



PLANNING AND ZONING COMMISSION REPORT

Meeting March 16, 2017

Date:

Agenda Item: 6R

Case Name: Z16-0014: Church of Joy Initial Zoning

Case Z16-0014

Number(s):

General Application Information

Proposal:

Initial zoning from Glendale A-1 and Single Family R1-6 Districts to City of Peoria General Agricultural (AG) and Single Family Residential R1-6.

Location:

West of the southwest corner of the New River and Rose Garden Lane and Ross Avenue alignments.

Project Acreage:

2.1 acres

Applicant:

City of Peoria

Key Items For Consideration:

Per State Statute, the initial corresponding zoning shall not permit densities and uses more intense than those permitted by the jurisdiction prior to annexation. The closest City of Peoria zoning category to Glendale R1-6 is Single Family Residential R1-6 and the closest City of Peoria zoning category to Glendale A-1 is General Agricultural. 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 Z16-0014 to the City Council, establishing the initial zoning of the property as City of Peoria Single-Family (R1-6) and General Agricultural (AG).

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 in the New River Wash, west of the southwest corner of New River and the Rose Garden Lane and Ross Avenue alignments (Exhibit A).

General Plan

The subject parcels are designated as “Water” on the General Plan. Water areas identified on the land use map include areas that can be used for outdoor recreation, preservation of natural resources, quality of life, and public health. The New River and New River Trail pass through these parcels.

Zoning

The northern parcel, APN 200-20-007 is zoned Glendale Agricultural (A-1). The purpose of this district is to accommodate semi-rural or vacant lands, which may be suitable for interim agricultural uses and which may not require the full range of urban services. The district provides for agricultural uses, single-residences, public uses and multi-purpose arenas until transition to suburban or urban land uses in accordance with the City of Glendale General Plan.

The southern parcel, APN 200-20-006U is zoned Glendale R1-6, Single Residence. The purpose of this district is to maintain the character of undeveloped and developed properties with R1-6 zoning, accommodate certain neighborhood facilities such as churches and schools with existing R1-6 zoning, and to allow the application of new R1-6 zoning only in the special circumstances identified in the required findings for the district.

Adjacent Uses and Zoning

The parcels are located within the New River Wash and are generally adjacent to other properties located within the wash corridor. Several single family residential Planned Area Development (PAD) zoning districts are located adjacent to these parcels within Peoria, including the large Fletcher Heights development, while the mixed use Aspera Planned Area Development (PAD) zoning district is located to the east within the City of Glendale’s jurisdiction. The property to the west of APN 200-20-006U contains single family residences that are part of the Fletcher Heights neighborhood.

Other Related Policies and Project History

On September 2, 2015 the Mayor and City Council adopted Ordinance #2015-13A thereby requesting the Maricopa Board of Supervisors hear the request for annexation of the property that is the subject of this initial zoning request. At their November 4, 2015 hearing, the Maricopa Board of Supervisors affirmed the request to de-annex the property in question from the City of Glendale and to annex it into the City of Peoria.

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 Glendale Agricultural (A-1) district is City of Peoria General Agricultural (AG), while the closest City of Peoria zoning category to the Glendale R1-6 district is City of Peoria Single Family Residential R1-6). This request is consistent with the State Statute.

Development Information

- Existing Use: New River Wash corridor and New River Trail
- Proposed Use: New River Wash corridor and New River Trail
- Property Size: APN 200-20-007: 0.83 acres, APN 200-20-006U: 1.36 acres, Total: approximately 2.1 acres

DISCUSSION AND ANALYSIS

Land Use

The subject initial zoning request merely provides statutorily required transitional zoning from the current City of Glendale A-1 and R1-6 zoning districts to the equivalent City of Peoria General Agricultural (AG) and Single Family Residential R1-6 districts.

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

Annexation and this subsequent required initial zoning action of the property in question have enabled the City to provide improvements to the New River Trail, thereby furthering the recreation opportunities along this existing open space corridor.

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 General Agricultural (AG) and Single Family Residential R1-6 districts is similar in density and uses as permitted by the current City of Glendale A-1 and R1-6 zoning districts.

The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan and will support outdoor recreation and preservation of natural resources.

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:

Approval of Case Z16-0014 to the City Council, establishing the initial zoning of the property to the City of Peoria General Agricultural (AG) and Single Family Residential R1-6 districts.

REPORT PREPARED BY

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Vicinity Map



Z16-0014 Church of Joy Initial Zoning

Applicant: City of Peoria

Request: Initial Zoning of approximately 2.19 acres of land from Glendale A-1 and Single Family R-16 Districts to City of Peoria General Agricultural (AG) and Single Family Residential R1-6 districts.

Location: West of the southwest corner of the New River and Rose Garden Lane and Ross Avenue alignments



Not to Scale

Exhibit A

Zoning Map



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Exhibit B

General Plan Land Use Map



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Exhibit C