

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, October 1, 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

Discussion and possible action to approve/excuse the absences of Commissioners Bill Louis and Alternate Member Jay Otlewski at the September 17, 2015 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 17, 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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Regular Agenda

New Business

3R **MID-DECADE CENSUS:** Staff update on the 2015 Mid-Decade Census. There will be no action on this item.

4R **PUBLIC HEARING:** RE: Conditional Use Permit – AMF Peoria Lanes Patio

CU15-0002: A public hearing will be held to consider a request for a Conditional Use Permit (CUP) in order to allow an outdoor dining area to be used in conjunction with a restaurant located in an existing bowling alley. The property is located at the southeast corner of 85th Avenue and Olive Avenue. The site is currently zoned Intermediate Commercial (C-2) District. The site is more specifically described as 8475 W. Olive Ave. Peoria, AZ 85345.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to consider a request for a Conditional Use Permit (CUP) in order to allow an outdoor dining area to be used in conjunction with a restaurant located in an existing bowling alley. The property is located at the southeast corner of 85th Avenue and Olive Avenue. The site is currently zoned Intermediate Commercial (C-2) District. The site is more specifically described as 8475 W. Olive Ave. Peoria, AZ 85345.

5R **PUBLIC HEARING:** RE: Site Plan Amendment – Maranatha Baptist Church Appeal

PR05-55A.2: A public hearing will be held to consider an appeal of the City of Peoria Planning Division's decision on August 4th, 2015 to approve a Site Plan amendment to allow a 1,300 s.f. addition to the existing ~6.183 s.f. Sunday school classroom building on the Maranatha Baptist Church property. The property is located at 9120 N. 95th Avenue and is more specifically described as Assessor's Parcel Number 142-54-967.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to consider an appeal of the City of Peoria Planning Division's decision on August 4th, 2015 to approve a Site Plan amendment to allow a 1,300 s.f. addition to the existing ~6.183 s.f. Sunday school classroom building on the Maranatha Baptist Church property. The property is located at 9120 N. 95th Avenue and is more specifically described as Assessor's Parcel Number 142-54-967.

6R PUBLIC HEARING: RE: Rezone – Balea Rezone

Z14-0012: A public hearing will be held to consider a request for a rezone of approximately 1.36 acres from Suburban Ranch 43 (SR-43) to Single Family Residential R1-18 (R1-18) to allow for the development of 2 custom home lots. The property is located at the northwest corner of 67th Avenue and Pinnacle Peak Road and more specifically described as Assessor's Parcel Number 201-13-267.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to consider a request for a rezone of approximately 1.36 acres from Suburban Ranch 43 (SR-43) to Single Family Residential R1-18 (R1-18) to allow for the development of 2 custom home lots. The property is located at the northwest corner of 67th Avenue and Pinnacle Peak Road and more specifically described as Assessor's Parcel Number 201-13-267.

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>.