



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

**PLANNING & ZONING
COMMISSION:**

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
William Louis
Kenneth Compton
Marc Melbo
John Gerard
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

***Accommodations for
Individuals with Disabilities.***
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(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.*

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, OCTOBER 2, 2008
6:30 P.M.
RIO VISTA RECREATION CENTER
LAKEVIEW ROOM
8866 W. THUNDERBIRD RD.
RESULTS**

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 absence of Anne Wojcik from the September 18, 2008 meeting. **Approved**
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held September 18, 2008. **Approved**

REGULAR AGENDA

NEW BUSINESS:

- 3R **PUBLIC HEARING:** RE: Conditional Use Permit for an outdoor dining patio.

PUBLIC HEARING – CU08-26: Zandra Ochoa, on behalf of Crazy Carlos Passion for Food is requesting a Conditional Use Permit to allow an outdoor dining patio in conjunction with a proposed restaurant. The outdoor patio is approximately 650 square feet and will contain eight tables. The site is located at the east corner of 83rd Avenue and Lake Pleasant Parkway.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to approve the Conditional Use Permit for Crazy Carlos Passion for Food to allow an outdoor dining patio at the proposed restaurant. **Approved**

- 4R **PUBLIC HEARING:** RE: Major General Plan Amendment to the Environmental Resources Element.

PUBLIC HEARING – GPA08-05: The first of two public hearings before the Planning and Zoning Commission for a Major General Plan Amendment to the Environmental Resources Element of the City of Peoria General Plan. The Community Development Department is requesting this amendment to establish Goals, Objectives and Policies that promote environmental stewardship and energy conservation

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion regarding the request of the Community Development Department to amend the Environmental Resources Element of the City of Peoria General Plan. **Approved**

- 5R **PUBLIC HEARING:** RE: Major General Plan Amendment to the Circulation Element.

PUBLIC HEARING – GPA08-07: The first of two public hearings before the Planning and Zoning Commission for a Major General Plan Amendment to the Circulation Element of the City of Peoria General Plan. The Engineering Department is requesting this amendment to establish Goals, Objectives and Policies that address alternative modes of transportation including express bus routes, light rail and commuter rail transit.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion regarding the request of the Engineering Department to amend the Circulation Element of the City of Peoria General Plan.

6R PUBLIC HEARING: RE: Major General Plan Amendment to the Plan Administration Element.

PUBLIC HEARING – GPA08-08: The first of two public hearings before the Planning and Zoning Commission for a Major General Plan Amendment to the Plan Administration Element of the City of Peoria General Plan. The Community Development Department is requesting this amendment to update the current Major General Plan Amendment criteria, specifically relating to Planned Area Developments (PAD) and Planned Community Districts (PCD).

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion regarding the request of the Community Development Department to amend the Plan Administration Element of the City of Peoria General Plan.

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: 10/06/08