

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, January 7, 2016
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.

1C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Vice-Chair Leonard Spraker, Secretary Shawn Hutchinson and Commission Member Jay Otlewski at the December 3, 2015 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on December 3, 2015.

<u>Chairman</u> Leigh Strickman	<u>Vice-Chairman</u> Leonard Spraker	<u>Secretary</u> Shawn Hutchinson	<u>Member</u> Jay Otlewski	<u>Member</u> Bill Louis	<u>Member</u> Nancy Golden	<u>Member</u> Jeff Nelson	<u>Alternate Member</u> Vacant
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Regular Agenda

Old Business

3R **GPA15-0005**: General Plan Amendment – T83

A public hearing will be held 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.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action on GPA15-0005.

4R **Z02-31A.4**: Rezone – T83

A public hearing will be held 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.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action on Z02-31A.4.

Regular Agenda

New Business

5R **TA15-0006**: Text Amendment – Administrative Procedures

A public hearing will be held to consider various amendments to multiple sections within Article 14-39/Administrative Procedures, of the Peoria Zoning Ordinance. This is a City staff initiated amendment that proposes changes to the criteria for Site Plan reviews, and also increases the time for persons to file an appeal for Site Plan and Conditional Use Permit decisions. The proposal includes other changes to various sections throughout the Article, to improve correctness, clarity, and usability of the ordinance.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action on TA15-0006.

6R **ELECTION OF OFFICERS:** Discussion and possible action to elect officers for 2016.

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>.