

# NORTH PEORIA GATEWAY 303 PLANNED COMMUNITY DEVELOPMENT

Rezoning Application

3RD SUBMITTAL: AUGUST, 2024  
REVISED: SEPTEMBER, 2024



PRESENTED BY:



**Exhibit 5**

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# TABLE OF CONTENTS

1. PROJECT INTRODUCTION .....	1
<b>The Arizona State Land Department</b> .....	<b>1</b>
2. LEGAL DESCRIPTION .....	2
3. SITE LOCATION AND CONTEXT .....	2
<b>Subject Site</b> .....	<b>2</b>
<b>Context</b> .....	<b>2</b>
<b>Service Area Boundaries</b> .....	<b>2</b>
4. GENERAL PLAN CONFORMANCE .....	2
5. PROPOSAL.....	6
<b>1. Annexation Request</b> .....	<b>6</b>
<b>2. Initial Zoning</b> .....	<b>6</b>
<b>3. Rezoning</b> .....	<b>6</b>
6. INFRASTRUCTURE .....	6
<b>Street Circulation</b> .....	<b>6</b>
<b>Water and Wastewater</b> .....	<b>6</b>
<b>Drainage</b> .....	<b>6</b>
7. REZONING JUSTIFICATION.....	7
TABLES, FIGURES, & APPENDICES	
<b>Table 1: 2040 General Plan Land Use Summary</b> .....	<b>3</b>
<b>Exhibit 1: Vicinity Map</b> .....	<b>10</b>
<b>Exhibit 2: Existing &amp; Proposed Zoning</b> .....	<b>11</b>
<b>Exhibit 3: Development Units Plan</b> .....	<b>12</b>
<b>Exhibit 4: Development Parcels</b> .....	<b>13</b>
<b>Exhibit 5: Existing Site Conditions Map</b> .....	<b>14</b>
<b>Exhibit 6: Existing General Plan 2040</b> .....	<b>15</b>
<b>Appendix A: Legal Description</b> .....	<b>16</b>
<b>Appendix B: North Peoria Gateway Standards and Guidelines Report</b> .....	<b>17</b>
<b>Appendix C: Street Circulation Report</b> .....	<b>18</b>
<b>Appendix D: Water &amp; Wastewater Report</b> .....	<b>19</b>
<b>Appendix E: Preliminary Drainage Assessment Report</b> .....	<b>20</b>

## Exhibit 5

# 1. PROJECT INTRODUCTION

This application represents a request to facilitate the rezoning of approximately 1,618 acres of and the annexation of 458 acres of State Trust Land located generally at the intersection of Jomax Road and the Loop 303 Freeway (“Site” or “Property”). The majority of the Site is within the jurisdictional authority of the City of Peoria, with approximately 458 acres currently within Maricopa County. The request seeks the following:

- Annexation of 458 acres from Maricopa County into the City of Peoria
- Rezone the overall property to Planned Community District (“PCD”) to allow for a variety of residential and non-residential land use types

The Site extends across a large area that straddles the recently completed Loop 303 Freeway corridor in the rapidly developing northern Peoria sub-market. The Freeway represents an integral component in establishing prime opportunities for employment, commercial services and diverse housing opportunities. The site includes, or is proximate to, existing regional roadways, utility infrastructure, and facilities that further promote the viability of the property for development. As a result of proximity to existing City of Peoria (“City” or “Peoria”) and EPCOR services and compatible adjacent zoning, the applicant recognizes the justification for the annexation and zoning request. This proposal is in alignment with Peoria’s recent update to the General Plan and will enable the City and Arizona State Land Department (“ASLD”) to continue their close partnership in promoting a shared vision for Peoria.

## The Arizona State Land Department

ASLD manages approximately 9.2 million acres of State Trust Land in Arizona. Since 1915, the ASLD’s mission has been to manage the assets of a multi-generational perpetual trust in alignment with the interests of the Trust’s 13 public beneficiaries and Arizona’s future. The mission statement of the ASLD is as follows:

*To responsibly manage the assets of multi-generational perpetual Trust in alignment with the interest of the Beneficiaries and Arizona’s future.*

State Trust land is often misunderstood in terms of both its character and management. Trust land is different from public land such as parks or National Forests in that the lands must be managed to generate revenue for Arizona’s K-12 schools and 12 additional public service beneficiaries. The Trust accomplishes its mission through the sale and lease of Trust lands for grazing, agriculture, mining and development.

ASLD, serving as the fiduciary for the Trust, is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this Constitutional mandate, it is incumbent upon ASLD to carefully plan these properties to maximize their ultimate value. Accordingly, ASLD desires to work with the City to reposition the translational entitlements associated with the property, so it is appropriately zoned in a manner similar to the adjacent area and that will allow the land to develop in response to market demands.

Pursuant to Arizona Revised Statutes Title 9, §471.A.1, annexation of State Trust land requires the approval of the State Selection Board and the State Land Commissioner. To this end, on July 17, 2019, the State Selection Board approved the City’s proposed annexation of the subject State Trust land. This crucial step allows Peoria to begin its normal and customary process of annexing the Site into the city limits.

## The Zoning Entitlement Process

Because of the shared desire between the City of Peoria and ASLD to bring this area wholly into the City limits and rezone this parcel in a manner that is compatible with nearby neighborhoods and meets the regional commerce potential of the Loop 303 corridor, the applicant is initiating three cases for consideration: Annexation, Initial Zoning for the annexed property, and Rezoning of the property to Planned Community District (“PCD”). Because ASLD, serving as the fiduciary for the Trust, does not operate in the same manner as private property owners when it comes to planning and entitlement of land this project narrative outlines justification for the proposed modifications.

# Exhibit 5

## 2. LEGAL DESCRIPTION

A legally described boundary for the property is provided as **Appendix A: Legal Description**.

## 3. SITE LOCATION AND CONTEXT

### Subject Site

The Site is approximately 1,618 gross acres of undeveloped land and is located between the El Mirage Road alignment on the West and the 109th Avenue alignment along the east. The property extends north to Lone Mountain Parkway and south to the Calle Lejos alignment as shown on **Exhibit 1: Vicinity Map**. The property includes portions of Sections 1 and 12 of Township 04 North Range 01 West, portions of 30 and 31 of Township 05 North Range 01 East, and the entirety of Section 36 Township 05 North Range 01 West.

### Context

The Site is divided by the Loop 303 Freeway with the Happy Valley Road, Jomax Road and Lone Mountain Parkway interchanges located internal to the property. The two primary wash corridors (Twin Buttes and Caterpillar washes) that cross the site ultimately drain into the Agua Fria River east of the Site. The Beardsley Canal extends through the northern portion of the property, and several high voltage electrical transmission corridors also cross the Site. In general, the site slopes from north to south, with more variable terrain on the eastern portions of the property.

Adjacent properties include a combination of planned communities and vacant lands. The Vistancia and Coldwater Ranch communities comprise the majority of the Site's western and northern edges. A portion of the Site's eastern edge abuts large lot Maricopa County properties, but a majority is characterized as undeveloped or actively being utilized for sand and gravel operations in proximity to the Agua Fria River corridor.

### Service Area Boundaries

The Property is serviced by two separate water and wastewater providers. The City of Peoria currently provides service to all portions of the Property located within its jurisdictional limits. The southern portions of the Property located within section 1 & 12 of T04N R01W are currently serviced by EPCOR. The City of Peoria and EPCOR have held preliminary discussion to evaluate a service area map revision that would relocate the boundary to the Beardsley Canal between El Mirage Road and the Loop 303 Freeway to create network and service efficiencies. Recognition of these service provider areas will influence ultimate land use and serviceability of future development, requiring ongoing coordination throughout the build-out of the Property. A dwelling unit maximum for the City of Peoria water and wastewater service boundary anticipates a revision to the existing boundary. An assessment of existing and proposed water and wastewater services may be found in Section 6 of this document.

## 4. GENERAL PLAN CONFORMANCE

The City of Peoria General Plan (2040) serves as a blueprint for policy and land development within the City. The purpose of the Plan is to provide guidance to the City Council, Planning and Zoning Commission, staff, developers and residents with regards to land use decisions. This guidance is facilitated through a detailed documentation of City goals, objectives and strategies by which land is designed, developed, and used within the City and its Planning Area.

A recent City initiated amendment to the General Plan processed under separate application includes a new land use designation of 'ASLD Special Land Use'. This land use:

*"...provides flexibility to promote new development needed to accommodate economic growth and new businesses so that residents can find jobs in Peoria. The category also provides opportunity for new housing to accommodate the Peoria's expanding population..."*

This use designation will apply to the entirety of the subject property.

## Exhibit 5

Prior to the re-designation of the subject property to the ASLD Special Land Use category, the General Plan Land Use Map identified a variety of land use types across the property. **Table 1: 2040 General Plan Land Use Summary**, provides an analysis of these land use types within the subject property by quantifying the approximate acreage of each land use and applying residential densities as specified in the General Plan document. This analysis yielded the PCD density cap of 13,989.

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	358.7	5.0	1,794
SUBURBAN RESIDENTIAL	47.9	12.0	575
URBAN RESIDENTIAL	74.8	N/A	1,496
MIXED USE - NEIGHBORHOOD VILLAGE	290.8	20.0	5,816
MIXED USE - COMMUNITY DISTRICT	102.5	N/A	4,084
COMMERCIAL	46.2	0.0	0
EMPLOYMENT BUSINESS COMMERCE	471.6	0.0	0
PARK / OPEN SPACE	114.0	1.0	114
WATERWAYS	94.5	1.0	94
<b>TOTAL</b>	<b>1,617.7</b>		<b>13,989 <sup>(1)</sup></b>

(1) The achievable density indicated by the General Plan within the City of Peoria Water and Wastewater Service Area boundary is 10,189.

The following General Plan Land Use Character Matrix includes language from the Land Use Categories section of the General Plan that describes the characteristics of each of the various land use designations previously reflected within the subject property.

## 2040 General Plan Land Use Character Matrix

Maximum Density per General Plan

### Waterways

DENSITY RANGE: 1 du/ac.  
ZONING DISTRICTS: PAD and PCD

Water areas identified on the land use map can be used for outdoor recreation, events, preservation of natural resources, or for quality of life and public health. This category includes private and public lakes and canals, floodways, the Agua Fria River and New River.

Max.  
1 du/ac

### Park / Open Space

DENSITY RANGE: 1 du/ac.  
ZONING DISTRICTS: PAD and PCD

The Park/Open Space category accommodates the full range of public, private and semi-private passive and/or active park and open space and recreational opportunities. There are generally two types of Park/Open Space land uses: Useable Open Space and Natural Open Space. Natural Open Space applies to locations set aside to preserve natural, scenic and/or significant environmental or cultural sites. It is intended that lands within this category remain as permanent open space and often are the result of actions to conserve part of a property in return for placing developable intensity in a less environmentally sensitive area. Low-impact recreational activities, such as hiking, equestrian riding, or mountain bicycling trails may be suitable for these sensitive areas.

Max.  
1 du/ac

## Exhibit 5

# 2040 General Plan Land Use Character Matrix (cont.)

## Maximum Density per General Plan

### Rural Residential

**DENSITY RANGE:** 0-1.0 dwelling units per acre with lot sizes typ. above 1 acre.  
**ZONING DISTRICTS:** AG, SR-43, SR-35

The Rural Residential designation identifies areas of large residential lots in areas with a semi-rural or agricultural character. Most rural residential areas were developed prior to annexation to the city, or during the early years of city development and expansion starting in the later 1980s. These areas developed organically in smaller tracts of land. They highlight the City's growth over the years and are a reminder of our agricultural past. They may have alternative or reduced streetscape standards in recognition of the desired character. In some areas, the land uses are predominantly agricultural and occupy larger areas for the raising of crops, fowl and/or livestock.

**Max.  
1 du/ac**

### Traditional Residential

**DENSITY RANGE:** 2.0-5.0 du/ac. Lot sizes typ. range from 7,000 - 18,000 sq. ft.  
**ZONING DISTRICTS:** R1-18, R1-12, R1-10, R1-8, and PAD

Traditional Residential supports a suburban lifestyle with increased density while maintaining a detached single-family character. Traditional Residential areas encompass a diversity of neighborhood types, from older subdivisions to newer master planned areas. These areas feature moderately sized lots with detached single-family homes.

**Max.  
5 du/ac**

### Suburban Residential

**DENSITY RANGE:** 5.0 - 12.0 du/ac with housing options ranging from small-lot single family (attached or detached), townhomes, casitas, and other types of multi-family.  
**ZONING DISTRICTS:** R1-8, R1-6, RM-1, and PAD

This category supports a suburban lifestyle and provides an appropriate transition between less intense residential areas or non-residential areas. These areas of the City are a more intense residential land use, and residences may have limited private outdoor space, thereby relying on common open space amenities for recreation and connections with nature.

**Max.  
12 du/ac**

### Urban Residential

**DENSITY RANGE:** Exceeds 12 du/ac and consists of range of ownership and rental housing options including townhomes, casitas, and other traditional types of multi-family.  
**ZONING DISTRICTS:** RM-1 and PAD

Urban Residential areas enjoy a high level of access, and are located near services, employment centers and transportation corridors. Multi-family residential development is desirable within these areas. Urban Residential is where the highest multi-family residential density development is appropriate. The density range is intended to provide for multi-story apartments, condominiums, and townhouses which are close to employment and service areas. This category is traditionally located along transportation corridors and serves to buffer Suburban Residential areas from non-residential areas or Mixed Use areas. Substantial common open space, recreational amenities and on-site support facilities serve the residents.

**No  
Max.**

## Exhibit 5

# 2040 General Plan Land Use Character Matrix (cont.)

## Maximum Density per General Plan

### Mixed-Use

#### Neighborhood Village Center (NVC)

**DENSITY RANGE:** Residential components typ. range from 12-20 du/ac.

**ZONING DISTRICTS:** PAD and PCD

NVCs are higher intensity locations along transit corridors, either existing or future planned expansions, and are a cluster of commercial, office, high density residential, civic and institutional uses, and employment. The NVC development pattern offers a more sustainable land use strategy as buildings are pulled to the sidewalk, often with zero lot lines, and parking is provided either on-street or as structures which are screened from the street, allowing for a more efficient and fine-grained use of the land. The intensive mix of uses allows for the integration of public and private spaces anchored in a walkable environment. NVCs are stop and stay developments where employment is supported by contiguous residential units that are conveniently accessible by walking or biking. Residents and visitors are able to walk to retail, entertainment, public gathering spaces, and other office or commercial services. These areas easily cater to residents who cannot or prefer not to drive as a primary means of transportation, such as empty nesters or young professionals.

**Max.  
20 du/ac**

### Mixed-Use

#### Community District

**DENSITY RANGE:** Residential density typ. exceeds 20 du/ac.

**ZONING DISTRICTS:** PAD and PCD

Community Districts are high-intensity centers supporting a variety of commercial activity serving the needs of the region and multifamily housing. Due to the regional draw and concentration of uses, these should be located adjacent to freeways. Occasionally, Community Districts may be located along transit corridors served by multiple arterials when they are over 50 acres. As a regional destination for employment, shopping, and entertainment, these areas should be well connected with adjoining projects and be transit-oriented in design. Community Districts provide an urban environment that offers a pedestrian-focused internal street network, tall buildings pulled to the street, multiple outdoor amenities such as greens, plazas, and water features, and pedestrian-scaled detailing such benches, uplighting, and decorative paving. Parking should be located behind buildings, in wrapped parking structures, or otherwise screened from the street and on-street parking is encouraged to help buffer sidewalks.

**No  
Max.**

### Commercial

**ZONING DISTRICTS:** C-2, C-3, C-4, C-5, and PAD

Commercial areas typically include large-scale retail uses, grocery stores, specialty stores, and hospitality or entertainment uses. These areas have a wider variety of goods and services than neighborhood shopping areas located in Office and Local Commercial areas. Located along arterial streets for ease of access, Commercial areas are typically auto-oriented developments that often feature internal circulation to get to anchor buildings or pad sites. Due to the regional draw of these areas, the land uses are more intensive, and therefore may not be suited to be adjacent to lower density residential.

**Max.  
0 du/ac**

### Employment

**ZONING DISTRICTS:** C-4, C-5, and BPI

These areas provide employment opportunities that contribute to the overall local and regional economy. Employment areas are classified into two separate sub-types, Business Commerce and Industrial. Peoria strives to be a community that supports a culture of entrepreneurship. By allocating land within the city that allows for business expansion dedicated solely to employment uses, supportive or complimentary uses may be collocated near each other for synergy in sharing of technology infrastructure and information. Business Commerce areas contain business offices, corporate headquarters, incubator space, research and development, and light industrial uses with complementary commercial uses within a campus format that features common landscaping and centralized access points. These areas are typically low intensity in scale and land use intensive. Site planning should balance siting of the building for visibility with appropriate screening of loading bays, truck access, screened storage areas, and employee parking.

**Max.  
0 du/ac**

## Exhibit 5

## 5. PROPOSAL

The overall intent of these applications is to facilitate the annexation of the non-incorporated portion of the Site, set initial translational zoning within the annexation portion, and then subsequently rezone the entire property consistent with the goals, policies and objectives of the General Plan. For the purposes of presenting a land use proposal consistent with the goals and objectives of the City's General Plan, this development proposal closely mirrors the land use types reflected on the 2040 Future Land Use exhibit prior to the recent re-designation to the ASLD Special Land Use category. See **Exhibit 6: Existing General Plan 2040**.

As there is no associated master developer for the project, the following requests are meant to bring the Site closer to market-ready conditions. Each of the applications are described in more detail below:

### 1. Annexation Request

The annexation of approximately 458 acres of the Site into the Peoria city limits is seen as beneficial to both the State and City for the following reasons that are compatible with Peoria's vision for future growth and services within the community:

- Effectively managing urban development
- Allowing for the efficient provision of services
- Managing traffic circulation
- Creating a stronger community
- Protecting the City's borders

The annexation area is generally described as the east half of Section 1 (T04N, R01W) and the northeast quarter-section of Section 12 (T04N, R01W)

### 2. Initial Zoning

The annexation area is currently zoned within Maricopa County as Rural Residential (RU-43). The RU-43 district's principal purpose is to conserve and protect farms and other open land uses, foster orderly growth in rural and agricultural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development.

Pursuant to Arizona Revised Statutes (ARS) §9-462.04(E), the City must assign initial zoning to the property within six (6) months of effective date of annexation. Additionally, the corresponding initial zoning district cannot permit densities or uses more intense than that provided under the Maricopa

County zoning. In essence, the City works to identify the equivalent or most analogous Peoria zoning district to that granted in the County. Accordingly, upon successful annexation the initial zoning for the property will become Suburban Ranch (SR-43).

### 3. Rezoning

Within the Peoria General Plan, land use types are correlated with city zoning districts and thereby serve as a guide for the regulatory zoning framework proposed by this application. The current zoning on the property is a combination of SR-43 (areas within the City of Peoria) and RU-43 (areas within Maricopa County). This application requests that the entirety of the property be rezoned to Planned Community District (PCD), as shown in **Exhibit 2: Existing and Proposed Zoning**. Generalized land uses are identified in the following sections which illustrate the diversity of anticipated residential and non-residential land uses on the Site. Underlying development standards will regulate the intended development characteristics of the Site.

## 6. INFRASTRUCTURE

### Street Circulation

For a summary of existing and proposed infrastructure conditions, please reference **Appendix C: Street Circulation Report** by Ardurra (August, 2024). Appendix C: Circulation Report

### Water and Wastewater

The northern portion of the property contained within the City of Peoria service area shall not exceed 10,189 dwelling units. The southern portion of the property located within the EPCOR service area is planned for 3,800 dwelling units. 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. For a summary of existing and proposed infrastructure conditions, please reference **Appendix D: Water & Wastewater Report** by Ardurra (August, 2024).

### Drainage

For a summary of existing and proposed drainage conditions, please reference **Appendix E: Preliminary Drainage Assessment Report** by Ardurra (August, 2024). Appendix E: Drainage Report

## Exhibit 5

## 7. REZONING JUSTIFICATION

### 1. What type of development and uses are proposed by the rezoning request?

The proposed rezoning request envisions a diverse mix of land uses for the subject property that are in alignment with the City's General Plan. The plan creates opportunities for future residential communities, employment-oriented uses and commercial/retail centers. This broad range of uses and intensity types are appropriate given the proximity of the site to the Loop 303 Freeway corridors that provides access to a regional transportation network.

### 2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

**Goal (Smart Growth): Focused Growth:** Strategically focus new growth into areas of Peoria that enable the achievement of City goals for economic growth, fiscal sustainability, and environmental stewardship, and support the development of new, attractive neighborhoods.

The rezoning will allow for the development of new residential and non-residential opportunities in a region of the City that is appropriate for commerce and employment uses. A network of existing arterial roadways and the freeway corridors, coupled with access to robust infrastructure, will ensure that the proposed land uses will meet the future growth and development goals of the City.

**Goal (Smart Growth): Complete Neighborhoods:** Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces.

This rezoning presents opportunities for the establishment of new planned communities that will provide amenities, promote walkability, encourage product diversity and other features that lead to attractive neighborhoods. A blend of housing types and nearby non-residential uses will provide for an environment of mixed uses that enable future residents to live in proximity to retail services and employment opportunities. The ability to master plan components of the property will enable multi-modal mobility types to include connected bike lanes, multi-use pathways and trail corridors.

**Balance Land Uses: Policy LUC-3:** Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

Along many edges of the property that abut existing residential communities, the rezoning recommends transitional residential land uses that are compatible in density and type to existing adjacent neighborhoods. New residential development proposals will include provisions for various access types to create efficient means of moving throughout the overall property and between different land uses.

**Housing Stock: Policy HS-1:** Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Peoria's diverse population.

This rezoning will increase the supply of housing in alignment with the City of Peoria's General Plan which has already established a vision for the density in this area. It also ensures a more efficient and context-appropriate land use pattern than the County's existing SR-43 Zoning District, which requires a minimum of one (1) acre per lot.

## Exhibit 5

**3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.**

Existing zoning adjacent to the subject property includes significant diversity of district types due to its large area. The property is bounded by existing residential generally along the west perimeter where it abuts Coldwater Ranch, Dos Rios and the Trilogy community of Vistancia. Zoning district types in these areas include R-3, R-2, R1-6 and PCD. Large lot County properties along a portion of the east edge maintain the RU-43, as does many of the undeveloped properties east, south and southwest of the property.

The North Peoria Gateway PCD proposes zoning that will contribute to the mixed-use objectives of the City and ensure for compatible uses along the Project's perimeter. The Project generally proposes residential in areas where there is existing residential, and encourages non-residential uses in areas proximate to the Loop 303 Freeway and where adjacent to existing mining operations. Building heights near existing residential uses have been limited, and residential is restricted adjacent to major employment uses outside of the PCD.

**4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.**

The current zoning includes a combination of RU-43 (County) and SR-43 (Peoria). These zoning districts are generally considered 'holding districts' reflective of pre-annexation land use status and are maintained until a rezoning request is made. The City of Peoria has identified, through the recent adoption of the 2040 General Plan, the aspiration of the community to facilitate a diverse mix of residential and non-residential land uses on the subject property to generate economic development opportunities and housing along both sides of the Loop 303 freeway corridor. The proposed PCD zoning is consistent with the land use recommendations of the General Plan and is indicative of zoning generally sought on large acreage properties that include a broad range of zoning district types.

Similar to the Vistancia PCD, the North Peoria Gateway PCD seeks to concentrate commercial and employment uses adjacent to the Loop 303 Freeway Corridor where access and infrastructure can readily accommodate higher intensity land use types with significant regional economic impact. These areas will also allow for higher density residential uses that will provide housing for future employment and address shortages in the housing market that have become more pronounced since the Vistancia Commercial Core zoning was originally established.

**5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.**

The rezoning request includes comprehensive development standards that generally adhere to the City's own zoning ordinance. This conformance ensures that future land uses and setbacks are appropriate in context to adjacent development and zoning. The proposed development plan specifies more intense land use types to be located near the freeway corridor and adjacent to areas that may already include compatible uses. Transitional and equivalent land uses are proposed proximate to existing neighborhoods. Transitional buffers can be provided through setbacks, open space and utility corridors, and setbacks where building massing may be applicable.

**6. Provide general Site information and describe unusual physical features or characteristics of the Site which present opportunities or constraints for development.**

**Constraints:** The subject property is generally undisturbed with the exception of roadways, the Beardsley Canal, utility corridors (wastewater, high voltage transmission lines, and gas lines) and freeway improvements that have established a development pattern within the perimeter of the property. Wash corridors and floodplains, coupled with variations in topographic morphology, establish a unique collection of on-site conditions that will dictate the development character on the property. The combination of these development constraints

## Exhibit 5

will directly impact the development density and intensity on the subject property, thus justifying the need for more flexible development standards to ensure appropriate development viability, particularly in areas that have limited impact on existing adjacent residential uses. See **Exhibit 5: Existing Site Conditions Map**.

Many of the Site's built existing improvements benefit not only the site, but also neighboring communities and those who are beyond the site boundary. For example, there are electrical easements, the canal, freeway, and the extensive roadway network system which serve adjacent communities and much of Arizona.

**Opportunities:** This subject property is located in a portion of the City that benefits from access to existing large-scale infrastructure and transportation corridors. The site hosts access to three built freeway interchanges, allowing for the efficient distribution of site traffic directly onto these corridors with limited impact to adjacent communities.

Having the Site master planned will provide regulations that help ensure neighborhood compatibility and the ability to create a cohesive consistent community land use feel and look. It also provides the mechanisms by which adequate infrastructure is ensured.

**7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?**

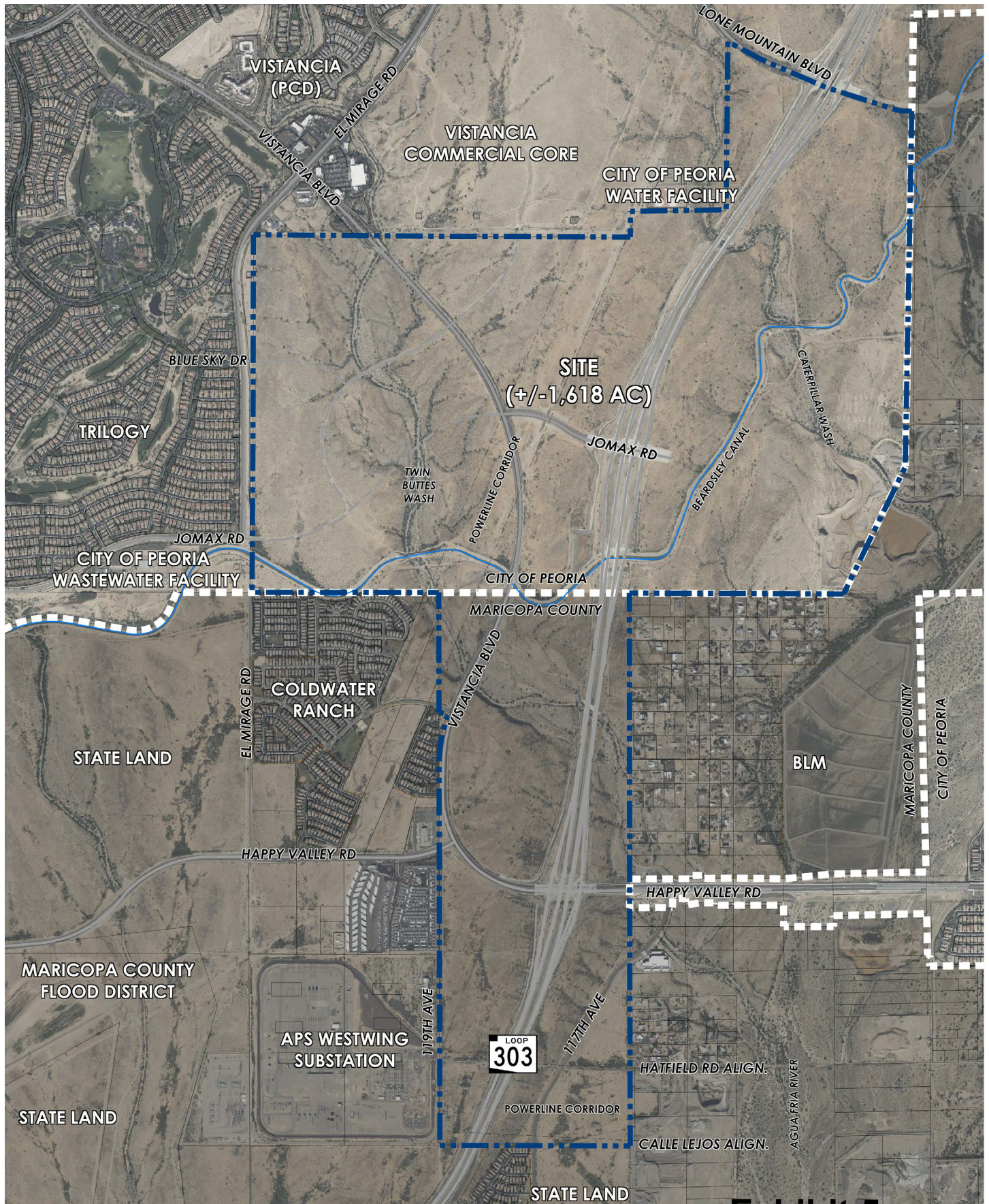
As an added measure, pursuant to the pre-annexation development agreement between the ASLD and the City of Peoria (the "P.A.D.A."), ASLD will work with the City to ensure consistency with the overall unit total through the State Trust Land auction process.

Until the last parcel is transferred out of ASLD ownership (a land patent issued), every development application to the City for property within the PCD, including but not limited to General Plan amendments, rezoning, plats, site plans, and use permits must be accompanied by a Planning Authorization Letter issued by ASLD.

Upon disposition of ASLD property, the first successors within a Development Unit will engage with the City and ASLD in a secondary planning process that will require the submittal of Master Plans as provided in Section 6 of **Appendix B: North Peoria Gateway Standards and Guidelines Report**. These Master Plans will more specifically identify the infrastructure needs and define traffic mitigation strategies for future development within the Development Unit.

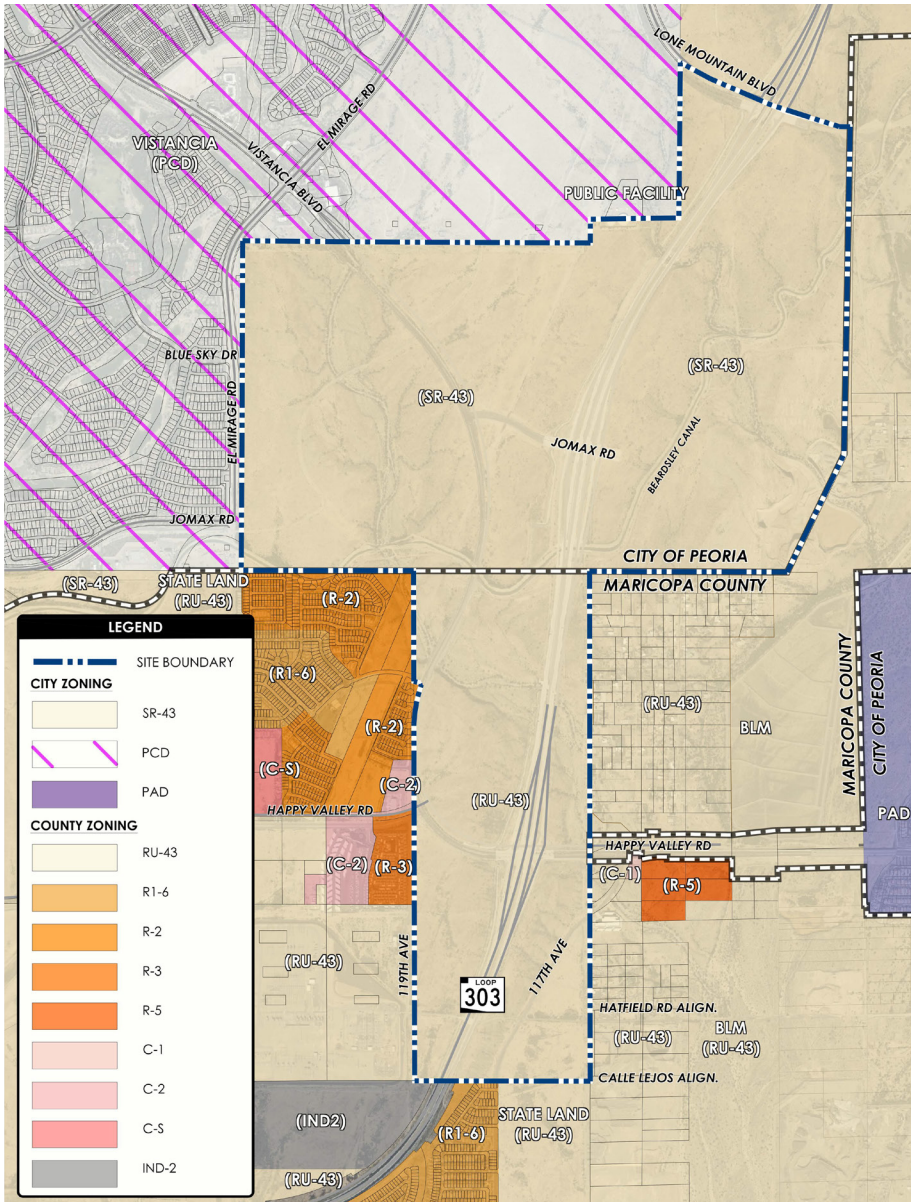
## Exhibit 5

# EXHIBIT 1: VICINITY MAP

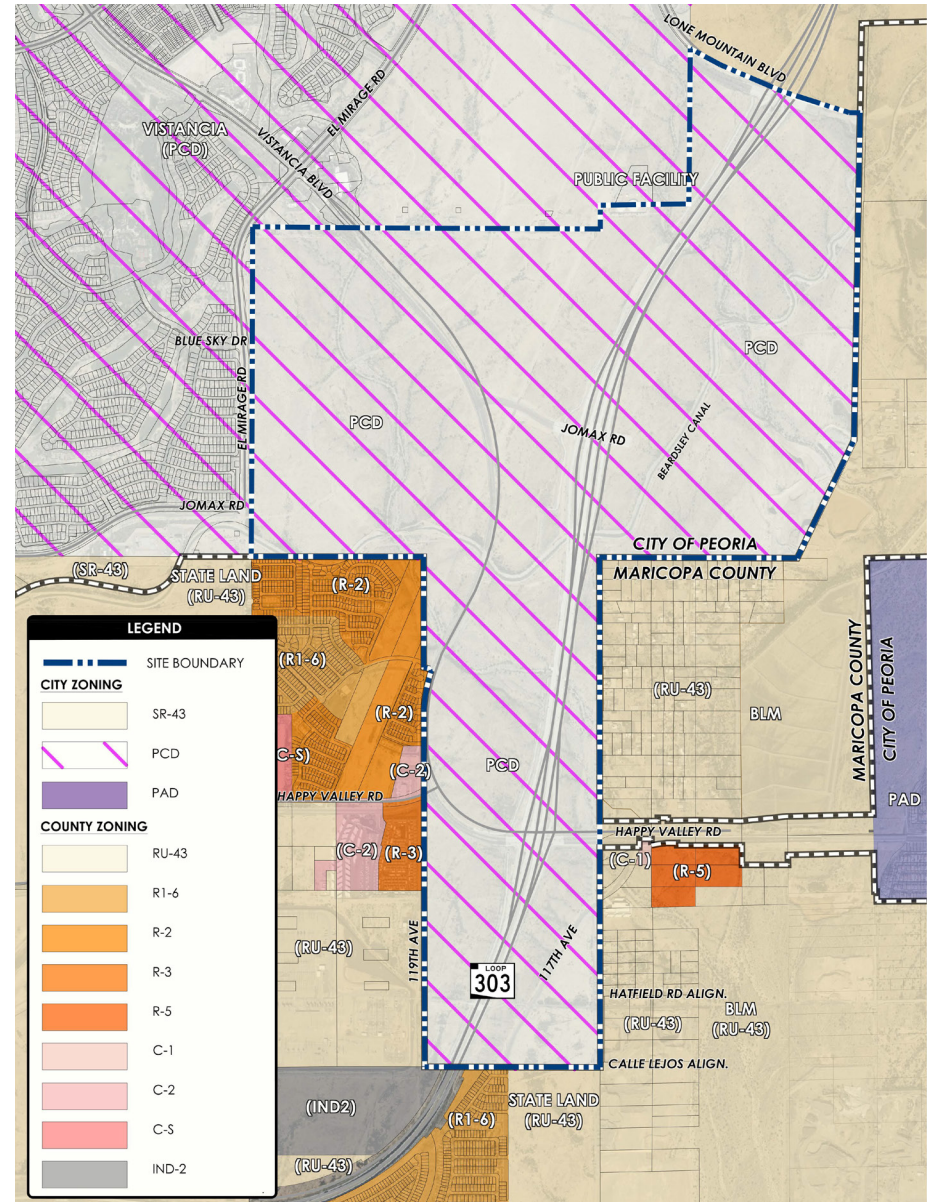


**Exhibit 5**

# EXHIBIT 2: EXISTING & PROPOSED ZONING



EXISTING ZONING



PROPOSED ZONING

Exhibit 5

# EXHIBIT 3: DEVELOPMENT UNITS PLAN

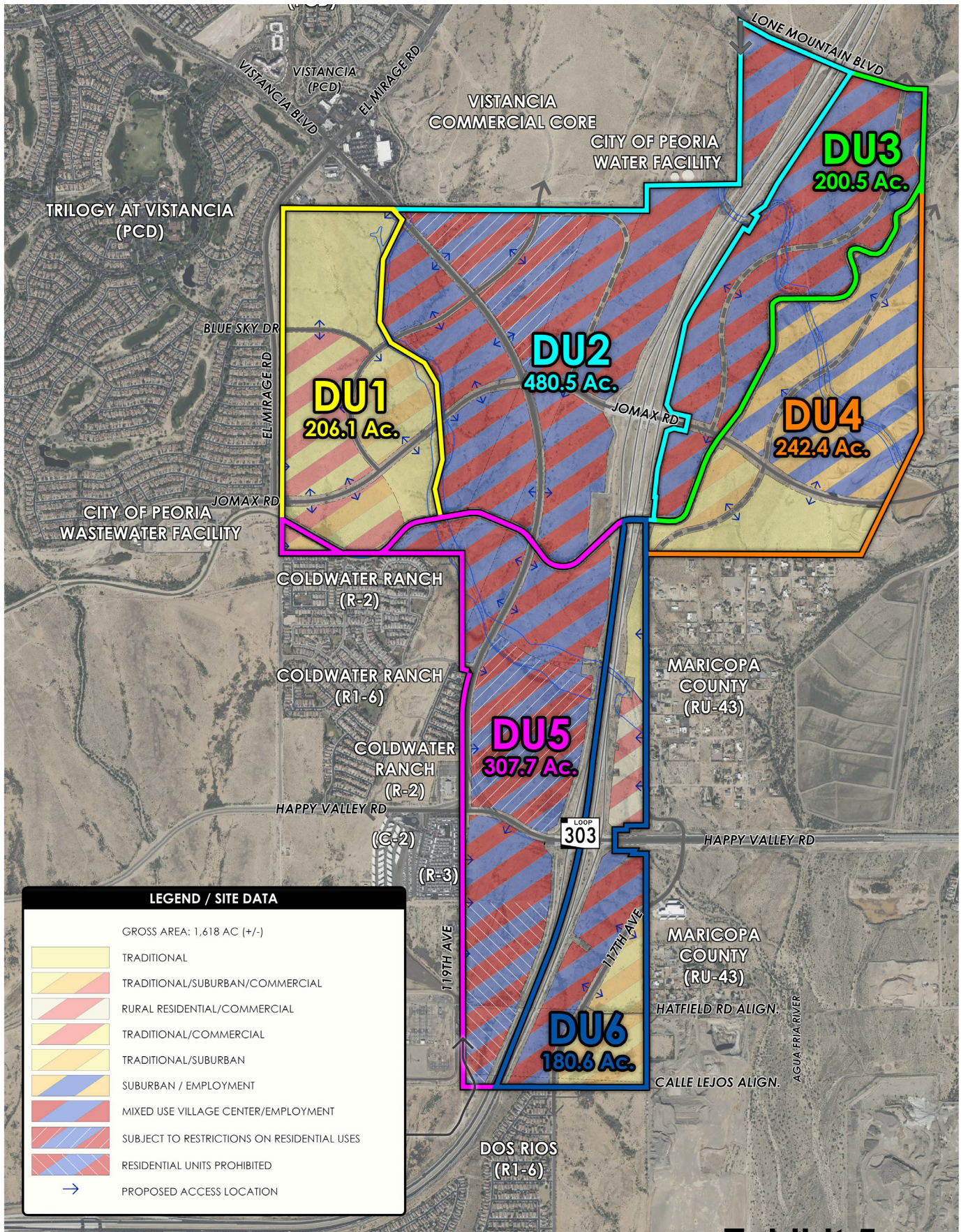
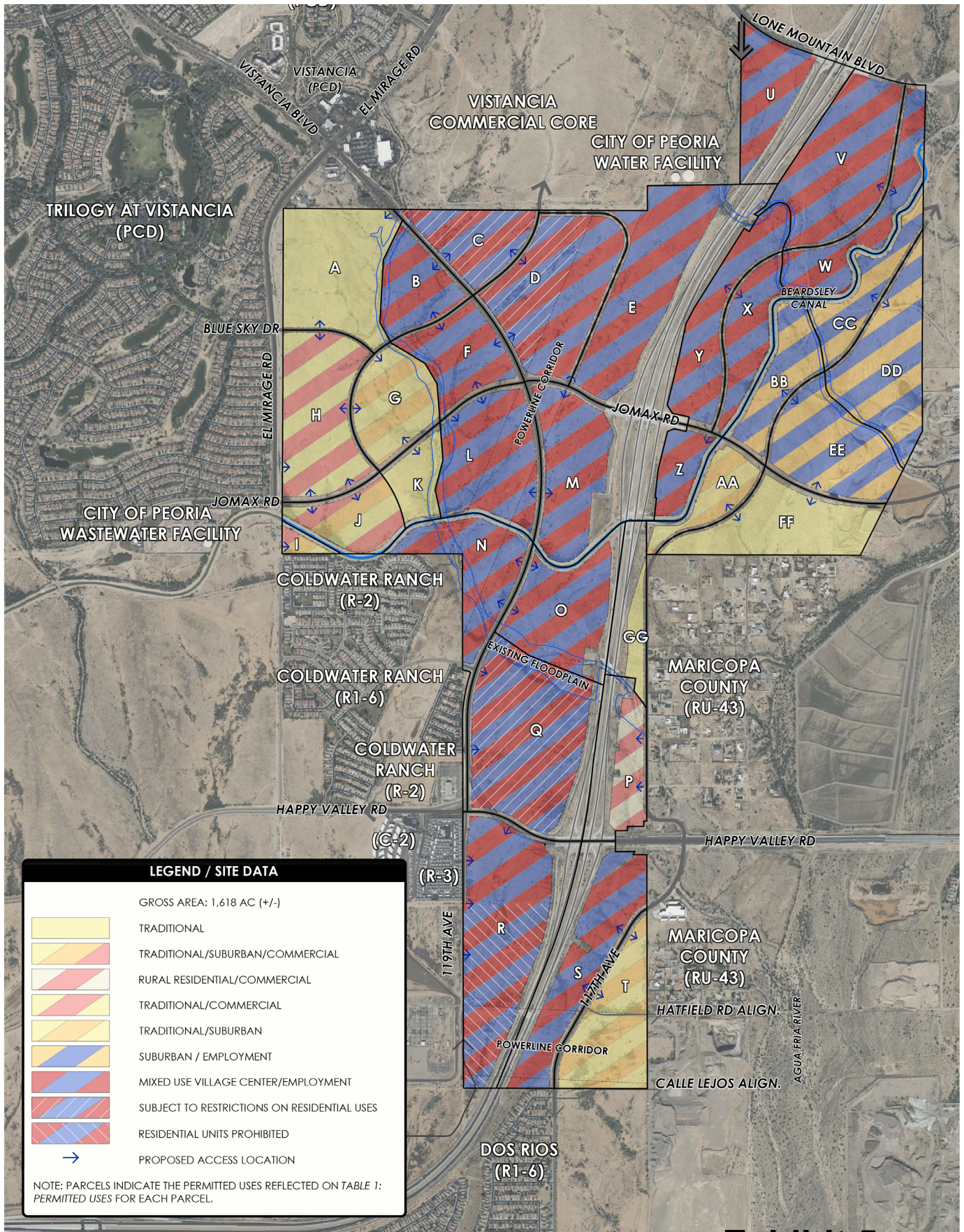


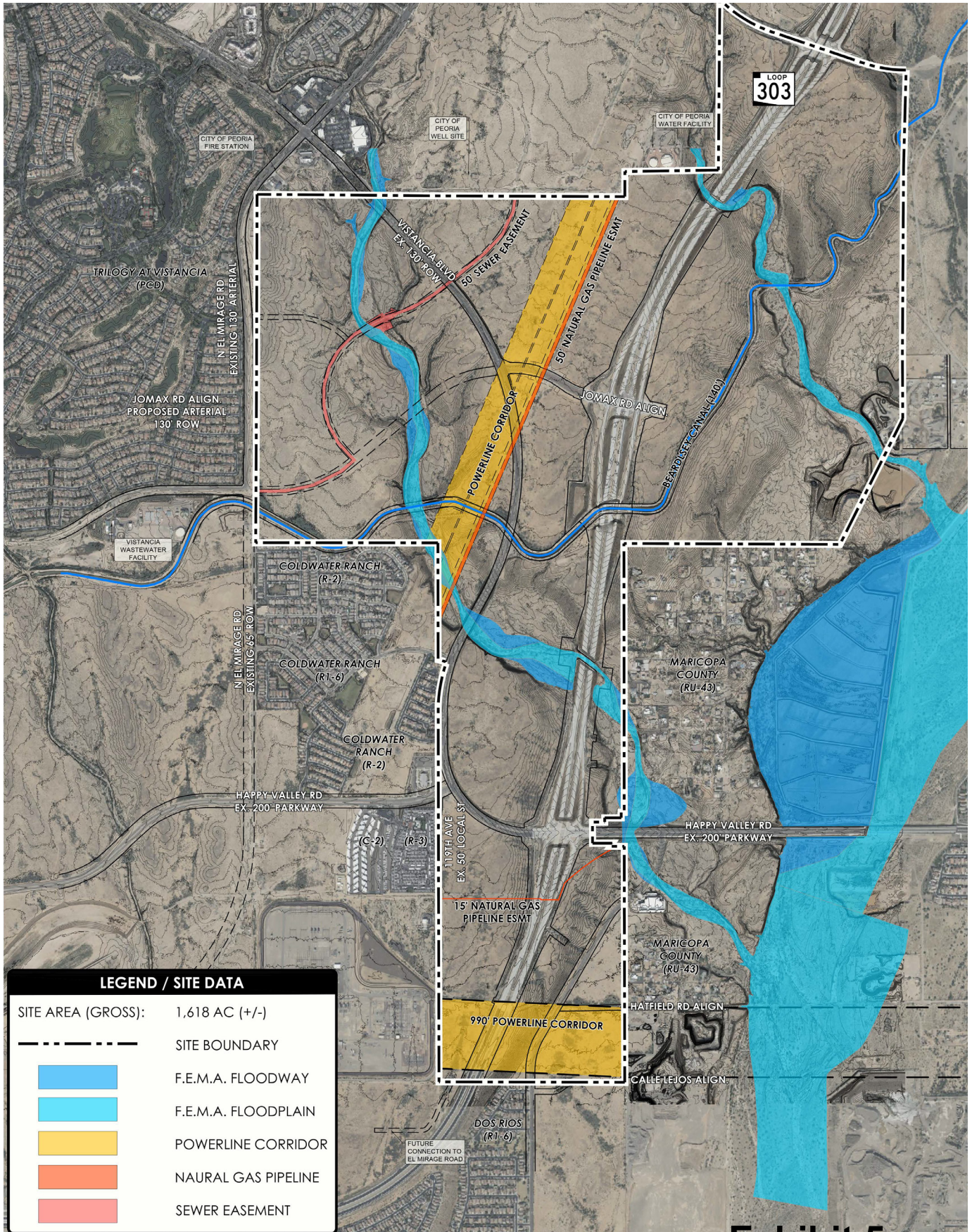
Exhibit 5

# EXHIBIT 4: DEVELOPMENT PARCELS



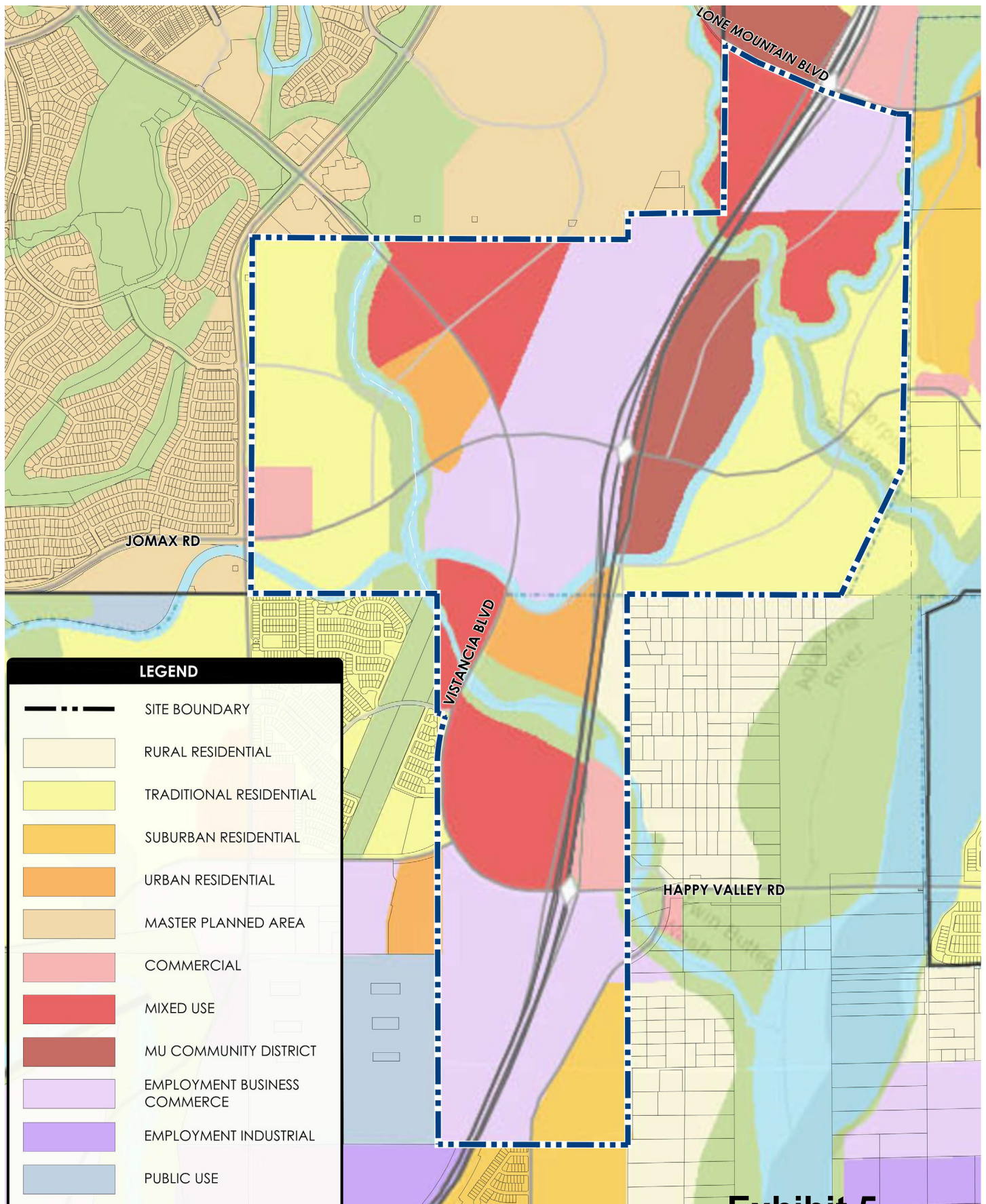
**Exhibit 5**

# EXHIBIT 5: EXISTING SITE CONDITIONS MAP



**Exhibit 5**

# EXHIBIT 6: EXISTING GENERAL PLAN 2040



**Exhibit 5**

**APPENDIX A:  
LEGAL DESCRIPTION**

**Exhibit 5**

**APPENDIX B:  
NORTH PEORIA GATEWAY STANDARDS AND GUIDELINES REPORT**

**Exhibit 5**

**APPENDIX C:  
STREET CIRCULATION REPORT**

**Exhibit 5**

**APPENDIX D:  
WATER & WASTEWATER REPORT**

**Exhibit 5**

**APPENDIX E:  
PRELIMINARY DRAINAGE ASSESSMENT REPORT**

**Exhibit 5**