



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, MAY 15, 2008
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

**PLANNING & ZONING
COMMISSION:**

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
Kenneth Compton
William Louis
Marc Melbo
John Gerard
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:** None
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held April 17, 2008.
- 3C CU06-16:** 75th Ave. Mini-Storage located north of the northwest corner of 75th Ave. and Tierra Buena Lane is requesting a Conditional Use Permit to allow for an expansion of the existing mini-storage facility.
- 4C CU07-25:** Grimaldi's Pizzeria located at the northeast corner of 99th Avenue and Northern Avenue within the Park West commercial center is requesting a Conditional Use Permit to allow for an outdoor dining patio.

- 5C** **CU08-03:** La Hacienda Reception Center, 7380 W. Olive Ave. is requesting a Conditional Use Permit to allow the operation of a reception facility that would accommodate weddings, special events, receptions, and/or meetings/luncheons. The request also includes an outdoor ceremonial garden.
- 6C** **CU08-07:** Spectrum Retirement Community located south of the southeast corner of 87th Avenue and Union Hills Drive is requesting a Conditional Use Permit Nursing/Long Term Care on a property currently zoned C-2 to allow the construction of a 121,300 square foot facility containing 2 and 3 story portions totaling 140 living units.
- 7C** **CU08-11:** FuNuGyz Sports Tavern located north of the northwest corner of 83rd Avenue and Thunderbird Road in the Thunderbird Marketplace commercial center is requesting a Conditional Use Permit to allow liquor sales (series 6 license) and to allow the addition of an outdoor smoking/dining patio to the existing tavern/bar establishment.
- 8C** **CU08-12:** Enoch's Sports Lounge located on the northwest corner of 67th Avenue and Peoria Avenue is requesting a Conditional Use Permit to allow the addition of an outdoor patio to the existing establishment.

REGULAR AGENDA

NEW BUSINESS:

- 9R** **PUBLIC HEARING:** RE: Appeal to the site plan approval for Phase 4 of the Olive Commerce Park.

PUBLIC HEARING – PR06-09: An appeal has been filed in regards to the approval of a site plan for Phase 4 of the Olive Commerce Park which would allow the construction of a two-story, 44,545 square foot building with a maximum height of 35 feet.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to render a decision to uphold the approval of the site plan or to overturn the decision.

- 10R** **PUBLIC HEARING:** RE: Request for a monopalm wireless facility.

PUBLIC HEARING – CU08-08 T-Mobile located on the northwest corner of Lake Pleasant Parkway and Jomax Road is requesting a Conditional Use Permit to allow an approximately 50 foot monopalm wireless facility to be constructed within a future retail center.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to approve the construction of a monopalm wireless facility.

- 11R **PUBLIC HEARING:** RE: Minor amendment to alter the current Peoria General Land Use designation.

PUBLIC HEARING – GPA07-05: Nagaki Design-Build Associates, Inc. is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 10.12 gross acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Office. The property is generally located on the southwest corner of Pinnacle Peak Road and 83rd Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 200-08-098A, -099, -098B, -129 and -130.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to alter the current Peoria General Land Use designation from Residential Estate to Office.

- 12R **PUBLIC HEARING:** RE: Rezone land from AG to PAD.

PUBLIC HEARING – Z07-09: Nagaki Design-Build Associates, Inc. is requesting to rezone approximately 10.12 gross acres from AG (General Agricultural) to Planned Area Development (PAD) to allow for a professional office development. The property is generally located on the southwest corner of Pinnacle Peak Road and 83rd Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 200-08-098A, -099, -098B, -129 and -130.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to rezone approximately 10.12 acres of land from AG to Planned Area Development to allow a professional office development.

- 13R **PUBLIC HEARING:** RE: Rezone land from R1-7 and C-2 to PAD.

PUBLIC HEARING – Z06-06: John F. Rastegar, represented by ESCA Environmental, Inc. (Gene Cetwinski) is requesting to rezone approximately 2.03 gross acres from R1-7 and C-2 to Planned Area Development (PAD) to permit a commercial office plaza and town home development. The property is generally located south and east of 90th

Avenue and Peoria Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 142-39-020B, 021B, 022A, 023, 024 and 025.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to rezone approximately 2.03 acres of land from R1-7 and C-2 to Planned Area Development (PAD) to allow a commercial office plaza and town home development.

- 14R PUBLIC HEARING:** RE: Rezone private land from Rural-43 to SR-43.

PUBLIC HEARING – Z08-05: The City of Peoria is requesting to rezone approximately one acre of privately owned land from Maricopa County Rural-43 to Peoria SR-43.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to rezone approximately one acre of privately owned land from Maricopa County Rural-43 to Peoria SR-43.

- 15R PUBLIC HEARING:** RE: Rezone private land from Rural-43 to SR-43.

PUBLIC HEARING – Z08-06: The City of Peoria is requesting to rezone approximately 4.5 acres of privately owned land from Maricopa County Rural-43 to Peoria SR-43.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to rezone approximately 4.5 acres of privately owned land from Maricopa County Rural-43 to Peoria SR-43.

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: Presentation on proposed amendments to the City Design Review Ordinance.

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: 05/12/08