# PLANNING & ZONING COMMISSION
# REGULAR MEETING
# NOTICE & AGENDA
# THURSDAY, SEPTEMBER 17, 2009
# 6:30 P.M.
# COUNCIL CHAMBERS
# 8401 W. MONROE ST.
# RESULTS

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

**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 Vice Chair Melbo, Commissioner Loper, and Alternate Wojcik from the August 20, 2009 meeting. **APPROVED**

**2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held August 20, 2009. **APPROVED**

**3C** **CU09-13:** Discussion and possible action to approve a request from Sure Lock V, LLC on behalf of 3 Tomatoes & a Mozzarella for approval of a Conditional Use Permit to allow the addition of an outdoor dining patio. The property is located at 8258 West Thunderbird Road, Suite 206. **APPROVED**

# REGULAR AGENDA

## UNFINISHED BUSINESS:

**4R** **PUBLIC HEARING:** RE: Rezone approximately 6 acres.

**PUBLIC HEARING – Z08-11:** Beus Gilbert PLLC, on behalf of Paul and Lorena Baker is requesting to rezone approximately 6 gross acres from SR-43 (Suburban Ranch) to PAD (Planned Area Development) to facilitate future industrial business park development. The property is located at the southeast corner of 83rd Avenue and Butler Drive.

**Staff Report**
**Open Public Hearing**
**Public Comment**
**Close Public Hearing**
**Commission Action:** Discussion and possible action to recommend approval of a request from Beus Gilbert PLLC, on behalf of Paul and Lorena Baker to rezone approximately 6 gross acres from SR-43 (Suburban Ranch) to PAD (Planned Area Development) to facilitate future industrial business park development.
**UNANIMOUSLY APPROVED**

**5R** **PUBLIC HEARING:** RE: Rezone approximately 1.67 acres.

**PUBLIC HEARING – Z09-02:** Curtis Architecture, Inc., on behalf of KJ Way LLC and Wealth Management International is requesting to rezone approximately 1.67 gross acres from AG (General Agriculture) to PAD (Planned Area Development) to facilitate a future single-story office building project. The property is generally located south of the southeast corner of Pinnacle Peak 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 Curtis Architecture, Inc., on behalf of KJ Way LLC and Wealth Management International to rezone approximately 1.67 gross acres from AG (General Agriculture) to PAD (Planned Area Development) to facilitate a future single-story office building project. **UNANIMOUSLY APPROVED**

## NEW BUSINESS:

**6R** **PUBLIC HEARING:** RE: General Plan Amendment.

**PUBLIC HEARING – GPA08-10:** Earl, Curley, & Lagarde P.C. on behalf of SKS Grand Manor, LLC is requesting a minor amendment to alter the current Peoria General Plan and Central Peoria Revitalization Plan Land Use designation of Medium Density Residential/Mixed Use (5-10 du/ac, with a target of 8 du/ac) to High Density Residential (15+ du/ac). The property is located at the southwest corner of Grand and 88th Avenues.

**Staff Report**
**Open Public Hearing**
**Public Comment**
**Close Public Hearing**
**Commission Action:** Discussion and possible action to recommend approval of a request from Earl, Curley, & Lagarde P.C. on behalf of SKS Grand Manor, LLC for a minor amendment to alter the current Peoria General Plan and Central Peoria Revitalization Plan Land Use designation of Medium Density Residential/Mixed Use (5-10 du/ac, with a target of 8 du/ac) to High Density Residential (15+ du/ac). **UNANIMOUSLY APPROVED**

**7R** **PUBLIC HEARING:** RE: Rezone approximately 17.9 acres.

**PUBLIC HEARING – Z08-12:** Earl, Curley, & Lagarde P.C. on behalf of SKS Grand Manor, LLC is requesting to rezone approximately 17.9 gross acres from Planned Area Development (PAD) single family residential to PAD multi-family residential to facilitate the development of a 288 unit condominium development. The property is located at the southwest corner of Grand and 88th Avenues.

**Staff Report**
**Open Public Hearing**
**Public Comment**
**Close Public Hearing**
**Commission Action:** Discussion and possible action to recommend approval of a request from Earl, Curley, & Lagarde P.C. on behalf of SKS Grand Manor, LLC to rezone approximately 17.9 gross acres from Planned Area Development (PAD) single family residential to PAD multi-family residential to facilitate the development of a 288 unit condominium development. The property is located at the southwest corner of Grand and 88th Avenues. **UNANIMOUSLY APPROVED**

## 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.