

BACKGROUND

Context

The subject property is approximately 10.49 acres in size, and located at 8340 W. Northern Avenue, which is west of the northwest corner of 83rd Avenue and Northern Avenue (Exhibit A).

On November 28, 2017, the Mayor and City Council unanimously Ordinance #2017-46, annexing the property into the City of Peoria. Pursuant to Arizona Revised Statutes (ARS) §9-462.04(E), the City must assign initial zoning to the property within six (6) months of effective date of annexation. Additionally, the corresponding initial zoning district cannot permit densities or uses more intense than that provided under the Maricopa County (County) zoning. In essence, the City works to identify the equivalent or most analogous Peoria zoning district to that granted in the County. Accordingly, this is a city-initiated rezoning request to designate the property as Suburban Ranch (SR-43).

General Plan

The subject property has a land use designation on the General Plan as *Low Density Residential (LDR)*, which as a density range of 2-5 dwelling units per acre (du/ac) with a target of 3 du/ac (Exhibit B). The LDR land use designation denotes areas where detached, moderately sized lot, single-family residential neighborhoods are desirable.

Zoning

The site is zoned Maricopa County Rural Residential (RU-43). The 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 (Exhibit C).

Adjacent Uses and Zoning

Table 1 summarizes the existing land use, General Plan designation, and Zoning District designation for the surrounding areas.

Table 1 – Existing Land Use, General Plan Designation, and Zoning District

	EXISTING LAND USE	GENERAL PLAN	ZONING
Subject Property	Harvest Church	Low Density Residential	Maricopa County Rural Residential (RU-43)
North	Single-Family homes	Low Density Residential	Maricopa County Rural Residential (RU-43)
South	Single-Family homes	Maricopa County	Maricopa County Rural Residential (RU-43)
East	83 rd Avenue, then agricultural use	Business Park / Industrial	Light Industrial (I-1)
West	Retention basin	Low Density Residential	General Agricultural (AG)

Other Related Policies and Project History

On November 28, 2017, the Mayor and City Council adopted Ordinance #2017-41, approving the annexation of the subject property (Case ANX17-04). The annexation became effective on January 4, 2018.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

Pursuant to ARS §9-462.04E and ARS §9-471.L, the City must assign City zoning to the annexed property within six (6) months following the effective date of adoption of the annexation.

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

Development Information

- | | |
|------------------|------------------|
| • Existing Use: | Place of Worship |
| • Proposed Use | Place of Worship |
| • Property Size: | 10.49 acres |

DISCUSSION AND ANALYSIS

Land Use

The site is currently being utilized by Harvest Church, and there will be no foreseen change in land use. The property is being utilized and maintained for religious activities and has an existing place of worship which has existed on the subject property for several years. Therefore, the request does not pose an increase in the current use.

Staff supports the initial zoning request as denoted by ARS, which mandates the transition from RU-43 to SR-43 within six (6) months of the effective date of the annexation. The proposed initial zoning district, SR-43, meets the criteria as outlined by statute.

Zoning Findings

The initial zoning request is mandated by ARS for annexation of properties into a municipal jurisdiction. The proposed initial zoning district of Suburban Ranch 43 (SR-43) is similar in density and uses as permitted by Rural Residential 43 (RU-43). SR-43 is also in conformance with the goals and objectives set forth in the Peoria General Plan.

Harvest Church is considered a "Religious Institution" and allowed within the Maricopa County RU-43 Zoning District, as well as allowed within the proposed Peoria Suburban Ranch 43 (SR-43) Zoning District.

COMMUNITY INVOLVEMENT

Outreach Requirements

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

A neighborhood meeting is not required for an Initial Zoning application.

Support / Opposition

At the time of this report, staff has not received any correspondence in support or opposition to the request.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Recommend approval for Case Z18-08 to the City Council establishing initial zoning of the subject property to Suburban Ranch 43 (SR-43).

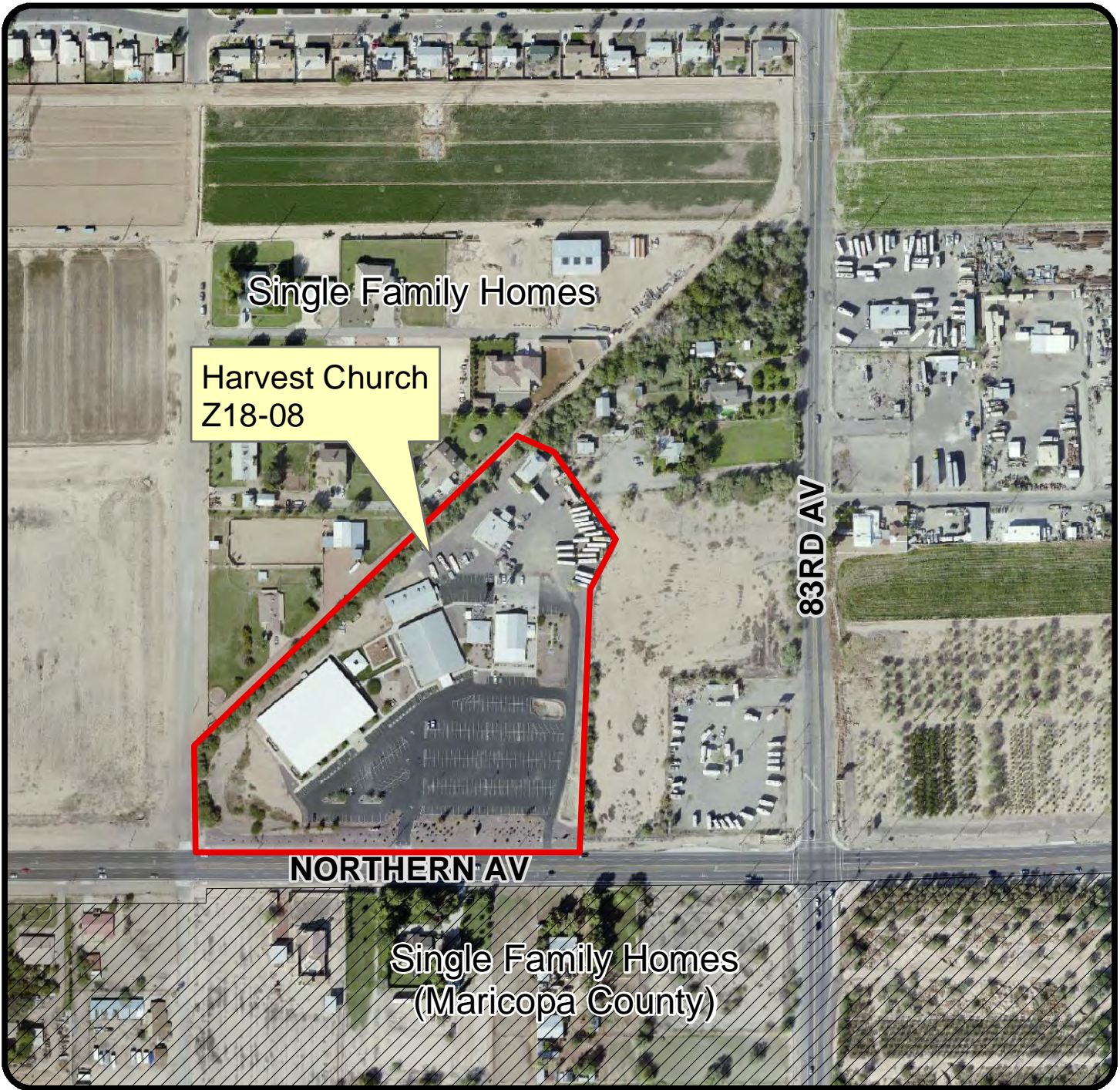
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ATTACHMENTS:

Exhibit A	Vicinity Map
Exhibit B	General Plan Map
Exhibit C	Zoning Map

Vicinity Map



Z18-08 Harvest Church Initial Zoning

Applicant: City of Peoria

Request: The City is requesting initial zoning from Maricopa County Rural Residential (RU-43) to Peoria Suburban Ranch 43 (SR-43).

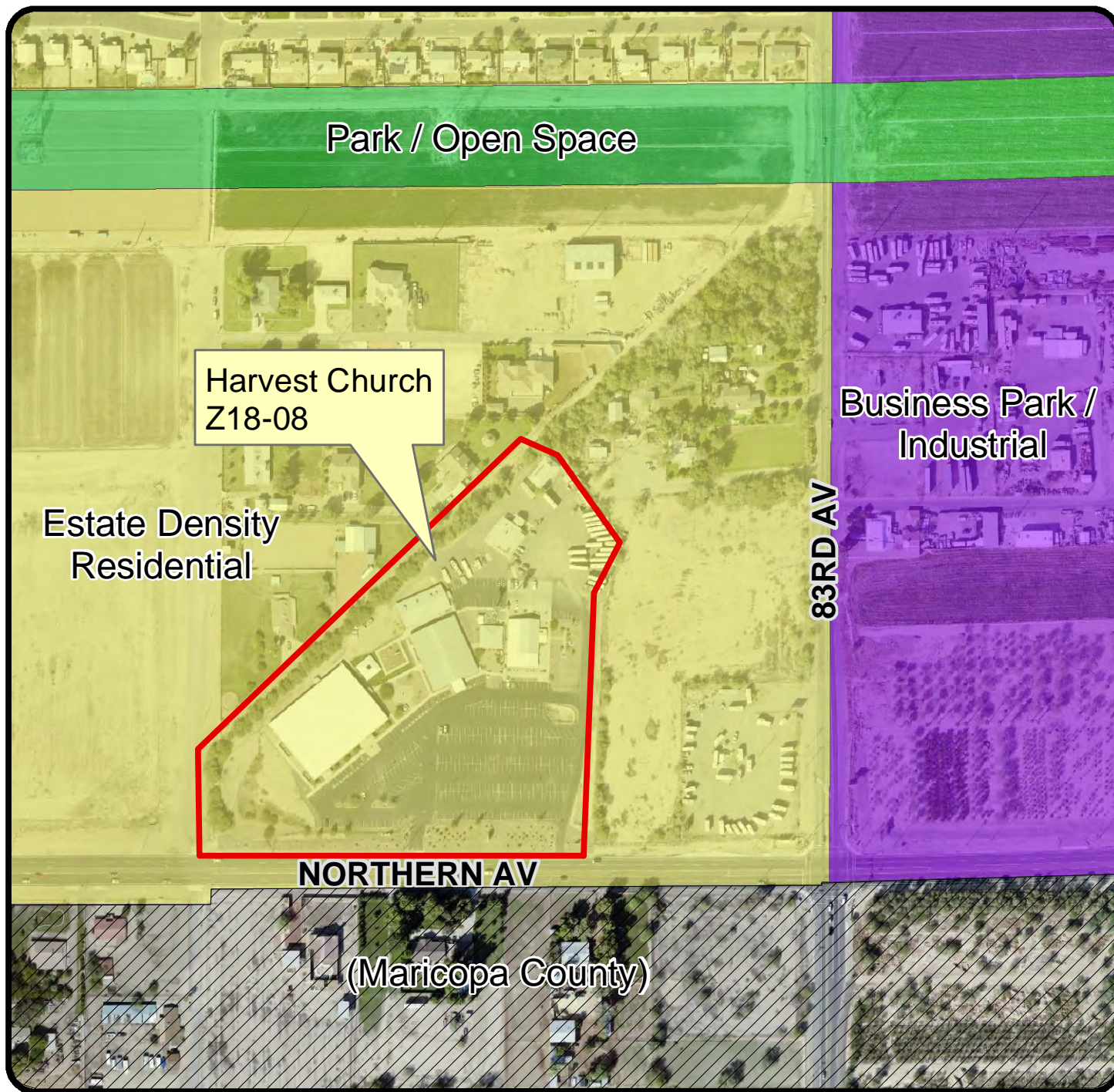
Location: 8340 W. Northern Avenue

Exhibit A



Not to Scale

General Plan Map



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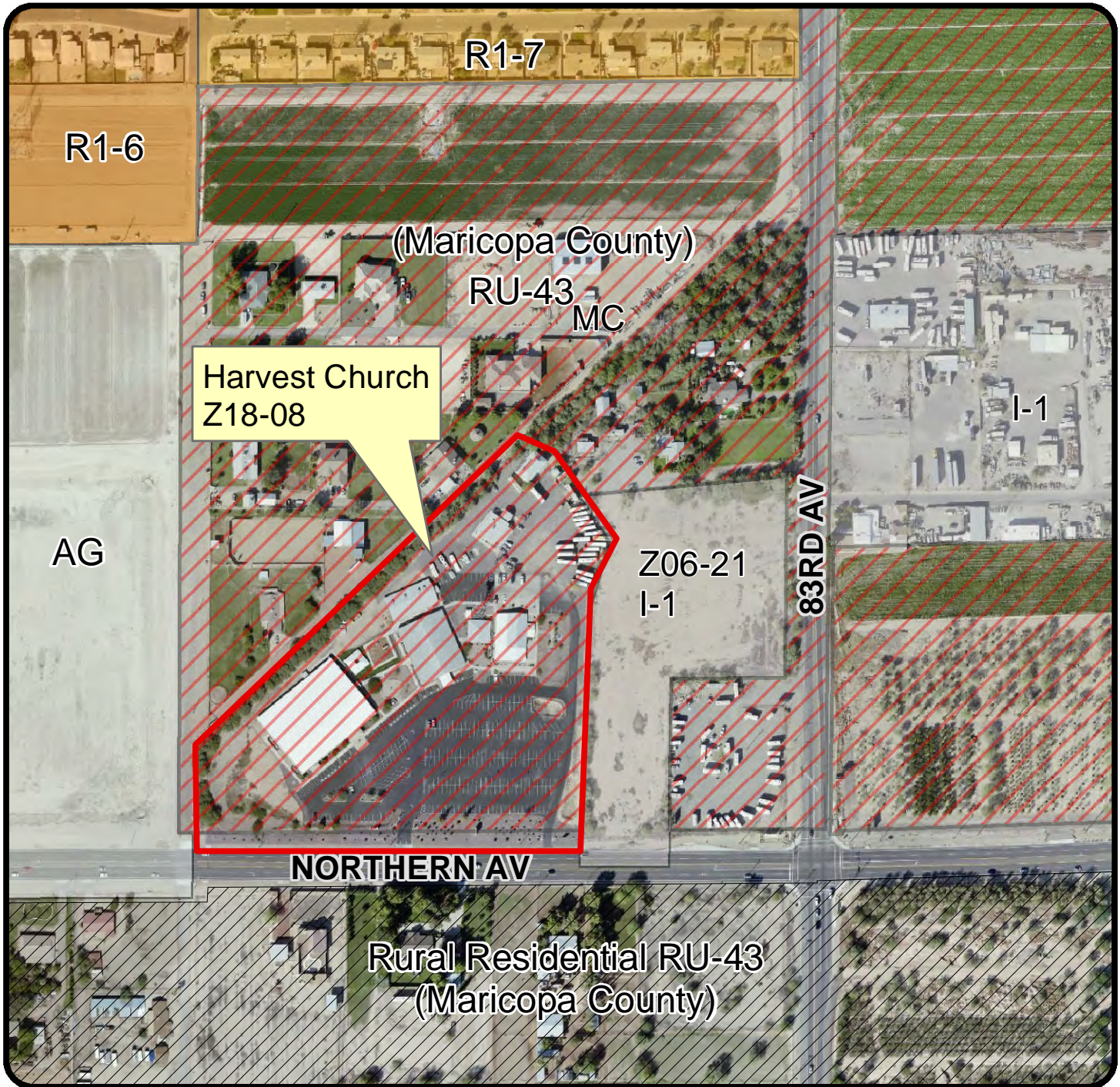
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Exhibit B



Not to Scale

Zoning Map



Z18-08 Harvest Church Initial Zoning

Applicant: City of Peoria

Request: The City is requesting initial zoning from Maricopa County Rural Residential (RU-43) to Peoria Suburban Ranch 43 (SR-43).

Location: 8340 W. Northern Avenue

Exhibit C



Not to Scale