

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, September 19, 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 Bill Louis and Charles Marr from the August 15, 2013 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on August 15, 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

Chairman
Nancy Golden

Vice Chairman
Leigh Strickman

Secretary
Leonard Spraker

Member
Greg Loper

Member
Shawn Hutchinson

Member
Bill Louis

Member
Charles Marr

Peoria, AZ 85345 at 6:30 p.m. on Thursday, September 5, 2013.

Regular Agenda

New Business

3R **PUBLIC HEARING:** RE: PAD Amendment

Z02-28A.1: A request by Earl, Curley & Legarde on behalf of Courtland Communities to amend the Stonebridge Ranch Planned Area Development (PAD) to modify the minimum lot sizes from 35,000 square feet to 8,000 square feet. The change in zoning will allow for a proposed 54 lot single-family residential subdivision. The approximately 19.8 acre property is located west of the southwest corner of Lake Pleasant Parkway and Jomax Road. The property is more specifically described as Maricopa County Assessor's Parcel Number 201-08-141A and 201-30-126.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Earl, Curley & Legarde on behalf of Courtland Communities to amend the Stonebridge Ranch Planned Area Development (PAD) to modify the minimum lot sizes from 35,000 square feet to 8,000 square feet. The change in zoning will allow for a proposed 54 lot single-family residential subdivision. The approximately 19.8 acre property is located west of the southwest corner of Lake Pleasant Parkway and Jomax Road.

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,

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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>.