

Planning and Zoning Commission Special Meeting Notice & Agenda



Thursday, November 13, 2014
Council Chamber
8401 W. 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

All Commissioners were present at the October 16, 2014 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 16, 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	Jeff Nelson	Jay Otlewski

3C PUBLIC HEARING: RE: Conditional Use Permit – AT&T TAG Trilogy

CU14-0008: Discussion and possible action to consider a request for a Conditional Use Permit to allow a wireless communication facility in the form of three stealth 35' tall faux saguaro cacti and associated ground-mounted equipment. The property is located at the west corner of Vistancia Boulevard and Trilogy Boulevard/Towne Center.

4C PUBLIC HEARING: RE: Conditional Use Permit – Express Oil

CU14-0014: Discussion and possible action to consider a request for a Conditional Use Permit to allow an Express Oil Change automotive repair and service facility with 12 service bays in a C-2, Intermediate Commercial, zone. The property is located north of the northwest corner of 83rd Avenue and Thunderbird Road on an undeveloped building pad, Lot 8, in the Thunderbird Marketplace commercial center.

5C PUBLIC HEARING: RE: Conditional Use Permit – Brake Masters

CU14-0012: Discussion and possible action to consider a request for a Conditional Use Permit to allow for a Brake Masters Automotive repair center with 8 service bays. Brake Masters Automotive will be open from 7:30 a.m. to 5:30 p.m. Monday-Saturday and is located in the Lake Pleasant Pavilion commercial center at 10029 W. Happy Valley Road.

6C PUBLIC HEARING: RE: Conditional Use Permit – ACT Glass

CU14-0017: Discussion and possible action to consider a request for a Conditional Use Permit to allow light assembly and fabrication of window frames for residential homes and commercial properties within the Bell Freeway Commercial Park Planned Area Development. The property is located south of the southeast corner of 87th Avenue and Kelton Lane in an existing suite.

Regular Agenda

New Business

7R PUBLIC HEARING: RE: Land Use Element and Public Administration Update

GPA14-0002: A city-initiated amendment to the General Plan to update the Land Use Element and Plan Administration in an effort to maintain a document that adequately responds to changing social, economic, other demographic trends, and development

pressures which impact land use, traffic patterns, socio-economic conditions, and provisions to City services among others.

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 the General Plan Land Use Element and Plan Administration section in an effort to maintain a document that adequately responds to changing social, economic, other demographic trends, and development pressures which impact land use, traffic patterns, socio-economic conditions, and provisions to City services among others.

8R **PUBLIC HEARING:** RE: Conditional Use Permit – Grand Avenue Station

CU14-0009: Discussion and possible action to consider a request for a Conditional Use Permit to allow the operation of an automotive tire shop and repair facility in an existing building (former gas station). The property is located at the northeast corner of 75th Avenue and Olive Avenue at 7410 W. Olive Avenue.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request for a Conditional Use Permit to allow the operation of an automotive tire shop and repair facility in an existing building (former gas station). The property is located at the northeast corner of 75th Avenue and Olive Avenue at 7410 W. Olive Avenue.

9R **PUBLIC HEARING:** RE: Text Amendment

TA14-0001: A public hearing will be held to consider a City of Peoria initiated request to amend Article 14-2 “Definitions”, Article 14-3 “General Provisions”, Article 14-5 “Single-Family Residential Districts”, Article 14-9 “Non-Residential Districts”, and Article 14-39 Administrative Procedures” of the Zoning Ordinance; effectively establishing criteria in which Donation Drop-Off Boxes would be a permitted use within the City of Peoria.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to consider a City of Peoria initiated

request to amend Article 14-2 “Definitions”, Article 14-3 “General Provisions”, Article 14-5 “Single-Family Residential Districts”, Article 14-9 “Non-Residential Districts”, and Article 14-39 Administrative Procedures” of the Zoning Ordinance; effectively establishing criteria in which Donation Drop-Off Boxes would be a permitted use within the City of Peoria.

- 10R PROJECT UPDATE:** Staff will review and discuss the *Final Draft* Sonoran Preservation Program and to seek comment, input, and direction on the findings, priorities and recommendations. The goal of the program is to identify areas that merit special consideration and then attempt to strategically assemble them over time – through acquisition, conservation, partnerships and development cases -- into a meaningful network of connected open spaces for a variety of users. No Action will be taken on this item.

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>.