



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, JULY 15, 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 Louis and Loper from the June 17, 2010 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held June 17, 2010.

REGULAR AGENDA

NEW BUSINESS:

3R **PUBLIC HEARING:** RE: Conditional Use Permit for a wireless communication facility.

PUBLIC HEARING - CU10-0044: Coal Creek Consulting is requesting a Conditional Use Permit to allow a wireless communication facility consisting of a 65 foot high “mono-pine” and associated ground equipment. The property is located at 6830 West Thunderbird Road, northwest of the corner of 67th Avenue and Thunderbird.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Coal Creek Consulting for a Conditional Use Permit to allow a wireless communication facility consisting of a 65 foot high “mono-pine” and associated ground equipment.

4R **PUBLIC HEARING:** RE: City of Peoria Text Amendment.

PUBLIC HEARING – TA09-02: The City of Peoria has proposed an amendment to several sections within the Zoning Ordinance including Article 14-2 “Definitions”, Article 14-3 “General Provisions”, Article 14-37 “Administrative and Decision Making Bodies”, Article 14-33 “Planned Area Development (P.A.D.) District”, Article 14-36 “Planned Community (PC) District”, and Article 14-39 “Administrative Procedures”. The amendment will change the definition of “Department” and all references to “Community Development Department” to reflect the Department’s renaming, modify current standards regarding appeal times, provide for enhanced civic engagement processes and requirements, revise Conditional Use Permit evaluation criteria, and provide other minor “housekeeping” updates to Article 14-39.

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 amend text to the City of Peoria Zoning Ordinance.

5R **PUBLIC HEARING:** RE: City of Peoria Text Amendment.

PUBLIC HEARING – TA10-0101: The City of Peoria has proposed amendments to Article 14-2 titled “Definitions” and Article 14-09 titled “Non-Residential Districts” to introduce a new definition for tobacco retailer; modify definitions for tavern, bar, lounge and for retail liquor store; add tobacco retailer to the non-residential land use table; make

outdoor dining/patio and drive-through restaurant conditional uses within 200-feet of residential zoning; and amend or establish use standards for gas stations, outdoor patios, and drive-through restaurants.

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 amend text to the City of Peoria Zoning Ordinance.

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.