



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
AMENDED NOTICE & AGENDA
THURSDAY, JANUARY 20, 2011
7:00 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

**PLANNING & ZONING
COMMISSION:**

Veda McFarland, Chair
Marc Melbo, Vice Chair
Bill Louis, Secretary
Greg Loper
Gene Sweeney
Nancy Golden
Leigh Strickman

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:** Discussion and possible action to approve/excuse the absences of Vice Chair Melbo from the December 22, 2010 Special Meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Special Meeting held December 22, 2010.
- 3C CU10-0245:** Thomas Hunt is requesting a Conditional Use Permit to allow for a Bed and Breakfast establishment. The subject property is located east of the northeast corner of 83rd Avenue and Monroe Street, and is more specifically described as 8250 W. Monroe St.

- 4C** **CU10-0238:** Earl, Curley and Lagarde P.C. on behalf of PMT Ambulance, is requesting a Conditional Use Permit to allow for a Ambulance Operational Center (no dispatch). The subject property is located on the southwest corner of Loop 101 and Olive Avenue, and is more specifically described as 9299 W Olive Avenue, Building #7.

REGULAR AGENDA

NEW BUSINESS:

- 5R** **PUBLIC HEARING:** City of Peoria Initial Zoning.

PUBLIC HEARING - Z10-0282: The City of Peoria has initiated a rezoning application for approximately 16.4 acres of privately owned property located at the corner of Beardsley Road & The Loop-101 alignment(s) and is more accurately described as a portion of APNs 200-30-010M and 200-30-010N. This request follows a recent annexation application. Arizona State Law mandates initial City zoning to be established on the property within six months of the effective annexation date. The request is to rezone the property from City of Glendale Agricultural (A-1) to City of Peoria General Agricultural (AG).

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 rezone approximately 16.4 acres of privately owned property located at the corner of Beardsley Road & The Loop-101 alignment(s) from City of Glendale Agricultural (A-1) to City of Peoria General Agricultural (AG).

- 6R** **PUBLIC HEARING:** City of Peoria Text Amendment.

PUBLIC HEARING - TA10-0131: The City of Peoria has initiated a text amendment to Article 14-22A (Hillside Overlay District) of the Zoning Ordinance. The amendment will amend the Hillside Development criteria within the City of Peoria.

Staff Report – Request for continuance of the case until the February 3, 2011 meeting.

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend a continuance of a request from the City of Peoria to amend Article 14-22A (Hillside Overlay District) of the Zoning Ordinance until the February 3, 2011 meeting.

7R PUBLIC HEARING: City of Peoria Text Amendment.

PUBLIC HEARING - TA10-0040: The City of Peoria has initiated a text amendment to Article 14-37 (“Administrative and Decision Making Bodies”) and Article 14-39 (“Administrative Procedures”) of the Zoning Ordinance relating to the composition and duties of the Planning and Zoning Commission, Design Review Appeals Board and the Design Standards Advisory Boards and provide for various housekeeping updates.

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 amend Article 14-37 (“Administrative and Decision Making Bodies”) and Article 14-39 (“Administrative Procedures”) of the Zoning Ordinance.

8R ELECTION OF OFFICERS: Discussion and possible action to elect officers for 2011 including Chairman, Vice-Chairman, and Secretary.

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.