



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: July 17, 2025

Agenda Item(s): 4R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Lorie Dever, Deputy Planning Director
Cody Gleason, Planning Manager

SUBJECT: ASLD Parcel C Initial Zoning (Z25-11)
North and South of Loop 303, along the 100th Avenue Alignment

PROPOSAL

Proposal to establish initial (“translational”) zoning on approximately 173 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 Z25-11)

Applicant: City of Peoria

Request: Initially zone approximately 173 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 173 acres, which is currently located within unincorporated Maricopa County. The subject area is located along the 100th Avenue alignment, north and south of Loop 303, as depicted in **Exhibit 1**. More specifically, the subject area is rectangular in shape and bifurcated by the Loop 303.

CONTEXT:

As a separate matter, but concurrent process, the city is advancing the associated annexation request (Case ANX25-01) for the 173 acres to City Council for consideration on August 5, 2025. Presuming successful completion of the annexation, this request would then establish the City’s “translational” zoning for the 173-acre area. The 173 acres will ultimately be part of a larger 6,700-acre project known as “*Peoria Innovation Core*” or “*PIC*”. Aside from the subject initial zoning area, the remainder of the *Peoria Innovation Core* extends above State Route 74 to the north, the Peoria City Limits to the east, Lone Mountain to the south, and the Agua Fria River to the east. Both the 173 acres, and the larger PIC project are comprised entirely of Arizona State Trust Land.

Due to the redesignation of the *Peoria Innovation Core* area to the “ASLD Special Land Use” general plan category in 2024, it requires the entire 6,700-acre area to be master planned. However, the area known as Parcel C is currently not within the city’s jurisdictional limits, so it cannot be included in the *PIC* master planning effort until such time as annexation has occurred and initial zoning established. In this regard, the annexation and initial zoning requests are precursors to advancing those master planning efforts forward.

It is important to note that the PIC master planning efforts are still in their initial stages, and there will be separate public outreach touchpoints specifically for the PIC rezoning case before it ultimately comes before the Planning & Zoning Commission and City Council for consideration. Therefore, this application and request is

limited to fulfilling the Arizona statutory requirements for Parcel C upon bringing this area into the City's jurisdiction.

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 August 5, 2025.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Vacant / Undeveloped
<u>Proposed Use:</u>	Initial Zoning (SR-43)
<u>Property Size:</u>	Approximately 173 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.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-146 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 paper at least 15 days prior to the Public Hearing.

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 173 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 Z25-11 to City Council.

STAFF CONTACT

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