

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, May 15, 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 Vice Chair Leigh Strickman and Commissioners Greg Loper and Charles Marr from the March 20, 2014 meeting.

<u>Chairman</u> Nancy Golden	<u>Vice- Chairman</u> Leigh Strickman	<u>Secretary</u> Leonard Spraker	<u>Member</u> Greg Loper	<u>Member</u> Shawn Hutchinson	<u>Member</u> Bill Louis	<u>Member</u> Bridget Binsbacher	<u>Alternate Member</u> Jeff Nelson
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2C Minutes

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

3C CU14-0003: CSL Plasma

A public hearing will be held to consider a request by Arrowhead Properties and CSL Plasma to allow for a blood plasma center located in the Arrowhead Shopping Center at 9770 West Peoria Avenue. The facility will be open from 10am to 6pm Monday through Saturday, will contain 48 donor beds, and employ a medical and support staff of 60 employees. The property is more specifically described as Maricopa County Assessor's Parcel Number 142-52-006E.

4C CU14-0004: Fry's Fuel Center #114

A public hearing will be held to consider a request to allow a new fueling center, which will include a kiosk, canopy, and 5 fuel dispensers. The facility will be open 24 hours, 7 days a week with a designated employee on duty in the kiosk from 5:00 a.m. to 11:00 p.m. daily.

The property is located at 9163 West Union Hills Drive. The property is more specifically described as Maricopa County Assessor's Parcel Number 200-41-979.

Regular Agenda

New Business

5R PUBLIC HEARING: RE: Rezone – West Pointe Estates

Z13-0011: A public hearing will be held to consider a request to rezone approximately 39 gross acres from Intermediate Commercial (C-2) and General Commercial (C-4) to a Planned Area Development (PAD) to permit a development of up to 172 single-family residential lots on 36.61 acres, with the remaining 2.67 acres retaining the existing C-2 development standards. The property is generally located at the southwest corner of 71st Avenue & Olive Avenue. The property is more specifically described as Maricopa County Assessor's Parcel Number 143-21-004C.

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 39 gross acres from Intermediate Commercial (C-2) and General Commercial (C-4) to a Planned Area Development (PAD) to permit a development of up to 172 single-family residential lots on 36.61 acres, with the remaining 2.67 acres retaining the existing C-2 development standards. The property is generally located at the southwest corner of 71st Avenue & Olive Avenue. The property is more specifically described as Maricopa County Assessor's Parcel Number 143-21-004C.

6R PUBLIC HEARING: RE: Rezone – Quik Trip Gas Station and Convenience Store

Z14-0001: A public hearing will be held to consider a request to rezone approximately 4.48 gross acres from the current Intermediate Commercial (C-2) and Planned Area Development (PAD) Zoning Districts to a single Planned Area Development (PAD) for the development of a Quik Trip convenience store and gas station. The property is located on the northeast corner of Thunderbird Road and Rio Vista Blvd. The property is more specifically described as Maricopa County Assessor's Parcel Number 200-63-552 and 200-61-013R.

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 4.48 gross acres from the current Intermediate Commercial (C-2) and Commercial Planned Area Development (PAD) Zoning Districts to a single Commercial Planned Area Development (PAD) for the development of a Quik Trip. The property is located on the northeast corner of Thunderbird Road and Rio Vista Blvd. The property is more specifically described as Maricopa County Assessor's Parcel Number 200-63-552 and 200-61-013R.

7R PUBLIC HEARING: RE: Text Amendments

TA13-0003: The City of Peoria has proposed amendments to Articles 14-01 "Introduction", 14-03 "General Provisions", 14-22A "Hillside Development", 14-34 "Signs", 14-35 "Landscape Requirements", and 14-39 "Administrative Procedures" of the Zoning Ordinance. The amendments are intended to modify and refine existing language in the Ordinance in order to address items of concern as well as clarify content.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to amend Articles 14-01 "Introduction", 14-03 "General Provisions", 14-22A "Hillside Development", 14-34 "Signs", 14-35 "Landscape Requirements", and 14-39 "Administrative Procedures" of the Zoning Ordinance. The amendments are intended to modify and refine existing language in the Ordinance in order to address items of concern as well as clarify content.

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>.