

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, December 3, 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 absence of Secretary Shawn Hutchinson and Commission Member Bill Louis at the November 19, 2015 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 19, 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

Old Business

3R CU15-0016: Conditional Use Permit – RV Complete

Discussion and possible action to consider a request by RV Complete for a Conditional Use Permit to allow recreational vehicle repair on a site within the Light Industrial (I-1) zoning district. The property is located north of the northeast corner of 83rd Avenue and Northern Avenue, and more specifically described as Assessor's Parcel Number 142-22-005.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to consider a request by RV Complete for a Conditional Use Permit to allow recreational vehicle repair on a site within the Light Industrial (I-1) zoning district. The property is located north of the northeast corner of 83rd Avenue and Northern Avenue, and more specifically described as Assessor's Parcel Number 142-22-005.

New Business

4R CU15-0017: Conditional Use Permit – Doggie District

Discussion and possible action to consider a request from Doggie District Pet Resort and Training for a Conditional Use Permit to allow a pet boarding facility in an approximately 9,870 s.f. existing building located at 8028 W. Thunderbird Rd. Peoria, AZ 85381 and is currently zoned Intermediate Commercial (C-2) Zoning District. Outdoor activities would be limited to between 6:30am and 6:00pm.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to consider a request from Doggie District Pet Resort and Training for a Conditional Use Permit to allow a pet boarding facility in an approximately 9,870 s.f. existing building located at 8028 W. Thunderbird Rd. Peoria, AZ 85381 and is currently zoned Intermediate Commercial (C-2) Zoning District. Outdoor activities would be limited to between 6:00am and 7:00pm.

5R **GPA15-0005:** General Plan Amendment – T83

Discussion and possible action to consider a request for a Minor General Plan Amendment to change the land use designation from Low Density Residential (2-5 du/ac, target 3 du/ac) to High Density Residential (15+ du/ac, target 18 du/ac) for an approximately 8.51 acre property located east of the northeast corner of 83rd Avenue and Thunderbird Road.

There is a request to continue this item to the next regularly scheduled Planning and Zoning Commission meeting.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to consider a request from for a Minor General Plan Amendment to change the land use designation from Low Density Residential (2-5 du/ac, target 3 du/ac) to High Density Residential (15+ du/ac, target 18 du/ac) for an approximately 8.51 acre property located east of the northeast corner of 83rd Avenue and Thunderbird Road.

6R **Z02-31A.4:** Rezone – T83

Discussion and possible action to consider a request for a Major Amendment to the *NEC 83rd and Thunderbird* Planned Area Development (PAD) zoning for the property located east of the northeast corner of 83rd Avenue and Thunderbird Road. The PAD amendment seeks to allow a multifamily residential development consisting of 183 residential units on an 8.51 acre property within the larger 21.88 acre PAD.

There is a request to continue this item to the next regularly scheduled Planning and Zoning Commission meeting.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to consider a request for a Major Amendment to the *NEC 83rd and Thunderbird* Planned Area Development (PAD) zoning for the property located east of the northeast corner of 83rd Avenue and Thunderbird Road. The PAD amendment seeks to allow a multifamily residential development consisting of 183 residential units on an 8.51 acre property within the larger 21.88 acre PAD.

7R **TA15-0005** Zoning Ordinance Text Amendment – Massage Establishments

Discussion and possible action to consider a request from Hand and Stone Massage to amend Article 14-2 and Article 14-9 of the Zoning Ordinance to update the definition of massage establishments and to allow massage establishments as permitted principal use in the Office Commercial (O-1), Convenience Commercial (C-1), Planned Neighborhood Commercial District (PC-1), Planned Community Commercial District (PC-2), Intermediate Commercial (C-2), Central Commercial District (C-3), General Commercial District (C-4), and Regional Commercial District (C-5) zoning districts, subject to special limitations.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to consider a request from Hand and Stone Massage to amend Article 14-2 and Article 14-9 of the Zoning Ordinance to update the definition of massage establishments and to allow massage establishments as permitted principal use in the Office Commercial (O-1), Convenience Commercial (C-1), Planned Neighborhood Commercial District (PC-1), Planned Community Commercial District (PC-2), Intermediate Commercial (C-2), Central Commercial District (C-3), General Commercial District (C-4), and Regional Commercial District (C-5) zoning districts, subject to special limitations.

8R **GPA15-0004:** General Plan Amendment – Resort Lifestyle Communities

Discussion and possible action to consider a request from Resort Lifestyle Communities to amend approximately 10.6 acres of the City of Peoria General Plan land use map from High Density Residential (15+ du/ac, target of 18 du/ac) to Medium-High Density Residential (8 – 15 du/ac, target of 12 du/ac) land use designation to allow for the development of an independent senior living facility. The property is located at the southeast corner of 81st Avenue and Beardsley Road and is more specifically described as Assessor's Parcel Number 200-30-010P.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to consider a request from Resort Lifestyle Communities to amend approximately 10.6 acres of the City of Peoria General Plan land use map from High Density Residential (15+ du/ac, target of 18 du/ac) to Medium-High Density Residential (8 – 15 du/ac, target of 12 du/ac) land use designation to

allow for the development of an independent senior living facility. The property is located at the southeast corner of 81st Avenue and Beardsley Road and is more specifically described as Assessor's Parcel Number 200-30-010P.

9R Z15-0004 Rezone -- Resort Lifestyle Communities

Discussion and possible action to consider a request from Resort Lifestyle Communities to rezone approximately 14.9 acres from General Agricultural (AG) to the Resort Lifestyle Communities Planned Area Development (PAD) to allow for the development of an independent senior living facility. The property is located at the southeast corner of 81st Avenue and Beardsley Road and more specifically described as Assessor's Parcel Number 200-30-010P.

Staff Report

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Commission Action: Discussion and possible action to consider a request from Resort Lifestyle Communities to rezone approximately 14.9 acres from General Agricultural (AG) to the Resort Lifestyle Communities Planned Area Development (PAD) to allow for the development of an independent senior living facility. The property is located at the southeast corner of 81st Avenue and Beardsley Road and more specifically described as Assessor's Parcel Number 200-30-010P.

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,*

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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>.