



# PLANNING & ZONING COMMISSION

## STAFF REPORT

Meeting Date: 9/5/2024

Agenda Item(s): 3R

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**TO:** Planning and Zoning Commission

**THROUGH:** Chris M. Jacques, AICP, Planning Director

**FROM:** Sarah Dircks, Senior Planner

**SUBJECT:** The Ville Initial Zoning (Z24-05)  
Northeast Corner of 73rd Avenue and Thunderbird Drive

### ***PROPOSAL***

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Proposal to apply Initial Zoning (“translational zoning”) to approximately 5.2 acres of land proposed for annexation, as part of an overall approximately 6 gross acre future planned single-family residential development the Ville, generally located at the northeast Corner of 73rd Avenue and Thunderbird Drive. This action would establish a Peoria Planned Area Development (PAD) Zoning District in place of the current Maricopa County Single Family Residential with Residential Unit Plan of Development overlay (R1-6 RUPD).

### ***APPLICATION INFORMATION***

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**Case Numbers** Initial Zoning (Case Z24-05)

**Applicant** City of Peoria

**Request(s)** Apply City of Peoria Planned Area Development (PAD) Zoning District Zoning District in place of current Maricopa County Single Family Residential with Residential Unit Plan of Development overlay (R1-6 RUPD).

### ***BACKGROUND AND CONTEXT***

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The subject site, referred to as the future location of “The Ville” single-family residential development, is located at the northeast Corner of 73rd Avenue and Thunderbird Drive, and consists of six parcels totaling 5.2 acres as described in **Exhibit 2** and outlined in blue on **Exhibit 3**.

The property is currently zoned Single Family Residential with Residential Unit Plan of Development overlay (R1-6 RUPD) within the County. The overall proposed residential development, The Ville, is composed of ten parcels, of which seven (7) parcels are in Maricopa County, and three (3) parcels are in the City of Peoria. The three (3) parcels within the City are narrow strip annexations currently intended for street frontage landscaping along the Thunderbird right-of-way. The remaining seven (7) parcels within the County were rezoned in February 2024 for the Ville single-family residential development. As result of their desire for utilities and wish to develop under one jurisdiction, the Ville is seeking to annex the subject area as part of the companion annexation case (ANX24-03). The no-action hearing for the aforementioned companion annexation case was held before City Council on August 27, 2024, with final consideration by City Council scheduled for October 1, 2024.

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### **CONTEXT:**

From a larger contextual perspective, the subject property is generally bounded by residential properties in Maricopa County and City of Peoria. (**Exhibit 3**) To the north and east the site will remain surround by rural properties within Maricopa County. To the south of the subject property is Thunderbird Road, followed by properties developed with detached single-family homes within the Sweetwater Ridge, tierra Norte, and Crown Point. To the west of the property are single-family residential properties with varying lot sizes ranging from 5,200 sq. ft. to over 3 acres. To the northwest is the approximately 10-acre, Christian Community Center, church site.

### **STAFF ANALYSIS**

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#### **STATUTORY REQUIREMENTS:**

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

In order to meet statutory obligations, city staff can begin processing applications to establish initial zoning concurrently with the annexation request. Establishment of initial corresponding zoning is often considered a perfunctory action given the statutory requirements. More specifically, establishment of initial zoning regulated by Arizona Revised State Statutes does not permit initial zoning to provide for densities and uses to be assigned to a property that are more intense than those permitted by Maricopa County prior to the annexation.

#### **ANALYSIS & FINDINGS:**

The subject site is located in the County as shown in **Exhibit 3**. The properties are zoned Single Family Residential with Residential Unit Plan of Development overlay (R1-6 RUPD) as detailed in **Exhibit 4** and shown in **Exhibit 5**. The current County zoning contains development specific standards and allows for homes with a minimum lot size of 6,000 sq. ft. The corresponding City of Peoria zoning category is a Planned Area Development (PAD) Zoning District, which captures the unique County approved development specific standards while still referring to the City's Single Family Residential R1-6 Zoning District. The specific Development Standards and Guidelines for The Ville are more specifically outlined in **Exhibit 5**. Staff believes the proposed zoning district is in keeping with the criteria as outlined by applicable regulations; therefore, the request is consistent with the State Statutes.

Subsequent to annexation and establishment of initial zoning, the site layout and design will be administratively reviewed by Staff with a Preliminary Plat, Engineering, Building Permits, and Design Review. The County rezoning case was limited to zoning only. Unless otherwise noted in the proposed Ville PAD development standards, the subject development will be required to meet current City of Peoria development and design standards.

### **COMMUNITY INVOLVEMENT**

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#### **PUBLIC NOTICING:**

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

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(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.

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

### **SUPPORT / OPPOSITION:**

At the time of this writing, Staff has not received any stated opposition or support.

### ***RECOMMENDATION***

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

- 1) Recommend APPROVAL of Rezoning Case Z24-05 to the City Council, subject to conditions in Exhibit 1, establishing initial zoning of the subject property as City of Peoria Planned Area Development (PAD) Zoning District.**

### ***STAFF CONTACT***

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