

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, June 19, 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 absence of Commissioner Shawn Hutchinson from the May 15, 2014 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on May 15, 2014.

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

3C CU14-0002: Wilhelm Automotive

Discussion and possible action to consider a request to permit an automotive repair center with 10 service bays. Wilhelm Automotive will be open from 7:30 a.m. to 5:30 p.m. Monday-Saturday. The property is located in the Mountainside Crossing Center, Pad 6, on the southeast corner of Happy Valley Road and Lake Pleasant Parkway. The property is more specifically described as Assessor's Parcel Number 201-16-372.

4C CU14-0007: McAlister's Deli

Discussion and possible action to consider a request for a Conditional Use Permit to allow an outdoor dining patio in conjunction with McAlister's Deli. The property is located at 8215 W. Bell Road, Unit 125, more specifically described as a portion of Assessor's Parcel Number 200-53-028Q.

Regular Agenda

New Business

5R PUBLIC HEARING: RE: Rezone – Harbor Vista

Z14-0003: A public hearing will be held to consider a request to rezone approximately 8.6 acres from a Planned Area Development (PAD) for senior multi-family residential to a Planned Area Development (PAD) to allow the development of office/medical office uses. The property is located at the southeast corner of 91st Avenue and Thunderbird Road. The property is more specifically described as Assessor's Parcel Number 200-79-013K.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to approve a request to rezone approximately 8.6 acres from a Planned Area Development (PAD) for senior multi-family residential to a Planned Area Development (PAD) to allow the development of office/medical office uses. The property is located at the southeast corner of 91st Avenue and Thunderbird Road. The property is more specifically described as Assessor's Parcel Number 200-79-013K.

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>.