

North Peoria Gateway

S/O Lone Mountain Pkwy North of the Calle Lejos Alignment
Case Z24-03



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

1. The development shall substantially conform to the North Peoria Gateway Planned Community District PCD Standards and Guidelines Report, and Project Narrative contained within the September 19, 2024 Planning and Zoning Commission staff report, except as modified herein.
2. The Developer for the first Site Plan or Preliminary Plat on any Parcel within a Development Unit shall submit all necessary master plans ("Secondary Plans") for the subject Development Unit at the time of Site Plan or Preliminary Plat submittal.
 - a. Master plans for a Development Unit shall be updated as necessary as determined by the Zoning Administrator and City Engineer with any subsequent Site Plan or Preliminary Plat submittals within the Development Unit.
 - b. Right-of-way and easement dedications shall occur in accordance with City requirements and the findings of any approved master plans.
3. The Developer shall provide a Traffic Impact Analysis (TIA) with each Site Plan or Preliminary Plat submittal, unless otherwise determined by the City Engineer or designee.
4. The first Site Plan or Preliminary Plat submitted for any Parcel within the PCD will establish the correlating zoning category across the entire parcel.
5. The Developer shall obtain all necessary permits or approvals, and conduct any necessary improvements as required by the Arizona Department of Transportation (ADOT) with respect to any applicable access or improvements requirements related to ADOT facilities. This shall be completed prior to requesting City of Peoria off-site improvement final sign off.
6. All development within a half-mile of ADOT facilities shall follow ADOT notification procedures for the relevant development component prior to Site Plan or Preliminary Plat approval.
7. The Developer shall complete any necessary dedications and improvements associated with the Loop 303 and access to or from the Loop 303 in accordance with ADOT requirements prior to requesting City of Peoria off-site improvement final sign off.

8. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.