



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

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOTICE & AGENDA  
THURSDAY, DECEMBER 20, 2007  
6:30 P.M.  
PINE ROOM, CITY HALL  
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: APPROVED** the absences of Vice Chair Veda McFarland, Secretary Michael Worlton and Commissioner Marc Melbo from the December 6, 2007 meeting.
- 2C MINUTES: APPROVED** Discussion and possible action to approve the minutes of the Regular Meeting held December 6, 2007
- 3C CU07-07: APPROVED** Alltel (c/o Michael Campbell), 6880 West Antelope Drive, Peoria, AZ 85383, is requesting a conditional use permit to allow a wireless communication facility (monopole) to be located on State Trust Land at the southeast of Lake Pleasant Road and old Carefree Highway.

## REGULAR AGENDA

### NEW BUSINESS:

- 4R **PUBLIC HEARING**: RE: a request to amend the General Plan and Camino a Lago Specific Area Plan to adjust parcels and dwelling unit per acre ratios for approximately 694 gross acres generally located at the northwest corner of 91st Avenue and Deer Valley Road.

**PUBLIC HEARING - GPA 07-06:** Burch and Cracchiolo, P.A. (c/o Edwin Bull), 702 E Osborn Rd, Suite 200, Phoenix AZ, 85014 on behalf of Camino a Lago, LLC is requesting to amend the General Plan and Camino a Lago Specific Area Plan to adjust parcels and dwelling unit per acre ratios for approximately 694 gross acres generally located at the northwest corner of 91st Avenue and Deer Valley Road. The property is more particularly described as Assessor's Parcel Numbers (APN) 200,09-001, 200-09-002, 200-09-003, 200-09-004A, 200-09-005, 200-09-006, 200-09-007, 200-09-008, 200-09-009A, 200-09-011C, 200-09-012A, and 200-09-023F

**Open Public Hearing**

**Staff Report**

**Public Comment**

**Close Public Hearing**

**Commission Action:** **APPROVED** Discussion and possible action to amend the General Plan and Camino a Lago Specific Area Plan to adjust parcels and dwelling unit per acre ratios for approximately 694 gross acres generally located at the northwest corner of 91st Avenue and Deer Valley Road. The property is more particularly described as Assessor's Parcel Numbers (APN) 200,09-001, 200-09-002, 200-09-003, 200-09-004A, 200-09-005, 200-09-006, 200-09-007, 200-09-008, 200-09-009A, 200-09-011C, 200-09-012A, and 200-09-023F

- 5R **PUBLIC HEARING**: RE: a request to rezone approximately 694 gross acres from its current Zoning District of Agricultural (AG) to Planned Community District (PCD) to permit a master planned residential community of approximately 1,508 single family detached housing units. The property is generally located at the northwest corner of 91st Avenue and Deer Valley Road.

**PUBLIC HEARING - Z 07-10:** Burch and Cracchiolo, P.A. (c/o Edwin Bull), 702 E Osborn Rd, Suite 200, Phoenix AZ, 85014 is requesting to rezone approximately 694 gross acres from its current Zoning District of Agricultural (AG) to Planned Community District (PCD) to permit a master planned residential community of approximately 1,508 single family detached housing units. The property is generally located at the northwest corner of 91st Avenue and Deer Valley Road and is more particularly described as Assessor's Parcel Numbers (APN) 200,09-001, 200-09-002, 200-09-003, 200-09-004A, 200-09-005, 200-09-006, 200-09-007, 200-09-008, 200-09-009A, 200-09-011C, 200-09-012A, and 200-09-023F

**Open Public Hearing**

**Staff Report**

**Public Comment**

**Close Public Hearing**

**Commission Action:** **APPROVED** Discussion and possible action to rezone approximately 694 gross acres from its current Zoning District of Agricultural (AG) to Planned Community District (PCD) to permit a master planned residential community of approximately 1,508 single family detached housing units. The property is generally located at the northwest corner of 91st Avenue

and Deer Valley Road and is more particularly described as Assessor's Parcel Numbers (APN) 200,09-001, 200-09-002, 200-09-003, 200-09-004A, 200-09-005, 200-09-006, 200-09-007, 200-09-008, 200-09-009A, 200-09-011C, 200-09-012A, and 200-09-023F

**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.

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Mary Jo Kief, City Clerk

Date Posted: \_\_\_\_\_