



PLANNING AND ZONING COMMISSION REPORT

Meeting Date: September 19, 2024

Agenda Item: 3R

Case Name: North Peoria Gateway (NPG): Initial Zoning (Z24-04)

General Application Information

Proposal:

A request to apply 'Initial Zoning' for a site proposed for annexation. The action would establish Suburban Ranch 43 (SR-43) in place of the current Maricopa County Rural 43 (RU-43).

Location:

Generally located between the Jomax Road, Calle Lejos, 115th Avenue, and 119th Avenue alignments.

Project Acreage:

Approximately 460 acres.

Applicant:

City of Peoria.

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Vicinity Map

Exhibit 2 - Zoning Map



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 9/19/2024

Agenda Item(s): 3R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Cody Gleason, Planning Manager

SUBJECT: North Peoria Gateway Initial Zoning (Z24-04)
South of the Jomax Rd alignment between 115th Ave and 119th Ave alignments,
north of the Calle Lejos alignment

PROPOSAL

Proposal to establish initial (“translational”) zoning on approximately 460 acres of land proposed for annexation. This action would establish City of Peoria Suburban Ranch 43 (SR-43) in place of the current Maricopa County Rural Residential 43 (RU-43) Zoning District.

APPLICATION INFORMATION

Case Number: Rezoning (Case Z24-04)

Applicant: City of Peoria

Request: Initially zone approximately 460 acres from Maricopa County Rural Residential 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43).

BACKGROUND AND CONTEXT

This initial zoning case is limited to the 460 acres, which is currently located within unincorporated Maricopa County. The subject area is located south of the Jomax Road alignment and north of the Calle Lejos alignment between 115th and 119th Avenue alignments, as depicted in **Exhibit 1**. More specifically, the subject area is rectangular in shape and bifurcated by the Loop 303.

The 460 acres will ultimately be part of a larger 1,620-acre project known as “North Peoria Gateway”. Aside from the subject initial zoning area, the remainder of the North Peoria Gateway project extends north in an irregular shape to the southern boundary of the Lone Mountain alignment. Both the 460 acres, and the larger North Peoria Gateway project are comprised entirely of Arizona State Trust Land.

CONTEXT:

As a separate matter, but concurrent process, the City is advancing the associated annexation request (Case ANX24-01) for the 460 acres to City Council for consideration on October 15, 2024. Presuming successful completion of the annexation, this request would then establish the City’s “translational” zoning for the 460-acre area to align with the remainder of the 1,620 acres within the North Peoria Gateway boundaries. The subsequent rezoning case (Case Z24-03) for North Peoria Gateway that is intended to follow the initial zoning would allow for the development of a mixed-use master plan for the entire 1,620 acres.

From a larger contextual perspective, the northern boundary of the initial zoning area is the Jomax Road alignment. This is roughly marked by the Beardsley canal which runs east to west along this segment

NORTH PEORIA GATEWAY INITIAL ZONING (CASE Z24-04)

followed by vacant State Trust Land, which is intended to be a part of the larger 1,620-acre North Peoria Gateway proposal. To the east of the proposed initial zoning area are large lot single family homes within Maricopa County. South of the site is an existing single family residential subdivision within Maricopa County called Dos Rios, as well as vacant land. West of the site is an APS substation and a single-story multi-family development.

APPLICANT'S PROPOSAL

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. Typically, city staff will either process applications to establish initial zoning concurrently with the annexation request or shortly after annexation has occurred, based on discussions with the owner. In this instance, the Arizona State Trust Land Department desires to establish initial zoning concurrently with the annexation request as noted above, which is advancing for City Council's consideration on October 15, 2024 (**Exhibit 2**).

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Vacant / Undeveloped
<u>Proposed Use:</u>	Initial Zoning (SR-43)
<u>Property Size:</u>	Approximately 460 acres

STAFF ANALYSIS

INITIAL ZONING

The establishment of initial zoning ("translational zoning") is considered a perfunctory action given that it is statutorily mandated. More specifically, the establishment of initial zoning is regulated by A.R.S. §9-462.04E and ARS §9-471.L, and does not permit densities and uses to be assigned to a property that are more intense than those permitted by Maricopa County prior to the annexation.

The area is currently zoned Rural Residential (RU-43) in unincorporated Maricopa County (**Exhibit 2**). The closest or most analogous City of Peoria zoning district is Suburban Ranch (SR-43). Both districts require a minimum lot size of one (1) acre and generally have a semi-rural character.

Subsequent to annexation and establishment of initial zoning, the companion rezoning case would come before the Planning Commission as well as City Council for a hearing. If the rezoning action is approved by the City Council, the site layout and design will be administratively reviewed by Staff with the relevant site plan or preliminary plat submittals.

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 1,320 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.

NORTH PEORIA GATEWAY INITIAL ZONING (CASE Z24-04)

Outreach Requirements

A neighborhood meeting is not required for an initial zoning application as the application of the “translational zoning” from the county is a mandated action by state statute.

Support / Opposition

At the time of this writing, Staff has not received any stated opposition or support for the initial zoning of the subject 460 acres.

POSSIBLE RECOMMENDATION ACTIONS / OPTIONS

- A:** Approve as recommended by staff; or
- B:** Approve with modifications; or
- C:** Deny; or
- D:** Continue action to a date certain or indefinitely.

RECOMMENDATION

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

Recommend APPROVAL of Initial Zoning Case Z24-04 to City Council.

STAFF CONTACT

Cody Gleason, AICP
Planning Manager
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Cody.Gleason@peoriaaz.gov

Z24-04: North Peoria Gateway Initial Zoning

Location: S/O Jomax Road Alignment between 115th & 119th Avenues

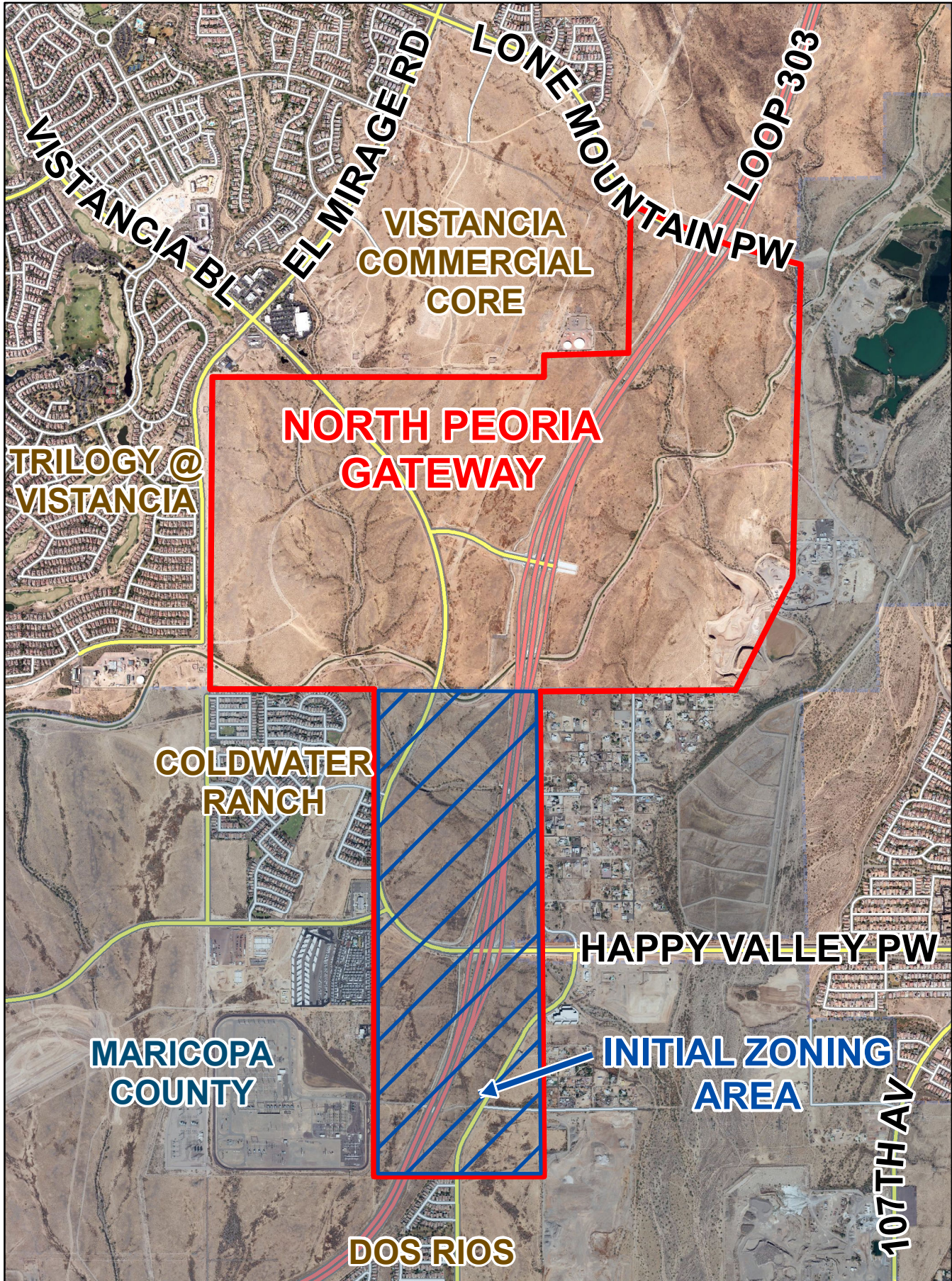


Exhibit 1 | Vicinity Map

Z24-04: North Peoria Gateway Initial Zoning

Location: S/O Jomax Road Alignment between 115th & 119th Avenues

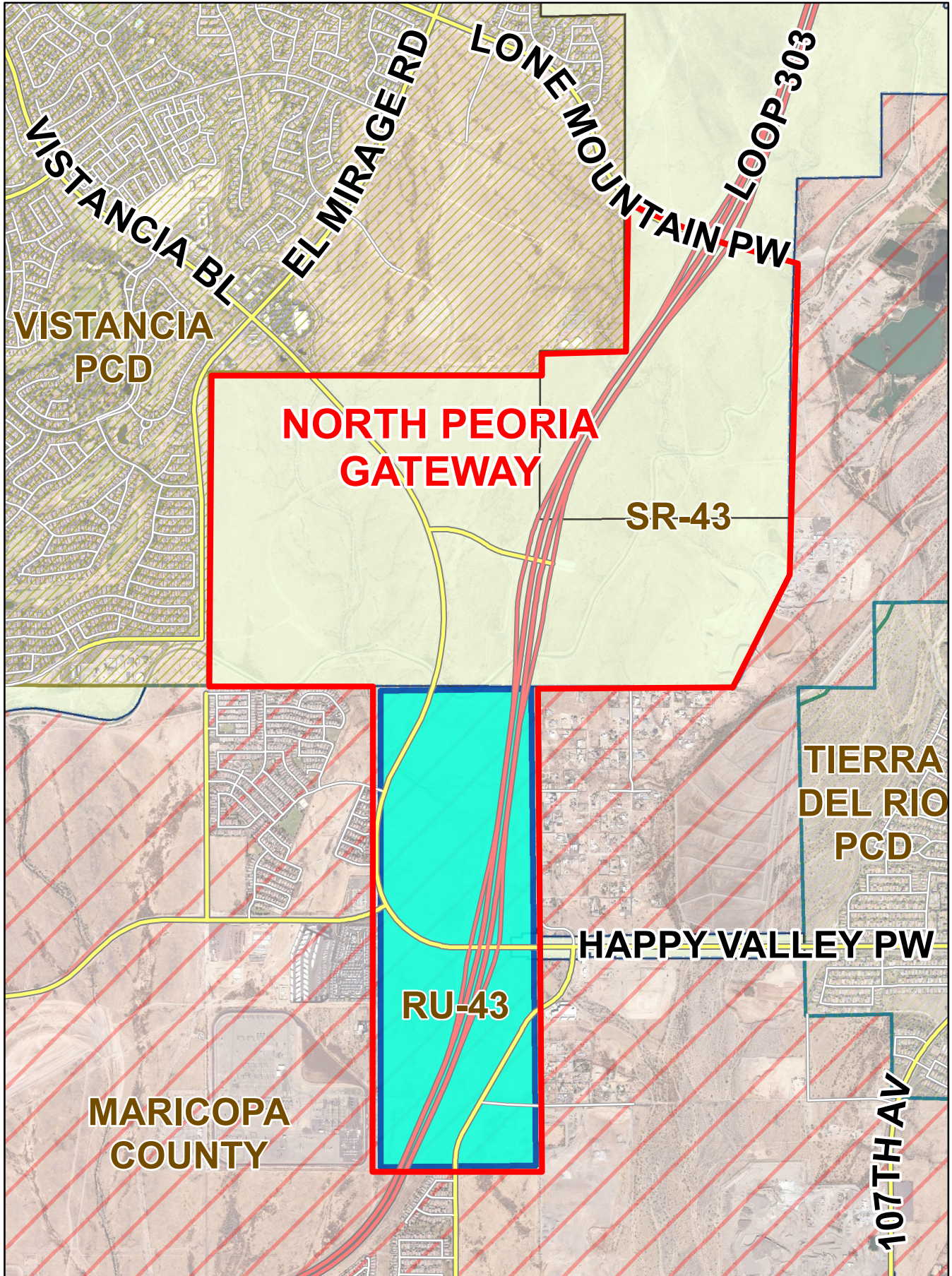


Exhibit 2 | Zoning Map