



# PLANNING & ZONING COMMISSION

## STAFF REPORT

Meeting Date: 9/5/2024

Agenda Item(s): 4R

---

**TO:** Planning and Zoning Commission

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

**FROM:** Sarah Dircks, Senior Planner

**SUBJECT:** Hill Residence: Initial Zoning (Z24-06)  
East of the northeast corner of 70th Avenue and Pinnacle Peak Road

### ***PROPOSAL***

---

Proposal to apply Initial Zoning (“translational zoning”) to approximately 0.15 acres of land proposed for annexation, as part of the overall Hill residence property, generally located north of Pinnacle Peak Road between approximately 68th Drive and 70th Avenue. This action would establish the Peoria Suburban Ranch 43 (SR-43) Zoning District in place of the current Maricopa County Rural 43 (RU-43) Zoning District.

### ***APPLICATION INFORMATION***

---

**Case Numbers** Initial Zoning (Case Z24-06)

**Applicant** City of Peoria

**Request(s)** Apply City of Peoria Suburban Ranch 43 (SR-43) Zoning District in place of current Maricopa County Rural 43 (RU-43) Zoning District.

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

---

The subject site is approximately 0.15-acres generally located north of Pinnacle Peak Road between 68th Drive and 70th Avenue, and as outlined in red within **Exhibit 2**.

The overall Hill Family estate (outlined in blue within **Exhibit 2**) includes two properties, totaling approximately 1.28-acres. The existing Hill family home is located directly north of the subject site within the City of Peoria limits. The Hill family is seeking to increase their overall lot size and consolidate their estate under one jurisdiction. As such, the Hill family 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.

#### **CONTEXT:**

From a larger contextual perspective, the subject property is generally bounded by one-acre single-family residential properties on the north and east. (**Exhibit 2**) To the south of the subject property is Single Family homes located within Glendale. To the west of the subject site is a 5-acre site owned by the City of Peoria.

### ***STAFF ANALYSIS***

---

#### **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 zoned Maricopa County Rural Residential 43 (RU-43), as shown in **Exhibit 2**. 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". The corresponding City of Peoria zoning category to the Maricopa County Rural Residential 43 (RU-43) Zoning District is City of Peoria Suburban Ranch 43 (SR-43) Zoning District, as noted in **Exhibit 3**. More specifically, the SR-43 district is consistent with the RU-43 characteristics as it provides for and conserves existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

Given the characteristics of the property and the existing zoning within Maricopa County, the most analogous City of Peoria zoning category is the Suburban Ranch 43 (SR-43) Zoning District. 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.

### ***COMMUNITY INVOLVEMENT***

---

#### **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 (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.

## THE HILL RESIDENCE INITIAL ZONING (CASE Z24-06)

---

### ***RECOMMENDATION***

---

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

- 1) **Recommend APPROVAL of Rezoning Case Z24-06 to the City Council, subject to Conditions of Approval identified within Exhibit 1, establishing initial zoning of the subject property as City of Peoria Suburban Ranch 43 (SR-43) Zoning District.**

### ***STAFF CONTACT***

---

Sarah Dircks, AICP  
Senior Planner  
623-773-7514  
[Sarah.Dircks@peoriaaz.gov](mailto:Sarah.Dircks@peoriaaz.gov)



## **Exhibit 1 | Conditions of Approval**

### **The Hill Residence Initial Zoning (Z24-06)**

---

The initial zoning for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
2. At the time of Engineering Review, or in conjunction with the forthcoming CIP project along the southern property line, whichever comes first, sufficient Roadway and Peoria Municipal Utility Easement dedication shall be provided for the Pinnacle Peak Road north half-street right of way.

# Z24-06: Hill Residence Annexation

East of the Northeast Corner of 70th Avenue and Pinnacle Peak Road

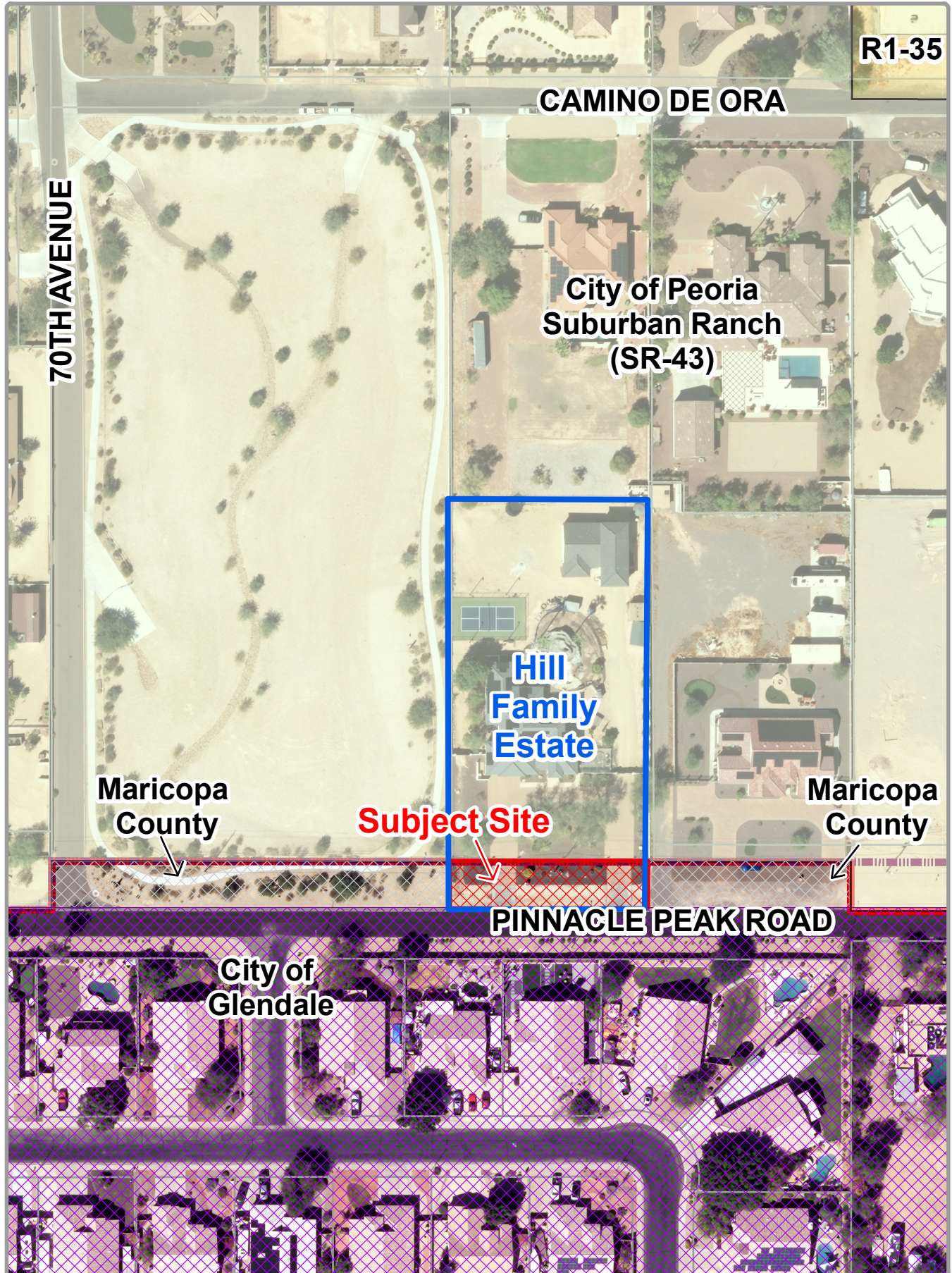


Exhibit 2 | Vicinity Map with Existing Zoning