



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, APRIL 16, 2009
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
John Gerard
Nancy Golden
Leigh Strickman
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:

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 Vice Chair Melbo, Commissioner Golden, Commissioner Loper, and Alternate Wojcik from the March 19, 2009 meeting. **APPROVED**
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held March 19, 2009. **APPROVED**
- 3C** **CU08-34:** Overby Architects, on behalf of Delfino Development, LLC is requesting a Conditional Use Permit for a 120-room, three-story assisted living facility on approximately 4.56 acres located north of the northwest corner of 67th Avenue & Olive Avenue. **APPROVED**

REGULAR AGENDA

UNFINISHED BUSINESS:

4R **PUBLIC HEARING:** RE: Conditional Use Permit.

PUBLIC HEARING – CU09-06: Evans, Kuhn & Associates, Inc on behalf of HealthSouth is requesting a Conditional Use Permit for a minor addition to an existing rehabilitation facility for the purposes of additional beds on property zoned Office Commercial (O-1). The site is generally located south of the southwest corner of 67th Avenue and Thunderbird Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Evans, Kuhn & Associates, Inc on behalf of HealthSouth for a Conditional Use Permit for a minor addition to an existing rehabilitation facility for the purposes of additional beds on property zoned Office Commercial (O-1). **UNANIMOUSLY APPROVED**

NEW BUSINESS:

5R **PUBLIC HEARING:** RE: Conditional Use Permit.

PUBLIC HEARING – CU09-05: Architectural Resource Team, on behalf of Discount Tire Company is requesting a Conditional Use Permit to develop a 7,000 square-foot building for use as a tire retail sales and installation facility on an approximately 27,000 square-foot lot within the existing Mountainside Crossing commercial center. The property is located east of the southeast corner of Happy Valley Road and Lake Pleasant Parkway.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend denial of the request from Architectural Resource Team, on behalf of Discount Tire Company for a Conditional Use Permit to develop a 7,000 square-foot building for use as a tire retail sales and installation facility on an approximately 27,000 square-foot lot within the existing Mountainside Crossing commercial center. **Staff's position was revised to recommend approval of the case and the Commission unanimously voted in agreement with staff's recommendation.**

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:

Old Town Peoria Revitalization Plan Update: Presentation and discussion on the status, progress and elements of this update.

Peoria Sports Complex District Urban Design Plan Update: Presentation and discussion on the status, progress and elements of this update.

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.