

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, November 21, 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 Commissioner Charles Marr from the November 7, 2013 meeting.

2C **Minutes**

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

Old Business

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

CU13-0007: Jimmy John's Gourmet Sandwiches Restaurant is requesting Conditional Use Permit to allow an Outdoor Dining patio. The property is located at 25101 N. Lake Pleasant Parkway, Suite 1330, more specifically described as a portion of Assessor's Parcel Number 201-08-193.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Jimmy John's Gourmet Sandwiches Restaurant for a Conditional Use Permit to allow an Outdoor Dining patio. The property is located at 25101 N. Lake Pleasant Parkway, Suite 1330, more specifically described as a portion of Assessor's Parcel Number 201-08-193.

New Business

4R **PUBLIC HEARING:** RE: Minor General Plan Amendment

GPA13-0002: Lomas Land Company Arizona Inc. is requesting a Minor General Plan Amendment to change the Land Use Designation from Residential/Estate (0-2 du/ac, Target 1 du/ac) to Residential/Low (2-5 du/ac, Target 3 du/ac) for an approximately 7.58 acre property located south of the southwest corner of Pinnacle Peak Road and 99th Avenue (APN 200-10-036B, -039A, -039B, -039C, -066C) to facilitate the development of Lizard Trails, a residential development.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Lomas Land Company Arizona Inc. to change the Land Use Designation from Residential/Estate to Residential/Low for an approximately 7.58 acre property located south of the southwest corner of Pinnacle Peak Road and 99th Avenue to facilitate the development of Lizard Trails, a residential development.

5R PUBLIC HEARING: RE: Rezone

Z12-0004: Lomas Land Company Arizona Inc. is requesting to rezone approximately 7.58 acres from General Agriculture (AG) to R1-10 Single Family Residential to facilitate Lizard Trails, a 23-lot detached single-family residential subdivision located south of the southwest corner of Pinnacle Peak Road and 99th Avenue (APN 200-10-036B, -039A, -039B, -039C, -066C).

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Lomas Land Company Arizona Inc. for a rezone of approximately 7.58 gross acres from AG to R1-10 to facilitate Lizard Trails, a 23-lot detached single-family residential subdivision.

6R PUBLIC HEARING: RE: Rezone

Z12-0007: Shea Homes is requesting to rezone approximately 360 acres from Single Family Planned Area Developments (PADs) [Z02-26, Z04-23, Z04-10) and Suburban Ranch SR-43, to the Trilogy West PAD. The PAD would allow development of up to 1,016 single family residences on the property located west of the northwest corner of Vistancia Blvd. and Dixileta Pkwy.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Shea Homes for a rezone of approximately 360 acres from Single Family Planned Area Developments (PADs) [Z02-26, Z04-23, Z04-10) and Suburban Ranch SR-43, to the Trilogy West PAD. The PAD would allow development of up to 1,016 single family residences on the property located west of the northwest corner of Vistancia Blvd. and Dixileta Pkwy.

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>.