



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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, OCTOBER 6, 2011
6:30 P.M.
PINNACLE PEAK PUBLIC SAFETY
FACILITY
23100 N. LAKE PLEASANT PKWY.**

**PLANNING & ZONING
COMMISSION:**

Bill Louis, Chair
Nancy Golden, Vice Chair
Leigh Strickman, Secretary
Greg Loper
Gene Sweeney
Veda McFarland
Charles J. Marr

Department Liaison
Chris Jacques

***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 Chair Bill Louis and Commissioner Greg Loper from the August 18, 2011 Meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held August 18, 2011.
- 3C CU11-0017:** Shaw and Associates is requesting a Conditional Use Permit to allow the construction of a 65-foot monopalm with accompanying ground equipment. The property is located between Grand Avenue and Market Street near 81st Avenue at 8175 W. Market Street.

REGULAR AGENDA

NEW BUSINESS:

4R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0002: The City of Peoria is initiating an amendment that rescinds the Central Peoria Revitalization Specific Area Plan in favor of a new Specific Area Plan that aligns with the recently-approved Old Town Peoria Revitalization Plan. This amendment will recognize specific development goals and updated land use designations for approximately 4 square miles generally bounded by Loop 101 (west), Olive Avenue (south), 75th Avenue (east) and Cactus Road (north).

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

5R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0003: The City of Peoria is initiating an amendment that aligns the land use designation and policy directives within the Peoria Sports Complex area with the recently-approved Peoria Sports Complex Urban Design Plan. This amendment will re-designate approximately 570 acres from Regional Commercial, Public/Quasi-Public, and Community Commercial to a new designation called Sports Complex Mixed-Use. As part of this amendment, the City will also be repealing the North Valley Specific Area Plan.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

6R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0004: The City of Peoria is initiating an amendment to the Circulation Element that incorporates policy recommendations from the recently adopted Multi-Modal Transportation Plan and various proposed adjustments to the transportation system (functional classification and alignment). Many of these changes are housekeeping in nature and result from updates to the City's data.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

7R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0005: The City of Peoria is initiating an amendment that adjusts the City’s eastern Planning Area boundary near the Loop 101 and Beardsley Road. This amendment stems from an August 17, 2010 annexation / de-annexation processed in concert with the City of Glendale which resulted in a net increase of approximately 12 acres into the City.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

8R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0006: The City of Peoria is initiating an amendment in partnership with the Arizona State Land Department that proposes various land use changes for approximately 549 acres of state trust and private land in the area between the alignments of Dysart Road (west), Jomax Road (north), 115th Avenue (east) and the Loop 303 (south). This amendment will provide for increases in employment-based development and supporting commercial and residential uses.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

9R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0008: The City of Peoria is initiating an amendment that updates the City’s criteria for Major General Plan Amendments and the notification radius requirements to ensure consistency with the Zoning Ordinance.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

10R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0009: Earl, Curley, & Lagarde on behalf of Diamond Ventures is requesting an amendment that proposes changes to the existing Saddleback Heights Specific Area Plan in the vicinity of the SR 74 and the Bullard Avenue alignment. This amendment addresses the entire 5,296 acres of the Saddleback Heights Specific Area Plan and reconfigures the current land uses by increasing overall project density and open space provisions. Approximately 200 acres of new commercial / employment land use will also be added to the Plan.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

11R PUBLIC HEARING: RE: General Plan Amendment.

PUBLIC HEARING – GPA11-0012: Ed Reichenberg on behalf of Carver Estates, LLC is requesting an amendment to revise approximately 160 acres of land located east of the Agua Fria River at the Dixileta Drive alignment. This amendment proposes a change from Park / Open Space to Residential Medium-High 8-15 du/ac, target of 12 du/ac for future residential development.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: No Action Required.

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.