



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, FEBRUARY 19, 2009
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

**PLANNING & ZONING
COMMISSION:**

Veda McFarland, Chair
Marc Melbo, Vice Chair
Bill Louis, Secretary
Greg Loper
John Gerard
Nancy Golden
Michael Worlton
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

***Accommodations for
Individuals with Disabilities.***

Alternative format materials, sign language interpretation, and assistive listening devices 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:

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 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 Commissioners Loper and Worlton from the February 5, 2009 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held February 5, 2009.

REGULAR AGENDA

NEW BUSINESS:

3R **PUBLIC HEARING:** RE: Conditional Use Permit.

PUBLIC HEARING – CU08-13: Tait and Associates on behalf of Fry's is requesting a Conditional Use Permit for a Fry's Gas Station on property zoned C-2 (Intermediate Commercial). The site is generally located south of the southwest corner of 83rd Avenue and Deer Valley Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Tait and Associates for a Conditional Use Permit to allow a Fry's Gas Station on property zoned C-2 (Intermediate Commercial).

4R **PUBLIC HEARING:** RE: Minor General Plan Land Use Amendment.

PUBLIC HEARING – GPA08-06: World Gospel Mission is requesting a minor amendment to the Peoria General Plan Land Use designation for approximately 5 gross acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Neighborhood Commercial.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the World Gospel Mission to amend the Peoria General Plan Land Use designation for approximately 5 gross acres from Residential Estate to Neighborhood Commercial.

5R **PUBLIC HEARING:** RE: Rezone property from Suburban Ranch to Planned Area Development.

PUBLIC HEARING – Z06-18: World Gospel Mission is requesting to rezone approximately 5 gross acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) for the purpose of future commercial development.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the World Gospel Mission to rezone approximately 5 gross acres from

Suburban Ranch (SR-43) to Planned Area Development (PAD) for the purpose of future commercial development.

6R PUBLIC HEARING: RE: Amendment to an existing Planned Community District.

PUBLIC HEARING – Z98-09A.9: Copper Hills Community Church is requesting to amend the Westwing Planned Community District (PCD) to amend the setback requirements on the north and east property lines to 0 feet, and to increase the building height limitation from 28 feet to 32 and 40 feet for specified portions of the site.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the Copper Hills Community Church to amend the Westwing Planned Community District (PCD) to amend the setback requirements on the north and east property lines to 0 feet, and to increase the building height limitation from 28 feet to 32 and 40 feet for specified portions of the site.

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.

Mary Jo Kief, City Clerk

Date Posted: February 18, 2009