

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, August 15, 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

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absences of Vice Chair Leigh Strickman and Commission Members Greg Loper and Charles Marr from the June 6, 2013 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on June 6, 2013. A **regular meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona was not held at 8401 W. Monroe Street in Peoria,

Chairman
Nancy Golden

Vice Chairman
Leigh Strickman

Secretary
Leonard Spraker

Member
Greg Loper

Member
Shawn Hutchinson

Member
Bill Louis

Member
Charles Marr

AZ 85345 at 6:30 p.m. on Thursday, June 20, 2013, July 18, 2013 and August 1, 2013.

3C **CU13-0006:** Salon Las Brisas

Discussion and possible action to approve a request from Margarita Martinez for a Conditional Use Permit to allow for a wedding reception center in an existing building located at 10611 N. 83rd Avenue.

Regular Agenda

New Business

4R **PUBLIC HEARING:** RE: Rezoning

Z13-0005: RBF Consulting on behalf of Heathspart Development LLC is requesting to rezone approximately 26.28 acres from AG (Agriculture) Zoning to R1-18 (Single Family Residential) Zoning to allow for the future development of up to 27 single family homes. The subject property is located at the southeast corner of 81st Avenue and Happy Valley Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from RBF Consulting on behalf of Heathspart Development LLC to rezone approximately 26.28 acres from AG (Agriculture) Zoning to R1-18 (Single Family Residential) Zoning to allow for the future development of up to 27 single family homes. The subject property is located at the southeast corner of 81st Avenue and Happy Valley Road.

5R **PUBLIC HEARING:** RE: Minor General Plan Amendment

GPA12-0005: Michael Curley, with Earl, Curley & Lagarde, on behalf of Rialto Capital, is requesting a Minor General Plan Amendment to change the land use designation from Residential Estate 0-2 du/ac to Residential Low Density 2-5 du/ac for approximately 163 gross acres located at the southeast corner of 93rd Avenue & Happy Valley Road (APNs 201-16-003J, -003K, -004A, -004B, -006A, -007J).

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Michael Curley, with Earl, Curley & Lagarde, on behalf of Rialto Capital for a Minor

General Plan Amendment to change the land use designation from Residential Estate 0-2 du/ac to Residential Low Density 2-5 du/ac.

6R PUBLIC HEARING: RE: Rezone

Z12-0005: Michael Curley, with Earl, Curley & Lagarde, on behalf of Rialto Capital, is requesting to rezone approximately 163 gross acres from R1-35 to Planned Area Development (PAD) to allow up to 361 residential lots. The proposal, known as Trailside at Happy Valley, is located at the southeast corner of 93rd Avenue & Happy Valley Road (APNs 201-16-003J, -003K, -004A, -004B, -006A, -007J).

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Michael Curley, with Earl, Curley & Lagarde, on behalf of Rialto Capital, for a rezone of approximately 163 gross acres from R1-35 to Planned Area Development (PAD) to allow up to 361 residential lots.

7R PUBLIC HEARING: RE: Text Amendments

TA13-0002: The City of Peoria has proposed amendments to Articles 14-02 “Definitions”, 14-03 “General Provisions”, 14-23 “Parking and Loading”, 14-34 “Signs”, and 14-39 “Administrative Procedures” of the Zoning Ordinance. The amendments are intended to modify and refine existing language in the Ordinance in order to address items of concern as well as clarify content.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to amend Articles 14-02 “Definitions”, 14-03 “General Provisions”, 14-23 “Parking and Loading”, 14-34 “Signs”, and 14-39 “Administrative Procedures” of the Zoning Ordinance. The amendments are intended to modify and refine existing language in the Ordinance in order to address items of concern as well as clarify content.

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>.