



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, JULY 16, 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
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 Commissioners Gerard, Strickman, Loper, and Alternate Wojcik from the June 18, 2009 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held June 18, 2009.
- 3C CU09-11:** Discussion and possible action to approve a request for a Conditional Use Permit to allow an outdoor dining patio at a proposed restaurant located north of the northeast corner of 83rd Avenue and Thunderbird Road.

REGULAR AGENDA

NEW BUSINESS:

4R **PUBLIC HEARING:** RE: Amend existing PAD.

PUBLIC HEARING – Z03-04A.4: Julie DiMaria, AMEC Inc., on behalf of Essex Land Company is requesting to rezone approximately 3.44 gross acres from SR-43 (Suburban Ranch) to PAD (Planned Area Development) to allow a 2-story medical office building. The property is generally located west of the northwest 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 approval of a request from Julie DiMaria, AMEC Inc., on behalf of Essex Land Company to rezone approximately 3.44 gross acres from SR-43 (Suburban Ranch) to PAD (Planned Area Development) to allow a 2-story medical office building.

5R **PUBLIC HEARING:** RE: Special Use Overlay.

PUBLIC HEARING – Z08-10: The Peoria Regional Medical Center (PRMC) is requesting a Special Use Overlay (SU) to permit a helipad in conjunction with the planned medical center. The proposed rooftop facility will be located on the hospital building planned as part of Phase 1 of the overall medical campus. The overall site is approximately 48.16 gross acres in size and is generally located north and west of the northwest corner of Yearling Road 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 Peoria Regional Medical Center (PRMC) for a Special Use Overlay (SU) to permit a helipad in conjunction with the planned medical center.

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.