

# **Citizen Participation Report**

## **North Peoria Gateway PCD**

**Loop 303 & Happy Valley Road**

**Case No. Z24-03**

**August 22, 2024**

**PREPARED BY:**

**Bergin, Frakes, Smalley & Oberholtzer PLLC**

**Contact: Adam Pruett**

**[apruett@bfsolaw.com](mailto:apruett@bfsolaw.com)**

**(602) 899-0318**

## **Introduction**

Under Section 21-317 of the Peoria Zoning Ordinance, the applicant conducted public outreach to provide information on the rezoning of the parcel. The public outreach seeks to get input from the local stakeholders during the entitlement process.

Section 21-317 of the Zoning Ordinance requires only one neighborhood meeting. Two neighborhood meetings, one in-person and one-virtual, were held for this application, each with separate notification mailings. The City also requires physical signs to be placed on the property in highly-visible locations with the neighborhood meeting notification information. Staff recommended two site posting locations; however, to improve notification, a third site posting was added.

The applicant completed two direct mailings for two separate neighborhood meetings – one in-person, one virtual – to provide information, address concerns, and receive input from citizens. Approximately 1,200 letters were mailed to property owners within 1,320 ft. of the property, including 11 letters mailed to HOAs within 1 mile of the property. The property was also posted with information for both neighborhood meetings.

A summary of each neighborhood meeting, the questions asked, and their associated responses are provided in the enclosed Neighborhood Meeting Report.

### **The following documents are attached as exhibits**

- Public Notice Letters
- Neighborhood Meeting Report
  - Sign in sheets (in-person meeting)
  - Zoom meeting chat log (virtual meeting)
- Neighborhood Meeting Presentations
- Mailing Lists
  - Property Owners within 1,320 feet
  - HOAs within 1 mile
- Notification Radius Map
- Site Posting Affidavits

April 21, 2024

**Re: Neighborhood Meeting for Zoning Case No. Z24-03, a Planned Community District rezoning request for approximately 1,620 acres generally located south of Lone Mountain Blvd. on both sides of Loop 303 to the Calle Lejos Rd. alignment (“North Peoria Gateway”)**

Dear Property Owner or Representative,

This letter is to inform you of a neighborhood meeting for a proposed rezoning. This firm represents the Arizona State Trust Land Department (ASLD), and on behalf of ASLD, has submitted an application to change the zoning designation for the subject area to Planned Community District (“PCD”) as shown on the enclosed Development Units Plan.

The PCD contemplates a mix of residential, commercial, and business park / employment land use types, and provides the ability for the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. Additionally, the PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. An associated 450-acre annexation case (City of Peoria Case No. ANX24-01) will be processed concurrently by the City with this rezoning application.

We have scheduled an in-person open house meeting for you to ask any questions, meet the development team, and learn more about the project:

**In Person Meeting:**

Date: May 15, 2024  
Time: 6:00 p.m.  
Location: WestWing Mountain Community Center  
27008 N. High Desert Dr.  
Peoria, AZ 85383

**In-Person Neighborhood Meeting Info:**

**Date:** May 15, 2024

**Time:** 6:00 p.m.

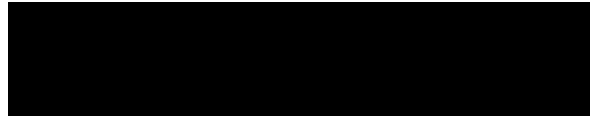
**Location:**  
WestWing Mountain Community Center  
27008 N. High Desert Dr.  
Peoria, AZ 85383

If you cannot attend for any reason, we would be happy to talk with your or meet with you or a small group of your neighbors separately at your convenience.

Page 2 of 2  
April 21, 2024  
Arizona State Land Department – North Peoria Gateway  
Notice of Neighborhood Meeting

You may reach me at 602-899-0318 or via email at [apruett@bfsolaw.com](mailto:apruett@bfsolaw.com). You may also contact the City Planning Department at 623-773-7200 or [planning@peoriaaz.gov](mailto:planning@peoriaaz.gov). Thank you for your courtesy and consideration.

Sincerely,

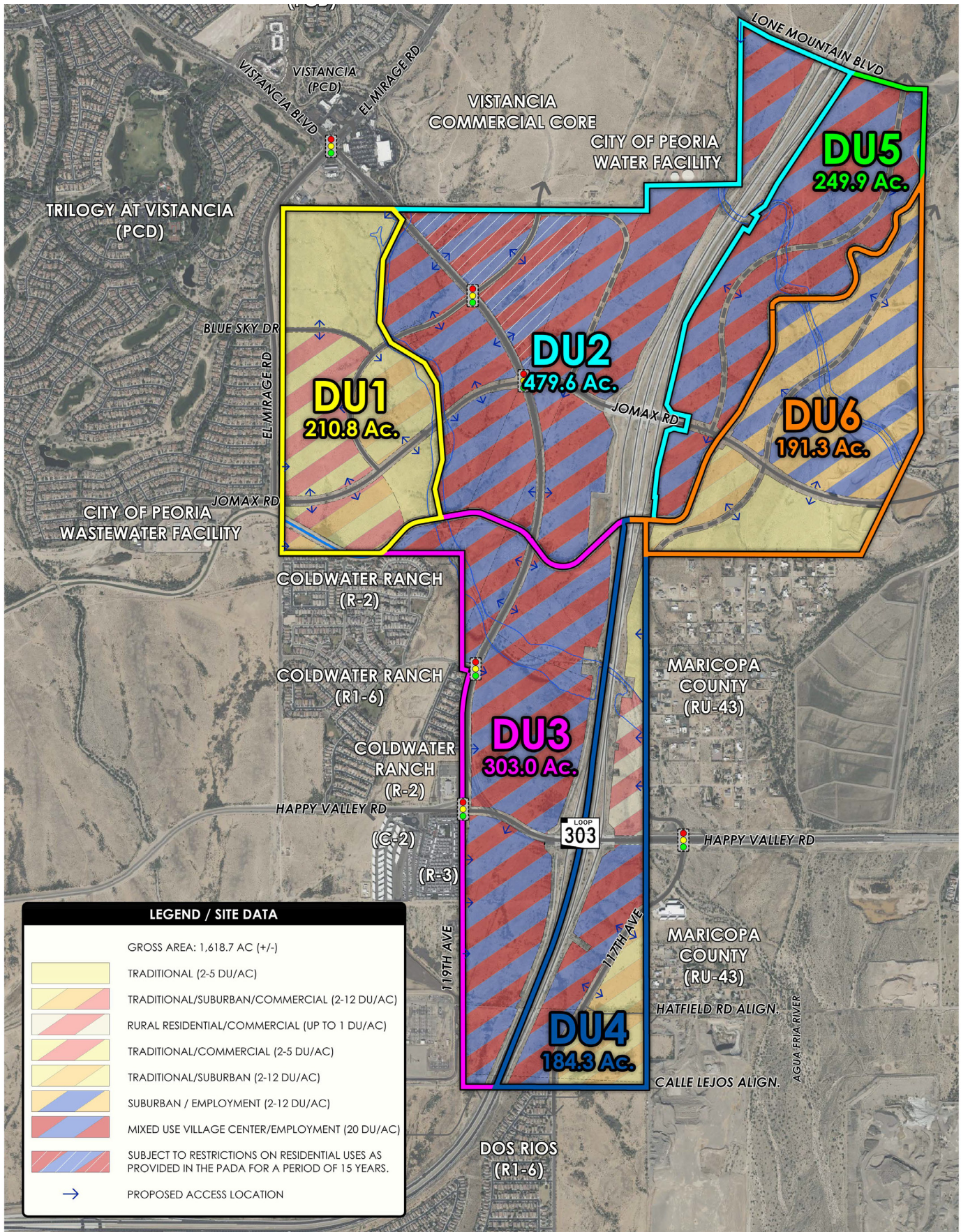


Adam D. Pruett  
Development Manager

cc: Cody Gleason, City of Peoria Planning and Development Department

Enclosure(s) – Development Units Plan

# EXHIBIT 3: DEVELOPMENT UNITS PLAN



July 19, 2024

**Re: Second Neighborhood Meeting for Zoning Case No. Z24-03, a Planned Community District rezoning request for approximately 1,620 acres generally located south of Lone Mountain Blvd. on both sides of Loop 303 to the Calle Lejos Rd. alignment (“North Peoria Gateway”)**

Dear Property Owner or Representative,

This letter is to inform you of a second neighborhood meeting for the North Peoria Gateway rezoning that will be held virtually on August 8, 2024. This firm represents the Arizona State Trust Land Department (ASLD), and on behalf of ASLD, has submitted an application to change the zoning designation for the subject area to Planned Community District (“PCD”) as shown on the enclosed updated Development Unit Plan. This meeting will introduce the

proposal to residents who were unable to attend the first meeting on May 15, 2024, and to provide an update on the changes to the proposal since that meeting.

The PCD contemplates a mix of residential, commercial, and business park / employment land use types, and provides the ability for the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. Additionally, the PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. An associated 450-acre annexation case (City of Peoria Case No. ANX24-01) will be processed concurrently by the City with this rezoning application.

The full application can be accessed on the City’s website at:  
<https://www.peoriaaz.gov/government/departments/planning-and-zoning/development-summary>.

**Virtual Meeting:**

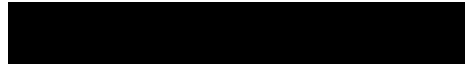
Date: August 8, 2024  
Time: 6:00 p.m.  
Meeting Link: <https://tinyurl.com/NorthPeoriaGatewayMeeting>  
Call-In (optional): 1-669-444-9171  
Meeting ID: 899 1548 0877  
Passcode: 980068

<p><b>Virtual Neighborhood Meeting Information:</b></p> <p><b>Date:</b> August 8, 2024</p> <p><b>Time:</b> 6:00 p.m.</p> <p><b>Meeting Link:</b> <a href="https://tinyurl.com/NorthPeoriaGatewayMeeting">https://tinyurl.com/NorthPeoriaGatewayMeeting</a></p> <p><b>Call-In (optional):</b> 1-669-444-9171</p> <p><b>Meeting ID:</b> 899 1548 0877 <b>Passcode:</b> 980068</p>
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If you cannot attend for any reason, we would be happy to meet with you separately at your convenience.

You may reach me at 602-899-0318 or via email at [apruett@bfsolaw.com](mailto:apruett@bfsolaw.com). You may also contact the City Planning Department at 623-773-7200 or [planning@peoriaaz.gov](mailto:planning@peoriaaz.gov). Thank you for your courtesy and consideration.

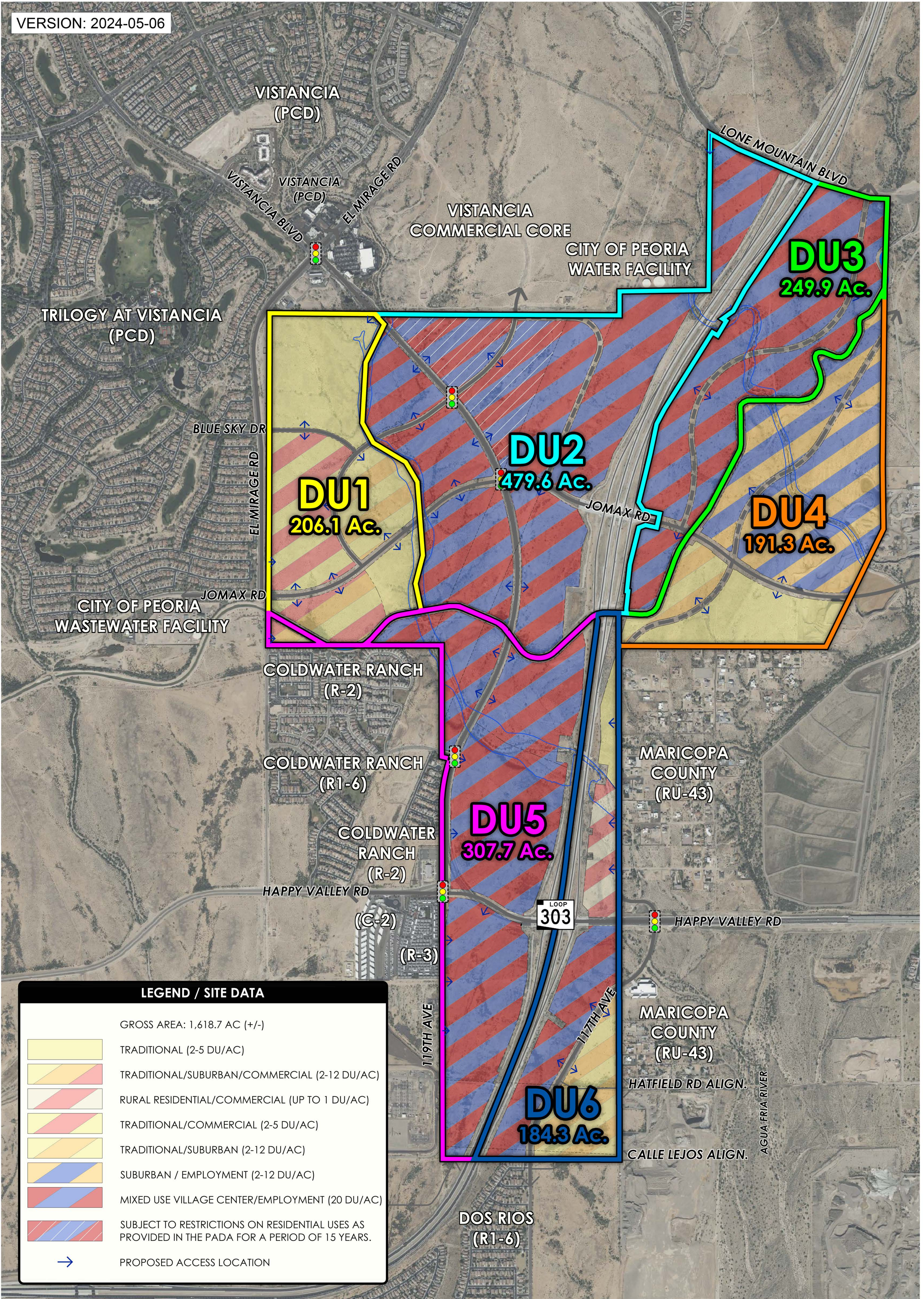
Sincerely,



Adam D. Pruett  
Development Manager

cc: Cody Gleason, City of Peoria Planning and Development Department

Enclosure – Development Unit Plan



**LEGEND / SITE DATA**

GROSS AREA: 1,618.7 AC (+/-)

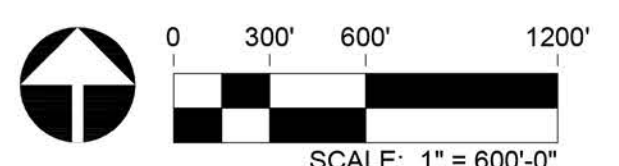
- TRADITIONAL (2-5 DU/AC)
- TRADITIONAL/SUBURBAN/COMMERCIAL (2-12 DU/AC)
- RURAL RESIDENTIAL/COMMERCIAL (UP TO 1 DU/AC)
- TRADITIONAL/COMMERCIAL (2-5 DU/AC)
- TRADITIONAL/SUBURBAN (2-12 DU/AC)
- SUBURBAN / EMPLOYMENT (2-12 DU/AC)
- MIXED USE VILLAGE CENTER/EMPLOYMENT (20 DU/AC)
- SUBJECT TO RESTRICTIONS ON RESIDENTIAL USES AS PROVIDED IN THE PADA FOR A PERIOD OF 15 YEARS.
- PROPOSED ACCESS LOCATION

Copyright RVI



**NORTH PEORIA GATEWAY • DEVELOPMENT UNITS**

PEORIA / MARICOPA COUNTY, AZ  
 2024-05-06  
 # 22003540  
 ASLD



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

## Neighborhood Meeting Report for

### North Peoria Gateway

May 15, 2024 at 6:00 p.m. (In-Person) and August 8, 2024 at 6:00 p.m (Virtual)

Case No. Z24-03

Two neighborhood meetings were held for North Peoria Gateway (“Project”). The first meeting was held at 6:00 p.m. on May 15, 2024, at the WestWing Mountain Community Center located at 27008 N. High Desert Drive, Peoria, AZ 85383. The second meeting was held virtually via Zoom to encourage attendance with the convenience of remote access.

#### Neighborhood Meeting #1 (May 15, 2024 @ 6:00 p.m.)

The development team arrived at 4:30 p.m. and the first attendees began arriving at 5:20 p.m. – most attendees arrived around 5:45 p.m. Attendees were asked to register their attendance and to take a notecard for submitting questions during the presentation. These questions would be responded to following the presentation. A list of 82 attendees is attached as Appendix A.

Members of the development team present included:

Carolyn Oberholtzer – Bergin, Frakes, Smalley & Oberholtzer

Lauren Trobaugh – Bergin, Frakes, Smalley & Oberholtzer

Quinne Daoust – Bergin, Frakes, Smalley & Oberholtzer

Adam Pruett – Bergin, Frakes, Smalley & Oberholtzer

Karen Dada – Arizona State Land Department

Rhonda Buss – Arizona State Land Department

Alex Stedman – RVi Planning + Landscape Architecture

Greg Rodzenko – Ardurra Engineering

Pete Hemingway – Ardurra Engineering

City Officials and Staff:

Mike Faust – Deputy City Manager, City of Peoria

Chris Jacques – Director of Development Services

Lorie Dever – Deputy Director of Planning, City of Peoria

Cody Gleason – Planning Manager, City of Peoria

Rob Kuhfuss – Senior Planner, City of Peoria

Matt Bullock – City Council Candidate, Mesquite District, City of Peoria

Thomas Konkowski – Planning & Zoning Commissioner, City of Peoria

The meeting commenced at 6:00 with Carolyn Oberholtzer giving team introductions then a PowerPoint presentation about the property, the role and function of the Arizona State Land Department (“ASLD”), and Project being proposed. Presentation slides addressed ASLD trust land beneficiaries, site constraints, proposed land uses, circulation, and water service areas. Also clarified during the presentation was that this Project is not associated with the “airport property”, which refers to a second large ASLD property further north where the City has expressed interest in studying for a future airport. While there have been no actions taken by the City yet on that endeavor, the concept has become public and has been the subject of discussion and opposition. The clarification about the Project being unassociated with the airport was further reinforced by the City’s Deputy City Manager, Mike Faust, who was in attendance. The presentation lasted approximately 20 minutes.

In addition to the presentation, the team provided several boards showing the property and the proposed land uses were made available for attendees wishing to see the land use and parcel maps in finer detail.

City staff were available to provide additional support on an as-needed basis. Except for the clarification regarding the airport and a few general questions from attendees following in the meeting outside of the venue, staff participation was able to remain minimal.

Ms. Oberholtzer concluded her presentation and asked the attendees to submit their written questions so she could read them aloud and respond to them individually. Below is a summary of the citizens’ questions and the responses.

#### Citizen Comments and Questions:

On the topic of the airport, Ms. Oberholtzer restated that this is not the property that is associated with the airport discussion.

Several questions were raised about infrastructure planning and water allocation. Ms. Oberholtzer acknowledged the concerns about water availability, but pointed out that the Project was created to align with the current General Plan land use designation(s) for the property and that the General Plan is the City’s primary tool for future planning and development efforts, including infrastructure planning. Ms. Oberholtzer also clarified that this property is located in two water service areas – EPCOR and City of Peoria. As for water provision and existing private wells in adjacent unincorporated county areas, these matters are regulated by the Arizona Department of Water Resources where they are reviewed and addressed by the City through the utility master plans that are included with the North Peoria Gateway rezoning application; specific utility demand and design won’t be established until future phases when uses are known.

Related to the utility planning and water allocation was a question / commentary on statewide water shortages and Colorado River water allocation. Ms. Oberholtzer acknowledged that water is an important ongoing issue in Arizona, but that the question at hand is more of a policy question that extends beyond the presentation of this Project.

One question about a possible Loop 303 sound wall was presented. Ms. Oberholtzer indicated that such a wall is beyond the scope of this project and would require considerable input from ADOT.

Several questions asking for clarification of industry terms were asked, such as, the difference between 'commercial' and 'employment' land uses and between 'land use' and 'zoning'? Ms. Oberholtzer explained that the property will be zoned PCD, but that within the PCD, there are general land use categories that prescribe specific districts where use permissions, restrictions, and development standards are defined. As for the difference between 'commercial' and 'employment', it was explained simply that commercial is where goods are sold or services are provided and that 'employment' is generally reserved for professional or medical offices, light manufacturing, business to business sales, or similar. It was also clarified in response to resident questioning that industrial development would be allowable in the 'mixed use village center/employment' development unit designation in accordance with the Permitted Uses table included in these presentation slides and rezone informational materials included on the City's website.

Related to the permitted uses, Ms. Oberholtzer was asked whether industrial could be developed in the Project. Yes, the PCD is being prepared to reflect many of the City's existing zoning districts and the permissions within them, and that care is being taken to eliminate the most undesirable uses.

A resident asked if there would be schools in the area. This resident left this question with a team member before leaving the meeting early and asked that the response be sent to the provided email. The requested response was provided; however, to complete this record, there are no school locations specifically identified as part of this application. This PCD reflects the City's current zoning districts, which means schools are considered a permitted use throughout the property.

Another resident asked if there would be development in or around the existing powerline easements / corridors? Ms. Oberholtzer said this would be determined by the restrictions within the easement itself; however, where there might be some opportunities for open space improvements or parking areas for some specific uses, there would not be any structures allowed. On the topic of power line corridors, another resident asked whether new kV lines running to the Calle Lejos Alignment and Dos Rio development would be undergrounded. Ms. Oberholtzer answered no that these lines would generally exceed the voltage that the City typically runs underground.

Regarding circulation and transportation planning, Ms. Oberholtzer reiterated the circulation portion of the presentation, which indicated the importance of transportation planning as a driver of the future development of this property. She described the Jomax Road connection and DCR and explained that certain alignments are planned or exist, others will be determined in the next phase of development – after the property is sold.

A resident also asked what environmental, wildlife, archaeological studies have been conducted? Ms. Oberholtzer explained that the property is subject to the City's Desert Lands Conservation Overlay, which requires wildlife surveys and habitat preservation, native plant inventory and salvage, and archaeological surveys.

From several residents in the adjacent unincorporated County areas, questions regarding proposed uses for a narrow parcel immediately east of Loop 303 and north of Happy Valley Road and the proposed Rural Residential / Commercial use designation north of Happy Valley Road, but not south of Happy Valley Road were asked. Additionally, these residents asked what recourse the County residents had in this process. Ms. Oberholtzer explained that the narrow parcel in question was a challenging parcel to develop due to its size, shape, topography, and proximity to the freeway. This parcel would require

the parcel's developers to improve the right-of-way infrastructure and access points adjacent to it. As for the recourse of County residents, Ms. Oberholtzer encouraged the residents to engage in the process and reminded them that every property owner within ¼-mile of the property gets notified during the process regardless of their residency in the City or the County.

Lastly, residents were curious about the timing of the ASLD auction and if there would be any timing requirements for development or infrastructure completion? A related question asking if there were any known buyers or users interested in the property and will the residents get to choose the uses. Ms. Oberholtzer explained that while ASLD has been authorized to position this property for sale, there are no known or estimated auction dates at this time and that this rezone effort is solely in preparation for future development. The auction process, including the notification period, was explained and Ms. Oberholtzer encouraged the residents to visit the ASLD website for more information. It was also explained that there are no known interested buyers at this time. Lastly, it was explained that the end user / uses are determined by the zoning and the winning bidder, and that continued engagement will help shape the Project. Ms. Oberholtzer announced that a second neighborhood meeting, likely a virtual meeting, will be held this summer to show the changes resulting from the City's review comments and comments from the community.

The meeting ended at 7:00 p.m. as scheduled. The venue cleared and the team had a brief informal discussion following the meeting outside of the venue.

In addition to the neighborhood meeting, twelve emails were received. City staff received, and shared with the development team, six emails expressing concerns about the project. The contact information associated with these emails was redacted and staff's response(s) are unknown. The remaining six emails were sent directly to the applicant team. The development team also had telephone conversations with two citizens.

Concerns from the redacted messages include general opposition and/or concerns based on the following:

- Increased traffic
- Water availability
- Types of businesses being allowed
- Potential impacts on wildlife
- Hazards to children
- Government involvement / land grab
- Location of specific uses types
- Diminished property values

Responses to these concerns could not be provided directly to the citizen(s) due to the redaction of the messages; however, these comments did inform the presentation provided at the neighborhood meeting.

Emails and phone calls received by the development team were primarily inquisitive in tone. Most were seeking information clarifying which ASLD property this application was for, that is, confirming whether or not this was the subject site for the future airport study, or asking about planned road improvements, such as the future connection of Jomax Road over the Agua Fria River. Responses included a detailed outline of the PCD and the rezoning process including an invitation to the May 15<sup>th</sup> neighborhood meeting and a copy of the City's Design Concept Report ("DCR") for Jomax Road.

Three emails were received after the neighborhood meeting. Two were requests for the neighborhood meeting presentation, which was shared, and the third was for the neighborhood

presentation, but also for information regarding environmental studies and the current and future demand on the power grid. The presentation was shared and information regarding the City's required conformance with the Desert Lands Conservation Overlay was provided. As for the request for power grid information, direction was provided to contact City staff, who may have preferred contact information at APS or to contact APS directly.

#### Neighborhood Meeting #2 (August 8, 2024 @ 6:00 p.m.)

Notices for this meeting were mailed on 7/19/2024 to all property owners within 1,320 feet of the property and HOAs within one mile (approximately 1,200 notices total). The meeting began at 6:00 p.m. with the presentation beginning approximately five minutes later to allow a few attendees some time to correct certain technical issues.

The meeting was attended by 29 residents, five applicant team members, and three staff members. Ms. Oberholtzer explained that this is the second neighborhood meeting, then provided a brief project history and explanation of the Arizona State Land Department and its role in this application. Ms. Oberholtzer then proceeded with the full presentation, highlighting the changes that have occurred to the PCD since the last meeting and explaining additional changes being proposed in response to the City's second review comments. These changes include modifications to allowable building height for prescribed context-appropriate locations within the Project. Changes also include reductions in overall use intensity, simplification of the Permitted Uses table and the number of zoning categories, new context-appropriate restrictions on multifamily residential development, unique development standards for mixed-use development concepts, and the clarification of the Land Use Budget and how the proposed dwelling units will be distributed based on water service areas. This portion of the meeting took approximately 30 minutes to complete.

#### Citizen Comments and Questions:

The second half of the meeting was reserved for questions from the attendees. To maintain the structure of the meeting and to prevent interruptions, questions were provided via the Zoom chat function. A copy of the chat log is attached.

Citizen questions could be broken down into a few general categories. For example, a few residents were interested in the differences between commercial and employment uses, and between the I-1 and I-2 zoning districts. The question regarding the zoning district is a result of it being shared that the I-2 uses have been removed from this version of the PCD. These are recurring questions and were responded to with an explanation that commercial can be thought of as retail, shopping, dining, and some office uses whereas employment is primarily offices, manufacturing, and distribution. Similarly, as an example of how I-1 and I-2 relate to each other, I-1 uses are primarily indoor manufacturing and assembly of products from a variety of raw materials, whereas I-2 uses are where the raw materials are made.

Citizens also asked about traffic impacts, desert preservation, and how the sale of this ASLD property would affect Peoria schools. Regarding traffic, this rezoning application included a Circulation Study and the presentation included references to two major City projects that will improve circulation in the area – Happy Valley Road Intersection Improvement Study, which details the improvements and realignment of the Happy Valley Road and Vistancia Blvd intersection and the Jomax Road Design Concept

Report that details the extension of Jomax Road east over the Agua Fria River corridor to connect with the Loop 303. Both projects have been under development by the City for a number of years in anticipation of the inevitable development of this area. As for the questions about the desert preservation, this project is not requesting deviations from the City's Desert Lands Conservation Overlay or the Hillside Overlay, both of which were included in the Zoning Ordinance to prioritize and preserve high-value land where significant natural features, archaeological resources, or high concentrations of native vegetation is present. Lastly, regarding school funding for Peoria schools, it was explained that because this is State Trust Land, sale proceeds go to the beneficiaries, the largest of which is the K-12 Common Schools. All public K-12 institutions in the state benefit from the sale and lease proceeds of State Trust Land- so Peoria Unified is included. Further, until the land is auctioned, it is not subject to taxation. When it is privately owned, it will be subject to secondary assessments which include education-related assessments.

One attendee asked if this project would bring updated technology to the area, specifically 5G internet, which would benefit those who might work from home. There are no known commitments to higher-speed internet. Staff indicated that such expansion of these facilities are to be determined by private service partners. Similarly, a question was asked about water restrictions and the possibility of EPCOR no longer retaining its nonexclusive franchise status in the near future. It was explained that the PCD land use budget was based on water allocations that are linked to the current General Plan land use designations and the ability for the City and for EPCOR to provide water. As for the EPCOR nonexclusive franchise status, staff agreed to research this and report back.

One resident expressed concern that the City is too aggressive with the rate of development and that zoning doesn't appear to be restrictive enough. The example provided was the amount of fast food restaurants at Happy Valley Road and Lake Pleasant Parkway ("Four Corners"). It was explained that zoning does not have absolute predictive power and that many PADs and PCDs use the City's Zoning Ordinance as a baseline to avoid deviating too far from the City's expectations for development. The concentration of uses in an area is often a function of market demand and viability for that area.

Lastly, Ms. Oberholtzer invited the meeting attendees to contact the team to request a copy of the presentation with the understanding that the PCD is currently being revised for a third submittal. The presentation has been shared with three attendees and commitments have been made to share the third version of the PCD with those attendees once the third submittal to the City has been made.

The meeting concluded promptly at 7:00 and attendees were provided with the contact information should there be any follow-up questions.

# Neighborhood Meeting Sign-In Sheet

North Peoria Gateway  
 Case No. Z24-03  
 Neighborhood Meeting – May 15, 2024  
 City of Peoria  
 WestWing Mountain Community Center  
 27008 N. High Desert Drive Peoria, AZ 85383

30

Name	Address	City & Zip Code	Phone/E-Mail
Ed McKinney	[Redacted]	[Redacted]	[Redacted]
Matt Bullock	[Redacted]	[Redacted]	[Redacted]
Lorie Dewar	City of Peoria	[Redacted]	[Redacted]
Jacqueline Konkou	[Redacted]	[Redacted]	[Redacted]
Brian Wohrle	[Redacted]	[Redacted]	[Redacted]
Kristi Casseday	[Redacted]	[Redacted]	[Redacted]
Scott Casseday	[Redacted]	[Redacted]	[Redacted]
Kim Stuhl	[Redacted]	[Redacted]	[Redacted]
Matthew	[Redacted]	[Redacted]	[Redacted]

Name	Address	City & Zip Code	Phone/E-Mail
DIANE WILSON	[REDACTED]	[REDACTED]	[REDACTED]
JED BARNER	[REDACTED]	[REDACTED]	[REDACTED]
Ann Mack	[REDACTED]	[REDACTED]	[REDACTED]
KATHLEEN MAURER	[REDACTED]	[REDACTED]	[REDACTED]
Jeri Orr	[REDACTED]	[REDACTED]	[REDACTED]
Andrew Hydchak	[REDACTED]	[REDACTED]	[REDACTED]
Billie Morehouse	[REDACTED]	[REDACTED]	[REDACTED]

# Neighborhood Meeting Sign-In Sheet

North Peoria Gateway  
 Case No. Z24-03  
 Neighborhood Meeting – May 15, 2024  
 City of Peoria  
 WestWing Mountain Community Center  
 27008 N. High Desert Drive Peoria, AZ 85383

Name	Address	City & Zip Code	Phone/E-Mail
Steve Potts	[REDACTED]	[REDACTED]	[REDACTED]
Silas Eck			
Barry Gordon			
MARY MARTIN			
JOSEPH A. LINZA			
Marlene Cruse			
Barb Faulkner			
Brandon Mackey			
Benjamin TUNDUC			

Name	Address	City & Zip Code	Phone/E-Mail
Patricia Walsh	[REDACTED]	[REDACTED]	[REDACTED]
KATHY TURNER	[REDACTED]	[REDACTED]	[REDACTED]
John New	[REDACTED]	[REDACTED]	[REDACTED]
Corky Haynes	[REDACTED]	[REDACTED]	[REDACTED]
Jeff Orr	[REDACTED]	[REDACTED]	[REDACTED]

# Neighborhood Meeting Sign-In Sheet

North Peoria Gateway  
 Case No. Z24-03  
 Neighborhood Meeting – May 15, 2024  
 City of Peoria  
 WestWing Mountain Community Center  
 27008 N. High Desert Drive Peoria, AZ 85383

52

Name	Address	City & Zip Code	Phone/E-Mail
Bob & Sheila Griffin			
JES CURNO			
Cheryl Ready			
Steve Schwartz			
Tom Konkowski			
BARBARA THOMAS			
Troy Fay			
Erica Alcalá			

Name	Address	City & Zip Code	Phone/E-Mail
Glen Dodd			
Michelle Green			
Dolice Sherman			
Lynn Peters			
Angeli Wesson			
Lorie Boutin-Friedmann			
Linda Miller			
Truong + KumLay			
Donna Martin			
JULY SON JENSEN			
KAZYN MAEVEAN			
Doreen Power			

Name	Address	City & Zip Code	Phone/E-Mail
IAN THOMAS	[REDACTED]	[REDACTED]	[REDACTED]
Raul Gomez	[REDACTED]	[REDACTED]	[REDACTED]
Taylor Leavitt	[REDACTED]	[REDACTED]	[REDACTED]
KINGS -	[REDACTED]	[REDACTED]	[REDACTED]
Ken P. H	[REDACTED]	[REDACTED]	[REDACTED]
Marilyn Grenici	[REDACTED]	[REDACTED]	[REDACTED]
Dan Grenici	[REDACTED]	[REDACTED]	[REDACTED]
Augustus Gerletti	9875 W 85th Ave	Provia <del>Mo</del> 85343	augustus.gerletti@proviaaz.gov
John Roth	[REDACTED]	[REDACTED]	[REDACTED]
Matt Johnson	[REDACTED]	[REDACTED]	[REDACTED]
WILLIAM KEWSE	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Name	Address	City & Zip Code	Phone/E-Mail
DAVE DOUGLAS	[REDACTED]	[REDACTED]	[REDACTED]
William Wiliford	[REDACTED]	[REDACTED]	[REDACTED]
Cody Gleason	9875 N 85th Ave Peoria	85345	623-773-7645
Deborah Keenan	[REDACTED]	[REDACTED]	[REDACTED]
Ken Elkman	[REDACTED]	[REDACTED]	[REDACTED]
ART MILAR	[REDACTED]	[REDACTED]	[REDACTED]
Tim Nolan	[REDACTED]	[REDACTED]	[REDACTED]
Savannah Jensen	[REDACTED]	[REDACTED]	[REDACTED]
Jeanne Hanna	[REDACTED]	[REDACTED]	[REDACTED]
PAULA KOJMEI	[REDACTED]	[REDACTED]	[REDACTED]
Joe Resnick	[REDACTED]	[REDACTED]	[REDACTED]
GARY CRUMP	[REDACTED]	[REDACTED]	[REDACTED]

Name	Address	City & Zip Code	Phone/E-Mail
Barbara Wyllie	[REDACTED]		
Savannah Parker			
Yvonne Smith			
Amy Mohr			
Robert Kuhfuss			

5

Name	Address	City & Zip Code	Phone/E-Mail
Paul Smith	[REDACTED]	[REDACTED]	[REDACTED]
Annette Masterson	[REDACTED]	[REDACTED]	[REDACTED]
Angie Smith	[REDACTED]	[REDACTED]	[REDACTED]

3

## Zoom Meeting Chat Log (August 8, 2024 Meeting)

18:05:53 From Angeli Wesson to Everyone:

Thundering here in 4 Corners... let's see how it all goes.

18:28:11 From Angeli Wesson to Everyone:

**?** : Can we get a copy of this slideshow? Table 3 and the reduced 22 lines are too difficult to read legibly.

18:32:06 From Pat to Everyone:

Who determines if Peoria changes in zoning for the PCD is against the current general plan

18:33:47 From Bill to Everyone:

We see no description of what "Traditional", etc actually is defined as

18:34:59 From Adam Pruett to Everyone:

[apruett@bfsolaw.com](mailto:apruett@bfsolaw.com)

18:35:02 From B to Everyone:

If the city can control the use of this land, why can't it control the overwhelming number of fast food restaurants in Peoria?

18:35:29 From D&K to Everyone:

How do you define 'Employment' versus Commercial? Please use examples of what could or could not be built. How many total acres of the approx. 1000 buildable acres in NPG will be Commercial and/or Employment?

18:36:20 From Lawrence Bottorf to Everyone:

This was very helpful, and well explained. Thank you!

18:36:39 From Bill to Everyone:

can you share it?

18:36:41 From Chris Jacques to Everyone:

The 2nd submittal of the North Peoria Gateway has been posted to the City's website under 'Planning & Zoning.'

18:36:56 From Chris Jacques to Everyone:

[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)

18:38:46 From Bill to Everyone:

can you share or link to the definitions?

18:39:23 From Megan Staub to Everyone:

What will the requirements be for trying to keep some of the desert aesthetic within the development? Peoria has traditionally championed open space.

18:41:46 From Bill to Everyone:

Reacted to "What will the requ..." with 👍

18:42:19 From Cody Gleason - City of Peoria to Everyone:

Direct link to PCD Document -  
<https://www.peoriaaz.gov/home/showpublisheddocument/32697/638566504235270000>

18:43:05 From Karen Dada to Everyone:

Please remember that the 2nd Submittal on the City's website does not reflect the changes that have been made since our last meeting and that were discussed here tonight. The 3rd submittal is still being finalized and will be available on the website once it is submitted.

18:43:48 From PSmith to Everyone:

I believe I saw limit of about 16,000 residential units in NPG. Trilogy has about 3,300 residential units with about the same area. Now add commercial and industrial businesses like Amcor with 1000 employees this area will be very congested especially from 6:00aM to 9:00 am and 3:00PM to 6:00 PM. What can be done to restrict so many people in a small area.

18:43:58 From Angeli Wesson to Everyone:

Reacted to "I believe I saw limi..." with ❓

18:44:40 From D&K to Everyone:

It has been communicated that the sale and development of the ASLD land primarily benefits public education but are there any guarantees that Peoria public schools necessarily receive any let alone the majority of this money? How/when is this decided?

18:46:01 From Alex Stedman, RVi to Everyone:

Reacted to "I believe I saw li..." with ❓

18:46:24 From Bill to Everyone:

The link to PCD does not appear to have the definitions on page 3 as stated

18:47:31 From Angeli Wesson to Everyone:

❓ : EPCOR is set to be voted to renew their "nonexclusive franchise" from 15 years to 25 years on November 5th. If common sense prevails and EPCOR is NOT renewed... how fast will other companies be able to competitively apply for water utilities in this NPG area?

18:47:42 From Chris Jacques to Everyone:

It's a max of 13,989 units but typically developments do not approach its unit ceiling. Vistancia has a maximum entitlement of 12,500 units.

18:48:42 From Bill to Everyone:

thanks

18:49:27 From Cody Gleason - City of Peoria to Everyone:

We don't have the narrative posted on the website but if you email Cody.Gleason@peoriaaz.gov I can provide that information to you.

18:49:38 From Bill to Everyone:

Reacted to "It's a max of 13,9..." with 👍

18:50:04 From B to Everyone:

In theory, Vistancia commercial can look like 4 corners due to zoning, as it will accommodate the owner/builder?

18:50:21 From Chris Jacques to Everyone:

We'll take a look at the EPCOR question. I do not know.

18:50:43 From Angeli Wesson to Everyone:

Replying to "In theory, Vistancia..."

4 Corners is the nickname for Happy Valley & Lake Pleasant Parkway

18:51:12 From Angeli Wesson to Everyone:

Reacted to "We'll take a look at..." with ✅

18:51:44 From B to Everyone:

All the proposed commercial.

18:52:31 From PSmith to Everyone:

Any restrictions on water use since Peoria is going for DAWS 100 year supply. next year.

18:52:39 From D&K to Everyone:

Our opinion from experience is the zoning does not restrict much of anything! The "Commercial Core' in 5 North became Amkor a semiconductor testing and packaging facility (eg. Employment not Commercial). Four Corners is primarily fast food because it was the developer that got to choose who he sells to and the zoning allows it.

18:52:39 From Angeli Wesson to Everyone:

Reacted to "Our opinion from exp..." with ❓

18:52:45 From Angeli Wesson to Everyone:

Reacted to "Any restrictions on ..." with ?

18:52:56 From Angeli Wesson to Everyone:

Removed a ? reaction from "Our opinion from exp..."

18:53:28 From Angeli Wesson to Everyone:

Reacted to "Our opinion from exp..." with 🙄

18:54:38 From Megan Staub to Everyone:

When you said you removed I2, and kept zoning for I1 - what is the difference between the two? What can be built in I1?

18:54:46 From Angeli Wesson to Everyone:

? : Many neighbors and I work from home. Are there any talks about developing higher levels of communication technology like 5G & faster internet?

18:55:06 From Angeli Wesson to Everyone:

Reacted to "When you said you re..." with ?

18:55:45 From Angeli Wesson to Everyone:

Replying to "When you said you re..."

"I1 allows for light manufacturing and everything indoors."

18:56:08 From Megan Staub to Everyone:

Is Amcor I1?

18:56:14 From Angeli Wesson to Everyone:

Reacted to "Is Amcor I1?" with ?

18:57:02 From Bill to Everyone:

Thank you. Good day

18:57:09 From PSmith to Everyone:

What manufacturing does not take in raw material

18:58:10 From Angeli Wesson to Everyone:

? : Because we're now on the THIRD amendment of the NPG, can there be more time for the public given to survey the information?

18:59:18 From D&K to Everyone:

Have you heard interest in potential buyers for this ASLD land? What would your guess be for an auction?

18:59:52 From Angeli Wesson to Everyone:

Replying to " ? : Because we're now..."

"At least a 2 week period between [submittal]... email them to Adam

apruett@bfsolaw.com

18:59:57 From Cody Gleason - City of Peoria to Everyone:

There is no specific plan that I am aware of for internet service providers to increase their capabilities in the area. The City does not initiate internet service infrastructure improvements. Those are a private effort by those providers. Those improvements typically occur in association with adjacent development as that infrastructure typically seeks to follow development in the area.

19:00:03 From Chris Jacques to Everyone:

Five North has been zoned Mixed-Use since 2002 which allows high-tech manufacturing like Amcor.

19:00:23 From Angeli Wesson to Everyone:

Reacted to "There is no specific..." with 🙄

19:01:03 From B to Everyone:

Just like McDonald's/

19:01:15 From Angeli Wesson to Everyone:

Reacted to "Five North has been ..." with 🙄

19:01:37 From D&K to Everyone:

Reacted to "Five North has been ..." with 🙄



# North Peoria Gateway



Neighborhood Meeting

May 15, 2024 at 6:00PM

Exhibit 9

# *What is State Trust Land?*

State Trust Land is land that was granted to Arizona by the federal government in preparation for Arizona's statehood.

Rules governing State Trust Land are contained in the Arizona Enabling Act, the Arizona Constitution, and the Arizona Revised Statutes.

Trust land is not public or preserve land, it is more akin to private land.

State Trust Land benefits Arizona's general public by providing revenue to 13 essential public service beneficiaries



# *Every Acre has a Beneficiary*

Approximately 8 million of the remaining 9.2 million acres of State Trust Land are assigned to Arizona's K-12 public schools

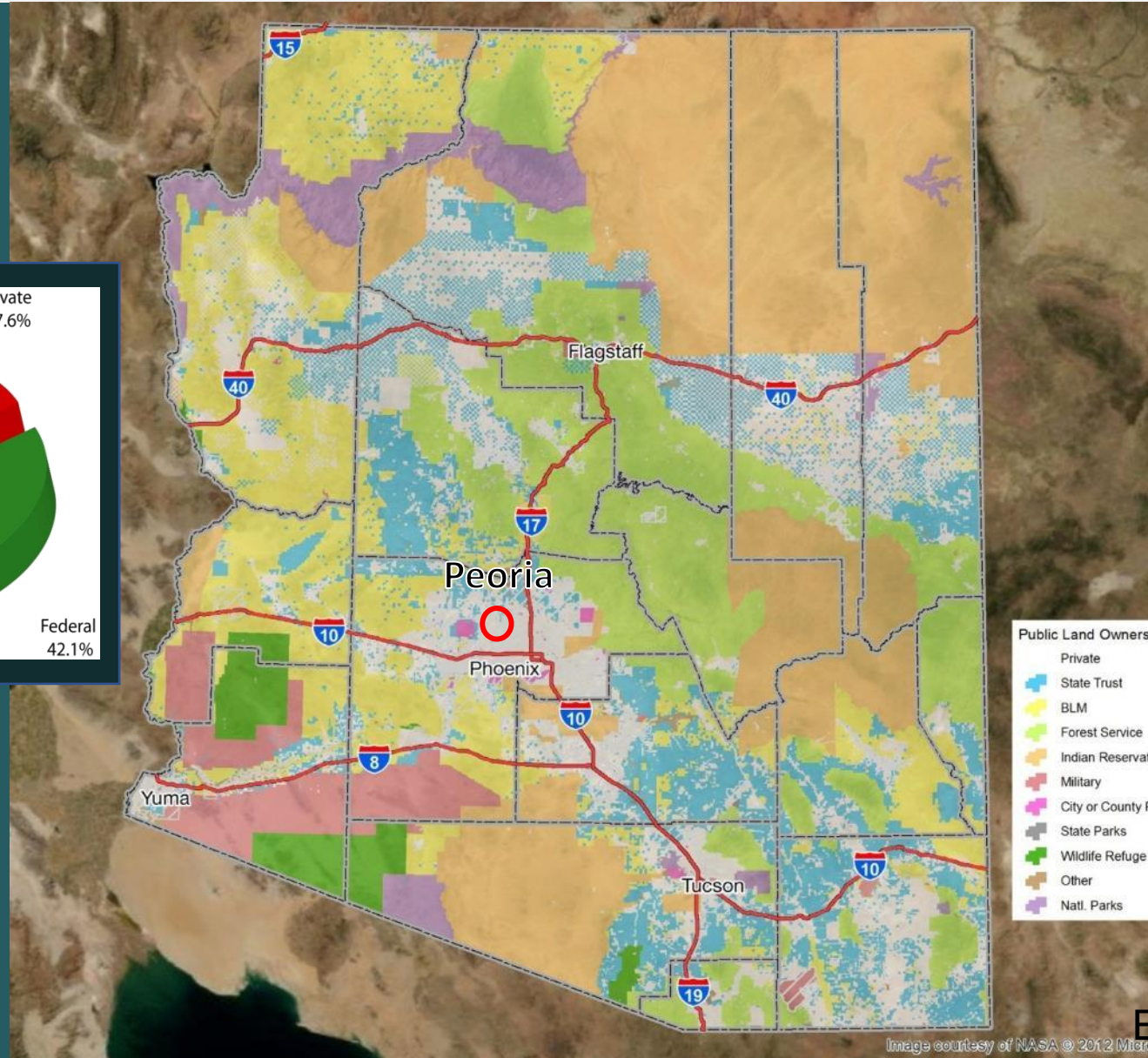
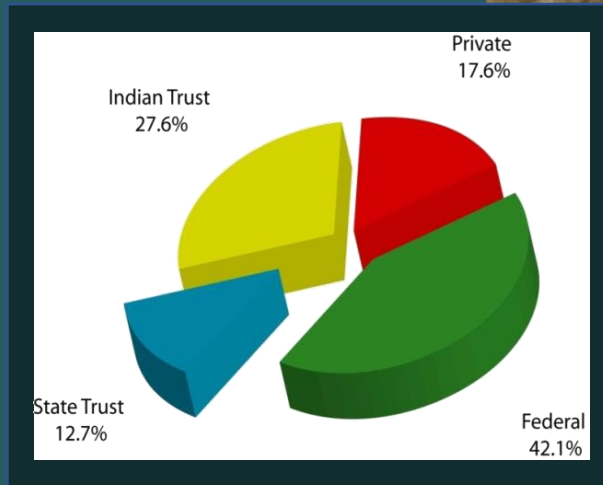


Image Source: [Raising Arizona Kids.com](http://Raising Arizona Kids.com)



Image Source: [azed.gov](http://azed.gov)

# Arizona's State Trust Land





*State Trust land is not public land or permanently designated open space.*

*Because these lands are held in trust, they differ greatly from public lands such as state parks, US Forest Service land and are more akin to private land.*



***All Arizona State Land is held in Trust***

*Trust lands can't be sold for less than **fair market value** as determined by **appraisal***

*Land sales or leases in excess of ten years require a public auction*



# What about the money?

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*Every dollar earned goes into the Trust*

---

*ASLD is a General Fund agency*

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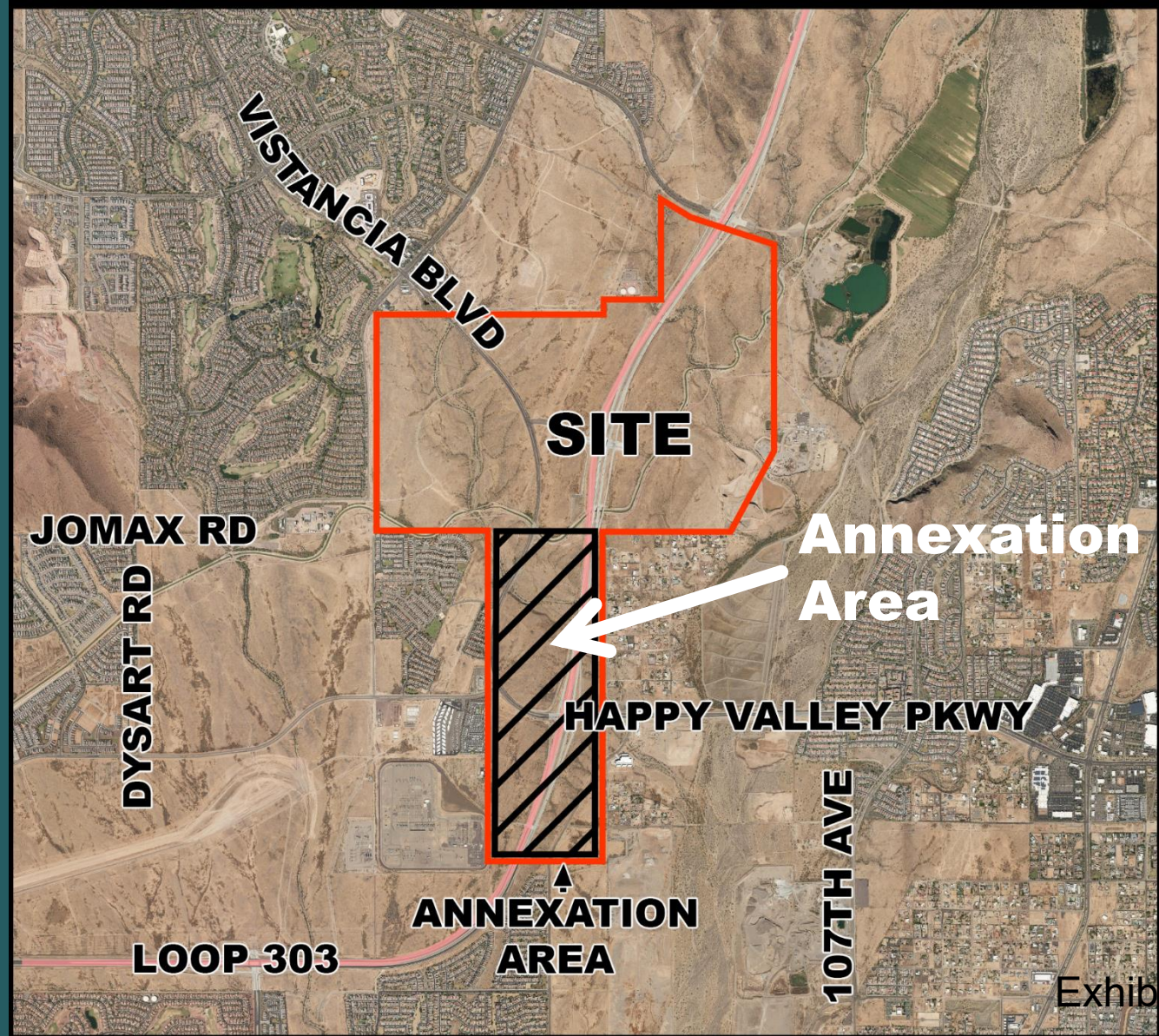
*ASLD partners with local governments for land planning and entitlements.*



# Subject Site

**1,619 Acres Total**

- All State Trust Land
- 463 acres to be annexed into the City
- Remaining 1,156 acres are already in the City
- State Trust Land Annexation Statutes (ARS 9-461)
- Annexation of State Trust land into a city or town requires the prior approval of the State Land Commissioner and the
- State Selection Board (Governor, Treasurer, Attorney General)
- State Land Commissioner approved this annexation into the City

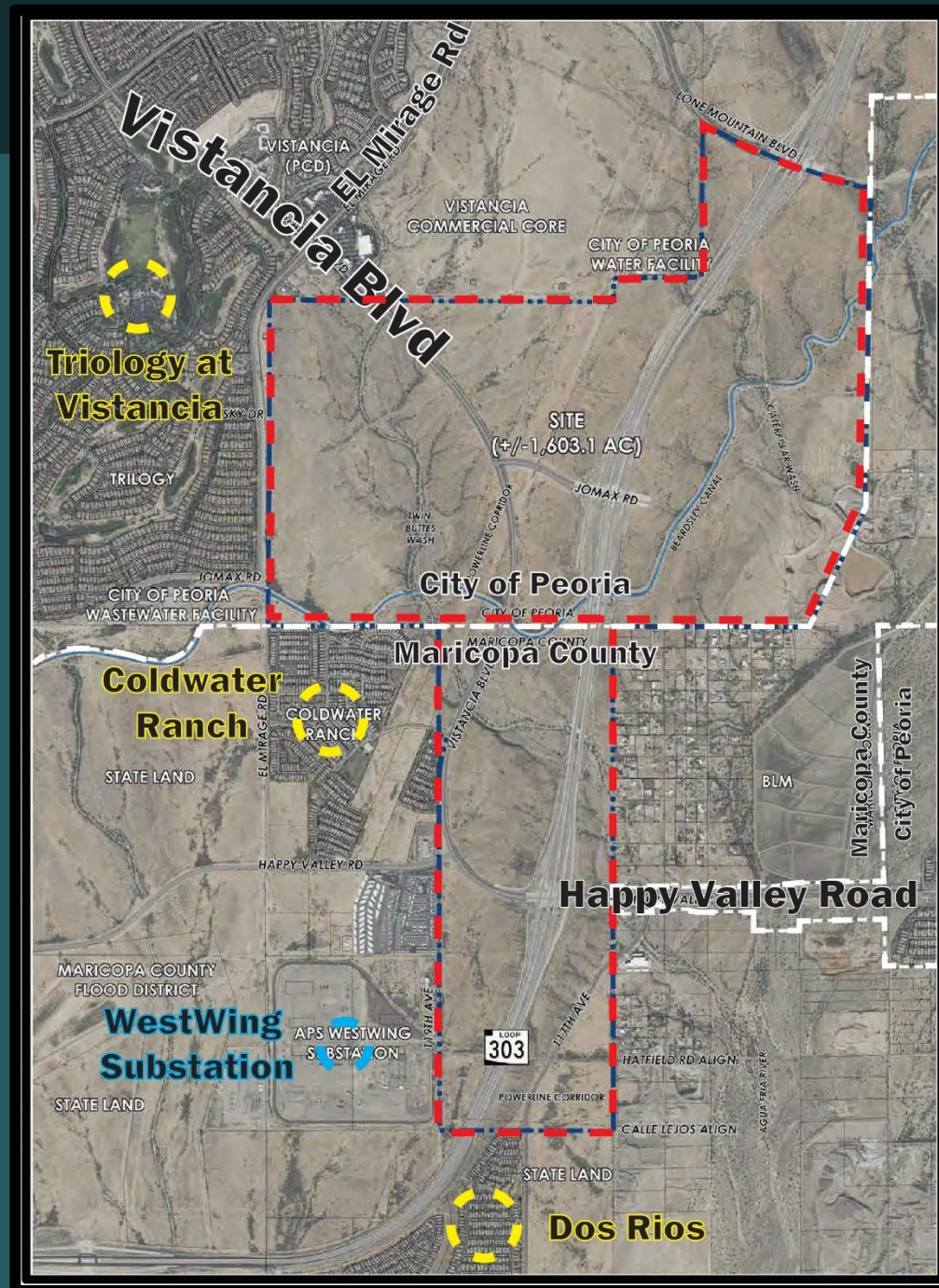


# Context

Property is located between the El Mirage Rd alignment to the west, 109<sup>th</sup> Ave to the east, Lone Mountain Parkway to the north, and Calle Lejos alignment to the south

Property is intersected by Loop 303 and two washes that drain into the Agua Fria River to the east

Adjacent to Vistancia and Coldwater Ranch communities



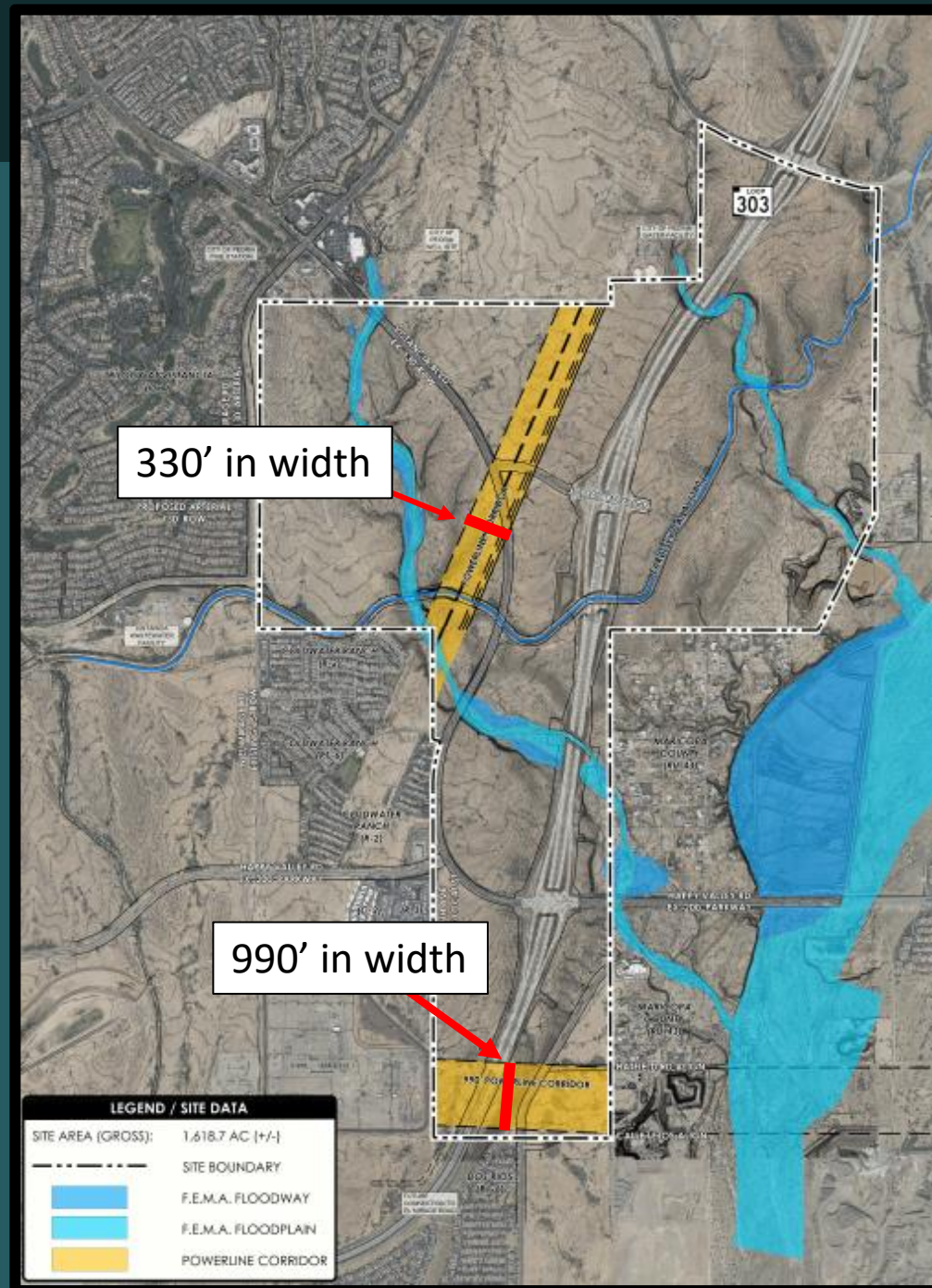
# Constraints

Site is bisected by Loop 303 Freeway and provides two interchanges at Lone Mountain and Happy Valley with an additional connection to be provided at Jomax Rd

Two major wash corridors cross through the site and drain into Agua Fria River to the east

Beardsley Canal extends through center of the site

Two high voltage power corridors cross through the site connecting to WestWing Substation, at the site's southwest-most corner



# Current General Plan

**TABLE 1: 2040 GENERAL PLAN  
LAND USE SUMMARY**

LAND USE CATEGORY	ACRES	MAX DENSITY	MAX UNITS
RURAL RESIDENTIAL	16.8	1.0	17
TRADITIONAL RESIDENTIAL	358.4	5.0	1,792
SUBURBAN RESIDENTIAL	47.9	12.0	575
URBAN RESIDENTIAL	74.8	20.0	1,496
MIXED USE - NEIGHBORHOOD VILLAGE	290	20.0	5,800
MIXED USE - COMMERCIAL DISTRICT	102.5	40.0	4,100
COMMERCIAL	48.3	0.0	0
EMPLOYMENT BUSINESS COMMERCE	471	0.0	0
PARK / OPEN SPACE	114.6	1.0	115
WATERWAYS	94.4	1.0	94
<b>TOTAL</b>	<b>1,618.7</b>	<b>0.0</b>	<b>13,989</b>



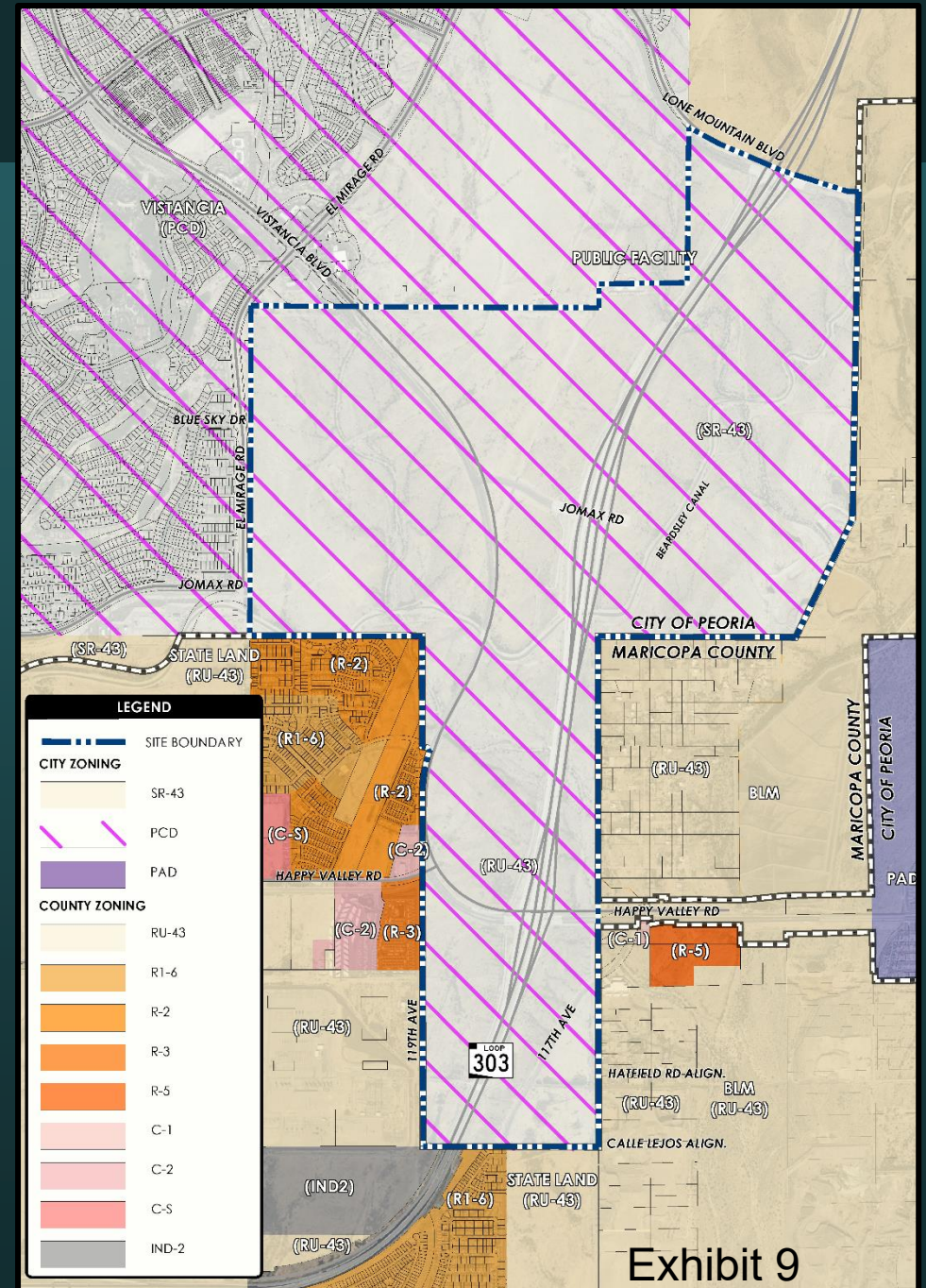
## LEGEND

	SITE BOUNDARY		COMMERCIAL
	RURAL RESIDENTIAL		MIXED USE
	TRADITIONAL RESIDENTIAL		MU COMMUNITY DISTRICT
	SUBURBAN RESIDENTIAL		EMPLOYMENT BUSINESS COMMERCE
	URBAN RESIDENTIAL		EMPLOYMENT INDUSTRIAL
	MASTER PLANNED AREA		PUBLIC USE

# Proposed Zoning – PCD

## Planned Community Development

- PCD is a zoning district intended for large-scale master planned projects that allows for project-specific development standards and permitted (or restricted) uses.
- Proposal is to rezone 1,619 acres to PCD District, following annexation to allow for the future development of residential, commercial, and employment uses.
- Proposal maintains the current General Plan's maximum number of residential units at 13,989.
- These residential units may be distributed throughout the project as needed; however, each parcel will have established development standards.

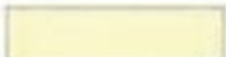


# Development Units (DU)

- Development Units based on land-use designation and segmented by infrastructure services and existing site constraints.

## LEGEND / SITE DATA

Gross Area: 1,618.7 AC (+/-)



Traditional (2-5 DU/AC)



Traditional/Suburban/Commercial (2-12 DU/AC)



Rural Residential/Commercial (Up to 1 DU/AC)



Traditional/Commercial (2-5 DU/AC)



Traditional/Suburban (2-12 DU/AC)



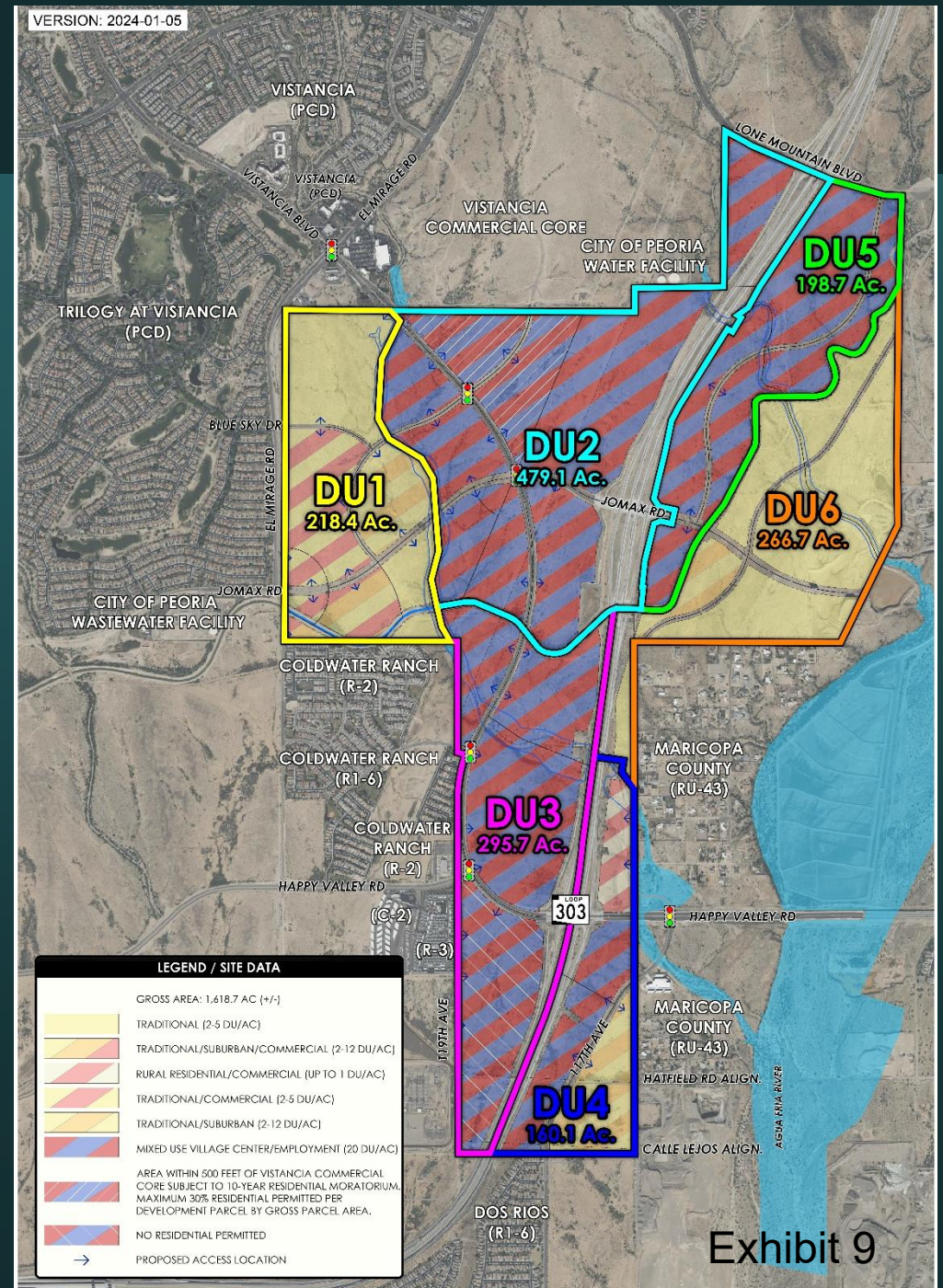
Suburban/Employment (2-12 DU/AC)



Mixed Use Village Center/Employment (20 DU/AC)



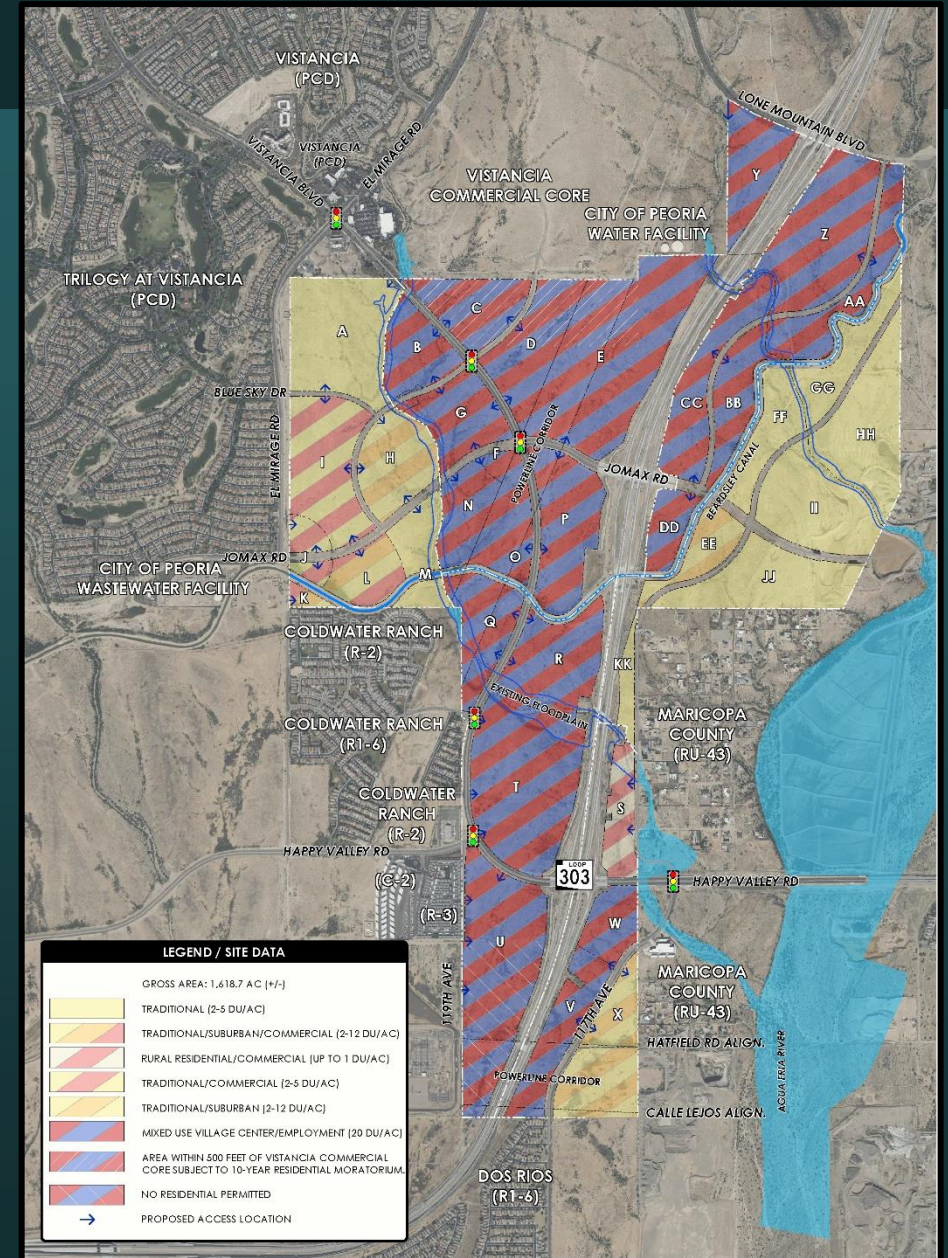
Subject to restrictions on residential uses as provided for a period of 15 years



# Proposed Zoning – PCD

## Planned Community Development

- 33 parcels within 6 larger Development Units
- Each parcel is assigned a Land Use Designation
- Land Use Designations have specific permitted uses and development standards that are modeled after the City's most similar zoning district, then when appropriate, modified for context
- Similar to the surrounding development, North Peoria Gateway will adhere to the City's design guidelines; however, since the surrounding development has been built, the City has updated its guidelines to require more from development.
- Timing and end-users are not known at this time



**TABLE 3: PERMITTED USES**

PARCEL		RESIDENTIAL SINGLE FAMILY							RESIDENTIAL - MULTI-FAMILY			NON-RESIDENTIAL												
		SR-43	SR-35	R1-18	R1-12	R1-10	R1-8	R1-6	MFR-1	MFR-2	MFR-3	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2	
A	TRADITIONAL (TR)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
C	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
D	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
E	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
F	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
G	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H	TRADITIONAL / COMMERCIAL (T-C)	0	0	P	P	P	P	P	0	0	0	P	P	P	0	P	0	0	0	0	0	0	0	0
I	TRADITIONAL / SUBURBAN / COMMERCIAL (TS-C)	0	0	P	P	P	P	P	P	P	0	P	P	P	0	P	0	0	0	0	0	0	0	0
J	TRADITIONAL / SUBURBAN / COMMERCIAL (TS-C)	0	0	P	P	P	P	P	P	P	0	P	P	P	0	P	0	0	0	0	0	0	0	0
K	TRADITIONAL (TR)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
M	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
N	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
O	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
P	RURAL RESIDENTIAL / COMMERCIAL (R-C)	P	P	P	P	P	P	P	0	0	0	P	P	P	0	P	0	0	0	0	0	0	0	0
Q	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
R	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
S	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
T	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
V	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
W	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
X	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
Y	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
Z	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUVC-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
AA	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BB	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	P	P	P	P
CC	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	P	P	P	P
DD	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	P	P	P	P
EE	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	P	P	P	P
FF	TRADITIONAL (TR)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GG	TRADITIONAL (TR)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Notes:**

- Parcel Q** - ASLD agrees to prioritize development of Parcel Q by ensuring that residential uses are restricted for a period of 10 years from date of PCD approval in the location shown on Exhibit 4, except that residential uses may be vertically integrated. After 10 years, or 175,000 square feet of nonresidential uses are constructed in that location, whichever is earlier, residential uses may be horizontally and vertically integrated.
- Parcels C & D** - subject to restrictions on residential uses as provided in the P.A.D.A. for a period of 15 years.
- Parcel P** - Allow for single family residential uses with lot size minimums in conformance with allowed districts. Up to 1.0 du/ac with clustering of units permitted.
- All accessory and prohibited uses are as provided by the most intense Zoning District permitted within the Land Use Designation.

**TABLE 4: DEVELOPMENT STANDARDS**

DEV. STANDARDS	SR-43	SR-35	R1-1B	R1-12	R1-10	R1-8	R1-6	MFR-1	MFR-2	MFR-3	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2			
	SINGLE FAMILY DETACHED DWELLINGS							ATTACHED SINGLE FAMILY	2,3,4 FAMILY & MULTI-FAMILY BLDGS.	5-FAMILY DWELLINGS AND ABOVE	OFFICE AND COMMERCIAL USES							BUSINESS PARK & INDUSTRIAL USES							
Max. Density	NA	NA	NA	NA	NA	NA	NA	8 -	12 <sup>a</sup>	20 <sup>a</sup>															
Minimum Lot Size	43,560 SF	35,000 SF	18,000	12,000	10,000	8,000	5,175	1,200	43,560	43,560	N/R	N/R	3	20	N/R	N/R	N/R	10	N/R	N/R	N/R	N/R			
Min. Lot Width (FT)	145	125	90	70	70	70	45*	20	n/a	n/a	50	N/R	N/R	N/R	N/R	N/R	N/R	N/R	80	80	80	80			
Min. Lot Depth (FT)	100	100	100	100	100	100	100	60	n/a	n/a	N/R	120	250	660	N/R	N/R	N/R	660							
Min. Frontage on One Arterial (FT)											N/R	N/R	450	660	N/R	N/R	N/R	660							
Min. Yard Setback Front (FT) (Side Entry Garage) (ΔΔ)	35	30	20	10	10	10	10																		
Min. Yard Setback Front (Front-Facing Garage) *	35	30	20	20	20	20	20																		
Yard Setback - Front - Min (FT) (†)							20	0'	20	20	15	15	60	120	15	N/R	15	40	30	40	20	60			
Yard Setback - Side - Min/Total (FT)	10/30	10/20	5/15	5/15	5/15	5/10	5/10	5 ΔΔ	20 ΔΔ	20 ΔΔ	N/R	N/R	60	60	N/R	N/R	N/R	N/R							
Yard Setback - Rear - Min (FT)	30	20	15	15	15	15	15	10	15	15	20	20	20	60	20	N/R	20	30	25	25	25	40			
Interior Rear/Side Setback (FT)								0	0	15	N/R	N/R	60	60	N/R	N/R	N/R	N/R							
Min. Yard Setbacks Corner (FT)	10	10	10	10	10	10	10	10	15	15	15	15	60	120	15	N/R	15	40	20	20	20	30			
Max Building Height (FT)	30	30	30	30	30	30	30	36	45	60 Δ	36	36	36	72	56 <sup>a</sup>	56	56 <sup>a</sup>	72	56 <sup>a</sup>	56 <sup>a</sup>	56 <sup>a</sup>	72 <sup>a</sup>			
Max Lot Coverage	30%	35%	35%	40%	45%	45%	55%	85%	65%	80%	N/R	N/R	30%	N/R	N/R	100%	N/R	N/R	N/R	40%	N/R	N/R			
Min. Space between Buildings	NA	NA	NA	NA	NA	NA	NA	10'	10'	20'															
Setback from Residential Zones (FT)											30	30	30	120	30	N/R	30	120	30	50	50	50			
<b>NOTES:</b>	<b>NOTES:</b>							<b>NOTES:</b>							<b>NOTES:</b>										
† Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.								* Maximum density may be increased up to two (2) additional units per acre based on finding that the project incorporates additional amount of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.							N/R No minimum requirements							a Building Height: Where a setback from residential zoning district applies, the building shall be limited to a maximum height of thirty (30) feet at the setback line. The building height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of fifty-six (56) feet.			
* Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.								† Maximum density may be increased up to seven (7) additional units per acre based on a finding that the project incorporates additional amounts of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.							- All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 21-825 of the Zoning Ordinance.										
ΔΔ Side-entry garages shall be prohibited on corner lots								Δ Building Height: Maximum thirty (30) feet high within thirty (30) feet of any Single-Family Residential District. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of sixty (60) feet.							In Zoning Districts O-1, C-1, PC-1, PC-2, C-2, and C-3, the following general regulations shall apply: A. All activities, except as otherwise permitted herein, shall be conducted entirely within enclosed buildings. B. Outdoor storage of goods and materials shall be prohibited. C. Warehousing or indoor storage of goods or material beyond that normally incidental to permitted uses shall be prohibited.										
* No more than 50% of lots within a development parcel may be a minimum of 45 feet in width. A minimum of 50% of lots shall be 50' or greater in lot width.								ΔΔ For condominium and attached housing types, only building separation applies. No minimum building separation is required along common wall.																	
Accessory Dwelling Units (ADUs) on single family lots are permitted by right in all R1 districts								Minimum garage face to Alley or Private Driveway without driveway parking = 3 Feet; Garage Face to Alley or Private Driveway with Driveway Parking = 18 Feet																	
								The maximum height in the MFR-3 district may exceed sixty (60) feet subject to a conditional use permit																	

# Applicable Standards

## Design Guidelines

- Site and building design shall be determined by the City of Peoria Community Design Guidelines

## Open Space

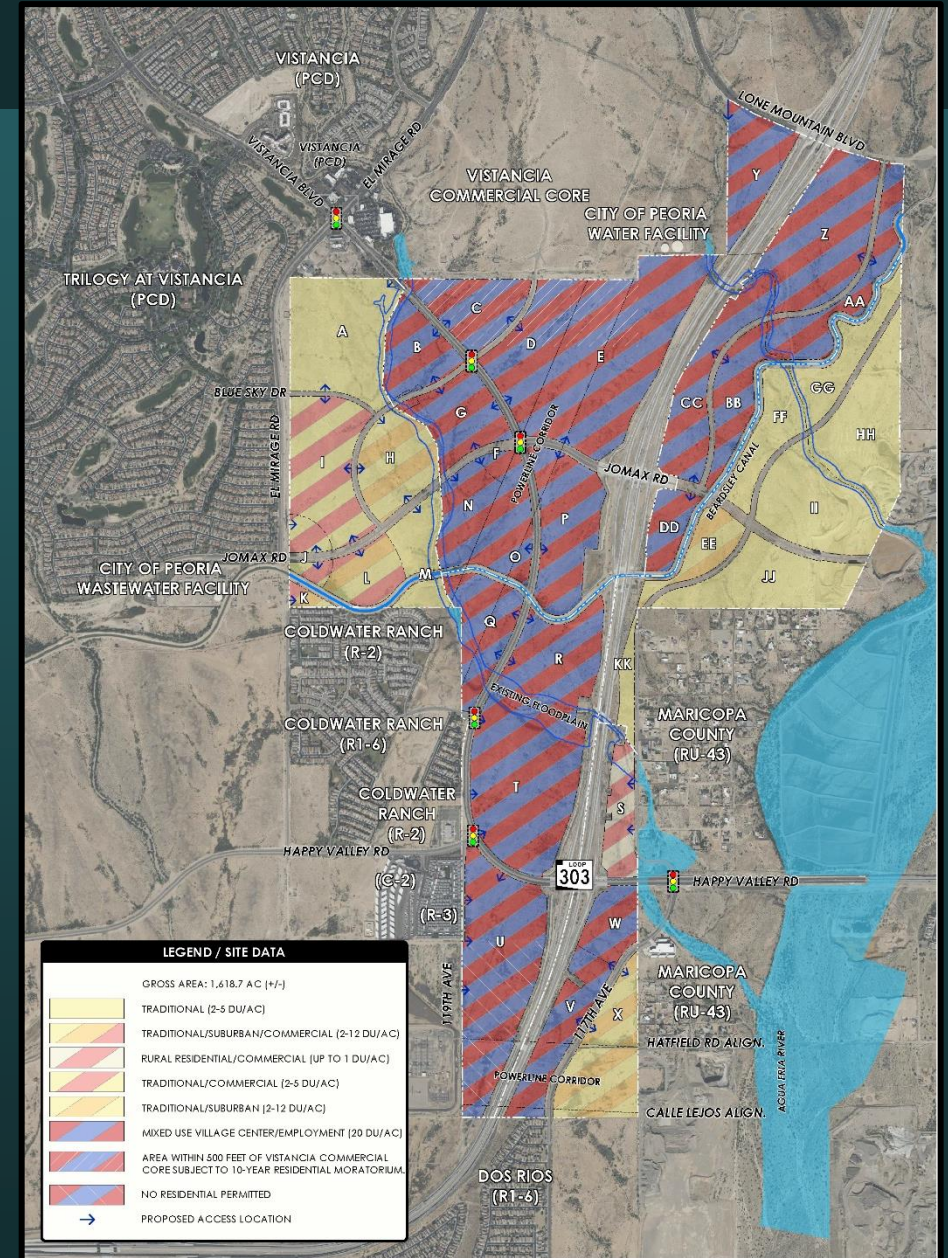
- Open space provision and programming shall be in conformance with the City of Peoria Community Design Guidelines and the City of Peoria Parks, Recreation, Open Space, and Trails (PROST) Master Plan.

## Landscaping

- All landscaping requirements shall be as provided in the City of Peoria Zoning Ordinance Sections 21-815 through 21-822.

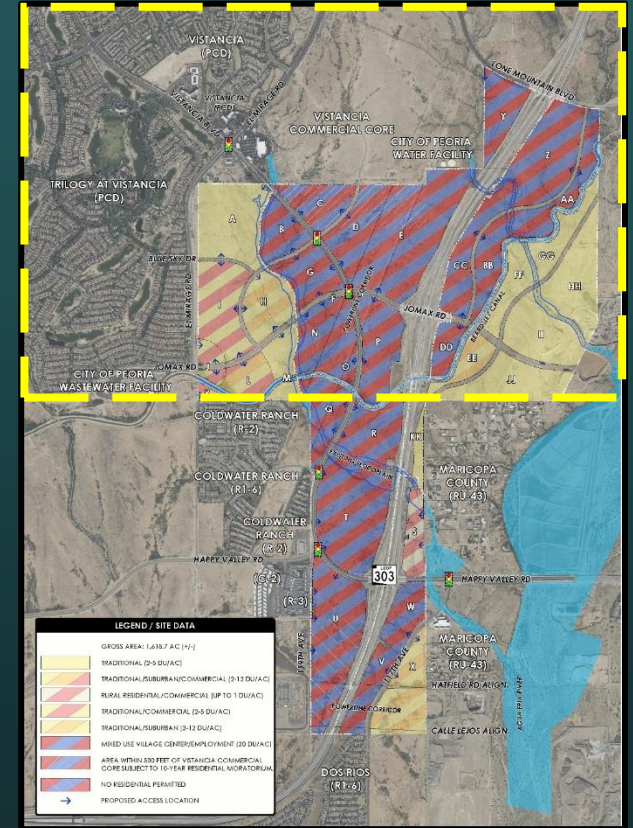
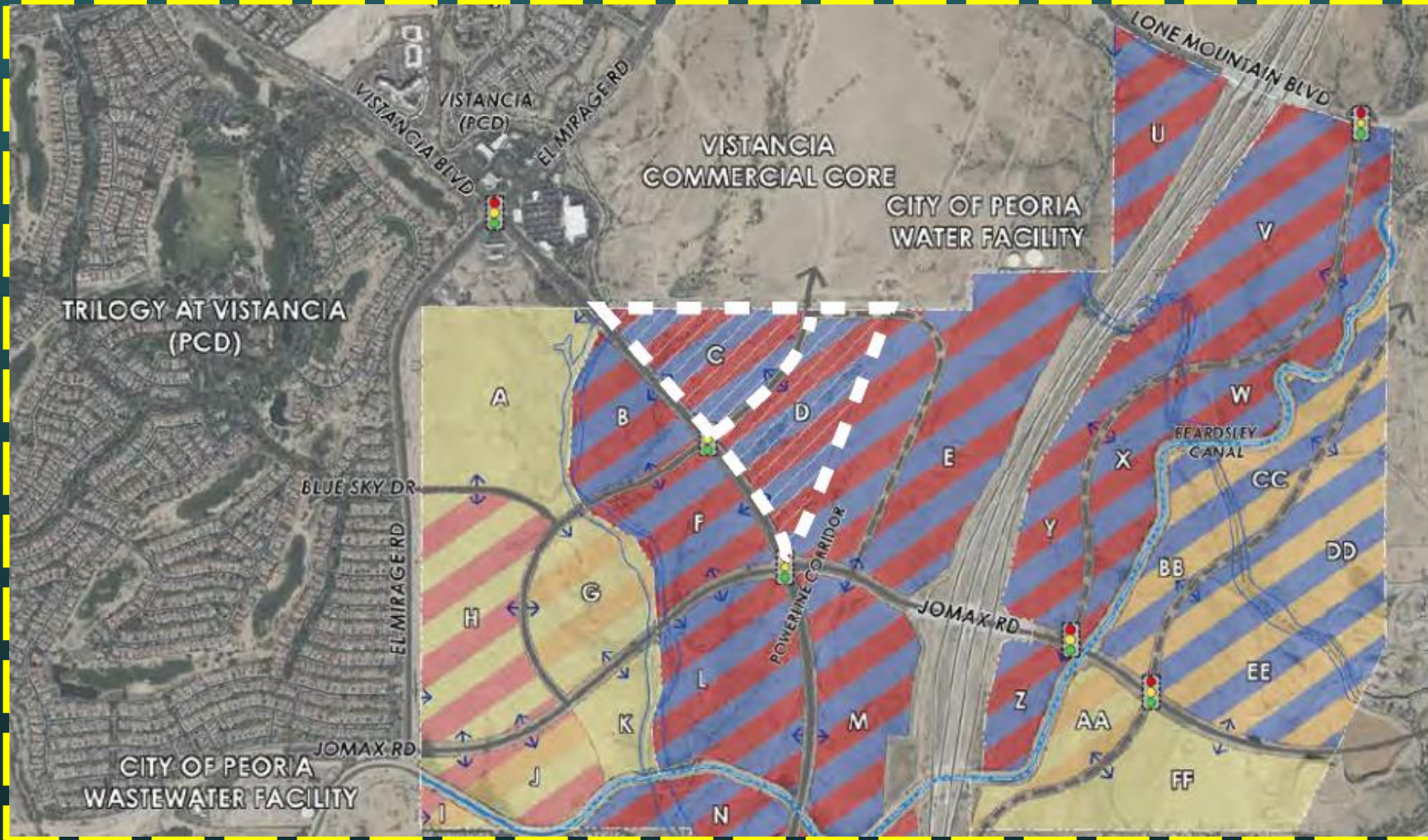
## Parking Standards

- The parking requirements for the PCD shall be subject to the City of Peoria's Parking and Loading:
- Zoning Ordinance Sections 21-821 through 21-826. Future applications for site planning may request amendments to the City of Peoria parking requirements to include alternative parking conditions subject to the preparation and submittal of a traffic impact statement (TIS) by a registered traffic engineer. All reviews and approvals of such requests shall be made administratively



# Parcel Map - North

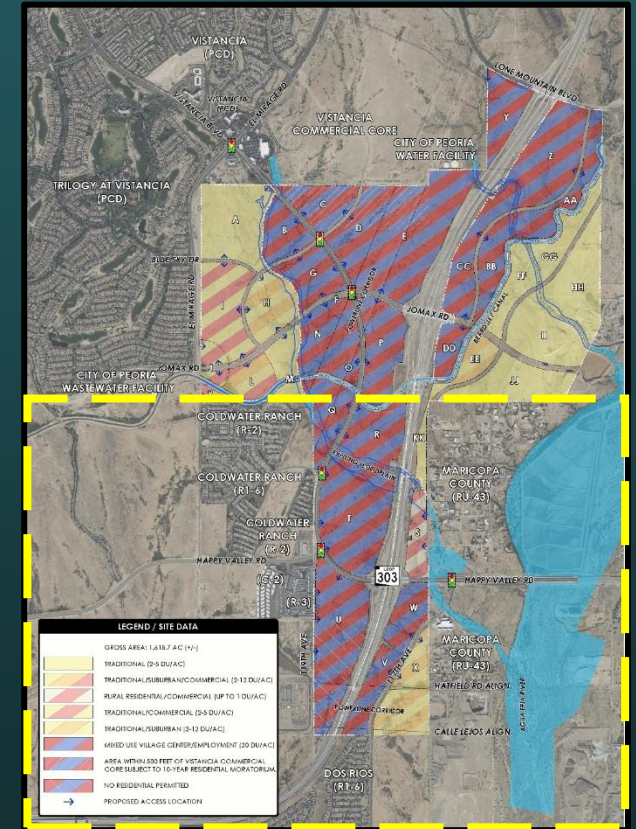
 Subject to restrictions on residential for 15 years



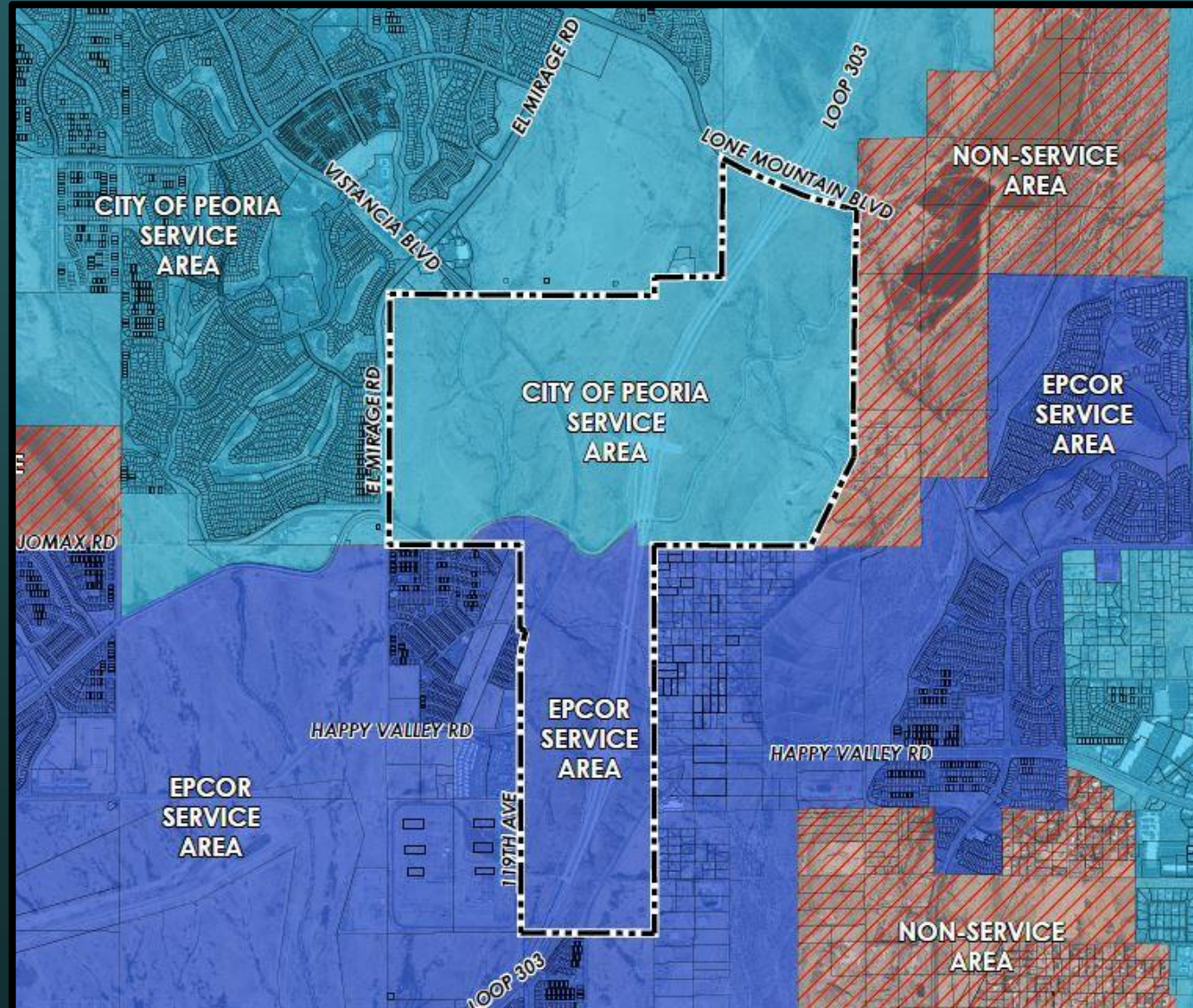
# Parcel Map - South



Residential restricted for 10 years from date of PCD approval



# Infrastructure – Water Providers

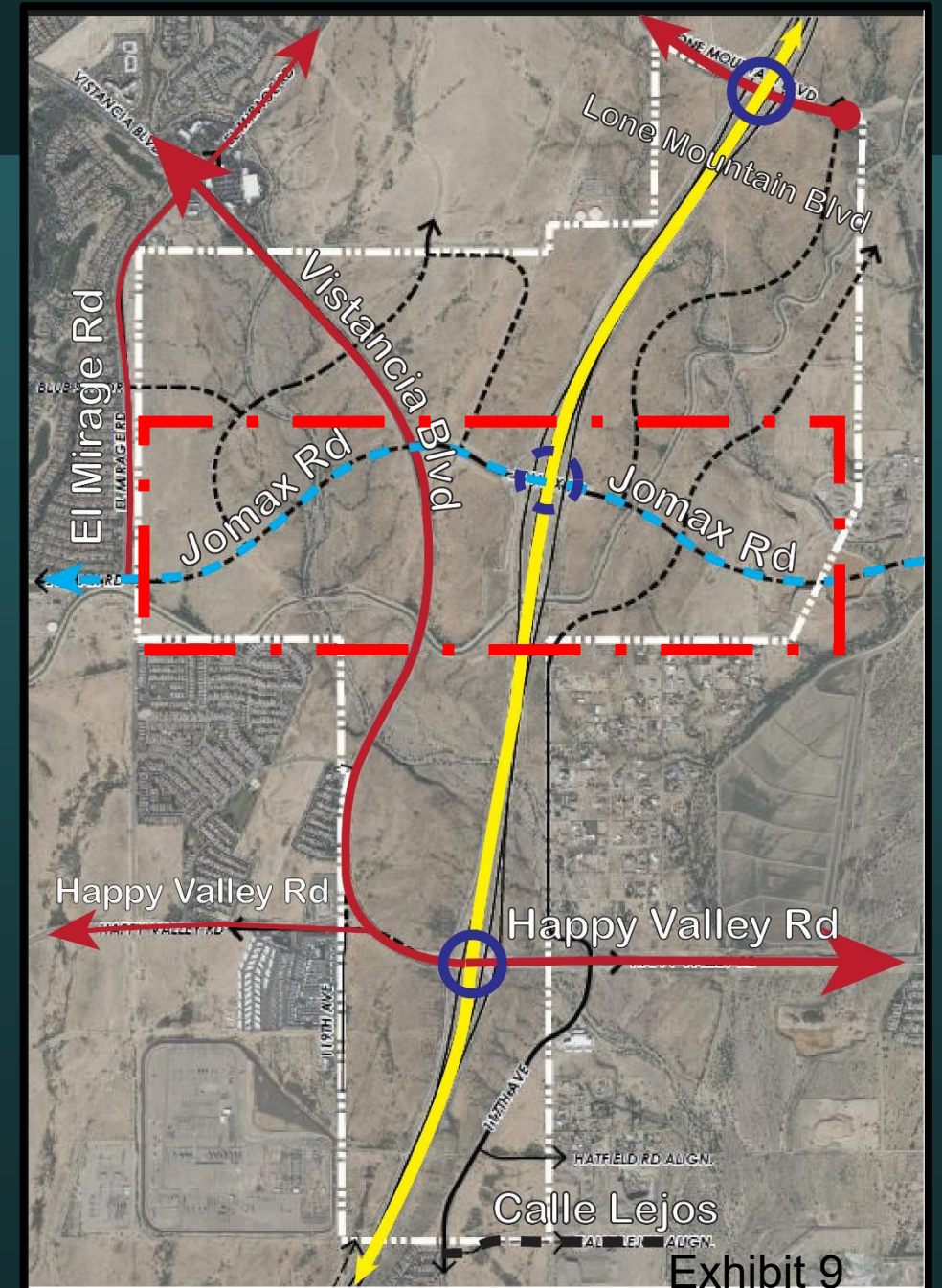
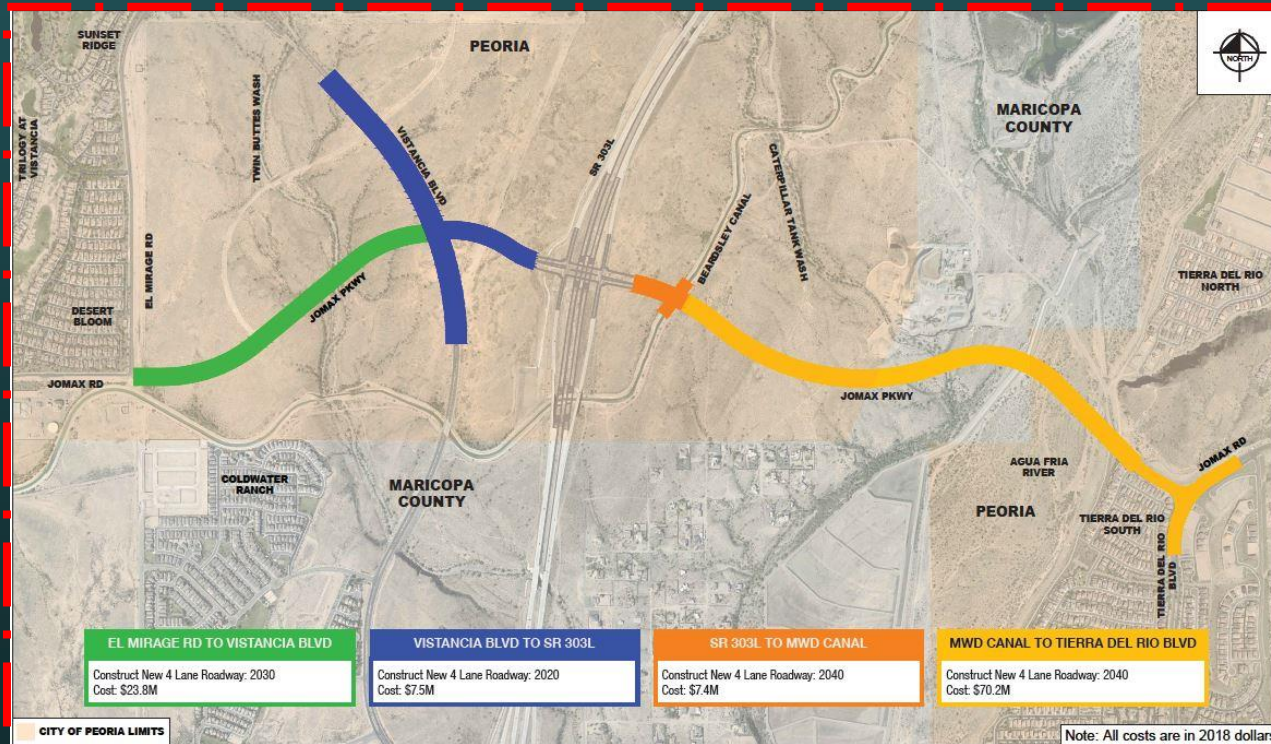


# Circulation

## Roadway Standards

- Road classification and design shall be determined by the City of Peoria Engineering Standards.

### City of Peoria – Design Concept Report – Jomax Rd.





**Thank You**

**For additional  
questions or  
concerns,  
please contact:**

---

**Adam Pruett  
apruett@bfsolaw.com  
602-899-0318**

Thank you for joining the virtual neighborhood meeting – please stay on mute. The meeting will begin shortly.



# North Peoria Gateway



Neighborhood Meeting

August 8, 2024 at 6:00PM

Exhibit 9

# *What is State Trust Land?*

State Trust Land is land that was granted to Arizona by the federal government in preparation for Arizona's statehood.

Rules governing State Trust Land are contained in the Arizona Enabling Act, the Arizona Constitution, and the Arizona Revised Statutes.

Trust land is not public or preserve land, it is more akin to private land.

State Trust Land benefits Arizona's general public by providing revenue to 13 essential public service beneficiaries



# *Every Acre has a Beneficiary*

Approximately 8 million of the remaining 9.2 million acres of State Trust Land are assigned to Arizona's K-12 public schools

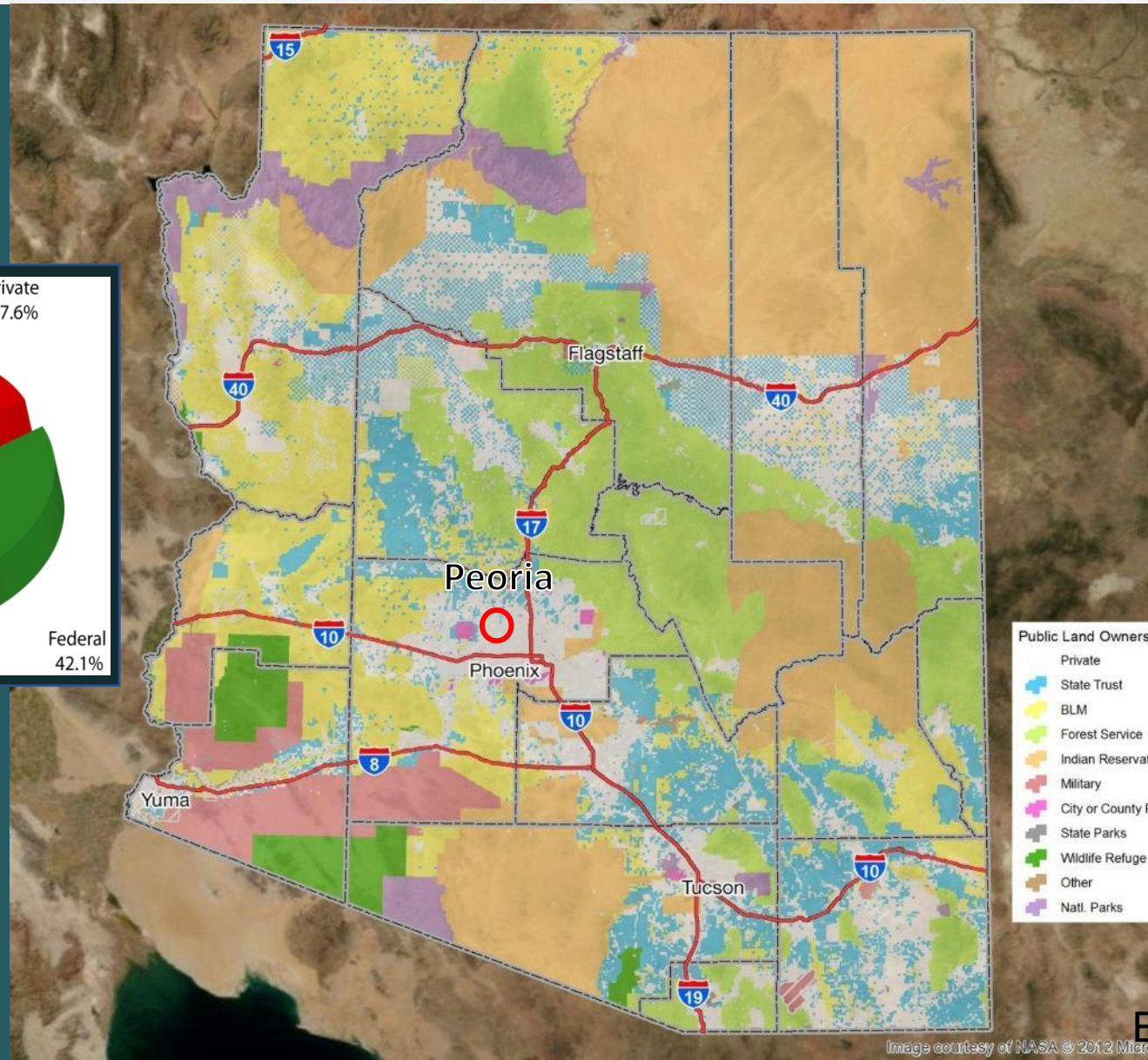
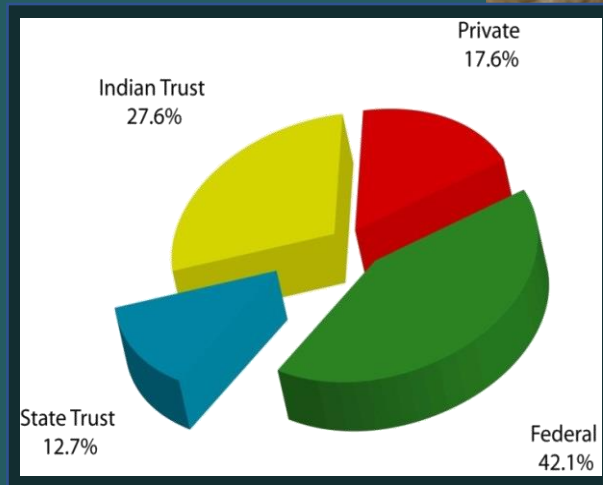


Image Source: [Raising Arizona Kids.com](http://Raising Arizona Kids.com)



Image Source: [azed.gov](http://azed.gov)

# Arizona's State Trust Land





*State Trust land is not public land or permanently designated open space*

*Because these lands are held in trust, they differ greatly from public lands such as state parks, US Forest Service land and are more akin to private land*



***All Arizona State Land is held in Trust***

*Trust lands can't be sold for less than **fair market value** as determined by **appraisal***

*Land sales or leases in excess of ten years require a public auction*



# What about the money?

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*Every dollar earned goes into the Trust*

---

*ASLD is a General Fund agency*

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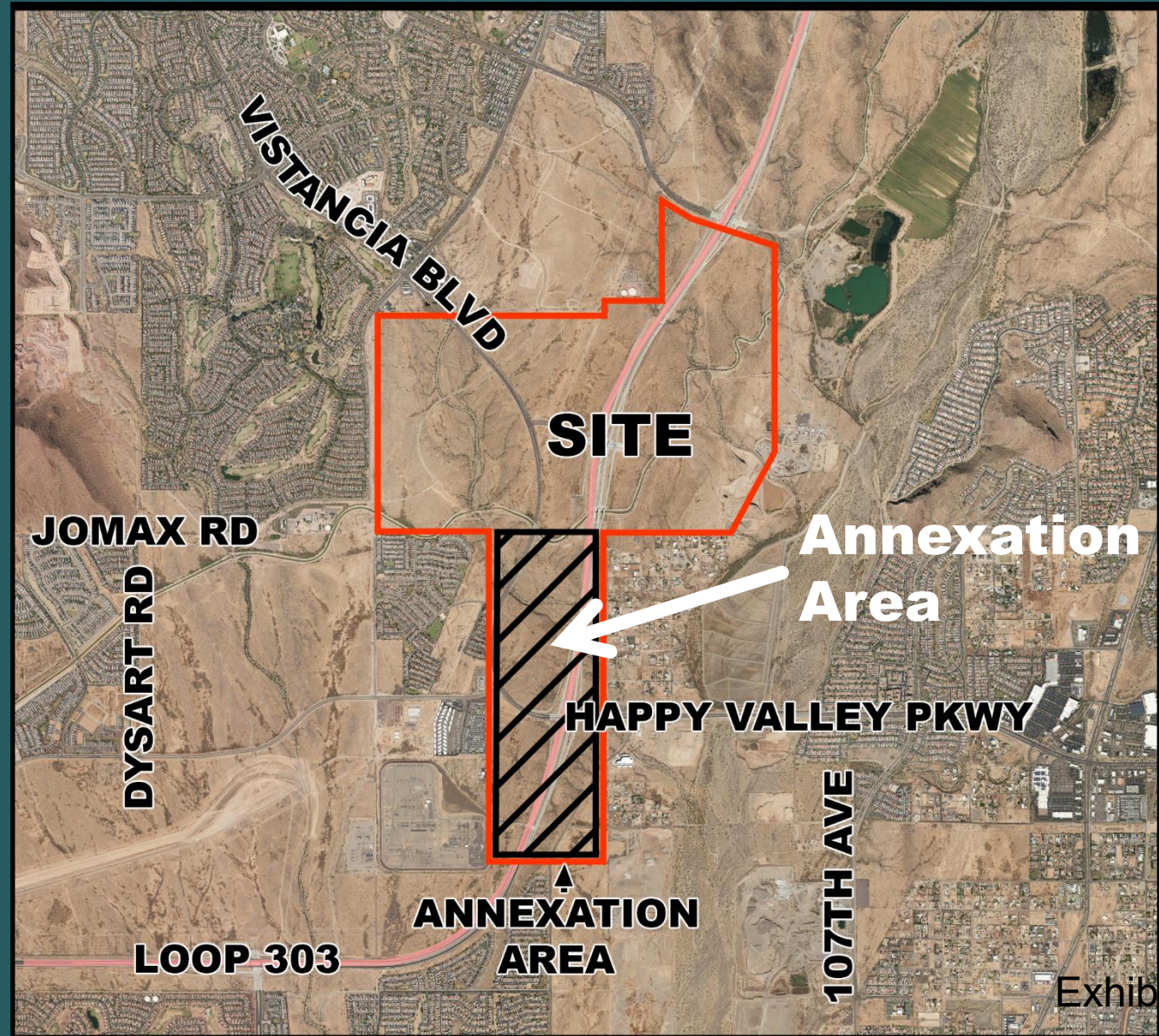
*ASLD partners with local governments for land planning and entitlements*



# Subject Site

**1,618 Acres Total**

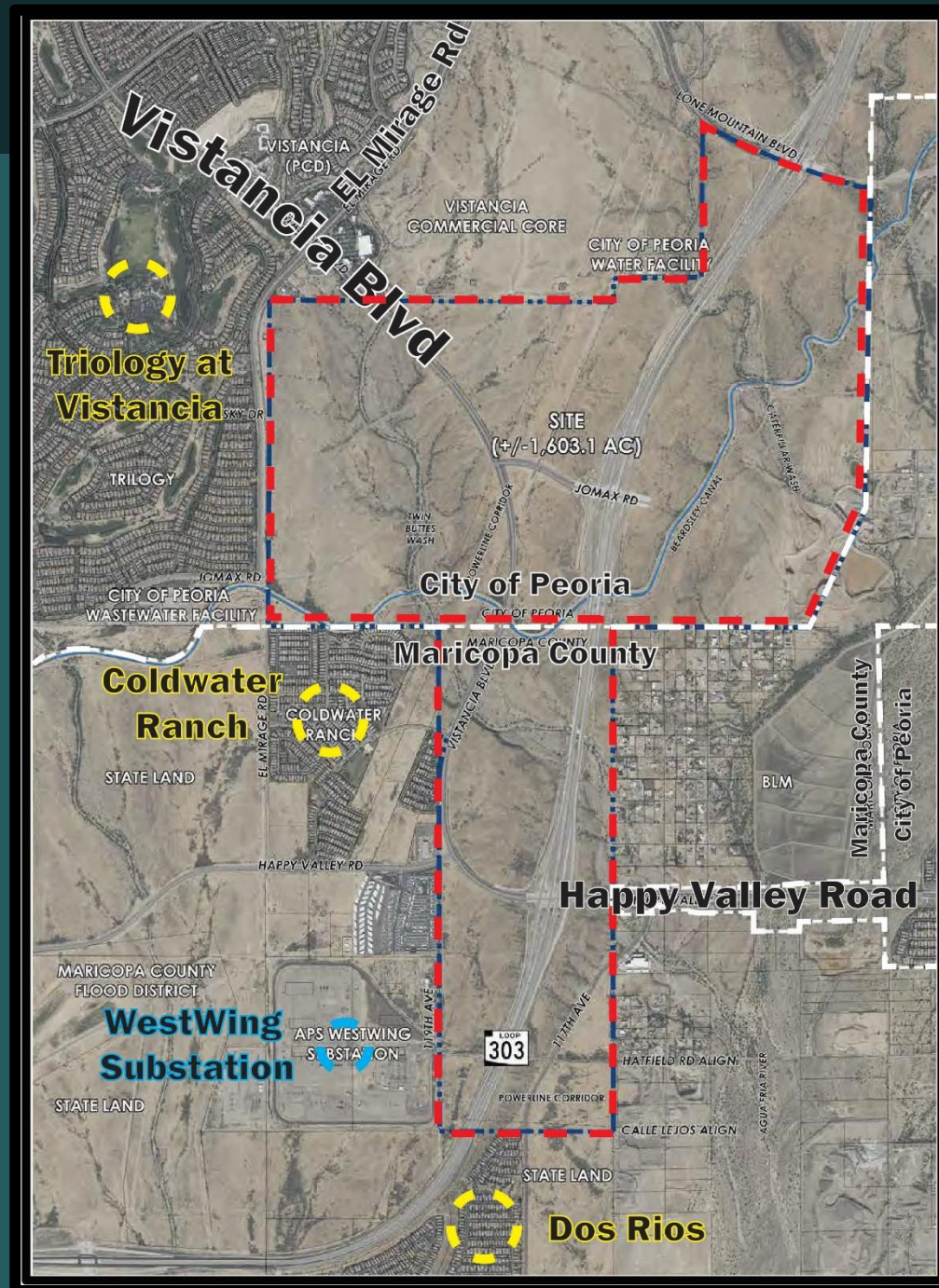
- All State Trust Land
- 463 acres to be annexed into the City
- Remaining 1,155 acres are already in the City
- State Trust Land Annexation Statutes (ARS 9-461)
- Annexation of State Trust land into a city or town requires the prior approval of the State Land Commissioner and the
- State Selection Board (Governor, Treasurer, Attorney General)
- State Land Commissioner approved this annexation into the City



# Context

Property is located between the El Mirage Rd alignment to the west, 109<sup>th</sup> Ave to the east, Lone Mountain Parkway to the north, and Calle Lejos alignment to the south

Adjacent to Vistancia and Coldwater Ranch communities



# Constraints

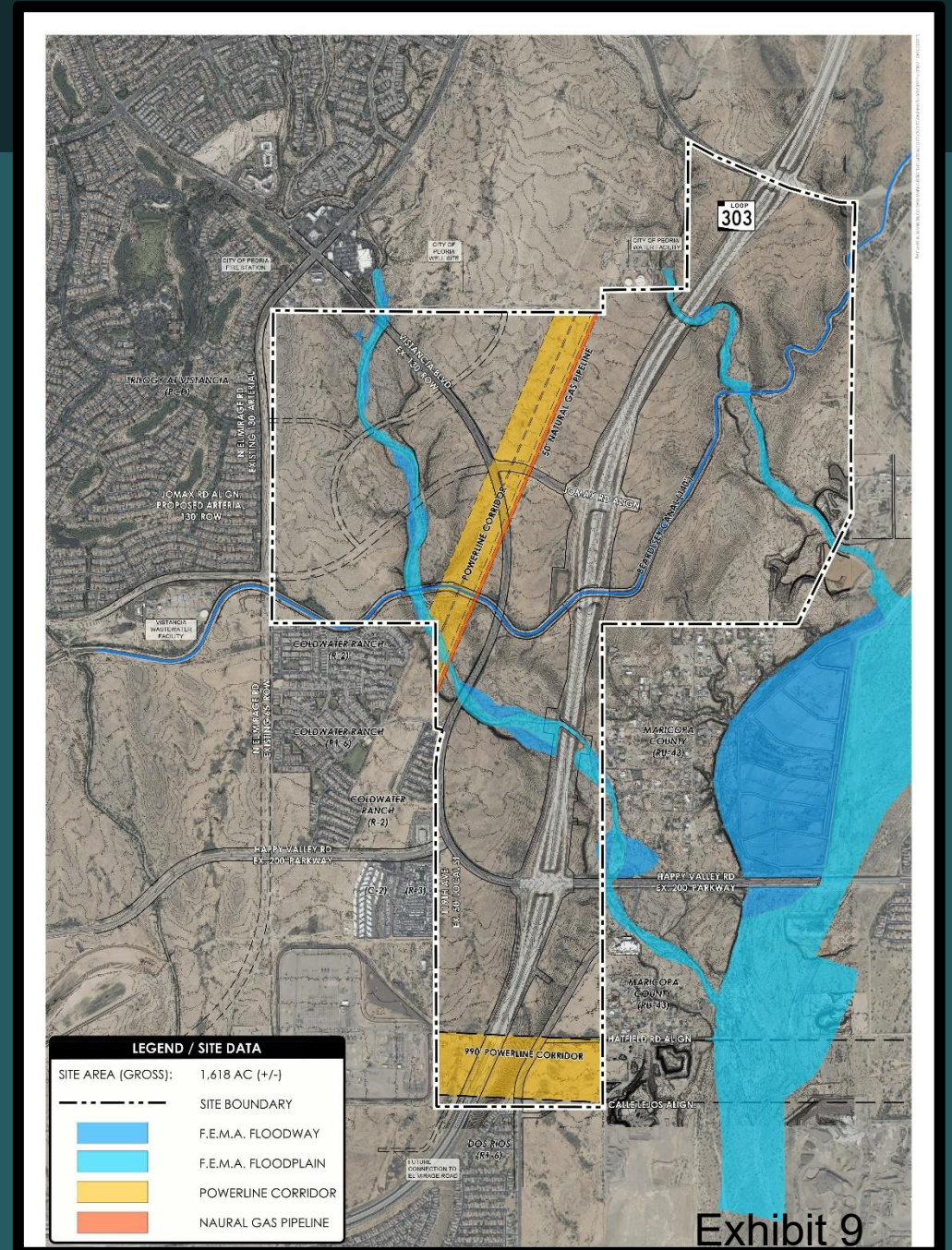
Site is bisected by Loop 303 Freeway and provides two interchanges at Lone Mountain and Happy Valley with an additional connection to be provided at Jomax Rd

Two major wash corridors cross through the site and drain into Agua Fria River to the east

Beardsley Canal snakes through center of the site

Two high voltage power corridors cross through the site connecting to WestWing Substation, at the site's southwest-most corner and diagonally through the middle (impacting Coldwater Ranch as well)

**Approximately 1/3 of the property is impacted by these constraints – almost 600 acres**



# Current General Plan

**TABLE 1: 2040 GENERAL PLAN  
LAND USE SUMMARY**

LAND USE CATEGORY	ACRES	MAX DENSITY	MAX UNITS
RURAL RESIDENTIAL	16.8	1.0	17
TRADITIONAL RESIDENTIAL	358.4	5.0	1,792
SUBURBAN RESIDENTIAL	47.9	12.0	575
URBAN RESIDENTIAL	74.8	20.0	1,496
MIXED USE - NEIGHBORHOOD VILLAGE	290	20.0	5,800
MIXED USE - COMMERCIAL DISTRICT	102.5	40.0	4,100
COMMERCIAL	48.3	0.0	0
EMPLOYMENT BUSINESS COMMERCE	471	0.0	0
PARK / OPEN SPACE	114.6	1.0	115
WATERWAYS	94.4	1.0	94
<b>TOTAL</b>	<b>1,618.7</b>	<b>0.0</b>	<b>13,989</b>



## LEGEND

	SITE BOUNDARY		COMMERCIAL
	RURAL RESIDENTIAL		MIXED USE
	TRADITIONAL RESIDENTIAL		MU COMMUNITY DISTRICT
	SUBURBAN RESIDENTIAL		EMPLOYMENT BUSINESS COMMERCE
	URBAN RESIDENTIAL		EMPLOYMENT INDUSTRIAL
	MASTER PLANNED AREA		PUBLIC USE

# Proposed Zoning – PCD

## Planned Community Development

- PCD is a zoning district intended for large-scale master planned projects that allows for project-specific development standards and permitted (or restricted) uses.
- Proposal is to rezone 1,618 acres to PCD District, following annexation to allow for the future development of residential, commercial, and employment uses.
- Proposal maintains the current General Plan’s maximum number of residential units at 13,989.
- These residential units will be distributed throughout the project; however, each parcel will have established development standards and use limitations.

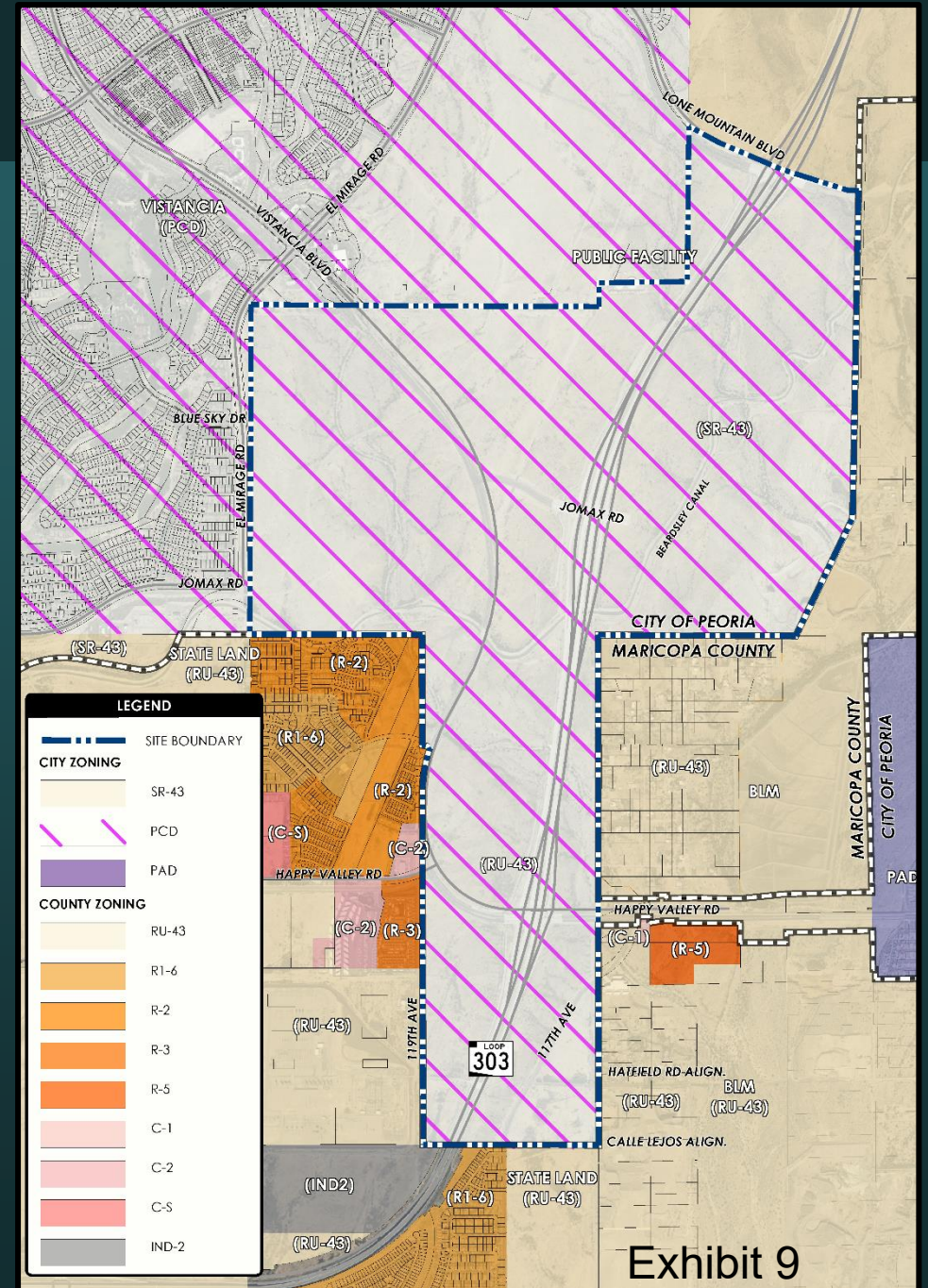
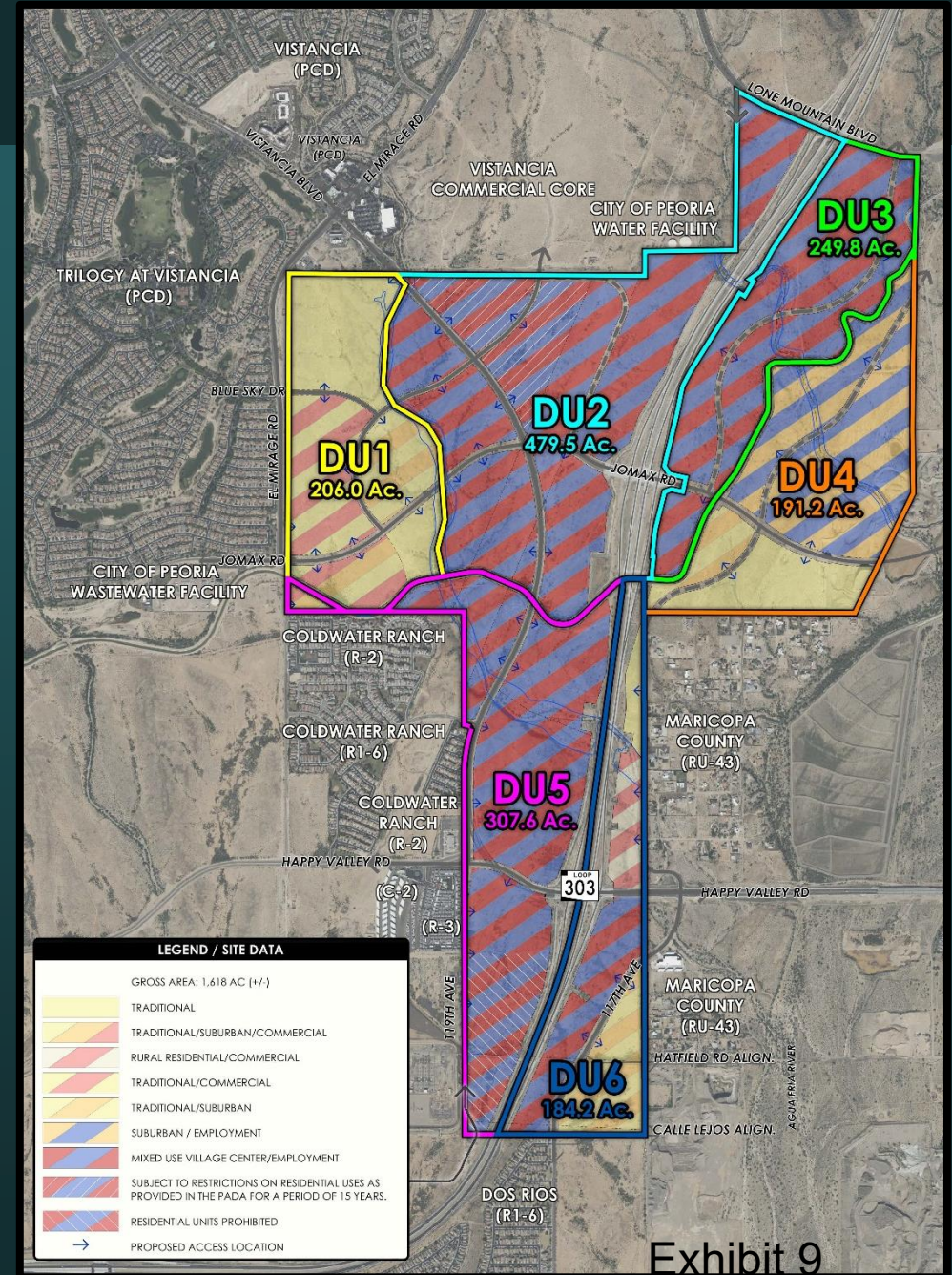
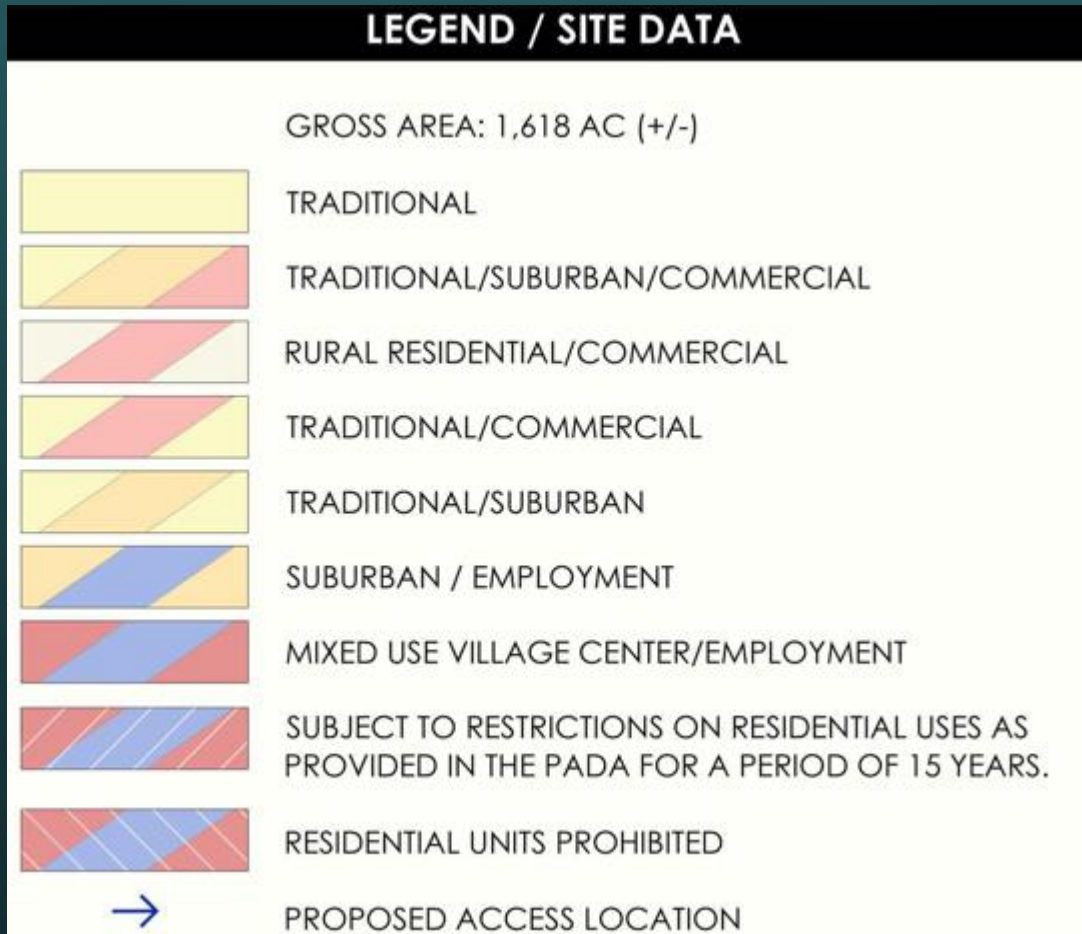


Exhibit 9

# Development Units (DU)

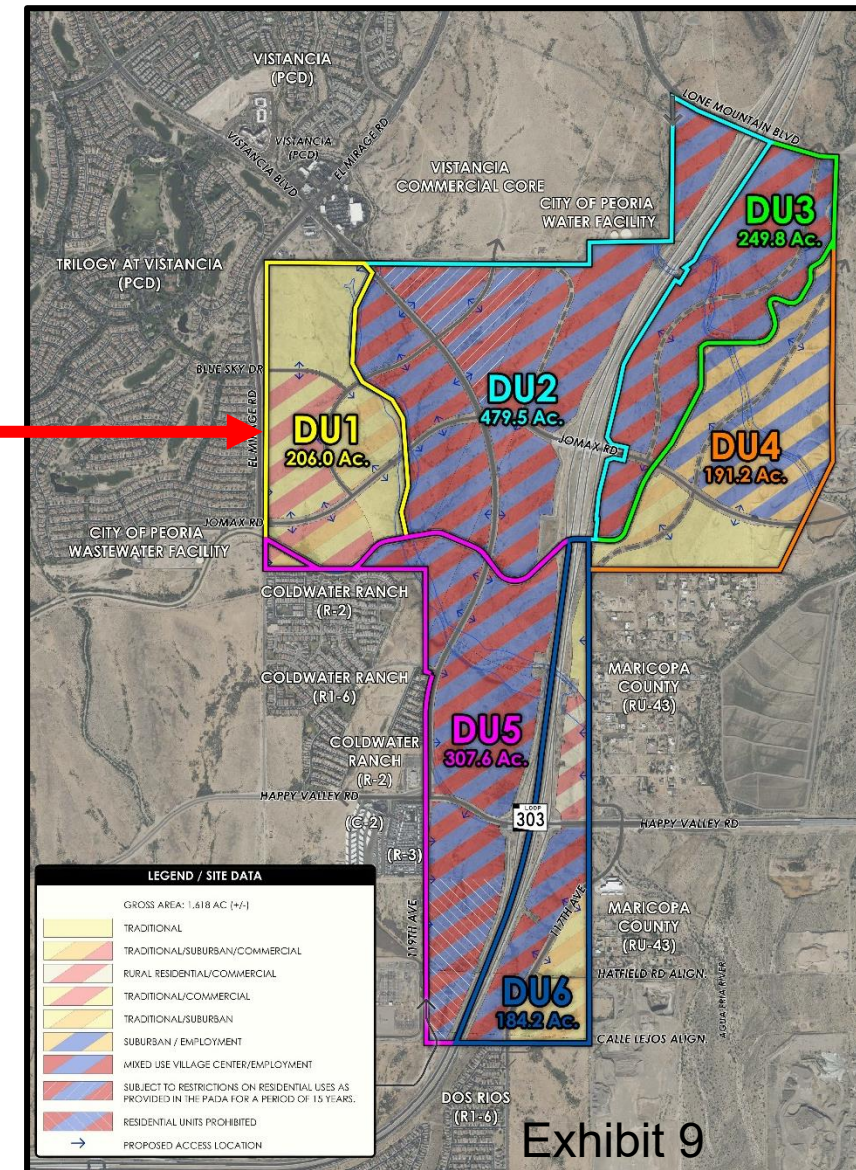
- Development Units based on land-use designation and segmented by infrastructure services and existing site constraints. Helps to break up parcels for future auction.



# North Peoria Gateway Proposal – DU1

## DU1 – Land Use Character

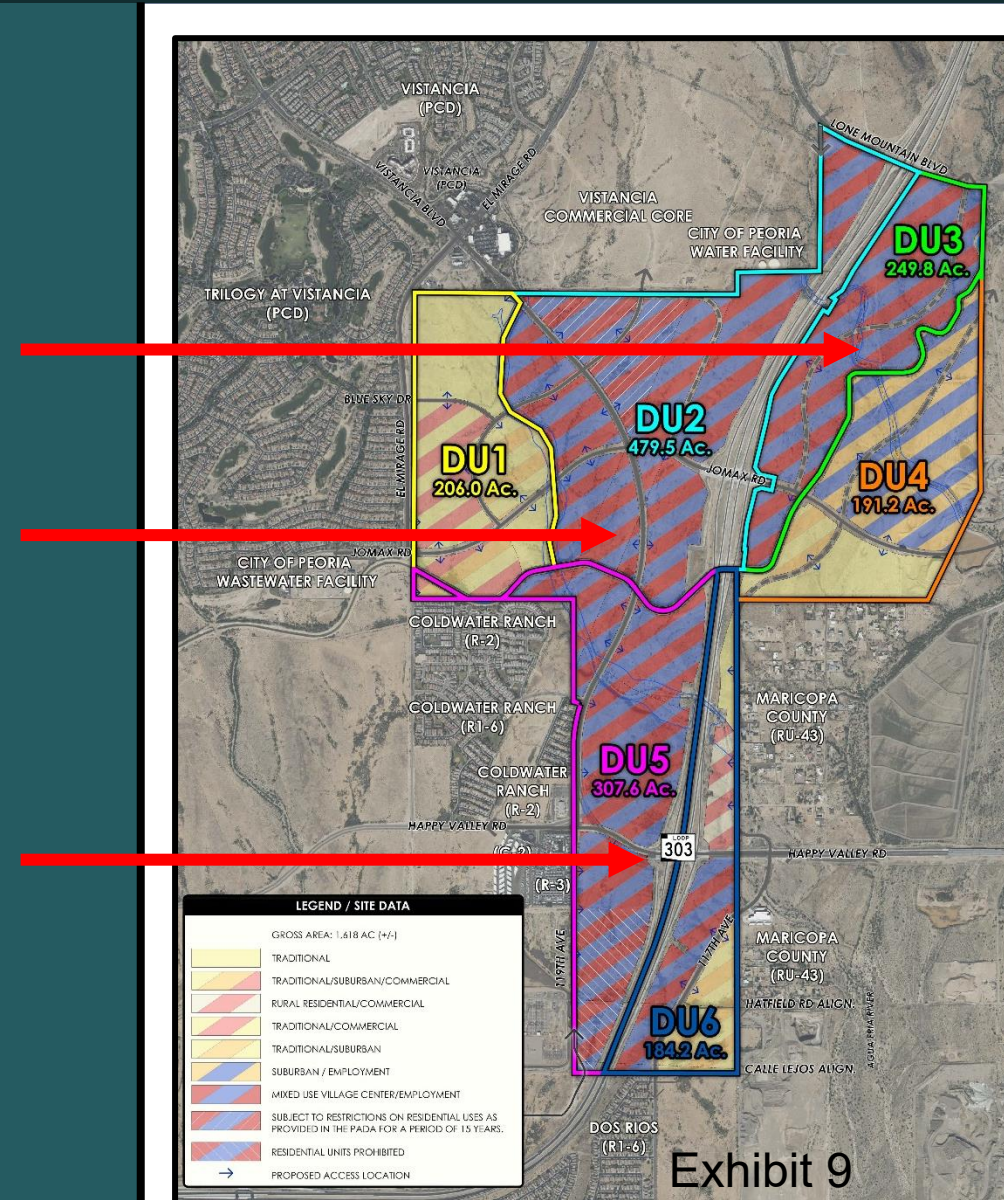
- Transitional, proximate to Trilogy
- Predominately single-family residential
- Potentially neighborhood-scale commercial along El Mirage or Jomax Pkwy
- As you move east, areas for varying residential lot sizes and densities (2-12 du/ac)



# North Peoria Gateway Proposal – DU2, DU3, DU5

## DU2, DU3, DU5 – Land Use Character

- Corridor largely along Loop 303, Vistancia Blvd, and Happy Valley Parkway
- Areas proximate to West Wing Power Station and FIVE North
- Higher-intensity, freeway-adjacent land uses
- Designated Mixed Use Village Center / Employment
- Flexibility in Uses
  - Commercial, business park, hospitality, residential, medical, office and light industrial.



# North Peoria Gateway Proposal - DU4 & DU6

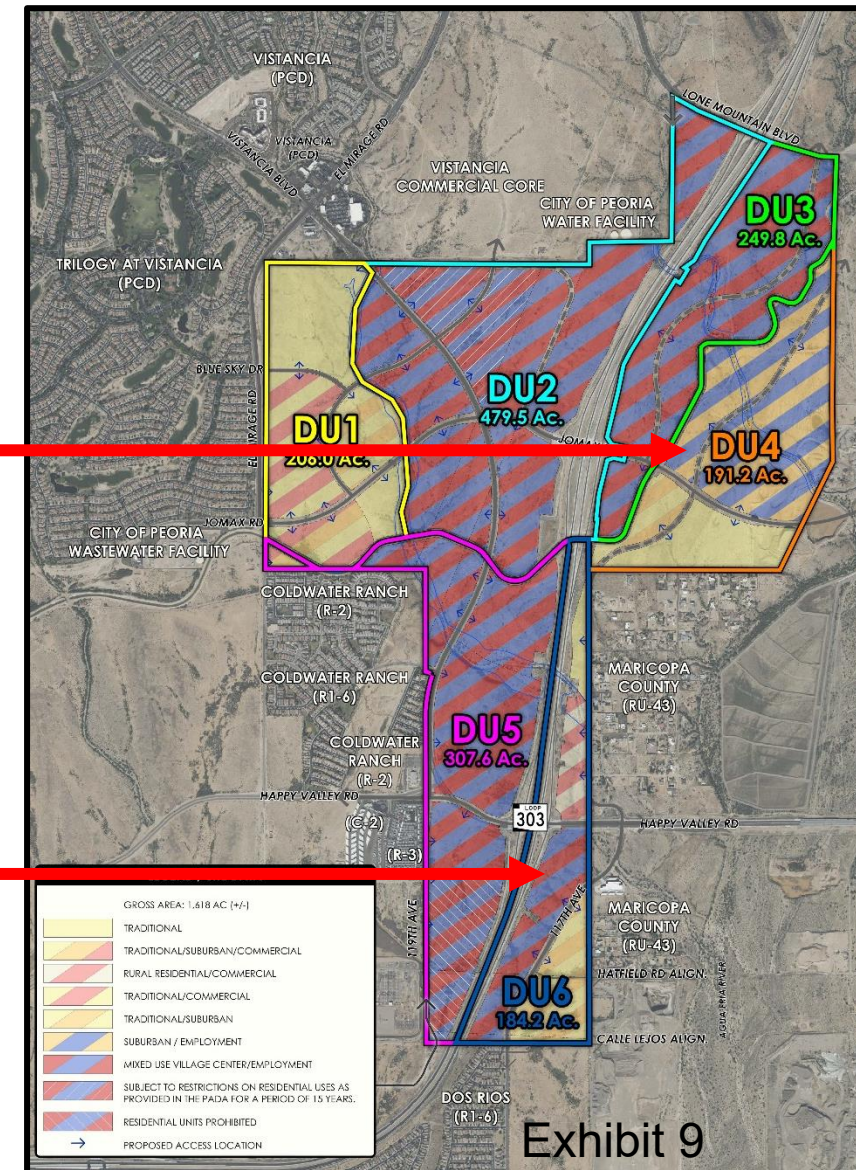
## DU4 & DU6 – Land Use Character

### Development Unit 4:

- Areas with difficult access and other constraints, existing mining
- Land uses reflective of proximity to Loop 303 and existing large-lot residential

### Development Unit 6:

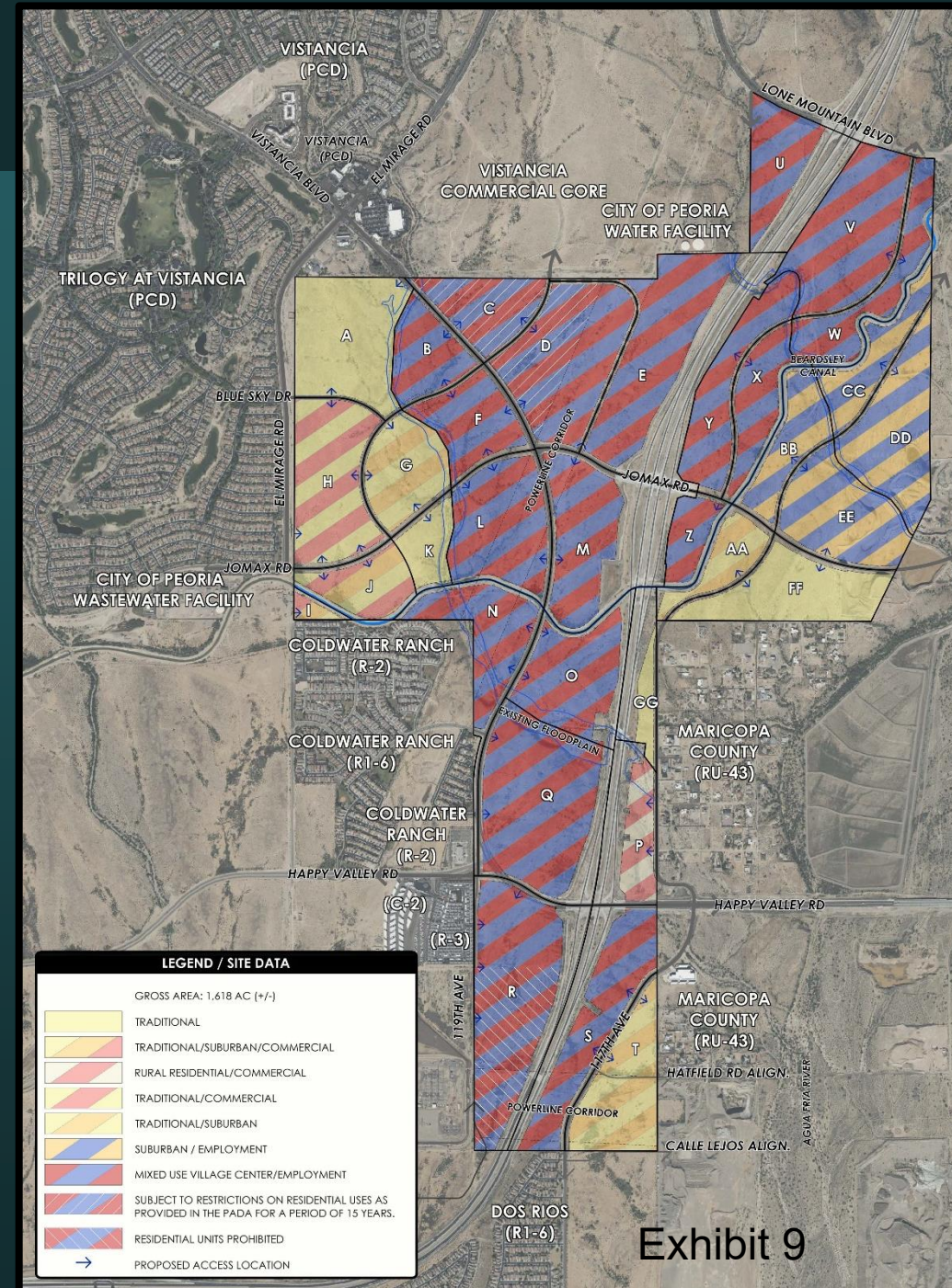
- Freeway adjacent, tricky topography, with more intensity south of Happy Valley, and transitioning to lower intensity north



# Proposed Zoning – PCD

## Planned Community Development

- 33 parcels within 6 larger Development Units
- Each parcel is assigned a Land Use Designation
- Land Use Designations have specific permitted uses and development standards that reflect the City's most similar zoning district, then when appropriate, modified for context
- Similar to the surrounding development, North Peoria Gateway will adhere to the City's design guidelines; however, since the surrounding development has been built, the City has updated its guidelines to require more from development
- Timing and end-users are not known at this time



# What's Changed? – 22 City Districts Reduced to 10

Reduced this...

To this...

TABLE 3: PERMITTED USES

PARCEL		RESIDENTIAL SINGLE FAMILY						RESIDENTIAL - MULTI-FAMILY			NON-RESIDENTIAL										
		SR-43	SR-35	R1-18	R1-12	R1-8	R1-6	MFR-1	MFR-2	MFR-3	O-1	C-1	PC-1	C-2	C-3	C-4	C-5	BPI	I-1	I-2	
A	TRADITIONAL (TR)	0	0	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-C)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
C	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
D	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
E	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
F	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
G	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0
H	TRADITIONAL / COMMERCIAL (T-C)	0	0	P	P	P	P	P	0	0	0	P	P	0	0	0	0	0	0	0	0
I	TRADITIONAL / SUBURBAN / COMMERCIAL (TS-C)	0	0	P	P	P	P	P	P	0	P	P	0	P	0	0	0	0	0	0	0
J	TRADITIONAL / SUBURBAN / COMMERCIAL (TS-C)	0	0	P	P	P	P	P	P	0	P	P	0	P	0	0	0	0	0	0	0
K	TRADITIONAL (TR)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0
L	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
M	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
N	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
O	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
P	RURAL RESIDENTIAL / COMMERCIAL (R-C)	P	P	P	P	P	P	0	0	0	P	P	0	P	0	0	0	0	0	0	0
Q	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
R	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
S	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
T	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0
U	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
V	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
W	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
X	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
Y	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
Z	MIXED USE VILLAGE CENTER / EMPLOYMENT (MUV-E)	0	0	0	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	0
AA	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0
BB	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0
CC	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0
DD	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0
EE	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0
FF	TRADITIONAL (TR)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0
GG	TRADITIONAL (TR)	0	0	P	P	P	P	P	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

- Parcel Q - ASLD agrees to prioritize development of Parcel Q by ensuring that residential uses are restricted for a period of 10 years from date of PCD approval in the location shown on Exhibit 4, except that residential uses may be vertically integrated. After 10 years, or 175,000 square feet of non-residential uses are constructed in that location, whichever is earlier, residential uses may be horizontally and vertically integrated.
- Parcels C & D - subject to restrictions on residential uses as provided in the P.A.D.A. for a period of 15 years.
- Parcel P - Allow for single family residential uses with lot size minimums in conformance with allowed districts. Up to 1.0 du/ac with clustering of units permitted.
- All accessory and prohibited uses are as provided by the most intense Zoning District permitted within the Land Use Designation.

22 Zoning Districts

TABLE 1: PERMITTED USES

Development Unit	Parcel	Gross Parcel Area	Final Plat Parcel DU	Land Use	Single Family		Multi-Family Residential		Non-Residential												
					D-SFR DETACHED SINGLE FAMILY	S-SFR ATTACHED SINGLE FAMILY	RM-1-DMF MULTI-FAMILY	RM-1-MFR MULTI-FAMILY	O-1	C-2	C-6	MU-V / MU-W	BPI	I-1							
1	A	42.1	TR	X																	
	G	36.8	TR / SR	X	X			X	X												
	H	60.9	TR / C	X						X	X										
	J	28.5	TR / SR / C	X	X					X	X	X									
	K	17.8	TR / SR	X	X					X	X	X									
	B	29.4	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2	C	33.3	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	D	75.3	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	E	112	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	F	36.1	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	L	58.3	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	M	83.2	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
3	U	51.6	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	V	66.7	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	W	40.1	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	X	31.8	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Y	42.1	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Z	48.3	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
4	AA	23.9	TR / SR	X	X			X	X												
	BB	31.8	SR / E	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	
	CC	29.7	SR / E	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	
	DD	54.5	SR / E	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	
	EE	51.6	SR / E	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	
	FF	50.5	TR	X																	
5	N	48.3	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	O	54.8	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Q	100.3	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	I	4.3	TR / SR / C	X	X					X	X	X	X	X	X	X	X	X	X	X	
	R	101.1	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	S	72.6	MUV/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
6	T	47.8	TR / SR	X	X			X	X												
	GG	24.3	TR	X																	
	P	39.6	RR / C	X	X			X	X												

Notes:

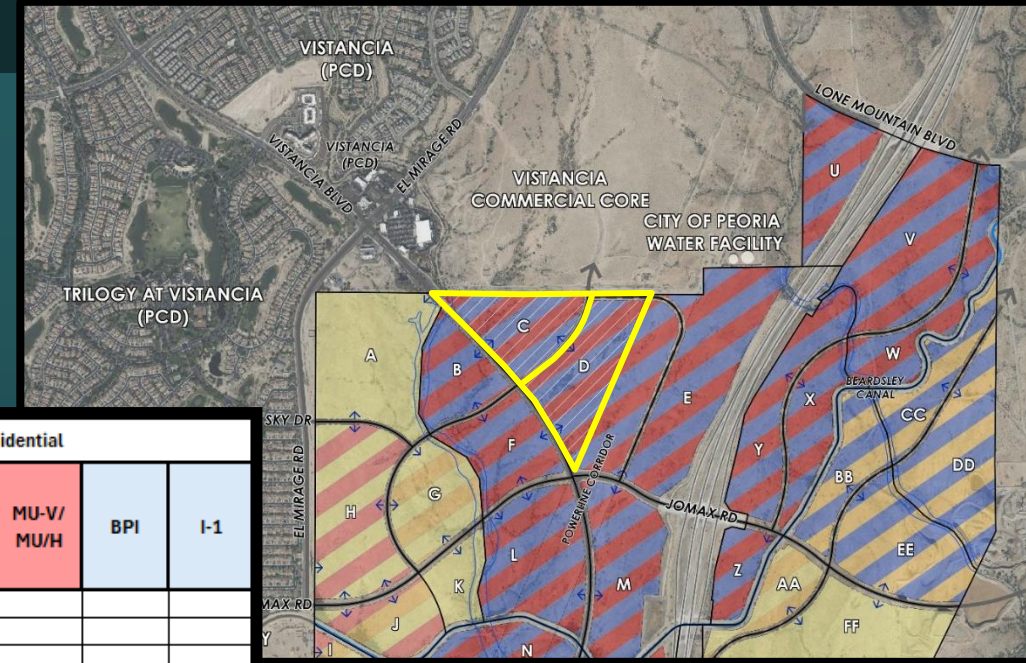
- Parcel Q - Residential uses are restricted for a period of 10 years from date of PCD approval, except that residential uses may be included as part of an MU-V development. After 10 years, or 175,000 square feet of non-residential uses are constructed on that parcel, whichever is earlier, residential uses may be included in both MU-H and MU-V developments.
- Parcels C & D - Except by mutual agreement of the State Land Commissioner and Peoria City Manager, residential uses are prohibited for a period of 15 years from the effective date of the PCD. After the 15 years, if no advanced manufacturing, packaging, warehousing, distribution use or similar employment-focused use over 20 acres has received construction permits on Parcels DIS-16 of the Vistancia Core (as depicted in Exhibit F of the Proposed Land Use Plan, dated October 2023), residential may be permitted on Parcels C and D.
- Parcel P - Allow for single family residential and detached multi-family uses with a maximum overall density up to 1.0 du/ac.
- Parcel R - Residential uses shall not be permitted within 2,640 feet of the southern property line. No single family detached (D-SFR) uses shall be allowed within any portion of the parcel.
- Permitted uses within MU-V and MU-H shall permit all uses in C-2, RM-1-DMF and RM-1-MFR.
- Aggregate Operations are permitted within Development Unit 4 where such operations exist under a lease with ASLD as of the effective date of this PCD. The City recognizes these existing operations as principally permitted uses that may continue to occur on the Property under the requirements of Section 21 of the Zoning Ordinance, but will not be permitted to expand onto other properties within Development Unit 4.
- Renewable energy and battery storage energy projects (BESS) shall be principally permitted in Parcels R & S, and subject to a conditional use permit in other locations within the PCD where BPI and I-1 uses are permitted.
- Self storage is principally permitted in Parcels P, S, V thru Z, and BB thru EE except that such use (a) is limited to one use per Parcel and (b) must not be located within 200 feet of a residential district within the City (except for parcels within the PCD). Self storage uses within these enumerated parcels are also exempt from Section 21 of the Zoning Ordinance.
- For RV, Boat and Trailer storage no conditional use permit is required within 200 feet of residential within this PCD.

10 Zoning Districts

Exhibit 9

# Uses by Parcel - North

## Parcel H – Removed C-5 (Hospital use)



Development Unit	Parcel	Gross Parcel Area	Final Plat Parcel DU	Land Use	Single Family		Multi-Family Residential		Non-Residential						
					D-SFR Detached Single Family	A-SFR Attached Single Family	RM-1-DMF Detached Multi-Family	RM-1-MFR Traditional Multi-Family	O-1	C-2	C-5	MU-V/ MU/H	BPI	I-1	
1	A	62.1		TR	X										
	G	36.8		TR / SR	X	X	X	X							
	H	60.9		TR / C	X				X	X					
	J	28.5		TR / SR / C	X	X	X	X	X	X	X				
	K	17.8		TR / SR	X	X	X	X							
2	B	29.4		MUVC / E	X	X	X	X	X	X	X	X	X		
	C	33.5		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	D	75.3		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	E	112		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	F	36.1		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	L	58.3		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	M	83.2		MUVC / E	X	X	X	X	X	X	X	X	X	X	
3	U	51.6		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	V	66.7		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	W	40.1		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	X	31.9		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	Y	42.1		MUVC / E	X	X	X	X	X	X	X	X	X	X	
4	Z	18.3		MUVC / E	X	X	X	X	X	X	X	X	X	X	
	AA	23.9		TR / SR	X	X	X	X							
	BB	31.6		SR / E	X	X	X	X	X	X	X		X	X	
	CC	29.7		SR / E	X	X	X	X	X	X	X		X	X	
	DD	54.5		SR / E	X	X	X	X	X	X	X		X	X	
	EE	51.6		SR / E	X	X	X	X	X	X	X		X	X	
	FF	50.8		TR	X										

# Uses by Parcel - South

Development Unit	Parcel	Gross Parcel Area	Final Plat Parcel DU	Land Use	Single Family		Multi-Family Residential		Non-Residential					
					D-SFR Detached Single Family	A-SFR Attached Single Family	RM-1-DMF Detached Multi-Family	RM-1-MFR Traditional Multi-Family	O-1	C-2	C-5	MU-V/ MU/H	BPI	I-1
5	N	46.8		MUVC / E	X	X	X	X	X	X	X	X	X	X
	O	54.8		MUVC / E	X	X	X	X				X	X	X
	Q	100.3		MUVC / E	X	X	X	X				X	X	X
	I	4.7		TR / SR / C	X	X	X		X	X	X			
	R	101.1		MUVC / E		X	X	X	X	X	X	X	X	X
6	S	72.6		MUVC / E	X	X	X					X	X	X
	T	47.8		TR / SR	X	X	X							
	GG	24.3		TR	X									
	P	39.6		RR / C	X	X	X		X	X	X			

**Parcel Q** – Targeted for commercial and mixed use; residential uses are limited to vertically integrated mixed use for 10 years.

**Parcel R** – no residential in cross-hatch, allows renewable energy uses

**Parcel S** – allows renewable energy

**Parcel T** – limits residential, removed traditional multifamily

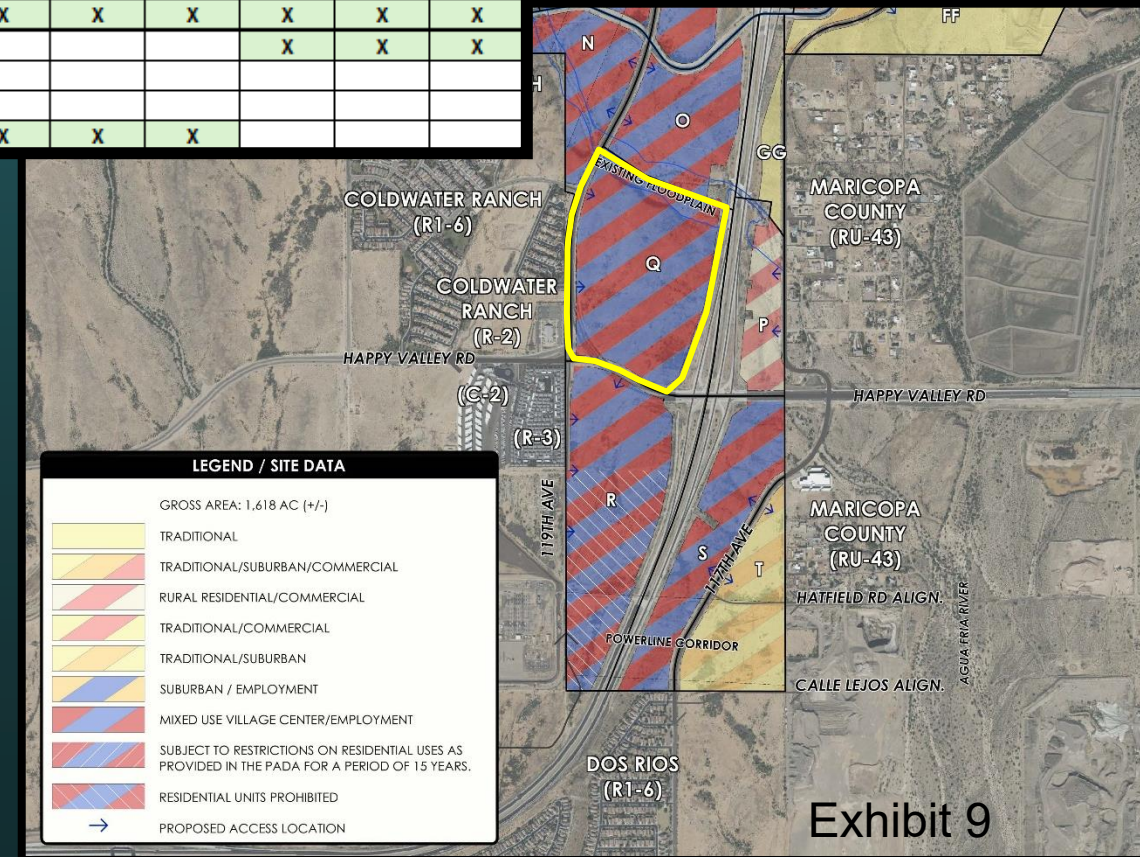


Exhibit 9

# Current General Plan

**TABLE 1: 2040 GENERAL PLAN  
LAND USE SUMMARY**

LAND USE CATEGORY	ACRES	MAX DENSITY	MAX UNITS
RURAL RESIDENTIAL	16.8	1.0	17
TRADITIONAL RESIDENTIAL	358.4	5.0	1,792
SUBURBAN RESIDENTIAL	47.9	12.0	575
URBAN RESIDENTIAL	74.8	20.0	1,496
MIXED USE - NEIGHBORHOOD VILLAGE	290	20.0	5,800
MIXED USE - COMMERCIAL DISTRICT	102.5	40.0	4,100
COMMERCIAL	48.3	0.0	0
EMPLOYMENT BUSINESS COMMERCE	471	0.0	0
PARK / OPEN SPACE	114.6	1.0	115
WATERWAYS	94.4	1.0	94
<b>TOTAL</b>	<b>1,618.7</b>	<b>0.0</b>	<b>13,989</b>



## LEGEND

	SITE BOUNDARY		COMMERCIAL
	RURAL RESIDENTIAL		MIXED USE
	TRADITIONAL RESIDENTIAL		MU COMMUNITY DISTRICT
	SUBURBAN RESIDENTIAL		EMPLOYMENT BUSINESS COMMERCE
	URBAN RESIDENTIAL		EMPLOYMENT INDUSTRIAL
	MASTER PLANNED AREA		PUBLIC USE

# Development Standards

**TABLE 3: DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS FOR RESIDENTIAL USES	D-SFR	A-SFR	RM-1-DMF	RM-1-AMF
	SINGLE FAMILY RESIDENTIAL		DETACHED MULTIFAMILY	ATTACHED MULTIFAMILY
Max. Density	n/a	12	15	20+
Minimum Lot Size	5,175	1,200	n/a	n/a
Min. Lot Width (FT)	45	20	n/a	n/a
Min. Lot Depth (FT)	none	60	n/a	n/a
Bldg Setback - Front Livable or Side-Entry Garage (FT)	10	0	20	10
Bldg Setback - Front - Face of Garage (FT)	20	0 or 20	n/a	15
Bldg Setback - Rear (FT)	15	0	n/a	5
Bldg Setback - Corner Side (FT)	10	10	n/a	10
Bldg Setback - Side - Min/Total (FT)	5/10	0/0	n/a	20
Perimeter Street Setback (FT)	n/a	n/a	20	20
Perimeter Non-Street Setback (FT)	n/a	n/a	20	20
Max Building Height (FT)	30	36	30	60
Max Lot Coverage	55%	85%	65%	80%

**Notes:**

1. No more than 50% of lots within a D-SFR development parcel may be a minimum of 45 feet in width. A minimum of 50% of lots shall be 50' or greater in lot width.
2. Accessory Dwelling Units (ADUs) on single family lots are permitted by right in all R1 districts.
3. D-SFR development standards, where not modified herein shall be subject to R1-6 standards per the City of Peoria Zoning Ordinance.
4. A-SFR development standards, where not modified herein shall be subject to RM-1 standards per the City of Peoria Zoning Ordinance.
5. For RM-1-DMF uses, private backyards are permitted with the perimeter non-street setback.

DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL USES	O-1	C-2	C-5	MU	BPI	I-1
	OFFICE AND COMMERCIAL USES				BUSINESS PARK & INDUSTRIAL USES	
Max. Density (DU/AC)				20/75		
Minimum Lot Size	N/R	N/R	10	N/R	N/R	N/R
Min. Lot Width (FT)	50	N/R	N/R	N/R	80	80
Min. Lot Depth (FT)	N/R	N/R	660	N/R		
Min. Bldg Setback from Arterial				10/35		
Min. Bldg Setback from Collector				10/35		
Max Building Height (FT)	36	56	72	90	56	90
Max Lot Coverage	N/R	N/R	N/R		N/R	N/R

**Notes:**

1. Development Units 2, 3, and 5 allow for a MU max density of 75 du/ac. Development Unit 6 allows for a MU max density of 20 du/ac..
2. Development Units 2, 3, and 5 allow for a maximum height of 90'. Height allowance subject to the following: Minimum Building Setback is 10'; Between a 10' setback and 35' setback, the maximum building height is determined by extending a line inward to the parcel at a 65 degree angle up to 50' in height. Beyond the 35' setback, maximum building height is 90'. Development Unit 6 allows for a maximum height of 56 feet. MU development that is not vertically integrated shall be limited to 56 feet in all Development Units.
3. Non-Residential Building Height shall be a limited to 30 feet at the building setback and may increase 1 foot for every 3 feet of additional setback up to the Building Height Max. Except Parcel H shall not allow building heights in excess of 30 feet within 200 feet of the El Mirage Road right-of-way.
4. Non-Residential Building Height in Parcel P shall be a limited to 30 feet

# Infrastructure – Water Providers/Unit Cap

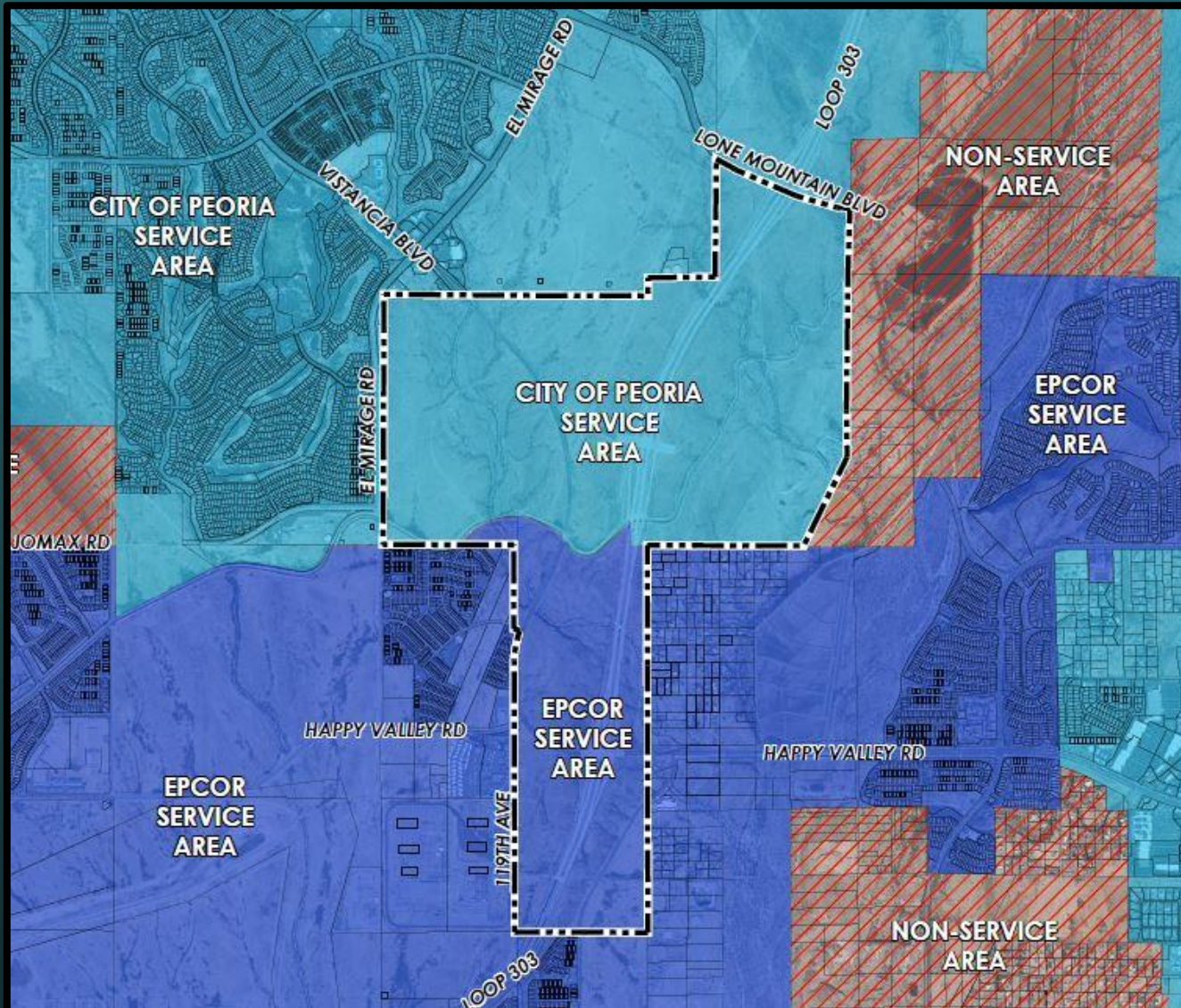


EXHIBIT 7: LAND USE BUDGET TABLE

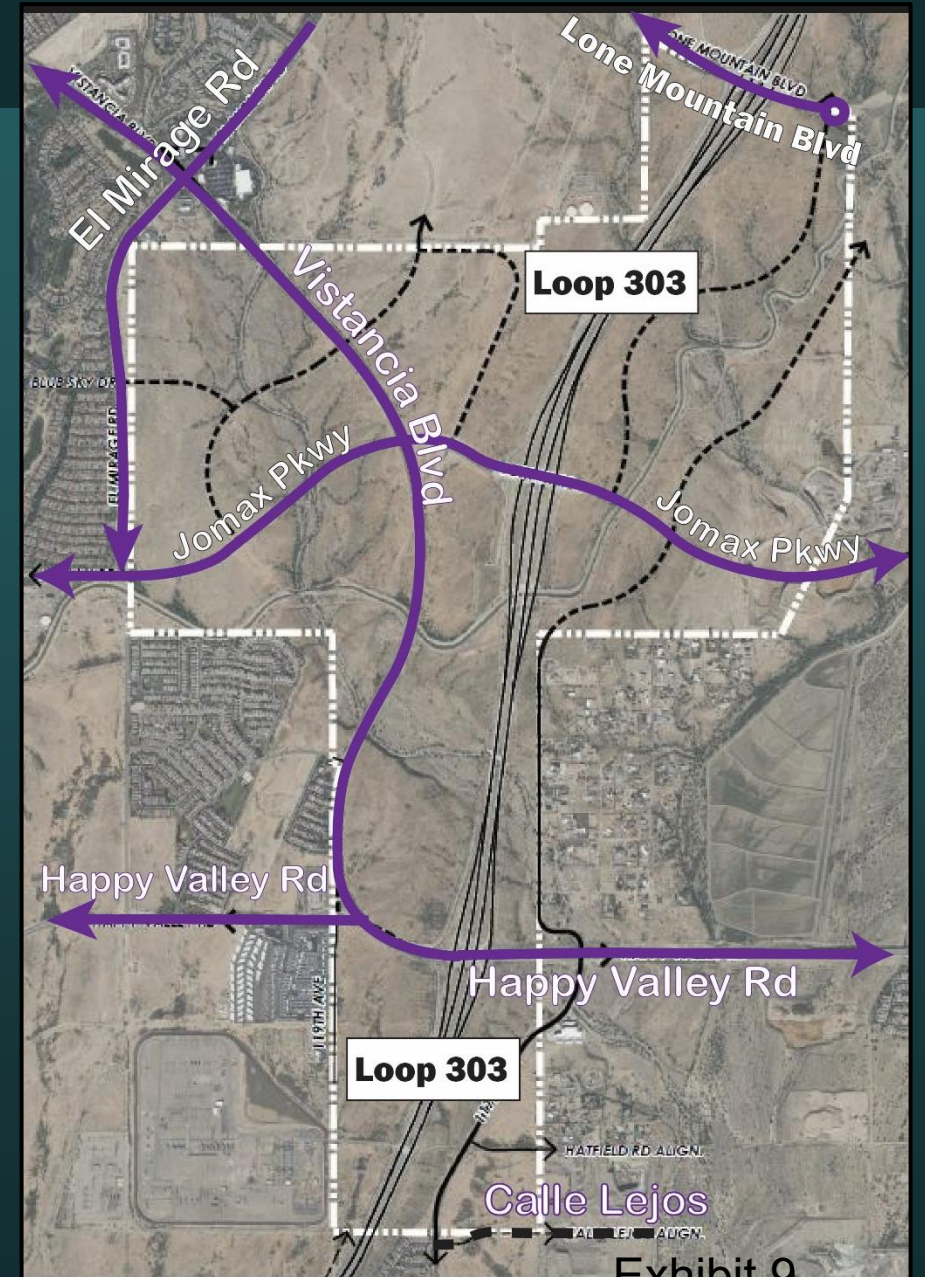
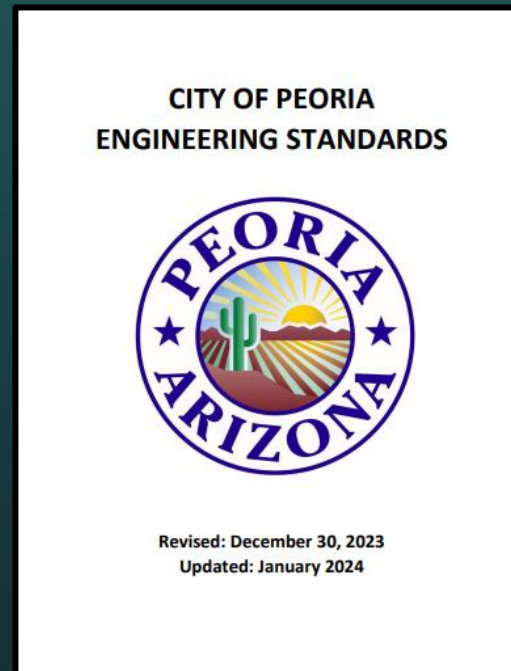
Water & Wastewater Service Area	WSA Max DU	Development Unit	Parcel	Residential Units Approved To-Date	Date Of Update
Peoria	10,189	1	A		
			G		
			H		
			J		
		2	B		
			C		
			D		
			E		
			F		
			L		
			M		
			U		
		3	V		
			W		
			X		
			Y		
4	Z				
	AA				
	BB				
	CC				
	DD				
	EE				
	FF				
	N				
EPCOR	See Note (1)	5	O		
			Q		
		6	i		
			R		
			S		
			T		
			GG		
			P		

TOTAL RESIDENTIAL UNITS ALLOWED IN PCD:	14,004
TOTAL RESIDENTIAL UNITS APPROVED-TO-DATE:	0
TOTAL REMAINING ALLOWABLE RESIDENTIAL UNITS:	14,004

**Notes:**  
 (1) If the maximum dwelling unit limit for the City of Peoria service area is not met at the time of buildout, units may be allowed to transfer to the EPCOR portion of the site if EPCOR determines it has capacity to provide service to transferred units.  
 (2) Any proposed development that fails to be patented shall have its units returned to the budget.

# Circulation

- Vistancia Boulevard extends through project boundaries from north to south and transitions into Happy Valley Road east of Loop 303- will some day connect with the completed Jomax extension
- Loop 303 accessible via Lone Mountain Boulevard, Jomax Parkway, and Happy Valley Road ramps

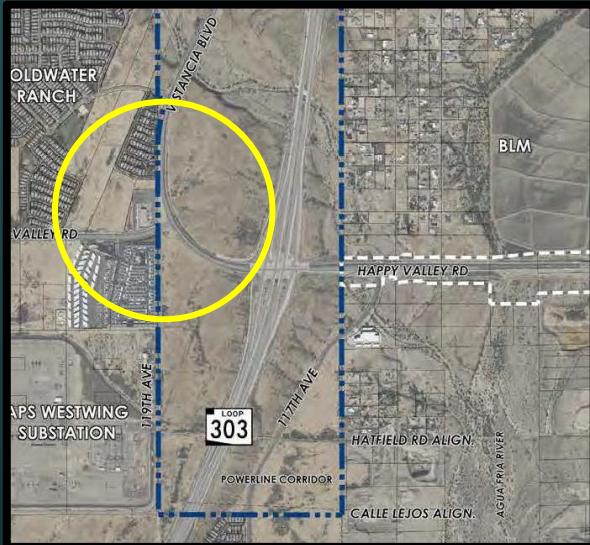


# Circulation – Happy Valley Rd / Vistancia Blvd

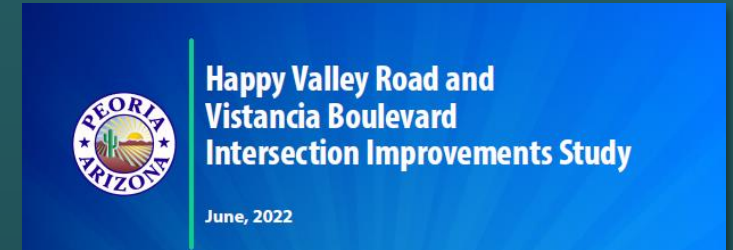
## Roadway Standards

- City's DCR reconfigures Happy Valley Rd and Vistancia Blvd intersection

Existing



Planned



# Applicable Standards

## Design Guidelines

- Site and building design governed by the City of Peoria Community Design Guidelines

## Open Space & Landscaping

- Open space provision and programming in conformance with the City of Peoria Community Design Guidelines and the City of Peoria Parks, Recreation, Open Space, and Trails (PROST) Master Plan.

## Parking Standards

- Subject to the City of Peoria's Parking and Loading Ordinance (Sections 21-821 through 21-826)
- Mixed-Used development subject to Zoning Ordinance Section 21-825.B.4.a-b Joint Use Parking.
  - Allows up to 50% of required parking to be shared
  - Subject to parking study by registered engineer
  - All reviews and approvals of such requests shall be made administratively



Exhibit 10



**Thank You**

**For additional  
questions or  
comments,  
please contact:**

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