

MINOR GENERAL PLAN AMENDMENT

For

OLIVE CROSSROADS

A PLANNED AREA DEVELOPMENT
SWC of 83rd Avenue and Olive Avenue
Peoria, Arizona

Prepared by:
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January 3, 2017

Case Number: GPA 16-0004

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OLIVE CROSSROADS DESCRIPTION AND JUSTIFICATION FOR REQUEST

1. *Provide a brief description and reason for the requested change.*

We request a Minor General Plan Amendment to the City of Peoria General Plan for a 29.72 - acre site (APN 142-34-004B) located on the southwest corner 83rd Avenue and Olive Avenue in the City of Peoria (the "Property"), and also known as Olive Crossroads. We request a land use designation revision from Low Density Residential to Community Commercial (see attached Existing and Proposed Land Use Exhibits).

The current General Plan Land Use designation for the site is Low Density Residential (2.0 – 5.0 du/acre), however the existing zoning is a mix of C-2 and RM-1, therefore we are requesting a Minor General Plan Amendment to Community Commercial (*refer to attached Existing Land Use and Proposed Land Use Exhibits 1 and 2*). The Minor General Plan Amendment is being submitted concurrent with the PAD. This modification updates the land use to match the existing C-2 and RM-1 zoning. The proposed project will contribute to the overall City goals and objectives. We believe that the requested Minor GPA permitting Community Commercial land use designation will provide an appropriate use of the site. Based on the Market Study completed by McRight & Company on July 29, 2016, the proposed project meets the needs of this strong, high-traffic location. This land use will allow for a major grocery tenant and inline tenants and pad users to locate in a highly desirable location that would be mutually beneficial with the City's goals and objectives.

2. *If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).*

This is a request for minor amendment to the General Plan Land Use Map from:

Existing: Low Density Residential

Proposed: Community Commercial

3. *In what way does the existing plan inadequately provide suitable alternatives to this request.*

The current Low Density Residential Land Use classification permits 2.0 – 5.0 dwelling units per acre with a target density of 3 dwelling units per acre. The existing general plan designation does not adequately provide an appropriate use in relation to the existing zoning (C-2 and RM-1) as indicated on the Existing General Land Use Exhibit. Olive Crossroads is bound by R1-8, PAD and C-2 zoning to the north; C-2 and R1-8 to the west; C-2 and PAD residential to the east and R1-8 residential to the south. The Community Commercial Land Use will match the existing C-2 zoning on the site and the requested rezone to PAD closely matching C-2 zoning. The buildings will be compatible with adjacent residential areas with respect to architectural style and proximity of buildings. The commercial site will enhance the quality of life for Peoria residents, generate sales tax and provide the desired services for surrounding neighborhoods supporting the economic growth for Peoria citizens. The site will also provide number of additional employment opportunities for this area.

4. ***How will this amendment affect the property values and neighborhood stability? Provide supporting data and/or case studies.***

The Minor General Plan Amendment positively affects property values and neighborhood stability by providing the strong residential component and the City Regional Pioneer Park, both in the area new shopping inventory. It will also add additional employment opportunities for Peoria residents depending on the end users creating at a minimum 50 jobs. All these factors will have a positive impact on property values.

5. ***How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.***

Development of this project will provide the community a new and modern grocery center in the immediate area. The development will offer affordability at a very accessible site to support the needs of the neighborhood given it's "going-home location" on Olive Avenue based on the Market Study completed by McRight & Company date July 29, 2016.

6. ***How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.***

This development encourages new employment growth in the City of Peoria and west valley communities by providing new commercial or related uses in the neighborhood. Depending on the end user the number of opportunities would be at least 50 jobs. The tax benefit of commercial or related uses relative to vacant land is captured both in terms of property valuation and generation of property tax thereafter. This additional development would add to the economic base for the surrounding areas and will provide needed sales tax revenue generated from their sales.

7. ***How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment and recreational opportunities?***

The general area is developed with commercial, single and multi-family residential. This amendment will update the general plan to match the existing C-2 zoning. It will also bring in employment opportunities in the growing southern Peoria area. Depending on the end users there would be a minimum of 50 jobs created.

8. ***How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater and street system.***

There is existing and adequate water, wastewater and street infrastructure nearby the site.

9. ***How will this amendment affect the ability of the school district to accommodate the children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.***

The development is located within the Peoria Unified School District (the "District"). A land use designation of Community Commercial will have no impact on the attendance to the surrounding schools in this district.

10. Specifically, what elements, Goals, Objectives, and Policies of the General Plan will be affected?

Below are Objectives and Policies of the General Plan that are supported by the proposed amendment:

Economic Development Element Policy 1.A.3: Promote the development of employment-based businesses to encourage the employment of Peoria residents.

Olive Crossroads will provide commercial use project that will add additional jobs for the Peoria area. Depending on the end users there would be a minimum of 50 jobs created.

Economic Development Element Policy 3.A.1: Identify and promote sites for commercial cores and regional retail development.

Olive Crossroads will diversify Peoria's economic base and improve the quality of life with the design of this development at a strong, high traffic location.

Land Use Element Policy 1.A.2: Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth. Establish and monitor an orderly plan to phase the extension of public utilities and streets within the City limits.

Olive Crossroads will utilize existing infrastructure for water, sewer and dry utilities along with fully improved arterial streets, all within the City limits.

Land Use Element Policy 1.A.4: Partner with Maricopa County to ensure that development and infrastructure located within Peoria's planning area is compatible with the City of Peoria's development and utility standards.

Olive Crossroads will utilize existing infrastructure for water, sewer and dry utilities along with fully improved arterial streets, all within the City limits and constructed to County and City requirements.

Land Use Element Policy 1.D.1: Maintain and market an employment zone profile listing that includes a summary of parcels, location, existing zoning, infrastructure, and site characteristics.

Olive Crossroads will be marketed by the very reputable Barclay Group Ventures Capital Group which will include a thorough and detailed marketing package.

Circulation Element Policy 1.A.4: Require that all developments substantially meet the following criteria:

- a) Development shall be located or designed in a manner that will not inhibit or impair future improvement of the transportation system.
- b) Dedications of land may be required to implement the adopted Circulation Plan, Street Classification and Transit maps.
- c) Residences should be located away and buffered from major arterial intersections.
- d) Developments shall be designed and located so that access requirements and traffic generation characteristics do not impair the safety

- and maintenance of the transportation system.
- e) Direct access to arterial streets from individual parcels shall be discouraged. Access will be controlled through the use of median-divided arterials, frontage roads and background collector streets and vehicle non-access easements.
 - f) The number of driveways on arterial streets shall be limited to improve traffic flow and safety.
 - g) A uniform spacing pattern of all new driveways and median breaks shall be required to simplify timing to support progression for traffic signals.
 - h) Intersections with arterial streets should be minimized; they should be limited to intersections with other arterials, collectors and major driveways/access roads.
 - i) Provisions should be made for safe pedestrian and bicycle crossings of collector, arterial or key intersections where high vehicular, pedestrian and bicycle traffic volumes are common or anticipated.
 - j) The City should encourage and support the development of a multi-modal path and trail network as alternative safe routes that connect with adjacent regional networks.

The Olive Crossroads design has incorporated the recommendations for driveways, median breaks along with safe pedestrian and bicycle crossings as recommended in the Traffic Impact Study provided by ASJ Engineering.

Circulation Element Policy 1.A.5: Require the provision of parking facilities in a manner that will support the economic vitality of the land uses served, by ensuring that:

- a) Off-street parking facilities are designed and located to minimize disruption and inconvenience to adjacent properties and streets.
- b) Large parking areas are developed with screen walls or landscaped perimeter planting strips, bays and islands to provide shade and visual screening from direct traffic flow and high speed travel areas.
- c) Adequate lighting is provided to minimize safety hazards.

Olive Crossroads will provide screen walls and landscape buffers to avoid inconvenience and proper buffer to adjacent properties.

Circulation Element Policy 1.E.3: Develop a safe and convenient network of sidewalks, crossings, and paths for walking and bicycling that provide connections between schools, recreation facilities, residential areas, transit stops and business centers.

Olive Crossroads has provided adequate sidewalks and crossings to promote safe transitions from the commercial center to surrounding properties.

Circulation Element Policy 1.G.3: Include sidewalks, bus pullout bays and transit shelters within future development located along designated commuter corridors and transit routes.

Olive Crossroads has provided sidewalks and transit shelters in the preliminary development plan along 83rd Ave and along Olive.

11. ***How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?***

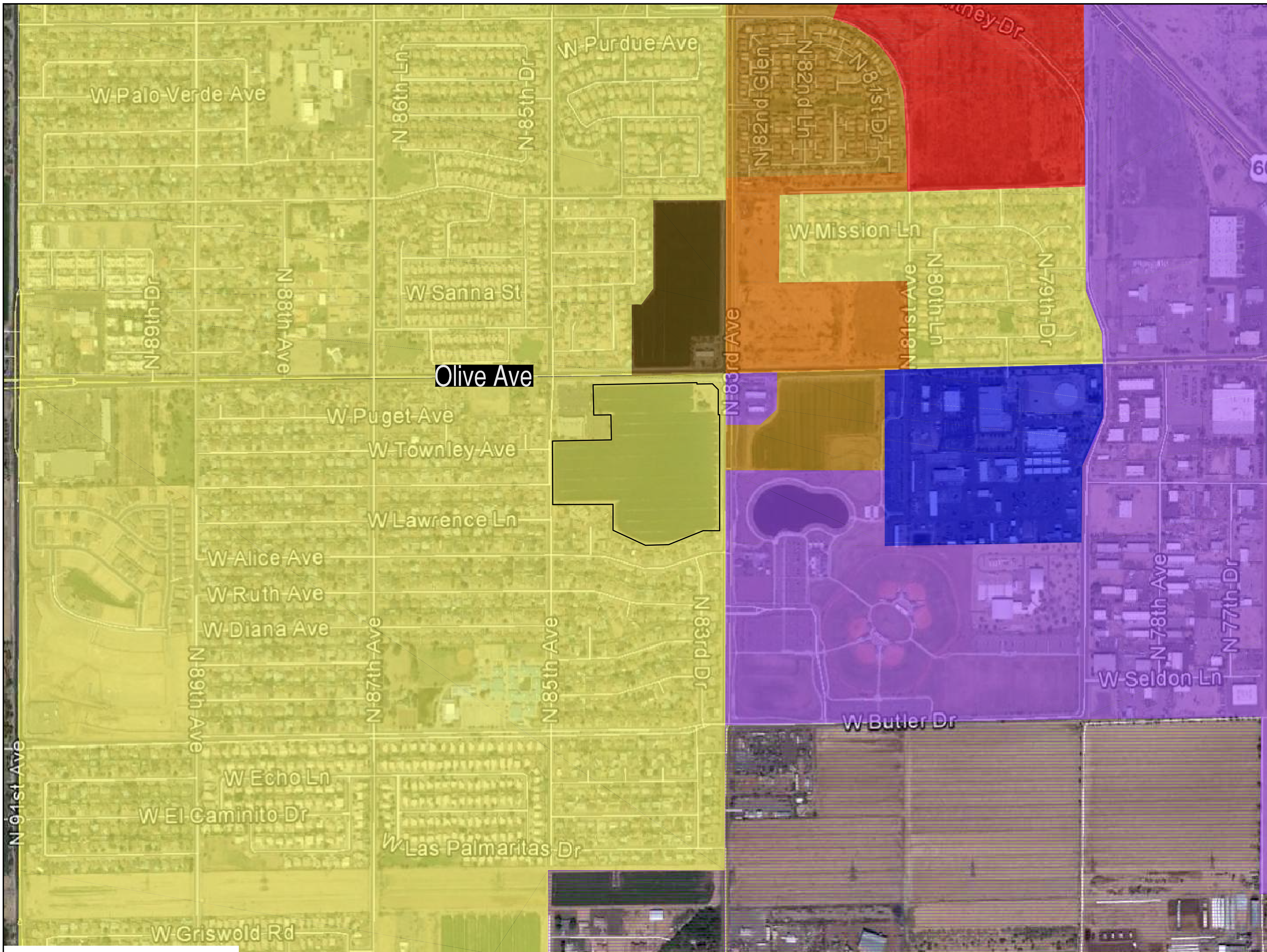
This amendment will afford an overall improvement to the General Plan by updating the current land use designation to match the current zoning of the parcel. It in addition it will provide an appropriate and complimentary land use for a vacant and underutilized parcel located in a strong, high-traffic location. This proposal will deliver an aesthetic composition and true sense of continuity to the site that currently is vacant land. The proposed high quality commercial development will provide solidification of currently undeveloped outparcels bringing an increased tax base, and provide highly desired services for surrounding neighborhoods, all of which is a significant opportunity for the City of Peoria to prevent leakage of retail sales tax revenues to other nearby locations in Glendale and Phoenix that could otherwise attract current major grocery tenants seeking new locations in or nearby the Market Area.



OLIVE CROSSROADS

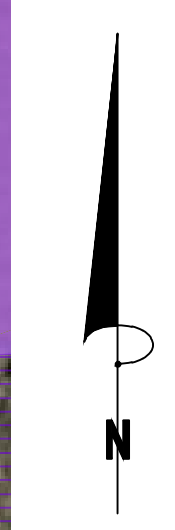
MINOR GENERAL PLAN AMENDMENT

Exhibit 1
Existing Land Use



LEGEND

- RESIDENTIAL/LOW (2.0–5.0 DU/AC),
TARGET DENSITY – 3 DU/AC
- RESIDENTIAL/MEDIUM HIGH (8.0–15.0
DU/AC), TARGET DENSITY – 12 DU/AC
- RESIDENTIAL/HIGH (15.0+ DU/AC),
TARGET DENSITY – 18 DU/AC
- MIXED USE
- PUBLIC/QUASI-PUBLIC
- COMMUNITY COMMERCIAL
- BUSINESS PARK/INDUSTRIAL
- COUNTY ISLAND



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OLIVE CROSSROADS

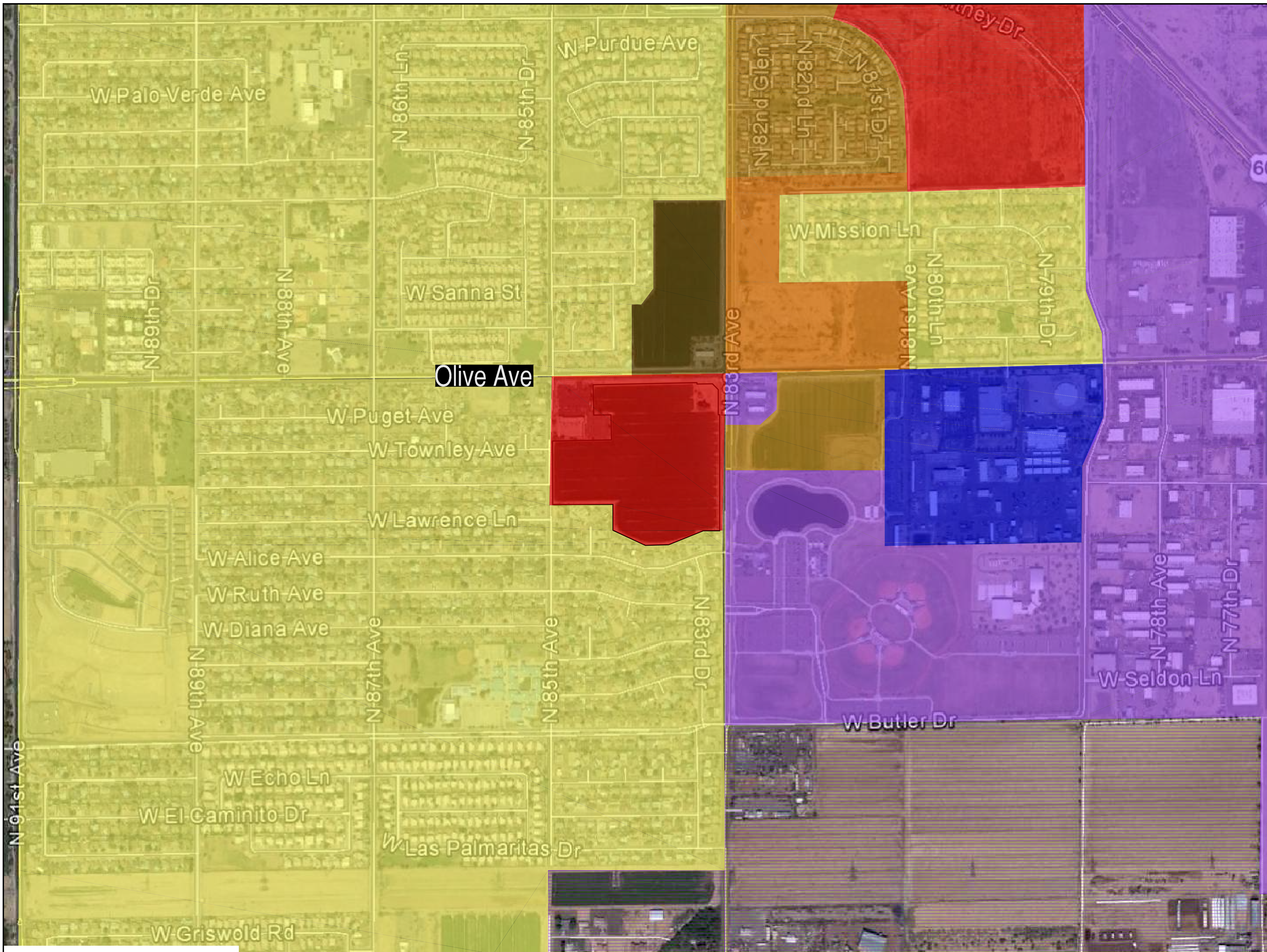
EXHIBIT 1: EXISTING LAND USE

PEORIA, ARIZONA

MARICOPA COUNTY

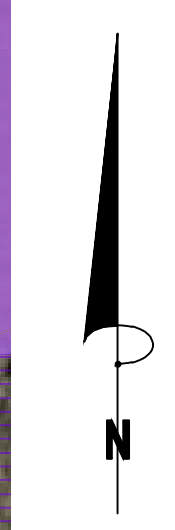
SCALE
JOB No. 3-002
DATE: JUNE 2016
EX. 1
SHEET 1 OF 1

Exhibit 2
Proposed Land Use



LEGEND

- RESIDENTIAL/LOW (2.0–5.0 DU/AC), TARGET DENSITY – 3 DU/AC
- RESIDENTIAL/MEDIUM HIGH (8.0–15.0 DU/AC), TARGET DENSITY – 12 DU/AC
- RESIDENTIAL/HIGH (15.0+ DU/AC), TARGET DENSITY – 18 DU/AC
- MIXED USE
- PUBLIC/QUASI-PUBLIC
- COMMUNITY COMMERCIAL
- BUSINESS PARK/INDUSTRIAL
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OLIVE CROSSROADS
 EXHIBIT 2: PROPOSED LAND USE

PEORIA, ARIZONA

MARICOPA COUNTY

SCALE
JOB No. 3-002
DATE: JUNE 2016
EX. 2
SHEET 1 OF 1