



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, DECEMBER 3, 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, assistive
listening devices or interpretation
in languages other than English
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:** None
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held November 5, 2009.

REGULAR AGENDA

NEW BUSINESS:

3R **PUBLIC HEARING:** RE: Minor GPA Amendment.

PUBLIC HEARING – GPA08-02: Chris Stephens, on behalf of Aloravita II, LLC and David Allsop, is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 78 gross acres from Residential Low Density (2-5 du/ac. target of 3 du/ac) to Mixed-Use. The proposal is generally located east of 83rd Avenue, approximately midway between Happy Valley and Jomax Roads.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Chris Stephens on behalf of Aloravita II, LLC and David Allsop to alter the current Peoria General Plan Land Use designation for approximately 78 gross acres from Residential Low Density (2-5 du/ac. target of 3 du/ac) to Mixed-Use.

4R **PUBLIC HEARING:** RE: Emmanuel Church of God Appeal.

PUBLIC HEARING – PR08-42: An appeal has been filed in regards to the approval of a site plan for the Emmanuel Church of God which would allow the construction of a two-story, 14,374 square foot religious facility with a maximum building roof height of 29'-8". The site is located on the south side of Jomax Road at the 73rd Avenue alignment.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to render a decision to modify, overturn, or uphold the approval decision.

5R **PUBLIC HEARING:** RE: Old Town Peoria Revitalization Plan.

PUBLIC HEARING – The Planning and Community Development Department for the City of Peoria will be presenting the Old Town Peoria Revitalization Plan (OTPRP) for adoption. The OTPRP covers a four-square mile area bounded by Loop 101 (west), Cactus Road (north), Olive Avenue (south) and 75th Avenue (east). The overarching purpose of the OTPRP is to establish a planning framework and strategy for revitalization of the Old Town and surrounding area.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to adopt the Old Town Peoria Revitalization 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.