



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, JUNE 3, 2010
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
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 Commissioners Loper and Golden from the May 20, 2010 meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held May 20, 2010.
- 3C** **CU10-0084:** Discussion and possible action to approve a request from Brothers Restaurant for a Conditional Use Permit to allow approximately 479 square feet of outdoor dining adjacent to the existing restaurant. The restaurant is located at the northeast corner of 85th Avenue and Peoria Avenue.

REGULAR AGENDA

UNFINISHED BUSINESS:

4R **PUBLIC HEARING:** RE: Rezone approximately 25.59 acres.

PUBLIC HEARING – Z09-02247: Coe & Van Loo Consultants, Inc, on behalf of South Terramar LLC is requesting a change in zoning for approximately 25.59 acres of vacant land from Single-Family Residential (R1-10) District to Single Family Residential (R1-6) District. The subject parcels are located within the Terramar development and are generally located north of the northwest corner of Happy Valley Road and Terramar Boulevard adjacent to the New River wash corridor. The parcels are more specifically described as Maricopa County Assessor's Parcels 201-09-036B & 201-09-040B.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Coe & Van Loo Consultants, Inc, on behalf of South Terramar LLC to change zoning for approximately 25.59 acres of vacant land from Single-Family Residential (R1-10) District to Single Family Residential (R1-6) District.

NEW BUSINESS:

5R **PUBLIC HEARING:** RE: Conditional Use Permit for outdoor dining.

CU10-0073: Cousin Vinny Pizza & Pasta is requesting a Conditional Use Permit to allow the use of an existing approximately 640 square foot patio for outdoor dining at a proposed restaurant. The restaurant will be located at 8267 W. Lake Pleasant Parkway. The property in question is generally located east of the southeast corner of Fletcher Way and Lake Pleasant Parkway.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Cousin Vinny Pizza & Pasta for an outdoor dining patio at a proposed restaurant.

6R PUBLIC HEARING: RE: Rezone approximately 640 acres.

PUBLIC HEARING – Z09-04: The City of Peoria has initiated a rezoning application for approximately 640 acres of privately owned property located at the southeast corner of 139th Avenue & Dixileta Drive alignment(s) and is more accurately described as APN 503-52-034, -036, -037A, -037B, -037C, -038C, -038D, -038E, -038G, -038J, -038K, -038L, -039, -040. This request follows a recent annexation application. Arizona State Law mandates initial City zoning to be established on the property within six months of the effective annexation date. The request is to rezone the property from Maricopa County Rural-43 to City of Peoria SR-43.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to rezone approximately 640 acres of privately owned property from County Rural-43 to City of Peoria Suburban Ranch-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:

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.