



MUNICIPAL OFFICE COMPLEX  
8401 W. MONROE STREET  
PEORIA, AZ 85345

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOTICE & AGENDA  
THURSDAY, JANUARY 7, 2010  
6:30 P.M.  
COUNCIL CHAMBERS  
8401 W. MONROE ST.**

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**PLANNING & ZONING  
COMMISSION:**

Veda McFarland, Chair  
Marc Melbo, Vice Chair  
Bill Louis, Secretary  
Greg Loper  
Gene Sweeney  
Nancy Golden  
Leigh Strickman  
Anne Wojcik, Alternate

Department Liaison  
Glen Van Nimwegen

***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.*

**CONVENE:**

**ROLL CALL:**

**OPENING STATEMENT:**

**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 Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a 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 Commissioner Gerard, and Alternate Wojcik from the December 17, 2009 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held December 17, 2009.

## REGULAR AGENDA

### NEW BUSINESS:

3R **PUBLIC HEARING:** RE: Planned Area Development Amendment.

**PUBLIC HEARING – Z04-34A.5:** Josh Hartman P.E., on behalf of Pulte Home Corporation, is requesting a major amendment to alter the approved residential density, overall lot mix and the access / circulation for a portion of the Tierra del Rio Planned Area Development. The overall density will increase from 2.1 units per acre to 2.2 units per acre, individual subdivisions will have varying lot sizes, and a secondary access will be created to Jomax Road near the Agua Fria River. The portion of the Tierra del Rio development to be amended is generally located at the corner of Jomax Road and 99<sup>th</sup> Avenue.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from Josh Hartman P.E., on behalf of Pulte Home Corporation, for a major amendment to alter the approved residential density, overall lot mix and the access / circulation for a portion of the Tierra del Rio Planned Area Development.

4R **ELECTION OF OFFICERS:** Discussion and possible action to elect officers for 2010 including Chairman, Vice-Chairman, and Secretary.

### **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 the 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.