



# **PLANNING AND ZONING COMMISSION REPORT**

**Meeting** November 6, 2025

**Date:**

**Agenda Item:** 5R

**Case Name:** 7300 Jomax: Rezone (Z23-14)

## **General Application Information**

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*Proposal:*

Request to rezone approximately one and a half (1.5) acres from Suburban Ranch 43 (SR-43) to Single Family Residential (R1-18).

*Location:*

South of Jomax Road and the 73rd Drive alignment

*Project Acreage:*

Approximately 1.5 acres

*Applicant:*

Denisa Istrate of Kontexture, LLC, on behalf of 7300 Jomax Road LLC

### **ATTACHMENTS:**

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - General Plan Land Use

Exhibit 4 - Zoning Map

Exhibit 5 - Conceptual Site Plan

Exhibit 6 - Citizen Participation Plan

Exhibit 7 - Public Comment



# PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 11/06/2025

Agenda Item(s): 5R

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**TO:** Planning and Zoning Commission  
**THROUGH:** Chris M. Jacques, AICP, Planning Director  
**FROM:** Sarah Dircks, Senior Planner  
**SUBJECT:** 7300 Jomax Road LLC: Rezone (Case Z23-14)  
South of the Jomax Road and 73rd Drive Alignment

## ***PROPOSAL***

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The applicant has submitted a request to rezone approximately one and a half (1.5) acres of land from Suburban Ranch 43 (SR-43) Zoning District to the Single-Family Residential (R1-18) Zoning District. The purpose of the request is to allow for two (2) single-family residential lots.

## ***BACKGROUND AND CONTEXT***

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The subject site is a vacant one and a half (1.5) acre parcel generally located south of Jomax Road on the 73rd Drive Alignment, as shown in more detail in **Exhibit 2**.

### **CONTEXT:**

The subject property is located in an area that contains a mix of zoning designations and densities, all of which are intended for single-family residential (**Exhibit 2 and 3**). North of the site is Jomax Road, an arterial roadway, followed by single-family residential homes within the Aloravita Planned Community Development (PCD). Immediately adjacent to the subject site to the east is a small vacant lot which is also zoned SR-43, followed by the single-family residential homes within the Colina Del Sur subdivision which is zoned Single-Family Residential R1-10. To the south are single-family residential homes zoned R1-8 within the Terramar subdivision. Southwest of the subject site is a small segment of R1-12 and an R1-35 lot. Immediately to the west is vacant land that is zoned SR-43 followed by single-family residential homes.

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

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The proposed development involves the creation of two (2) approximately half-acre or larger residential lots intended for two (2) custom homes. As part of the applicant's rezoning submittal, they have submitted a conceptual lotting plan that proposes vehicular access to Jomax Road, as shown in more detail on **Exhibit 5**.

### **DEVELOPMENT INFORMATION:**

Existing Use:	Vacant land
Existing General Plan Land Use:	Traditional Residential (2-5 dwelling units per acre)
Existing Zoning District(s):	Suburban Ranch 43 (SR-43)
Proposed Zoning Districts(s):	Single-Family Residential R1-18
Site Area:	Approximately 1.5 acres

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## STAFF ANALYSIS

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### PROPERTY HISTORY:

The subject site was annexed into the City as part of a larger annexation approved by the City Council on November 14, 1989 (*Ordinance #89-34*). In alignment with the county zoning at the time of annexation, the property was initially zoned General Agricultural (AG). The property was subsequently rezoned as a part of a much larger area from AG to Suburban Ranch 43 (SR-43) on January 9, 1991 (*Ordinance #91-01*).

Since that time, there has been a multitude of zoning actions which have resulted in the variety of single-family residential zoning districts that surround the property. These districts range from a minimum of 6,000 square foot lots to 43,560 square feet (1-acre). The range is indicated within the list below:

Development Name	Min. Lot Size (Square Feet)
Aloravita	6,000
Agave Courts	12,000
Colina Del Sur Subdivision	10,000
Terramar Subdivision	8,000
Single-Family Lot	35,000
Vacant Land	43,560 (1-acre)

### GENERAL PLAN LAND USE

The initial evaluation of any rezoning request pertains to its conformance with the General Plan. That includes an evaluation of the goals and policies as well as the land use designation for the site. The land use designation for the subject site is Traditional Residential which allows for 2-5 dwelling units per acre. Traditional Residential is the primary land use designation for single family residential within the City. The Traditional Residential land use category calls for “areas that feature moderately sized lots with detached single-family homes.” The Single Family Residential R1-18 Zoning District would call for a minimum lot size of 18,000 square feet which is in alignment with the intended zoning districts within the City of Peoria General Plan.

### ZONING AND DEVELOPMENT STANDARDS

The proposed Single-Family Residential R1-18 Zoning District would allow for the approximately 1.5-acre parcel (64,125 square feet) to be divided into lots with a minimum lot size of 18,000 square feet. While the subject parcel could conceivably accommodate three (3) lots based on the minimum lot size of 18,000 square feet, the applicant is only seeking to split the property into two lots. The proposed R1-18 zoning district provides an appropriate transition between the variety of lot sizes that are present in the surrounding area as shown in (**Exhibit 4**). A conceptual lotting plan for the proposed minor land division was submitted with the rezoning application (**Exhibit 5**) which illustrates the intended split of the parcel into two lots in compliance with the proposed zoning district.

Beyond the lot size comparison, the R1-18 zoning district is compatible with the adjacent zoning districts with respect to the development standards associated with the district (e.g. setbacks and lot coverage).

When evaluating the compatibility for allowed uses within a zoning district, the R1-18 district better aligns with the surrounding zoning districts and the developed uses within the area. Although the SR-43 district allows for single-family residential, it also allows for slightly more intense 'cottage industry' types of uses as principally permitted and conditionally permitted uses such as, soil crops, commercial breeding of animals, commercial poultry operations, plant nurseries, etc. which are not permitted in the Single-Family Residential Districts. As a result, the proposed rezoning to R1-18 better aligns the uses and development standards with the adjacent existing developments in the surrounding area.

*Traffic:*

The subject site's proposed access would be to Jomax Road which is an arterial roadway. There is an existing block on the southern property line which prevents any vehicular access from 73<sup>rd</sup> Drive to the subject site. There are no plans to remove this wall with improvements for the subject site and access for the subject site will be limited to the Jomax Road driveway. As a result, no access would be provided through the site, from Jomax Road to the existing residential development to the south along 73<sup>rd</sup> Drive.

As with all development, the site is subject to the City's Access Management Standards to ensure safe access to the site. To accommodate the proposed access to Jomax Road and meet the requirements along an arterial roadway, access to Jomax Road would require a right-turn deceleration lane. The conditions of approval contained within **Exhibit 1** specify requirements related to the turn lane requirements from Jomax Road. As identified in the conceptual layout **Exhibit 6** the proposed access along Jomax Road is not expected to be gated. A shared private driveway is proposed from Jomax Road to serve as the division line for the proposed two-lot development. A hammerhead turnaround is proposed at the southern end of the property that will allow for Fire Department turnaround if needed.

*Water/Sewer:*

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the subject lots.

***SCHOOL DISTRICT INFORMATION***

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This property is within the Deer Valley Unified District (DVUSD) boundary. Any students living at the site would attend Terramar Elementary School and Mountain Ridge High School respectively. DVUSD was provided with the opportunity to participate in the review of this case. No comments have been received to date.

***COMMUNITY INVOLVEMENT***

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*Public Noticing:*

The application was properly noticed pursuant to the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, the posting of a sign on the site, and placing an ad in the Peoria Times prior to the Public Hearing.

*Neighborhood Meeting:*

There was a neighborhood meeting for this project held at Copper Hills church on February 22, 2024, at 6:00 pm. In addition to city staff and the applicant team, one (1) resident attended the meeting. The applicant team provided a brief overview of the request and addressed the neighbor's general inquiries about the project. No opposition was identified as noted within the Citizen Participation Report (**Exhibit 6**).

*Support / Opposition:*

At the time of this writing, one (1) email of written correspondence was received from the public to verify if access was proposed from 73<sup>rd</sup> Drive (**Exhibit 7**).

***KEY FINDINGS***

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1. The proposed Single-Family Residential R1-18 zoning district would yield approximately 2.4 dwelling units per acre, which is in alignment with the density range of the General Plan designation of Traditional Residential (2-5 du/ac).
2. The proposed R1-18 zoning designation is compatible with the development standards of adjacent developments.
3. When developed in accordance with the stipulations outlined in **Exhibit 1**, the proposal is not expected to have an inordinate impact on adjacent properties.

***RECOMMENDATION***

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

Recommend **APPROVAL** of Zoning Case **Z23-14** to the City Council, subject to attached **Exhibit 1** Conditions of Approval.

***STAFF CONTACT***

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Sarah Dircks, AICP  
Senior Planner  
623-773-7514  
Sarah.Dircks@peoriaaz.gov



## Conditions of Approval | Exhibit 1

7300 JOMAX REZONE (Z23-14)

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The rezoning of the above referenced property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, of the City of Peoria:

1. The Development shall comply with all City of Peoria engineering design standards, policies, codes, and requirements at the time of development and final engineering submittal. All dedications, easements, and improvements shall be demonstrated on the final civil plan submittal.
2. The Developer shall dedicate a minimum of fifty-five (55) feet of right-of-way as measured from the centerline of Jomax Road. In addition to the minimum right-of-way for Jomax Road, the Developer shall provide the following improvements and dedications in order for the City to grant vehicular access to Jomax Road:
  - a. The Developer shall dedicate an additional ten (10) feet of right-of-way for a deceleration lane, west of the driveway access to Jomax Road.
    - i. The additional ten (10) feet of right-of-way dedication shall result in a minimum of sixty-five (65) feet of right-of-way as measured from the centerline of Jomax Road which will extend from the eastern edge of the driveway curb return to the western extent of the subject property frontage for the southern half-street of Jomax Road, unless otherwise approved by the City Engineer.
    - ii. Within the additional ten (10) feet of right-of-way, the Developer shall design and construct a right-turn lane with a minimum one hundred (100) feet of storage, and one hundred fifty (150) feet of taper, prior to Certificate of Occupancy for any building on the subject site, unless otherwise approved by the City Engineer.
3. The Developer shall dedicate an 8-foot Public Utility Easement (PUE) along the entire site frontage of Jomax Road.



# Vicinity Map | Exhibit 2

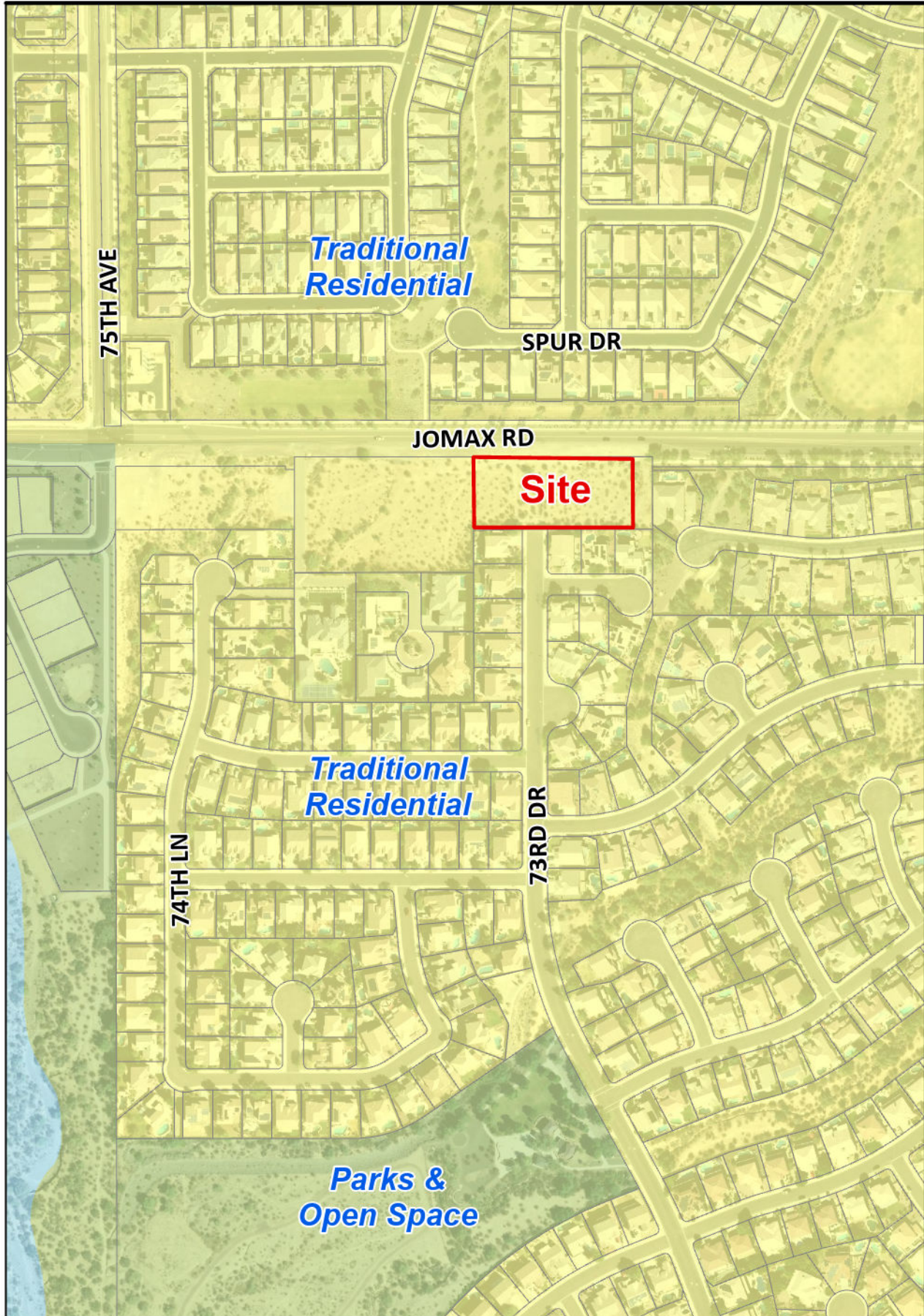
## 7300 JOMAX REZONE (Z23-14)





# Land Use Map | Exhibit 3

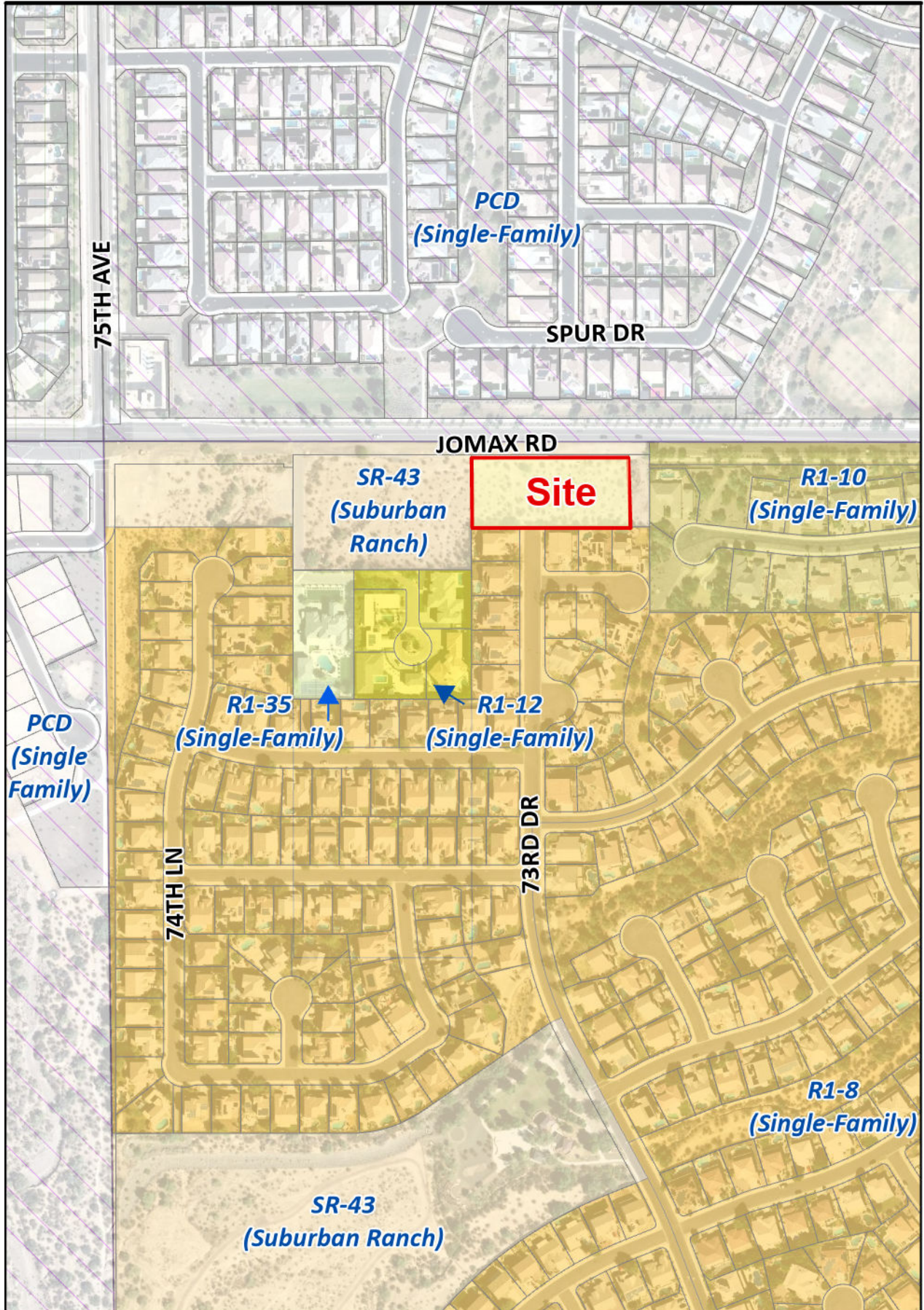
## 7300 JOMAX REZONE (Z23-14)





# Proposed Zoning Map | Exhibit 4

## 7300 JOMAX REZONE (Z23-14)





July 24<sup>th</sup>, 2024

### Citizen Participation Report

RE: 7300 JOMAX ROAD, LLC  
201-09-011Z  
Peoria, AZ 85383

Z23-14

Per City of Peoria requirements, we posted two "City of Peoria Public Notice" boards on the property at 201-09-011Z and we sent letters to all the neighboring property owners within a 600-foot radius of the parcel and also to all the registered HOAs within a 1-mile radius. This occurred at least 15 days prior to the meeting. The meeting was scheduled for February 22<sup>nd</sup> at 6:00 PM at Copper Hills Church, 27035 Black Rock Blvd., Peoria AZ 85383.

We had a presentation prepared for the meeting, but only one person was present, besides the applicant and the planner Sarah Dircks.

The neighbor that was present at the meeting was Paula McMahon [REDACTED].

There were no comments in opposition for this project. We presented the proposed project and answered any questions that she had.

If you have any questions or comments, please contact Daniel Istrate, AIA at 602.875.6231 or [daniel.istrate@kontexture.com](mailto:daniel.istrate@kontexture.com) or Denisa Istrate at 602.875.6235 or [denisa.istrate@kontexture.com](mailto:denisa.istrate@kontexture.com).

Sincerely,

[REDACTED]  
KONTEXTURE  
Denisa Istrate

## NOTICE OF NEIGHBORHOOD MEETING

January 29<sup>th</sup>, 2024

### **Z23-14**

**South of the Jomax Road and 73<sup>rd</sup> Road Alignment**

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Dear Area Property Owner and Homeowner's Association,

Kontexture, the applicant firm, on behalf of the property owner 7300 Jomax Road LLC, is inviting property owners, members of nearby homeowners associations, and interested parties to attend a neighborhood meeting regarding a proposed rezoning request south of Jomax Road and the 73rd Avenue Road Alignment, as shown on the context map.

The proposed rezoning from Suburban Ranch (SR-43) to Single-Family Residential (R1-8) would allow an approximately 1.47 acre lot to be divided into two (2) traditional residential (2-5 dwelling units / acre) with a minimum lot size of 18,000 square feet and a proposed lot sizes ranging between 22,000 square feet and 41,332.

You are welcome to join the meeting/presentation that will be held as follows:

**DATE: February 22<sup>nd</sup>, 2024**

**TIME: 06:00 PM**

**LOCATION: Copper Hills Church, Room 209\*  
27035 Black Rock Blvd.  
Peoria, AZ 85383**

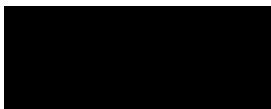
**\*Park on the right side of the parking lot. To the right of the coffee shop and office entrance there will be a staircase behind a metal framework with banners on it. The meeting will be on the second floor and will be the first door on the right once inside the building.**

Should you have any questions or concerns related to this meeting or proposal, please feel free to contact Denisa Istrate at 602-875-6221, [denisa.istrate@kontexture.com](mailto:denisa.istrate@kontexture.com).

You may also contact Sarah Dircks, AICP with the City of Peoria at (623)-773-7514 or [sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov) if you have any questions, comments or concerns with this pending zoning request.

Sincerely,

Denisa Istrate



**Exhibit 2 - PZ Staff Report**

**From:** [Sarah Dircks](#)  
**To:** [REDACTED]  
**Subject:** RE: Z23-14 jomax & 73rd  
**Date:** Wednesday, February 7, 2024 2:12:00 PM

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Mr. Osweiler,

Thank you for reaching out about the pending application. Rezoning requests are applications to change the zoning designation. In this particular instance the propose of the rezoning request is to allow the 1.5 acre property to develop as (2) lots with a size no smaller than 0.4 acre properties in lieu of requiring a minimum lot size of 1 acre, which would effectively allow for one lot.

As part of the rezoning request, conceptual layout of the site is looked at. The plans submitted in August 2023 did not propose through connection proposed between 73rd Drive and Jomax Road. After speaking with the Traffic reviewer for the rezoning application, it is unclear if they have revised their plans. The applicant has not submitted revised plans to the City but anticipates doing so subsequent to gathering information from the public at neighborhood meeting. The applicant should be presenting information at their meeting which may be able to clarify your inquiry.

At the end of staffs review prior to action being taken on the request, all property owners and HOAs will also be notified again of the scheduled hearing. Did you receive a notice of application from the City or did you see the sign posted by the applicant. If you are not on the notification list, I can add you to the notice list prior to the hearing?

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

City of Peoria | Planning Department  
9875 N. 85th Avenue, Peoria, AZ 85345  
Monday through Thursday, 7am to 6pm | Closed Friday  
[Peoriaaz.gov/planning](http://Peoriaaz.gov/planning)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Wednesday, February 7, 2024 7:56 AM  
**To:** Sarah Dircks <[sarah.dircks@peoriaaz.gov](mailto:sarah.dircks@peoriaaz.gov)>  
**Subject:** Z23-14 jomax&73rd

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hi Sarah my name is Tanner I own a house near the proposed rezoning between jomax and 73rd. The only question that I have in regards to this that the letter did not specify is if the proposal is to continue 73rd all the way to jomax with this rezoning or to leave existing roads as they are. I appreciate you taking the time to answer this email.

Thank you and have a great day!  
Sent from my iPhone