CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 2C
Amend No. _____

Date prepared: October 22, 2007 **Council Meeting Date: November 6, 2007**

TO: Terry Ellis, City Manager

FROM: Glen Van Nimwegen, AICP, Community Development Director GVN

THROUGH: Chad Daines, AICP, Planning Manager

PREPARED BY: Caroline L. Ruiz, Planner

SUBJECT: TA 07-08: Amend Article 14-9, Non-Residential Districts, of the Peoria Zoning Ordinance as follows:

- Add Swimming Pool and Spa Sales as a permitted use in the Business Park Industrial (BPI) zoning district
- Delete Recreation and Social Clubs and Cultural Institutions from the list of permitted uses in the BPI District.

Recommendation:

The Mayor and City Council approve and adopt the attached ordinance to amend Article 14-9, Non-Residential Districts, of the Peoria Zoning Ordinance, under case number TA 07-08.

Summary:

Arizona Custom Spas (c/o Stan Goodreau) initiated the proposed amendment to Article 14-9, Non-Residential Districts, of the Peoria Zoning Ordinance to allow Swimming Pool and Spa Sales in the Business Park Industrial (BPI) zoning district. The proposed use will be indoor only in accordance with previously approved standards within the BPI district. Language on use limitations has been relocated within section 14-9-5 for clarity.

The proposed amendment also includes a Staff initiated request to delete Recreation and Social Clubs and Cultural Institutions from the list of permitted uses in the BPI District. Removing these uses will achieve consistency with other industrial districts, and will ensure compatibility with adjacent uses and surrounding developments.

CITY CLERK USE ONLY:
Γ Consent Agenda
Γ Carry Over to Date:_____
Γ Approved
Γ Unfinished Business (Date heard previous:_____**)**
Γ New Business

ORD. # 0736 **RES. #**
LCON#_____ **LIC. #**
Action Date:

REV. 10/99

On October 4, 2007 the Planning and Zoning Commission voted unanimously to recommend approval of the proposed amendment.

Attached to this memo, please find the Planning & Zoning Commission staff report and associated exhibits. For efficiency, the proposed amendment has been attached to the Ordinance.

ATTACHMENTS:

- Planning & Zoning Commission Staff Report (10/4/07)
  - Exhibit A Application
  - Exhibit B Proposed Amendment (see Exhibit A of Ordinance)

- Ordinance
  - Exhibit A Proposed Amendment

SUPPORTING DOCUMENTATION

PERTAINING TO THIS

AGENDA ITEM IS ON FILE IN THE

OFFICE OF THE CITY CLERK