

# Planning and Zoning Commission Meeting Notice & Agenda

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Thursday, March 6, 2014  
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 Chair Golden, Commissioners Charles Marr and Leonard Spraker from the February 20, 2014 meeting.

#### 2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on February 20, 2014.

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Chairman  
Nancy Golden

Vice Chairman  
Leigh Strickman

Secretary  
Leonard Spraker

Member  
Greg Loper

Member  
Shawn Hutchinson

Member  
Bill Louis

Member  
Charles Marr

**3C** **CU14-0001**: Starbucks Outdoor Dining

A public hearing will be held to consider a request for a Conditional Use Permit for Starbucks to allow outdoor dining in a new outdoor seating area at an existing building. The property is located at 8225 W. Bell Road. The property is more specifically described as Assessor's Parcel Number 200-53-028C.

## Regular Agenda

### Old Business

**4R** **PUBLIC HEARING**: RE: Rezone – Saddleback Heights

**Z02-04A.1**: A public hearing will be held to consider a request for a major amendment to the 5,296 acre Saddleback Heights Planned Community District (PCD) to modify the overall project density, hillside development standards, use allowances, and project circulation. The property is generally located south of State Route 74, between 123<sup>rd</sup> Avenue and 171<sup>st</sup> Avenue. The property is more specifically described as Maricopa County Assessor's Parcel Numbers 503-88-001, 503-88-002, 503-88-003, 503-88-004, 503-88-005A, 503-88-009A, 503-88-010B, 503-88-012A, 503-88-013B, 503-88-014, 503-88-015, and 503-88-016A.

**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 5,296 acre Saddleback Heights Planned Community District (PCD) to modify the overall project density, hillside development standards, use allowances, and project circulation. The property is generally located south of State Route 74, between 123<sup>rd</sup> Avenue and 171<sup>st</sup> Avenue. The property is more specifically described as Maricopa County Assessor's Parcel Numbers 503-88-001, 503-88-002, 503-88-003, 503-88-004, 503-88-005A, 503-88-009A, 503-88-010B, 503-88-012A, 503-88-013B, 503-88-014, 503-88-015, and 503-88-016A.

### New Business

**5R** **PUBLIC HEARING**: RE: Rezone - Happy Valley 40

**Z13-0006**: A public hearing will be held to consider a request to rezone approximately 45.7 gross acres from Single-Family Residential (R1-35) to Planned Area Development (PAD) for the development of up to 62 single-family residential lots. The property is located west of the southwest corner of 83<sup>rd</sup> Avenue and Happy Valley Road. The property is more specifically described as Maricopa County Assessor's Parcel Number 201-15-015.

**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 45.7 gross acres from Single Family Residential (R1-35) to Planned Area Development (PAD) for the development of up to 62 single-family residential lots. The property is located west of the southwest corner of 83<sup>rd</sup> Avenue and Happy Valley Road. The property is more specifically described as Maricopa County Assessor's Parcel Number 201-15-015.

**6R Community Services Master Plan Update**

Presentation and discussion on the draft update to the Community Services Master Plan  
**(No Action).**

**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>.