



MUNICIPAL OFFICE COMPLEX  
8401 W. MONROE STREET  
PEORIA, AZ 85345

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOTICE & AGENDA  
THURSDAY, MARCH 15, 2012  
6:30 P.M.  
COUNCIL CHAMBER  
8401 W. MONROE ST.**

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**PLANNING & ZONING  
COMMISSION:**

Bill Louis, Chair  
Nancy Golden, Vice Chair  
Leigh Strickman, Secretary  
Greg Loper  
Gene Sweeney  
Veda McFarland  
Charles J. Marr

Department Liaison  
Chris Jacques

***Accommodations for  
Individuals with Disabilities.***

*Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

**CONVENE:**

**ROLL CALL:**

**OPENING STATEMENT:**

**CALL TO SUBMIT SPEAKER REQUEST FORMS:**

**CONSENT AGENDA**

**CONSENT AGENDA:** All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

**CONSENT – New Business:**

- 1C DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absence of Commissioner Greg Loper from the March 1, 2012 Meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held March 1, 2012.

## REGULAR AGENDA

### UNFINISHED BUSINESS:

**3R**     **PUBLIC HEARING:** RE: Conditional Use Permit.

**PUBLIC HEARING – CU12-0002:** Phil and Karen Kary are requesting a Conditional Use Permit for Crossroads Books & Coffee to allow an outdoor seating area. The property is located within the Fry's Shopping Center at 9069 West Olive Avenue.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from Phil and Karen Kary for a Conditional Use Permit to allow an outdoor seating area.

### NEW BUSINESS:

**4R**     **PUBLIC HEARING:** RE: Zoning Amendment.

**PUBLIC HEARING – Z01-10A.11:** Vistancia South LLC is requesting to amend the Vistancia South Planned Community District (PCD). This amendment proposes to combine Vistancia South and Vistancia North into a single PCD document. Also proposed is a reduction of total allowable dwelling units, adjustments to certain development standards including increased building height in 'Village D', and modifications to the current hillside development standards. The property is generally located at Vistancia Blvd. & Lone Mountain Road (approximately 7,100 acres).

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from Vistancia South LLC to amend the Vistancia South Planned Community District (PCD).

### CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

**Reports from Staff:**

**Reports from the Planning and Zoning Commission:**

**ADJOURNMENT:**

**NOTE:** Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.