

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, December 5, 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 Commissioners Shawn Hutchinson and Charles Marr from the November 21, 2013 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 21, 2013.

Chairman
Nancy Golden

Vice Chairman
Leigh Strickman

Secretary
Leonard Spraker

Member
Greg Loper

Member
Shawn Hutchinson

Member
Bill Louis

Member
Charles Marr

3C **CU13-0010:** Every Doggie Has It's Daycare

A request for a Conditional Use Permit to allow Every Doggie Has Its Daycare, a boarding and training facility, to operate at the New River Commerce Center, an existing business/industrial center. The property is located at 19205 and 19209 N. 83rd Avenue. The property is more specifically described as Assessor's Parcel Number 231-11-093.

4C **CU13-0011:** Westbrook Animal Hospital

A request for a Conditional Use Permit to allow for Westbrook Animal Hospital, a veterinary hospital use, to operate at an existing commercial shopping center. The property is located at 9163 West Union Hills Drive. The property is more specifically described as Assessor's Parcel Number 200-41-980.

Regular Agenda

New Business

5R **PUBLIC HEARING:** RE: Rezone-Riverwalk (Initial Zoning)

Z13-0009: A City-initiated initial zoning request for approximately 1.17 acres of privately owned property following a recent annexation application on the site. The property is located south of the Pinnacle Peak Road alignment at the 75th Avenue alignment and is more accurately described as APN 200-07-008N. The request is to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request for approximately 1.17 acres of privately owned property following a recent annexation application on the site. The property is located south of the Pinnacle Peak Road alignment at the 75th Avenue alignment and is more accurately described as APN 200-07-008N. The request is to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District.

6R **PUBLIC HEARING:** RE: General Plan Amendment-Riverwalk

GPA12-0001: A request to modify the current General Plan Land Use for approximately 39 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the development of a single family

residential subdivision as part of the proposed Riverwalk Development. The subject property is located south of Pinnacle Peak Road between the 75th and 77th Avenue alignments and is more specifically described as Maricopa County Assessor's Parcel Numbers 200-07-008M and 200-07-008N.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to modify the current General Plan Land Use for approximately 39 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the development of a single family residential subdivision as part of the proposed Riverwalk Development. The subject property is located south of Pinnacle Peak Road between the 75th and 77th Avenue alignments and is more specifically described as Maricopa County Assessor's Parcel Numbers 200-07-008M and 200-07-008N.

7R PUBLIC HEARING: RE: Rezone-Riverwalk

Z12-0001: A request to rezone approximately 68.5 acres from Single-Family Residential (R1-35) and Suburban Ranch (SR-43) to a Planned Area Development (PAD) to allow the development of approximately 122 single family homes. The property is located north and south of Pinnacle Peak Road between the 75th and 77th Avenue alignments. The property is more specifically described as a portion of Maricopa County Assessor's Parcel Numbers 200-07-008M, 200-07-008N, 201-14-004N, 201-14-004R, 201-14-032, 201-14-034.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to rezone approximately 68.5 acres from Single-Family Residential (R1-35) and Suburban Ranch (SR-43) to a Planned Area Development (PAD) to allow the development of approximately 122 single family homes. The property is located north and south of Pinnacle Peak Road between the 75th and 77th Avenue alignments. The property is more specifically described as a portion of Maricopa County Assessor's Parcel Numbers 200-07-008M, 200-07-008N, 201-14-004N, 201-14-004R, 201-14-032, 201-14-034.

8R PUBLIC HEARING: RE: Rezone-Sierra Ridge (Initial Zoning)

Z13-0012: A request for initial zoning for approximately 17.5 acres from Maricopa County, Rural-43 to Suburban Ranch (SR-43) to allow for the development of approximately 24-single family homes. The property is located at the northeast corner of 107th Avenue and Pinnacle Peak Road. The property is more specifically described as a portion of Maricopa County Assessor's Parcel Numbers 201-08-020C, 201-08-021, 201-08-022, 201-08-023.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to rezone approximately 17.5 acres from Maricopa County, Rural-43 to Suburban Ranch (SR-43) to allow for the development of approximately 24-single family homes. The property is located at the northeast corner of 107th Avenue and Pinnacle Peak Road. The property is more specifically described as a portion of Maricopa County Assessor's Parcel Numbers 201-08-020C, 201-08-021, 201-08-022, 201-08-023.

9R **PUBLIC HEARING:** RE: Rezone-Sierra Ridge

Z13-0001: A request to rezone approximately 17.5 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow for the development of approximately 24-single family homes. The property is located at the northeast corner of 107th Avenue and Pinnacle Peak Road. The property is more specifically described as a portion of Maricopa County Assessor's Parcel Numbers 201-08-020C, 201-08-021, 201-08-022, 201-08-023.

Staff Report
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Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to rezone approximately 17.5 acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to allow for the development of approximately 24-single family homes. The property is located at the northeast corner of 107th Avenue and Pinnacle Peak Road. The property is more specifically described as a portion of Maricopa County Assessor's Parcel Numbers 201-08-020C, 201-08-021, 201-08-022, 201-08-023.

10R **PUBLIC HEARING:** RE: Rezone-Terramar Cove

Z13-0002: A request to rezone approximately 5 acres from Suburban Ranch (SR-43) to Single-Family Residential (R1-8) for the development of 16 single-family residential lots. The property is located north-northwest of the northwest corner of 68th Avenue and Happy Valley Road. The property is more specifically described as Maricopa County Assessor's Parcel Number 201-09-006F.

Staff Report
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Commission Action: Discussion and possible action to recommend approval of a request to rezone approximately 5 acres from Suburban Ranch (SR-43) to Single Family Residential (R1-8) for the development of 16 single-family residential lots. The property is located north-northwest of the northwest corner of 68th Ave. and Happy Valley Rd. The property is more specifically described as Maricopa County Assessor's Parcel Number 201-09-006F.

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>.