

Exhibit 2

May 18, 2017

**Planning and Zoning Commission
Staff Report with Exhibits**



PLANNING AND ZONING COMMISSION REPORT

Meeting Date: May 18, 2017

Agenda Item: 4R

Case Name: GPA16-0005: Landmark on 67th

Case Number(s): GPA16-0005

General Application Information

Proposal:

To amend the General Plan Land Use Map, changing the designation from Medium Density Residential (5-8 du/acre) to Medium-High Density Residential (8-15 du/acre).

Location:

North of the NWC of 67th and Olive Avenues.

Project Acreage:

4.55

Applicant:

Greg Zimmerman

Project Description

The applicant proposes to construct a multi-family development, comprising 56 two-bedroom units, on approximately 4.33 net acres, with open space amenities and improvements, located north of the northwest corner of 67th and Olive Avenues. An associated Rezoning application (Z16-0010) has been submitted for a change to the Multi-Family Residential (RM-1) Zoning District.

Key Items For Consideration:

- The proposed *Medium-High Density Residential* land use designation with a density range of 8-15 du/acre, is compatible with the existing residential community directly west at approximately 13.3 du/acre;
- The proposed residential type, density and development character contained within the development concept provide more effective and less intense land use transition to the abutting residential than the existing commercial zones;
- The additional residential housing units will provide increased support to the existing commercial services to directly north and south of the subject property;
- The development is considered an infill project that will utilize existing municipal services, utilizes, schools, and commercial centers;
- The subject property falls within the City's *Infill Incentive District* boundary, and qualifies for an additional unit per/acre towards the overall density.

Recommendations:

Recommend **approval** of Case GPA16-0005 to the City Council.

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B - Aerial Map
Exhibit C - Current Gen Plan Land Use Map
Exhibit D - Current Zoning Map
Exhibit E - Development Concept
Exhibit F - Citizen Participation Report
Exhibit G - PUSD Letter of Support
Exhibit H - Infill Incentive District Map
Exhibit I - Public Letter of Support

BACKGROUND

Context

The subject property is vacant and comprises 4.55 gross acres located north of the NWC of 67th and Olive Avenues. The property is bounded by mini-storage directly north, a developed commercial site to the south, existing multi-family residential to the west, and in the vicinity north of the mini-storage there are additional multi-family apartments. To the east is the City of Glendale with their corporate boundary beginning on the project side of 67th Avenue. (Exhibits A & B).

General Plan

The subject property is designated on the General Plan Land Use Map as Medium Density Residential (5-8 du/acre, target of 6 du/acre). This land use designation denotes areas where single-family attached and detached residential homes are desirable. The density range given above is intended to provide areas suitable for single-family, townhome, patio home, and multi-family homes. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing land use patterns and natural or man-made constraints. (Exhibit C)

Zoning

The subject property has retained its initial zoning of Intermediate Commercial (C-2) since 1971. The purpose of the Intermediate Commercial Districts is to provide a shopping center for the sale of convenience goods and personal services. The property has never developed under this zoning designation. (Exhibit D)

Adjacent Uses and Zoning

Table 1 summarizes the existing land use, General Plan designation and zoning for the surrounding areas.

Table 1 – Existing Land Use, General Plan Designation, Zoning

	Land Use	General Plan Designation	Zoning
North	Mini-Storage	Medium Density Residential (5-8 du/acre, Target = 6)	Central Commercial (C-3)
South	Various commercial retail	Medium Density Residential (5-8 du/acre, Target = 6)	Intermediate Commercial (C-2)
East	Major Arterial (67 th Ave)	City of Glendale	Single-Family Residential (R1-6)
West	Multi-family residential	Medium Density Residential (5-8 du/acre, Target = 6)	Multi-Family Residential (RM-1)

Other Related Policies and Project History

Annexation:

In November of 1971, the City Council adopted Ordinance 71-121 annexing the subject property into the City of Peoria. Subsequently, the initial zoning of Intermediate Commercial (C-2) was affixed to the property.

General Plan Amendment:

No history on record.

Zoning:

In 2005, a request was submitted by the same owner (Case Z05-21) to rezone the property to a Mixed Use PAD, consisting of 72 multi-family units with a density of 15.8 du/acre. The Planning and Zoning Commission voted 4-1 in favor, with one email of opposition recorded from the public. This rezoning case was withdrawn by the applicant before the Council hearing for economic reasons.

APPLICANT'S PROPOSALGoal/Purpose of Request

The applicant is seeking to amend the General Plan Land Use Map from *Medium Density Residential (5-8 du/ac, Target of 6 du/acre)* to the *Medium-High Density Residential (8-15 du/acre, Target of 12 du/acre)* land use designation, to align the proposed development concept with the appropriate Target Density. The applicant is proposing to develop a gated multi-family residential community of fifty-six (56), two-bedroom units on the site replete with various amenities including pool/spa and dog park. The development would yield a gross density of 12.3 units per acre and would consist of multiple two-story buildings on the site.

DISCUSSION AND ANALYSISLand Use

Staff finds that the proposal of changing the land use to a *Medium-High Density Residential* land use designation to be a more appropriate fit for the subject property, and is a better companion to the applicant's development plan, based on the abutting existing commercial uses to the north and south. It is also compatible with the nearest existing residential development, abutting the subject property to the west (*Haciendas Del Sol*). The density of that residential development is approximately 13.3 du/acre, consisting of 145 units on 10.88 acres, nearly matching the applicant's proposed density at 12.3 du/acre and consistent with the *Medium-High Density* category. Also, the subject property falls within the City's *Infill Incentive District*, which allows up to one (1) additional du/acre for a property of this size. (Exhibit H)

Other considerations to be noted, the property has held the commercial designation for many years without realizing its development potential. The parcel is deeper than it is wide, and removed from the corner, so it has limited commercial visibility. Mini-storage already exists to the north of the subject property, so as a true *infill* property, it is reasonable to have a more dense residential development here, which can support the commercial that already exists and provide continued improvements to the area.

The applicant has submitted a rezoning application (case Z16-0010) and companion development proposal that staff finds compatible with the *Medium-High Density Residential* land use description. Throughout the review process, staff received regular feedback, from the adjacent *Haciendas Del Sol Homeowners Association* and residents, indicating their support and enthusiasm to have a residential proposal that would be a good neighbor development. They are pleased that it will provide improvements to a property that has been vacant for so long and that the new development will help their properties, along that west boundary, be safer and more secure than if the subject property remained vacant and unimproved.

The proposed development is designed for multi-family apartment buildings, consisting of 56 two-bedroom units with open space amenities, and with an overall gross density of 12.3 du/acre. The only access is to be via 67th Avenue. (Exhibit E)

The property may receive consideration for an increase in residential density by as much as one (1) additional du/acre overall because it is within the City's *Infill Incentive District*. From a density perspective, at 12.3 du/acre, the proposed density would be in compliance with the General Plan, if the proposed *Medium-High Density Residential* land use designation is adopted. If adopted, the developer would be permitted a new target density of 13.0 du/acre. The development shall be required to comply with all current engineering, and Zoning Ordinance standards, such as landscaping/open space, and design. In addition to the Infill Incentive formula above, other General Plan criteria may also be considered for the target density to be exceeded. These may include, but are not limited to:

1. *Community character and sense of place:*
 - *Enhanced entry/gateway and overall theming; or*
 - *Capitalization on the location of assets to create destinations within a project;*
2. *Promotion of development diversity by providing substantial variation in product elevations, types, or lot sizes;*
3. *Open Space*
 - *A sizable percentage (%) of area set aside as open space, above the minimum required; or*
 - *Minimum required open space with enhanced amenities must be provided; or*
 - *Meaningfully enhanced landscaping treatments for common areas.*
4. *Preservation and retention of environmentally sensitive areas.*
5. *Reduced demand on new or existing infrastructure facilities:*
 - *Infill of vacant areas and/or redevelopment of underdeveloped property;*
6. *Community and Public Facilities (Schools, Public Facilities, Trails & active parks):*
 - *Dedication for municipal facilities such as fire/ police stations, and City parks;*
 - *Dedication of land for educational facilities; or*
 - *Dedication and improvement of additional trail segments above City requirements; etc.*
7. *A high level of connectivity throughout the community:*
 - *Increased multi-modal connectivity (connecting trails & open spaces where deficient)*

The development concept has exceeded the City standards above for open space, reduced demand on City infrastructure, and community connectivity. Further discussion on the development concept have been provided in the associated staff report for the Rezoning request, case Z16-0010.

Relevant General Plan Policies and Objectives

Objective 1.H of the General Plan encourages the development or redevelopment of vacant or underutilized infill sites within the City. The proposed site fits this criterion. The proposal is in alignment with the following goals, objectives, and policies of the *Land Use Element* chapter:

Section 2.B. Goals, Objectives and Policies

Goal 1: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, and encourage redevelopment at appropriate locations.

Objective 1.A: Manage and control development to facilitate orderly growth and an efficient urban form.

Policy 1.A.1: Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

Policy 1.B.1: Work to enhance commercial activity by attracting, retaining, and expanding those developments, which improve economic conditions in Peoria.

Policy 1.N.1: Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Access

The development is proposed to be a gated community with one main access provided from 67th Avenue.

Usable Open Space

Based on the number of proposed bedrooms (112), 16,800 square feet of usable open space is required for this proposal. The applicant has exceeded this figure with a calculation of 21,059 square feet, with connectivity throughout these designated open spaces. This design element can be added as an enhancement to the overall density consideration for the proposal.

COMMUNITY INVOLVEMENT

Neighborhood Meeting

As a requirement of the General Plan Amendment application process, a citizen engagement process is required. To this end, the applicant conducted two (2) neighborhood meetings, and provided a Citizen Participation Report. The first meeting was held at 7:00 p.m. on November 9, 2016, at the Peoria City Library located at 8463 W. Monroe Street in Peoria. The second was held on February 1, 2017 at the same location.

Approximately thirteen (13) people including Councilwoman Vicki Hunt, were in attendance at the first meeting. The applicant presented the proposal to the public and then took questions regarding the proposed use(s), access, site design, and architectural standards. Most of the public were residents of the City of Glendale and a few from the Haciendas Del Sol multi-family community. There was some discussion and concern with access to 67th Avenue, and residents from Haciendas Del Sol had questions regarding the height of the proposed buildings, and construction along the shared west boundary. There was no verbal opposition given by any party at the meeting. (Exhibit F) All concerns were addressed. No members of the public attended the second meeting.

Public Noticing

Public notice was also provided in the manner prescribed under Section 14-39-6 of the City of Peoria Zoning Ordinance. Posting of the site was completed within the prescribed number of days prior to the Public Hearing.

The applicant notified all property owners within a 600 foot radius of the site and all registered homeowner's associations within one mile of the site prior to convening the neighborhood meeting.

Support / Opposition

No letters of opposition have been received. One email letter was received in full support of the proposal from the Haciendas Del Sol HOA President. (Exhibit I)

Proposition 207

The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

SCHOOL DISTRICT COMMENTS/REVIEW

The Peoria Unified School District (PUSD) has indicated their support of the proposal, and entered into a Developer Assistance Agreement (DAA). The owner of the property has signed this agreement committing to support the future students that will be living within the Landmark on 67th development. (Exhibit G)

STAFF RECOMMENDATION

Based on the following findings:

- The amendment conforms to and advances the goals, objectives and policies of the City's General Plan;
- The proposed *Medium-High Density Residential* land use designation with a density range of 8-15 du/acre, is compatible with the existing residential community directly west at approximately 13.3 du/acre;

- The proposed residential type, density and development character contained within the development concept provide more effective and less intense land use transition to the abutting residential than the existing commercial zones;
- The additional residential housing units will provide increased support to the existing commercial services to directly north and south of the subject property;
- The development is considered an infill project that will utilize existing municipal services, utilizes, schools, and commercial centers;
- The subject property falls within the City's *Infill Incentive District* boundary, and qualifies for an additional unit per/acre towards the overall density.
- The proposed land use amendment is consistent with the associated Rezoning case (Z16-0010).

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval of Case GPA16-0005, to the City Council, as presented.

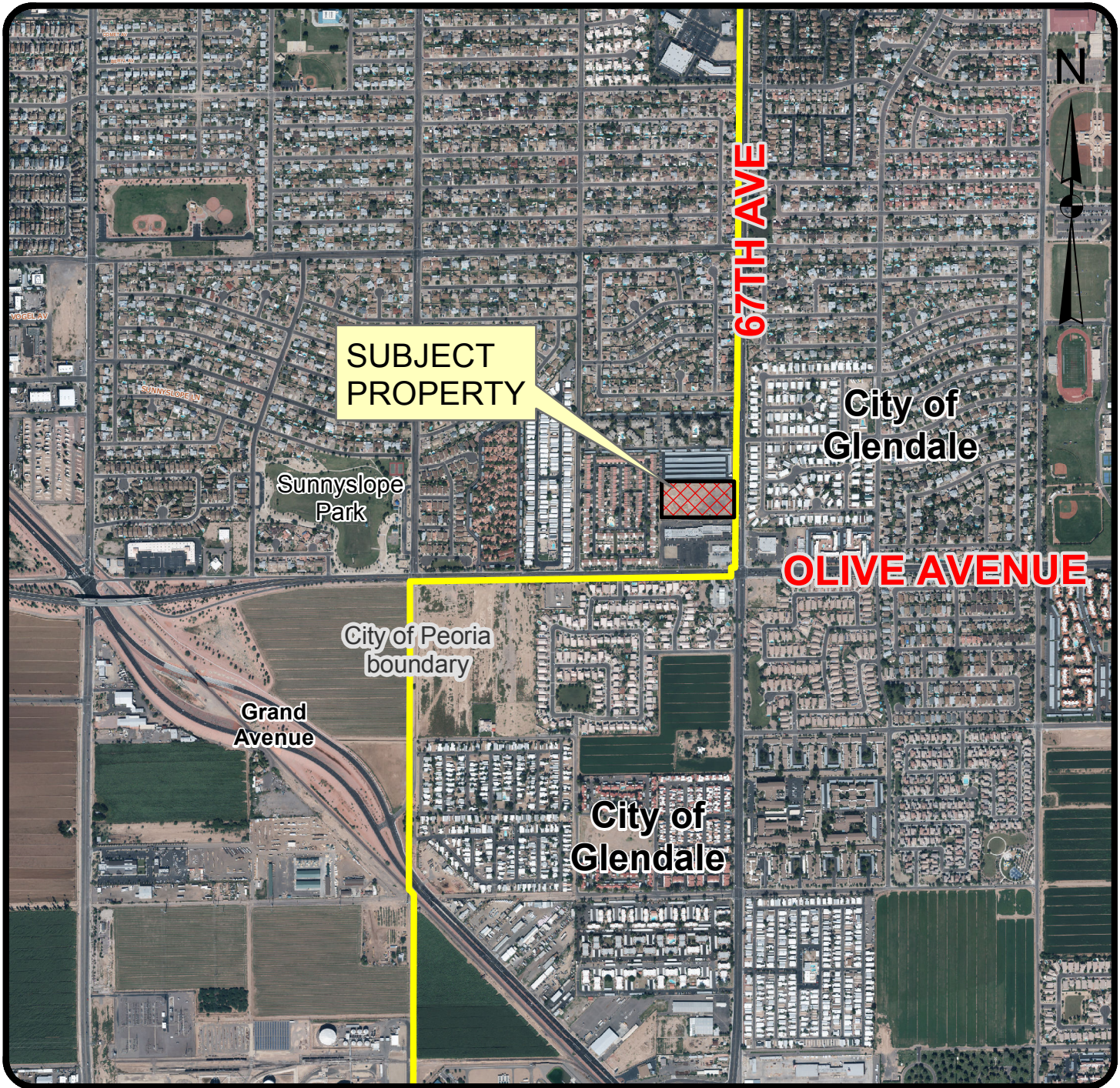
REPORT PREPARED BY

Sean Allen,
Senior Planner

ATTACHMENTS:

Exhibit A:	Vicinity Map
Exhibit B:	Aerial Map
Exhibit C:	General Plan Land Use Map
Exhibit D:	Current Zoning Map
Exhibit E:	Development Concept
Exhibit F:	Citizen Participation Report
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Exhibit H:	Infill Incentive District Map
Exhibit I:	Public Letter of Support

Vicinity Map



GPA16-0005 Landmark on 67th

Exhibit A

Applicant: Greg Zimmerman Architect

Request: to amend the General Plan Land Use Map from Medium Density Residential to Medium-High Density Residential, to permit a multi-family development, consisting of 56/2-bedroom units on a 4.55 acre site.

Location: North of the northwest corner of 67th and Olive Avenues.



Not to Scale

Aerial Map



GPA16-0005 Landmark on 67th

Exhibit B

Applicant: Greg Zimmerman Architect

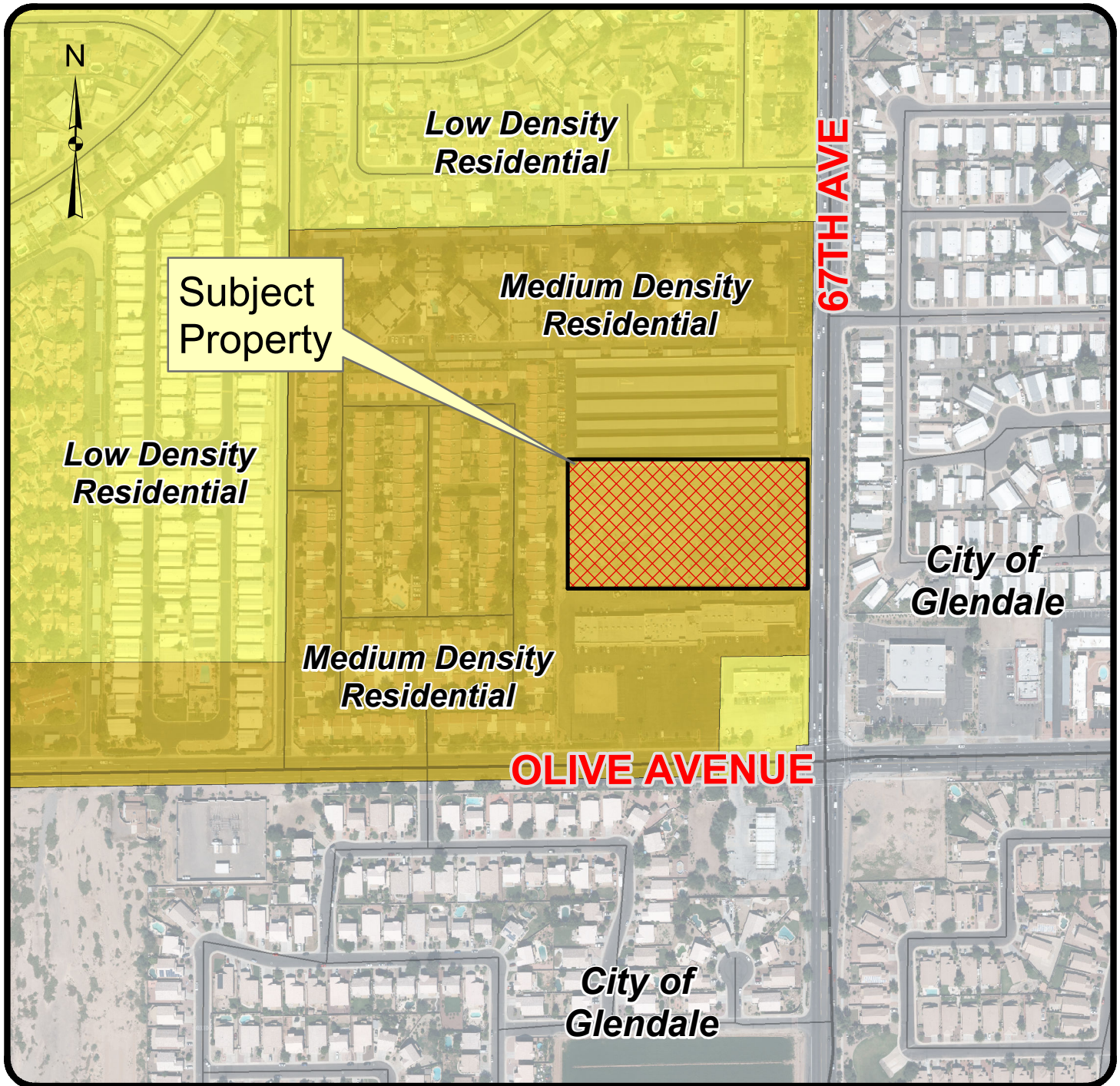
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Location: North of the northwest corner of 67th and Olive Avenues.



Not to Scale

Current General Plan Land Use Map



GPA16-0005 Landmark on 67th

Applicant: Greg Zimmerman Architect

Request: to amend the General Plan Land Use Map from Medium Density Residential to Medium-High Density Residential, to permit a multi-family development, consisting of 56/2-bedroom units on a 4.55 acre site.

Location: North of the northwest corner of 67th and Olive Avenues.

Exhibit C



Not to Scale

Current Zoning Map



GPA16-0005 Landmark on 67th

Applicant: Greg Zimmerman Architect

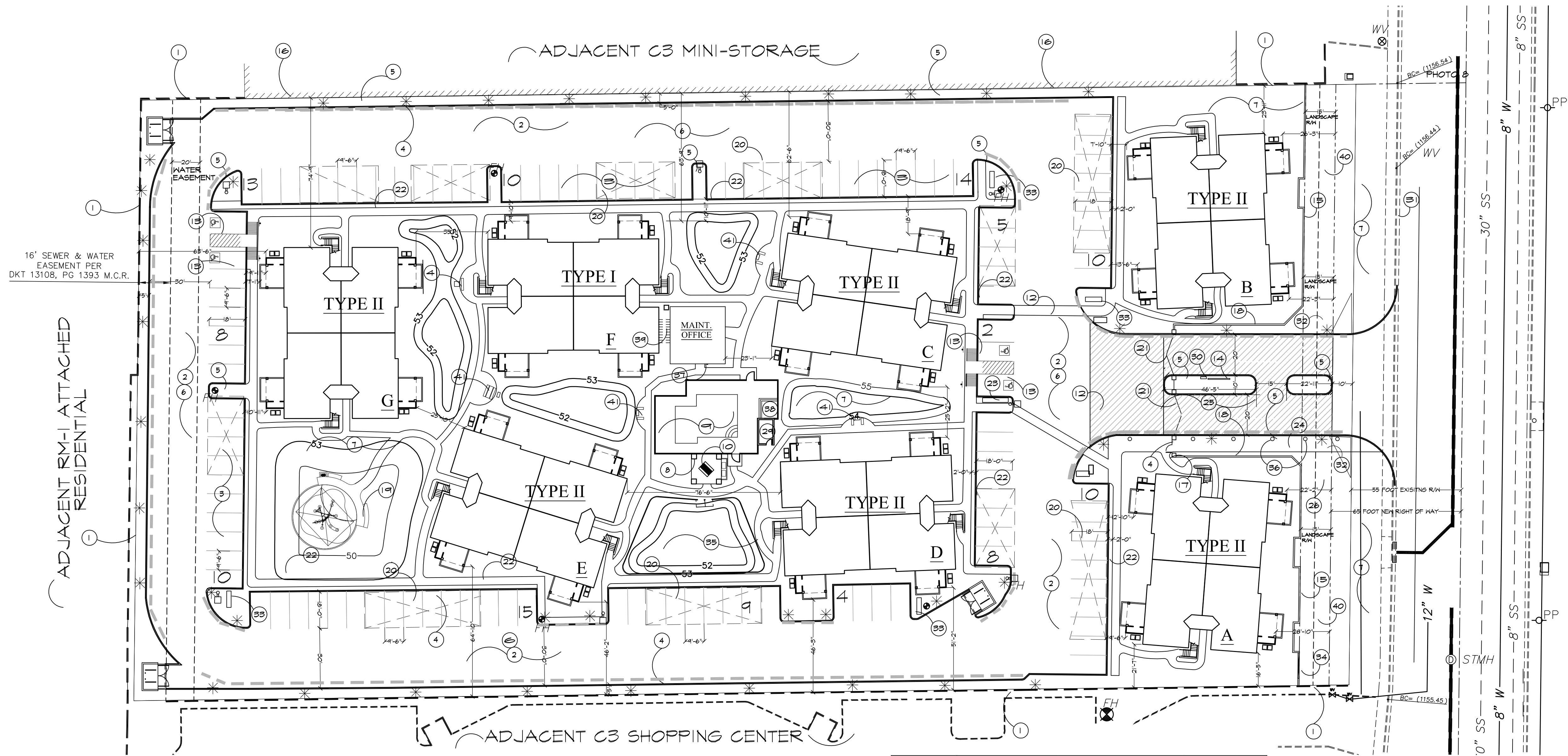
Request: to amend the General Plan Land Use Map from Medium Density Residential to Medium-High Density Residential, to permit a multi-family development, consisting of 56/2-bedroom units on a 4.55 acre site.

Location: North of the northwest corner of 67th and Olive Avenues.

Exhibit D



Not to Scale



Parking Required:
56 x 2.0 = 112

Parking Provided:
4 Accessible
56 Covered
60 Surface
119 Total 118 REQUIRED

ASI SITE NOTES

- 1. EXISTING 6 FOOT CMU FENCE WALL TO BE PAINTED TO MATCH MAIN BUILDING COLOR.
- 2. ASPHALTIC PAVING-SEE CIVIL DRAWINGS.
- 3. TYPICAL PARKING STALL-9'-6" X 18'-0" (WITH AN ADDITIONAL 2'-6" OVERHANG).
- 4. 6" x 8" EXTRUDED ASPHALT CURB-TYP.
- 5. PLANTER AREA-SEE LANDSCAPE PLANS FOR PLANTING AND WALK LAYOUT.
- 6. TYPICAL 30' WIDE ACCESS DRIVE-SEE CIVIL PLANS FOR INFORMATION.
- 7. LANDSCAPING AREA-SEE LANDSCAPE AND CIVIL PLANS.
- 8. CABANA-SEE ARCHITECTURAL ELEVATIONS AND A52 FOR DETAIL.
- 9. POOL AREA.
- 10. BBQ PICNIC TABLE AREA. SEE LANDSCAPE FOR DETAIL.
- 11. 6 FOOT WIDE SIDEWALK TO POOL.
- 12. ADA COMPLIANT, PAINTED ASPHALT.
- 13. ACCESSIBLE CAR STALL SEE DET. SHEET A52.
- 14. PROJECT DIRECTORY SIGN. PROVIDE COPY TO FIRE DEPARTMENT.
- 15. 6 FOOT HIGH CMU SCREEN WALL ALONG 6TH -SEE DETAIL THIS SHEET AVE. WITH 3' MIN. HORIZON. BREAK EVERY 100' MAX.
- 16. EXISTING CMU BUILDING ON PROPERTY LINE.
- 17. 3'-0" HIGH W.I. GATE.
- 18. 6'-0" HIGH W.I. FENCE.
- 19. PLAY STATION AREA.
- 20. PREFABRICATED METAL CARPORT WITH FABRIC ANNING COVER.
- 21. GATE SEE LANDSCAPE (GATE WILL REQUIRE A SEPERATE PERMIT).
- 22. 4'-6" WIDE SIDEWALK WHERE PARKING OVERHANG OCCURS.
- 23. MAILBOXES.
- 24. SIDEWALK TO PUBLIC R.O.W.
- 25. TEXTURED PAVING AT ENTRY-SEE LANDSCAPE.
- 26. 15' BUFFER, THIS LOCATION.
- 27. FIRE HYDRANT, NEW.
- 28. FIRE HYDRANT, EXISTING.
- 29. POOL EQUIPMENT ENCLOSURE.
- 30. KEY BOX.
- 31. EXISTING 3 FOOT SIDEWALK.
- 32. 10 FOOT X 20 FOOT SITE TRIANGLE.
- 33. BIKE RACK LOCATION.
- 34.
- 35. FENCED DOG PARK, AMENITY WITH 5 FOOT HIGH WROUGHT IRON FENCE.
- 36. SIDEWALK LIGHT POLLARDS ALONG ENTRY WALK.
- 37. KNOX BOX LOCATION.
- 38. SPA LOCATION.
- 39. WOOD FRAME LATTICE SHADE COVER.
- 40. 8 FOOT WIDE FUE.
- 41. SEATING AREA AND BBQ CHARCOAL BBQ.

Occupancy / Square Footages							
BUILDING	QUANTITY	TYPE	CONST. TYPE	GROSS S.F.	NET S.F.	PATIO G.S.F.	BALCONY G.S.F.
UNIT B1	56	R-2	SEE BLDG	10912	10371	130	106
TOTALS	56			61152	58072	3640	1904
BUILDING	QUANTITY	TYPE	CONST. TYPE	GROSS S.F. PER BLDG.	GROSS TOTAL		
BUILDING I	1	R-2	V - A	10880	10880		
BUILDING II	6	R-2	V - A	9,952	59,712		
CABANA	1	U	V - B	225	225		
TOTAL GROSS S.F. ALL BUILDINGS BOTH LEVELS					70,817		
TOTAL FOOTPRINT LEVEL ONE ONLY =					35,521		
1. THE BUILDING GROSS S.F. INCLUDES NON AIR CONDITIONED HALL SPACE					FIRE SPRINKLERED 13R REQUIRED ALL BUILDINGS		
2. THE FOOT PRINT INCLUDES, GROSS S.F. AND PATIO							

OWNER
PETE FINUCCHIARO

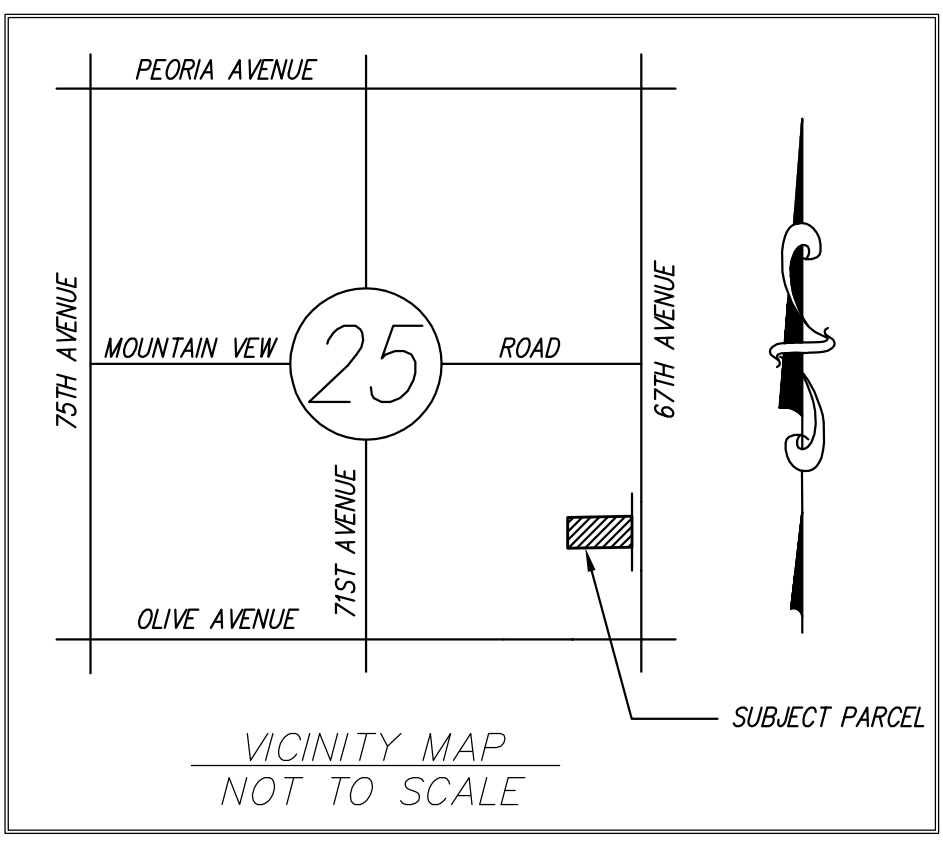
APPLICANT:
G.M. ZIMMERMAN - ARCHITECT

General Notes:
A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
B. PURSUANT TO CHAPTERS OF THE PEORIA CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND UNLESS A WAIVER OR DEFERMENT OF UTILITY UNDERGROUNDING IS APPROVED BY THE CITY ENGINEER.
C. ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW. BPPD 3' OR LARGER SHALL BE SCREENED BY A MASONRY WALL, PAINTED TO MATCH THE BUILDING.
D. NO SIGNS, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES, SEE PEORIA DET. 158 FOR RESTRICTIONS, OVER 30' IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS, EXCEPT AS APPROVED BY THE CITY TRAFFIC ENGINEER.
E. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW BY A PARAPET WALL.
F. ALL AUTOMATIC GATES FOR DRIVEWAYS SHALL HAVE 'OPTICON' OR EQUAL RECIEVER FOR FIRE TRUCK CONTACT TO OPEN AUTOMATICALLY.
G. CITY OF PEORIA ORD. 2013-13 REQUIRES STRUCTURE TO BE PROTECTED BY A TOTAL COVERAGE FIRE ALARM AND FIRE DETECTION SYSTEM. 00-116 ALSO REQUIRES STRUCTURE TO BE PROTECTED BY A FULLY SPRINKLERED SYSTEM, WITH THE MINIMUM DESIGN OF ORDINARY 2 CALCULATED AT 2000 SF.
H. ALL FIRE HYDRANTS TO BE OF THE 'WET BARREL' TYPE. MAINTAIN A MINIMUM 3' CLEAR SPACE AROUND FIRE HYDRANT AND FDC AND DO NOT PLANT TREES OR BUSHES THAT WILL ENCR OACH UPON THE 3' CLEAR SPACE WHEN MATURE.
I. ALL LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 14-3-II OF THE CITY OF PEORIA ORDINANCE. LIGHTING REQUIREMENTS AND THE CITY OF PEORIA OUTDOOR LIGHT CONTROL ORDINANCE.
J. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS.
K. ALL GROUND MOUNTED AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE SCREENED FROM VIEW.
L. REFUSE CONTAINERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PEORIA ZONING ORDINANCE.
M. * REPRESENTS FIRE LANE. X REPRESENTS FIRELANE SIGN. SEE S11 DETAL.
N. PROJECT TO BE EQUIPPED WITH NFPA 13R SPRINKLERED SYSTEM.
O. KNOX BOXES TO BE PROVIDED AT ALL ENTRY GATES, OFFICE AND COMMERCIAL BUILDINGS AND ALL POOL GATES.

OVERALL SITE PLAN DATA TABLE			
TOTAL LANDSCAPE	REQUIRED 20% NET = 31,715	PROVIDED 66,340 SQUARE FEET	
Max. Building Height:	(2) STORY 25'-0" MAX		
Density:	12.3 DU/Gross Acre (12.9/Net ac)		
PROJECT AMENITIES	POOL	WITH SEATING AREA AND PLANTERS	2,000 SQUARE FEET OF POOL AND DECKING
	SPA	HEATED WITH SEATING AREA	90 SQUARE FEET OF SPA
	DOG PARK	PET SAFE WITH 5 FOOT HIGH FENCE AND DOG SAFE ENTRY	2,000 SQUARE FEET OF PET PLAY AREA
	PLAY STATION	MULTI-ZONE PLAY AREA WITH SAFETY GROUND COVER	3,500 SQUARE FEET OF PLAY AREA
	SHADE STRUCTURE	WITH PICNIC TABLE AND BBQ GRILL	265 SQUARE FEET FOR SHADE AND COOK AREA
	OFFICE AND MAINTENANCE	WITH ON SITE OBSERVATION AT POOL AREA	ON-SITE MANAGER FOR 24/7 MANAGEMENT
TOTAL BEDROOMS	56 TOTAL UNITS	2 BEDROOMS PER UNIT	112 TOTAL BEDROOMS
Proposed Zoning:	RM-1	Existing Zoning:	C-2
Lot Coverage:	17% (OF NET LOT SIZE)		
Construction Type:	V A		
Assessors Parcel # :	143-11-004-S		
Parcel Size:	4.55 AC GROSS		4.336 AC NET
CURRENT CODES:	2012 IRC, IBC, IMC, UPC		
	IPC, IECC, IFCC, 2011 NEC		
USABLE OPEN SPACE	21,059 SQUARE FEET		

LEGAL DESCRIPTION

THE NORTH 300 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PART LYING NORTH OF A LINE THAT BEGINS ON THE EAST LINE OF SAID SECTION 25, AT A POINT 590.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND RUNS SOUTH 89 DEGREES 14 MINUTES 43 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; AND
EXCEPT THE EAST 55 FEET THEREOF.



NOTE: THIS SYMBOL DENOTES LIGHT POLE LOCATIONS ON SITE
LIGHT SHALL COMPLY WITH DARK SKY ORDINANCE

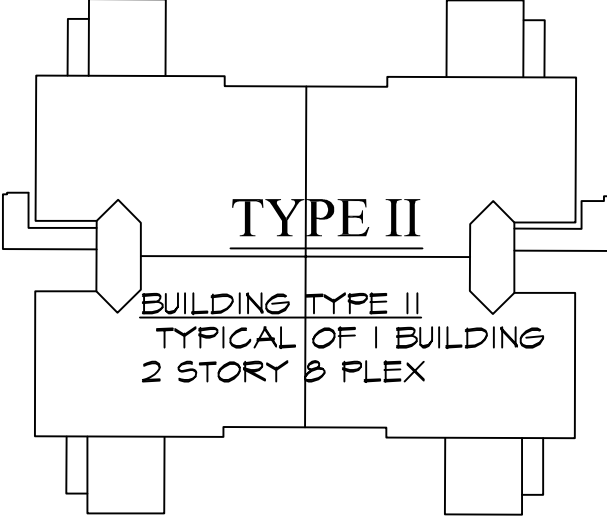
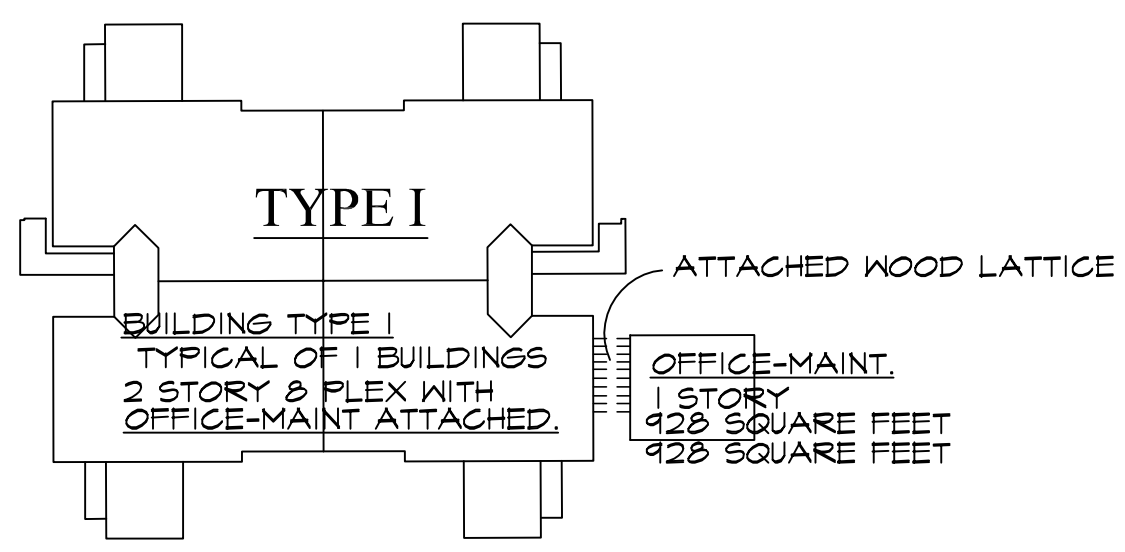
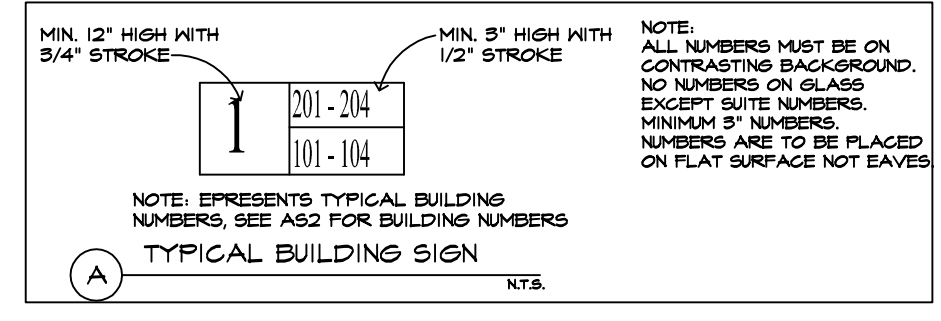


Exhibit E

Results of Notification of Neighborhood Awareness Meeting

Landmark on 67th
Peoria, Arizona
67th Avenue and Olive
N/O NWC of 67th Avenue and Olive

Planning & Zoning Department;

On November 9, 2016 @ 7:00 p.m., the applicant held a meeting to inform the neighborhood of the proposed project known as Landmark on 67th.

This was held per the planning & zoning process requirements of the City of Peoria.

The meeting was opened at 7:00 p.m. and concluded at 8:00 p.m.

The attendees comprised of residents to the west as well as other local residents residing in nearby Glendale east of 67th Avenue. The local councilwoman Mrs. Hunt also attended.

The dialog was positive and questions were mostly concerns over exiting traffic issues on 67th Avenue traffic going through their community as short cuts. This again was due to existing traffic. Other comments were concerning the existing 67th Avenue median which impedes their ability to turn out of their community both directions. Glendale residents also were asked about traffic as it pertains to the east of the property in the City of Glendale.

The attendees were basically pleased with the design and the proposed use of the project and agreed that residential would be a suitable use for the site. Others were pleased to see something happening to a vacant parcel which has been an eyesore as well as a location for transients, trash and a serious long standing privacy and safety issue.

One comment in particular was the concern for a commercial project being built there with after hour activity, loud noise and odor which comes from some uses and the possible privacy issues that would come from a nonregulated use and the ability of access to their back yards by trespassers using the commercial business.

Discussions were had regarding the treatment of the common wall fence and how it would be repaired, raised and painted after the existing gates were removed and replaced with block to match existing. All were in favor of this proposal. The applicant has committed to work with the community to implement any code compliant additions to the height of the common wall.

The plans were not revised due to meeting comments as there were no impact on the existing design and proposed application.

Cordially,

Greg Zimmerman-Architect
For the applicant

Exhibit F

January 25, 2017

Mr. Sean Allen
Senior Planner
City of Peoria
9875 North 85th Ave.
Peoria, AZ 85382

(o) 623.773.76337
(e) sean.allen@peoriaaz.gov

RE: The Landmark on 67th Minor General Plan Amendment (GPA16-0005)/Rezoning (Z16-0010)/
Site Plan (SP16-0029)

Dear Mr. Allen,

This letter is intended to keep the City of Peoria informed of the communication between Peoria Unified School District (the "District") and SNS APT 1Investment Services LLLP regarding the proposed development at The Landmark on 67th. It also asserts the District's support of the Minor General Plan Amendment, rezoning, and site plan for this development.

The District and SNS APT 1Investment Services LLLP have worked diligently in the past few months to execute a Developer Assistance Agreement (DAA). At this time, Pietro Finocchiaro, SNS APT 1Investment Services LLLP, has signed the DAA on behalf of the Developer. The item will appear in our upcoming Board Meeting for approval. Although the DAA has yet to be recorded with the County, SNS APT 1Investment Services LLLP has expressed their commitment to our agreement and their support to the students who will be living in The Landmark on 67th. The District expects the DAA to be executed within the next few months.

The District wishes to commend SNS APT 1Investment Services LLLP for their support of public education. We look forward to our new partnership in serving the future residents of the City. Please feel free to contact me if you have any questions or need additional information.

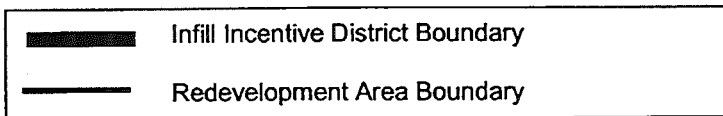
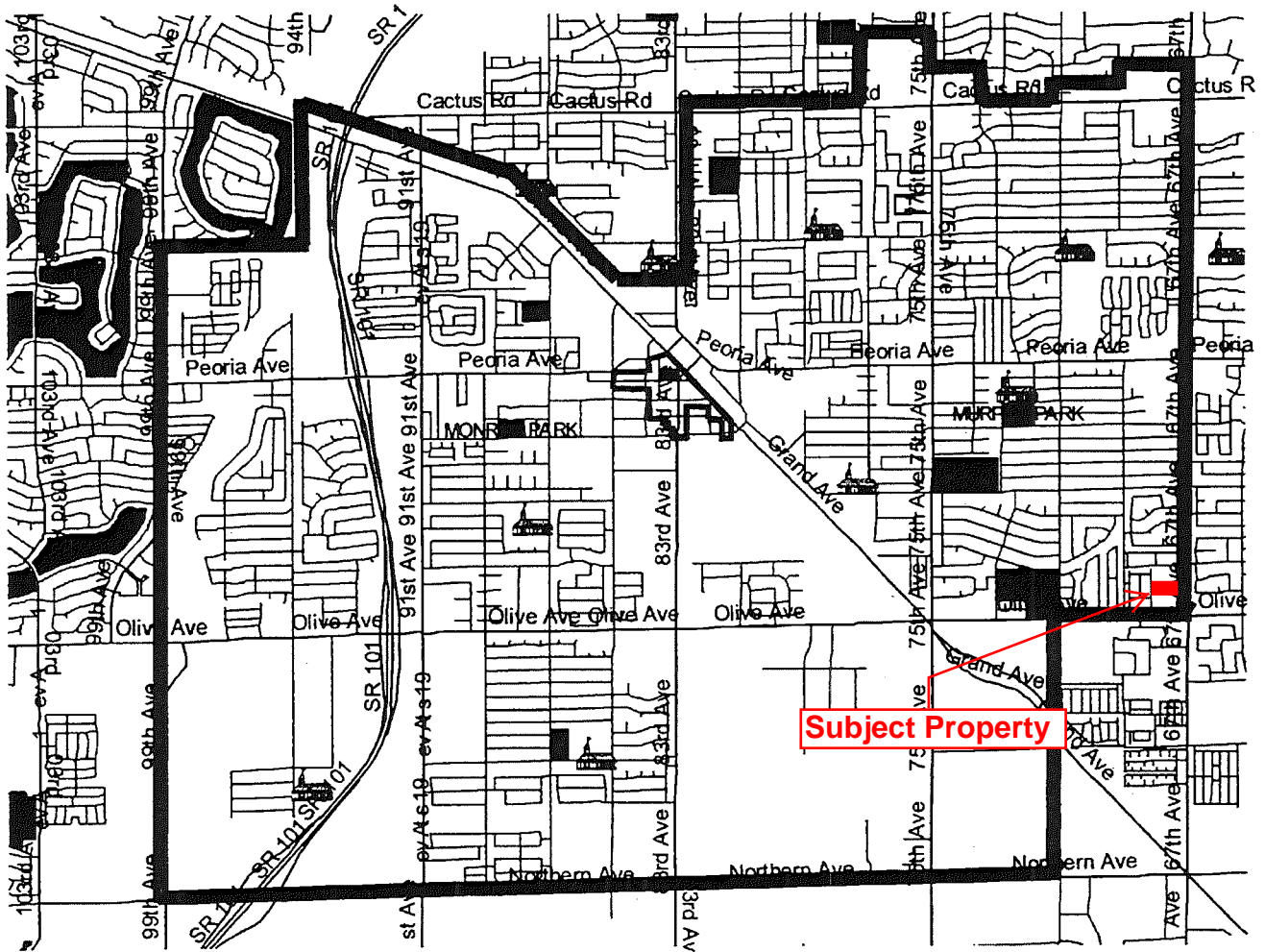
Respectfully,



Terrell J. Harris
Department of Research and Planning

Cc: Kenneth Hicks, Chief Financial Officer

PEORIA INFILL INCENTIVE DISTRICT MAP



Sean Allen

From: Tip Combs [REDACTED]
Sent: Saturday, December 03, 2016 11:25 AM
To: Sean Allen
Subject: zoning change GPA16-0005

Sean

I am a resident of Haciendas Del Sol HOA which is the property (west) of this project.

I approve the rezoning effort of the applicant.

Tip Combs
[REDACTED]

Pres. Haciendas Del Sol HOA Inc.

Exhibit I