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MAY 18 2016



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MEMORANDUM

Planning Division – PZ Memo No. 16-032

DATE: MAY 18, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP

Request: Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low-Density Residential to Commercial, along with rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for commercial uses including a fuel station and Preliminary Development Plan (PDP) approval for site layout and building architecture for a fuel station

Location: Northeast corner of Gilbert and Queen Creek roads

Applicant: Charles Huellmantel, Huellmantel & Affiliates

Planning Staff recommends a withdrawal for the purposes of re-advertising. The request for 24-hour uses as permitted in the Late Hour Business Policy was inadvertently excluded from the advertising. The request will be re-advertised for the June 1, 2016, Planning Commission hearing.

PROPOSED MOTIONS

Area Plan Amendment

Motion Planning Commission to withdraw for the purpose of re-advertising the Area Plan Amendment APL16-0002 PETERSON FARMS AREA PLAN, amending the Area Plan from Low-Density Residential to Commercial, as recommended by Planning Staff.

Rezoning

Motion Planning Commission to withdraw for the purpose of re-advertising the Rezoning DVR16-0010 QUIKTRIP, Rezoning from AG-1 to PAD, for a fuel station, as recommended by Planning Staff.

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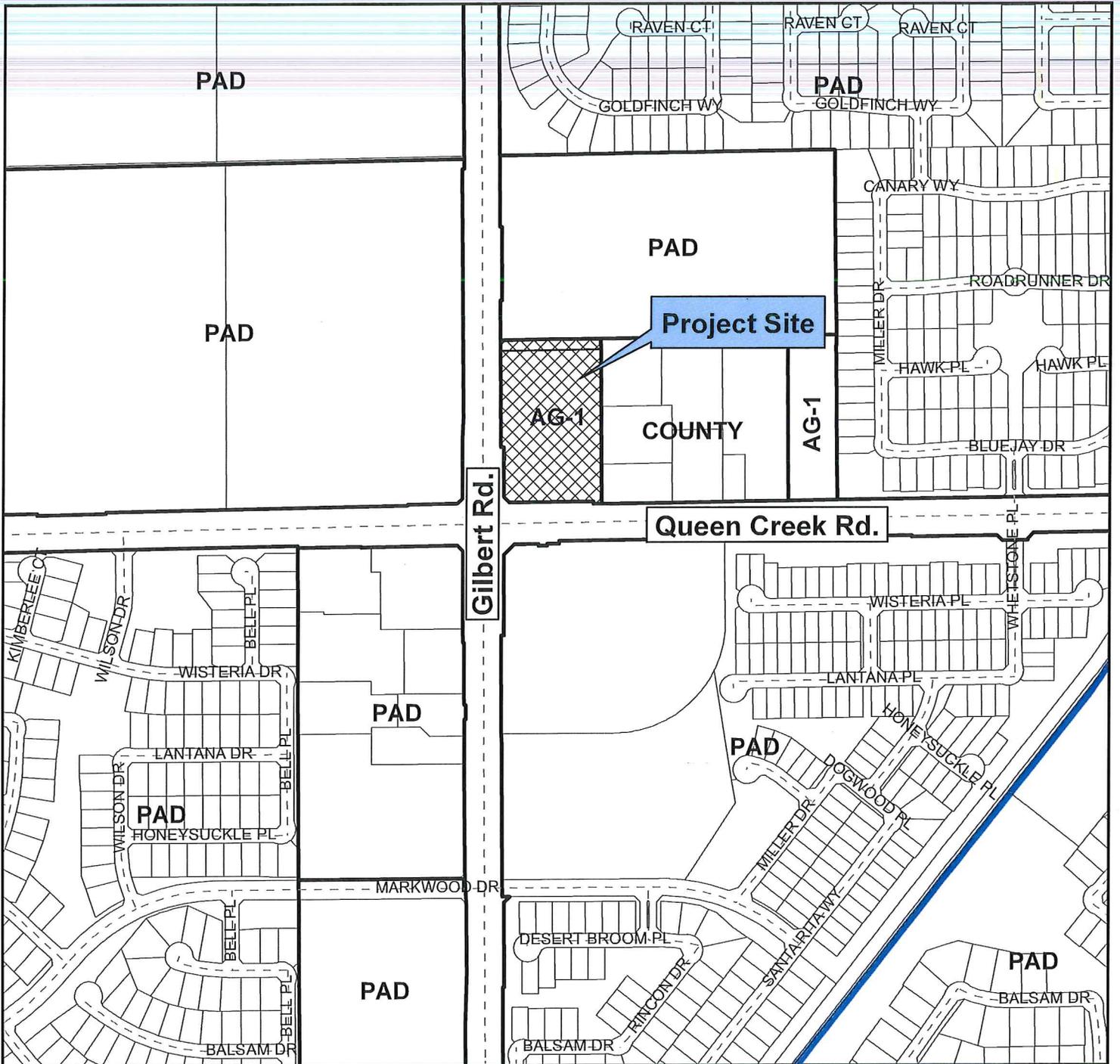
May 18, 2016

Preliminary Development Plan

Motion Planning Commission to withdraw for the purpose of re-advertising the Preliminary Development Plan DVR16-0010 QUIKTRIP, for site layout and building architecture, as recommended by Planning Staff.

Attachments

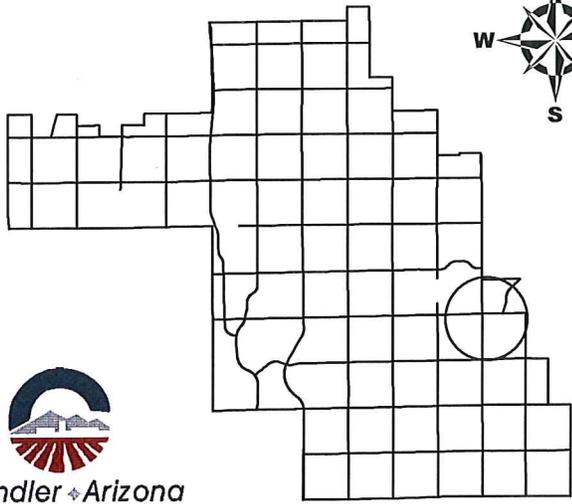
1. Vicinity Maps



Gilbert Rd.

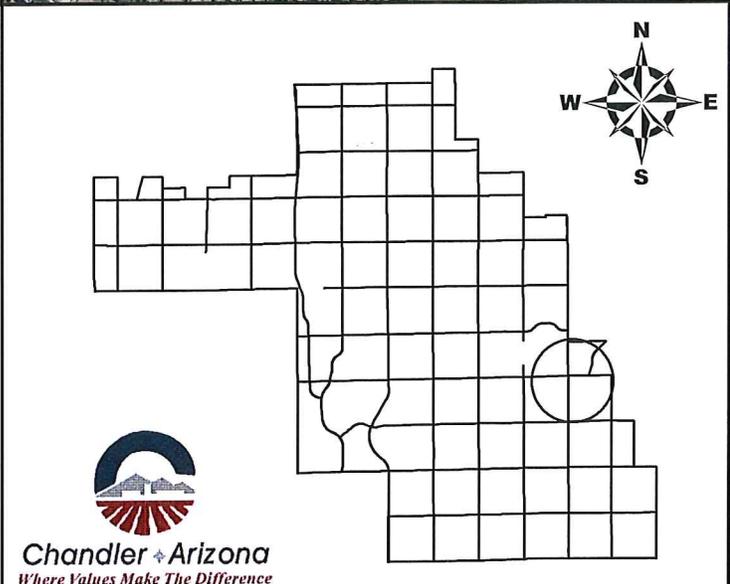
Queen Creek Rd.

Vicinity Map



DVR16-0010

QuikTrip



Vicinity Map



DVR16-0010

QuikTrip