

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, October 17, 2013
City of Peoria Rio Vista Recreation Center
8866-A W. Thunderbird Road
Peoria, AZ 85381

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 Commission Members Bill Louis and Charles Marr from the September 19, 2013 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 17, 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, AZ 85345 at 6:30 p.m. on Thursday, October 3, 2013.

Chairman
Nancy Golden

Vice Chairman
Leigh Strickman

Secretary
Leonard Spraker

Member
Greg Loper

Member
Shawn Hutchinson

Member
Bill Louis

Member
Charles Marr

Regular Agenda

New Business

- 3R **PUBLIC HEARING:** RE: Major Amendment to the Tierra Del Rio Planned Area Development

Z04-34.A7: Earl, Curley & LaGarde, PC, on behalf of Lennar Homes, is requesting a major amendment to the Tierra Del Rio Planned Area Development (PAD) effectively rezoning 71.2 acres of land from Intermediate Commercial (C-2) zoning to single-family residential to allow for a proposed 170 lot subdivision. The approximately 71.2 acre site is located at the southeast and southwest corners of 107th 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 for a major amendment to the Tierra Del Rio Planned Area Development (PAD) effectively rezoning 71.2 acres of land from Intermediate Commercial (C-2) zoning to single-family residential to allow for a proposed 170 lot subdivision. The approximately 71.2 acre site is located at the southeast and southwest corners of 107th Avenue and Happy Valley Road.

- 4R **PUBLIC HEARING:** RE: Old Town Peoria Specific Area Plan Amendment

GPA 13-0006: Mattamy Arizona, LLC is requesting a minor amendment to the Old Town Peoria Specific Area Plan to amend the land use designation from Old Town Medium-High Density Residential (18-25 du/ac, Target 22 du/ac) to Old Town Medium Density Residential (5-18 du/ac, Target 12 du/ac) for an approximately 17.9 acre property located at the southwest corner of 88th Drive and Grand Avenue.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request for an amendment to the Old Town Peoria Specific Area Plan land use designation from Medium-High Density Residential (18-25 du/ac, Target 22 du/ac) to Medium Density Residential (5-18 du/ac, Target 12 du/ac) for an approximately 17.9 acre property located at the southwest corner of 88th Drive and Grand Avenue.

5R **PUBLIC HEARING:** RE: Major PAD Amendment

Z08-12A.1: Mattamy Arizona, LLC is requesting a major amendment to the Grand Manor Planned Area Development (PAD). The approximately 17.9 acre property is located at the southwest corner of 88th Drive and Grand Avenue. The amendment would change the character of the development from multi-family to detached single family homes, reducing the number of dwellings from 288 condominium units to 86 single family homes.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request for a major amendment to the Grand Manor Planned Area Development (PAD). The approximately 17.9 acre property is located at the southwest corner of 88th Drive and Grand Avenue. The amendment would change the character of the development from multi-family to detached single family homes, reducing the density from 16.1 du/ac to 4.8 du/ac, and reducing the number of dwellings from 288 condominium units to 86 single family homes.

6R **PUBLIC HEARING:** RE: Circulation Element and Map Amendment

GPA 13-0005: A city-initiated major amendment to the General Plan Circulation Element, which includes the Circulation Plan Map, in an effort to maintain a document that is current with local and regional planning efforts, as well as accurately depict current roadway classifications.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No action required.

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>.