Planning and Zoning Commission Meeting
Notice & Agenda - RESULTS

Thursday, September 13, 2012
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345

Special Meeting

6:30 P.M.

Convene
Roll Call
Opening Statement
Final 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 Board/Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Board/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

1. **Disposition of Absence**

   None

2. **Minutes**

   None

Regular Agenda

New Business

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

PUBLIC HEARING - CU12-0009: Whithey Morris PLC on behalf of Goodwill Industries is requesting a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD). The approximately 17.5 acre property is located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from Whithey Morris PLC on behalf of Goodwill Industries for a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD). **Unanimously Approved 5-0.**

4. **PUBLIC HEARING:** RE: PAD Amendment.

PUBLIC HEARING – Z93-10A.7: Whithey Morris PLC on behalf of Goodwill Industries is requesting to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD. Parcel 14 is approximately 17 acres and located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from Whithey Morris PLC on behalf of Goodwill Industries to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD. **Unanimously Approved 5-0.**

5. **PUBLIC HEARING:** RE: General Plan Amendment.

PUBLIC HEARING – GPA12-0006: Silver Fern Management, LLC on behalf of Woodside Homes is requesting to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The subject properties are located north of the northeast corner of Lake Pleasant Parkway and Williams Road.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from Silver Fern Management, LLC on behalf of Woodside Homes to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. **Unanimously Approved 5-0.**

6. **PUBLIC HEARING:** RE: Rezone of approximately 19.72 acres.

PUBLIC HEARING – Z05-25A.3: Silver Fern Management, LLC on behalf of Woodside Homes is requesting to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots. The subject properties are located on either side of Lake Pleasant Parkway, north of Williams Road.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from Silver Fern Management, LLC on behalf of Woodside Homes to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots. The subject properties are located on either side of Lake Pleasant Parkway, north of Williams Road. **Unanimously Approved 5-0.**

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 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.

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.*

PUBLIC NOTICE:

In addition to the Board/Commission members noted above, one or more members of the City of Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and Zoning Commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at http://www.peoriaaz.gov/content2.aspx?id=2151.