



**PLANNING & ZONING COMMISSION MEETING
NOTICE & AGENDA
COUNCIL CHAMBER
THURSDAY, OCTOBER 4, 2007
6:30 P.M.**

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

**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

CONVENE:

ROLL CALL:

OPENING STATEMENT:

**FINAL CALL TO SUBMIT SPEAKER REQUEST
FORMS:**

**COMMENTS FROM THE FLOOR ON NON-AGENDA
ITEMS:**

***CONSENT AGENDA**

***CONSENT AGENDA:** All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen 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.

***MINUTES:** Regular Meeting –September 20, 2007

***DISPOSITION OF ABSENCE:** Approve the absences of Commissioners Marc Melbo, Michael Worlton, and Anne Wojcik from the September 20, 2007 Meeting.

CONSENT, NEW BUSINESS:

1. ***CU07-18:** A Conditional Use Permit is being requested for The Curve on Peoria (c/o Jenn Wooley), 8455 W. Peoria Ave., Peoria, AZ 85345, to allow an outdoor dining area at the existing Curve on Peoria Sports, Spirits and Live Music Bar. The site is generally located at the southeast corner of 85th and Peoria Avenues and is more particularly described as Maricopa County Assessor's Parcel Number (APN) 142-42-044.
2. ***CU07-19:** A Conditional Use Permit is being requested for The Kalahari Grill at Vistancia Marketplace, 28615 N. El Mirage Road, Suite 102, Peoria, AZ 85383, to allow an outdoor dining area. The site is generally located at the northeast corner of El Mirage Road and Vistancia Boulevard.

REGULAR AGENDA

UNFINISHED BUSINESS:

NEW BUSINESS:

3. **GPA 07-08** – Brad Kempf of Happy Valley 303 West LLC, 8800 E. Raintree, Suite 140, Scottsdale, AZ 85260 is requesting a General Plan Amendment to the Loop 303 Specific Area Plan for a site approximately 39.98 acres in size and generally located at the southeast corner of Vistancia Blvd and Happy Valley Rd. The amendment would change the land use designation from the current Business Park/Industrial, Medium Density Residential (5-8 du/ac), and Residential Low (2-5 du/ac) to Mixed Use – Neighborhood Commercial and Open Space. The site is more particularly described as Maricopa County Assessor's Parcel Number (APN) 503-53-010A and 010B.
4. **TA07-08:** Stan Goodreau of Arizona Custom Spas, 5270 N. Broadway, Denver, CO, 80216 is requesting an amendment to Article 14-9 (Non-Residential Districts) to allow swimming pool and spa sales in the Business Park Industrial (BPI) district. As part of the amendment, the City is proposing the deletion of Recreation and Social Clubs and Cultural Institutions as permitted uses in the BPI District. The requested changes are outlined in the staff report.
5. **Z07-11:** The City of Peoria is requesting to rezone approximately 2.5 gross acres from its current Zoning of C-3 (Central Commercial) and CCM (Core Commercial Mixed Use) to a Planned Area Development (PAD) to consolidate the development standards applicable to a proposed 8,000 to 15,000 square foot Retail Development. The property is generally located at the southwest corner of Peoria and Grand Avenues.

REPORT FROM THE PLANNING AND ZONING COMMISSION:

REPORT FROM STAFF:

ADJOURNMENT:

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 Comment Form and return it to a Planning staff member before the call to order for this meeting.

***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.*

Mary Jo Kief, City Clerk

October 2, 2007
Date Posted
