

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, October 04, 2012
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345

Regular Meeting

6:30 P.M.

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 Board/Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Board/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 Commission Member Leigh Strickman from the September 6, 2012 Meeting.

Discussion and possible action to approve/excuse the absences of Chair Bill Louis Commission Member Charles Marr from the September 13, 2012 Special Meeting.

2C **Minutes**

Chairman
Bill Louis

Vice Chairman
Nancy Golden

Secretary
Leigh Strickman

Member
Greg Loper

Member
Gene Sweeney

Member
Leonard Spraker

Member
Charles Marr

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meetings held on September 6, 2012 and September 13, 2012.

3C **CU12-0010:**

Discussion and possible action to recommend approval of a request to allow a Day Care Group Home for five (5) or less children on property zoned Single-Family Residential (R1-8). The property is located at 7307 W. Mountain View Road.

Regular Agenda

New Business

4R **PUBLIC HEARING:** RE: Initial zoning for approximately 2.33 acres.

PUBLIC HEARING – Z12-0008: In accordance with state statute, the City of Peoria has initiated an initial zoning request for approximately 2.33 acres of privately owned property following a recent annexation application on the site. The property is located west of the southwest corner of 97th Avenue and Avenida Del Sol and more accurately described as APNs 201-16-015F and 201-16-015G. The request is to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) 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 for initial zoning for approximately 2.33 acres of privately owned property located west of the southwest corner of 97th Avenue and Avenida Del Sol and more accurately described as APNs 201-16-015F and 201-16-015G. The request is to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District.

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 Planning and Zoning Commission

Adjournment

Planning and Zoning Commission Meeting Agenda

Thursday, October 4, 2012

Page 3 of 3

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.

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.*

PUBLIC NOTICE:

In addition to the Board/Commission members noted above, one or more members of the City of Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and Zoning Commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <http://www.peoriaaz.gov/content2.aspx?id=2151>.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
SEPTEMBER 6, 2012
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: Vice Chair Nancy Golden, Commissioners Leonard Spraker, Greg Loper, Charles Marr, and Gene Sweeney.

Members Absent: Chair Bill Louis, Commissioner Leigh Strickman.

Others Present: Steve Burg – Chief Assistant City Attorney, Chris Jacques – Planning & Community Development Director, Adam Pruettt – Senior Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning & Community Development Director.

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:** None

2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held August 2, 2012.

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

REGULAR AGENDA

NEW BUSINESS:

3R **PUBLIC HEARING – Z12-0002:** Coe and Van Loo Consultants on behalf of DR Horton requested to rezone approximately 9.25 acres from Planned Area Development (PAD) to R1-6 Single-Family Residential to allow up to 41 residential lots. The property is located at the northwest corner of 75th Avenue and Tierra Buena Road.

STAFF REPORT: Presented by Adam Pruettt, Senior Planner.

COMMISSION COMMENT: Commission inquiries included -

- The layout of the houses in the subdivision.
- Concern about access for emergency vehicles.
- Traffic signal at the intersection of Tierra Buena and 75th Avenue.

PUBLIC COMMENT:

Ryan Reed, Applicant – Commented that the access for emergency vehicles was twenty feet wide instead of the required sixteen feet.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Coe and Van Loo Consultants on behalf of DR Horton to rezone approximately 9.25 acres from Planned Area Development (PAD) to R1-6 Single-Family Residential to allow up to 41 residential lots. The motion was seconded by Commissioner Marr and upon vote, carried 5-0.

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

REPORT FROM STAFF: Information was presented regarding the open houses being held to gather public input about the possibility of electronic billboards in the city.

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 6:47 p.m.

William Louis, Chair

Date Signed

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
SEPTEMBER 13, 2012
DRAFT**

A **SPECIAL 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: Vice Chair Nancy Golden, Commissioners Leonard Spraker, Greg Loper, Leigh Strickman, and Gene Sweeney.

Members Absent: Chair Bill Louis, Commissioner Charles Marr.

Others Present: Steve Burg – Chief Assistant City Attorney, Robert Gubser – Principal Planner, Ed Boik – Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Robert Gubser, Principal Planner.

Call for speaker request forms.

Audience: Thirteen.

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.

1. **DISPOSITION OF ABSENCE:** None
2. **MINUTES:** None

COMMISSION ACTION: None

REGULAR AGENDA

NEW BUSINESS:

3. **PUBLIC HEARING - CU12-0009:** Whitley Morris PLC on behalf of Goodwill Industries requested a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD). The approximately 17.5 acre property is located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

STAFF REPORT: Presented by Ed Boik, Planner.

COMMISSION COMMENT: Commission inquiries included -
– Whether donations are left in bins.

- If hours are advertised for donations and if any fencing is used to block off driveway when store is closed.
- Have there been any issues with the 83rd Avenue and Loop 101 Goodwill donation site?
- Clarification of the security cameras.
- Whether any research has been conducted regarding Goodwill locations and neighboring property values decreasing.
- Amount of traffic at donation area.

PUBLIC COMMENT:

Jason Morris – Applicant, provided a presentation on behalf of Goodwill Industries. Items presented were a background of the company, the security camera system, and how the donation system is operated.

Michael Prost – Complex business owner, spoke on behalf of some of the business owners in the complex. He spoke about the fact that Goodwill has been accepting donations since the store opened, that the store has misled the neighbors about their intent for operating, a semi truck blocks the back driveway, and debris has been laying around since the store opened.

Tim O’Neal – CEO of Goodwill, spoke briefly about the process the store has gone through to open and then apply to be a donation center, the debris will not be an issue once the Conditional Use Permit is granted, and the donation site at 83rd Avenue and Loop 101 will close once the Fletcher Heights location starts taking donations.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Whitley Morris PLC on behalf of Goodwill Industries for a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD) with the addition of a stipulation that striping will be required to delineate the drop off area and provide clear access of a fire lane. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

4. **Z93-10A.7:** Whitley Morris PLC on behalf of Goodwill Industries requested to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD. Parcel 14 is approximately 17 acres and located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

STAFF REPORT: Presented by Ed Boik, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Whitley Morris PLC on behalf of Goodwill Industries to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

5. **GPA12-0006**: Silver Fern Management, LLC on behalf of Woodside Homes requested to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The subject properties are located north of the northeast corner of Lake Pleasant Parkway and Williams Road.

STAFF REPORT: Presented by Robert Gubser, Principal Planner.

COMMISSION COMMENT: Inquiries included –

- A temporary construction access being made off 99th Avenue.
- When 99th Avenue is expected to be extended.
- The expected volume of traffic when the development is completed.
- A resource for the residents if they have traffic concerns.

PUBLIC COMMENT:

Lisa Stiver, Resident – Voiced concerns about the volume of traffic on Jesse Lane, the construction hours, and construction vehicles driving through the neighborhood.

Jerry Spencer, Resident – Commented on the fact that 99th Avenue does not go anywhere, the only access is to Williams Road, and would like to see construction delayed until 99th Avenue is completed.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Silver Fern Management, LLC on behalf of Woodside Homes to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

6. **Z05-25A.3**: Silver Fern Management, LLC on behalf of Woodside Homes requested to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots. The subject properties are located on either side of Lake Pleasant Parkway, north of Williams Road.

STAFF REPORT: Presented by Robert Gubser, Principal Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Silver Fern Management, LLC on behalf of Woodside Homes to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots with the deletion of stipulation number nineteen. The motion was seconded by Commissioner Strickman and upon vote, carried 5-0.

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

REPORT FROM STAFF: None

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 8:06 p.m.

William Louis, Chair

Date Signed



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CU 12-0010
DATE: October 4, 2012
AGENDA ITEM: 3C

Applicant: Valerie Forney
Request: Obtain a Conditional Use Permit to allow a Day Care Group Home for a maximum of 5 children.
Proposed Use: Day Care Group Home in a single family residence
Location: The property is located west of the southwest corner of 73rd Avenue and Mountain View Road (7307 W. Mountain View Rd.)
Site Area: Approximately 8,507 square feet
Support / Opposition: As of the date of this printing, Staff has not received any written or verbal support or opposition to this proposal.
Recommendation: **Approve**, with conditions.

AREA CONTEXT

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

	<u>LAND USE</u>	<u>GENERAL PLAN</u>	<u>ZONING</u>
Subject Property	Single Family residence/Day Care Group Home	Residential/Low (2-5 du/ac)	R1-8, Single Family Residential
North	Mountain View Rd, then single family residences	Residential/Low (2-5 du/ac)	R1-8, Single Family Residential
South	Single Family residences	Residential/Low (2-5 du/ac)	R1-8, Single Family Residential
East	Single Family residence	Residential/Low (2-5 du/ac)	R1-8, Single Family Residential
West	Single Family residence	Residential/Low (2-5 du/ac)	R1-8, Single Family Residential

PROJECT DESCRIPTION

Request and Development Details

1. The applicant is proposing to operate a Day Care Group Home for a maximum of five children as a home occupation in a single-family residence. The Day Care Group Home is currently operating at this location and does not have any existing Code complaints or violations related to this use. The property contains a 1,288 square-foot single-family residential building on an 8,507 square-foot lot.
2. The subject property is located west of the southwest corner of 73rd Avenue and Mountain View Road.
3. The proposed hours of operation are Monday-Friday from 6:00 am-7:00 pm.

DISCUSSION AND ANALYSIS

Applicability

4. The proposed use as described is defined as a Day Care Group Home based on Article 14-2, Definitions, of the Zoning Ordinance.
5. The property in question is located in the R1-8 Single Family Residential Zoning District. According to Article 14-5 of the Zoning Ordinance, the use of a Day Care Group Home requires a Conditional Use Permit.
6. Section 14-39-12.E outlines the applicable criteria for evaluating Conditional Use Permits (CUP). In general, the purpose of a CUP is to mitigate or minimize any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure maximum compatibility between nearby land uses.

Analysis

7. The applicant intends to run the daycare business as a home occupation. Due to applicable Building and Fire Codes, the proposed Day Care will be limited to caring for a maximum of five (5) children in a 24-hour period.
8. Per Section 14-3-12.B of the Zoning Ordinance, Day Care Group Homes with five (5) or more children shall comply with the following:
 1. *Provide evidence of certification by the Arizona Department of Health Services to the Community Development Department.*
 2. *Provide no identification that is visible from a public street, by signage, graphics, display, or other visual means.*

3. *Provide a six (6) foot high solid (opaque) fence or wall between all outdoor play areas and adjacent properties.*
4. *To avoid any over concentration of group homes and similar facilities in a particular neighborhood, ensure adequate spacing between any existing and proposed facilities in accordance with the following:*
 - a. *Provide a separation by a distance of at least six hundred (600) feet measured along the right-of-way line on either street frontage; or*
 - b. *If significant physical features such as arterial streets, canals, parks, or similar features exist between the proposed facility and any other existing or proposed facility of a similar nature, then the Planning manager may determine that adequate spacing exists to meet the intent of the spacing requirements.*
5. *The Planning and Zoning Commission may waive the requirements of subsection (B) (4) (above) if sufficient mitigating measures are provided to eliminate potential adverse impacts on adjacent properties and to preserve the existing character of the residential neighborhood.*

The applicant has provided evidence in the form of documentation and photographs of the property indicating that they currently meet requirements 1-3 above. Additionally, staff has determined that the location adheres to the minimum separation requirements outlined above.

9. In staff's judgment, the character of the proposed use is appropriate and compatible with surrounding land uses. The residential character of the home and neighborhood will not be negatively impacted by the requested use. The proposed use is not expected to impact the adjacent residential properties through light, noise, odor, smoke, heat, or glare conditions exceeding that of a typical residence.
10. The limited number of children (5 max) will generate a minimal number of drop-offs and pick-ups; as such, the operation of the facility will have negligible impact on neighborhood traffic.
11. If any issues arise regarding the operation of the business, Section 14-39-12.1 provides the Planning Manager with continuing jurisdiction over all Conditional Use Permits. This means that a permit may be revoked, modified, or suspended should any of the following occur:
 - a. The permit was obtained by fraud or misrepresentation;
 - b. The use authorized by the CUP has been exercised in violation of the conditions of approval;

- c. A change in circumstances where the following has occurred: [1] Impacts from the approved CUP to neighboring properties; and [2] Changes in aesthetic or environmental impacts such as noise, odors, or pollution.
- d. The use authorized by the CUP is operated in a manner that constitutes a nuisance to neighboring property owners, or is exercised in a manner that is detrimental to the public health, welfare, or safety.

Noticing and Neighborhood Comment

- 12. The application notice was forwarded to all property owners within 600 feet of the proposed use and properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance. Additionally, the site was posted with a sign at least 15 days prior to the Public Hearing by the Planning Division. As of the printing of this report, no support or opposition to this case has been received from the public.

Proposition 207

- 13. In 2006, the voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement that waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

14. Based on the following findings:
- The request is consistent with the applicable codes, standards, and guidelines;
 - The request is compatible with the surrounding residential uses; and
 - The proposal does not result in any detrimental impacts to the surrounding area.

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

Approve the applicant's request for a Conditional Use Permit under Case CU12-0010, subject to the following conditions:

1. The use shall substantially conform to the Project Narrative (Exhibit A) contained in the staff report to the Planning & Zoning Commission dated October 4, 2012.
2. The use shall be limited to caring for a maximum of five (5) children in a 24-hour period.
3. The hours of operation for the daycare use shall be limited to between 6am and 7pm.
4. The use shall be maintained as a home occupation, with the principal use of the property remaining as a single-family residence.
5. The use shall maintain conformance with Section 14-3-12.B and any other applicable regulations of the Zoning Ordinance.

ATTACHMENTS:

Exhibit A	Project Narrative
Exhibit B	Vicinity Map
Exhibit C	Zoning Map
Exhibit D	Aerial Site Close-Up

Prepared by: Melissa Sigmund, Planner

8/14/12

This request for a conditional use permit is for a home based childcare business. Located at 7307 W. Mountain View Road will operate 6am-7pm Mon-Friday.

A handwritten signature in black ink, appearing to read "Nath", with a stylized flourish at the end.

Vicinity/Location Map

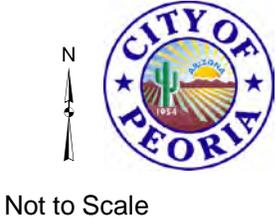


CU12-0010 Charter Oak Academy

Exhibit B

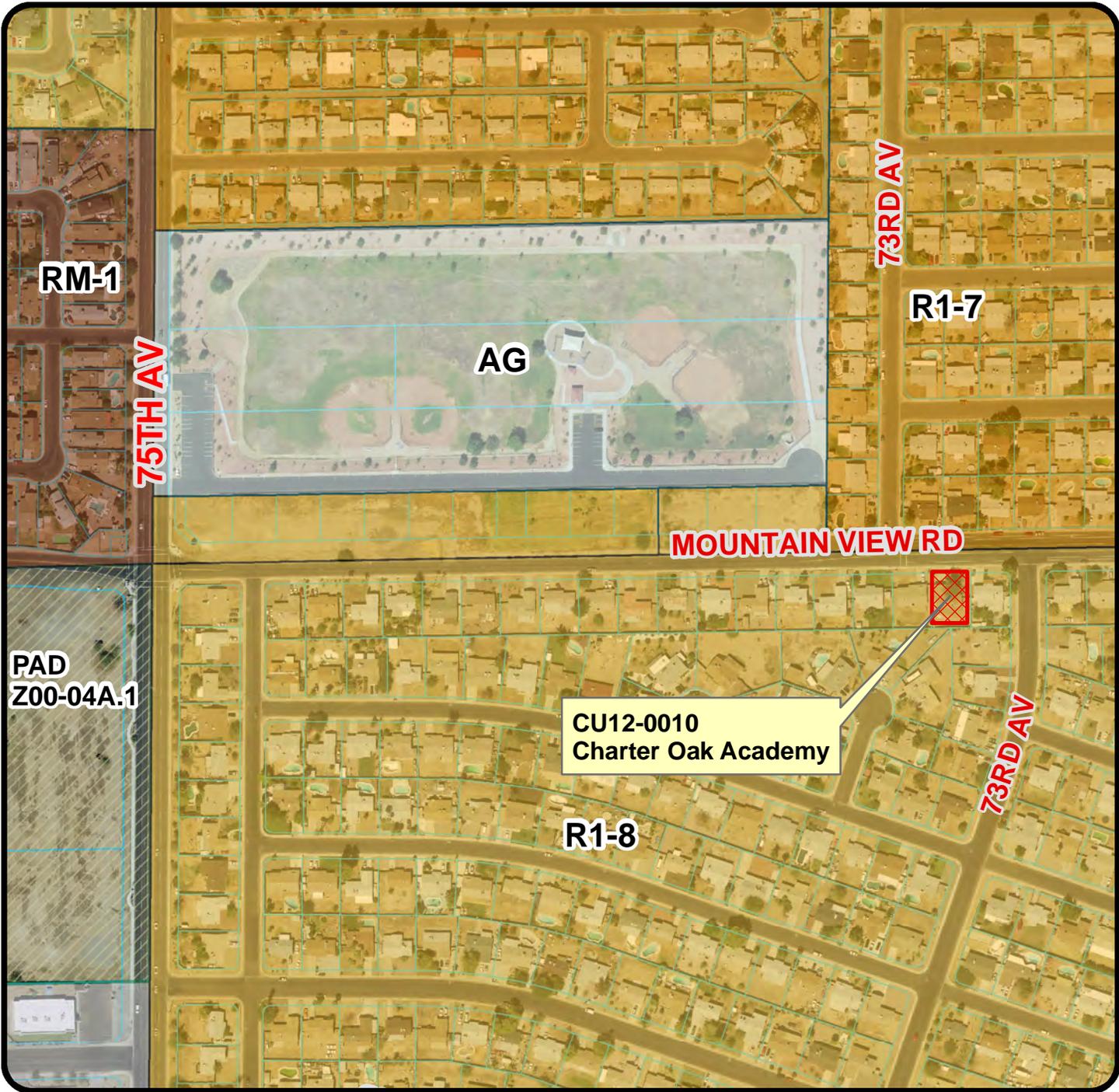
Applicant: Valerie Forney

Request: Obtain a Conditional Use Permit to allow a Day Care Group Home for a maximum of 5 children in a single family residence.



Not to Scale

Zoning Map



CU12-0010 Charter Oak Academy

Applicant: Valerie Forney

Request: Obtain a Conditional Use Permit to allow a Day Care Group Home for a maximum of 5 children in a single family residence.

Exhibit C



Not to Scale

Aerial Close-up

Exhibit D



CU12-0010
Proposed Charter Oak Academy Site





REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 12-0008
DATE: October 4, 2012
AGENDA ITEM: 4R

Applicant: City of Peoria

Request: Establish initial zoning for approximately 2.33 gross acres of property proposed for annexation from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District pursuant to state annexation statutes.

Existing Development: Two single family residences.

Location: The site is generally located west of the southwest corner of 97th Avenue and Avenida Del Sol (Assessor Parcel Numbers 201-16-015F and 201-16-015G).

Site Acreage: 2.33 gross 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: **Recommend approval of case Z12-0008 to the City Council**

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Single-Family Residential	Estate Residential (0-2 du/ac, target 1 du/ac)	Rural-43, Maricopa County
North	Avenida Del Sol, then Single-Family Residential	Estate Residential (0-2 du/ac, target 1 du/ac)	Rural-43, Maricopa County
South	Single-Family Residential	Estate Residential (0-2 du/ac, target 1 du/ac)	Rural-43, Maricopa County
East	Single-Family Residential	Estate Residential (0-2 du/ac, target 1 du/ac)	Rural-43, Maricopa County
West	Vacant	Estate Residential (0-2 du/ac, target 1 du/ac)	SR-43 Suburban Ranch

Annexation and Case History

1. The site is currently undergoing annexation into the City with support of the property owners (Case ANX12-0001). The City Council held its initial Public Hearing for ANX12-0001 on September 18, 2012. The case is scheduled to come before City Council for approval on November 13, 2012.

PROJECT DESCRIPTION

Site and Project Details

2. The subject area is 2.33 gross acres composed of two parcels located west of the southwest corner of 97th Avenue and Avenida Del Sol.
3. The properties have each been developed as a single-family residence and there are no proposals for further development at this time.

DISCUSSION AND ANALYSIS

4. Pursuant to A.R.S. §9-471.D and Section 14-4-3 of the Peoria City Code, the City must begin the process of assigning City zoning to the annexed property within six (6) months following the official adoption of the annexation.
5. Per State Statute, the initial corresponding zoning shall not permit densities and uses more intense than those permitted by the County prior to the annexation. The closest City of Peoria zoning category to the Maricopa County Rural-43 zoning district is City of Peoria Suburban Ranch, SR-43. This request is consistent with the State Statute.

Public Notice

6. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign at least 15 days prior to the Public Hearing by the Planning Division. As of the printing of this report, no support or opposition to this case has been received from the public.

FINDINGS AND RECOMMENDATION

7. Based on the following findings:
 - The initial zoning request is mandated by the State Laws on annexation of properties into a municipal jurisdiction.
 - The proposed initial zoning of Peoria's SR-43 district is similar in density and uses as permitted by Maricopa County's Rural-43 District.
 - The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan.

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

Recommend to the City Council approval of Z12-0008, establishing the initial zoning of properties as City of Peoria SR-43.

Attachments:

Exhibit A	Vicinity Map
Exhibit B	Zoning Map
Exhibit C	Land Use Map

Prepared by:	Melissa Sigmund Planner
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Z12-0008 Aerial/Location Map



Z12-0008 - Kleine/Hightower Initial Zoning

Request:

Rezone approximately 2.33 acres from Maricopa County RU-43 to City of Peoria Suburban Ranch, SR-43 as initial City Zoning to follow annexation of the property.

Location:

West of the Southwest corner of 97th Avenue and Avenida Del Sol.

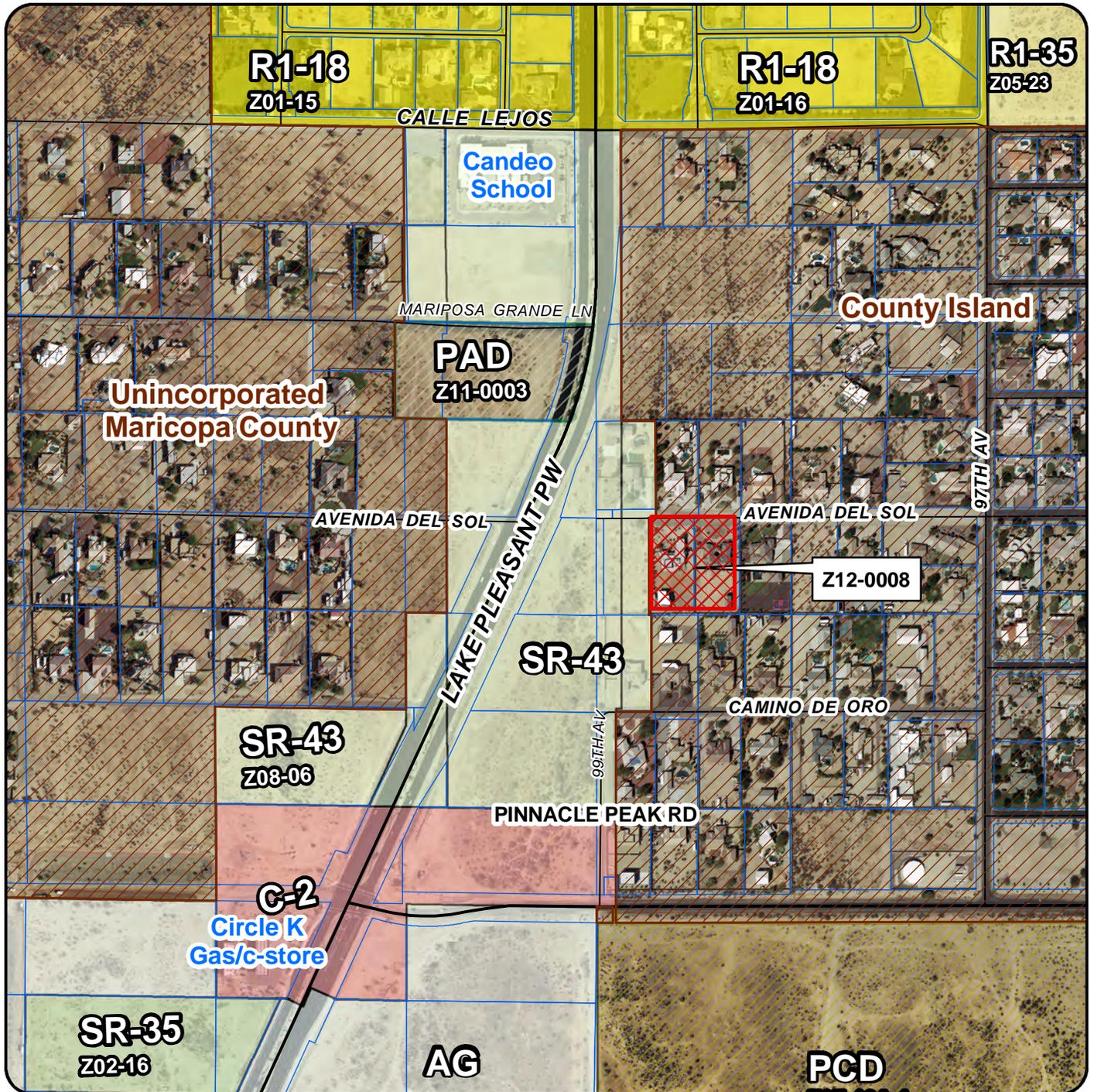
EXHIBIT A



Not to Scal



Z12-0008 Zoning Map



Z12-0008 - Kleine/Hightower Initial Zoning

Request:

Rezone approximately 2.33 acres from Maricopa County RU-43 to City of Peoria Suburban Ranch, SR-43 as initial City Zoning to follow annexation of the property.

Location:

West of the Southwest corner of 97th Avenue and Avenida Del Sol.

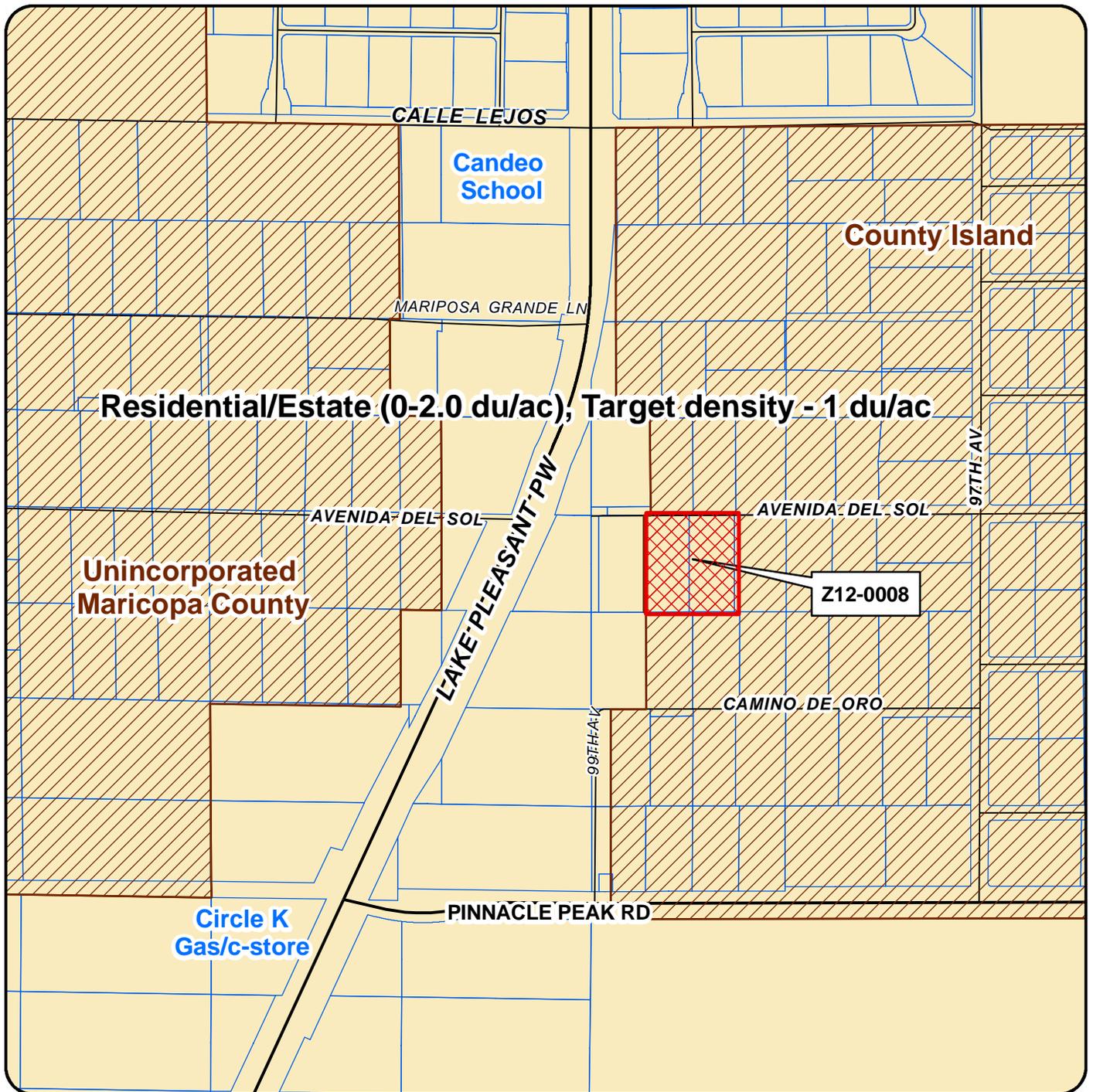
EXHIBIT B



Not to Scal



Z12-0008 General Plan Land Use Map



Z12-0008 - Kleine/Hightower Initial Zoning

Request:

Rezone approximately 2.33 acres from Maricopa County RU-43 to City of Peoria Suburban Ranch, SR-43 as initial City Zoning to follow annexation of the property.

Location:

West of the Southwest corner of 97th Avenue and Avenida Del Sol.

EXHIBIT C



Not to Scal

