

# NORTH PEORIA GATEWAY 303

## PLANNED COMMUNITY DEVELOPMENT

Standards and Guidelines Report

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



PRESENTED BY:



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## Exhibit 6

## 1. PROJECT INTRODUCTION

The North Peoria Gateway property comprises approximately 1,618 acres of State Trust land (STL) located along the Loop 303 Freeway corridor. This property represents an opportunity to create a mixed use development area with heightened focus of employment and commerce uses proximate to the freeway, while also providing for commercial opportunities and diverse housing options. Annexation of the southern portion of the property allows for inclusion within the subject rezoning into the Planned Community District (PCD) designation and provides the framework for future development while providing standards and guidelines for the Project.

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.

## 2. PROPERTY DESCRIPTION

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.

## 3. PRELIMINARY DEVELOPMENT PLAN

### Development Concept

The flexibility enabled by the PCD zoning offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. A flexible zoning approach also addresses ASLD’s unique position as landowner, providing entitlements that will allow the land to develop in a way that is responsive to market conditions and adjacent land uses. The Plan implements several General Plan policies providing diverse land uses that meet the City’s growth and employment goals. This correlation with the General Plan objectives provides the foundation for the future master planning and site planning of the site.

This PCD regulates the balanced integration of both residential and non-residential uses proximate to the Loop 303 Freeway corridor. This Plan continues the intent of the City of Peoria General Plan by encouraging employment and commercial uses adjacent to the freeway, with transitions to residential and support services that are consistent with land use patterns of nearby communities.

### Plan Implementation

This plan relies on a hierarchy of land use planning that will guide future localized planning and specific site development. This hierarchy will progressively establish additional refinement of uses, development regulations and appropriate buffering to ensure for the highest level of compatibility and infrastructure operability. All necessary master plans including but not limited to Master TIA, Master Water / Wastewater, Master Drainage, Master Conservation Report, etc. as provided in Section 6 of this PCD.

### Development Units

The property has been segmented into six ‘Development Units’ that are defined based on land use character, infrastructure service providers and existing physical boundaries that logically define the segmentation of the property, as illustrated in **Exhibit 2: Development Units Plan**. Each development unit maintains a diversity of allowed land use types and is subject to the permitted densities and uses

## Exhibit 6

that correlate with the prescribed zoning districts assigned to each parcel in **Table 1: Permitted Uses**. The overall PCD unit cap is 13,989 dwelling units.

**Development Unit 1:** 206 Gross Acres. Located north of Coldwater Ranch and east of Trilogy. The land use character will be predominantly single family residential. This Development Unit is generally located within the City of Peoria water and wastewater service boundary including Parcel I, which is located south of the canal, but located in Peoria's service area. The city of Peoria has agreed to work with EPCOR towards moving this parcel into EPCOR's service area.

**Development Unit 2:** 481 Gross Acres. Located west of the Loop 303 freeway and south of the Vistancia Commercial Core. This area has robust access potential from existing arterial roadways. Due to limited frontage along Lone Mountain Parkway, future access to the property will require ongoing coordination with the City of Peoria and the Arizona Department of Transportation (ADOT). With this proximity to the freeway, the land use character will include opportunities for higher intensity uses including commercial, employment and multi-family residential. Residential uses will be limited in parcels C and D as referenced in **Table 1: Permitted Uses**. This Development Unit is located within the City of Peoria water and wastewater service boundary.

**Development Unit 3:** 200 Gross Acres. Comprising the east edge of the Loop 303 corridor generally north of Jomax Road, this planning unit benefits from access to two freeway interchanges. The parcel is relatively narrow east to west, but its adjacency to the freeway supports a diversity of higher intensity land uses including commercial, employment and multi-family residential. However, due to limited frontage along Jomax Road and Lone Mountain Parkway, future access to the property will require ongoing coordination with the City of Peoria and ADOT. This Development Unit is located within the City of Peoria water service boundary.

**Development Unit 4:** 242 Gross Acres. Located along the site's northeastern edge, the Development Unit is accessed by the Jomax Road extension that will ultimately connect east across the Agua Fria River. Land uses transition from higher intensity residential

to single-family uses at the east edge of the unit. This planning unit is located within the City of Peoria water service boundary.

**Development Unit 5:** 308 Gross Acres. Located west of the Loop 303 freeway with development area north and south of Vistancia Boulevard, planned land use will prioritize regional commercial, employment and multi-family. This Development Unit is generally located within the EPCOR water service boundary.

**Development Unit 6:** 181 Gross Acres. Located east of the Loop 303 corridor north and south of Happy Valley Road. This area is heavily constrained by topography, utility easements and limited access opportunities. Land uses are reflective of the planning unit's proximity to the Freeway and existing single family residential to the south and east. This Development Unit is located within the EPCOR water service boundary.

### **Development Parcels**

The site is divided into thirty-three development parcels generally defined by established physical boundaries including arterial and collector roadway alignments, the Loop 303 freeway, the Beardsley Canal, natural drainage corridors and current utility service boundaries. Each land use designation includes allowances for multiple existing City of Peoria zoning districts or districts as established by this PCD. Development Parcels may ultimately include single or multiple zoning designations in alignment with the permitted designation located in Table 1. See **Exhibit 3: Development Parcels**.

## **Exhibit 6**

## PCD Land Use Designations

This PCD applies one of seven land use designations that generally reflect the previous General Plan designations to each of the thirty-three defined parcels within the overall site. However, In many instances, the land use designations have been combined over individual parcels to allow for development adaptivity in response to future market conditions. The PCD establishes an overall land use budget that will provide assurances that this diversity of land use allowance can be accomplished in a compatible manner and does not allow greater overall dwelling units than are identified by the city's previous General Plan designations.

At the time of Site Plan (non-residential or multi-family) or Preliminary Plat (single-family residential), the applicant shall declare the applicable zoning district permitted for the Development Parcel in Table 1: Permitted Uses or portion thereof which will establish the permitted uses for the property. Upon site plan or final plat approval, any residential units will be accounted for in the Land Use Budget, Exhibit 4: Land Use Budget Table. If property for which a site plan or final plat is approved does not transfer out of ASLD's ownership (a land patent issued), the units formerly deducted from the Land Use Budget table will be returned provided that the overall applicable maximum has not been exceeded.

Parcel land use designations are illustrated on **Exhibit 3: Development Parcels** and unless modified herein allow development according to the regulations of the Peoria zoning districts associated with each development parcel as shown in **Table 3: Permitted Uses**. The land use designation types associated with North Peoria Gateway include:

### Traditional Residential (TR)

**Zoning Districts:** D-SFR

Traditional Residential designated properties are generally located in areas proximate to existing residential uses. This land use type provides appropriate transitions along these shared edges Residential types shall generally be limited to single family detached neighborhoods.

### Traditional Suburban Residential (TR/SR)

**Zoning Districts:** D-SFR, A-SFR, RM-1-DMF, RM-1-MFR

Traditional Suburban Residential land use types shall represent a blend of single family and lower intensity multi-family residential. These use types are intended to provide transitional development types between traditional residential and higher intensity parcels proximate to the Loop 303 Freeway corridor.

### Traditional Suburban Residential –

#### Commercial (TR/SR/C)

**Zoning Districts:** D-SFR, A-SFR, RM-1-DMF, O-1, C-2, C-5

Traditional Suburban Residential uses are limited to areas located proximate to existing residential but correlate with arterial intersections where opportunities for commercial uses exist.

### Rural Residential – Commercial (RR/C)

**Zoning Districts:** D-SFR, O-1, C-2, C-5

The Rural Residential designation promotes lower density residential development or clustering of medium density residential in portions of the property where existing low-density development currently exists. These areas are typically constrained by existing site conditions and overall parcel size and will therefore allow for residential clustering opportunities to ensure the development viability. Limited commercial uses are also promoted due to parcel proximity to the freeway corridor.

### Traditional Residential – Commercial (TR/C)

**Zoning Districts:** D-SFR, O-1, C-2, C-5

Traditional Residential - Commercial uses are limited to areas located proximate to existing residential with similar densities, and are typically located near arterial intersections where opportunities for commercial uses exist.

### Suburban Residential Employment – (SR/E)

**Zoning Districts:** D-SFR, A-SFR, RM-1-DMF, RM-1-MFR, O-1, C-2, C-5, BPI, I-1

A portion of the property has been designated with the Suburban Employment land use designation with the intent to establish flexibility for employment or residential uses.

### Mixed Use Village Center – Employment (MUVCE)

**Zoning Districts:** D-SFR, A-SFR, RM-1-DMF, RM-1-MFR, O-1, C-2, C-5, MU-V, MU-H, BPI, I-1

The Mixed Use Village Center – Employment land use type is depicted in areas where there is a desire to promote higher intensity land uses due to the proximity to the Loop 303 Freeway and other high capacity roadways. These areas will encourage employment and commercial land uses, along with higher density residential uses to support the mixed-use character of these areas. The landform of these areas is generally more conducive to higher intensity uses and allow for larger building footprints. Residential densities may exceed 20+ units per acre and shall encourage integration or association with non-residential uses.

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## 4. PERMITTED, CONDITIONAL, AND ACCESSORY USES

Unless otherwise modified herein, permitted, conditional, and accessory uses shall comply with the City of Peoria Zoning Ordinance use allowances and limitations for the zoning district referenced on the final plat or site plan.

### Land Uses Not Listed

All uses not specifically listed in this PCD are prohibited except that the Planning Manager may determine that a use not listed is comparable or analogous to a listed use and, once so determined, it shall be treated in the same manner as the listed use.

## 5. PROJECT DEVELOPMENT STANDARDS AND GENERAL PROVISIONS

### A. Minimum Lot Area, Setbacks, Lot Coverage, and Building Height

The North Peoria Gateway PCD utilizes current City of Peoria zoning district development standards found within the City's zoning ordinance. Where necessary, deviations to the development standards have been made to support the future development vision for the property. Development standards for the Property are described in *Tables 2A & 2B: Development Standards*.

### B. Open Space Requirements

Open space provision and programming shall be in conformance with the City of Peoria adopted requirements at the at the time of the PCD effective date or as otherwise permitted in the PADA.

### C. Parking Standards

Parking and Loading requirements shall comply with the applicable standards of the City of Peoria Zoning Ordinance. For mixed use projects, a parking analysis may be conducted by a registered professional engineer to be submitted and reviewed through the site plan process to reduce standard requirements up to a maximum of 50% where shared parking is proposed as determined by the Planning Manager as provided in Section 21-825 of the Zoning Ordinance.

### D. Landscaping

Unless otherwise modified herein, the Site shall comply with the landscaping requirements identified within the applicable City of Peoria Zoning Ordinance for the corresponding zoning district. MU-V projects with vertically integrated residential uses shall be required to provide a net 10% on-site landscaping. All other MU-V and MU-H projects shall be subject to the otherwise applicable Community Design Guidelines and Zoning Ordinance requirements for landscaping and open space.

### E. Accessory Dwelling Units

ADU's will be permitted as provided in the applicable City of Peoria zoning ordinance.

### F. Accessory Buildings and Uses

Except as modified in this PCD, accessory buildings and uses shall be permitted in accordance with applicable zoning district regulations under Section 21-803 of the Peoria Zoning Ordinance.

### G. Lighting

Exterior lighting shall comply with City Code Sections 20-60 through 20-67.

### H. Screening, Fencing and Walls

Screening shall comply with Section 21-804. All walls and fences shall comply with applicable City of Peoria Zoning Ordinance Section 21-805 Walls and Fences and with the applicable City of Peoria Community Design Guidelines.

### I. Roadway Standards

Road classification and design shall be determined by the City of Peoria Engineering Standards or as approved by the City of Peoria Traffic Engineer.

### J. Signs

All sign requirements shall be provided by the City of Peoria Zoning Ordinance Sections 21-827 through 21-837.

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## 6. SECONDARY PLANNING

This section of the PCD outlines the responsibilities of the purchasers of property within the PCD with regard to the next level of planning that is required for the property. This next level of planning involves the preparation of a series of Master Plans by the initial purchaser of property within a Development Unit. The Master Plans to be prepared consist of the following:

1. Vehicular Circulation
2. Drainage
3. Water
4. Wastewater
5. Open Space, Recreation & Trails
6. Public Facilities

### A. Process

The initial purchase of property within a Development Unit carries with it a requirement to prepare the above-listed Master Plans for the relevant Development Unit, and may be a lesser portion as agreed to by ASLD and the City if a functional segment is created that can be developed independently of the Development Unit. The Master Plans shall be prepared by registered professionals licensed to practice in the State of Arizona. All plans and applications submitted to the City for review must be accompanied by a Planning Authorization Letter from ASLD while ASLD retains any ownership within the planning area, as described in Section 7.

Applicants shall submit a pre-application and attend a pre-application meeting with Peoria staff prior to the submittal of the Master Plans to discuss the intent and scope of these Master Plans. The scope of the Master Plans will likely vary depending on the amount of land purchased. The overall intent of these Master Plans is to ensure that infrastructure constructed in the PCD is designed and sized to accommodate development of the Development Unit and the PCD at entitled densities and intensities. The Master Plans are intended to be preliminary in nature.

### B. Master Plan Requirements

Below is a description of the information that is required to be included within the Master Plans. Please refer to the applicable portions of this PCD for additional guidance.

#### 1. Circulation Master Plan

- Identification of arterial and collector roads intended to serve the parcel and Development Unit, including ultimate rights-of-way and level of improvements required to provide an acceptable level of service.
- Roadway design cross-sections.
- Proposed traffic control for intersections of arterial and collector roads.
- Traffic signal warrant analysis for the intersections of applicable arterial and collector roads.
- Conceptual phasing of road infrastructure improvements.
- Identification of offsite roadway infrastructure improvements that may be necessary to provide an acceptable level of service to development within the Parcel and Development Unit.
- Identification of roadway segments subject to Arizona Department of Transportation (ADOT) access control, or an access control variance from ADOT.

#### 2. Drainage Master Plan

- Identification of all offsite watersheds affecting the site with 100-year discharges greater than 100 cfs.
- Identification of existing upstream drainage structures.
- Identification of areas of sheet flooding with average depths.
- Identification of federally mapped floodways and floodplains.
- Describe any encroachment or modification proposed to major drainage patterns.
- Describe and identify the location of proposed primary drainage infrastructure.
- Describe how the proposed development condition will adhere to the applicable floodplain and erosion hazard management policies and ordinances of the City of Peoria.

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### **3. Water Master Plan**

- Location and size of existing trunk water lines and other major water system infrastructure.
- Capacity response letter from the water service provider.
- Identification of pressure zones in the area immediate to the overall Development Unit.
- Location and size of proposed trunk water lines and other major water system infrastructure such as booster stations or pressure reducing valves necessary to serve the anticipated development within the Development Unit.
- Identification of points of connection to existing water lines.
- Location and size of proposed water line stubs that would serve parcels within the Development Unit.

### **4. Wastewater Master Plan**

- Location and size of existing sewer lines.
- Capacity response letter from the wastewater treatment provider.
- Location and size of proposed trunk sewer lines and identification if they are designed for gravity flow.
- Identification of points of connection to existing sewer lines.
- Location and size of proposed sewer line stubs that would serve parcels within the Development Unit.

### **5. Open Space, Recreation & Trails Master Plan**

- Location and area of the primary open space.
- Location of primary trail corridors within the Development Unit, and identification of connection points to Peoria's overall trail system.

### **6. Public Facilities Master Plan**

Note: Necessary public facilities will be located within individual Development Units as needed. Their exact locations will be determined by developers of the Development Units in coordination with the applicable agency during the City's development review process.

- Schematic location and area of fire/police stations.
- Schematic location and area of school sites.
- Schematic location and area of municipal facilities.
- Schematic location and area of City parks.

## 7. PHASING & PROJECT IMPLEMENTATION

### Project Governance

This PCD governs all development on the Property and to the extent that it is in conflict with any accompanying Development Agreement, the Development Agreement shall control. If the PCD and Development Agreement are silent as to an otherwise applicable zoning ordinance regulation, the zoning ordinance will control.

### ASLD/Purchaser Role

The ASLD will identify land within this PCD for disposition within its sole and absolute discretion throughout the period when ASLD still holds Trust land within this PCD. The State Land Commissioner, or designee, shall designate allowable residential densities within any parcel to be auctioned within the PCD and ultimately reflected on *Exhibit 4: Land Use Budget Table* when the site plan or plat is approved.

The ASLD will remain involved in land use decisions within the entire PCD until such time that ASLD no longer owns of any Trust land within this PCD. Until the last parcel is transferred out of ASLD ownership (a land patent issued), every PCD amendment and 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 as provided in Section 6 of this PCD.

### Amendments to the PCD

Future amendments to this PCD will be categorized as Major or Minor as provided for in Section 21-612 of the Zoning Ordinance. Minor amendments will be processed as provided for in Section 21-612(E) but will not require the procedures provided for in Section 21-612(E)(1-3).

## 8. INFRASTRUCTURE / UTILITIES

### Water & Wastewater

Systems and connections will meet applicable City or EPCOR requirements at the time of the PCD effective date or as otherwise permitted in the PADA, and be limited by the unit allocations by service area as shown in *Exhibit 4: Land Use Budget Table*.

### Drainage

The Project will be designed to be in compliance with City of Peoria Engineering Standards Manual and other required drainage guidelines.

### Roadways

The developer will dedicate right-of-way and construct roadway improvements to be in compliance with applicable City of Peoria Engineering Standards Manual, Codes and Ordinance unless otherwise approved by the City of Peoria Engineering Department. Roadway alignments and access has been generally illustrated on *Exhibit 3: Development Parcels* and shall be further refined during the forthcoming Master Plan process as referenced in Section 3 of this PCD. Additionally, individual Traffic Impact Analyses shall be provided at the time of each site plan submittal unless otherwise approved by the City Engineer.

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# TABLE 1: PERMITTED USES

Development Unit	Parcel	Gross Parcel Area	Land Use	Single Family		Multi-Family Residential		Non-Residential							
				R1-6 D-SFR DETACHED SINGLE FAMILY	RM-1 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											
	J	28.5	TR / SR / C	X	X	X									
K	17.8	TR	X												
2	B	29.4	MUVC / E	X	X	X	X	X	X	X	X	X	X	X	X
	C	33.5	MUVC / E	X	X	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	X	X
	E	112	MUVC / E	X	X	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	X	X
	L	58.3	MUVC / E	X	X	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	X	X
	U	51.6	MUVC / E	X	X	X	X	X	X	X	X	X	X	X	X
3	V	66.7	MUVC / E	X	X	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	X
	X	31.9	MUVC / E	X	X	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	X	X
Z	18.3	MUVC / E	X	X	X	X	X	X	X	X	X	X	X	X	
4	AA	23.9	TR / SR	X	X	X	X								
	BB	31.6	SR / E	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
	DD	54.5	SR / E	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
	FF	50.8	TR	X											
5	N	46.8	MUVC / E	X	X	X	X	X	X	X	X	X	X	X	X
	O	54.8	MUVC / E	X	X	X	X	X	X	X	X	X	X	X	X
	Q	100.3	MUVC / E	X	X	X	X	X	X	X	X	X	X	X	X
	I	4.7	TR / SR / C	X	X	X									
R	101.1	MUVC / E		X	X	X	X	X	X	X	X	X	X	X	
6	S	72.6	MUVC / E	X	X	X	X	X	X	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									

**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 nonresidential 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 D15-18 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 accordance with C-2, C-5, RM-1-DMF and RM-1-MFR.
- Aggregate Mining Operations are principally 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, but will not be permitted to expand onto other properties within Development Unit 4.
- Renewable energy and battery energy storage system 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.
- All Boat and RV Storage, as well as Self-Storage, Indoor and Drive-Up uses are principally permitted in Parcels P, S, V through Z, and BB through EE except that such use (a) is limited to one use per Parcel and (b) the parcel 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 21-505.D.1.c of the Zoning Ordinance.

## TABLE 2A & 2B: DEVELOPMENT STANDARDS

2A: DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS	D-SFR <sup>(1)</sup>	A-SFR	RM-1-DMF	RM-1-MFR
	SINGLE FAMILY RESIDENTIAL		"DETACHED MULTI-FAMILY"	"ATTACHED MULTI-FAMILY"
Minimum Lot Area (SF)	5,000	1,200	N/R	N/R
Minimum Lot Width (FT)	45 <sup>(2)</sup>	20	N/R	N/R
Minimum Lot Depth (FT)	N/R	N/R	N/R	N/R
Maximum Lot Coverage (%)	55%	85%	N/R	N/R
Maximum Building Height FT	30	30	30	60 <sup>(5)</sup>
Front Setback (FT)			20	20
Side-entry garage	10	N/R	-	-
Front-facing garage	20	3 or 20 <sup>(5)</sup>	-	-
Side Setback	-	-	20 <sup>(4)</sup>	20 <sup>(4)</sup>
Interior Setback (min/total FT)	5/10	5 <sup>(5)</sup>	-	-
Corner Setback (FT)	10	10	15 <sup>(4)</sup>	15 <sup>(4)</sup>
Rear Setback (FT)	15	0	15	15
Maximum Density (du/ac)	N/R	N/R	N/R	N/R

### Table 2A Notes:

N/R = No Minimum Requirements

- (1) D-SFR development standards, where not modified herein shall be subject to R1-6 standards per the City of Peoria Zoning Ordinance.
- (2) Except for Parcels K, P, and GG no more than 50% of lots within a D-SFR development unit may be a minimum of 45 feet in width. A minimum of 50% of lots shall be 50' or greater in lot width.
- (3) 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 60-feet.
- (4) For condominium and attached housing types only building separation applies.
- (5) Driveway depth must be less than 3' or greater than 20' as measured from the back of sidewalk, or back of curb if a sidewalk is not provided. Architectural elements, such as pop-outs and overhangs, may encroach into the front building setback up to 3'.

2B: DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL DISTRICTS	O-1	C-2	C-5	MU-V <sup>(3)</sup>	MU-H <sup>(3)</sup>	BPI	I-1
	OFFICE AND COMMERCIAL USES					BUSINESS PARK & INDUSTRIAL USES	
Minimum Lot/Site Area (AC)	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Minimum Lot Width (FT)	N/R	N/R	N/R	N/R	N/R	80	80
Minimum Lot/Site Depth (FT)	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Minimum Frontage on One Arterial (FT)	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Maximum Lot Coverage (%)	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Maximum Building Height (FT) <sup>(1)(2)(4)</sup>	36	48/56	56/72	56/90	56	56/90	56/90
Arterial Street Side Setback (FT)	15	15	30	30	30	30	30
Other Street Side Setback (FT)	15	15	15	15	15	20	20
Interior Rear/Side Setback (FT)	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Least Side (FT)	-	-	-	-	-	20	0
Total Sides (FT)	-	-	-	-	-	40	20
Setback from Residential Zones (FT) <sup>(5)</sup>	30	30	120	20	20	30	50

### Table 2B Notes:

N/R = No Minimum Requirements

- (1) Non-Residential Districts in Parcels P and H shall be limited to 48 feet in height.
- (2) For Parcels east of Vistancia Boulevard and also Parcels R and S, the Maximum Building Height shall be limited to the lower value at the Arterial Street Setback line, and the maximum building height may be achieved by providing an additional setback of one (1) foot for each additional foot of building height, up to the maximum height permitted within the zoning district.
- (3) Subject to all applicable building and fire codes; standards applicable for proposals submitted concurrently to the City as a unified mixed use development concept.
- (4) On Parcels B, F, L, and N: The maximum building height for MU-V, BPI and I-1 districts shall be limited to 56 feet. Additionally, medical uses permitted within the C-5 District may achieve the upper value for maximum height, provided at the Arterial Street Side Setback Line, the building height is increased by one (1) foot for each additional one (1) foot of Arterial Street Setback up to the maximum height permitted within Table 2B.
- (5) Setback is applicable when parcel adjoins a residential zoning district outside of this PCD boundary.

## Exhibit 6

# EXHIBIT 1: VICINITY MAP

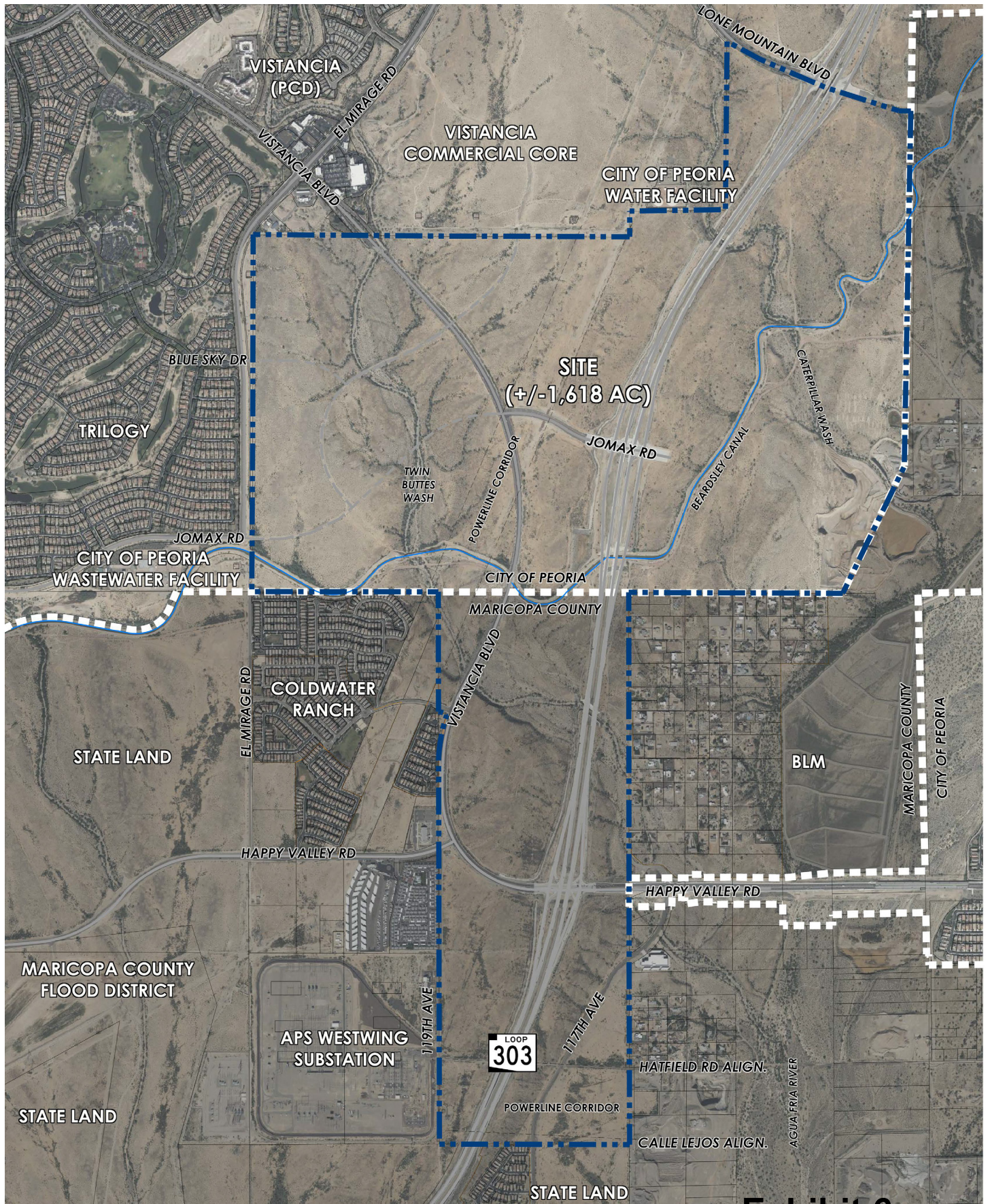


Exhibit 6

# EXHIBIT 2: DEVELOPMENT UNITS PLAN

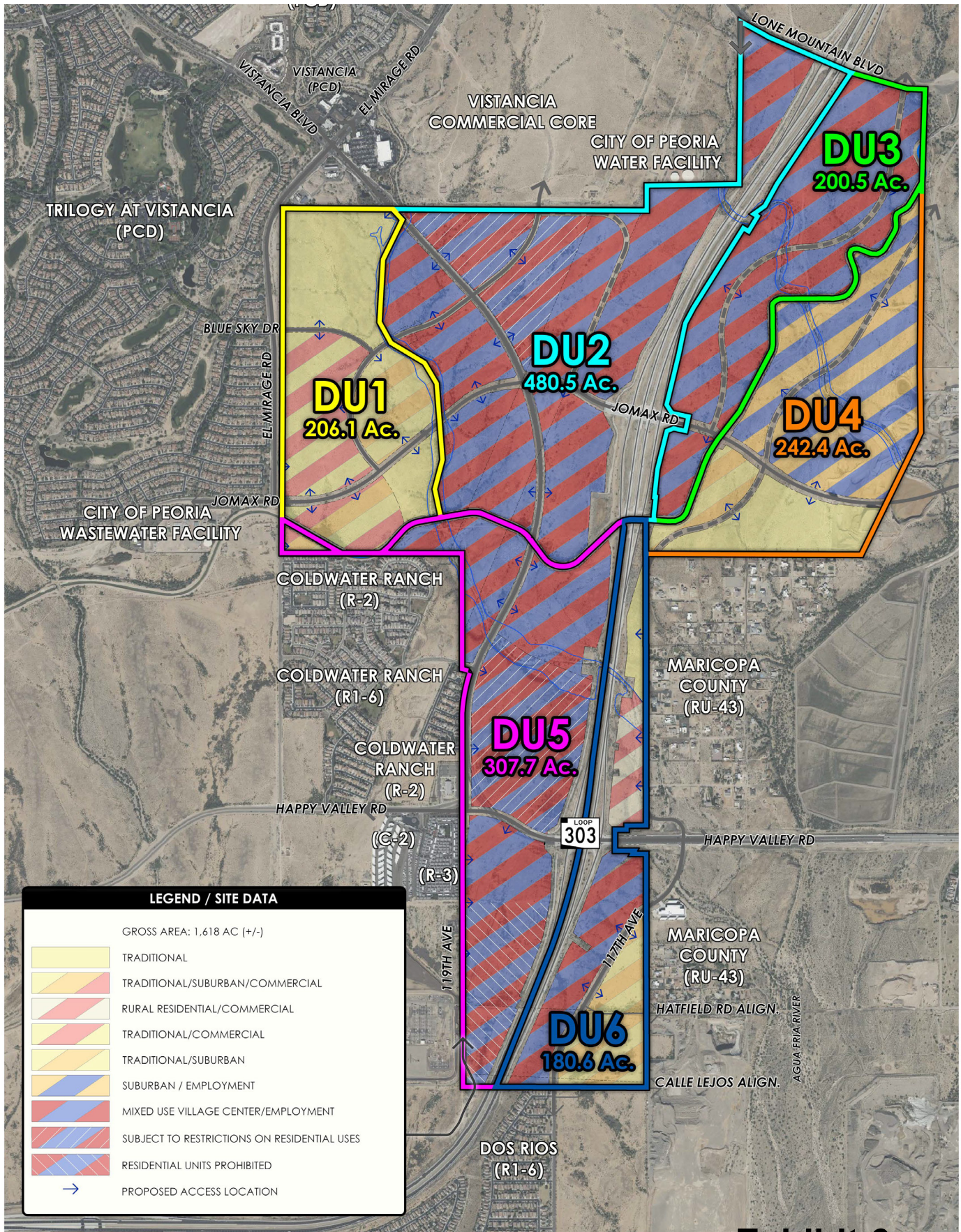


Exhibit 6

# EXHIBIT 3: DEVELOPMENT PARCELS

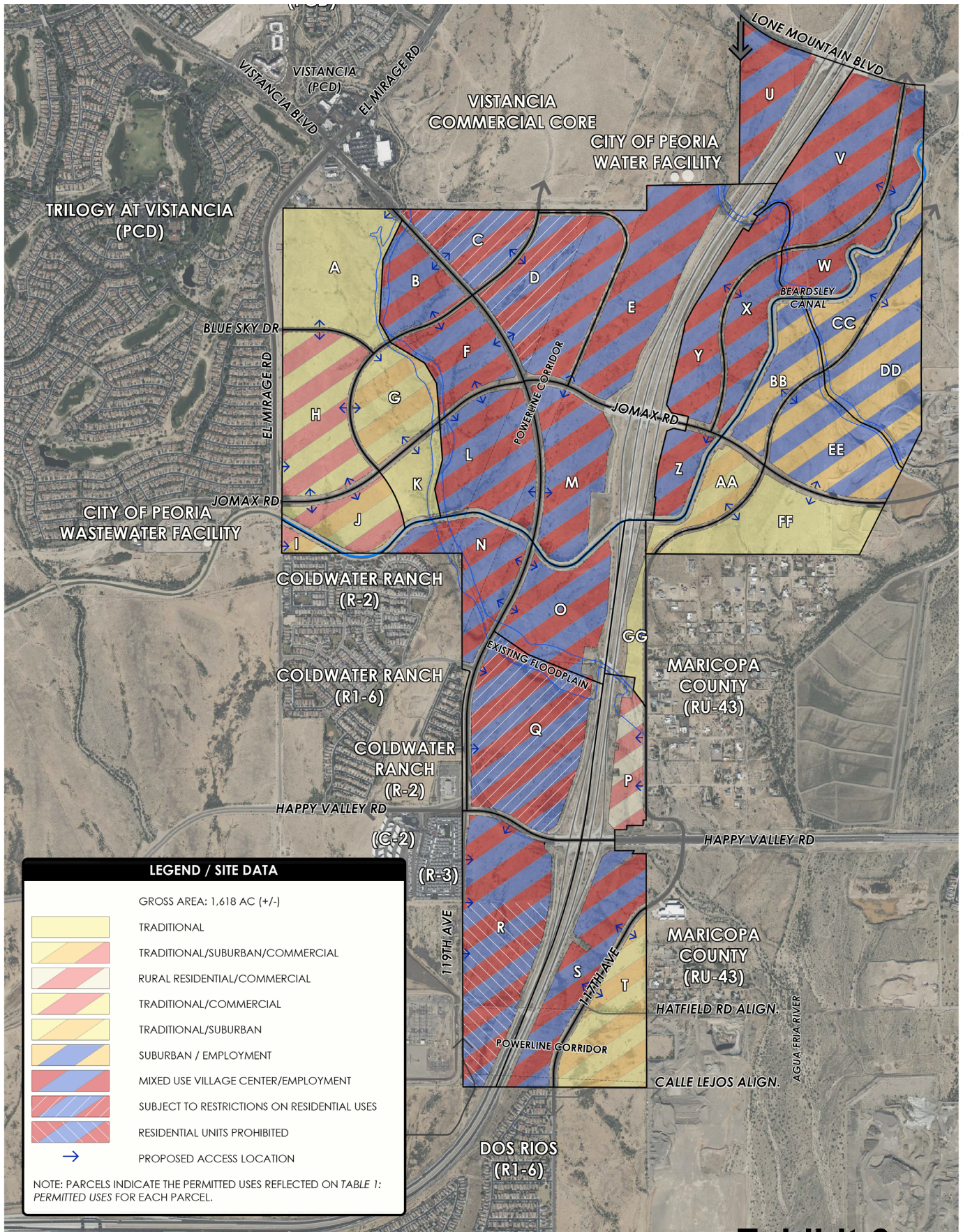


Exhibit 6

## EXHIBIT 4: LAND USE BUDGET TABLE

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

TOTAL RESIDENTIAL UNITS ALLOWED IN PCD:	13,989
TOTAL RESIDENTIAL UNITS APPROVED-TO-DATE:	0
TOTAL REMAINING ALLOWABLE RESIDENTIAL UNITS: <sup>(2)</sup>	13,989

**Notes:**

(1) If the maximum dwelling unit cap for the City of Peoria service area is not met at project buildout, any remaining units may be transferred to the Epcor Service area where residential uses are permitted and provided that Epcor has capacity to serve those units.

(2) Units associated and entitled with any proposed development plan that fail to transfer out of ASLD's ownership (issued a land patent) shall be returned to the Land Use Budget Table following notice to the city by ASLD.

## Exhibit 6