

Citizen Participation Plan

Prestige Homes on Lake Pleasant Parkway

City of Peoria Case No. Z21-08

**NEC of
Lake Pleasant Parkway and Jomax Road**

Submitted: January 27, 2022

1st Resubmittal: April 13, 2022

2nd Resubmittal: August 14, 2024

1. **Brief Description**

Prestige Development Enterprises, LLC (the “Applicant” or “Prestige”) is the prospective owner and developer of approximately 17.96 net acres of land located at the northeast corner of Lake Pleasant Parkway and Jomax Road (the “Property”) in the City of Peoria (“City”).

Prestige has submitted an application (City Case No. Z21-08 or the “Application”) to rezone the Property to Planned Area Development (“PAD”) to accommodate the development of a “hybrid single-family for-rent” community comprised of the following (collectively, the “Project”):

- 179 high-quality hybrid single-family for-rent residences (60 one-story one-bedroom units, 81 one-story two-bedroom units and 38 two-story three-bedroom units) with private backyards;
- Resort-inspired amenities, including a fitness center, pool and spa (featuring lounge chairs, ramada with flat screen TV and fireplace) and leasing office;
- A public trail along the south side of the Happy Valley Wash to provide a pedestrian connection through the Property;
- 353 parking spaces (includes covered and private garage spaces); and
- Substantial landscape and open space areas (42% landscape area provided)

The City’s General Plan designates most of the Property for multifamily residences at a density of 12+ dwelling units per acre. There is also a large wash that runs through the Property, which the General Plan designates for park/open space land uses. Consistent with the General Plan, the Project will develop the Property with a desirable rental housing product that will add to the mix of high-quality housing options in this area of the City. But rather than a typical multifamily development, Prestige is proposing a unique housing product that is more consistent with the character of the surrounding area.

The purpose of this Citizen Participation Plan is to outline the Project team’s public involvement process for the Application and provide a summary of the official neighborhood meeting and any other relevant outreach with interested residents / stakeholders.

2. **Affected Parties**

Pursuant to Section 21-315.F of the City’s Zoning Ordinance, for rezoning cases requiring a neighborhood meeting, the Applicant sent notice to interested and affected persons, including but not limited to:

- Each owner of real property as last disclosed by County real estate tax records, situated wholly or partially within 600-feet;
- Each neighborhood association, condominium association, homeowners association, and apartment management office that has registered with the City and is affiliated with a neighborhood located within a one (1) mile radius of the Property;
- Adjacent jurisdictions and affected school districts, public utilities, and state and federal agencies as identified by the City; and,
- Other interested parties / stakeholders as identified by the City (collectively, the “Affected Parties”).

See **Exhibit A** for the Affected Parties notification map and list.

3. Pre-Submittal Outreach

Prior to submitting the formal Application, the Applicant hosted a preliminary neighborhood meeting on June 15, 2021 to obtain initial feedback on the Project. Notice of the meeting was sent via first class mail to property owners of record within 600-feet of the Property, as well as condominium and homeowners associations within one (1) mile of the Property as provided by the City. The notification letter was mailed on June 3, 2021, twelve (12) days prior to the neighborhood meeting. The notification letter included the following information regarding the Project:

- A description of the Property's location, zoning, and General Plan designation
- A description development proposal, including proposed unit count/mix, amenities, and home features;
- Information regarding future applications needed to accommodate the Project;
- The location and registrations instructions for the initial hybrid in-person and virtual neighborhood scheduled for the Project;
- Contact information for the Applicant's legal representative; and
- Copies of an aerial map, site plan, and elevations for the Project.

See **Exhibits B and C** for a copy of the Notice of Pre-Submittal Neighborhood Meeting and the associated notification list.

The pre-submittal neighborhood meeting was held on June 15, 2021 at 6:00 PM. The in-person meeting was held at West Wing Elementary School located at 26716 N. High Desert Drive, Peoria, AZ 85383, and the virtual meeting component was hosted via the Zoom conferencing platform.

Representatives from Prestige and the Applicant's legal representative were in attendance at the in-person meeting to give a formal presentation on the Project. The formal presentation consisted of an overview of the Property, a description of the Project (e.g. site plan, proposed density, height, amenities, access, parking, etc.), and an overview of the next steps in the entitlement process. Following the formal presentation, there was an informal question and answer session with the in-person and virtual meeting attendees.

During the question and answer session, members of the development team responded to questions and concerns regarding the Project's density, property management / leasing structure, access, school impacts, amenities and wash connection, and traffic impacts. After the question and answer session, members of the development team stayed behind to have informal discussions with the in-person meeting attendees regarding the proposal.

Approximately twenty-four (24) members of the public attended and signed-in at the in-person meeting, and nineteen (19) members of the public attended the virtual neighborhood meeting. The sign-in sheets from the in-person meeting and the registration report from the virtual meeting are attached to this plan as **Exhibit D**.

Following the preliminary neighborhood meeting, the Applicant had follow-up correspondence, telephone calls with members of the public and other stakeholders, including Cibola Vista and Pleasant Valley residents, residents from the subdivided large-lot neighborhood located south of Jomax Road, the developer of the Pinnacle Vista single-family for rent community to the north, and representatives from the Deer Valley and Peoria Unified School Districts. The Applicant and its representatives also held a virtual Zoom meeting with some of the residents of the 9 lots located east of the Project within the Cibola

Vista Parcel 1A subdivision on July 1, 2021.

4. Notice of Application and Official Neighborhood Meeting

On January 7, 2022 and twelve (12) calendar days prior to the official neighborhood meeting for the Project, the Applicant's legal representative mailed and/or emailed a Notice of Application and Official Neighborhood Meeting to the Affected Parties. The notification letter included the following information regarding the Application:

- The case number and a description of the Application and associated development proposal;
- The location and registration instructions for the hybrid in-person and virtual neighborhood scheduled for the Application;
- Contact information for the Applicant's legal representative and the City's assigned planner for submitting questions and comments the Application; and
- Copies of an aerial map, rendered site / landscape plan, and renderings for the Project.

See **Exhibit E** for a copy of the Notice of Application and Official Neighborhood Meeting.

4. Neighborhood Meeting Format & Report

The official neighborhood meeting for the Application was held on January 19, 2022 at 6:00 PM. The meeting was hosted in a hybrid in-person and virtual format. The in-person meeting was held at West Wing Elementary School located at 26716 N. High Desert Drive, Peoria, AZ 85383, and the virtual meeting component was hosted via the Zoom conferencing platform.

During the neighborhood meeting, members of the development team responded to questions and concerns generally pertaining to traffic generation, surrounding home values, monthly rents, and anticipated impact on schools.

5. Notice of Public Hearings

Pursuant to Section 21-315.D of the City's Zoning Ordinance, the Applicant's legal representative will coordinate the installation of a public hearing sign(s) in accordance with the City's administrative guidelines and as agreed upon with the City planner assigned to the Application. The Property will be posted no less than fifteen (15) calendar days prior to the first scheduled hearing date and the posting will be maintained for thirty (30) calendar days following the City Council decision on the Application. The Applicant's legal representative will provide the City with photographic evidence and a notarized affidavit attesting to the posting a minimum of fifteen (15) calendar days prior to the first public hearing.

See **Exhibit F** for a draft of the proposed site posting language and posting location map.

6. Inquiries and Response Procedures

It was anticipated that stakeholders both directly and indirectly affected by the Application would have questions regarding the Project's traffic impact, density, design quality, landscape and wash improvements, and property management / leasing structure. Stakeholders who may be directly or indirectly affected by the Project include adjoining and nearby property owners and homeowner associations, the Deer Valley Unified School District, the Peoria Unified School District, and the proposed developer of the Pinnacle Vista single-family for rent community adjoining the Property to the north. The Applicant's legal representative has communicated with these and other stakeholders throughout the application process, as necessary, responding to general questions and concerns related to the Project.

7. Ongoing Neighborhood Outreach

Following the official neighborhood meeting, the Applicant and its representatives have engaged in continued direct outreach efforts with nearby property owners and stakeholders. Specifically, door-to-door outreach within the surrounding residential communities began in 2023 and is ongoing.

Overall, the public's response to the Project has been positive. To date, the Applicant and its representatives have obtained 125 letters of support as a result of the door-to-door outreach efforts, which will be submitted for inclusion in the case file prior to the City Council hearing.

8. Schedule

The following is the schedule for completion of the Applications' public involvement plan:

- June 15, 2021 – Preliminary / pre-submittal neighborhood meeting held for Project;
- August 3, 2021 – First formal submittal of the Application to the City;
- September 16, 2021 – First review comments received from the City;
- January 7, 2022, and a minimum of ten (10) calendar days prior to the official neighborhood meeting – Notice of Application and Official Neighborhood Meeting completed by the Applicant's legal representative;
- January 19, 2022 – Official neighborhood meeting held for the Application;
- January 27, 2022 – Second formal submittal of the Application to the City;
- April 13, 2022 – Third formal submittal of Application to the City;
- January 5, 2023 – Fourth formal submittal of Application to the City;
- March 8, 2023 – Fifth formal submittal of Application to the City;
- April 19, 2023 – Sixth formal submittal of Application to the City;
- September 22, 2023 – Seventh formal submittal of Application to the City;
- April 1, 2024 – Eighth formal submittal of Application to the City;
- August 14, 2024 — Applicant's legal representative to submit the final Citizen Participation Plan for the Application to the City; and
- August 19, 2024 - Applicant's legal representative to complete public hearing site posting reflect scheduling of public hearings and submit associated photographic evidence and affidavit to the City.

EXHIBIT A

NOTIFICATION MAP – PROPERTY OWNERS WITHIN 600-FEET

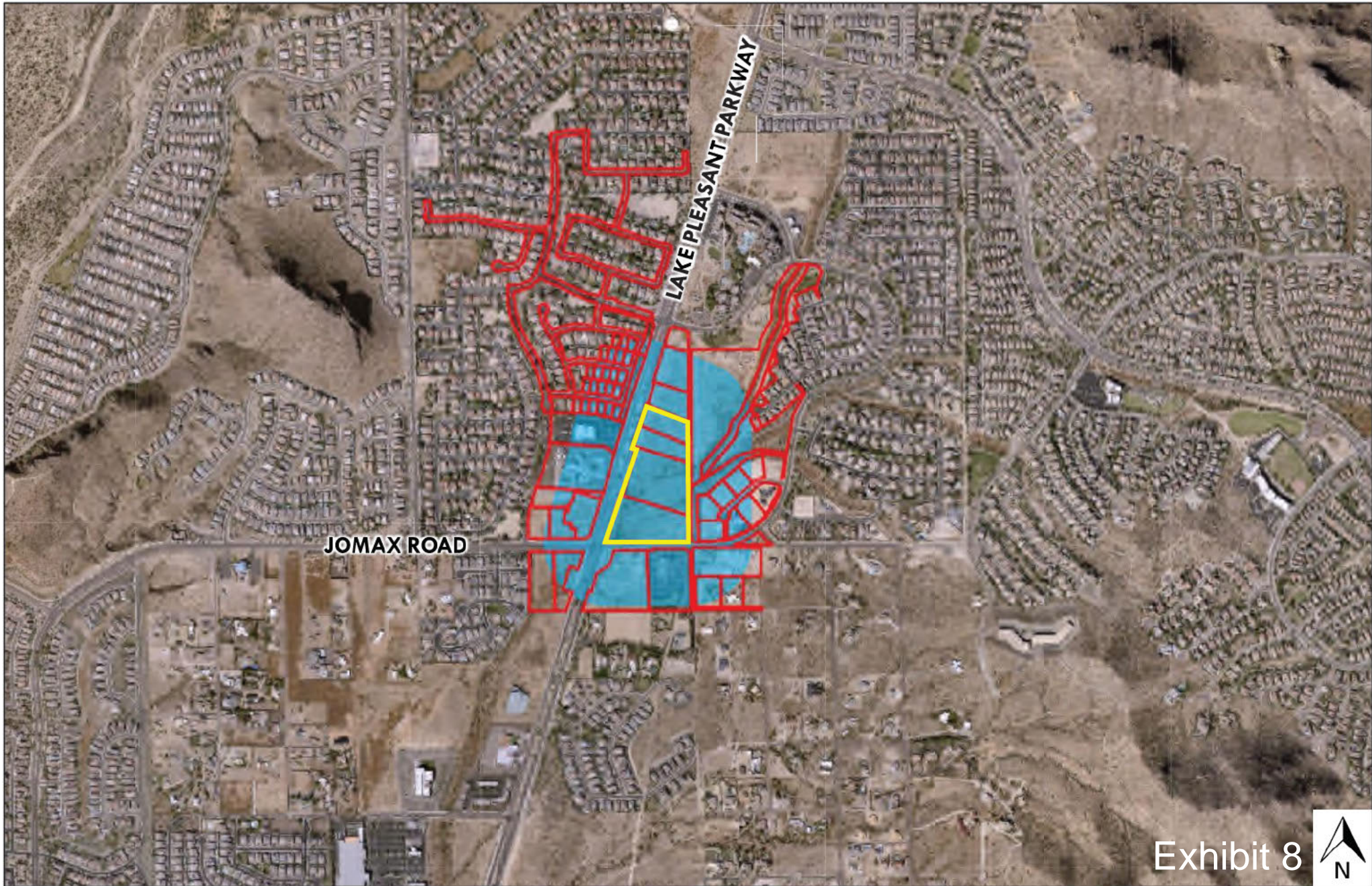


Exhibit 8



SUBJECT PROPERTY



600-FOOT BUFFER



PROPERTY OWNERS WITHIN 600-FEET

PRESTIGE HOMES PEORIA (CASE NOS. Z21-08 AND SP21-25) AFFECTED PARTIES LIST

PROPERTY OWNER	PROPERTY OWNERS WITHIN 600-FEET				APN
	MAILING ADDRESS	CITY	STATE	ZIP	
SOMMERS MICHAEL C/POWELL CHRISTINE A					
EA SONG EAM/KIM HONG					
ARIZONA STATE OF					
L W F METAL WORKS INC					
CIBOLA VISTA RESORT & SPA LLC					
CHURCH OF ESUS CHRIST					
MAVERICK HOLDING COMPANY LLC					
HC MED 1 2016 L L C					
OLAKE LLC					
NEAD LLC					
IP AVANTI PEORIA LLC					
KW PARTNERS LLC					
KAFOUROS MARK					
TONOLI MATTHEW/ASHLEIGH					
MARK W ACOBSEN LIVING TRUST					
PLEASANT VALLEY HOMEOWNERS ASSOC INC					
PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC					
CARTER FAMILY TRUST					
CORTEZ TIFFANY					
FA ARDO CARLOS VICENTE/KARYN ANNE MACKENZIE					
WHITE PATRCIA A TR					
ELOW ZELLAR/LOUISA					
SEEGER ASON C/SHAWNA M					
MCKINLEY DAVID NATHAN/KERI LYNN					
SINGH RA ESH KUMAR/SWATI					
GARRISON OSHUA T/LAUREN KRISTINE					
MCCORMICK LARRY / AANN M TR					
MEEK DANIEL E/CHRISTY I					
SCHIEMAN STEVE D/FRANCES D					
VU VINCENT/HO LYNN					
AMES AND KERI MADRID LIVING TRUST					
STARKEY ROGER A/STEPHANIE					
WALKER RONALD/KAREN					
GAVAN WILLIAM /ELIZABETH M					
DEMSKI MATTHEW/COURTNEY					
SUTTER TERRY/KIMBERLY					
STEPHENSON TY MONT					
PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC					
CIBOLA VISTA RESORT & SPA LLC					
AAA IP 19 LLC/RAEES INVESTMENTS LLC					
BLUM ADLER LP					
BUI PHAM LIVING TRUST					
BOGO E WILLIAM					
GUZMAN MARTIN/KEDRIN					
BOWEN EREMY/DARCEE					
WALES MICHAEL/TIERNEY					
SLATER TRAVIS/REBECCA					
TD BLAKEMORE LIVING TRUST					
MOORE STEVEN SHANE					
UPDIKE EFFERY ALAN/HEATHER ANNETTE					
CIBOLA VISTA COMMUNITY ASSOC					
FARMER WISBY LIVING TRUST					
RAPIDO LANDS LLC					

CITY-REGISTERED NEIGHBORHOOD AND HOMEOWNERS ASSOCIATIONS WITHIN 1-MILE					
ORGANIZATION	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
GIBOLA VISTA COMMUNITY ASSOCIATION C/O PRM ASSOCIATION MANAGEMENT ATTN PAUL RUBIN					
FLORENZA C/O ASSOCIATED ASSET MANAGEMENT ATTN AMANDA SHAW					
LA STRADA DEL LAGO C/O KACHINA MANAGEMENT, INC. ATTN MARK ROUNSAVILLE					
PLEASANT VALLEY HOA C/O ASSOCIATED ASSET MANAGEMENT ATTN AMANDA SHAW					
QUERENCIA C/O ASSOCIATED ASSET MANAGEMENT ATTN AMANDA SHAW					
STONEBRIDGE RANCH HOMEOWNERS ASSOCIATION C/O ASSOCIATED ASSET MANAGEMENT ATTN AMANDA SHAW					
TIERRA DEL RIO NORTH C/O ASSOCIATED ASSET MANAGEMENT ATTN AMANDA SHAW					
TIERRA DEL RIO SOUTH C/O ASSOCIATED ASSET MANAGEMENT ATTN AMANDA SHAW					
WESTWING MOUNTAIN C/O CITY PROPERTY MANAGEMENT CO. ATTN PATTI GARVIN					
JUNE 10, 2021 INFORMAL HYBRID NEIGHBORHOOD MEETING - IN PERSON MEETING ATTENDEES					
ATTENDEE NAME	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
PHYLLIS AND STEVE KROTONSKY					
LANAE HARRIS					
ROGER PARRISH					
GLENN FLANDRAU					
PHIL HNATIUK					
KIRK BAUMGARTNER					
BOB AND BETTY OSBORNE					
KIRK AND CHRISTI HANSON					
SUZ DYKES					
ALAINA DYKES					
CLAY ALLSOP					
ALAN BARBER					
CHAD SNOW					
KURT HUNTER					
ROBERT W. HANSEN					
ROCHELLE FAHEY					
TODD PIERCEY					
TOM OSTERKORN					
CRYSTAL DYKES					
JIM MIGLIORINO					
ACKY RUSSELL					

JUNE 16, 2021 INFORMAL HYBRID NEIGHBORHOOD MEETING - VIRTUAL MEETING ATTENDEES AND REGISTRANTS						
ATTENDEE NAME	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL	
LYNN PETERS						
TINA HARMS						
ERIN WESTERMAN						
LUANITA PRIOR						
MARK KRASKA						
OHN BAIRD						
MARK PHILLIPS						
CLINT KLEPPE						
THERESA ENSEN						
CHRIS HALL						
SHANE MOORE						
MATTHEW MILTNER						
KEVIN BALCHIK						
PATRICK EICHEN						
DINNA ROSENTHAL						
LAURA WILLM						
SAM ZEGAR						
ACQUIE BARBER						
LANAE HARRIS						

JANUARY 5, 2022 PINNACLE VISTA NEIGHBORHOOD MEETING - IN-PERSON MEETING ATTENDEES						
ATTENDEE NAME	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL	
EREMY BOWEN						
DAVIE PETERS						
GLENN FLANDRAU						
ARRAH WONAH NESTER						
LULIE SEMPLE						
PHIL DENARO						
CLAY ALLSOP						
NATE COTTRELL						
HEATHER AND EFF UPDIKE						
DINNA ROSENTHAL						
ESSICA LEWIS						
MIKE WALES						
BEVERLY LYNCH						
DEREK BOWEN						
BRAD AND AMANDA SHAFER						
SLATER						
DOLUG BOWEN						
DONNA						

SCHOOL DISTRICTS, PUBLIC UTILITIES, AND STATE AND FEDERAL AGENCIES						
ORGANIZATION	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL	
CITY OF SURPRISE ATTN CHRIS BOYD, DIRECTOR	NOT PROVIDED.				CHRIS.BOYD@SURPRISEAZ.GOV	
CITY OF SURPRISE ATTN PLANNING	NOT PROVIDED.				PLANNING@SURPRISEAZ.GOV	
CITY OF GLENDALE ATTN LISA COLLINS, DIRECTOR	NOT PROVIDED.				LCOLLINS@GLENDALEAZ.COM	
CITY OF GLENDALE ATTN PLANNING	NOT PROVIDED.				PLANNINGDIVISIONCOG@OUTLOOK.COM	
CITY OF PHOENIX ATTN OSHUA BEDNAREK	NOT PROVIDED.				OSHUA.BEDNAREK@PHOENIX.GOV	
CITY OF PHOENIX ATTN PLANNING	NOT PROVIDED.				ZONING@PHOENIX.GOV	
MARICOPA COUNTY PLANNING ATTN EN POKORSKI, DIRECTOR	NOT PROVIDED.				ENNIFER.POKORSKI@MAIL.MARICOPA.GOV	
MARICOPA COUNTY PLANNING ATTN PLANNING	NOT PROVIDED.				PNDCUSTOMERSERVICE@MARICOPA.GOV	
MARICOPA COUNTY PARKS ATTN R CARDIN, PARKS DIR.	NOT PROVIDED.				R_CARDIN@MARICOPA.GOV	
SALT RIVER PRO ECT ATTN VICKI DAVIS	NOT PROVIDED.				VICKI.DAVIS@SRPNET.COM	
SALT RIVER PRO ECT ATTN YOLANDA FRANCE	NOT PROVIDED.				YOLANDA.FRANCE@SRPNET.COM	
SALT RIVER PRO ECT ATTN DAN KOVOCHICH	NOT PROVIDED.				DAN.KOVOCHICH@SRPNET.COM	
APS ATTN DAVID BENTLER	NOT PROVIDED.				DAVID.BENTLER@APS.COM	

SCHOOL DISTRICTS, PUBLIC UTILITIES, AND STATE AND FEDERAL AGENCIES (CONTINUED)					
ORGANIZATION	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
APS ATTN KELLY PATTON	NOT PROVIDED.				KELLY.PATTON@APS.COM
LUKE AIR FORCE BASE ATTN REGGIE CHRISTIANSON	NOT PROVIDED.				REGGIE.CHRISTIANSON.1.@US.AF.MIL
LUKE AIR FORCE BASE ATTN COMMUNITY INITIATIVES	NOT PROVIDED.				56FW.CIT.COMMUNITYINITIATIVE@US.AF.MIL
PEORIA UNIFIED SCHOOL DISTRICT NO. 11 ATTN MIKE MAAS	NOT PROVIDED.				MMAAS@PUSD11.ORG
DEER VALLEY UNIFIED SCHOOL DISTRICT NO. 97 ATTN IM MIGLIORNINO	NOT PROVIDED.				IM.MIGLIORINO@DVUSD.ORG
DEER VALLEY UNIFIED SCHOOL DISTRICT NO. 97 ATTN SUPERINTENDENT	NOT PROVIDED.				SUPERINTENDENT@DVUSD.ORG
EPCOR ATTN REBECCA STENHOLM	NOT PROVIDED.				RSTENHOLM@EPCOR.COM
ROSE VALLEY WATER COMPANY ATTN GENERAL EMAIL	NOT PROVIDED.				INFO@ROSEVALLEYWATERCO.COM
ARIZONA STATE LAND DEPARTMENT ATTN MARK EDELMAN	NOT PROVIDED.				MEDELMAN@AZLAND.GOV
ARIZONA STATE LAND DEPARTMENT ATTN PLANNING & ENGINEERING	NOT PROVIDED.				PE@AZLAND.GOV
ARIZONA DEPARTMENT OF TRANSPORTATION ATTN SCOTT BRUNNER	NOT PROVIDED.				SBRUNNER@AZDOT.GOV
ARIZONA DEPARTMENT OF TRANSPORTATION ATTN EROME CHOY	NOT PROVIDED.				CHOY@AZDOT.GOV
ARIZONA DEPARTMENT OF TRANSPORTATION ATTN PEGGY FEHLMAN	NOT PROVIDED.				PFEHLMAN@AZDOT.GOV
ARIZONA DEPARTMENT OF TRANSPORTATION ATTN GENERAL EMAIL	NOT PROVIDED.				REDLETTER@AZDOT.GOV
ARIZONA DEPARTMENT OF GAME AND FISH ATTN MATT POLLOCK	NOT PROVIDED.				MPOLLOCK@AZGFD.GOV
ARIZONA DEPARTMENT OF GAME AND FISH ATTN KELLY WOLFF	NOT PROVIDED.				KWOLFF@AZGFD.GOV
SUNRISE WATER ATTN MARVIN COLLINS, MANAGER	NOT PROVIDED.				MCOLLINS@ DCWATER.COM
SUNRISE WATER ATTN MONIQUE MIMS THOMAS, CONTROLLOER	NOT PROVIDED.				MMTHOMAS@ DCWATER.COM
OTHER INTERESTED PARTIES					
ORGANIZATION	MAILING ADDRESS	CITY	STATE	ZIP	EMAIL
CITY OF PEORIA PLANNING AND ZONING DEPARTMENT ATTN ROBERT KUHFUSS, SENIOR PLANNER	9875 N 85TH AVE	PEORIA	AZ	85345	ROBERT.KUHFUSS@PEORIAAZ.GOV
GAMMAGE & BURNHAM, PLC ATTN MICHAEL T. MAEROWITZ	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004	MMAEROWITZ@GBLAW.COM
GAMMAGE & BURNHAM, PLC ATTN ROB LANE	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004	RLANE@GBLAW.COM

EXHIBIT B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

ELEPHONE (602) 256 0566
FACSIMILE (602) 256 4475

WRITER'S DIRECT LINE
(602) 256 4437

June 3, 2021

VIA U.S. MAIL

Re: Neighborhood Meeting Notification Wednesday, June 16, 2021.
Northeast corner of Lake Pleasant Parkway and Jomax Road.

Dear Neighbor, Property Owner, or Interested Party:

We represent Prestige Homes on Lake Pleasant Parkway Development Group, LLC ("Prestige Homes"). Prestige Homes is the prospective owner and developer of the approximately 17.96 net acres of land located at the northeast corner of Lake Pleasant Parkway and Jomax Road in the City of Peoria ("Property"). We have enclosed an Aerial Map of the Property with this letter.

The purpose of this letter is to invite you to a neighborhood meeting so that the development team for Prestige Homes may meet their neighbors and discuss their development proposal for the Property. Specific meeting information, including the date, time and location of the meeting, is provided on the second page of this letter.

For a brief overview of the Property and development proposal, the Property is currently vacant and zoned AG (General Agricultural). The City's General Plan designates most of the Property for multi-family residences (at a density of 12+ dwelling units per acre). There is also a large wash that runs through the Property, which the General Plan designates for park/open space land uses.

Consistent with the General Plan, Prestige Homes intends to develop the Property with a "hybrid single-family for rent" residential community. Specifically, Prestige Homes is proposing to develop the Property with 184 high-quality single-story residences along with resort-inspired resident amenities, including a swimming pool and spa, fitness/recreation center, leasing office, and substantial active and passive open space areas that incorporate and preserve the Property's existing wash (the "Project"). Each of the Project's homes will have an open concept floor plan with granite countertops, stainless steel appliances, custom cabinetry, full-size washer and dryers, designer flooring, walk-in closets and numerous other high-end interior finishes found in custom homes. We have enclosed with this letter a Conceptual Site Plan and Building Elevations so that you may see the preliminary design of the proposed Project.

The Project's homes will be one story and have a private fenced backyard, similar to a typical single-family home. The Project will also emphasize amenities and common areas/open space, much like a multi-family residential community. The Project will offer residents the privacy and low profile of a traditional single-family home as well as the convenience of a low maintenance, rental residence with community amenities for residents to enjoy.

The Project will develop the Property with a housing product that meets the intent of the General Plan's multi-family designation and therefore will add to the mix of high-quality housing options in this area of the City. But rather than a typical multi-family development, Prestige Homes is proposing a single-story housing product that we believe is more consistent with the character of the surrounding single-family neighborhoods.

Neighborhood Meeting Notification
NEC of Lake Pleasant Parkway and Jomax Road
June 3, 2021
Page 2

In order to accommodate the development of the Project, the Property will need to be rezoned from its existing AG (General Agricultural) zoning designation to PAD (Planned Area Development). Before a rezoning application is submitted, Prestige Homes would like to invite you to a combined in-person/virtual neighborhood meeting that we are hosting on **Wednesday, June 16th at 6:00 PM** to discuss the preliminary design plans for the Project with you. Details for the in-person and virtual meetings are as follows:

In-Person Meeting

The in-person meeting will be held at the following location:

West Wing Elementary School – Media Center
26716 North High Desert Drive
Peoria, Arizona 85383

Virtual Meeting

The virtual meeting will be a live stream of the in-person neighborhood meeting, with the opportunity for virtual attendees to ask questions after the formal presentation has concluded. To register for the virtual neighborhood meeting, please visit www.gblaw.com/prestigepeoria. Once you have registered, you will receive an email with a link to access the virtual neighborhood meeting.

This notice is being sent to you because property listed in your name is located within 600-feet of the subject Property or you have been identified as an interested party by the City of Peoria. This is not a notice of application or public hearing. You will receive future notices when a formal application is filed and/or scheduled for public hearings.

If you are unable to attend the neighborhood meeting or have questions regarding the Project, please do not hesitate to contact me at **(602) 256-4437** or mmaerowitz@gblaw.com.

Sincerely,

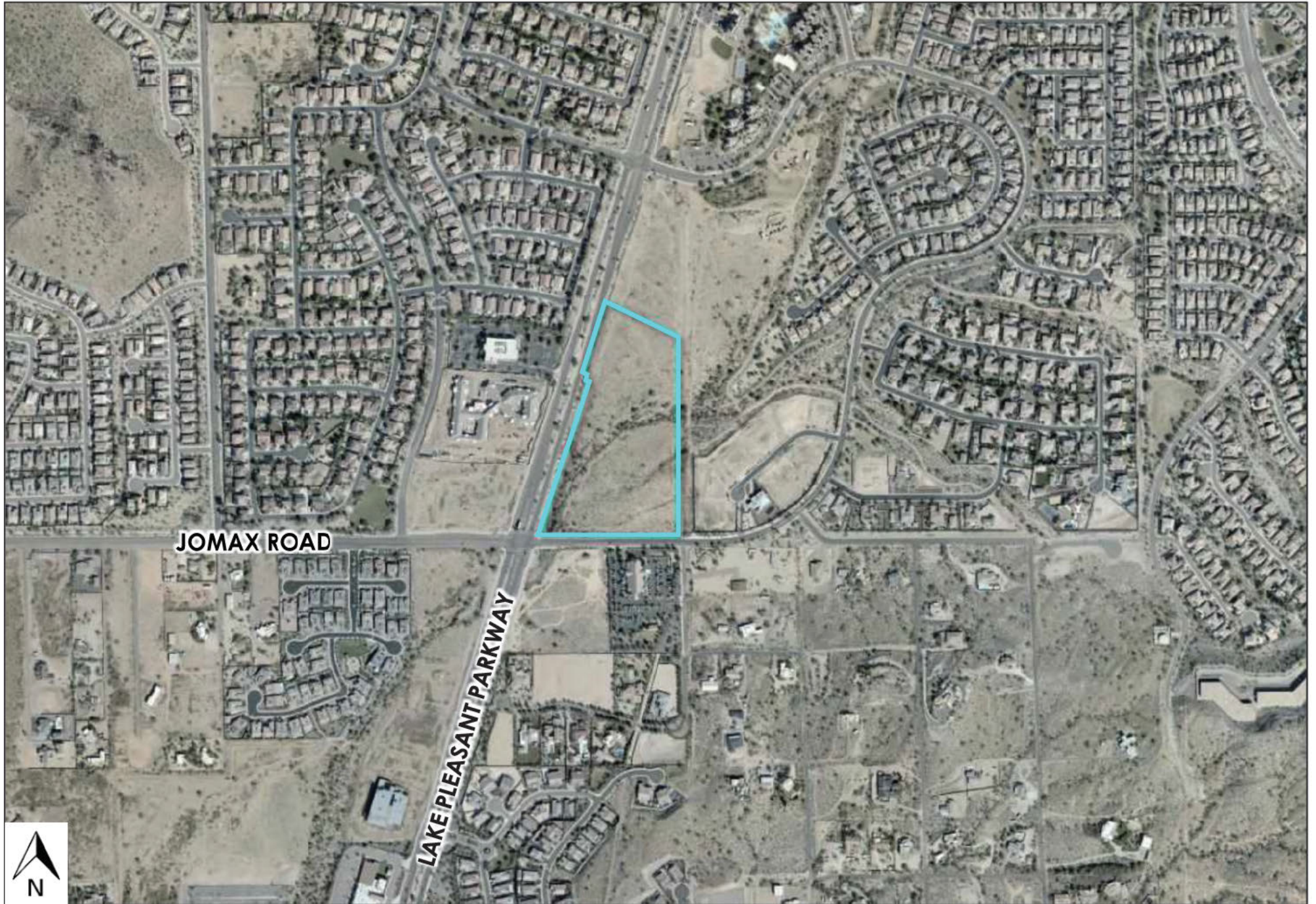
GAMMAGE & BURNHAM, PLC



By
Michael T. Maerowitz

Enclosures: Aerial Map
Conceptual Site Plan
Conceptual Building Elevations

AERIAL MAP

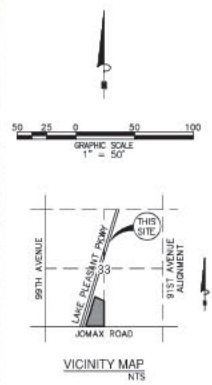
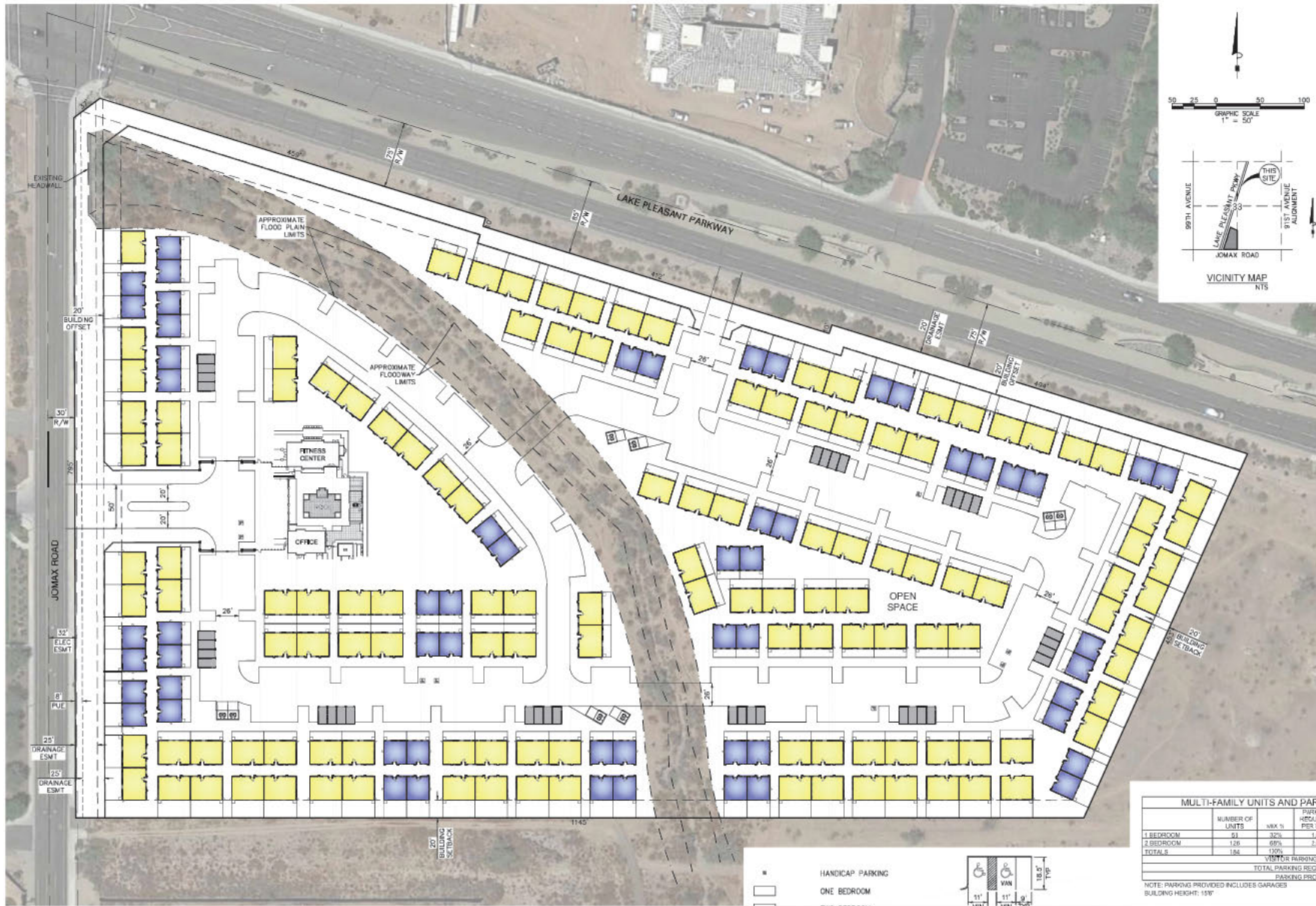


JOMAX ROAD

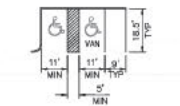
LAKE PLEASANT PARKWAY



SUBJECT PROPERTY



- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM
- GARAGES



TYPICAL PARKING DETAIL NTS

MULTI-FAMILY UNITS AND PARKING				
	NUMBER OF UNITS	MAX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	51	32%	1.5	77
2 BEDROOM	129	68%	1.9	245
TOTAL S	180	100%		322
VISITOR PARKINGS (1/10)				18
TOTAL PARKING REQUIRED				340
PARKING PROVIDED				369

NOTE: PARKING PROVIDED INCLUDES GARAGES
BUILDING HEIGHT: 15'0"

SITE DATA	
GROSS ACRES	21.00
NET ACRES	17.84
GROSS DUAAC	3.75
NET DUAAC	10.22

Bowman
CONSULTING

Bowman Consulting Group, LLC
1205 West Main Street, Suite 100
Tucson, Arizona 85701
Phone: (480) 624-8400
www.bowmanconsulting.com
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CONCEPTUAL LAYOUT
PRESTIGE ON LAKE PLEASANT
MARICOPA COUNTY
PEORIA, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION	DWG. DESIGN	DWG. DRAIN	SPL. CHKD

JOB No. NA
DATE: 1/28/2021
SHEET 1 OF 1



BUILDING 1 | PRESTIGE ON LAKE PLEASANT | PEORIA, ARIZONA



BUILDING 2 | PRESTIGE ON LAKE PLEASANT | PEORIA, ARIZONA



BUILDING 3 | PRESTIGE ON LAKE PLEASANT | PEORIA, ARIZONA

EXHIBIT C

PRESTIGE HOMES PEORIA NEIGHBORHOOD MEETING NOTIFICATION LIST				
PROPERTY OWNERS WITHIN 600-FEET				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
SOMM RS M CHA L C/POW LL CHR ST N A				
A SONG AM/K M HONG				
R GGS ROS ANN				
LW M TAL WORKS NC				
CHURCH O J SUS CHR ST				
MAV R CK HOLD NG COMPANY LLC				
HCM D 20 6 L LC				
JOLAK LLC				
N AD LLC				
P AVANT P OR A LLC				
JKW PARTN RS LLC				
C BOLA V STA R SORT & SPA LLC				
AAA P- 9 LLC/RA S NV STM NTS LLC				
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RAP DO LANDS LLC				
C BOLA V STA R SORT & SPA LLC				
KA OUROS MARK				
TONOL MATTH W/ASHL GH				
JACOBS N MARK W S				
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CART R AM LY TRUST				
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AJARDO CARLOS V C NT /KARYN ANN MACK NZ				
WH T PATRC A A TR				
J LOW Z LLAR/LOU SA				
NGRAM AM LY L V NG TRUST				
MCK NL Y DAV D NATHAN/K R LYNN				
S NGH RAJ SH KUMAR/SWAT				
GARR SON JOSHUA T/LAUR N KR ST N				
MCCORM CK LARRY J/JAANN M TR				
M K DAN L /CHR STY				
SCH MAN ST V D/ RANC S D				
VU V NC NT/HO LYNN				
JAM S AND K R MADR D L V NG TRUST				
STARK Y ROG R A/ST PHAN				
WALK R RONALD/KAR N				
GAVAN W LL AM J/ L ZAB TH M				
D MSK MATTH W/COURTN Y				
SUTT RT RRY/K MB RLY				
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ARM R-W SBY L V NG TRUST				
UPD K J RY ALAN/H ATH R ANN TT				
CITY-REGISTERED HOMEOWNER ASSOCIATIONS				
ORGANIZATION	MAILING ADDRESS	CITY	STATE	ZIP
C BOLA V STA COMMUN TY ASSOC AT ON				
LOR NZA				
LA STRADA D L LAGO				
PL ASANT VALL Y HOA				
QU R NC A				
STON BR DG RANCH HOM OWN RS ASSOC AT ON				
T RRA D L R O NORTH				
W STW NG MOUNTA N				
OTHER INTERESTED PARTIES				
ORGANIZATION	MAILING ADDRESS	CITY	STATE	ZIP
P OR A UN D SCHOOL D STR CT NO	6330 W THUND RB RD RD	GL NDAL	AZ	85306
ATTN D R CTOR O R S ARCH AND PLANN NG				
D R VALL Y UN D SCHOOL D STR CT NO 97	20402 N 5TH AV	PHO N X	AZ	85027
ATTN PLANN NG COORD NATOR				
GAMMAG & BURNHAM, PLC	40 N C NTRAL AV , 20TH L	PHO N X	AZ	85004
ATTN M CHA LT MA ROW TZ				

EXHIBIT D

**PRESTIGE HOMES
NEIGHBORHOOD MEETING**

West Wing Elementary School
26716 N High Desert Drive, Peoria, AZ 85383
June 16th, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Phyllis + Steve Krotomsky			
Lanae Harris			
ROGER PARISH			
GLANN FLANDRAU			
Phil Hnativuk			
Kirk BAUMGARTNER			
Bob + Betty Osborn			
Kirk + Christi Hanson			

**PRESTIGE HOMES
NEIGHBORHOOD MEETING**

West Wing Elementary School
26716 N High Desert Drive, Peoria, AZ 85383
June 16th, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Suz Dykes			
Alaina Dykes			
CLAY Allsp			
Alm Barber			
Chad Snow			
Kurt Hunter			
Robert W. Hansen			
Rochelle Fahney			

**PRESTIGE HOMES
NEIGHBORHOOD MEETING**

West Wing Elementary School
26716 N High Desert Drive, Peoria, AZ 85383
June 16th, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Todd Rowley			
Tom OSTERKORN			
CRYSTAL DYKES San Miguéirino			
Jacky Russell			

June 16, 2021 Pre-Submittal Virtual Neighborhood Meeting Attendee List							
Name	Address	City	ZIP	State	Phone	Email	Attended Mtg.
Lynn Peters							Yes
Tina Harms							Yes
Erin Westerman							Yes
Juanita Pro							Yes
Mark Kraska							Yes
John Bard							Yes
Mark Phelps							Yes
Christa Keppe							Yes
Theresa Jensen							Yes
Chris Ha							Yes
Shane Moore							Yes
Matthew Minter							Yes
Kevin Bachk							Yes
Patrick Echen							Yes
Diana Rosenthal							Yes
Laura Wm							Yes
Sam Zegar							No
Jacqueline Barber							No
Lanae Harris							No

EXHIBIT E

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256 0566
FACSIMILE (602) 256 4475

WIRELESS DIRECT LINE
(602) 256 4437

January 7, 2022

VIA U.S. MAIL

Re: Notice of Applications Filed and Official Neighborhood Meeting
City of Peoria Case Numbers Z21-08 and SP21-25
Northeast corner of N. Lake Pleasant Parkway and W. Jomax Road

Dear Neighbor, Property Owner, or Interested Party:

We represent Prestige Development Enterprises, LLC (“Prestige”). Prestige is the prospective owner and developer of approximately 17.96 net acres of land located at the northeast corner of Lake Pleasant Parkway and Jomax Road in the City of Peoria (the “Property”). We have enclosed an Aerial Map of the Property with this letter for your reference.

You may have received a previous letter from us or attended the introductory neighborhood meeting we hosted this past June to discuss Prestige’s development proposal for the Property with a “hybrid single-family for rent” community (the “Project”). On behalf of Prestige, we are pleased to inform you that formal applications have been filed with the City for the Project. We would also like to invite you to our official neighborhood meeting to discuss the Project in more detail since we last met.

For a brief reminder of the Property and Project, as you may recall, the Property is currently vacant and zoned AG (General Agricultural). The City’s General Plan designates most of the Property for multifamily residences (at a density of 12+ dwelling units per acre). There is also a large wash that runs through the Property, which the General Plan designates for park/open space land uses. Consistent with the General Plan, Prestige is proposing to develop the Property with a “hybrid single-family for rent” residential community. Specifically, Prestige is proposing to develop the Property with 179 high-quality residences along with community amenities, including a resort-inspired swimming pool and spa, fitness/recreation center, leasing office, and open space areas that incorporate and preserve the Property’s existing wash. We have enclosed the Site and Landscape Plan and Renderings for the Project so that you may see the proposed layout and design of the community.

The Project will offer residents the privacy and quality of a traditional single-family home, along with the convenience of a low-maintenance, rental residence with community amenities for residents to enjoy. Each of the Project’s homes will have an open concept floor plan with stone countertops, stainless steel appliances, custom cabinetry, full-size washer and dryers, designer flooring, walk-in closets and numerous other high-end features and finishes found in custom homes. In addition, each home will have a private fenced backyard, similar to a typical single-family residence.

The Project will develop the Property with a housing product that meets the intent of the General Plan’s multi-family designation and therefore will add to the mix of high-quality housing options in this area of the City. But rather than a typical multifamily development, Prestige is proposing a unique housing product that we believe is consistent with the character of the surrounding area.

In order to accommodate the development of the Project, the applications we have filed with the City are a rezoning application (City of Peoria Case No. Z21-08) to rezone the Property to Planned Area Development (“PAD”) and a site plan review application (City of Peoria Case No. SP21-25) for approval of the Project’s site plan. Now that formal applications have been submitted for the Project, **we would like to invite you to the official neighborhood meeting we are hosting on Wednesday, January 19th at 6:00 PM** to discuss the Project. Similar to the introductory neighborhood meeting we hosted this past June, this meeting will be offered in a hybrid in-person/virtual format. Details for the in-person and virtual meetings are as follows:

In-Person Meeting

The in-person meeting will be held at the following location:

West Wing Elementary School Media Center
26716 North High Desert Drive
Peoria, Arizona 85383

Virtual Meeting

The virtual meeting will be a live stream of the in-person neighborhood meeting, with the opportunity for virtual attendees to ask questions after the formal presentation has concluded. To register for the virtual neighborhood meeting, please visit www.gblaw.com/prestigepeoria. Once you have registered, you will receive an email with a link to access the virtual neighborhood meeting.

This notice is being sent to you because property listed in your name is located within 600-feet of the Property, you have been identified as an interested party by the City of Peoria, or you have previously asked us to include you on the notification list. This is not a notice of public hearing. You will receive another notice in the future when public hearings are scheduled for the Project.

The City Planner assigned to the applications is Mr. Robert Kuhfuss. Mr. Kuhfuss can be reached at (623) 773-7643 or robert.kuhfuss@peoriaaz.gov. Mr. Kuhfuss can answer any questions you may have regarding the City review and hearing processes. If you are unable to attend the neighborhood meeting or have questions regarding the Project, please do not hesitate to contact me at (602) 256-4437 or mmaerowitz@gblaw.com. We appreciate your time and consideration of the proposal, and we look forward to having you at our official neighborhood meeting on **Wednesday, January 19th**.

Sincerely,

GAMMAGE & BURNHAM, PLC

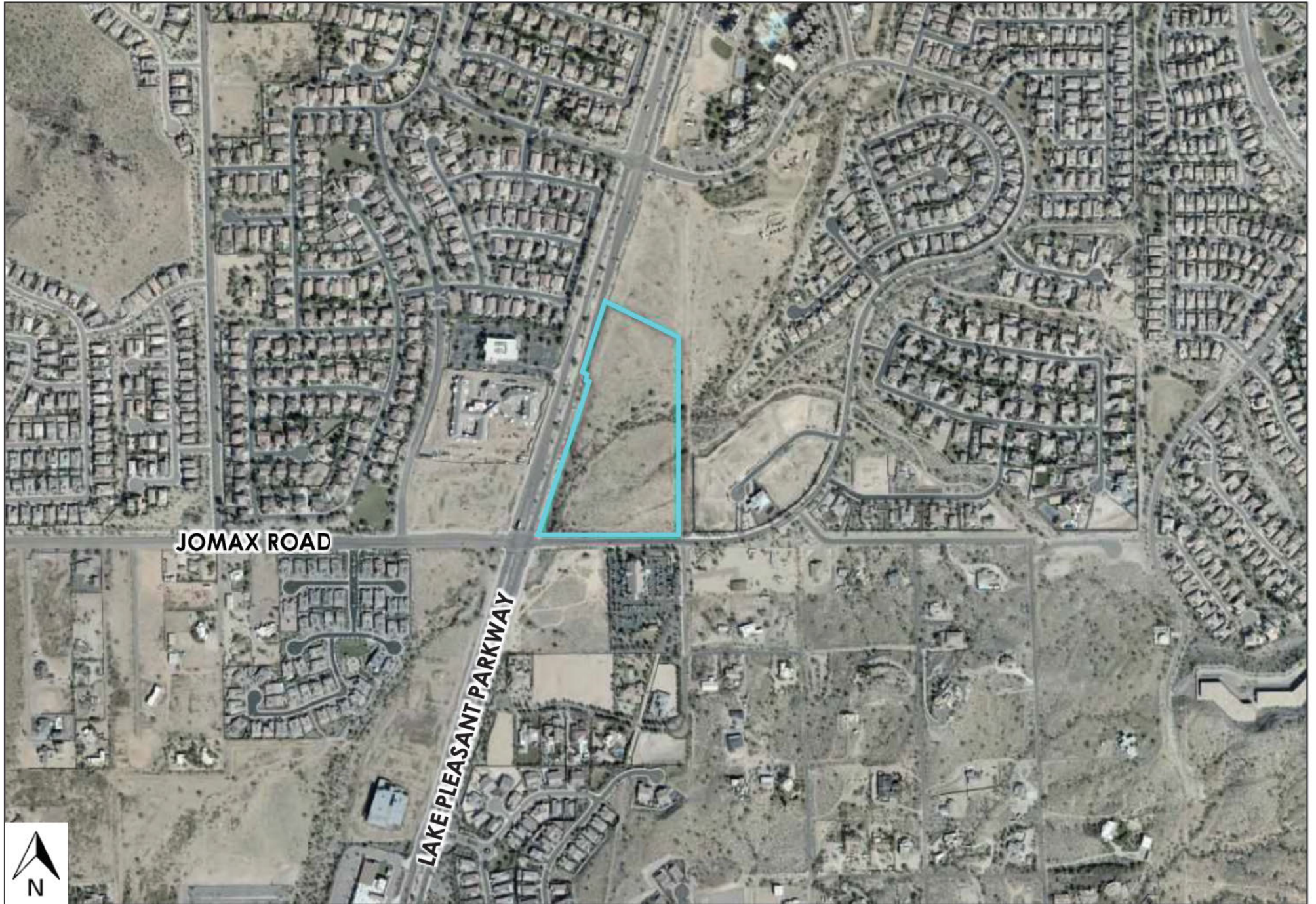


By

Michael Maerowitz

Enclosures: Aerial Map
Site and Landscape Plan
Renderings

AERIAL MAP



JOMAX ROAD

LAKE PLEASANT PARKWAY



SUBJECT PROPERTY

Exhibit 8

AERIAL RENDERING

Looking north across
Jomax Road



CORNER RENDERING

Looking northeast from the
intersection of Jomax Road
and Lake Pleasant Parkway



ENTRY RENDERING

Looking southeast from
Project entry along Lake
Pleasant Parkway



EXHIBIT F

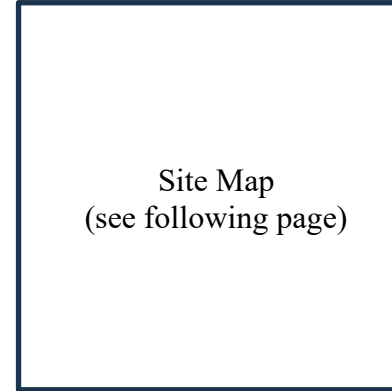
City of Peoria Public Notice

Request: Rezone from General Agriculture (AG) to Prestige Planned Area Development (PAD)

Project Location: NEC Lake Pleasant Parkway and Jomax Road

Project Size: 21.03 gross acres

Proposed Use: 179-unit development



Applicant Contact:

Michael Maerowitz
Snell & Wilmer, LLP
602-382-6494

City Contact:

Planning and Community Development
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Planning and Zoning Commission Hearing:

When: September 5, 2024, at 6:30pm

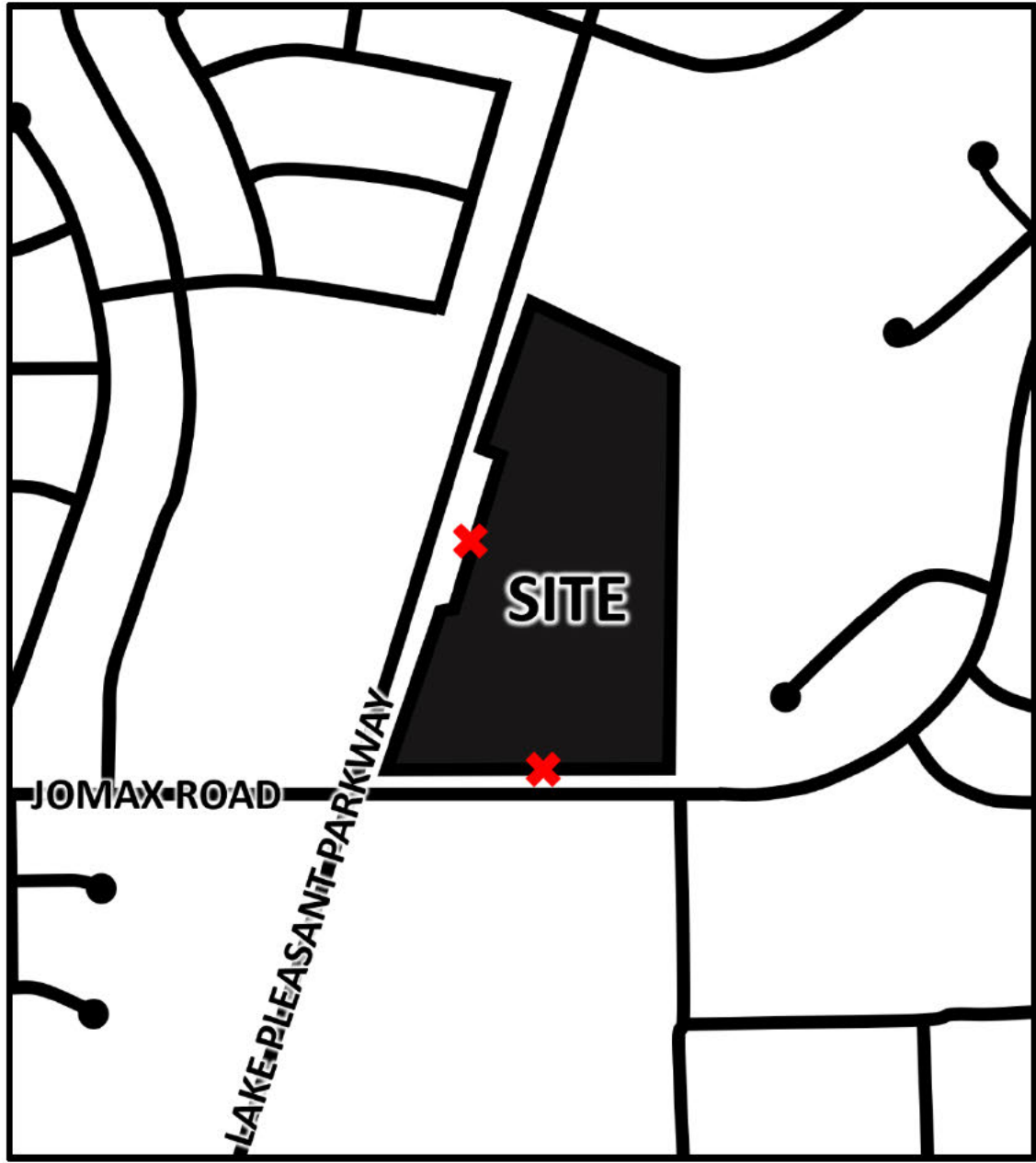
Where: Peoria City Council Chambers, 8401 W Monroe St.

City Council Hearing:

When: October 1, 2024, at 6:00pm

Where: Peoria City Council Chambers, 8401 W Monroe St.

Case No: Z21-08



PROPOSED SIGN POSTING LOCATIONS

