

Background Document No. 70



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

RECEIVED
SEP 13 2002
Greeley & Hansen
Phoenix Office

September 11, 2002

Brian Bernard
Greeley & Hansen LLC
426 North 44th Street, Suite 400
Phoenix, AZ 85008-7697

RE: Zoning Verification
Lake Pleasant Water Treatment Plant

In reference to your letter dated August 30, 2002, requesting zoning verification of the property located approximately 1,000 feet north of the Carefree Highway, adjacent to and immediately east of the Waddell Canal.

Based upon the given information, the property appears to be zoned Suburban Ranch (SR-43) District. I have enclosed the Peoria Zoning Map that indicates this zoning. I have also enclosed the SR-43 District portion of the City of Peoria Zoning Ordinance that specifies the principal, conditional and accessory uses. The use that is described in your letter would fall under the Permitted Conditional Uses (Section 14-19A-3H).

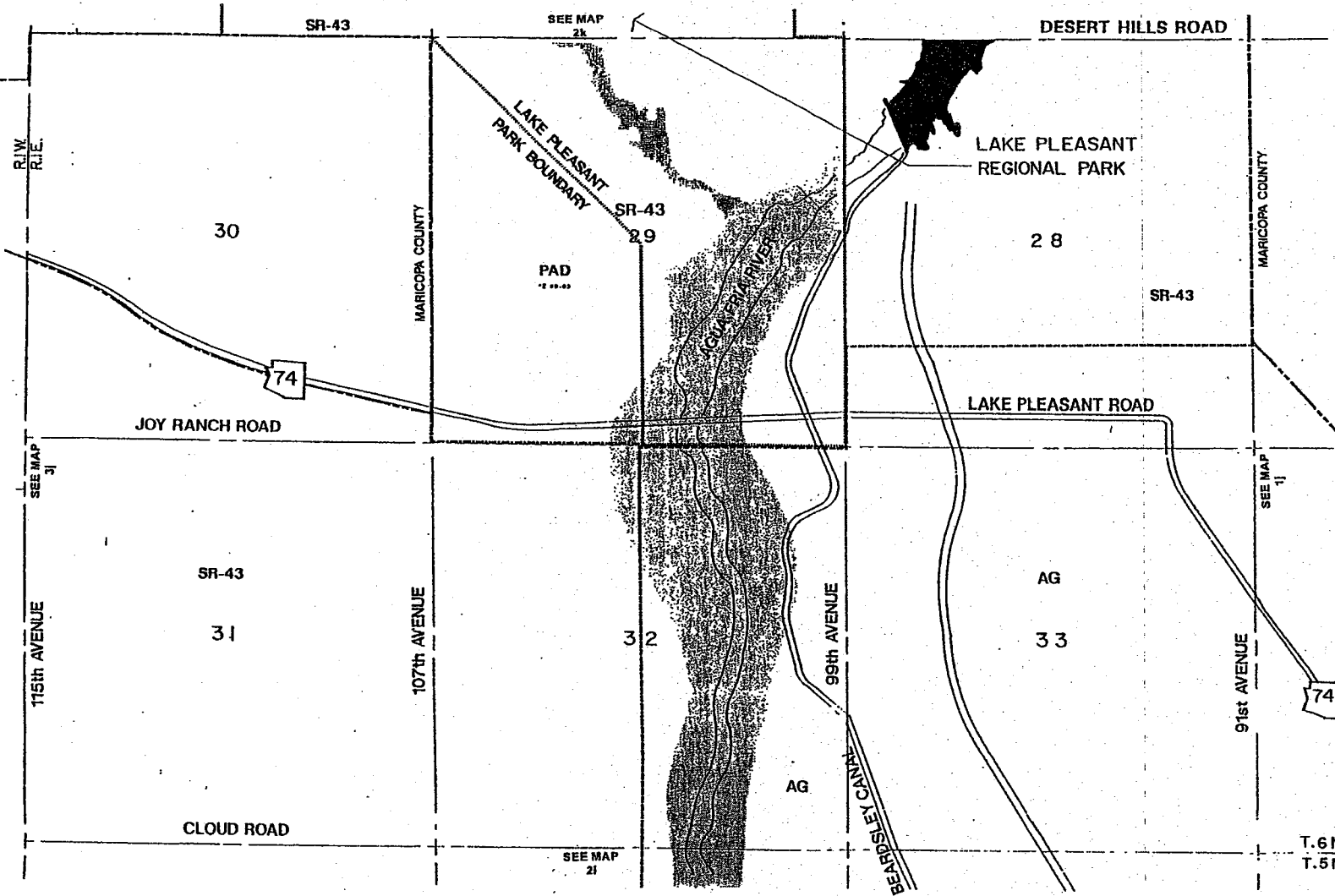
Should you have any further questions, please feel free to contact me at 623-773-7371.

Sincerely,

A handwritten signature in black ink that reads "L Brannick".

Lou Brannick
Planning Technician

Enclosures



LEGEND

----- CITY LIMIT

32 SECTION NUMBER

FLOOD PLAN
(SUBJECT TO REVISION; SEE CURRENT FEMA MAPS FOR DETAILS)

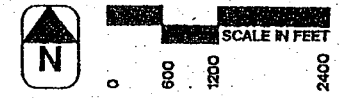
ZONING LEGEND

----- ZONING DISTRICT BOUNDARY

----- CONDITIONAL ZONING DISTRICT BOUNDARY

* DEVELOPMENT CONDITIONS ATTACHED TO ZONING APPROVAL (REFERENCE ZONING APPLICATION NUMBER)

AG	GENERAL AGRICULTURAL DISTRICT
SR-43	SUNSHINE RANCH DISTRICT
SR-35	SUNSHINE RANCH DISTRICT
R1-05	SINGLE FAMILY RESIDENTIAL DISTRICT
R1-18	SINGLE FAMILY RESIDENTIAL DISTRICT
R1-12	SINGLE FAMILY RESIDENTIAL DISTRICT
R1-10	SINGLE FAMILY RESIDENTIAL DISTRICT
R1-8	SINGLE FAMILY RESIDENTIAL DISTRICT
R1-7	SINGLE FAMILY RESIDENTIAL DISTRICT
R1-6	SINGLE FAMILY RESIDENTIAL DISTRICT
RM-1	MULTI-FAMILY RESIDENTIAL DISTRICT
RMH-1	MIXED HOME SUBDIVISION DISTRICT
RMH-2	RECREATIONAL VEHICLE TRAIL DISTRICT
RMH-3	TRAVEL TRAILER PARK DISTRICT
O-1	OFFICE DISTRICT
PC-1	PLANNED NEIGHBORHOOD COMMERCIAL
PC-2	PLANNED COMMUNITY COMMERCIAL
C-1	CONVENIENCE COMMERCIAL DISTRICT
C-2	INTERMEDIATE COMMERCIAL DISTRICT
C-3	CENTRAL COMMERCIAL DISTRICT
C-4	GENERAL COMMERCIAL DISTRICT
C-5	MAJOR CENTRAL COMMERCIAL DISTRICT
BI-1	BUSINESS PARK INDUSTRIAL DISTRICT
PI-1	PLANNED LIGHT INDUSTRIAL DISTRICT
I-1	LIGHT INDUSTRIAL DISTRICT
I-2	GENERAL INDUSTRIAL DISTRICT
FP	FLOOD PLAIN DISTRICT
SU	SPECIAL USE DISTRICT
PUD	PLANNED UNIT DEVELOPMENT
PAD	PLANNED AREA DEVELOPMENT
PC	PLANNED COMMUNITY DISTRICT



PEORIA ZONING MAP
City of Peoria, Arizona

REVISED 12-2-98
MAP NUMBER 2j

SECTION 14-19A

SUBURBAN RANCH DISTRICT (SR-43)

SECTION 14-19A-1 INTENT (Ord. No. 90-55)

The purpose of the Suburban Ranch District (SR-43) is to provide for and conserve existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

SECTION 14-19A-2 PERMITTED PRINCIPAL USES

- A. Single-family dwelling
- B. Public parks
- C. Soil Crops
- D. Group Homes, provided that the residence is located on a dedicated public street improved to city standards and that the following requirements are met. (Ord. No. 97-41)
 1. The single family residential character of the structure must be maintained, additions, alterations, modifications or accessory uses shall be handled in the same manner as for individual single family detached dwelling units.
 2. The Group Home must file a certificate of Registration with and be administratively approved by the Zoning Administrator as to compliance with the standards of this chapter, building and fire codes. To the extent permitted by law, the Certificate of Registration shall be deemed a public record, not subject to inspection and disclosure.
 3. No such home is located on a lot with a property line within One Thousand, Three Hundred Twenty (1,320) feet, measured in a straight line in any direction, of the lot line of another group home, group care facility or community residential setting facility.
 4. In the event that the appropriate state licensing agency revokes or terminates an applicant's license, the certificate of registration filed with the city shall be deemed to be revoked as of the date of the license revocation or termination.
- E. Public/charter schools and private schools: provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89)
- F. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. Appeals from the application of these requirements may be made following the provisions of Section 14-32-5. (Ord. No. 01-166)

SECTION 14-19A-3 PERMITTED CONDITIONAL USES

- A. Cemeteries

9. Where any condition of a Conditional Use Permit issued pursuant to this ordinance has been violated, the Zoning Inspector shall file a request with the Commission to revoke the Conditional Use Permit. The Commission, after a public hearing, shall determine whether the Permit shall be revoked.
- E. Kennels, for the boarding and breeding of dogs and cats.
- F. Mobile Homes for purposes provided in Sections 14-3-20B and 14-3-20C.
- G. Public buildings.
- H. Public utility buildings, uses, structures, equipment and storm water retention areas.
- I. Colleges or universities with no on-site housing and which have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89)
- J. Golf courses.
- K. Private storm water control facilities
- L. Group Care Facility or Community Residential Setting Facility located on a dedicated public street, improved to city standards and subject to the following conditions. (Ord. No. 97-41)
 1. No identification from a public street by signage, graphics, display or other visual means.
 2. All vehicular access to the facility shall be from arterial or collector streets.
 3. Compliance with the standards of this Chapter, and all building and fire codes.
 4. Provide a six (6) foot high solid (opaque) fence or wall between all outdoor recreation areas and adjacent properties.
 5. No such facility is located on a lot with a property line within One Thousand, Three Hundred Twenty (1,320) feet, measured in a straight line in any direction, of the lot line of another facility or group home.
 6. In the event that the appropriate state licensing agency revokes or terminates an applicant's license, the conditional use permit issued by the city shall be deemed to be revoked as of the date of the license revocation or termination.
- M. Bed and Breakfast Inn, subject to the following: (Ord. No. 99-101)
 1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.
 2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.

SECTION 14-19A-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USERS (Ord. No. 90-55)

- A. Minimum Lot Area: 43,560 square feet
- B. Minimum District Size: Ten (10) acres
- C. Minimum Lot Width: One hundred forty-five (145) feet.
- D. Minimum Setback and Yards:
 - 1. Front Yard - forty (40) feet.
 - 2. Side Yard - twenty (20) feet.
 - 3. Street Side Yard - twenty (20) feet.
 - 4. Rear Yard - twenty (20) feet.
- E. Maximum Building Height: Twenty-eight (28) feet.
- F. Maximum Lot Coverage - Twenty-five percent (25%). (Ord. No. 95-10)

SECTION 14-19A-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES

- A. Permitted Conditional Uses shall conform to the property development standards for Permitted Principal Uses of Section 14-19A-5 except as otherwise specified in this Ordinance.

SECTION 14-19A-7 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED ACCESSORY BUILDINGS

- A. Permitted Accessory Buildings shall conform to the property development standards for Accessory Buildings as specified in Section 14-5-7 except as otherwise provided by this Ordinance, and except buildings which house mammals and fowl which shall conform to the principal building setback or the setbacks as specified in Sections 14-19A-3 and 14-19A-4, whichever is greater.



Community Development
8401 W Monroe St
Peoria, AZ 85345
623-773-7225

Permit/Project #: 02-0623

TYPE: MISC FEES COLLECTED
SITE ADDRESS:
PARCEL:

TRANSACTION DATE: 09/11/2002 TOTAL PAYMENT: 10.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	240	10.00

ACCOUNT ITEM LIST:

Item#	Description	Account Code	Tot Fee	Paid Prv.	Pmts Cur.	Pmts
4000	Planning Apps	PlnAppRvw	10.00	10.00	.00	10.00

PAYMENT REC'D BY: LOUB
DATE: 09/11/2002 04:29 PM

RECEIPT NUMBER: R01013396
