



PLANNING AND ZONING COMMISSION REPORT

Meeting March 16, 2017

Date:

Agenda Item: 5R

Case Name: Z16-0015: Pinnacle Peak Road City Retention Basin Initial Zoning

Case Number(s): Z16-0015

General Application Information

Proposal:

Initial zoning from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43).

Location:

Northwest corner 83rd Avenue and Pinnacle Peak Road

Project Acreage:

7.22 acres

Applicant:

City of Peoria

Project Description

A City-initiated initial zoning request from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43) for approximately 7.22 acres following a recent annexation application on the site. The property is located at the northwest corner of 83rd Avenue and Pinnacle Peak Road.

Key Items For Consideration:

Per State Statute, the initial corresponding zoning shall not permit densities and uses more intense than those permitted by the County prior to annexation. The closest City of Peoria zoning category to the Maricopa County Rural-43 Zoning District is City of Peoria Suburban Ranch 43 (SR-43) Zoning District. This request is consistent with the State Statute.

Recommendations:

Staff recommends that the Planning and Zoning Commission make the following recommendation to City Council:

Approval of case Z16-0015 to the City Council, establishing the initial zoning of the property as City of Peoria Suburban Ranch 43 (SR-43).

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B- Zoning Map

Exhibit C - General Plan Land Use Map

BACKGROUND

Context

The subject property is located at the northwest corner of 83rd Avenue and Pinnacle Peak Road (Exhibit A).

General Plan

The subject property is designated Estate Density Residential (0-2 du/ac, target of 1 du/ac) on the General Plan Land Use Map. The Estate Density Residential land use designation denotes areas where low-density and large lot single-family neighborhoods are desired. Residences are typically large, detached estate or executive-type homes which are one or two stories. Lot sizes within the Estate Density Residential category generally exceed 18,000 square feet in size.

Zoning

The site is zoned Maricopa County Rural 43 (RU-43). The Maricopa County Rural 43 (RU-43) district's principal purpose is to conserve and protect farms and other open land uses, foster orderly growth in rural and agricultural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development.

Adjacent Uses and Zoning

Tables 1 and 2 summarize the existing land use, Zoning, and General Plan Land Use designations for the surrounding areas, which are also illustrated in Exhibits B and C.

Table 1 – Adjacent Ownership Table

	Land Use	Development Project / Agency
North	Single Family Residential	Single Family Residential
South	Pinnacle Peak Road, then Great Hearts Academy	Great Hearts Academy
East	83 rd Avenue, then Single Family Residential	Single Family Residential
West	Single Family Residential	Single Family Residential

Table 2 – General Plan Land Use and Zoning

	General Plan Designation	Zoning
North	Estate Density Residential (0-2 du/ac)	Maricopa County Rural-43 (RU-43)
South	Estate Density Residential (0-2 du/ac)	General Agricultural (AG)
East	Estate Density Residential (0-2 du/ac)	Single Family Residential (R1-18)
West	Estate Density Residential (0-2 du/ac)	Maricopa County Rural-43 (RU-43)

Other Related Policies and Project History

On June 17, 2014 the Mayor and City Council adopted Ordinance #2014-22 thereby annexing the property that is the subject of this initial zoning request.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

Pursuant to A.R.S. §9-462.04E and §9-471.L Section 14-39-9 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.

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 43 (SR-43) Zoning District. This request is consistent with the State Statute.

Development Information

- Existing Use: Retention basin
- Proposed Use Retention basin
- Property Size: 7.22 acres

DISCUSSION AND ANALYSIS

Land Use

The initial zoning request conforms to the existing General Plan Land Use designation of Estate Density Residential. Estate Density Residential allows for larger lot single family residential uses.

The subject initial zoning request merely provides statutorily required transitional zoning from the current Maricopa County Zoning District of Rural 43 (RU-43) to the equivalent City of Peoria Zoning District of Suburban Ranch 43 (SR-43).

The initial zoning request meets statutory requirements for the recently annexed area. Staff supports the necessary initial zoning.

Zoning 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 Suburban Ranch 43 (SR-43) District is similar in density and uses as permitted by Maricopa County's Rural 43 (RU-43) District.

The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan.

COMMUNITY INVOLVEMENT

Public Noticing

Public notice was provided in the manner prescribed under Section 14-39-6 of the City of Peoria General Plan. Posting of the site was completed within the prescribed number of days prior to the Public Hearing.

Support / Opposition

At the time of this writing, Staff has not received any support or opposition to the initial zoning proposal.

STAFF RECOMMENDATION

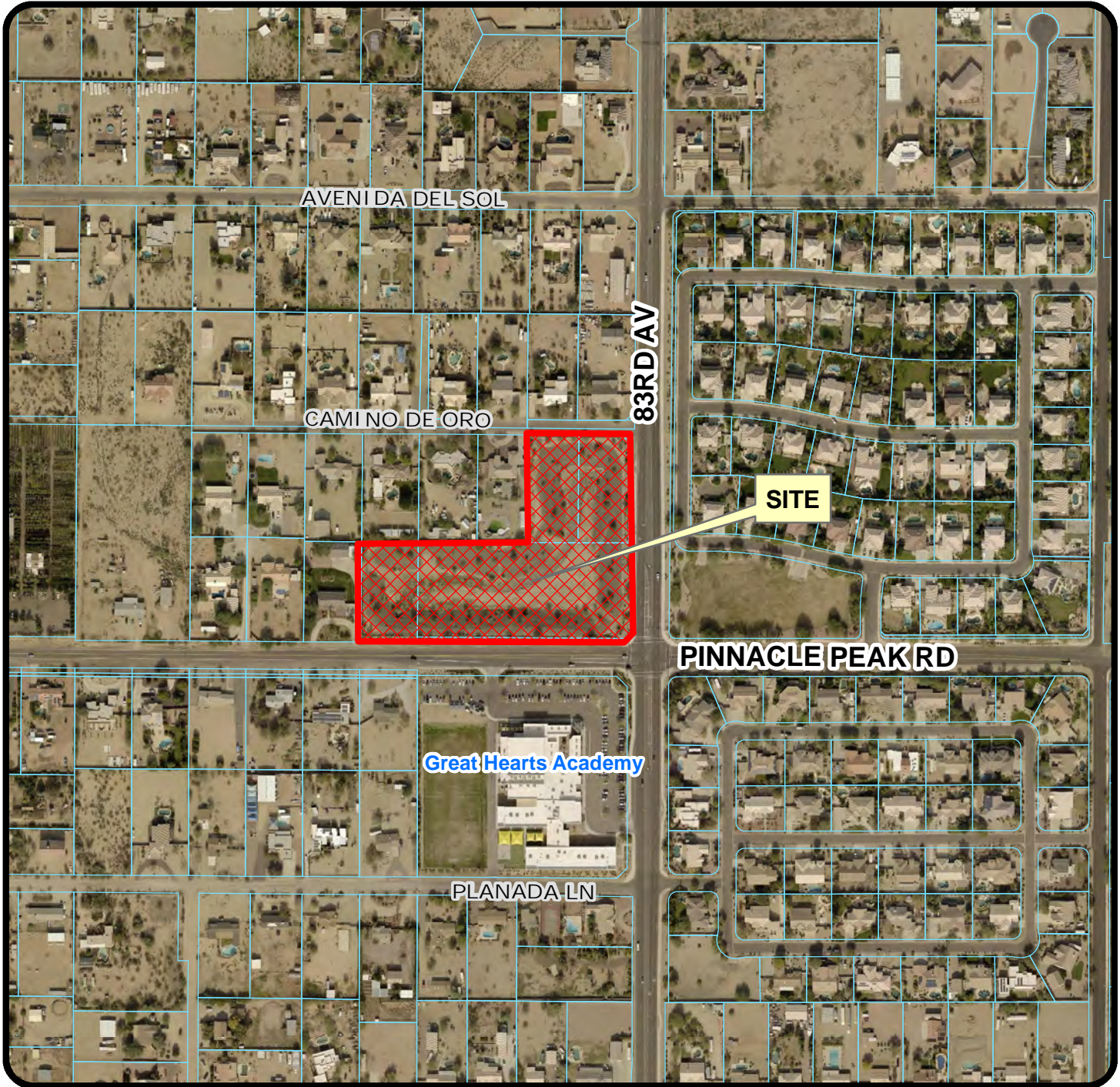
Staff recommends that the Planning and Zoning Commission make the following recommendation to City Council:

- 1) Approval of case Z16-0015 to the City Council, establishing the initial zoning of the property as City of Peoria Suburban Ranch 43 (SR-43).

REPORT PREPARED BY

Melissa Sigmund
Principal Planner
623-773-7603
melissa.sigmund@peoriaaz.gov

Vicinity Map



Z16-0015 City of Peoria Retention Basin

Applicant: City of Peoria

Request: Initial Zoning of approximately 7.22 acres of land from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43).

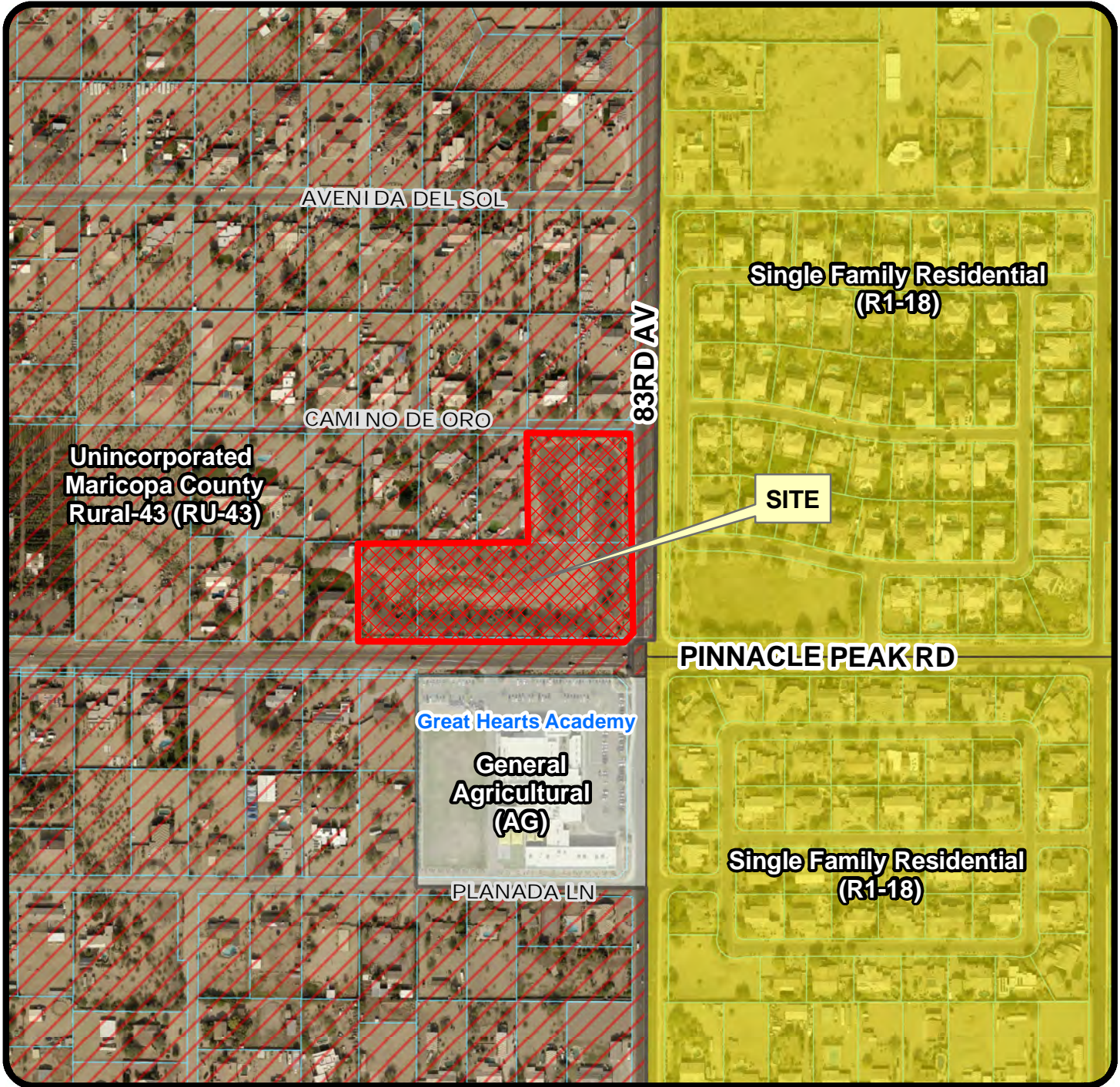
Location: Northwest corner of 83rd Avenue and Pinnacle Peak Road.

Exhibit A



Not to Scale

Zoning Map



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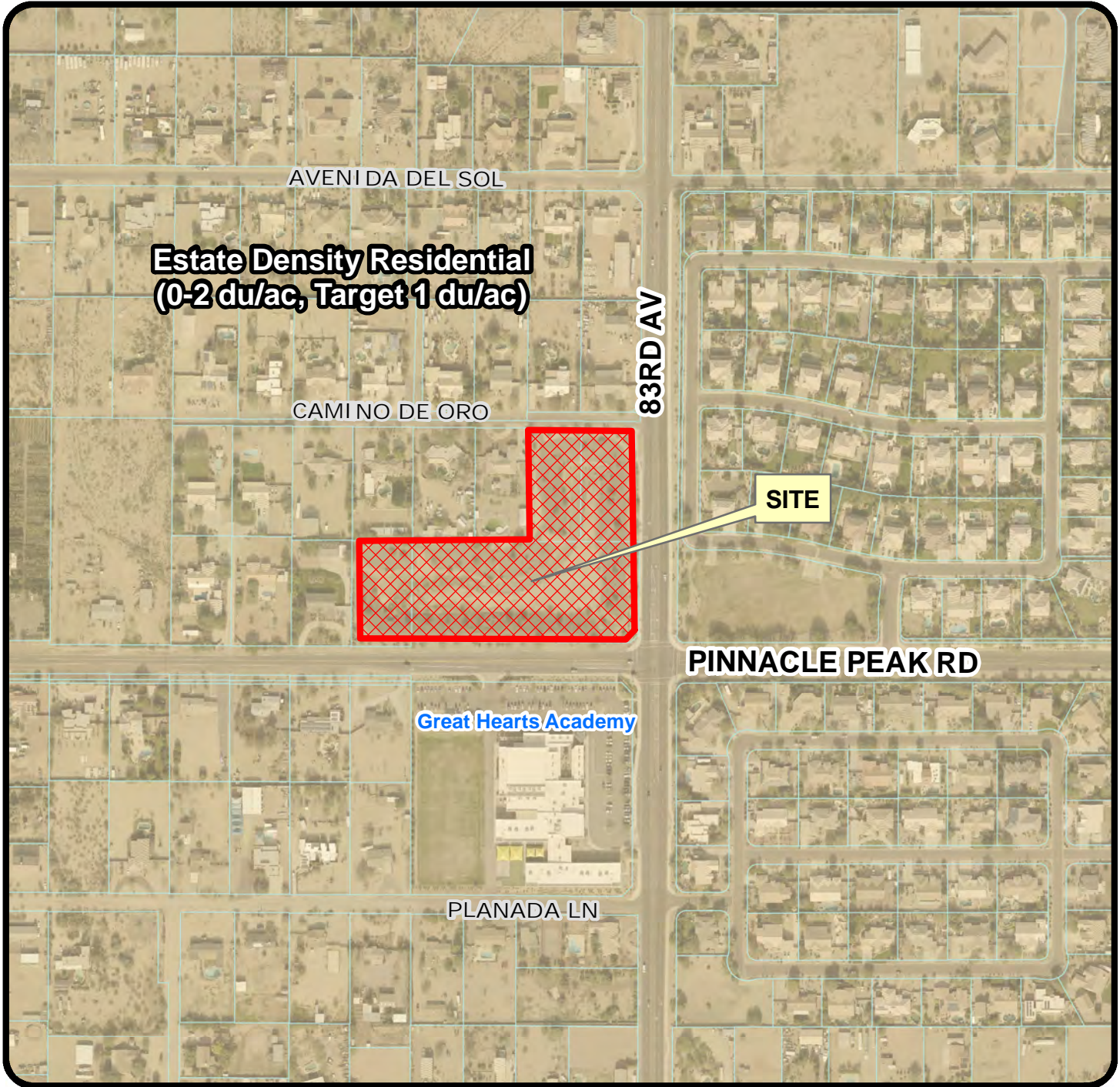
Location: Northwest corner of 83rd Avenue and Pinnacle Peak Road.

Exhibit B



Not to Scale

General Plan Land Use



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Exhibit C



Not to Scale