



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, FEBRUARY 4, 2010
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.
RESULTS**

**PLANNING & ZONING
COMMISSION:**

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

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 Louis, Commissioner Loper, and Commissioner Golden, from the January 7, 2010 meeting.
Approved
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held January 7, 2010. **Approved**
- 3C CU09-02269:** Discussion and possible action to approve a request from Squid Ink of Peoria, LLC for a Conditional Use Permit to allow an approximately 900 square foot outdoor dining patio at a proposed restaurant located at the southwest corner of Lake Pleasant Parkway and Happy Valley Parkway.
Approved

- 4C** **CU09-02291:** Discussion and possible action to approve a request from 83rd Partners, LLC for a Conditional Use Permit to allow an approximately 1,000 square foot outdoor dining patio at a proposed restaurant located south of the southeast corner of 83rd Avenue and Mariners Way. **Approved**

REGULAR AGENDA

NEW BUSINESS:

- 5R** **PUBLIC HEARING:** RE: Minor GPA Amendment.

PUBLIC HEARING – GPA08-02: Chris Stephens, on behalf of Aloravita II, LLC and David Allsop, is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 78 gross acres from Residential Low Density (2-5 du/ac. target of 3 du/ac) to Neighborhood Commercial Mixed-Use. The proposal is generally located east of 83rd Avenue, approximately midway between Happy Valley and Jomax Roads. On January 19, 2010 the City Council remanded this case back to the Planning and Zoning Commission for further discussion and consideration. The applicant is requesting an indefinite continuance.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Chris Stephens on behalf of Aloravita II, LLC and David Allsop to continue case GPA08-02 indefinitely. **Unanimously approved to continue case indefinitely.**

- 6R** **ELECTION OF OFFICERS:** Discussion and possible action to elect officers for 2010 including Chairman, Vice-Chairman, and Secretary. **New officers for 2010, Chairman-Veda McFarland, Vice-Chairman – Marc Melbo, Secretary – Bill Louis.**

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.