

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, June 18, 2015
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 Commission Members present at the May 21, 2015 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on May 21, 2015.

<u>Chairman</u> Leigh Strickman	<u>Vice-Chairman</u> Leonard Spraker	<u>Secretary</u> Shawn Hutchinson	<u>Member</u> Greg Loper	<u>Member</u> Bill Louis	<u>Member</u> Nancy Golden	<u>Member</u> Jeff Nelson	<u>Alternate Member</u> Jay Otlewski
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3C **PUBLIC HEARING:** RE: Conditional Use Permit – PHO Mountainside Crossing

CU15-0001: Discussion and possible action to consider a request for a Conditional Use Permit in order to allow for the construction of a 65 foot tall wireless communication facility consisting of 2 stacked antenna arrays. The subject property is located at the southeast corner of Lake Pleasant Parkway and Happy Valley Road behind the existing Shell gas station which is currently zoned Mountainside Crossing Planned Area Development (PAD) District.

4C **PUBLIC HEARING:** RE: Conditional Use Permit – FSWAZ

CU15-0005: Discussion and possible action to consider a request for a Conditional Use Permit to convert a former hardware store into a personal vehicle storage facility. The site is located within an existing commercial center currently zoned as Mountainside Crossing Planned Area Development (PAD) District. The property is located to the south and east of the southeast corner of Lake Pleasant Parkway and 83rd Avenue.

Regular Agenda

Old Business

5R **PUBLIC HEARING:** RE: Site Plan Amendment – Verizon PHO Adela - Appeal

SP15-0005: A public hearing will be held to consider an appeal of the City of Peoria Planning Division's decision on April 6, 2015 to approve a Site Plan to allow for a 65-foot wireless communication facility at the existing Community of Grace Church. The property is located at 10545 West Pinnacle Peak Road, and more specifically described as a portion of Assessor's Parcel Number 200-10-001J. This item was continued from the May 22, 2015 Planning and Zoning Commission hearing.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action on an appeal of the City of Peoria Planning Division's decision on April 6, 2015 to approve a Site Plan to allow for a 65-foot wireless communication facility at the existing Community of Grace Church. The property is located at 10545 West Pinnacle Peak Road, and more specifically described as a portion of Assessor's Parcel Number 200-10-001J.

New Business

6R **PUBLIC HEARING:** RE: General Plan Amendment – Three Olive Park

GPA14-0007: A public hearing will be held to consider a request to amend approximately 40 acres of the City of Peoria General Plan land use map from Medium/High Density Residential to Medium Density Residential land use designation to allow for the development of a 158 single-family lot subdivision. The property is located at the southeast corner of 103rd Avenue and Olive Avenue and more specifically described as Assessor's Parcel Numbers 142-61-014G, 142-61-014F, 142-61-014D.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to consider a request to amend approximately 40 acres of the City of Peoria General Plan land use map from Medium/High Density Residential to Medium Density Residential land use designation to allow for the development of a 158 single-family lot subdivision. The property is located at the southeast corner of 103rd Avenue and Olive Avenue and more specifically described as Assessor's Parcel Numbers 142-61-014G, 142-61-014F, 142-61-014D.

7R **PUBLIC HEARING:** RE: Rezone – Three Olive Park

Z14-0011: A public hearing will be held to consider a request for a rezone approximately 40 acres from Intermediate Commercial (C-2) and Residential Multi-Family (RM-1) to Planned Area Development (PAD) to allow for the development of a 158 single family lot subdivision. The property is located at the southeast corner of 103rd Avenue and Olive Avenue and more specifically described as Assessor's Parcel Numbers 142-61-014G, 142-61-014F, 142-61-014D.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to consider a request to rezone approximately 40 acres from Intermediate Commercial (C-2) and Residential Multi-Family (RM-1) to Planned Area Development (PAD) to allow for the development of a 158 single family lot subdivision. The property is located at the southeast corner of 103rd Avenue and Olive Avenue and more specifically described as Assessor's Parcel Numbers 142-61-014G, 142-61-014F, 142-61-014D.

8R **PUBLIC HEARING:** RE: General Plan Amendment – Vistancia Parcels A-5, D-1, D-2, D-3 and D-4

GPA15-0002: A public hearing will be held to consider a request to amend the City of Peoria General Plan Land Use Map pertaining to the Vistancia Master Planned Community for the areas described as follows:

Parcel A-5 is within Village A, and located at the southeast corner of Lone Mountain Road and Vistancia Boulevard.

Parcels D-1 through D-4 are located at the northeast corner of Lone Mountain Road and El Mirage within Vistancia Village D.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to amend the City of Peoria General Plan Land Use Map for Parcel A-5 and Parcels D1-D4

9R **PUBLIC HEARING:** RE: Rezone – Vistancia Parcels A-5, D-1, D-2, D-3, and D-4

Z01-10A.14: A public hearing will be held to consider a request to amend approximately 108 acres of the Vistancia Planned Community District (PCD) zoning as follows:

Parcel A-5 is within Village A, and located at the southeast corner of Lone Mountain Road and Vistancia Boulevard.

Parcels D-1 through D-4 are located at the northeast corner of Lone Mountain Road and El Mirage within Vistancia Village D.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to amend approximately 108 acres of the Vistancia Planned Community District (PCD) zoning. Parcel A-5 is within Village A, and located at the southeast corner of Lone Mountain Road and Vistancia Boulevard. Parcels D-1 through D-4 are located at the northeast corner of Lone Mountain Road and El Mirage within Vistancia Village D.

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>.