



# PLANNING AND ZONING COMMISSION STAFF REPORT

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**Date** July 20, 2023

**To** Planning and Zoning Commission

**From** Dan Symer, AICP  
Principal Planner

**Subject** **Haciendas 5 Rezoning**  
Proposed 12-lot subdivision located one-half mile west of the southwest corner of 135th Avenue and the Dixileta Road alignment

## PROPOSAL

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The applicant is seeking to rezone approximately five (5) acres from the Suburban Ranch (SR-43) Zoning District to Haciendas 5 Planned Area Development (PAD) to accommodate a twelve (12) lot detached single-family subdivision.

## APPLICATION INFORMATION

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**Case Numbers** Rezone (Z18-14)

**Applicant** Ty Wilson of Hilgart Wilson, LLC on behalf of Silver Sky Properties, LLC,  
- Pensco Trust Company

**Request(s)** Rezone approximately five (5) acres from Suburban Ranch (SR-43) Zoning District to Haciendas 5 Planned Area Development (PAD).

## LOCATION AND CONTEXT

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### SUBJECT SITE

The proposed development is located approximately one-half mile west of the southwest corner of 135th Avenue and the Dixileta Road alignment, as shown in **Exhibits 2 and 3**.

### CONTEXT

As indicated in **Exhibits 2 and 3**, the approximately 5.0 gross-acre site abuts the Dixileta Drive alignment (arterial roadway) on the north property line, approximately one-half mile west of the southwest corner of 135th Avenue (arterial roadway) and the Dixileta Road.

To the north of the Dixileta Road alignment is undeveloped Arizona State Trust Land which is zoned Suburban Ranch (SR-43). (**Exhibit 5**) To the east is an undeveloped parcel zoned Planned Area Development (PAD), which is intended to be developed as a future single-family development known as "Haciendas at White Peak". Further to the east is a vacant SR-43 zoned parcel, followed by 135<sup>th</sup> Avenue and then Trilogy at Vistancia. Directly south of the site is a

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privately owned property zoned SR-43, along with the Cowley subdivision. To the west of the site is undeveloped Arizona State Trust Land currently within in Maricopa County's jurisdiction and zoned County Rural 43 (RU-43) County. Immediately to the south of the site is an existing undeveloped parcel zoned Suburban Ranch (SR-43).

### ***APPLICANT'S PROPOSAL***

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The applicant is seeking to rezone the property to the Planned Area Development (PAD) to allow for the development of a 12-lot subdivision known as Haciendas 5. As proposed, the minimum lot size for the development is 8,000 square feet, which results in a density of approximately 2.4 dwelling units per acre (du/ac). Additionally, the proposed maximum building height of the development is 30 feet which is consistent with single-family districts citywide. The specific development standards for Hacienda 5 are identified within the Applicant's Standards and Guidelines Report and summarized within the Staff Analysis section below. (**Exhibit 7**)

### ***DEVELOPMENT INFORMATION***

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<u>Existing Use:</u>	Undeveloped
<u>Proposed Use</u>	12-lot detached single-family subdivision
<u>Property Size:</u>	Approximately 5.0 gross acres
<u>Existing General Plan Designation:</u>	Traditional Residential (2 - 5 du/ac)
<u>Existing Zoning:</u>	Suburban Ranch (SR-43)
<u>Proposed Zoning:</u>	Planned Area Development (PAD)
<u>Existing Minimum Lot Size:</u>	43,560 square feet
<u>Proposed Minimum Lot Size:</u>	8,000 square feet

## STAFF ANALYSIS

### ***PROPERTY ENTITLEMENT HISTORY AND DEVELOPMENT***

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- Site was annexed into the City in May 2010, in accordance with Ordinance No. 2010-10.
- On July 6, 2010, the City Council adopted Ordinance No. 2010-14 (Case Z09-04) approving the site zoning as Suburban Ranch (SR-43) (**Exhibit 5**). The Suburban Ranch (SR-43) zoning district is to provide for low-density residential in rural areas and to provide for lots that have a minimum lot size of 43,560 square feet (one acre).

### ***GENERAL PLAN ANALYSIS***

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The General Plan Land Use Map designation for the site is Traditional Residential (2 - 5 du/ac) (**Exhibit 4**). The Traditional Residential land use designation is described as areas within the City that provide for detached one and two-story single-family homes on moderately sized lots between 7,000 square feet and 18,000 square feet in a suburban lifestyle format with a variety of densities.

Consistent with the General Plan's goals and policies specified below, the proposed Planned Area Development (PAD) zoning provides a density of 2.4 du/ac that conforms to the property's General Plan Land Use designation of Traditional Residential which has a density range of 2 - 5 du/ac. In addition, the development plan specifies a minimum lot size of 8,000 square feet, which also conforms to the Traditional Residential category's character description within the General Plan. Furthermore, the proposed PAD will assist in achieving the General Plan policies by locating additional residential density and growth in Peoria which furthers a larger range of housing and lifestyle choices in areas that are adjacent to existing and/or planned infrastructure.

### *Conformance to General Plan Goals and Policies*

As part of the General Plan analysis, Staff identified relevant General Plan goals and policies that are most pertinent to the proposal:

#### **Smart Growth - Goals**

1. **Balanced Land Uses:** Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.
2. **Focused Growth:** Strategically focus new growth into areas of Peoria that enable the achievement of City goals for economic growth, fiscal sustainability, and environmental stewardship, and support the development of new, attractive neighborhoods.
6. **Array of Housing Options:** Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet the varied needs of segments of the community.

#### **Smart Growth - Policies**

##### **Balanced Land Uses**

- **LUC-5:** Encourage residential developments that provide a mix of housing types and densities within a development project. Individual parcels within the development may be developed at higher or lower densities than allowed by the General Plan, provided that the net density of the entire development is within the allowed density range.

##### **Growth and Sustainable Development**

- **GS-7:** Accommodate land use proposals that target growth in the area of existing or planned infrastructure and services.

##### **Housing Stock**

- **HS-1:** Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Peoria's diverse population.

It should be noted that the applicant's analysis of the General Plan's goals and policies in the application is incorporated as part of the application narrative (**Exhibit 6**).

#### **PAD STANDARDS ANALYSIS**

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The applicant is proposing to rezone the property from Suburban Ranch (SR-43) Zoning District to the proposed PAD zoning district with the proposed development illustrated in **Exhibit 8**. As an alternative zone to traditional zoning districts (e.g. R1-8, R1-10, R1-12, R1-18, etc.), the PAD zone allows the land use and property development standard to be tailored to respond to a site's topographical conditions, contextual circumstances and/or otherwise promote a creative and efficient approach to land through maintaining compliance with the proposed development

standards indicated in Table 1 below, and further specified in the PAD Standards and Guidelines Report (**Exhibit 7**).

In accordance with the PAD standards of the Zoning Ordinance, the applicant is requesting the Planning and Zoning Commission to provide a recommendation to the City Council to waive the minimum ten (10) acre area requirement for the PAD. The purpose of the waiver request is to accommodate the proposed 12-lot detached single-family residential subdivision with lot sizes ranging in size between 8,074 square feet to 8,451 square feet, which is consistent with the lot sizes and configuration of the Haciendas at White PAD abutting the east property line. In addition, the configuration of the development will allow for approximately 1.5 acres of landscaped, natural, and restored desert natural open space and recreational amenities. All open space areas will be landscaped with drought-tolerant plants; and, the amenities will include a ramada, picnic table, bench seating, barbeque, and playground.

**Table 1 – Summarized Proposed Development Standards**

Standard	Haciendas 5 PAD
Minimum Lot Area	8,000 square feet
Minimum Lot Width	65 feet
Minimum Lot Depth	125 feet
Maximum Lot Coverage	50 percent
Maximum Building Height	30 feet
Front Yard Setback	10 feet <sup>1</sup> / 20 feet <sup>1</sup>
Interior Yard Setback	5 feet / 10 feet minimum, total 15 feet
Rear Yard Setback	15 feet
Corner Yard Setback	5 feet minimum, total 10 feet
<b>Walls and Fences Development Standards</b>	
Maximum retaining wall heights between abutting lots and adjacent to streets	4 feet
Maximum retaining wall in the front setback	2 feet
<p><b>Note:</b> 1. The front setback shall be 10 feet to the building facade or side-entry garage, and 20 feet to the face of a front-facing garage.</p>	

**TRAFFIC**

Access to the proposed development will be provided via local public street connections on the north and south end of the proposed development through the future Hacienda at White Peak subdivision. The local public street network within Haciendas at White Peak subsequently provides access to Blackstone Drive (collector roadway) and Dixileta Drive (arterial roadway), which both connect to 135<sup>th</sup> Avenue (arterial street). It should be noted that the Traffic Impact Analysis prepared for the Haciendas at White Peak contemplated the proposed roadway connections to the Haciendas 5 development.

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### WATER/SEWER

Water and sewer facilities for the proposed development will connect to the infrastructure stubs that will be provided as part of the Haciendas at White Peak development.

### PUBLIC SAFETY

There are no inordinate impacts to public safety anticipated as a result of this infill development proposal.

### COMMUNITY INVOLVEMENT

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#### *Public Notice*

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 of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

#### *Outreach Requirements*

The Rezoning process requires that the applicant hold a neighborhood meeting. In accordance with Section 21-315 of the City Code, the applicant was required to notify all property owners within a 600-foot radius of the site and all registered HOAs within one-mile. The neighborhood meeting was held on May 9, 2022, at 6:00 p.m. at the Lake Pleasant Elementary School, located at 31501 North Westland Road. The meeting was attended by the applicant, development team, city staff, and the district councilmember. No members of the public attended the meeting.

#### *Support / Opposition*

At the time of this writing, staff has not received any communication in support or opposition to the Rezoning applications.

### KEY FINDINGS

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1. The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan;
2. The proposed rezone is in conformance with the General Plan designation of Traditional Residential (2 - 5 du/ac);
3. The proposed PAD will facilitate a residential development that is in character and compatible with the adjacent neighborhood(s); and,
4. The applicant/owner has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the Conditions of Approval (**Exhibit 1**).

### SCHOOL DISTRICT INFORMATION

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This property is within the Peoria Unified School District (PUSD) boundary. PUSD has participated in the review of this project and has been in contact with the applicant. Based on a PUSD single-family student generation ratio of 0.42 students per unit, this development is expected to generate approximately five (5) students. Students from this development are within

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the boundary for Lake Pleasant Elementary School (K-8) and Liberty High School. Accordingly, the City has received communication from the Peoria Unified School District indicating that they are not concerned with the proposed development

### ***RECOMMENDATION***

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

**Recommend approval of Case No. Z18-14 to the City Council, subject to the attached Conditions of Approval in Exhibit 1.**

### ***STAFF CONTACT***

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