, CA 92660 Office: (949) 954-8785

> Licensed in: Alabama Alaska Arizona Arkansas California Colorado Connecticut Florida Georgia Hawaii Idaho Illinois Indiana lowa Kansas Kentucky Louisiana Maryland Massachusetts Michigan Minnesota Mississippi Missouri Montana Nebraska Nevada New Hampshire New Jersey New Mexico New York North Carolina North Dakota Oklahoma Oregon Pennsylvania South Carolina South Dakota Tennessee

### Principals:

Texas Utah Virginia Washington West Virginia Wisconsin Wyoming

Robert W. Kubicek, CEO Neil A. Feaser, President Steve Nosal, Executive VP Kathleen D. Rieger, VP Randy E. Haislet, VP





June 4, 2004

Brad Chelton
Engle Homes Arizona
3150 S 48<sup>th</sup> Street Suite 100
Phoenix AZ 85040

RE Z-6-04-7 Southeast corner of 107<sup>th</sup> Avenue and Lower Buckeye Road

### Dear Applicant

Please be advised that the Phoenix City Council in accordance with the provisions of Section 506 B 4 of the Zoning Ordinance as amended has on June 2 2004 concurred in the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified on Consent Agenda Application Z-6-04-7 from RE 43 S-1 to R1-8 PRD C-2 approximately 79 11 acres subject to the following stipulations

#### **STIPULATIONS**

### Trails and Landscaping

- rrano aria Earracoapi
  - That the development shall conform to the Estrella Village Arterial Street Landscaping program that specifically provides landscaping requirements for Lower Buckeye Road defined in the plan as a village parkway
  - That the developer shall provide a 30 foot wide public trail easement along the east side of 107th Avenue and along the south side of Lower Buckeye Road exclusively for public utility easement trail and landscaping unless modified by the Parks and Recreation Department

### Residential

TC 3

TC

That the single-family development shall be in general conformance to the site plan date stamped January 15 2004 as approved or modified by Development Services Department

Ratification for Z-6-04-7 June 4 2004 Page 2





- TC
- That a minimum 40 x 40 foot triangular landscape entry area be provided on each corner at the main entrance to the residential subdivision to be located on 107th Avenue as approved or modified by Development Services Department
  - 5 That open space amenities shall be located outside of retention areas
  - That the property owner shall record documents that disclose to purchasers of the property within the development the existence and potential characteristics of the Tolleson Wastewater Treatment Plant and the Phoenix Goodyear Airport. The form and content of such documents shall be reviewed and approved by the city attorney.

### Commercial

- Review
- That the commercial elevations shall be reviewed and approved through the Planning Hearing Officer process prior to preliminary site plan approval with the Development Services Department
- That the commercial site shall be developed with a similar architectural theme. The theme shall assure that the building and canopy colors, elevations, exterior materials landscaping, lighting, and signage convey a sense of continuity throughout the development. A master architectural theme shall be provided before preliminary site plan approval of the first building, as approved or modified by Development Services. Department
- That the development shall conform to the Estrella Village Arterial Street Landscaping program that specifically requires an entry feature on the southeast corner of 107th Avenue and Lower Buckeye Road designated as a gateway intersection in the plan

### Street Improvements

- 10 That a right-of-way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road
- 11 That a right-of-way totaling 55 feet shall be dedicated for the east half of 107th Avenue
- That the developer shall construct all streets within and adjacent to the development with paving, curb gutter sidewalk, curb ramps streetlights, median islands landscaping and other incidentals as per plans approved by the city. All improvements shall comply with all ADA accessibility standards.





Ratification for Z-6 04-7 June 4 2004 Page 3





That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department This form is a requirement of the EPA to meet clean air quality requirements

Development and use of the site is still subject to all applicable codes and ordinances

Sincerely

Bernadine Alling Planner II

cc City Clerk

Files

Bernadine Alling (email)

Kelly Kvetko, Site Planning(email)

Kenneth Black (email)

M Dahlke - Pew & Lake PLC Sean Lake - Pew & Lake PLC Jay Neville (email)

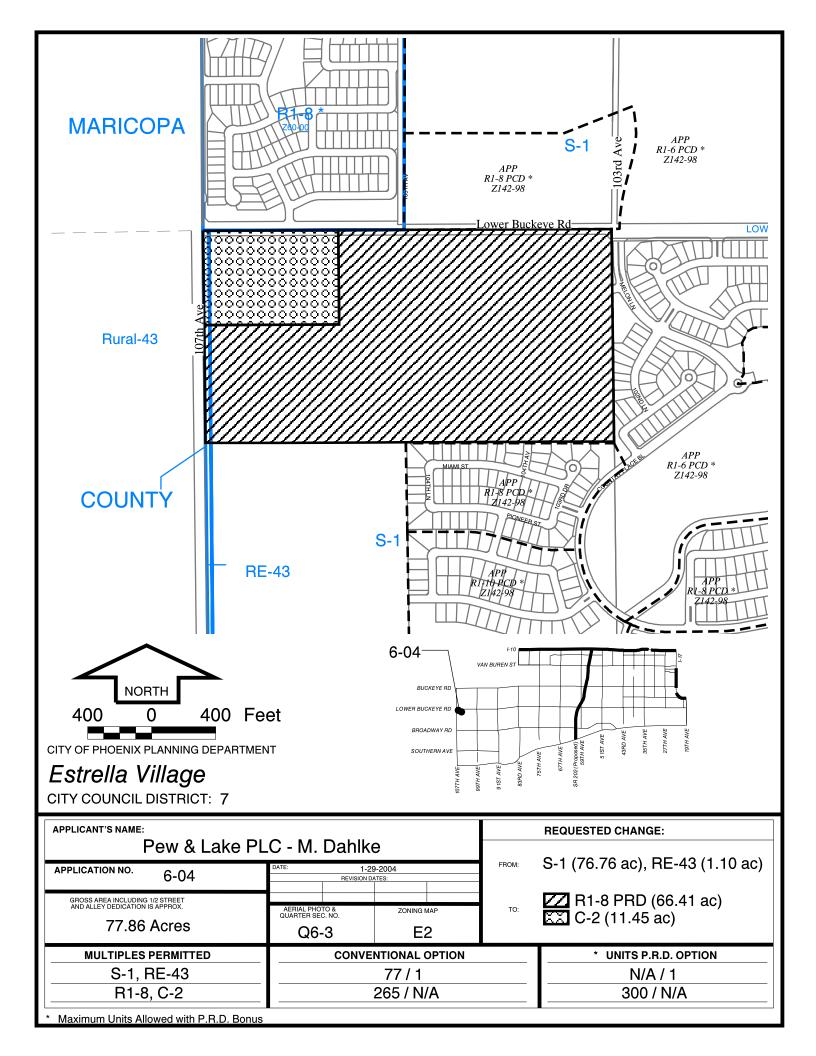
Book

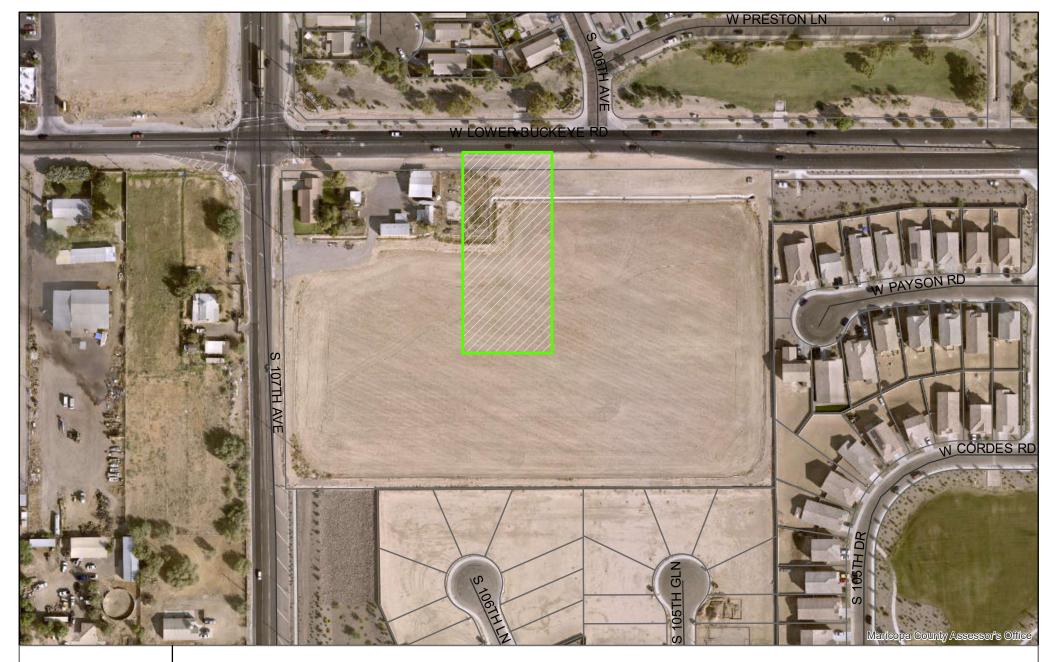
Dave Barrier DSD (email)

Ben Leonard Public Transit (email) Victor Morrison-Vega NSD (email)

Bob Luxton, Sign Enf (email)

Lynn West (email)

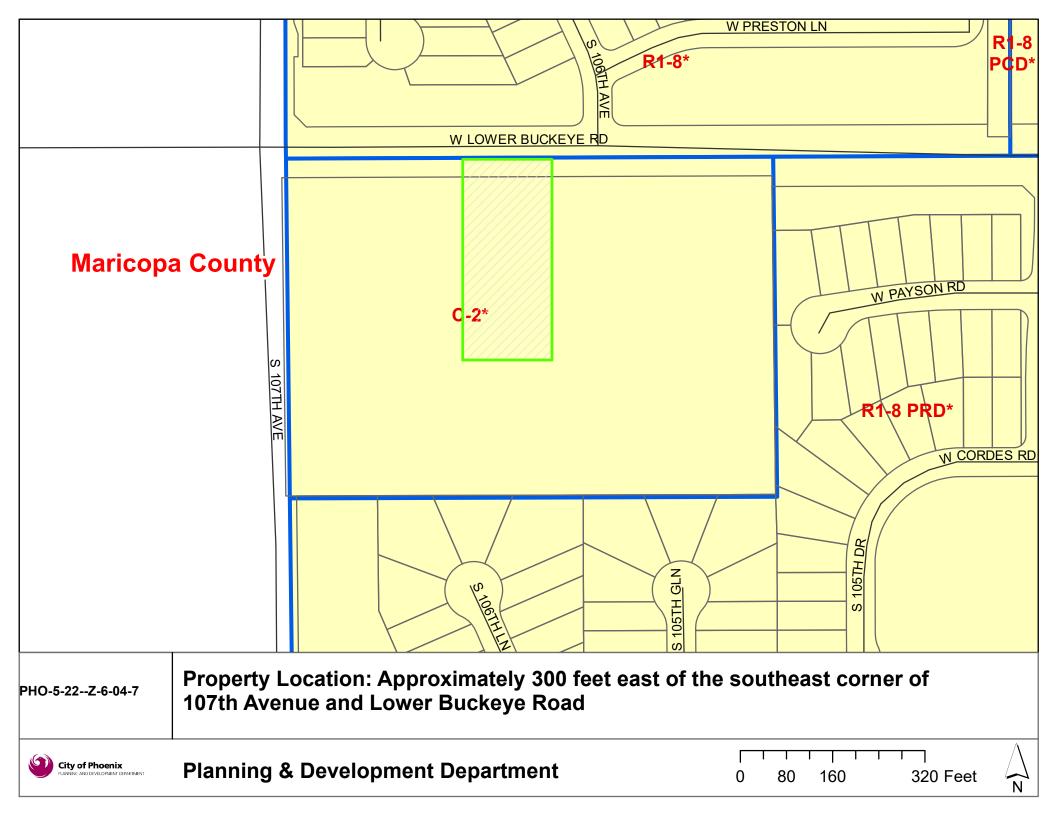




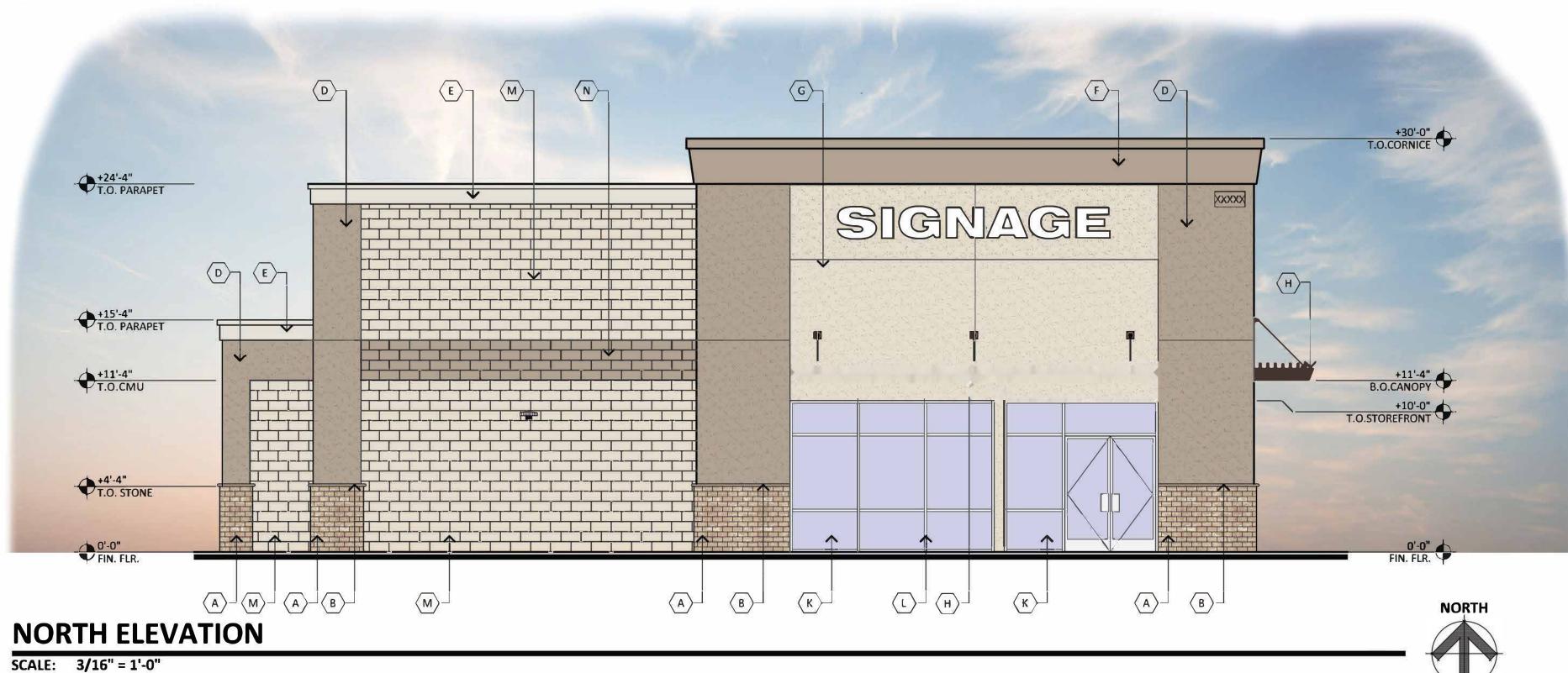
PHO-5-22--Z-6-04-7

Property Location: Approximately 300 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road





Hearing Date: October 19, 2022 Proposed Elevations PHO-5-22--Z-6-04-7



## **MATERIAL AND COLORS**

A BRICK VENEER:
MFG : SUMMIT BRICK SPEC : THIN BRICK COLOR: COTTONWOOD

H METAL CANOPY & TIE RODS:
FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER **CLOCK BROWN** 

B CONCRETE CAP:
SPEC : PRE-CAST COLOR: PAINT SW7038

HOLLOW METAL DOORS:
FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6105 - DIVINE WHITE

C OVERHEAD DOOR:

TYPE : GARAGE DOOR SPEC: SECTIONAL OVERHEAD FINISH: SW7038 - TONY TAUPE OR B STOREFRONT GLAZING:
SPEC - 1" INSULATED - SOLARBAN 60 OR **EQUAL** 

D STUCCO: PAINTED STUCCO
FINISH: FINE SAND MFG : SHERWIN WILLIAMS COLOR: SW7038 - TONY TAUPE ALUMINUM STOREFRONT: FINISH - PRE-FINISHED KAWNEER OR EQUAL

COLOR - DARK BRONZE

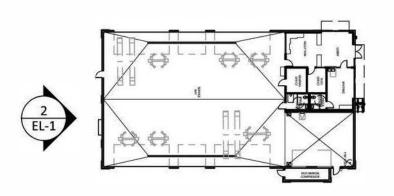
PARAPET CAP FLASHING:
FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6070 - HERON PLUME M SX8X16 CMU:
FINISH - SMOOTH SUPERLITE MFG -COLOR - PAINT SW6105

F PARAPET FOAM CORNICE: FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW7038 - TONY TAUPE

RX8X16 CMU: FINISH - SN MFG -SUPERLITE COLOR - PAINT SW7038

G STUCCO: PAINTED STUCCO FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW6105 - DIVINE WHITE



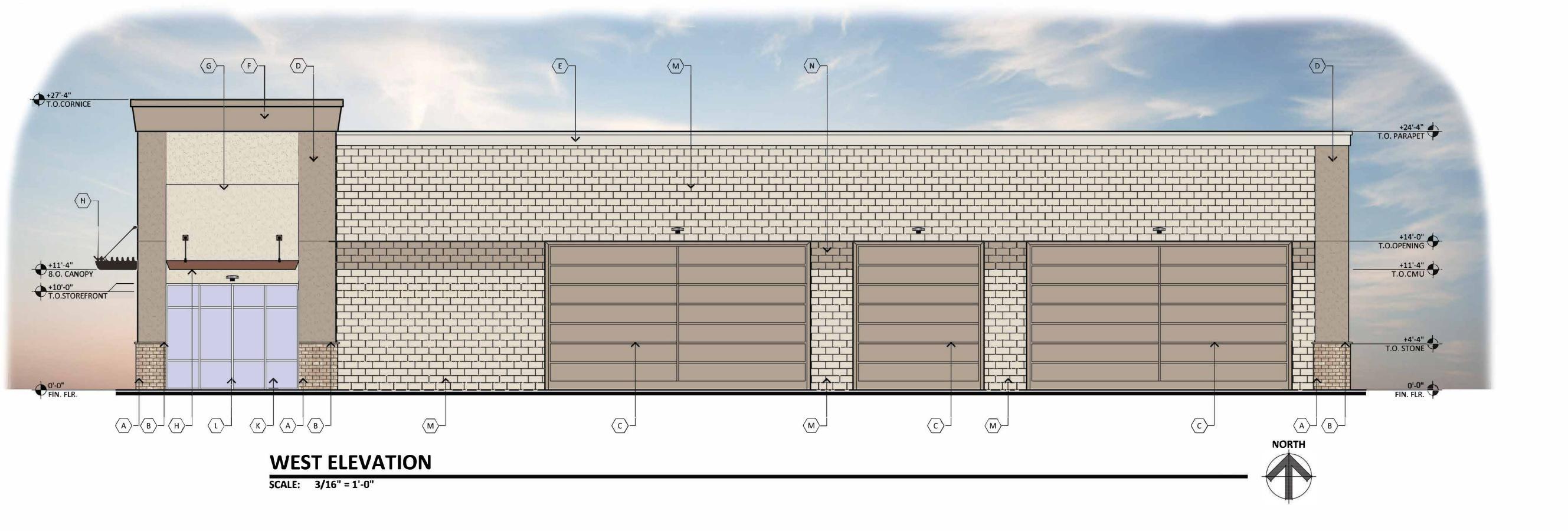




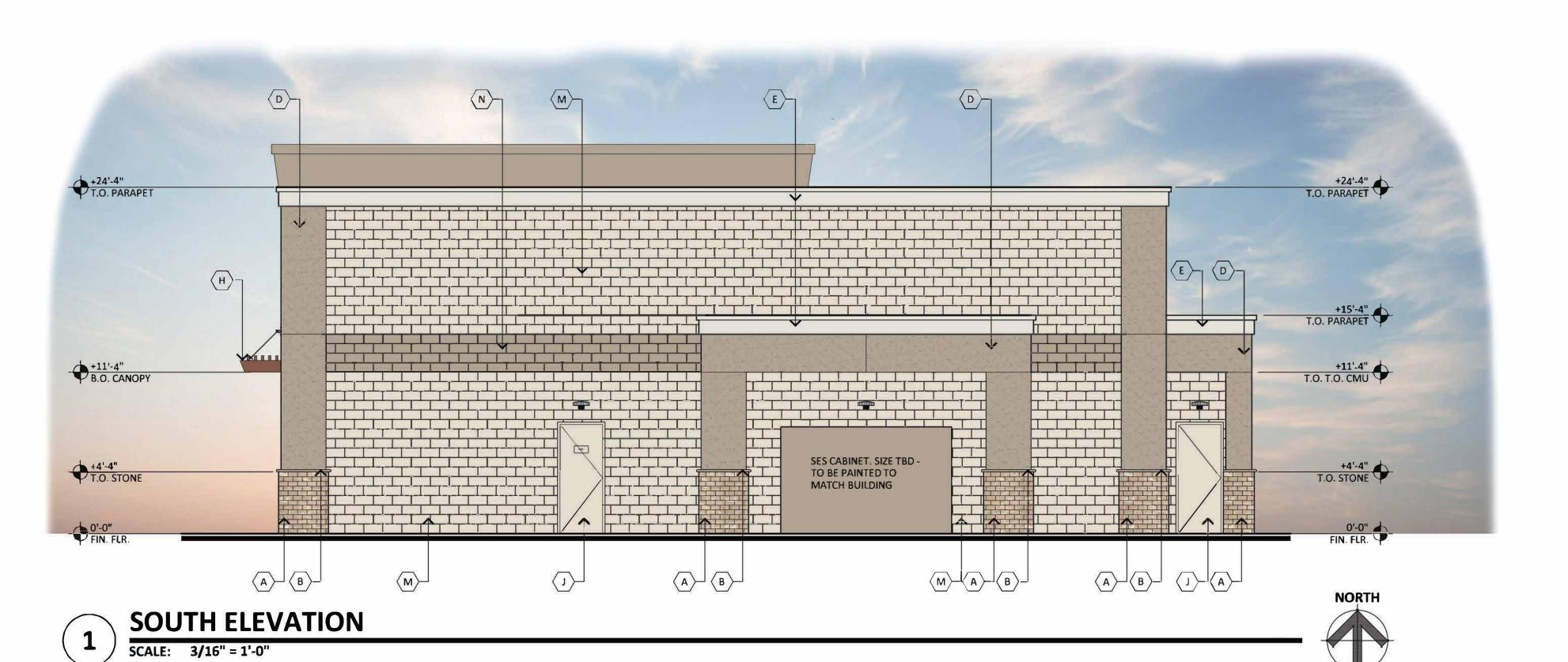
## CITY OF PHOENIX

AUG 3 1 2022

Planning & Development Department







### **MATERIAL AND COLORS**

A BRICK VENEER:
MFG : SUMMIT BRICK SPEC: THIN BRICK COLOR: COTTONWOOD

B CONCRETE CAP:
SPEC : PRE-CAST

C OVERHEAD DOOR:
TYPE : GARAGE DOOR SPEC : SECTIONAL OVERHEAD

FINISH: SW7038 - TONY TAUPE OR

COLOR: PAINT SW7038

D STUCCO: PAINTED STUCCO
FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW7038 - TONY TAUPE

E PARAPET CAP FLASHING:
FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6070 - HERON PLUME

FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW7038 - TONY TAUPE

G STUCCO: PAINTED STUCCO
FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW6105 - DIVINE WHITE H METAL CANOPY & TIE RODS:
FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER **CLOCK BROWN** 

HOLLOW METAL DOORS: MFG - SHERWIN WILLIAMS COLOR - SW6105 - DIVINE WHITE

K STOREFRONT GLAZING:
SPEC - 1" INSULATED - SOLARBAN 60 OR

ALUMINUM STOREFRONT:
FINISH - PRE-FINISHED MFG - KAWNEER OR EQUAL COLOR - DARK BRONZE

M 8X8X16 CMU: FINISH - SMOOTH **SUPERLITE** MFG-COLOR - PAINT SW6105

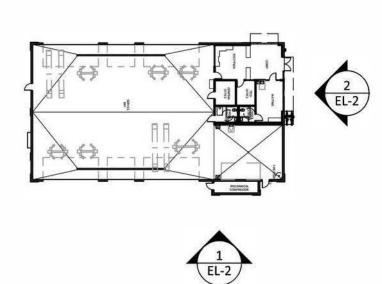
N 8X8X16 CMU: FINISH - SPLITFACE

MFG - SUPERLITE COLOR - PAINT SW7038



**EAST ELEVATION** 





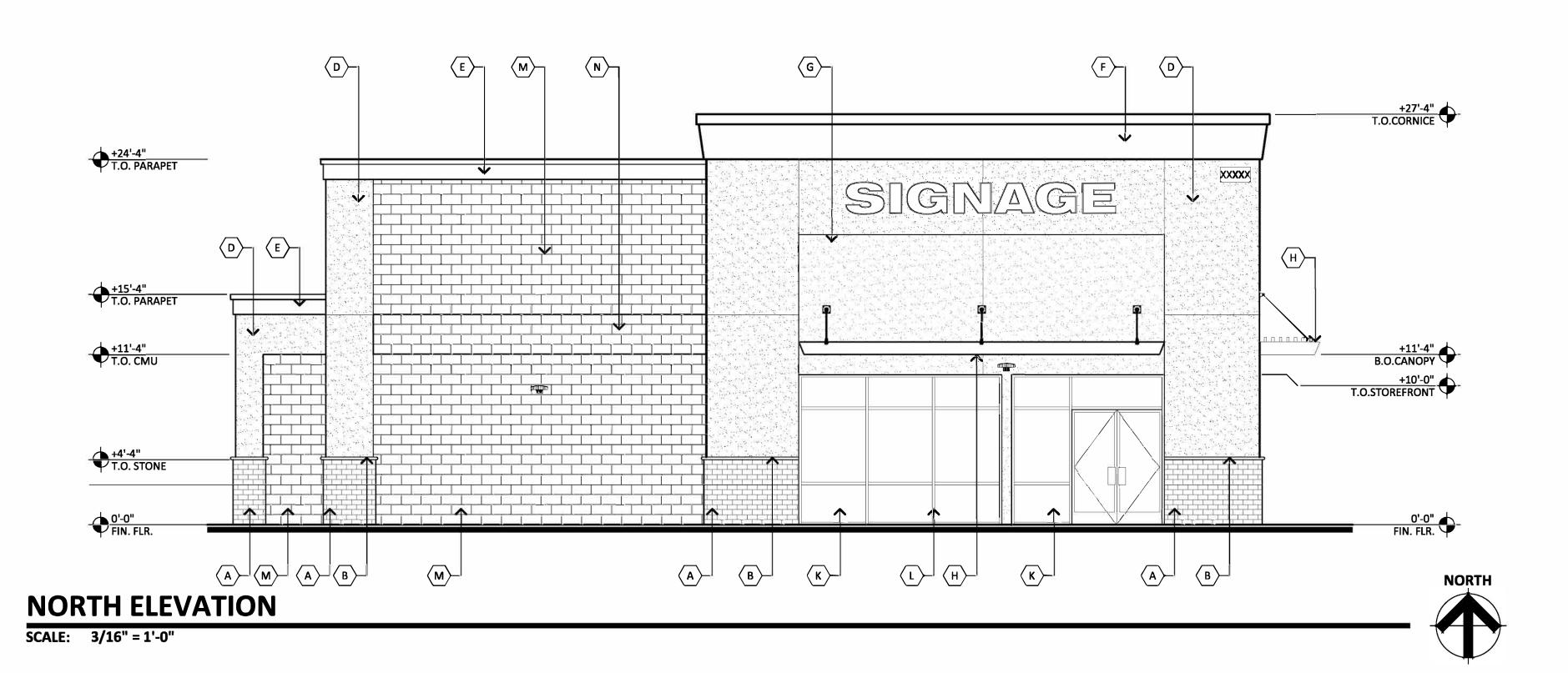


CITY OF PHOENIX

AUG 3 1 2022

Planning & Development Department





## **MATERIAL AND COLORS**

A BRICK VENEER:
MFG : SUMMIT BRICK SPEC: THIN BRICK
COLOR: COTTONWOOD

METAL CANOPY & TIE RODS:
FINISH - PAINT **BENJAMIN MOORE** COLOR - BM2096 - GRANDFATHER **CLOCK BROWN** 

B CONCRETE CAP:
SPEC : PRE-CAST **COLOR: PAINT SW7038**  HOLLOW METAL DOORS:
FINISH - PAINT SHERWIN WILLIAMS COLOR - SW6105 - DIVINE WHITE

C OVERHEAD DOOR: TYPE: GARAGE DOOR SPEC : SECTIONAL OVERHEAD FINISH : SW7038 - TONY TAUPE OR K STOREFRONT GLAZING:
SPEC - 1" INSULATED - SOLARBAN 60 OR

D STUCCO: PAINTED STUCCO FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW7038 - TONY TAUPE

L ALUMINUM STOREFRONT:
FINISH - PRE-FINISHED KAWNEER OR EQUAL COLOR - DARK BRONZE

E PARAPET CAP FLASHING: FINISH - PAINT MFG - SHERWIN WILLIAMS M 8X8X16 CMU: FINISH - SMOOTH MFG -SUPERLITE COLOR - PAINT SW6105

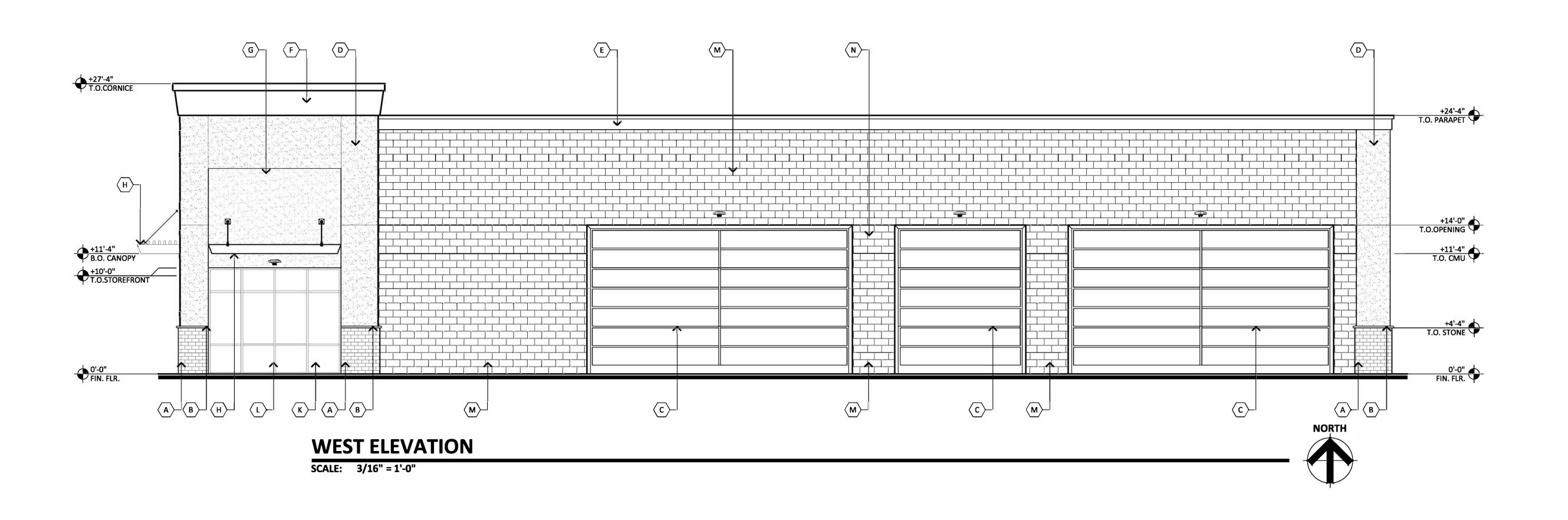
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N 8X8X16 CMU: FINISH - SMOOTH

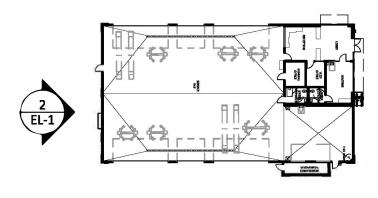
MFG - SHERWIN WILLIAMS COLOR - SW7038 - TONY TAUPE

MFG - SUPERLITE COLOR - PAINT SW7038

G STUCCO: PAINTED STUCCO FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW6105 - DIVINE WHITE







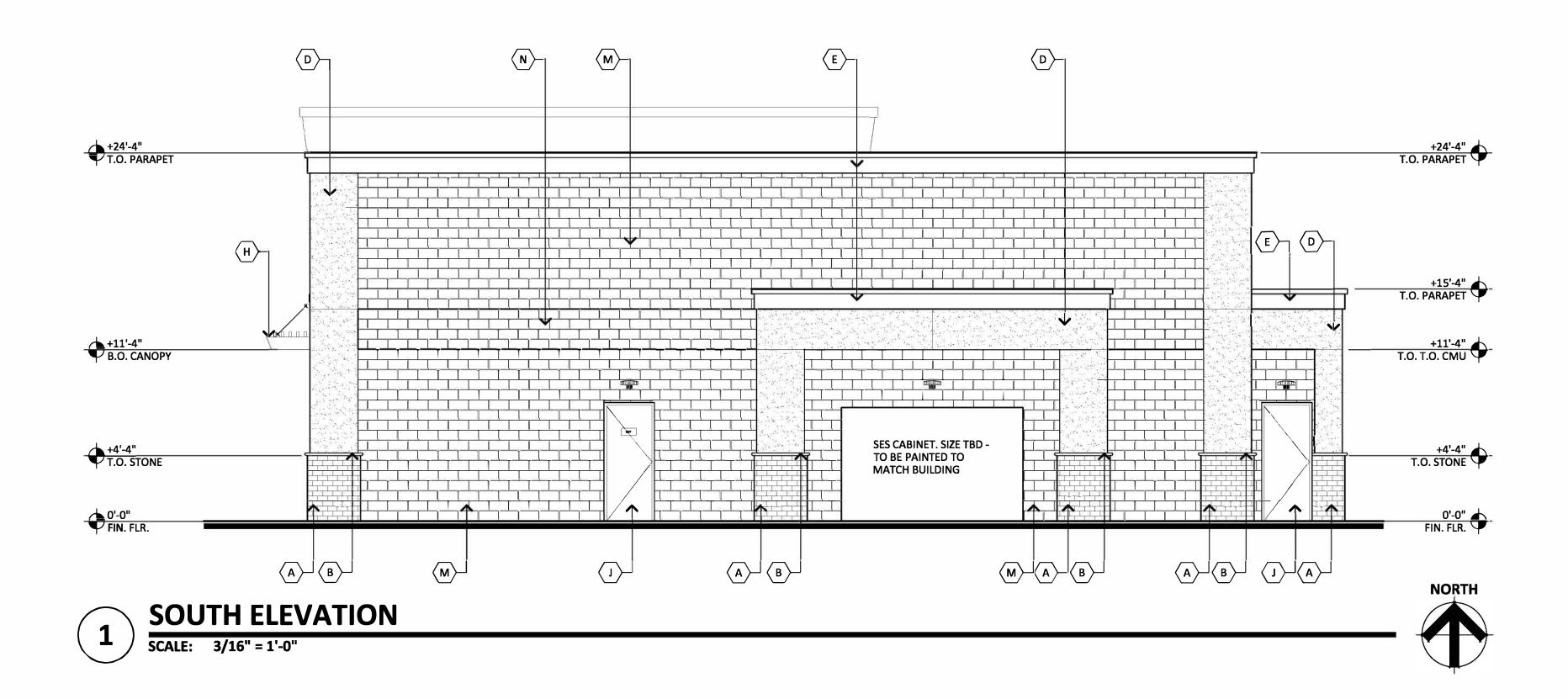


# CITY OF PHOENIX

AUG 3 1 2022

Planning & Development Department





## MATERIAL AND COLORS

A BRICK VENEER:
MFG : SUMMIT BRICK SPEC: THIN BRICK COLOR: COTTONWOOD H METAL CANOPY & TIE RODS:
FINISH - PAINT MFG - BENJAMIN MOORE

B CONCRETE CAP:
SPEC : PRE-CAST **COLOR: PAINT SW7038** 

COLOR - BM2096 - GRANDFATHER **CLOCK BROWN** J HOLLOW METAL DOORS:
FINISH - PAINT

MFG - SHERWIN WILLIAMS

COLOR - SW6105 - DIVINE WHITE

C OVERHEAD DOOR:
TYPE: GARAGE DOOR SPEC: SECTIONAL OVERHEAD FINISH: SW7038 - TONY TAUPE OR

K STOREFRONT GLAZING:
SPEC - 1" INSULATED - SOLARBAN 60 OR **EQUAL** 

D STUCCO: PAINTED STUCCO FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW7038 - TONY TAUPE

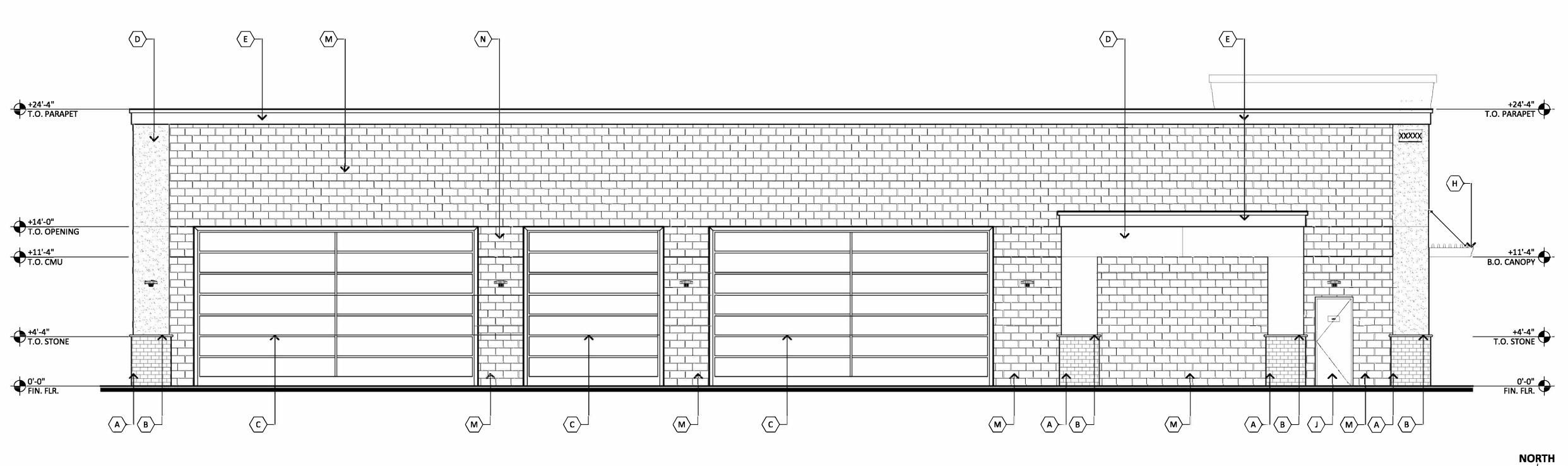
L ALUMINUM STOREFRONT:
FINISH - PRE-FINISHED MFG - KAWNEER OR EQUAL COLOR - DARK BRONZE

E PARAPET CAP FLASHING:
FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6070 - HERON PLUME M SX8X16 CMU: FINISH - SMOOTH MFG -

SUPERLITE COLOR - PAINT SW6105

F) PARAPET FOAM CORNICE:
FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW7038 - TONY TAUPE N 8X8X16 CMU: FINISH - SPLITFACE SUPERLITE COLOR - PAINT SW7038

MFG: SHERWIN WILLIAMS COLOR: SW6105 - DIVINE WHITE



**KEYPLAN** 

CITY OF PHOENIX

AUG 3 1 2022

Planning & Development Department

**EAST ELEVATION** 

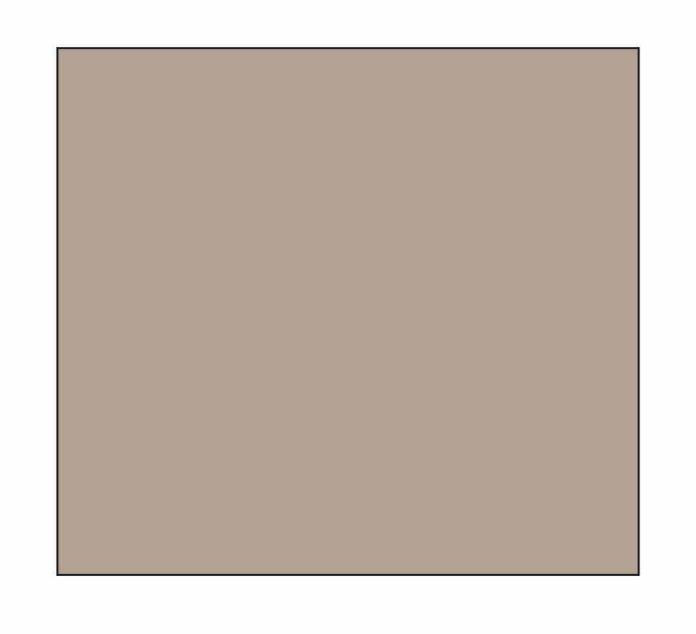






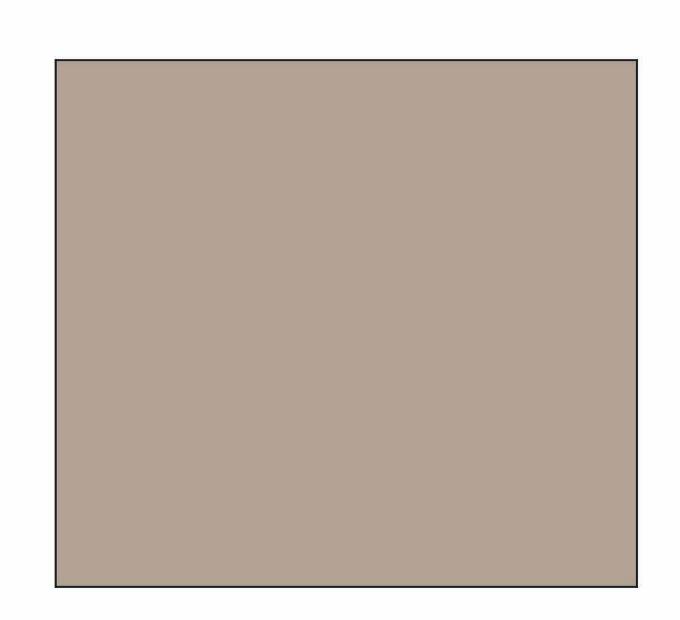
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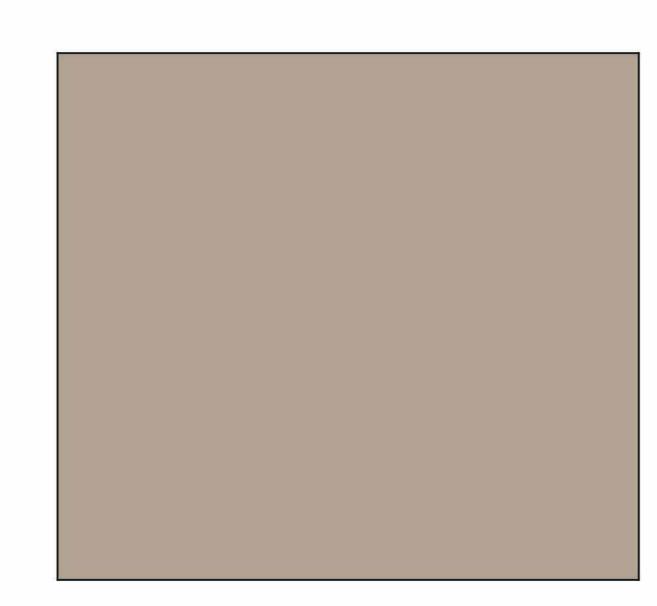
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SPEC : PRE-CAST COLOR: PAINT SW7038



**OVERHEAD DOOR:** 

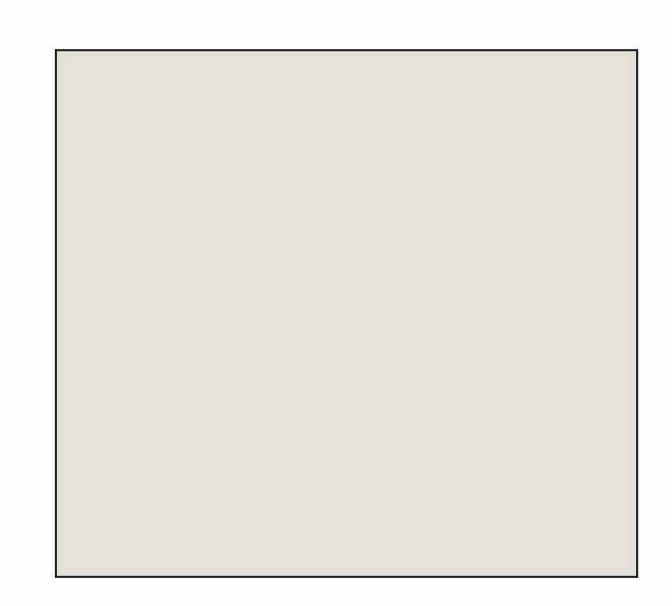
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**STUCCO: PAINTED STUCCO** 

FINISH: FINE SAND SHERWIN WILLIAMS

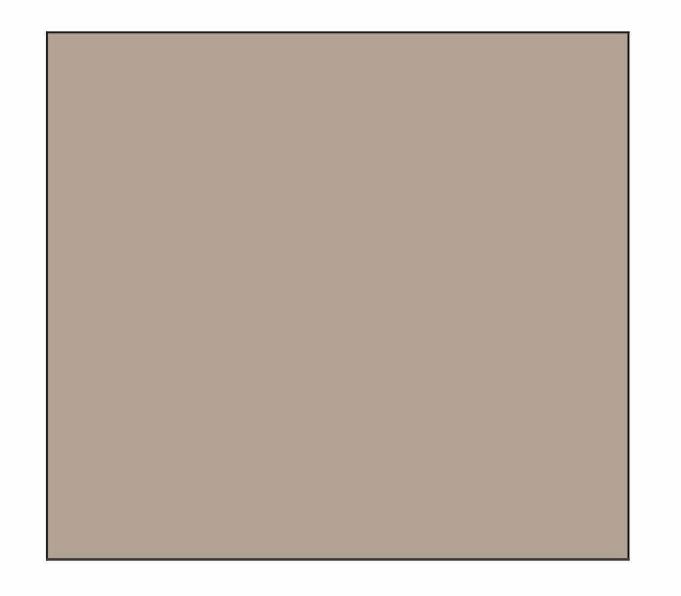
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PARAPET CAP FLASHING:

FINISH -PAINT

SHERWIN WILLIAMS MFG -COLOR -SW6070 - HERON PLUME



PARAPET FOAM CORNICE:

FINISH -**PAINT** 

MFG -SHERWIN WILLIAMS COLOR -SW7038 - TONY TAUPE



STUCCO: PAINTED STUCCO

FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW6105 - DIVINE WHITE

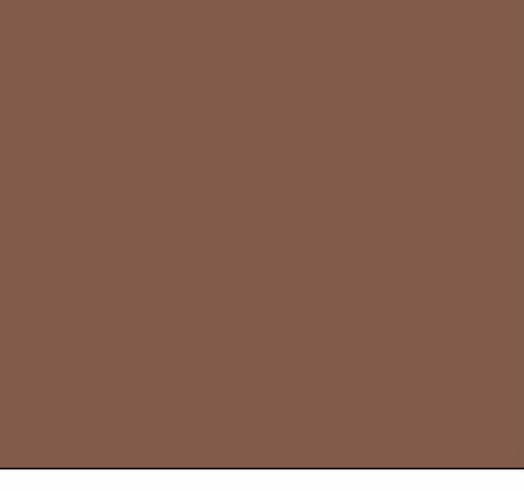


**METAL CANOPY & TIE RODS:** 

FINISH -PAINT

**CLOCK BROWN** 

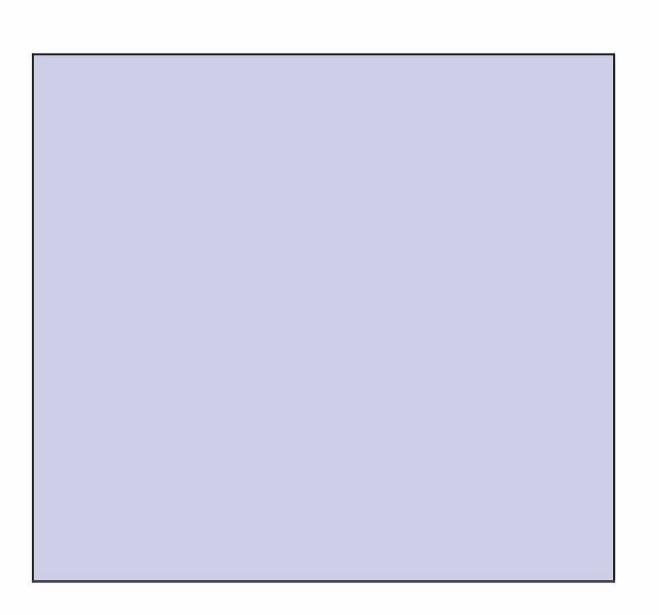
MFG -BENJAMIN MOORE COLOR -BM2096 - GRANDFATHER



**HOLLOW METAL DOORS:** 

FINISH -PAINT

SHERWIN WILLIAMS MFG -COLOR -SW6105 - DIVINE WHITE



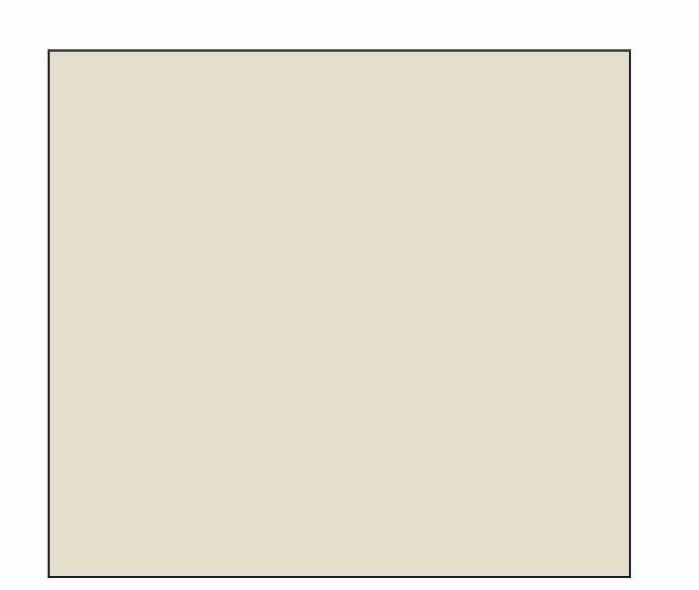
STOREFRONT GLAZING:

SPEC - 1" INSULATED - SOLARBAN 60 OR **EQUAL** 



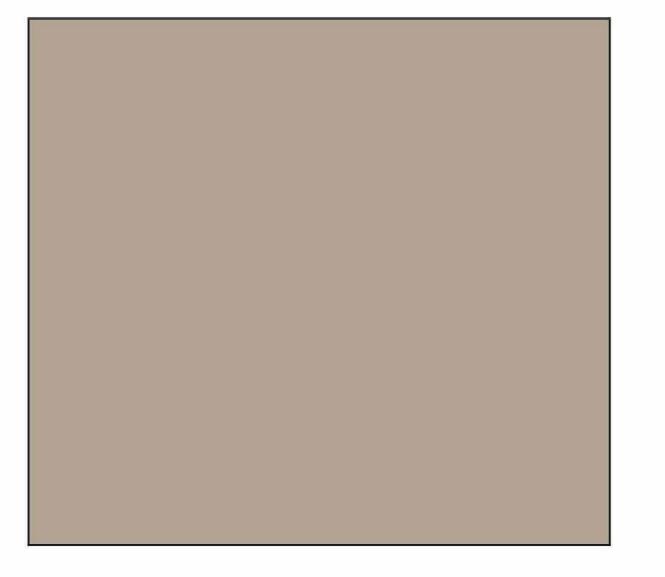
**ALUMINUM STOREFRONT:** 

PRE-FINISHED MFG -KAWNEER OR EQUAL COLOR -**DARK BRONZE** 



8X8X16 CMU:

SMOOTH **SUPERLITE** MFG -COLOR -PAINT SW6105



8X8X16 CMU:

**SMOOTH SUPERLITE** MFG -COLOR -PAINT SW7038



Planning & Development Department

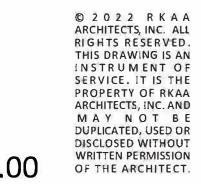
AUG 3 1 2022



KERRY'S CAR CARE

SEC 107TH AVE AND LOWER BUCKEYE PHOENIX, AZ DATE: 08-23-2022 (PRELIMINARY)





RKAA# 22128.00

### PETITIONS, COMMUNICATIONS AND PUBLIC HEARINGS

MOTION was made by Mrs. Bilsten, <u>SECONDED</u> by Mr. Lingner, that Items 46A-B and 47B-D be granted as recommended (47C for denial). <u>MOTION</u> CARRIED UNANIMOUSLY.

Item 47A was heard following the above noted items.

ITEM 46 DISTRICTS 3 AND 7 ZONING CASES SCHEDULED

FOR RATIFICATION OF PLANNING COMMISSION ACTION

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Zoning Hearing Officer on April 5, 2004. The cases were ratified by the Planning Commission on Wednesday, May 12, 2004.

DISTRICT 3
14TH STREET AND BELL ROAD
OWNER: BELL VENTURE
LIMITED PARTNERSHIP
REPRESENTATIVE: STEPHEN
ANDERSON, GAMMAGE AND

BURNHAM

A. Application: Z-145-03-3

Request: Rezone from CP/GCP to R-3A; Acreage: 9.83

Location: Approximately 342 feet south of the southeast corner of

14th Street and Bell Road

Proposal: Residential condominiums

The Deer Valley Village Planning Committee reviewed this request on March 18, 2004, and recommended approval (vote 9-0).

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved, subject to stipulations modified by the Zoning Hearing Officer.

June 2, 2004

DISTRICT 7
107TH AVENUE AND LOWER
BUCKEYE ROAD
OWNER: BRAD CHELTON,
ENGLE HOMES ARIZONA
REPRESENTATIVE: MICHELLE
DAHLKE, PEW AND LAKE PLC

B. Application: Z-6-04-7

Request: Rezone from RE-43, S-1 to R1-8 PRD, C-2; Acreage: 79.11 Location: Southeast corner of 107th Avenue and Lower Buckeye Road

Proposal: Single-family residential and commercial

The Estrella Village Planning Committee reviewed this request on March 2, 2004, and recommended approval (vote 6-0).

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved with staff stipulations.

ITEM 47

DISTRICTS 2, 4 AND 7

ZONING CASES SCHEDULED FOR RATIFICATION OF PLANNING COMMISSION ACTION

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Zoning Hearing Officer on April 19, 2004. The cases were ratified by the Planning Commission on Wednesday, May 12, 2004.

DISTRICT 2
23RD STREET AND ALAMEDIA
ROAD
OWNER: JOHN RYGH,
NEWCOR DEVELOPMENT LLC
REPRESENTATIVE: MIKE
NEWSOME, NEWCOR
DEVELOPMENT LLC

B. Application: Z-14-04-2

Request: Rezone from S-1 to R1-8; Acreage: 10.31

Location: 335 feet south of the southeast corner of 23rd Street and

Alameda Road

Proposal: Custom Home Subdivision

154479

### CITY OF PHOENIX

OUA CLEUK DELL

2014 JUN 16 AM 9: 43

Planning Commission
4:00 p.m. Briefing Session
Hearing Room C, First Floor, City Hall
200 West Washington Street

May 12, 2004

Commission	Staff	Other
Mr. Bob Frank, Chairman	David Richert	Frank Dolasinski
Mr. Bob Ford, Vice Chair	Jim Hansen	Sandra Zwick
Mr. Don Keuth	Michelle Dodds	David Cavazos
Mr. Mo Stein	Jan Hatmaker	
Dr. Joan Kelchner	Dean Brennan	
Ms. Melissa Gallegos	Nona Baheshone	
Ms. Patty Felts		

Mr. Hart – absent Mr. Amery – absent

I. APPROVAL OF MINUTES: For correction or approval, the Planning Commission minutes of Transit Oriented Development on April 5, 2004

Mr. Keuth made a MOTION to approve the April 5, 2004 TOD minutes.

Ms. Gallegos SECONDED.

Approved by a vote of 7-0 [Hart and Amery absent].

II. RATIFICATION OF ZONING HEARING OFFICER AGENDAS OF APRIL 5, 2004 AND APRIL 19, 2004

### April 5, 2004

Mr. Keuth made a MOTION to ratify:

Item 1 (Z-145-03-3), Item 3 (Z-6-04-7).

Ms. Gallegos SECONDED.

MOTION PASSED by a vote of 7-0 [Hart and Amery absent].

8.	Presentation, discussion and possible action regarding Rezoning Application Z-6-04-7 located at the southeast corner of 107 <sup>th</sup> Avenue and Lower Buckeye Road. Request to rezone 77.86+/- acres from RE-43 and S-1 to residential R1-8 PRD and C-2 for commercial. This item is scheduled for a Zoning Hearing Officer hearing on March 15, 2004, and Planning Commission on April 14, 2004. Shawn Lake presented. The project will be 2.5 du/acre with 145-160' deep lots. The developer will be meeting with Tolleson High School. Approved 6-0
9.	Presentation, discussion, and possible action regarding the work program.  Rachael presented the work program for the year. Similar to the Laveen Village, Peggy would like to put together a plan to present to developers which expresses the desires of the residents.
10.	Discussion and possible action regarding the cancellation of the Estrella Village Planning Committee July meeting. The July meeting will be cancelled.
11.	Status report on projects, zoning cases, text amendments, general plan amendments and pending legislation. Rachael reminded committee members of the CLI conference to be held on 3/12. Randall submitted a letter to nominate Peggy for an award.
12.	<ul> <li>Future agenda items.</li> <li>Rezoning case Z-136-03-7 for Onyx Special Services is scheduled for the April meeting.</li> <li>It was noted that Onyx has been in compliance since it's opening.</li> </ul>
13.	Adjournment. Adjourned at 8:30 pm