



Exhibit 1 | Conditions of Approval Prestige Homes Rezone (Z21-08)

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

1. Development and use of the site shall substantially conform to the Project Narrative (Exhibit 6) and the Standards and Guidelines Report (Exhibit 7) as contained in the staff report to the Planning and Zoning Commission dated September 5, 2024.
2. Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
3. A Conditional Letter of Map Revision and Letter of Map Revision (CLOMR/LOMR) shall be submitted to and approved by the Federal Emergency Management Agency (FEMA) prior to any modification to the existing regulatory floodplain within the site known as Prestige.

At a minimum, approval of the CLOMR by City of Peoria is required in order to receive final engineering approval through the civil document review process. LOMR approval by FEMA is required to be provided to the City of Peoria prior to Certificate of Occupancy being issued for any residential units or impact to the effective floodplain, unless otherwise approved by the City Engineer.

4. Required path and trail dedications and improvements shall be as follows, unless otherwise approved by the City Engineer and City Parks and Recreation Director:
 - a. Happy Valley Wash:
 - i. At the time of final plat, the Developer shall dedicate a minimum twenty-five (25) foot wide easement for public trail access and maintenance along the eastern bank of the Happy Valley Wash, at a location to be determined in consultation with the City.
 - ii. Within the public trail easement, the Developer shall design and construct a Secondary Multi-Use Trail, consisting of a minimum ten (10) foot wide trail with two (2) two-foot wide soft shoulders, in a location which is clear of obstacles and protected from erosion and scour by the wash.
 - iii. The combined fourteen (14) foot wide soft surface trail and soft shoulders shall be constructed in conformance with the Peoria Engineering Standards Manual (PESM) and Standard Details.
 - b. Jomax Road:
 - i. Developer shall dedicate a minimum twenty (20) foot wide easement for public trail access and maintenance along Jomax Road.
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**Exhibit 1 | Conditions of Approval
Prestige Homes (Z21-08)**

- c. Lake Pleasant Parkway:
 - i. Developer shall dedicated a minimum twenty (20) foot wide public trail easement along Lake Pleasant Parkway.
 - ii. Within the Lake Pleasant Parkway public trail easement, the Developer shall design and construct a ten (10) foot concrete sidewalk and adjoining four (4) foot soft surface trail in conformance with the Peoria Engineering Standards Manual (PESM) and Standard Details.
- 5. The Developer shall construct a Left-in / Left-out (LILLO) turn diverter and modify associated landscaping within the Lake Pleasant Parkway median.
- 6. Access along the northern boundary of Prestige shall be designed, dedicated, and constructed by the Developer as follows, unless otherwise approved by the City Engineer:
 - A. A minimum forty (40) foot wide public access easement from the western-most edge of site adjacent to Lake Pleasant Parkway to the eastern boundary shall be dedicated on subject site as shown in Exhibit A.
 - i. The final dimensions and geometry of the easement immediately adjacent to Lake Pleasant Parkway may be refined at the time of final engineering. However, at a minimum, the easement shall encompass all necessary improvements for the access driveway to meet the Peoria Engineering Standards Manual and Peoria Access Management Guidelines.
 - ii. If the driveway improvements, and associated easement are shifted southward from the northern boundary of the Prestige site, the Developer shall dedicate a cross-access easement along the length of the northern boundary up to the northern extents of the driveway easement, in order to allow for cross access to Parcel 201-36-737 (aka "Evergreen").
 - iii. If the driveway improvements are shifted northward to split between Parcel 201-40-385 (aka Prestige) and Parcel 201-36-737, the Developer shall:
 - i. Dedicate the balance of the easement on Parcel 201-40-385 required to complete the necessary public access improvements.
 - ii. Show documentation or cause through joint dedication by Final Plat that the reciprocal portion of the required access easement is dedicated on Parcel 201-36-737.

**Exhibit 1 | Conditions of Approval
Prestige Homes (Z21-08)**

- B. The Developer shall be responsible for the following improvements relative to the public access easement, unless otherwise agreed to by the City Engineer:
 - i. Paving, curb, gutter, sidewalk, lighting, landscaping, and striping extending from Lake Pleasant Parkway to the eastern end of the driveways serving Parcel 201-40-385 (aka Prestige) and Parcel 201-36-737 (aka Evergreen).
 - ii. Decomposed granite shall be provided extending from the eastern end of the driveways serving the Prestige and Evergreen sites to the eastern end of the easement.

Exhibit A

