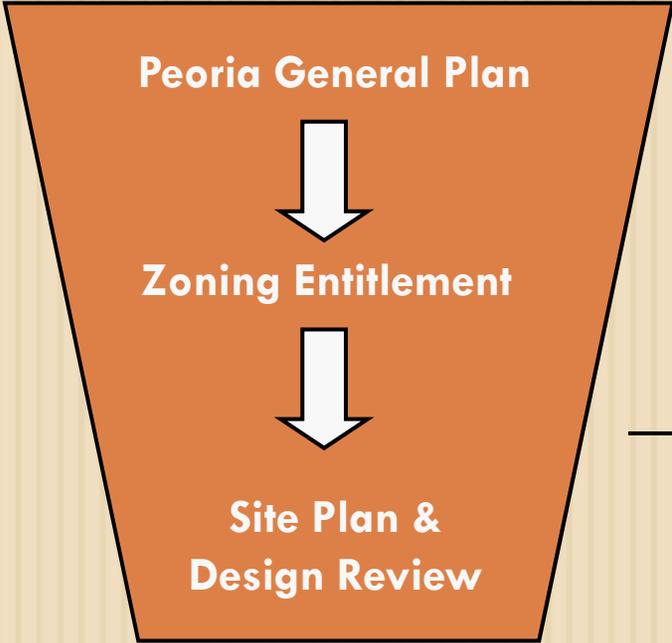


The Development Process



General Plan
Development “Blueprint”
“Living document”
Advance Council Goals?
City Council Approval



Zoning
Development Parameters
Rezoning conform to General Plan?
City Council Approval

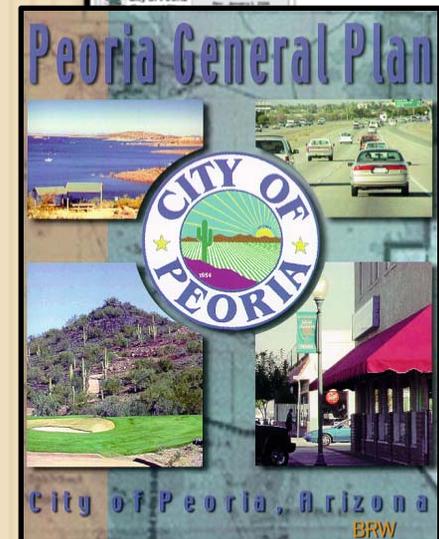
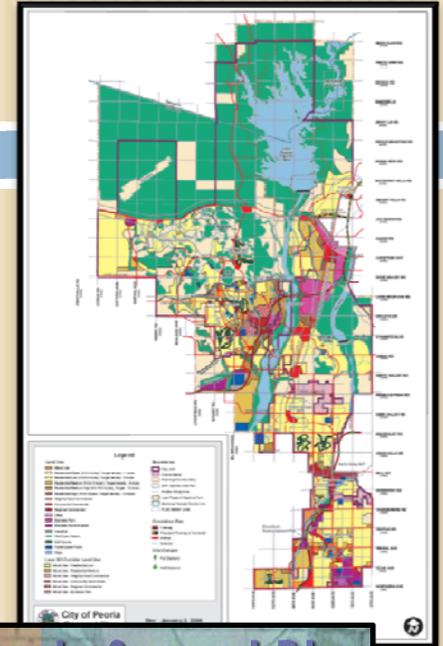


Site Plan Review
Development Concept
Meets Zoning & Infrastructure Requirements?
Administrative Approval

Detailed Construction / Civil Engineering Plans
Certificate of Occupancy (Building Official)

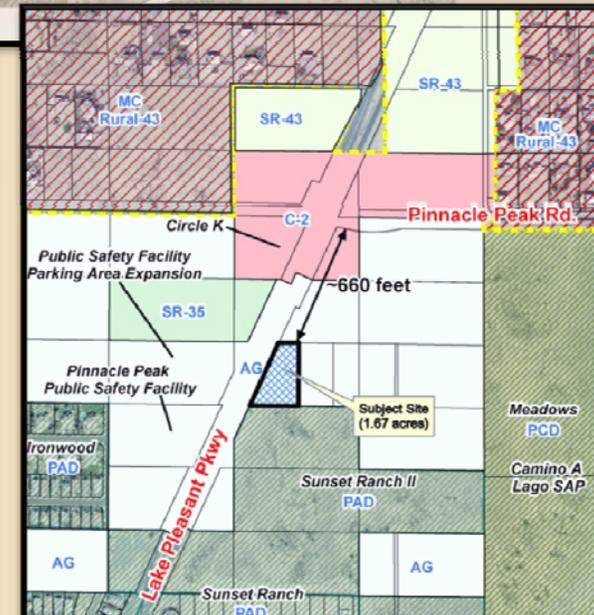
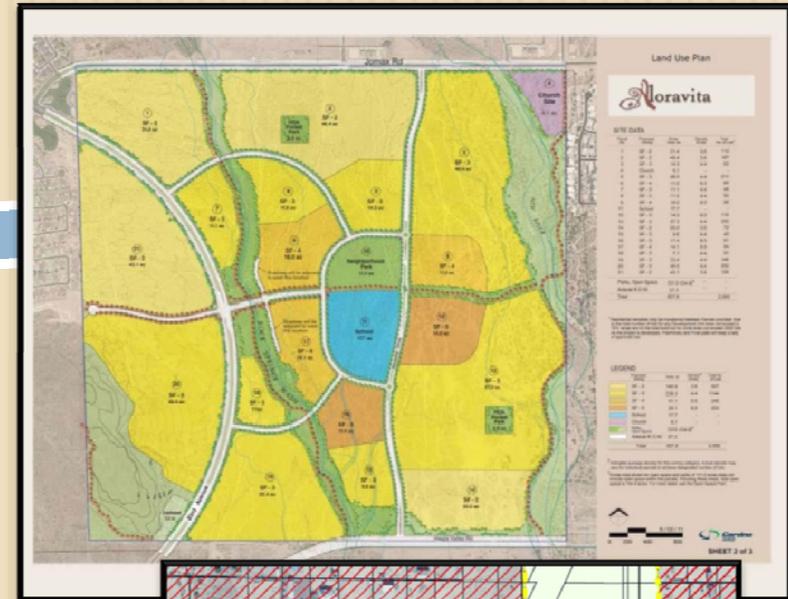
General Plan Amendments

- **Review For:**
 - Does it advance General Plan goals?
 - Land Use & Circulation framework
 - Impact to infrastructure
 - System Connectivity (e.g. open space)
- **Neighborhood Meeting Required**
- **Requires City Council Action**



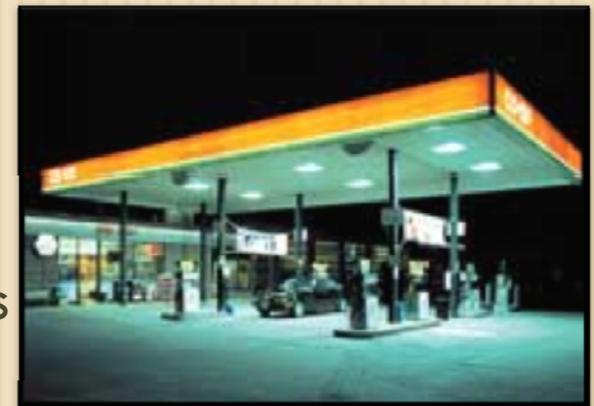
Rezoning

- **Conformance with General Plan**
- **Review for:**
 - Density/Intensity
 - Development Standards
 - Infrastructure Capacity / Timing / Obligations
 - Connectivity / Compatibility
 - Protection of Sensitive Areas
- **Neighborhood Meeting**
- **Requires City Council Approval**



Conditional Use Permits

- **Certain Uses Scrutinized due to:**
 - Physical/Operational Impacts
 - Incompatible with surrounding uses
- **Mitigate Impacts / Ensure Compatibility**
 - EXAMPLE: Limited Operating hours
 - EXAMPLE: Expanded Landscape Buffers
 - Neighborhood contact essential
- **Requires Planning & Zoning Commission Approval**
 - Can be appealed to the City Council



Site Plan Review

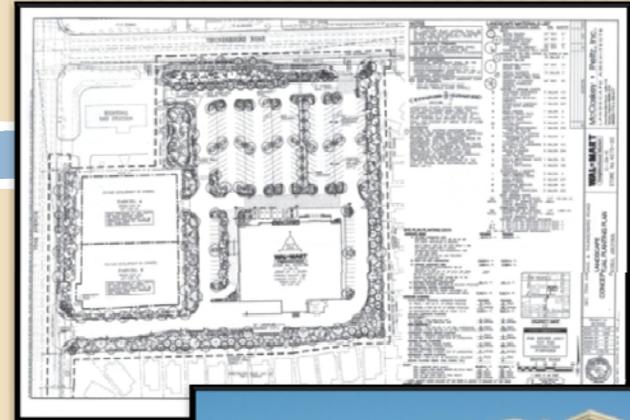
- **Adequate Notice**

- **Review for:**

- Zoning Standards (e.g. lighting, setbacks)
- Design Review (Site/Architecture)
- Compliance with Infrastructure Standards
- Meets Public Safety and Access requirements
- Adherence to Zoning Stipulations

- **Administrative Approval (staff)**

- Can be appealed to Planning and Zoning Commission



Public Notice

Where to access information

City Hall:

Website:

(www.peoriaaz.gov/planning)

Phone: (623) 773-7200

Types of Notice

Notice of Application

Notice of Hearing

Notice of Decision

NOTICE OF APPLICATION



Dear Property Owner:

This is to inform you that the City has received General Plan and Rezoning applications to allow approximately 26 acres to be rezoned from SR-43 (Suburban Ranch) to PAD (Planned Area Development) for a mixed use development.

Please call the staff or applicant contact if you would like to learn more or provide input about this request.

<p>Site Location: S&W of SWC 67th Ave. & Happy Valley Rd.</p> <p>Case Name: Terrazza</p> <p>Case Number: GPA11-0001 Z11-0001</p>	<p>Staff contact: Melissa Sigmund, 623-773-7603 Applicant contact: Clare Abel, 602-234-9920</p> <hr/> <p>For information on the status of this case, or to view application materials, call 623-773-7601.</p>
--	--

The case file may be viewed in Planning, 9875 N. 85th Ave., Peoria, AZ



Procedural Due Process

- Adequate Notice
- Advance and Full Disclosure
 - Public access to information
- Opportunity to be Heard
- Findings of Fact
 - Decisions not “arbitrary and capricious”
 - Based on relevant Policies, Ordinances
- Avoid Appearance of Impropriety

SPORTS COMPLEX AREA PUBLIC WORKSHOP

Peoria Sports Complex Area Urban Design Plan

The City of Peoria will be hosting an interactive public workshop to solicit feedback on the future opportunities and conditions of the Study Area bounded by Loop 101 (west), Bell Road (north), Skunk Creek (south) and the eastern city limits near 75th Avenue.

The Plan will help identify opportunities to build on the successes in the area by identifying opportunities to create a cohesive and pedestrian-focused mixed-use district.

PUBLIC WORKSHOP #1

Date: January 22, 2009
Time: 6 – 8 p.m.
Location: Peoria Sports Complex
Mariners Clubhouse (Multi-purpose Room)
16101 N. 63rd Avenue
Information: www.peoriaaz.gov/planning
Contact: Chris Jacques, AICP (623) 773-7609



STUDY AREA