



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

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOTICE & AGENDA  
THURSDAY, DECEMBER 15, 2011  
6:30 P.M.  
COUNCIL CHAMBER  
8401 W. MONROE ST.  
RESULTS**

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**PLANNING & ZONING  
COMMISSION:**

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

Department Liaison  
Chris Jacques

***Accommodations for  
Individuals with Disabilities.***  
*Alternative format materials, sign  
language interpretation, assistive  
listening devices or interpretation  
in languages other than English  
are available upon 72 hours  
advance notice through the Office  
of the City Clerk, 8401 West  
Monroe Street, Room 150, Peoria,  
Arizona 85345 (623)773-7340,  
TDD (623)773-7221, or FAX (623)  
773-7304. To the extent possible,  
additional reasonable  
accommodations will be made  
available within the time  
constraints of the request.*

**CONVENE:**

**ROLL CALL:**

**OPENING STATEMENT:**

**CALL TO SUBMIT SPEAKER REQUEST FORMS:**

**CONSENT AGENDA**

**CONSENT AGENDA:** All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

**CONSENT – New Business:**

- 1C** **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioners Veda McFarland, Greg Loper, and Leigh Strickman from the November 17, 2011 Meeting. **Approved**
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held November 17, 2011. **Approved**
- 3C** **CU11-0022:** Mobilite Wireless is requesting a Conditional Use Permit to allow the construction of an 80-foot multi-carrier steel monopole with accompanying ground equipment, approximately 2000 feet east of Lake Pleasant Parkway and 430 feet south of Old Carefree Road. **Approved**

## REGULAR AGENDA

### NEW BUSINESS:

4R **PUBLIC HEARING:** RE: Text Amendment.

**PUBLIC HEARING – TA11-0007:** The City of Peoria is proposing an amendment to Article 14-39 Administrative Procedures of the Zoning Ordinance. The amendment will address the types of allowable structure for outdoor sales and displays, and the restoration requirements of the site following the Temporary Use.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from the City of Peoria to amend Article 14-39 Administrative Procedures of the Zoning Ordinance. The amendment will address the types of allowable structure for outdoor sales and displays, and the restoration requirements of the site following the Temporary Use. **Unanimously approved 4-0.**

5R **PUBLIC HEARING:** RE: Rezone approximately 2.49 acres.

**PUBLIC HEARING – Z11-0006:** The City of Peoria is requesting to rezone approximately 2.49 acres of privately owned property located north of the intersection of Pinnacle Peak Road and Lake Pleasant Parkway and is more accurately described as APNs 201-08-051G and 201-08-050J. 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 to rezone approximately 2.49 acres of privately owned property located north of the intersection of Pinnacle Peak Road and Lake Pleasant Parkway from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District. **Unanimously approved 4-0.**

6R **PUBLIC HEARING:** RE: Initial zoning for approximately 1.23 acres.

**PUBLIC HEARING – Z11-0009:** The City of Peoria is requesting an initial zoning for approximately 1.23 acres of privately owned property located west of the southwest corner of Lake Pleasant Parkway and Mariposa Grande Drive following a recent annexation application on the property. 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 1.23 acres of privately owned property located west of the southwest corner of Lake Pleasant Parkway and Mariposa Grande Drive following a recent annexation application on the property. The request is to rezone the property from Maricopa County Rural-43 District to City of Peoria Suburban Ranch (SR-43) District. **Unanimously approved 4-0.**

**CALL TO THE PUBLIC: (Non-Agenda Items)**

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

**Reports from Staff:**

**Reports from the Planning and Zoning Commission:**

**ADJOURNMENT:**

**NOTE:** Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.