Planning and Zoning Commission Meeting
Notice & Agenda RESULTS

Thursday, April 18, 2013
Council Chamber
8401 West Monroe Street
Peoria, AZ 85345

Regular 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 **Passed**

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absences of Commission Members Bill Louis and Charles Marr from the March 7, 2013 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on March 7, 2013.

3C **CU12-0017**: Peoria Banquet Hall

Discussion and possible action to recommend approval of a request from Connie Ramirez for a Conditional Use Permit to allow a Banquet/Reception Hall in an existing 4,700 square foot suite at 8520 W. Peoria Avenue, Suite 112.

4C **CU13-0002**: Fry's Fuel Center

Discussion and possible action to recommend approval of a request from KDF Architectural Group for a Conditional Use Permit to allow a new gas station at 7509 W. Cactus Road.

5C **CU13-0003**: RS Pawn

Discussion and possible action to recommend approval of a request from the Law Office of Richard H. Flaaen for a Conditional Use Permit to allow a pawnshop in an existing 1,839 square foot suite at 9069 W. Olive Avenue, Suite 109.

Regular Agenda

New Business

6R **PUBLIC HEARING:** RE: Conditional Use Permit. - **Passed**

PUBLIC HEARING – CU13-0004: Green Desert Patient Center Inc. is requesting a Conditional Use Permit to allow a medical marijuana dispensary in an existing building located at 9275 W. Peoria Avenue, #4.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from Green Desert Patient Center Inc. for a Conditional Use Permit to allow a medical marijuana dispensary in an existing building located at 9275 W. Peoria Avenue, #4.

7R **PUBLIC HEARING:** RE: PAD Amendment. - **Passed**

PUBLIC HEARING – Z05-20A.2: Garrett Walker Homes is requesting to amend the Planned Area Development for an approximately 17 acre site located north and west of the northwest corner of 67th Avenue and Cactus Road. The amendment would decrease the permitted density, and alter the development standards to change the approved "courtyard cluster" design into a traditional single-family development.

Staff Report
Open Public Hearing
Public Comment

Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from Garrett Walker Homes to amend the Planned Area Development for an approximately 17 acre site. The amendment would decrease the permitted density, and alter the development standards to change the approved "courtyard cluster" design into a traditional single-family development.

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.