

Haciendas 5



West of the Southwest corner of Dixileta Road & 135th Avenue
Case Z18-14

The amendment to the zoning district(s) for the above-mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The development shall substantially conform to the Haciendas 5 Planned Area Development Standards and Guidelines Report and Application Narrative contained within the July 20, 2023 Planning and Zoning Commission Report, except as modified herein.
2. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.
3. The maximum number of lots shall be twelve (12) as illustrated within Exhibit 8 Preliminary Plat. The actual lot yield achieved through the preliminary and/or final platting process may be lower upon compliance with the City of Peoria's City Code and applicable engineering design standards, policies, and requirements.
4. The Developer shall submit a Final Traffic Impact Study/Analysis for review and approval at the time of the first civil plan submittal.