



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

**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

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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.*

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, SEPTEMBER 2, 2010
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

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 absence of Commissioner Strickman from the August 5, 2010 meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held August 5, 2010.

REGULAR AGENDA

NEW BUSINESS:

3R PUBLIC HEARING: RE: Rezone approximately 4.6 acres.

PUBLIC HEARING –Z09-06: Peoria Mini Storage II, LLC is requesting to rezone an approximately 4.6 acre parcel from C-4 (General Commercial) to I-1 (Light Industrial). The property is currently used as an RV/mini-storage facility. The property in question is generally located north of the northeast corner of 95th Avenue and Peoria Avenue.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Peoria Mini Storage II, LLC to rezone an approximately 4.6 acre parcel from C-4 (General Commercial) to I-1(Light Industrial).

4R PUBLIC HEARING: RE: City of Peoria Text Amendment.

PUBLIC HEARING –TA10-0138: The City of Peoria has proposed an amendment to Article 14-19A "Suburban Ranch District (SR-43)" and Article 14-19B "Suburban Ranch District (SR-35)" of the Zoning Ordinance. The amendment will consolidate these two articles and will update the permitted, conditional, and accessory uses allowed within these zoning districts; and will also remove minimum district size requirement from the SR-35 zoning district.

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 text to the City of Peoria Zoning Ordinance.

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:

Zoning Code Amendments under review
Development Summary (August, 2010)

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.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
AUGUST 5, 2010
DRAFT**

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Veda McFarland, Vice Chair Marc Melbo, Commissioners Gene Sweeney, Nancy Golden, Greg Loper, and Bill Louis.

Members Absent: Commissioner Leigh Strickman.

Others Present: Ellen Van Riper - Assistant City Attorney, Chris Jacques – Planning Manager, Robert Gubser – Senior Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning Manager.

Call for speaker request forms.

Audience: Five.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

- 1C** **DISPOSITION OF ABSENCE:** Approve the absences of Commissioners Louis and Loper from the July 15, 2010 meeting.
- 2C** **MINUTES:** Approve the minutes of the Regular Meeting held July 15, 2010.
- 3C** **CU10-0144:** Discussion and possible action to approve a request from PMT Ambulance Service for a Conditional Use Permit to allow an Ambulance Service Facility. The proposed location is a suite within a multi-tenant commercial/office center at 8466 W Peoria Avenue. The property in question is generally located at the northeast corner of 85th and Peoria Avenues.
- 4C** **CU10-0145:** Discussion and possible action to approve a request from PMT Ambulance Service for a Conditional Use Permit to allow an Ambulance Service Facility. The proposed location is a suite within a multi-tenant commercial/office center at 9015 W Union Hills Drive. The property in question is generally located east of the southeast corner of 91st Avenue and Union Hills Drive.

- 5C **CU10-0146:** Discussion and possible action to approve a request from PMT Ambulance Service for a Conditional Use Permit to allow an Ambulance Service Facility. The proposed location is within a multi-tenant commercial/office center at 8263 W Thunderbird Road. The property in question is generally located south of the southeast corner of 83rd Avenue and Thunderbird Road.
- 6C **CU10-0147:** Discussion and possible action to approve a request from PMT Ambulance Service for a Conditional Use Permit to allow an Ambulance Service Facility. The proposed location is within a multi-tenant commercial/office center at 9811 W. Happy Valley Road. The property in question is generally located at the southeast corner of Lake Pleasant Parkway and Happy Valley Road.

COMMISSION ACTION: Commissioner Loper moved to approve the Consent Agenda items. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS: None

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: Chris Jacques, Planning Manager, invited the Commissioners to attend the Grand opening of Meritage Green Homes and the educational Learning Center at Cibola Vista in Peoria.

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:34 p.m.

Veda McFarland, Chair

Date Signed



REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 09-06
DATE: September 2, 2010
AGENDA ITEM: 3R

Applicant: ██████████ Managing Member Peoria Mini-Storage II, LLC

Request: Rezone approximately 4.6 acres from General Commercial (C-4) to Light Industrial (I-1) to permit light industrial uses at the existing RV storage and mini-storage facility.

Proposed Development: The site is developed as an RV and mini-storage facility.

Location: The site is located at 10857 N 95th Ave, north of the northeast corner of 95th Avenue and Peoria Avenue. (APN 142-53-003-Q)

Site Acreage: 4.56 acres.

Support / Opposition: As of the date of this printing, Staff has not received any public comment in support or opposition to this proposal.

Recommendation: **Approve**, with conditions.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, Current Zoning. (Exhibits A-C)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	RV storage facility	Business Park/Industrial (BPI)	General Commercial (C-4)
North	School bus parking and maintenance facility / flood control	Business Park/Industrial (BPI)	RV Resort District (RMH-2) / General Agriculture (AG)
South	School bus parking and maintenance facility	Business Park/Industrial (BPI)	General Commercial (C-4)
East	School bus parking and maintenance facility	Business Park/Industrial (BPI)	Recreational Vehicle Resort District (RMH-2)
West	95th Avenue, then mini-storage	Business Park/Industrial (BPI)	General Commercial (C-4)

Annexation and Case History

1. The property in question was annexed into the City in May 1965. Records indicate that in 1981 the parcel was rezoned to Planned Unit Development (PUD) [Ord. 81-33] and later the same year more specifically rezoned to General Commercial (C-4) [Ord. 81-70].
2. The existing RV storage facility on the property received site plan and building permit approval in 2003-2004. Construction of the facility was subsequently completed in 2005.

PROJECT DESCRIPTION

Site and Project Details

3. The applicant is proposing to rezone the 4.56 acre site from General Commercial (C-4) to Light Industrial (I-1) to provide future options for the site by expanding the allowable uses to include light industrial uses.
4. The subject site has been developed for RV storage and consists of an 81,060 square foot storage building on the southern half of the site. A paved outdoor RV storage area is located to the north of the building. An approximately six foot high masonry screen wall encloses the storage uses on the north, east, and west sides of the property. A wire fence borders the south property line and encloses the school bus parking and maintenance facility. The site has access from 95th Avenue via two driveways.
5. No additional construction/development of the property is planned at this time. The purpose of this rezoning request is to allow additional light industrial uses on the site. These uses would be compatible with the general character of the surrounding area.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

6. The underlying land use designation for the property is Business Park/Industrial (BPI). The BPI land use classification is intended to denote areas "where major employment centers and uses may take place. Business Park/Industrial areas generally consist of uses such as professional offices, research and development, wholesale and storage warehouses, utility centers, the manufacturing, processing, repairing and packaging of goods and ancillary eating and retail establishments."
7. Accordingly, per Table 2.1 of the General Plan Land Use Element, Light Industrial is a correlating zoning district and therefore advances the BPI land use classification. The I-1 zoning district will allow a variety of office, light

manufacturing, warehousing, and employment uses consistent with the BPI land use designation.

Land Use Compatibility

8. Light industrial uses are compatible with the character of the surrounding developments. The property is located within an area of established businesses, which include other storage uses and several autobody repair and painting uses.
9. Additionally, when considering the request against the current zoning district of General Commercial (C-4) it's important to recognize that the C-4 district was established to facilitate retail and service uses, particularly along Grand Avenue and Bell Road where uses are primarily related to auto-borne clientele and by nature, create a high degree of turning movement (Section 14-9-2.G). Not only does the current C-4 zoning *not* advance the General Plan BPI land use designation, the area is not highway commercial in character and is dominated by warehousing and vehicle repair uses that are not of a retail or office nature, nor would they be particularly compatible with such uses.

Citizen Participation Plan - Neighborhood Meeting

10. Section 14-39-6.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one neighborhood meeting. Accordingly, the applicant notified property owners within 300 feet of the subject site (48 owners) of their intent to hold such a meeting. On June 27, 2010, the applicant held a neighborhood meeting at their office at 10857 N. 95th Avenue, which is located across 95th Avenue from the property under consideration. Three neighboring property owners attended, Hans Auto Service (10824 N 96th Ave.), 4 Paws (10807 N. 96th Ave.), and Arizona Auto Craft (10728 N. 96th Ave.). The applicant reported that the neighborhood meeting attendees "appeared more curious than concerned." No specific concerns or issues were raised at the meeting.

Engineering Requirements

11. The Engineering Department had no specific review comments nor conditions of approval in conjunction with the rezoning request.

Fire Requirements

12. The Fire Department had no specific conditions of approval relative to this rezoning request.

Public Notice

13. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted at least 15 days prior to the Public Hearing with a sign meeting the content and size requirements prescribed by the Planning Division. The applicant has provided a photo exhibit and signed affidavit attesting to the posting.

Proposition 207

14. The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

FINDINGS AND RECOMMENDATION

15. Based on the following findings:

- The proposed rezoning is consistent with the underlying Business Park/Industrial land use designation as described in the General Plan; and
- The proposed rezoning will enable uses that are compatible with the general character of the surrounding area; and
- The proposal will advance the City's goals and objectives by supporting employment uses that would increase the jobs-to-housing ratio and expand the City's industrial base.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the City Council of Case Z 09-06, subject to the following conditions:

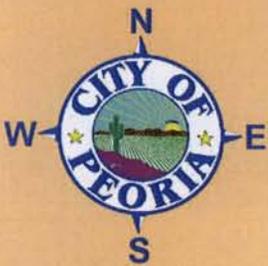
1. Any proposed storm water discharges into the New River Channel from the subject property, shall require review and permitting through Maricopa County.

Attachments:

Exhibit A	Vicinity Map
Exhibit B	Zoning Map
Exhibit C	General Plan Land Use Map
Exhibit D	Site Plan
Exhibit E	Narrative
Exhibit F	Neighborhood Meeting Notice Letter

Prepared by: Melissa Sigmund
Planner

Z09-06 Vicinity Map



Not to Scale

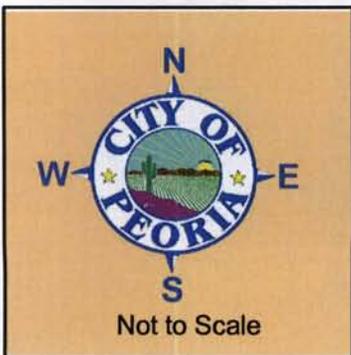
Z09-06 Peoria Mini RV Storage

NO 95th Ave. & Peoria Ave.

Request for rezoning of approximately 4.6 acres from C-4 to I-1 with continued operation of existing RV and Mini-storage activities.

Exhibit A

Z09-06 Zoning Map



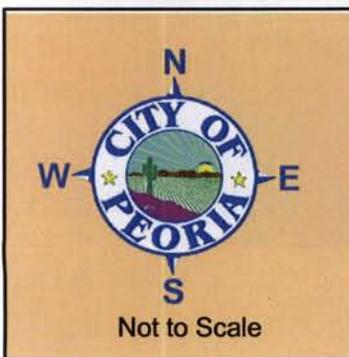
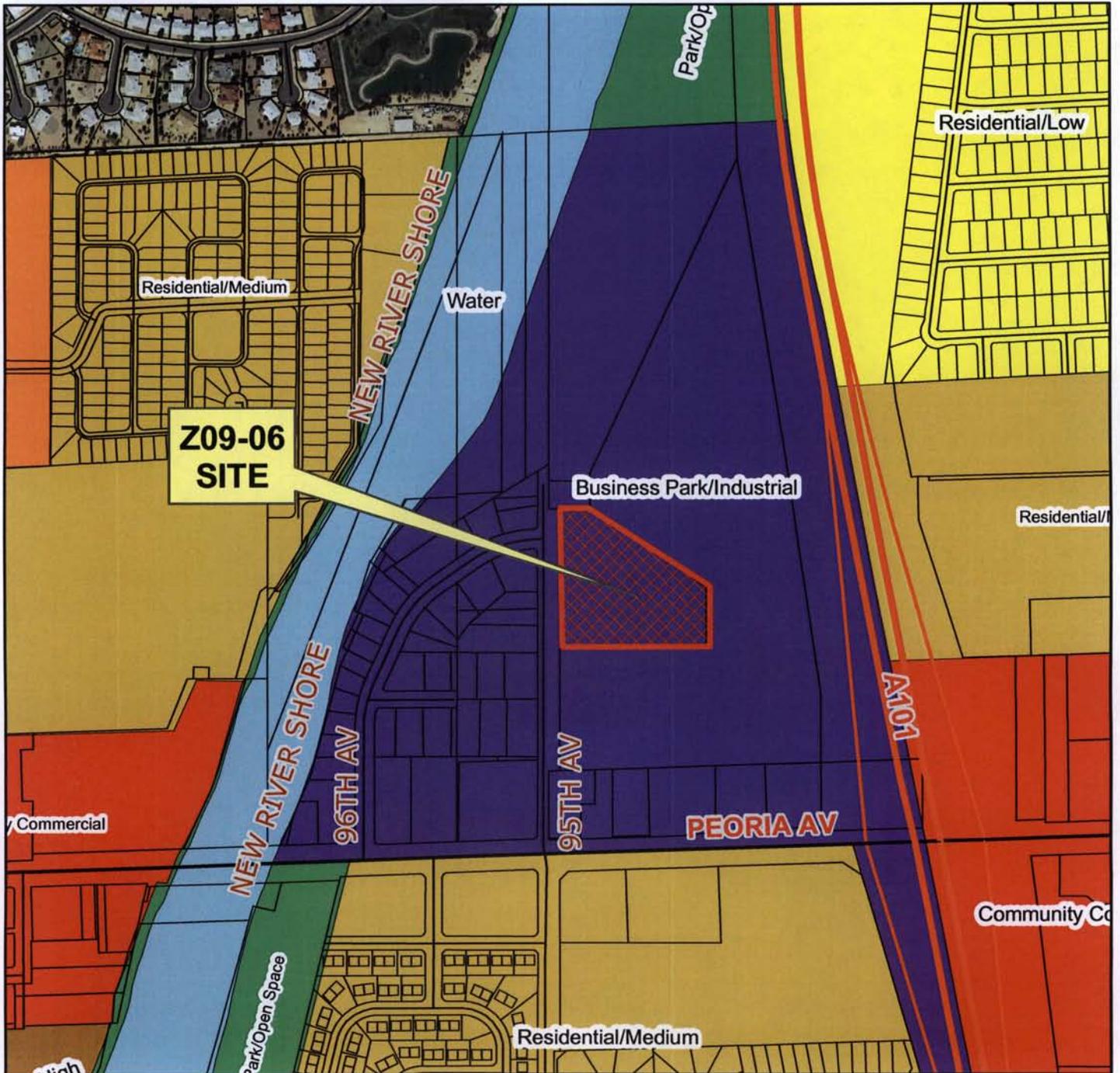
Z09-06 Peoria Mini RV Storage

NO NEC 95th Ave. & Peoria Ave.

Request for rezoning of approximately 4.6 acres from C-4 to I-1 with continued operation of existing RV and Mini-storage activities.

Exhibit B

Z09-06 General Plan Land Use Map



Z09-06 Peoria Mini RV Storage

NO NEC 95th Ave. & Peoria Ave.
Request for rezoning of approximately 4.6 acres from C-4 to I-1 with continued operation of existing RV and Mini-storage activities.

Exhibit C



Peoria Mini/RV Storage Existing Site Plan

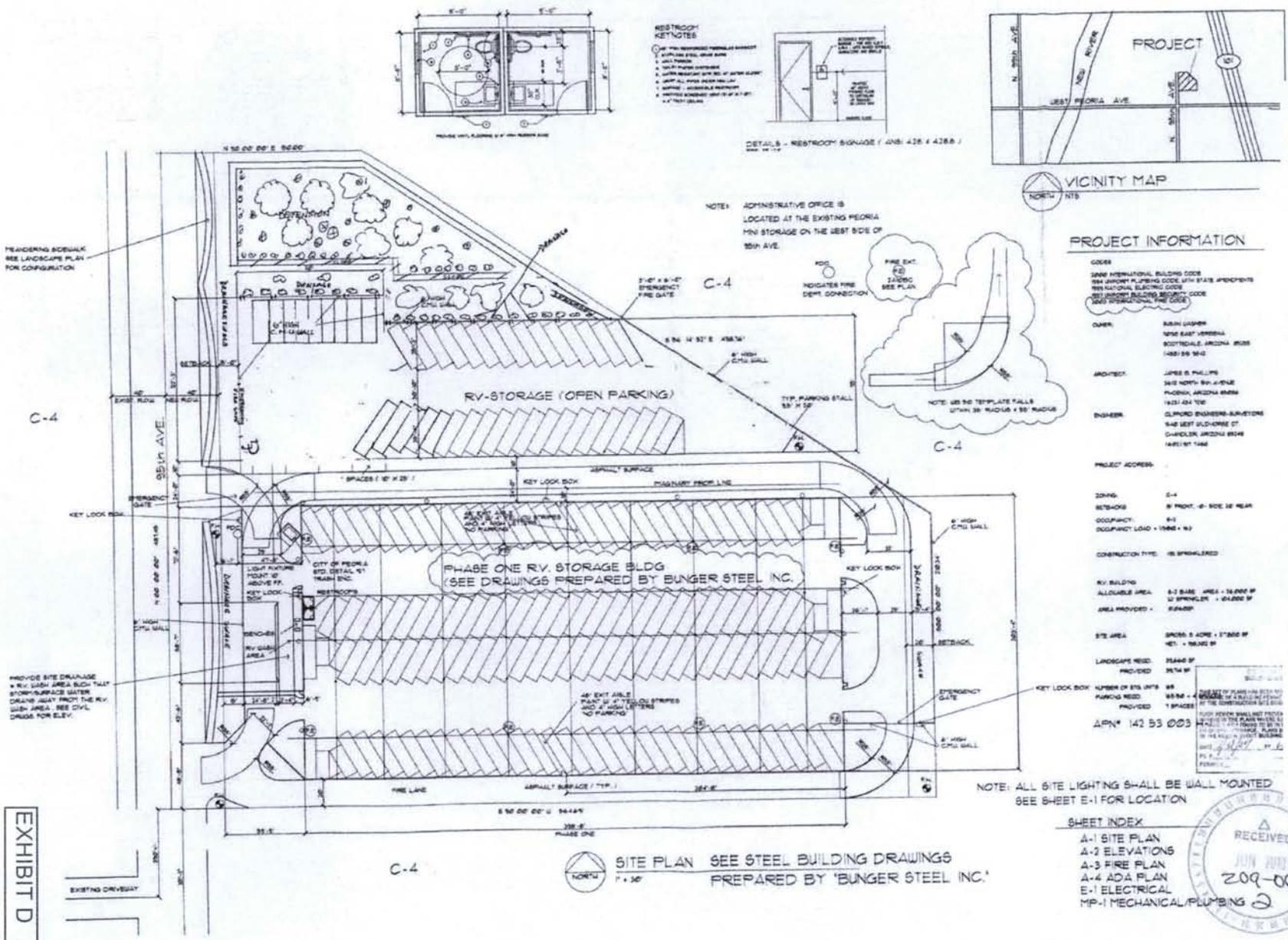


EXHIBIT D

A-1



City of Peoria

Project Narrative

10857 N. 95th Ave, 10700 N 95th Ave and Vacant Lot NW corner of
95th Ave and 96th Ave, Peoria, AZ

Re-Zone Application

Applicant: [REDACTED] General Manager of Peoria Mini Storage, L.L.L. P.
Managing Member of Peoria Mini Storage, II. L.L. C.
P.O. Box 2604, Del Mar, CA 92014
858 334-8338.

Site 1: 10857 N. 95th Ave. Assessor's Parcel Number: 142-53-003Q

Request for re-zone to I-1.

No immediate impact in anticipated as a result of this re-zone request. The reason for the request is to acquire a less restrictive zoning for resale.

The properties to be included in this rezone request include:

Site 1: A five acre property located at 10857 N. 95th Avenue. Currently zoned C-4.

The General Plan for the property and surrounding properties is **Business Park/Industrial; BPI, PI-1, I-1.**



The property is located north of Peoria Avenue, west of Loop 101, on the east side of 95th Avenue and the northeast corner of the intersection of 95th Avenue and 96th Avenue. The property is surrounded by non-residential use on the north, west and east. Peoria School District owns and operates a bus maintenance and storage on land zoned MH2 on the east of subject properties. 95th The Agua Fria River channel is adjacent to 96th Ave properties to the west with no access to residential properties.

Site 1: Current zone C-4. This site has a 81060 square foot building existing on the south portion of the five acre sit, with parking on the north side. The site is completely fenced. The existing building on the subject site is suited for uses allowed under the I-1 zone. No changes to the physical property are anticipated.

The property to the north, east and south is owned by the Peoria Unified School District and is currently used by the School District for storage and maintenance of school buses. The 20-30 acre site is currently zoned RMH-2 and AG. The current maintenance of vehicles and storage use by the City School District is not consistent with RMH-2 or AG and would be better served as I-1 zone.

The property is best suited for light industrial use. A recent inquiry was made to the City of Peoria regarding the accepted use under the C-4 zoning. A response was submitted by Chris M. Jacques, City of Peoria Planning Manager. His response was; "the C-4 District is probably an anomaly and a relic from a former time. When you read the district descriptions, it talks about C-4 being particularly suited to Grand Avenue and Bell Road and intended for office, retail and other services for auto-borne clientele."

Any use allowed in the I-1 zone should not impact traffic greater than the arrival and departures of the vehicles stored currently on the properties. All streets adjacent to the property are paved to city standards. Water, sewer, fire hydrants and electricity are all connected to the properties.

A copy of a letter informing Peoria Unified School District No. 11 of the re-zone request is attached. And a copy of the landowners within 300 is attached. A neighborhood meeting invitation to discuss the re-zone request will be sent to these landowners.

Parcels for Re-Zone for Peoria

<u>Parcel #</u>	<u>Name</u>	<u>Address</u>	<u>Legend</u>
142-53-002M	Glassz Investments, LLC	4538 N. 16th Ave Phoenix 85016	1
142-53-002S	Myers Lynn/Gail/Phoenix Property Trust, LLC	9460 W. Peoria Ave Peoria 85345	2
142-53-002R	Tamarack Professional Plaza	9340 W. Peoria Ave Peoria 85340	3
142-52-022B	Beshk Ronald J/Rosie J TR/Beshk John M TR	1409 W. Crystal Spring Dr. Gilbert 85233	4
142-52-023B	Sun Cities 4 Paws Rescue Inc	PO Box 40 Sun City 85372	5
142-52-032A	Manciu/Jonel/Stela	10824 N. 96th Ave Peoria 85435	6
142-52-284	Manciu/Jonel/Stela	10824 N. 96th Ave Peoria 85435	7
142-52-285	Flood Control District of Maricopa County	2801 W. Durango St Phoenix 85009	8
142-52-282D	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	9
14252002W	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	10
142-52-279	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	11
142-52-002Z	City of Peoria	8401W Monroe PO Box 1059 Peoria 85380	12
142-53-003K	Flood Control District of Maricopa County	8401W Monroe PO Box 1059 Peoria 85380	13
142-53-002P	Flood Control District of Maricopa County	8401W Monroe PO Box 1059 Peoria 85380	14
142-52-033B	Ciulla Lawrence J/Suzanne C TR	10800 N. 96th Ave Peoria 85435	16
142-52-034E	RLP Land Holding Inc	10738 N. 96th Ave peoria 85435	17
142-52-034D	Jauregui Properties LLC	10732 N. 96th Ave Peoria 85435	18
142-52-035D	Green Robert W/Elaine C	12238 N. 56th Dr Glendale 85304	19
142-52-035C	Learning Works Pre School Inc	10726 N 96th Ave Peoria 85345	20
142-52-035B	Moore Sinda M K Riley	9923 Camden Ave Sun City 85351	21
142-52-036A	Talon Investing LLP	PO Box 847 Glendale 85311	22
142-52-036BV	Moustakas Christakis A/Anna M	12121 N 83rd Ave Peoria 85345	23
142-52-037A	Moustakas Christakis A/Anna M	12121 N 83rd Ave Peoria 85345	24
142-52-037B	Antioch Church of God In Christ Inc	9600 W. Peoria Ave Peoria 85345	25
142-52-038B	Crown Communication Inc (lease)	9600 W. Peoria Ave Peoria 85345	26
142-52-039D	MRM Limited Partnership	14639 N 14th Dr. Phoenix 85023	27
142-52-039C	Antioch Church of God In Christ Inc	9600 W. Peoria Ave Peoria 85345	28
142-52-038	Antioch Church of God In Christ Inc	9600 W. Peoria Ave Peoria 85345	29
142-52-282B	Learning Works Pre School Inc	10726 N 96th Ave Peoria 85345	30
142-52-282C	Green Robert W/Elaine C	12238 N 56th Dr Glendale 85304	31

142-52-023B	Sun Cities 4 Paws Rescue Inc	PO Box 40 Sun City 85372	32
142-52-022A	Sterdy Rogert V/Lonni R	10733 N 96th Ave Peoria 85345	34
142-52-021	Sterdy Rogert V/Lonni R	10733 N 96th Ave Peoria 85345	35
142-52-020	California Eequity Investors LLC	PO Box 87 Midpines Ca 95345	36
142-52-011	Sterdy Rogert V/Lonni R	10444 W Orchard Lane Peoria 85345	38
142-52-012	Times Mirror Cable Television of Long Is	PO Box 19398 Irvine Ca 92713	39
142-52-013	Times Mirror Cable Television of Long Is	PO Box 19398 Irvine Ca 92713	40
142-52-010	Glendale Moose Lodge #2243	PO Box 997 Glendale 85311	41
142-52-009A	Coxcomm Inc	17602 N Black Canyon Hwy Phx 85032	42
142-52-007A	Community Plaza LLC	5343 N 16th St #290 Phx 85016	43
142-53-002R	Tamarack Professional Plaza	9340 W. Peoria Ave Peoria 85340	44
142-52-014B	Times Mirror Cable Television of Long Is	PO Box 19398 Irvine Ca 92713	45
142-53-008C	General Commercial Enterprises Inc	5343 N 16th St #290 Phx 85016	46
142-52-007B	General Commercial Enterprises Inc	5343 N 16th St #290 Phx 85016	47
142-52-003-P	Peoria Unified School District No. 11	6330 W. Thunderbird Rd Glendale 85306	48

Peoria Mini Storage
10700 N. 95th Ave. Peoria, AZ 85345
623 979-9250

June 12, 2009

To our neighbors,

Peoria Mini Storage located at 10700 N. 95th Ave. and 10857 N. 95th Ave. Peoria AZ. 85345 is requesting a rezone to I-1 Light Industrial zoning. This zoning conforms within the City of Peoria General Plan.

You are invited to come by our office located at the address above Saturday June 27, 2009 between 9 a.m.-Noon to address any questions or concerns you may have with this request. [REDACTED] will have maps available for you to review the properties that are included in the re-zone request. We will also have a copy of the City documents outlining the allowable uses for the I-1 zone.

If for some reason you can't make that date please feel free to call us at the above listed phone number.

Thank you,

[REDACTED]



ZONING ORDINANCE TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: TA 10-0138
DATE: September 2, 2010
AGENDA ITEM: 4R

Applicant: City of Peoria

Request: Amend Suburban Ranch Articles 14-19A (SR-43) and 14-19B (SR-35), consolidating these articles as 14-19A; and updating the corresponding list of uses and development standards.

Support / Opposition: As of the date of this printing, Staff has not received any written or verbal support or opposition to this request.

Recommendation: **Approve** as requested.

BACKGROUND

1. The Zoning Ordinance contains two districts classified as 'Suburban Ranch' – SR-43 which requires a minimum lot size of one-acre; and SR-35 which requires a somewhat smaller minimum lot size at 35,000 square feet. Although both districts are classified as residential zoning districts (14-4-1.A), there is a distinction between these districts and general single-family residential districts (R1-43, R1-35, R1-18, R1-12, R1-10, R1-8 and R1-6).
2. Suburban Ranch districts are intended to facilitate and conserve rural and low-density residential uses in their present or desired character. Principally, they differ in character from the more general single-family residential districts. This distinction is apparent in the use listings. The Suburban Ranch districts conditionally permit more rural uses such as commercial breeding, poultry and egg farms, commercial kennels, and plant nurseries to name a few. Such uses are not permitted in the single-family residential districts.

3. The proposed amendment is intended to achieve the following objectives:
 - Consolidate Article 14-19A (SR-43) and Article 14-19B (SR-35) into one section (new Article 14-19) to reduce redundant content and enhance usability.
 - Revise the list of permissible uses for the SR-35 and SR-43 Zoning Districts in order to increase clarity and ease of use.
 - Revise the list of permissible uses for the SR-35 and SR-43 Zoning Districts to increase consistency with the permissible uses of the Single Family Residential Districts.

ANALYSIS AND DISCUSSION

Suburban Ranch Districts (SR-43 and SR-35) – Articles 14-19A/B

4. The City is proposing that Articles 14-19A and 14-19B (Suburban Ranch – SR-43/SR-35) be consolidated into one Article – Article 14-19A. Previously, the two articles were almost identical, consisting of the same permissible uses, although the precise order of listing varied. Consolidating the development standards for the two Suburban Ranch districts will make it easier for users to identify the features the two districts share (permissible uses), and where they differ (development standards).

14-19A-2 Permitted Principal Uses

5. The “public parks” use has been expanded to be consistent with the nomenclature in Article 14-5 (Single Family Residential districts).
6. A reference to a non-existent article has been removed from the “churches” use.

14-19A-3 Permitted Conditional Uses

7. The order of uses has been rearranged so that similar uses are grouped together for ease in navigating this section.
8. A reference to a non-existent article has been removed from the “plant nurseries” use.
9. Mobile homes have been removed from the list as a Conditional Use Permit. Mobile homes outside of the RMH-1 and RMH-2 Districts are regulated by Section 14-3-11 of General Provisions.
10. The “public buildings” use has been expanded to “public buildings providing cultural, educational, administrative, and fire and police protection services to

district residents; provided that all vehicular access shall be restricted to public streets” to be consistent with the nomenclature in Article 14-5.

11. The standards for golf courses contained in Article 14-5 (Single Family Residential districts) has been applied to the Suburban Ranch districts for consistency.
12. Private storm water control facilities have been removed from the list of Conditional Uses. Such facilities are regulated through permits issued by the Site Development/Engineering Division.
13. The wording for preschool and daycare centers has been revised to clarify the requirement that such uses must be in conjunction with a non-residential permitted principal use.

14-19A-4 Permitted Accessory Uses

14. The order of uses has been rearranged so that similar uses are together for ease of navigation.
15. Common language recognizing the allowance for “any accessory use, structure, or building customarily incidental to a permitted principal use” has been added for consistency.
16. Language has been added clarifying that day care and preschool uses with limited hours of operation are permitted as accessory uses. The Suburban Ranch districts already permit uses such as schools and religious facilities. Such uses commonly incorporate accessory day care and preschool functions.
17. A list of accessory residential uses with minor modifications (tool shed, ramada, outdoor swimming pool and similar recreation facilities....) has been added for consistency with Article 14-5 (Single-Family Residential districts).
18. The uses “model home”, “private garage”, and “fences” have been removed. These uses would be considered accessory uses/structures customarily incidental to a permitted principal use, and would therefore be allowed as such, so a separate listing is unnecessary.
19. “Temporary buildings and yards incidental to construction have been removed” from the list of accessory uses. Temporary construction offices and construction yards are permitted as Temporary Uses, regulated through the Temporary Use Permit process.

Public Notice

20. Public notice of this proposed amendment to the Zoning Ordinance was provided in the manner prescribed under Article 14-39. The time, date, and place of the hearing have been published at least once in a newspaper of general circulation in the City at least fifteen (15) days prior to the hearing. The notice included the text of the proposed amendment and a general description of any regulations proposed to be amended.

FINDINGS AND RECOMMENDATION

21. Based on the following findings:
- The proposed amendment constitutes an improvement to the Zoning Ordinance by increasing its accuracy, clarifying inferences, and improving the overall usability.
 - The amendment also updates the language of the Zoning Ordinance to maintain relevancy.
 - Upon review of the application, the Planning Manager has determined that a Proposition 207 waiver is not required for this application.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend to the Mayor and City Council approval of Case TA 10-0138, a request to amend the Peoria Zoning Ordinance as contained in Exhibits A and B.

ATTACHMENTS:

Exhibit A Proposed changes to Article 14-19A
Exhibit B Proposed changes to Article 14-19B

(deletions/additions shown as ~~strike~~/underscore)

Prepared by: Melissa Sigmund
Planner

ARTICLE 14-19A SUBURBAN RANCH DISTRICTS (SR-43 AND SR-35)

CONTENTS

- 14-19A-1 INTENT
- 14-19A-2 PERMITTED PRINCIPAL USES
- 14-19A-3 PERMITTED CONDITIONAL USES
- 14-19A-4 PERMITTED ACCESSORY USES
- 14-19A-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES
- 14-19A-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES
- 14-19A-7 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED ACCESSORY BUILDINGS

14-19A-1 INTENT (Ord. No. 90-55, Ord. No. 10-XX)

The purpose of the Suburban Ranch Districts (SR-43 and SR-35) is to provide for and conserve existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

14-19A-2 PERMITTED PRINCIPAL USES (Ord. No. 02-55, Ord. No. 10-XX)

- A. Single-Family Dwelling.
- B. ~~Public Parks.~~ Publicly owned and operated parks, recreation areas, and centers.
- C. Soil Crops.
- D. Group Homes, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (A), Group Homes. (Ord. No 02-85)
- E. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89)
- F. Churches, Synagogues, Temples, Chapels, or similar places of worship, and related facilities, ~~subject to review and approval of vehicular access by the City Engineer. Appeals from the application of these requirements may be made following the provisions of Section 14-32-5.~~ (Ord. No. 01-166, amended by Ord. No. 10-XX)

- G. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. (Ord. No. 04-207)

14-19A-3 PERMITTED CONDITIONAL USES

- A. Commercial breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, buildings, corrals and yards other than open pastures are not closer than one hundred (100) feet to any property line.
- B. Commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than one hundred (100) feet to any property line.

C.D. Kennels, for the boarding and breeding of dogs and cats.

D.L.—Plant Nurseries, including on-site retail sales, for the propagation, cultivation, sales and distribution of plants. (Ord. No. 02-55)

1. Development of the plant nursery area shall require a site plan review ~~in accordance with Article 14-32 of this chapter.~~
2. A six (6) foot high solid (opaque) fence or wall shall be provided between all plant nursery areas and adjacent properties.
3. Development of the plant nursery shall be subject to completion of all improvements as recommended by the Traffic Impact Analysis approved by the City Engineer.
4. Retail Sales shall be limited to plants grown in the ground or pots on the premises.

~~E. Mobile Homes, for purposes provided in Sections 14-3-20B and 14-3-20C.~~

E.F.—Public Buildings. Public buildings providing cultural, educational, administrative, fire, or police protection services to district residents; provided that all vehicular access shall be restricted to public streets.

E.G.—Colleges or University Facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 05-58A)

G.H.—Golf Courses, including clubhouses, provided that:

1. All direct vehicular access shall be from abutting arterial or collector streets.
2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district.

3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.
4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.

~~I. Private Storm Water Control Facilities.~~

~~H.J. Group Care Facility or Community Residential Setting Facility in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C), Group Care Facilities and Community Residential Setting Facilities." (Ord. No. 02-85)~~

~~I.G. Day Care Group Homes with five (5) or more children, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B) Day Care Group Homes" and provided that the residence is a single-family detached dwelling. (Ord. No. 02-85)~~

~~J.K. Bed and Breakfast Inn, subject to the following: (Ord. No. 99-101)~~

- ~~1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.~~
- ~~2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.~~
- ~~3. Short-term lodging, for the purposes of a Bed and Breakfast Inn, shall be for a period not exceeding fourteen (14) consecutive days in any calendar year.~~
- ~~4. Meals shall be restricted to registered guests.~~

~~K.M. Preschool centers or day care centers in conjunction with a non-residential permitted principal or conditional use: Licensed Day Care and Pre-School Facilities on the premises of religious institutions or other like uses. These facilities may be in addition to accessory day care and pre-school facilities which may be operated during service/worship times or regular business hours and must meet the following requirements: (Ord. No. 03-12)~~

- ~~1. The use shall be in conjunction with a non-residential principal or conditional use within Article 14-19A-2-E and F, in accordance with State Department of Health Care Services regulations.~~
- ~~2. All vehicular access shall be from an existing arterial or collector street.~~
- ~~3. No on street parking or drop-off shall be permitted.~~

4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.
5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
 - a. Solid masonry wall no shorter than four feet six inches (4'-6") or
 - b. Wrought-iron view fence no shorter than four feet six inches (4'-6") with vertical members no greater than four inches (4") apart; or
 - c. Other fencing method approved by the Planning and Zoning Commission.
6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission.
7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

14-19A-4 PERMITTED ACCESSORY USES

A. Any accessory use, structure, or building customarily incidental to a permitted principal use.

B. Accessory day care and pre-school uses operated in conjunction with a non-residential permitted principal use provided that:

1. Day care/ pre-school uses in conjunction with a religious institution shall only operate during service/worship times; or

2. Day care/ preschool uses in conjunction with other non-residential uses shall only operate during regular business hours.

C.D. Animals per Chapter 4 of the Peoria City Code (1992 Edition), provided however that Section 4-9 (b) of the Peoria City Code shall not be applicable. (Ord. No. 95-10)

D.G. Non-commercial aviaries and apiaries, provided that buildings, pens, or hives are not closer than one hundred (100) feet to any neighboring residence and hives are limited to two (2) in number.

E.H. Non-commercial breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, corrals, and yards, including open pastures are set back a minimum of six (6) feet from any side or rear property line. However, the six (6) foot side and rear yard setback for corrals and yards including open pastures may be waived when adjoining property owners agree to establish joint use corrals, yards and open pastures for animals provided for herein.

F.I. Non-commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than twenty (20) feet to any side or rear property line.

ARTICLE 19A

SUBURBAN RANCH (SR-43)

G.A. Day care for 4 or less children in conjunction with a residential use. (Ord. No. 93-25)

~~B. Greenhouse.~~

H. Greenhouse, tool shed, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.

I.G. Guest house.

J.E. Home occupations in accordance with Article 14-3, "General Provisions", Section 14-3-8, "Home Occupations," of this Ordinance. (Ord. No. 02-85)

~~F. Model home.~~

K. Private or jointly owned community center recreational facilities, pools, tennis courts, and spas. (Ord. No. 98-18)

~~L.O. Other buildings and structures customarily accessory to single-family dwellings.~~

~~J. Private garage or carport.~~

~~L. Fences per Section 14-3-5. (Ord. No. 95-10)~~

~~M. Tool sheds for storage and domestic supplies.~~

~~N. Temporary buildings and yards incidental to construction work per Section 14-25-3.~~

L.P. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)

14-19A-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES (Ord. No. 90-55)

A. The following property development standards shall apply in zoning districts SR-43 and SR-35:

<u>Property Development Standards</u>	<u>SR-43</u>	<u>SR-35</u>
<u>Minimum Lot Area (square feet)</u>	<u>43,560</u>	<u>35,000</u>
<u>Minimum Lot Width (ft)</u>	<u>145</u>	<u>125</u>
<u>Maximum Lot Coverage (percentage)</u>	<u>25%</u>	<u>35%</u>
<u>Maximum Building Height (ft)</u>	<u>30</u>	<u>30</u>
<u>Front Yard Setback (ft)</u>	<u>40</u>	<u>30</u>
<u>Side Yard Setback (ft)</u>	<u>20</u>	<u>10/20</u>
<u>Rear Yard Setback (ft)</u>	<u>20</u>	<u>20</u>

- ~~A. Minimum Lot Area. 43,560 square feet~~
- ~~B. Minimum District Size. Ten (10) acres~~
- ~~C. Minimum Lot Width. One hundred forty five (145) feet.~~
- ~~D. Minimum Setback and Yards.~~
 - ~~1. Front Yard. Forty (40) feet.~~
 - ~~2. Side Yard. Twenty (20) feet.~~
 - ~~3. Street Side Yard. Twenty (20) feet.~~
 - ~~4. Rear Yard. Twenty (20) feet.~~
- ~~E. Maximum Building Height. Thirty (30) feet. (Ord. No. 04-187)~~
- ~~F. Maximum Lot Coverage. Twenty five percent (25%). (Ord. No. 95-10)~~

**14-19A-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED
CONDITIONAL USES**

Permitted Conditional Uses shall conform to the property development standards for Permitted Principal Uses of Section 14-19A-5 except as otherwise specified in this Ordinance.

**14-19A-7 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED
ACCESSORY BUILDINGS**

Permitted Accessory Buildings shall conform to the property development standards for Accessory Buildings as specified in Article 14-5 except as otherwise provided by this Ordinance, and except buildings which house mammals and fowl which shall conform to the principal building setback or the setbacks as specified in Sections 14-19A-3 and 14-19A-4, whichever is greater. (Ord. No. 04-187)

~~SECTION 14-19B~~ ~~SUBURBAN RANCH DISTRICT (SR-35)~~

(Ord. No. 95-10)

~~CONTENTS~~

- ~~14-19B-1 INTENT~~
- ~~14-19B-2 PERMITTED PRINCIPAL USES~~
- ~~14-19B-3 PERMITTED CONDITIONAL USES~~
- ~~14-19B-4 PERMITTED ACCESSORY USES~~
- ~~14-19B-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES~~
- ~~14-19B-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES~~
- ~~14-19B-7 PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS~~

~~14-19B-1 INTENT~~

~~The purpose of the Suburban Ranch District (SR-35) is to provide for and conserve rural and low density residential uses in their present or desired character fostering orderly growth in rural areas.~~

~~14-19B-2 PERMITTED PRINCIPAL USES~~

- ~~A. Single family dwelling.~~
- ~~B. Public Parks.~~
- ~~C. Soil Crops.~~
- ~~D. Group Homes, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (A) "Group Home". (Ord. No. 02-85)~~
- ~~E. Public/Charter Schools and Private Schools provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89)~~
- ~~F. Churches, Synagogues, Temples, Chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. Appeals from the application of these requirements may be made following the provisions of Section 14-32-5. (Ord. No. 01-166)~~

~~G. Public Utility Buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. (Ord. No. 04-207)~~

~~14-19B-3 PERMITTED CONDITIONAL USES~~

~~A. Commercial breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, buildings, corrals and yards other than open pastures are not closer than one hundred (100) feet to any property line.~~

~~B. Commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than one hundred (100) feet to any property line.~~

~~C. Day Care Group Homes with five (5) or more children, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B), Day Care Group Homes." (Ord. No. 02-85)~~

~~D. Kennels for the boarding and breeding of dogs and cats.~~

~~E. Mobile Homes for the purposes of Sections 14-3-20.B and 14-3-20.C.~~

~~F. Public Buildings.~~

~~G. Colleges or University Facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 05-58A)~~

~~H. Golf Courses.~~

~~I. Private storm water control facilities.~~

~~J. Group Care Facility or Community Residential Setting Facility in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C), "Group Care Facilities and Community Residential Setting Facilities." (Ord. No. 02-85)~~

~~K. Bed and Breakfast Inn, subject to the following: (Ord. No. 99-101)~~

~~1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.~~

~~2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.~~

~~3. Short-term lodging, for the purposes of a Bed and Breakfast Inn, shall be for a period not exceeding fourteen (14) consecutive days in any calendar year.~~

4. ~~Meals shall be restricted to registered guests.~~

14-19B-4 PERMITTED ACCESSORY USES

- A. ~~Day Care for four (4) or less children.~~
- B. ~~Greenhouse.~~
- C. ~~Guest House.~~
- D. ~~Animals, per Chapter 4 of the Peoria City Code (1992 Edition).~~
- E. ~~Home Occupations in accordance with Article 14-3, General Provisions, Section 14-3-8, "Homes Occupations," of this Ordinance. (Ord. No. 02-85)~~
- F. ~~Model Home.~~
- G. ~~Non-Commercial Aviaries and Apiaries., provided that buildings, pens or hives are not closer than one hundred (100) feet to any neighboring residence and hives are limited to two (2) in number.~~
- H. ~~Non-Commercial Breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, corrals and yards, including open pastures are set back a minimum of six (6) feet from any side or rear property line. However, the six (6) foot side and rear yard setback for corrals and yards including open pastures may be waived when adjoining property owners agree to establish joint use corrals, yards and open pastures for animals provided for herein.~~
- I. ~~Non-Commercial Poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than twenty (20) feet to any side or rear property line.~~
- J. ~~Private Garage or Carport.~~
- K. ~~Private or jointly owned community center recreational facilities; pools, tennis courts, spas.~~
- L. ~~Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)~~
- M. ~~Fences, per Sections 14-3-14 and 14-3-15.~~
- N. ~~Tool Sheds for storage and domestic supplies.~~
- O. ~~Temporary Buildings and Yards incidental to construction work per Section 14-25-3.~~
- P. ~~Other buildings and structures, customarily accessory to single family dwellings.~~

~~14-19B-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES~~

- ~~A. Minimum Lot Area. Thirty-five thousand (35,000) square feet.~~
- ~~B. Minimum District Size. Five (5) acres.~~
- ~~C. Minimum Lot Width. One hundred twenty-five (125) feet.~~
- ~~D. Minimum Setbacks and Yards.~~
 - ~~1. Front Yard forty (40) feet.~~
 - ~~2. Side Yard fifteen (15) feet.~~
 - ~~3. Street Side Yard fifteen (15) feet.~~
 - ~~4. Rear Yard twenty (20) feet.~~
- ~~E. Maximum Building Height. Thirty (30) feet. (Ord. No. 04-187)~~
- ~~F. Maximum Lot Coverage. Thirty percent (30%).~~

~~14-19B-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES~~

- ~~A. Permitted Conditional Uses shall conform to the property development standards for Permitted Principal Uses of Section 14-19B-5, except as otherwise specified in this ordinance.~~

~~14-19B-7 PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS~~

- ~~A. Permitted Accessory Buildings shall conform to the Property Development Standards for Accessory Buildings as specified in Article 14-5 except as otherwise provided by the ordinance, and except buildings which house mammals and fowl which shall conform to the principal building setback or the setbacks specified in Sections 14-19B-3 and 14-19B-4. (Ord. No. 04-187)~~

Zoning Code Amendments

1.	Enhanced Civic Engagement (TA 09-02)	<ul style="list-style-type: none"> - CUP/RZN notification & process - CUP Criteria - CUP Appeal Period 	Approved 8/17/2010
2.	Various Sections (TA 10-0101)	<ul style="list-style-type: none"> - Bars/Tavern separation/stds - Gas Station separation/stds - Hookah Lounges - Drive-Through Restaurants - Outdoor Dining (removed) - Charter Schools 	Approved 8/17/2010
3.	Suburban Ranch (SR-43 & SR-35) (TA 10-0138)	<ul style="list-style-type: none"> - Update SR-43 & SR-35 - Collapse into 1 Section 	P&Z 9/2/2010
4.	Temporary Signs (TA 10-0133)	<ul style="list-style-type: none"> - Re-assess Grand Opening & Special Event Signag requirements 	Draft under review
5.	Historic Preservation (Article 14-38) (TA 10-0140)	<ul style="list-style-type: none"> - Housekeeping in concert with updates to Historic Preservation Master Plan 	Draft under review
6.	Hillside Development Overlay (TA 10-0132)	<ul style="list-style-type: none"> - Comprehensive cleanup - Disturbable area calculations 	Draft under review
7.	Boards & Commissions (TA 10-0040)	<ul style="list-style-type: none"> - Eliminate Alternate from P&Z - Combine DRSB/DRAB - Also changes to City Code - HPC (14-37) 	Draft under review
8.	Landscape Code (TA 10-YY)	<ul style="list-style-type: none"> - Add Sustainability Principles - Non-Res uses in SFR Zones - Gateway Landscaping - General update 	Draft under development
9.	Desert Lands Conservation Overlay (DLCO) Update -- (TA 08-06)	<ul style="list-style-type: none"> - Comprehensive cleanup - Update w/ Open Space Plan 	Draft under development
10.	Definitions (14-3) & Non-Residential Land Use Districts (14-9)	<ul style="list-style-type: none"> - Align definitions / uses - Update definitions 	Draft under development
11.	Wall Requirements (14-3) (TA 10-0132)	<ul style="list-style-type: none"> - General update - Wall height measurement 	Draft under development



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>PMT Wagoner Plaza</u> 8466 W PEORIA AVE.	CU10-0144 Conditional Use Permit	Conditional Use Permit for an ambulance facility.	1st Review comments due 7/26/10.	Scheduled for P&Z meeting on 8/5/10.
All-Pro Hydrojetting SEC 76th Dr. & Carol Ave.	SP10-0003 Site Plan	Onsite storage of restaurant oil and grease waste stored in tanks.	1st review comments sent 2/3/10.	Waiting for resubmittal.
Rock of Ages N/O NWC 79th Ave. & Cholla St.	PR09-11 Site Plan	Site Plan for addition to existing building.	2nd review comments sent out 2/4/10.	Awaiting applicants resubmittal.

IRONWOOD

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>PMT Union Hills</u> 9015 W Union Hills Dr.	CU10-0145 Conditional Use Permit	Conditional Use Permit for an ambulance facility.	Review Complete, hearing scheduled.	Scheduled for P&Z Commission hearing on 8/5/10.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>PMT Mountainside Crossing</u> SEC Lake Pleasant Pkwy. & Happy Valley Rd.	CU10-0147 Conditional Use Permit	Conditional Use Permit for an ambulance facility.	1st Comments due 7/26/10.	Scheduled for P&Z Commission hearing on 8/5/10.
<u>Tierra Del Rio Parcel 9</u> NEC 107th Ave. & Happy Valley Parkway	DR10-0148 Design Review	Design Review for 71 Single Family home lots.	Comments sent 8/2/2010	Awaiting 2nd submittal
<u>Vistancia Parcel G5</u> NW of Lone Mountain Rd. & Westland Rd.	DR10-0137 Design Review	DESIGN REVIEW FOR 60 LOTS.	Comments sent 7/19/2010	Awaiting 2nd Review pending post app with applicant.
67th Ave. & Happy Valley Rd. S/O SWC 67th Ave. & Happy Valley Rd.	Z10-0119 Rezone	Rezone approximately .113 acres from Suburban Ranch (SR-43) to Intermediate Commercial (C-2).	1st Comments due 7/1/10. Met with applicant regarding redirection of plan. Applicant to meet with client and get back with staff. As of 8/2/10, no contact has been received.	Call / email applicant for status update.
Clearwire Cellular @ Sunrise Water Company 8040 W. Williams Rd.	SP10-0123 Site Plan	Site Plan for a new Mono-Palm.	1st Review comments sent to applicant on 7/12/10.	Await 2nd Submittal.
Happy Valley Basic School 7140 W. Happy Valley Rd.	PR99-30A.1 Site Plan Amendment	Site Plan Amendment to add two modular class room buildings.	1st review comments sent 7/7.	Waiting for resubmittal.
Meadows Parcel 4 NWC 95th Ave. & Deer Valley Rd.	P10-0112 Preliminary Plat	Preliminary Plat for 227 Single Family residential lots.	1st review comments sent out on July 8th.	Awaiting resubmittal by applicant.
Sunset Ranch NEC Williams Rd. & Lake Pleasant Rd.	DR10-0122 Design Review	Design Review for 35 Single Family lots.	1st Review Comments sent to applicant. Comments appealed to Senior Planner.	Await decision from Senior Planner / 2nd Submittal.
Sunset Ranch II S/O SWC of Pinnacle Peak Rd. & 99th Ave. Alignment	Z05-25A.2 PAD Amendment	Minor PAD amendment to alter the rear setback requirement for 8 lots.	PAD Amendment was approved on July 27th.	Applicant/developer may proceed with the final plat process.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
Barros Pizza 24762 N LAKE PLEASANT Pkwy.	CU10-0102 Conditional Use	Conditional Use Permit for Outdoor Dining.	1st Review comments sent to applicant on 6/3/10.	Awaiting 2nd Submittal. Outdoor dining text amendment may not require a conditional use permit at this location. Applicant awaiting decision of Council.
Nickels Residence 9541 W BENT TREE DR	AR10-0110 Administrative Relief	Administrative Relief to allow a 5% relief from the required 25' foot rear yard setback.	Request approved by Planning Manager 6/28/10.	Applicant may submit construction documents.
Vistancia Parcel C1 NWC Vistancia Blvd. & Whispering Ridge.	P10-0113 Preliminary Plat	Preliminary Plat for 19 Single Family Residential Lots.	1st review comments sent 6/21/2010	Awaiting 2nd submittal
Vistancia Parcel C4 Trilogy Blvd. & Mayberry Trail	P10-0114 Preliminary Plat	Preliminary Plat for 39 Single Family Residential Lots.	1st Review Comments sent to applicant 6/21/10.	Await 2nd submittal.
Vistancia Parcel C8 NWC Trilogy Blvd. & Dixileta Pkwy.	P10-0115 Preliminary Plat	Preliminary Plat for 21 Single Family Residential Lots.	1st review comments sent 6/21/2010	Awaiting 2nd submittal
Vistancia Parcel G1 135th Ave. & Lone Mountain Rd.	P10-0106 Preliminary Plat	Preliminary Plat for 130 Single Family Residential Lots.	1st review comments sent 6/10/2010	Awaiting 2nd submittal
Clearwire Sun Groves N/O NWC Lake Pleasant Rd. & Beardsley Rd.	SP10-0092 Site Plan	Site Plan for a monopalm and ground equipment.	1st Review comments sent out 5/12/10.	Awaiting 2nd Submittal
Clearwire Sun Groves N/O NWC Lake Pleasant Rd. & Beardsley Rd.	CU10-0093 Conditional Use	Conditional Use Permit for a 65' monopalm.	1st Review comments sent out 5/12/10.	Awaiting 2nd Submittal.
Vistancia Parcels F3 & F4 NEC Vistancia Blvd. & Westland Rd.	P10-0083 Preliminary Plat	Preliminary Plat for 105 single family residential lots.	Approved 7/14/2010	Final Plat and Civil Review
Agua Fria 426 NWC Old Carefree Highway and the 91st Ave alignment	Z07-02 Rezone	Rezone for 426 acres from AG to PAD (mixed use - residential/commercial/resort/open space). Have met with owner's rep since the issuance of comments (2010).	Review comments out to applicant on 4/29/2008.	Awaiting resubmittal.
Agua Fria 426 NWC Old Carefree Highway and 91st Ave alignment	GPA07-01 General Plan Amendment	General Plan Amendment for a portion of a 426 acre site to allow for a mixed use - residential/commercial/resort/open space development. Have met with owner's rep since the issuance of comments (2010).	Review comments out August 6, 2007.	Awaiting applicant's resubmittal.
Peoria Shell S/O SEC Lake Pleasant Pkwy. & Happy Valley Rd.	SP10-0058 Site Plan	Site Plan for a 3,000 square foot convenience store and gas station.	In 3rd Review.	Revisions received 7/26, Comments due 8/16.
Peoria Shell S/O SEC lake Pleasant Pkwy. & Happy Valley Rd.	CU10-0045 Conditional Use	Conditional Use Permit for a gas station and convenience store.	In 3rd review.	Revision received 7/26, expect hearing in 45-60 days.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
Vistancia Parcel F1 NWC Westland Rd. & Vistancia Blvd.	P10-0063 Preliminary Plat	Preliminary plat for 105 single family residential lots on approximately 33 acres.	Comments Sent 6/9/2010	Awaiting 3rd Submittal
Vistancia Parcel F5 SWC Westland Rd. & Vistancia Blvd.	P10-0064 Preliminary Plat	Preliminary plat for 74 single family residential lots on approximately 33 acres.	2nd Review comments sent to applicant.	Awaiting 3rd Review.
Offices at 83rd Ave. & Pinnacle Peak SWC 83rd Ave. & Pinnacle Peak Rd.	Z07-09 Rezone	Rezone 10 acres from Agriculture to Office Commercial.	Continued indefinitely.	Last contact w/ applicant 3/31/10 seeking status update. Property supposedly in foreclosure. Multiple calls received by investors. No submittal/hearing activity since 8/26/08.
Offices at 83rd Ave. & Pinnacle Peak Rd. SWC 83rd Ave. & Pinnacle Peak Rd.	GPA07-05 Minor General Plan Amendment	Change General Plan designation from Residential Estate to Office.	Indefinite continuance approved by City Council on 8/26/08.	Last contact w/ applicant 3/31/10 seeking status update or request for withdrawal. Property supposedly in foreclosure. Multiple calls received by investors. No submittal/hearing activity since 8/26/08.
Southwest Sand & Gravel NWC 107th Ave. & Jomax Rd.	Z08-09 Rezone	Rezone approximately 75 acres to allow mining for sand & gravel.	Comments issued 9/19/08. Awaiting 2nd submittal.	Legal Department is working on a proposed agreement with ASLD regarding all mining operations; case to remain active until agreement reached or normal case review activity ceases.
Camelot Homes at Sonoran Mountain Ranch 28670 N. 67th Dr.	DR10-0013 Design Review	Four new single family home plans for parcels ten and eleven.	Approved 4/29/2010	Construction Documents. GIS update in progress.
Offices at 83rd Ave. & Pinnacle Peak Rd. SWC 83rd Ave. & Pinnacle Peak Rd.	PR07-24 Site Plan	Site Plan for an office complex.	Associated zoning and GPA applications continued indefinitely.	No submittal activity since 8/26/08.
The Villages at Aloravita SEC of 83rd Ave & Jomax Road	GPA 08-02 General Plan Amendment	A request for a 78-acre Mixed Use General Plan Amendment	Mixed Use component removed from plan. GPA unnecessary.	Continuing to meet with residents regarding rezoning only.
APS Annexation Loop 303, Dysart Rd, 115th Ave, Jomax Rd	ANX07-04 Annexation	Combination annexation of State and private land. Includes APS Westwing site.	Awaiting state selection board hearing.	Awaiting state selection board hearing.
Sunrise Mountain NEC 91st Ave and Happy Valley Rd	Z97-13A.3 PAD Amendment	Amendment to overall retaining wall height	On-hold awaiting resubmittal - First comments went out on 1/8/08	Awaiting applicants resubmittal.
Boulders @ White Peak SWC Dixileta Pkwy. & Dysart Rd.	P05-19 Preliminary Plat	465 Single Family Residential lots on 160 acres.	4th review comments sent 2/2/09	Awaiting resubmittal
City of Peoria Annexation Section 6/T5N/R1E - N/O Happy Valley Rd.	ANX09-02 Annexation	Annexation of 168 acres	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition.
City of Peoria Annexation Section 29/T5N/R1E - N/O Happy Valley Rd.	ANX09-01 Annexation	Annexation of 101 acres.	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
Columbia Communities/Verona Estates S/O SWC Lone Mountain & Vistancia Blvd.	GPA06-19 Minor General Plan Amendment	Change land use designation from Estate Residential (0-2 du/ac) to Low Density Residential (2-5 du/ac).	To move forward together with rezone case Z06-23.	Awaiting resubmittal
Columbia Communities/Verona Estates S/O SWC Lone Mountain & Vistancia Blvd.	Z06-23 Rezone	Rezone SR-43 (Single Family) to PAD (Planned Area Development). Related to case GPA06-19.	3rd review comments sent 6/17/08. Must resolve water/sewer issue.	Awaiting resubmittal
Dixileta Parkway S & W of 135th & Dixileta Pkwy. Alignment	Z09-04 Initial Zoning	Initial Zoning of property zoned SR-43 (Suburban Ranch). Property totals 640 acres west of Vistancia.	Approved at 7/6/10 CC	No further steps
Mt. Pleasant N/O SR 74 & Castle Hot Springs Rd.	Z07-04 Rezone	Rezone AG (General Agricultural) to PAD (Planned Area Development) for residential & resort.	1st review comments sent 7/31/07. Meeting with applicant on 3/27/08.	Awaiting resubmittal
Retail Center SWC 67th Ave. & Happy Valley Rd.	PR08-04 Site Plan	4 acre site plan for retail, restaurant, and bank.	Zoning application filed for southern 15' of property. Staff to meet w/ applicant on July 7th to discuss changes to plan.	Process rezoning application w/ stipulations regarding site design.
Retail Center at Pinnacle Peak SEC Lake Pleasant Rd. & Pinnacle Peak Rd.	PR07-40 Site Plan	Site Plan for retail shops on 1.3 acres.	Extension request submitted and approved.	Awaiting resubmittal of plans or Prop 207 waiver.
Terramar Parcel 10B N/O NWC Terramar Blvd. & Happy Valley Rd.	P09-02248 Preliminary Plat	Preliminary Plat for 43 residential lots on 25.59 acres.	2nd review complete.	Approved 7/26/10
Terramar Parcel 10B N/O NWC Terramar Blvd. & Happy Valley Rd.	Z09-02247 Rezone	Rezone 25.59 acres from R1-10 to R1-6.	Approved at P&Z on June 3, 2010	Approved by Council July 6, 2010.
The Villages at Aloravita SEC 83rd Ave. & Jomax Rd.	Z08-02 Rezone	Rezone 628 acres from AG (General Agricultural) to PCD (Planned Community District).	Preliminary review of DRAFT PCD and Design Review Standards; Met with applicant re: initial comments and status of engineering reviews / studies.	Awaiting formal submittal
Tierra Del Rio NWC 99th Ave. & Jomax Rd.	Z04-34A.5 Rezone	Proposed changes to density, varying lot sizes, and access.	Scheduled for 1/7/10 P&Z. Update - Property has been sold from Pulte to Corona (Sunbelt Holdings is managing). Indefinite continuance has been requested.	Awaiting new P&Z hearing date.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	V08-07 Variance	Variance request for a reduction in landscape buffer width from 30 feet to 20 feet.	1st comments sent 1/30/09.	Awaiting resubmittal
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	GPA08-11 General Plan Amendment	General Plan Amendment to change 20 acres from Residential/Estate to Community Commercial.	1st review comments sent 1/30/09.	Awaiting resubmittal.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	Z08-13 Rezone	Rezone from SR-43 (Suburban Ranch residential) to C-2 (Intermediate Commercial).	1st review comments sent 1/30/09.	Awaiting resubmittal.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	PR08-43 Site Plan	Site Plan for commercial project.	1st review comments sent 2/17/09.	Awaiting resubmittal.

PALO VERDE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>PMT Thunderbird Rd.</u> SEC 83rd Ave. & Thunderbird Rd.	CU10-0146 Conditional Use Permit	Conditional Use Permit for an ambulance facility.	Review Complete, hearing scheduled.	Scheduled for P&Z Commission hearing on 8/5/10.
TWD Drywall SWC 92nd Ave. & Grand Ave.	CU10-0025 Conditional Use	Request to operate a painting and drywall company.	Conditionally approved by Engineering. Ready to schedule fo P&Z.	P&Z Hearing To Be Scheduled For September
Comerica Bank SWC 75th Ave. & Thunderbird Rd.	PR08-12 Site Plan	Site Plan for Comerica Bank	Case withdrawn due to inactivity on 7/2.	Applicant must submit a new application if they wish to pursue this project.

PINE

Name/Address	File #/Type	Comments	Case Status	Next Step
Loan Mart SEC 91st Ave. & Olive Ave.	CU10-0118 Conditional Use Permit	Conditional Use Permit application to allow a gold buying business in conjunction with an existing payday loans establishment.	1st Comments sent 6.16.10.	Waiting for resubmittal.
Park West NEC 99th Ave. & Northern Ave.	Z09-02286 Rezone	Amend a currently approved PAD to allow a freeway monument sign for the development and make outdoor markets and post-secondary education facilities permitted uses	1st comments send 1/14/2010	Minor PAD Amendment Approved June 29, 2010
Apollo Village N/O NWC 99th Ave. & Peoria Ave.	CU09-02268 Conditional Use Permit	Conditional Use Permit to allow Travel Trailers (max. 15%) in RMH-2 (Recreational Vehicle Resort) zoned Mobile Home Park.	1st review comments sent 12/18/09, Incomplete 2nd submittal received 1/19/2010, applicant notified.	Update 7/28/2010: 2nd submittal expected within 2 weeks, P&Z hearing scheduled shortly thereafter.
Candlewood Suites Hotel S/O SWC 91st Ave. & Olive Ave.	PR08-21 Site Plan	4 story hotel on 3.3 acres.	1st review comments sent 7/22/08.	Awaiting resubmittal.
Peoria Mini / RV Storage N/O 95th Ave. & Peoria Ave.	Z09-06 Rezone	Rezone 5 acres from C-4 (General Commercial) to I-1 (Light Industrial).	Scheduled for P&Z 9/2	P&Z Hearing 9/2

WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
Clearwire Wireless - Heritage Mortuary W/O NWC 67th Ave. & Thunderbird Rd.	SP10-0042 Site Plan	Site Plan for a 65' monopine and ground equipment.	CUP appealed to City Council- to be heard at the 8/17/10 hearing.	See associated Conditional Use Permit (CU10-0042).

WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
Clearwire Wireless - Heritage Mortuary W/O NWC 67th Ave. & Thunderbird Rd.	CU10-0044 Conditional Use	Conditional Use Permit for a 65' mono-pine and ground equipment.	CUP appealed to City Council- to be heard at the 8/17/10 hearing.	Await City Council decision.
Clearwire Wireless - Heritage Mortuary W/O NWC 67th Ave. & Thunderbird Rd.	V10-0043 Variance	Variance for a new mono- pine.	CUP appealed to City Council- to be heard at the 8/17/10 hearing.	See associated site plan (SP10-0044) and conditional use permit (CU10-0042).
Clearwire Cellular S/O SEC 75th Ave. & Bell Rd.	SP09-02281 Site Plan	Collocate cellular antennas on an existing APS utility pole.	Approved 7/15/10.	Construction documents may be submitted.