

# Planning and Zoning Commission Meeting Notice & Agenda

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Thursday, August 21, 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 Chair Golden and Vice-Chair Strickman from the June 19, 2014 meeting and Chair Golden, Vice-Chair Strickman, and Commissioner Louis from the August 7, 2014 meeting.

#### 2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on June 19, 2014 and August 7, 2014.

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<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 CU14-0010: Culvers Restaurant**

Discussion and possible action to consider a request for a Conditional Use Permit to allow an Outdoor Dining patio in conjunction with a new Culver's Restaurant. The property is located west of the northwest corner of Deer Valley Road and 83<sup>rd</sup> Avenue, more specifically described as a portion of Assessor's Parcel Number 200-08-515.

**4C CU14-0005: Super Star Express Carwash**

Discussion and possible action to consider a request for a Conditional Use Permit to allow the development of a self-serve carwash. The property is located south of the southwest corner of 67<sup>th</sup> Avenue and Happy Valley Road and is, more specifically described as a portion of Assessor's Parcel Number 201-09-959B.

**5C CU14-0011: State Trailer Supply**

Discussion and possible action to consider a request for a Conditional Use Permit to allow accessory installation inside of an existing building in conjunction with retail sales at State Trailer Supply. The property is located at the northeast corner of 83<sup>rd</sup> Avenue and Peoria Avenue, more specifically described as a portion of Assessor's Parcel Number 142-08-007.

## Regular Agenda

### New Business

**6R PUBLIC HEARING: RE: Rezone – Elliott Residence**

**Z14-0005:** A public hearing will be held to consider a request to rezone approximately 1.03 gross acres from General Agricultural (AG) District to Suburban Ranch (SR-43) District to bring an existing undersized single-family residential lot into conformance with current development standards. The property is located on the northeast corner of 81<sup>st</sup> Avenue and Country Gables Drive. The property is more specifically described as Assessor's Parcel Number 200-62-010C.

**Staff Report**  
**Open Public Hearing**  
**Public Comment**  
**Close Public Hearing**

**Commission Action:** Discussion and possible action to consider a request to rezone approximately 1.03 gross acres from General Agricultural (AG) District to Suburban Ranch (SR-43) District to bring an existing undersized single-family residential lot into conformance with current development standards.

**7R    PUBLIC HEARING: RE: PAD Amendment – Park West**

**Z04-19A.7:** A public hearing will be held to consider a request to amend the Park West Planned Area Development (PAD) Standards and Guidelines Report. The amendment seeks to allow for multi-family permitted and recreational accessory uses at Parcel 1; higher education uses at Parcel 3; and revises the freeway sign design standards. The subject property is located at the northeast corner of 99<sup>th</sup> Avenue and Northern Avenue and is more specifically described as Assessor's Parcel Numbers 142-55-691, 142-55-692, 142-55-693A, 142-55-693C, and 142-55-693D.

**Staff Report**  
**Open Public Hearing**  
**Public Comment**  
**Close Public Hearing**

**Commission Action:** Discussion and possible action to approve a request to amend the Park West Planned Area Development (PAD) Standards and Guidelines Report to allow for multi-family permitted and recreational accessory uses at Parcel 1; higher education uses at Parcel 3; and revises the freeway sign design standards.

**8R    PROJECT UPDATE: Staff will discuss the Draft **Electrical Fence Ordinance** and seek comment, input, and direction from the Commission with regard to the draft ordinance. This is an informational item only and No Action will be taken.**

**9R    PUBLIC HEARING: RE: General Plan Amendment – Vehicle Storage Lot**

**GPA14-0001:** A public hearing will be held to consider a request to modify the current General Plan Land Use for approximately 4.57 gross acres from Medium-High Density Residential (18-25 du/ac) to Neighborhood Commercial to facilitate the development of an off-site automotive parking and staging lot with permitted vehicle-related uses. The subject property is located north of the northwest corner of 87<sup>th</sup> Avenue and Bell Road and is more specifically described as Assessor's Parcel Numbers 200-42-934A and 200-42-935.

**Staff Report**  
**Open Public Hearing**  
**Public Comment**  
**Close Public Hearing**

**Commission Action:** Discussion and possible action to consider a request to modify the current General Plan Land Use for approximately 4.57 gross acres from Medium-High Density Residential (18-25 du/ac) to Neighborhood Commercial to facilitate the development of an off-site automotive parking and staging lot with permitted vehicle-related uses.

**10R PUBLIC HEARING:** RE: Rezone – Vehicle Storage Lot

**Z14-0004:** A public hearing will be held to consider a request to rezone approximately 4.57 gross acres from RM-1 Multi-family zoning to Planned Area Development (PAD) to allow for the development of an off-site automotive parking and staging lot with permitted vehicle-related uses. The subject property is located north of the northwest corner of 87<sup>th</sup> Avenue and Bell Road and is more specifically described as Assessor's Parcel Numbers 200-42-934A and 200-42-935.

**Staff Report**  
**Open Public Hearing**  
**Public Comment**  
**Close Public Hearing**

**Commission Action:** Discussion and possible action to approve a request to rezone approximately 4.57 gross acres from RM-1 Multi-family zoning to Planned Area Development (PAD) to allow for the development of an off-site automotive parking and staging lot with permitted vehicle-related uses.

**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>.