

Vistancia Major PCD Amendment

South of Southeast Corner of El Mirage and Lone Mountain
Case Z01-10A.16



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 comply with the following:
 - a. The previous Conditions of Approval for Case Z01-10A.15 continue to apply, except as modified herein; and
 - b. The development shall substantially conform to the "Vistancia Planned Community District" (PCD) Standards and Guidelines Report (Case Z01-10A.16), and Project Narrative contained within the 8/17/23 Planning and Zoning Commission staff report, except as modified herein.
2. The total number of dwelling units for the Vistancia Master Planned Community shall not exceed 12,000 units as outlined in Table 4.3.B Land Use Master Plan and Zoning Data. The number of dwelling units shall be tracked by the Developer during the review of each subdivision and/or site plan. The Developer shall provide an updated copy of Table 4.3.B prior to approval of each Preliminary Plat and Site Plan application.
3. The applicant shall provide an updated copy of the Vistancia Planned Community District (PCD) Standards and Guidelines Report incorporating updated exhibits within 30 days after City Council approval. These updates include, but are not limited to:
 - a. Revising the emergency response facility location within Village I on Exhibit 4.3 Proposed Land Use Map, Exhibit 4.3.8 Emergency Response Plan, and all other corresponding maps.
 - b. Revise Exhibit 4.4.1 Roadway Master Plan, Exhibit Exhibit 4.3 Proposed Land Use Map, Exhibit 5.17.8 Commercial Core Overlay Area and other corresponding maps to reflect the circulation network and parcel configuration identified within the Vistancia Core Conceptual Master Plan exhibit within the Traffic Impact Analysis.
 - c. Identification of future roadway connection into the area known as Section 36 along El Mirage Road at the Blue Sky Drive alignment.