



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, AUGUST 7, 2008
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.
RESULTS**

**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:** Discussion and possible action to approve the absences of Commissioners Kenneth Compton, Michael Worlton, and Anne Wojcik from the June 5, 2008 meeting. **APPROVED**
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held June 5, 2008. **APPROVED**
- 3C CU08-09:** Peoria Big Boy's Toys Storage, located west of the northwest corner of Lake Pleasant Road and Beardsley Road, is requesting a Conditional Use Permit for a RV and boat storage facility on property zoned Intermediate Commercial (C-2). **APPROVED**

- 4C** **CU08-10:** Peoria Extra Space Storage, located west of the northwest corner of Lake Pleasant Road and Beardsley Road, is requesting a Conditional Use Permit for mini storage warehouses on property zoned Intermediate Commercial (C-2). **APPROVED**
- 5C** **CU08-16:** Community of Grace Lutheran Church, located on Pinnacle Peak Road east of 107th Avenue, is requesting a Conditional Use Permit for a pre-school / daycare facility on property zoned Single-family Residential (R1-18) in conjunction with the Community of Grace Lutheran Church. **APPROVED**
- 6C** **CU08-17:** Corner Bakery Café, located on the northwest corner of 83rd Avenue and Paradise Lane, is requesting a Conditional Use Permit to allow the addition of an outdoor dining patio. **APPROVED**
- 7C** **CU08-20:** Deer Valley Car Care, located south of the southeast corner of 78th Avenue and Deer Valley Road, is requesting a Conditional Use Permit for an automotive diagnostic and repair facility on property zoned Planned Area Development (Deer Valley Service Center PAD). **APPROVED**

REGULAR AGENDA

NEW BUSINESS:

- 8R** **PUBLIC HEARING:** RE: Request for a Conditional Use Permit.

PUBLIC HEARING - CU08-19: Goodwill, located west of the northwest corner of Beardsley Road and Lake Pleasant Road, is requesting a Conditional Use Permit to operate a discount store and drop-off facility on property zoned Intermediate Commercial (C-2). **WITHDRAWN**

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to approve the request for a Conditional Use Permit to operate a discount store and drop-off facility on property zoned Intermediate Commercial (C-2).

- 9R** **PUBLIC HEARING:** RE: Minor amendment to Peoria General Plan Land Use designation.

PUBLIC HEARING – GPA07-14: KJ Way LLC is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 1.67 gross acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Office. The property is generally located south of the southeast corner of Pinnacle Peak Road and Lake Pleasant Parkway and is more particularly described as Maricopa County Assessor Parcel Number (APN) 200-10-036F. **APPROVED**

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to make a minor amendment to alter the current Peoria General Plan Land Use designation.

10R PUBLIC HEARING: RE: Rezone land from C-2 to RM-1.

PUBLIC HEARING – Z07-16: Earl, Curley, & Lagarde P.C. on behalf of Santana Village, LLC is requesting to rezone approximately 13.05 acres from Intermediate Commercial (C-2) to a Multi-Family Residential District (RM-1) to allow a 224 unit apartment complex. The property is located at the northeast corner of 77th Avenue and Peoria Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers: 142-11-299C, 142-11-298, and 142-11-299B. **APPROVED**

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing

Commission Action: Discussion and possible action to rezone approximately 13.05 acres of land from C-2 to RM-1 to allow a 224 unit apartment complex.

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.

Mary Jo Kief, City Clerk

Date Posted: 08/08/08