PLANNING AND ZONING COMMISSION REPORT

Meeting Date: September 19, 2024

Agenda Item: 4R

Case Name: North Peoria Gateway (NPG): Rezoning (Z24-03)

General Application Information

Proposal:
Request to rezone approximately 1,620 acres from Suburban Ranch 43 (SR-43) to the North Peoria Gateway Planned Community District (PCD) to allow for the a mixed-use master planned development.

Location:
Generally located south of Lone Mountain Parkway on both sides of the Loop 303 to the Calle Lejos alignment.

Project Acreage:
Approximately 1,620 acres.

Applicant:
Carolyn Oberholtzer of Bergin, Frakes, Smalley, & Oberholtzer on behalf of the Arizona State Land Department.

ATTACHMENTS:

Description
Staff Report
Exhibit 1 - Conditions of Approval
Exhibit 2 - Vicinity Map
Exhibit 3 - General Plan Land Use Map
Exhibit 4 - Zoning Map
Exhibit 5 - Narrative
Exhibit 6 - PCD Standards and Guidelines Report
Exhibit 7 - Development Unit Map
Exhibit 8 - Parcel Map
Exhibit 9a - Citizen Participation Plan
Exhibit 9b - Citizen Participation Plan
Exhibit 10 - Citizen Opposition

PLANNING & ZONING COMMISSION
STAFF REPORT

Meeting Date: 9/19/2024
Agenda Item(s): 4R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Cody Gleason, Planning Manager

SUBJECT: North Peoria Gateway (Z24-03)
South of Lone Mountain Blvd on both sides of
Loop 303 to the Calle Lejos alignment

PROPOSAL

Proposal to rezone approximately 1,620 acres from Suburban Ranch 43 (SR-43) to the North Peoria Gateway Planned Community District (PCD) to allow for a mixed-use master planned development.

APPLICATION INFORMATION

Case Number: Rezoning (Case Z24-03)

Applicant: Carolyn Oberholtzer of Bergin, Frakes, Smalley, & Oberholtzer on behalf of the Arizona State Land Department.

Request: Rezone approximately 1,620 acres from Suburban Ranch 43 (SR-43) to the North Peoria Gateway Planned Community District (PCD).

BACKGROUND AND CONTEXT

The 1,620-acre project known as "North Peoria Gateway" is comprised entirely of Arizona State Trust Land. The project is located south of Lone Mountain Parkway on both sides of the Loop 303, as depicted in **Exhibit 2**. More specifically, the subject area is irregular in shape and bifurcated by the Loop 303, creating distinctly different access and functional opportunities on each side of the Loop 303. Aside from the bifurcation by Loop 303, there are several constraints within the project area including gas, and powerline corridors, as well as washes and canals which present physical boundaries that impact both access and land use considerations going forward, as discussed later in this report.

CONTEXT:
Approximately 460 acres within Northern Peoria Gateway is currently located within unincorporated Maricopa County. As a separate matter, but concurrent process, the City is advancing the associated annexation request (Case ANX24-01), along with the initial zoning for said 460 acres, as part of Case Z24-04. Presuming successful completion of these items; this request would then modify the zoning for the entirety of the 1,620 acres to allow for the development of the larger master planned area with the specified mix of uses identified within **Exhibit 6**.

The project is bounded by Lone Mountain Parkway and the Vistancia Commercial Core (now marketed as *FIVE North*) along the northern extent. To the east and south is a mix of vacant land, large lot residential, and single-family subdivisions, such as Dos Rios and Coldwater Ranch. The western boundary of the North Peoria Gateway largely consists of single-family communities including Trilogy at Vistancia

and Coldwater Ranch. South of Happy Valley Road, the existing development along the boundary of the subject site includes multi-family residential, vacant land, and the APS West Wing substation.

ARIZONA STATE TRUST LAND:

The Arizona Land Department (ASLD) manages approximately 9.2 million acres of State Trust Land (or "State Land") statewide. Since statehood, its mission has been to manage the assets of a multi-generational perpetual trust in alignment with the interests of the underlying thirteen (13) public beneficiaries. Trust land is *not* "public land", yet it is often erroneously associated with public lands reserved for recreation and open space, such as national parks or forests.

The Arizona State Land Department (ASLD) was established to manage the Arizona State Trust lands granted to Arizona by the Federal government at the time of statehood. As such, ASLD manages the land and resources on approximately 9.2 million acres across the state, of which approximately 55 square miles of land is within Peoria's municipal planning area. Trust lands must be managed to generate revenue for its 13 beneficiaries, with Arizona's K-12 schools ("common schools") as the largest beneficiary. ASLD serves as the fiduciary for the Trust and is required under the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. With the constitutional mandate in mind, it is imperative for ASLD to work with the City to appropriately position its lands to achieve compatibility; while reserving flexibility to respond to market conditions to achieve the pinnacle value required at the time of auction or lease.

TRUST LAND IN PEORIA:

Contextually, a majority of the Loop 303 corridor within the city and the larger municipal planning area is owned and managed by the Arizona State Land Department. The City of Peoria has long identified the importance of this corridor in meeting the community and economic development goals of the community. To that end, it's important that these areas be master planned in a cohesive manner and in alignment with Peoria's elevated design standards. In furtherance of these objectives, the City has partnered with the State Land Department in bringing these areas into the City and/or working towards an entitlement that yields mutual benefit.

APPLICANT'S PROPOSAL

The subject proposal is a rezoning application to Planned Community District (PCD); however, it is somewhat unique in that it takes the form of what is referred to as a 'zoning bank'. This 'zoning bank' allocates a land use budget to the development and an overall maximum for the unit count. Based on that budget and the parameters established within the North Peoria Gateway PCD (**Exhibit 6**), the developer of each parcel can then select the intended zoning district at the time of site plan or preliminary plat, and may develop their unit count in accordance with the budgeted allocation. Though the 'zoning bank' concept is not a common occurrence, it is not exactly new to Peoria in that the Vistancia, Lake Pleasant Heights, and Saddleback Heights PCDs all employ a similar level of flexibility. More specifically, as each parcel develops within those communities, the developer selects from a range of options within the PCD, and formalizes that selection at the site plan or preliminary plat submittal. The 'zoning bank' concept is the preferred method of entitlement by the State Land Department and has been utilized successfully in other areas including Scottsdale, Queen Creek, and most recently in Phoenix.

The proposed PCD seeks to account for the existing land use designations on the subject site and fold in context sensitive protections that will address proximity to existing developments surrounding the subject site. Those existing land use designations on the site were the genesis of the unit caps contemplated for the development. That unit cap is based on an analysis of the existing General Plan land use designations and what zoning associated with those land use designations may yield. This detailed analysis resulted in the overall unit cap of 13,989. While the maximum dwelling unit is established using Peoria's General Plan existing land uses on the project, the North Peoria Gateway site is however divided by two (2) separate water service areas. One of those service areas is served by the City of Peoria and the other is served by EPCOR (a private water service provider). To ensure the continued resiliency of the City of Peoria water service capabilities, the unit count for the subject development is further restricted based on an analysis of what the Peoria water service area land use designations would currently allow for. This secondary cap of 10,189 dwelling units within the Peoria water service area is specifically to prevent those areas within Peoria's water service boundary from being over allocated.

The overall PCD is broken into six (6) smaller Development Units (or villages) that establish an intended character based on the context for that specific area in an effort to tailor the uses and intensities. The focal points of the intensity within the PCD are along the Loop 303 and adjacent to the Vistancia Commercial Core (marketed as 5 North) in order to draw the intensity to the interior of the site away from those existing boundary conditions. The PCD development program substantially aligns with the transition, land use structure, and intensity envisioned under the current General Plan 2040 **(Exhibit 3).**

DEVELOPMENT INFORMATION:

Existing Use:	Vacant / Undeveloped
Proposed Use:	Mixed-Use Master Planned Development
Property Size:	Approximately 1,620 acres
Existing General Plan Land Use	*ASLD Special Land Use in process currently* (Existing General Plan Land Use Designations: Mixed Use Community District (20+ du/ac), Mixed Use Neighborhood Village (12-20 du/ac), Employment Business Commerce, Urban Residential (12+ du/ac), Suburban Residential (5-12 du/ac), Traditional Residential (2-5 du/ac), Rural Residential (0-1 du/ac), Park Open Space, and Waterway)
Existing Zoning	Suburban Ranch 43 (SR-43)
Proposed Zoning	Planned Community District (PCD)

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY HISTORY:
The portions of the subject site that are currently located within the City of Peoria have been annexed through two separate efforts. These prior annexations are in addition to the active annexation of 460 acres (Case ANX24-01) that is integral to the subject rezoning case. The northernmost portion of the North Peoria Gateway area was annexed in 2001, under Ordinance 01-158, as a part of a much larger annexation effort that included a large swath of Arizona State Trust land as well as areas of what is now a part of Vistancia. The remainder of those areas within the City boundaries were annexed in 2003 under Ordinance 03-176.

As referenced, approximately 460 acres of the North Peoria Gateway site is currently outside of the City of Peoria municipal boundaries. The associated cases ANX24-01 and Z24-04 seek to annex and provide statutory *initial zoning* ("translational zoning") for this 460 acres, so that the entirety of the North Peoria Gateway area is unified within the same jurisdiction prior to the subject rezoning effort. Upon successful completion of this initial zoning case (Z24-04) the zoning of the annexed area will change from Maricopa County Rural 43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43).

At the time of this report, there several General Plan land use designations across the subject site as identified in the table above. There is, however, a Major General Plan Amendment in process to designate strategic State Land parcels with a designation of *'ASLD Special Land Use'*. That land use designation calls for each of the State Land parcels receiving that designation to go through a master plan process similar to that of the subject proposal. In that process further land use refinement will occur to provide clarity on the intended uses on the site while allowing for flexibility of the site prior to the completion of any site plan or preliminary plat efforts. That Major General Plan Amendment is scheduled for final consideration by the City of Peoria City Council on September 17, 2024. If approved, the General Plan Land Use designation over the entire North Peoria Gateway site will be the *ASLD Special Land Use* designation.

LAND USE ANALYSIS:
Effectively 75% of the remaining vacant developable lands within the City are lands owned and managed by the Arizona State Land Department. These areas present unique opportunities for the future development of the City, and serve to highlight the critical partnership necessary with the State Land Department to continue to grow the City in alignment with community and economic development goals. This focus drives the evaluation of the proposed rezoning case to find viable solutions while putting in place context sensitive protections for both existing and future City residents. The State Land Department has successfully utilized 'zoning banks' on prior development proposals within other jurisdictions in an effort to ensure their ability to unlock the maximum value and address their future aim of auctioning the property to benefit the Trust's beneficiaries. The State Land Department has taken a position that they are unwilling to move forward in positioning future land without the use of the 'zoning bank' format. That is because the 'zoning bank' allows flexibility for the property and allows the State Land Department to achieve their mission of managing "the State's Land Trust and to generate maximum revenues, through prudent planning decisions for the Beneficiaries."

Typically, a rezoning case is accompanied by what can be termed 'secondary planning documents', such as a Master Traffic Impact Analysis to evaluate the connectivity and roadway network needs of the development, or Water and Wastewater Master Plans that would identify the service lines and

infrastructure redundancies necessary to serve particular uses on the site. While these documents help inform the possible uses for a development and solidify the infrastructure necessary to, and capable of serving the development, these documents are often easier to compile when evaluating smaller developments, as the inputs are more manageable.

In this instance, the subject site is approximately 1,620 acres (2.5 square miles) within a geographic area that is bisected by a major freeway, and traversed by powerlines, easements, washes, and canals. Due to the sheer scale of the subject proposal, and the physical constraints on the site, finite evaluation of those 'secondary planning documents' can be a task that seeks to focus on a level of detail that cannot be fully known at this time. In a 'zoning bank', such as the subject proposal, the land uses are not yet finalized in order to provide flexibility to address market demands for the land at the time of development. Given this dynamic, these secondary planning documents will be required for a Development Unit (**Exhibit 7**) when the first site plan or subdivision for a Parcel (**Exhibit 8**) within the respective Development Unit is submitted. In doing so, it allows for a much more constructive and thorough evaluation of the necessary inputs by City staff once a zoning district is selected for the first parcel within each Development Unit. Those Development Units are then further broken down by "Parcels" in **Exhibit 8**.

Though there is additional flexibility built into the zoning bank concept that allows further refinement as components of the development move forward, there are parameters and regulatory protections in place that guide that refinement. One such parameter is through the use of the existing General Plan land use categories within the project boundaries, another is the number of units that those categories would yield. Those parameters act as foundational elements in establishing the range of land uses and unit caps in the proposal. More specifically, the 13,989 overall unit cap and the 10,189 Peoria water service area unit cap are derived from the General Plan land use designations that currently exist within those respective boundaries of the project. While certain land uses such as Park / Open Space and Waterway would not typically have a unit allocation tied to them, state regulations dictate that State Land parcels receive an allocation of at least one (1) dwelling unit per acre regardless of the land use contemplated on a site. The above referenced dwelling unit counts factor in this statutory requirement when establishing those baseline dwelling unit caps.

Water has always been a critical factor in the evaluation of general plan amendments and rezoning cases, and in this regard, the City Council has sought to further refine and elevate the consideration of water when making land use decisions. This elevated focus led to the finite protections for the evaluation of water use as it relates to development on the subject site. Though the unit caps put in place within the proposal limit residential unit counts, large water users (e.g. large commercial or business park developments) within the subject area will be required to enter into Development Agreements with the City to safeguard against overconsumption or users exceeding maximum thresholds that would jeopardize the City's future water security.

Going further in the analysis, staff notes that the subject proposal advances several goals and policies of the General Plan in the following ways, which include:

- Economic Prosperity, Policy EP-21 – Protect the City's primary commercial corridors and mixed-use activity centers from conversion to uses that would limit employment or active uses, such as single-family residential, warehousing, storage, and auto-oriented uses.
- Balanced 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.
- Balanced Land Uses, Policy LUC-6 – Locate commercial and employment uses in proximity to adequate transportation and utility infrastructure.
- Balanced Land Uses, Policy LUC-8 – Use the principles of sound water management to inform and shape the land use patterns within the community.
- Growth & Sustainable Development, Policy GS-7 – Accommodate land use proposals that target growth in the area of existing or planned infrastructure services.
- Healthy Neighborhoods, Policy OS-7 – Create, preserve, and manage biologically rich, connected opens space; wildlife and plant habitat; and wildlife corridors, including natural washes and pockets of native vegetation, while working to eradicate invasive species.
- Smart Growth Principles: Human Scale / Compatibility – A fundamental component of smart growth communities is design focus on human-scale and the resulting compatibility between land uses. Thoughtful and effective transitions in land use address visual and other impacts associated with land uses of a different intensity or character.

As referenced by the above policies and principles, the proposed rezoning request seeks to align with the General Plan Land Use designation of *ASLD Special Land Use*, and the proposed rezoning implementation provides an opportunity to address the policies by providing compatible land uses along boundary conditions with existing development. As such, staff finds the proposal to be in conformance with the General Plan.

ZONING AND DEVELOPMENT STANDARDS:

As with any Planned Area Development (PAD) or Planned Community District (PCD), there are customized standards within the subject proposal to address concerns or context that are specific to the subject site. Similarly, North Peoria Gateway (NPG) seeks to put in place protections that are established within existing City regulations and ordinances. NPG refers to uses, standards, and guidelines within existing City adopted codes in order to provide a common City regulatory framework to work from. This will allow the modifications explicitly stated within the standards and guidelines report for the PCD while maintaining the caliber of development execution that is representative of the City of Peoria.

North Peoria Gateway (NPG) is tailored with several objectives in mind. One of those driving objectives is the implementation of protections for existing development adjacent to the subject site. As a result, the land use intensity is focused on the core of the development along the Loop 303 freeway corridor which provides opportunities for transition to less intense uses as it approaches the boundary with existing development (e.g. Trilogy, and Coldwater Ranch subdivisions). That drive for intensity along the

core of NPG was focused not only on the proximity to the freeway, but also the intent of existing land use and zoning designations within the area; particularly as it relates to the Vistancia Commercial Core. The Vistancia Commercial Core is approximately 320 acres and envisioned to function as a mixed-use and employment hub for the area.

As such, to foster sensible opportunities for continuity in the area, the NPG proposal provides use limitations on what is referred to as Parcels C & D **(Exhibit 8).** These two parcels prohibit development of any residential uses for a period of 15 years from the adoption of the PCD. The intention is to purposefully protect and seek out employment and business park opportunities for these parcels for an extended period before allowing them to be opened up for possible residential uses. That additional protection is due to the proximity to what is already zoned to allow for employment and business park uses to provide for economies of scale in infrastructure and protect dissimilar uses. Similarly, due to the context of the existing area, residential uses are outright prohibited within a large portion of Parcel R with single family detached uses excluded entirely from Parcel R. The reason for the exclusion within Parcel R is to establish a reasonable buffer area and transition for any future residential due to the proximity to the powerlines as well as the large electrical substation to the west **(Exhibit 2).**

Parcel Specific Development Examples

When evaluating the potential developments that could occur within North Peoria Gateway, two example parcels have been provided below to demonstrate how the layers of the PCD operate in order to achieve finite development standards and uses for particular Parcels of the project.

- Parcel A Development Proposal Example:
    - Development Unit
      Parcel A is located within Development Unit 1. As a result, any application to develop within Development Unit 1 would function as a trigger for all relevant master plans within Development Unit 1 (e.g. Master Traffic Impact Analysis, Water / Wastewater Master Plan, Archeological Master Plan, Trails and Open Space Master Plan, etc.).
    - Permitted Uses
      Table 1 of the PCD identifies the permitted uses within a particular Parcel and refers to a corresponding base zoning district for the development standards if that use is selected. In the case of Parcel A, the only use permitted is Detached Single Family residential.
    - Development Standards
      Once the zoning district is selected from Table 1 the corresponding zoning district within Table 2A & 2B of the PCD standards and guidelines report would identify the setbacks, lot coverage, and maximum height for the development. In this instance the selection would be the D-SFR district identified within Table 2A. These standards are similar to those found within the City's Single Family Residential R1-6 Zoning District.
    - Development Submittal
      Along with the aforementioned master plans required to be submitted for all of Development Unit 1, the proposal would submit the Parcel specific development

information which in this case would consist of a preliminary plat and any supplemental documents necessary for the review of that preliminary plat (e.g. landscape plan, grading and drainage plan, etc.).

- Parcel Q Development Proposal Example:
    - Development Unit
      This parcel is located within Development Unit 5. As a result, any application to develop within Development Unit 5 would function as a trigger for all relevant master plans within Development Unit 5 (e.g. Master Traffic Impact Analysis, Water / Wastewater Master Plan, Archeological Master Plan, Trails and Open Space Master Plan, etc.).
    - Permitted Uses
      Table 1 of the PCD identifies the permitted uses within a particular Parcel and refers to a corresponding base zoning district for the development standards if that use is selected. In the case of Parcel Q, all uses / zoning districts within the PCD are permitted. As a result, the hypothetical developer for Parcel Q would select one of the permitted districts in order to establish the development standards. There is a special limitation that Parcel Q must achieve 175,000 square feet of non-residential uses on the parcel or be 10 years out from the approval date of the PCD before residential uses other than vertical mixed use (MU-V) would be permitted within the development. In this scenario assuming MU-H is selected within the first 10 years, MU-H would then allow the developer the ability to develop uses in alignment with the City's C-2, and C-5 districts unless it is accompanied by a minimum of 175,000 square feet of nonresidential uses within the Parcel.
    - Development Standards
      Once the zoning district is selected from Table 1 the corresponding zoning district within Table 2A & 2B of the PCD standards and guidelines report would identify the setbacks, lot coverage, and maximum height for the development. In this instance the selection would be the MU-H district identified within Table 2B.
    - Development Submittal
      Along with the aforementioned master plans required to be submitted for all of Development Unit 5, the proposal would submit the Parcel specific development information, which in this case would consist of a site plan and any supplemental documents necessary for the review of that site plan (e.g. landscape plan, grading and drainage plan, etc.).

Building Height

Similar to the intentional location of more intense uses internal to the site, along the Loop 303 freeway and the Vistancia Commercial Core, specific care and distinction has been made within with respect to the height capabilities within the PCD. This is due to what may be perceived as potential impacts to surrounding properties. Though the nonresidential districts provide for maximum heights beyond what is contemplated by the base zoning district found within the City of Peoria Zoning Ordinance, those

additional heights are primarily relegated to areas east of Vistancia Boulevard; with the exception of medical uses in specific zoning districts selected west of Vistancia Boulevard. This again seeks to provide boundary conditions that are cognizant of existing development conditions in the area.

These protections establish the maximum height that may be utilized for parcels east of Vistancia Boulevard to be 56 feet (where allowed). Beyond the minimum setback those zoning districts that allow greater than 56 feet, the height may be increased one (1) foot in height for every additional one (1) foot of setback up to a maximum of 90 feet (where allowed). West of Vistancia Boulevard 56 feet is the maximum height (where allowed) except for medical uses (e.g. if a hospital were proposed). Medical uses west of Vistancia Boulevard may achieve up to a maximum height of 72 feet when an additional one (1) foot of setback is provided for each one (1) foot of height beyond 56 feet.

East of Loop 303
Due to the context of the areas east of Loop 303, certain allowances were addressed within the PCD (**Exhibit 6**) to account for storage facilities that would not otherwise comply with the spacing limitations recently enacted by City Council within the City of Peoria Zoning Ordinance. The intention behind this is to provide flexibility to address the limited access opportunities that are present in this area and the proximity to county areas that would otherwise allow such uses.

Paths and Trails
As noted above, North Peoria Gateway is traversed by various natural and man-made features that create limitations from a developability standpoint; however, those same constraints often lend themselves to opportunities for amenity and trail connectivity throughout a site to adjacent developments. As such, the master plans that are submitted with the first site plan of a Parcel within each Development Unit will provide a plan for trails and paths that creates continuity throughout the development.

Traffic
The collector and arterial roadway network shown within the PCD seeks to follow the City of Peoria General Plan; however, as referenced further evaluations will occur moving forward that address the ultimate configuration and access points for each parcel. Minor modifications particularly to the collector roadway network may occur once the Master Traffic Impact Analysis plans are submitted for each Development Unit based on an evaluation by the City Traffic Engineer and in accordance with the bounds of what can be approved according to the City's General Plan.

A known concern that is present today is the traffic patterns relating to the intersection of Happy Valley Parkway and Vistancia Boulevard. To address this, the City has planned the Capital Improvement Program with the intention of modifying and re-aligning this intersection. Those efforts are underway with a Design Concept Report (DCR) for the intersection design and construction of interim improvements. The DCR will identify and facilitate the full array of improvements for the intersection realignment project which is expected to be completed by 2028.

Water/Sewer

As referenced separate Water and Wastewater Master Plans will be required for each Development Unit to accompany the first site plan for the first Parcel of each Development Unit. Since the subject site spans two (2) separate water service areas within the City, (Peoria's water service area, and EPCOR's water service area), coordination with both the City of Peoria Water Services Department as well as EPCOR (private water service provider) has occurred to ensure viability of the proposed development patterns within North Peoria Gateway.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1,320 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Outreach Requirements

The City of Peoria Zoning Ordinance requires one (1) neighborhood meeting for all rezoning applications. The applicant held two (2) separate neighborhood meetings for North Peoria Gateway. In order to provide the most accessible outreach possible one meeting was held in person and the other was held virtually. A Citizen Participation Report detailing the results of the meetings is contained within this report **(Exhibit 9).**

In preparation of said meetings, the applicant notified all property owners within a 1,320-foot radius of the site and all registered Homeowners' Associations within one (1) mile for the neighborhood meeting. The first neighborhood meeting was held on May 15, 2024, at the WestWing Mountain Community Center located at 27008 N. High Desert Dr. Peoria, AZ 85383. This meeting was attended by 82 residents, the applicant team, and representatives from the City.

The second neighborhood meeting again observed the notification requirements prescribed for such meetings. The second neighborhood meeting was held on August 8, 2024, at 6:00pm via the Zoom virtual meeting platform. This meeting was attended by 29 residents, the applicant team, and representatives from the City.

The applicant answered questions submitted by attendees largely pertaining to traffic, water security, proposed uses within the development, property values, and schools. A summary of the outreach process and its results are included in the Citizen Participation Report **(Exhibit 9).**

Support / Opposition

The outreach efforts regarding this case resulted in the receipt opposition from 13 individuals, which are included in **Exhibit 10**. Concerns expressed include the following topics: traffic, school capacity to serve the development, compatibility with surrounding areas, property values, infrastructure capabilities to serve the proposed development, and statements that the land uses and zoning designation that would accommodate such uses is not appropriate.

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. Due to the sheer size of the subject area, students residing within this development would attend 1 of 3 elementary schools dependent on their location within the development, based on current school boundaries (Vistancia Elementary, Lake Pleasant Elementary, or Zuni Hills Elementary). All students within the subject site would be zoned for Liberty High School. PUSD was provided information regarding the subject proposal and has provided no comment.

KEY FINDINGS

1. The proposed zoning designation and associated uses conform to the ASLD Special Land Use designation intended for this and other strategic State Land parcels;
2. The uses and development standards contemplated demonstrate a basis rooted in the existing multiple general plan designations that exist across the property as of the writing of this report;
3. The proposal advances a variety of goals and policies within the City of Peoria General Plan;
4. The applicant/owner has identified a willingness to furnish a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions included in Exhibit 1.

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

POSSIBLE RECOMMENDATION ACTIONS / OPTIONS

A: Approve as recommended by staff; or

B: Approve with modifications; or

C: Deny; or

D: Continue action to a date certain or indefinitely.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Recommend APPROVAL of Rezoning Case Z24-03 to City Council, subject to the Conditions of Approval in Exhibit 1.

STAFF CONTACT

Cody Gleason, AICP
Planning Manager
623-773-7645
Cody.Gleason@peoriaaz.gov

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.

Z24-03: North Peoria Gateway

Location: S/O Lone Mountain Pkwy to the Calle Lejos Alignment

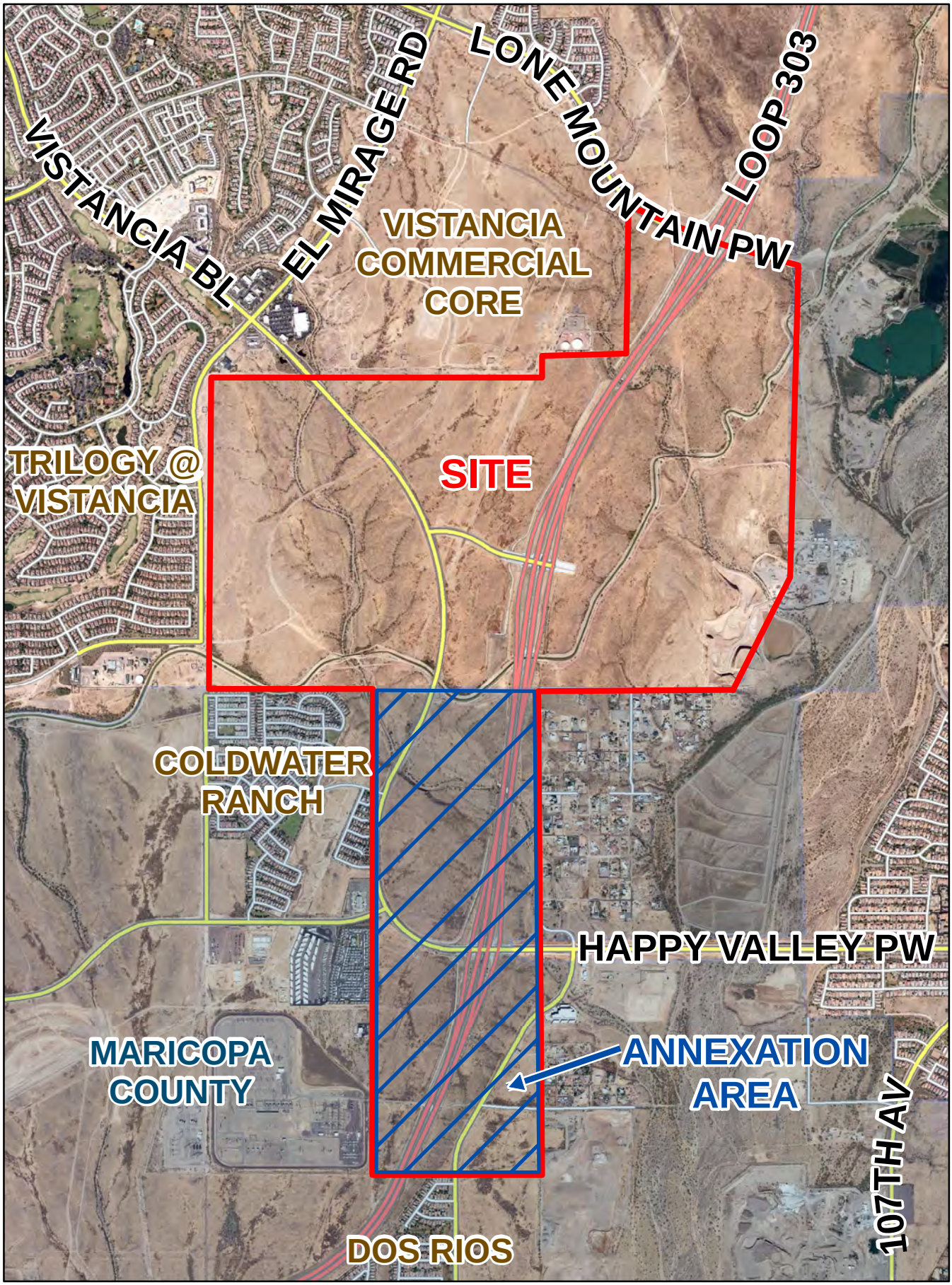


Exhibit 2 | Vicinity Map

Z24-03: North Peoria Gateway

Location: S/O Lone Mountain Pkwy to the Calle Lejos Alignment

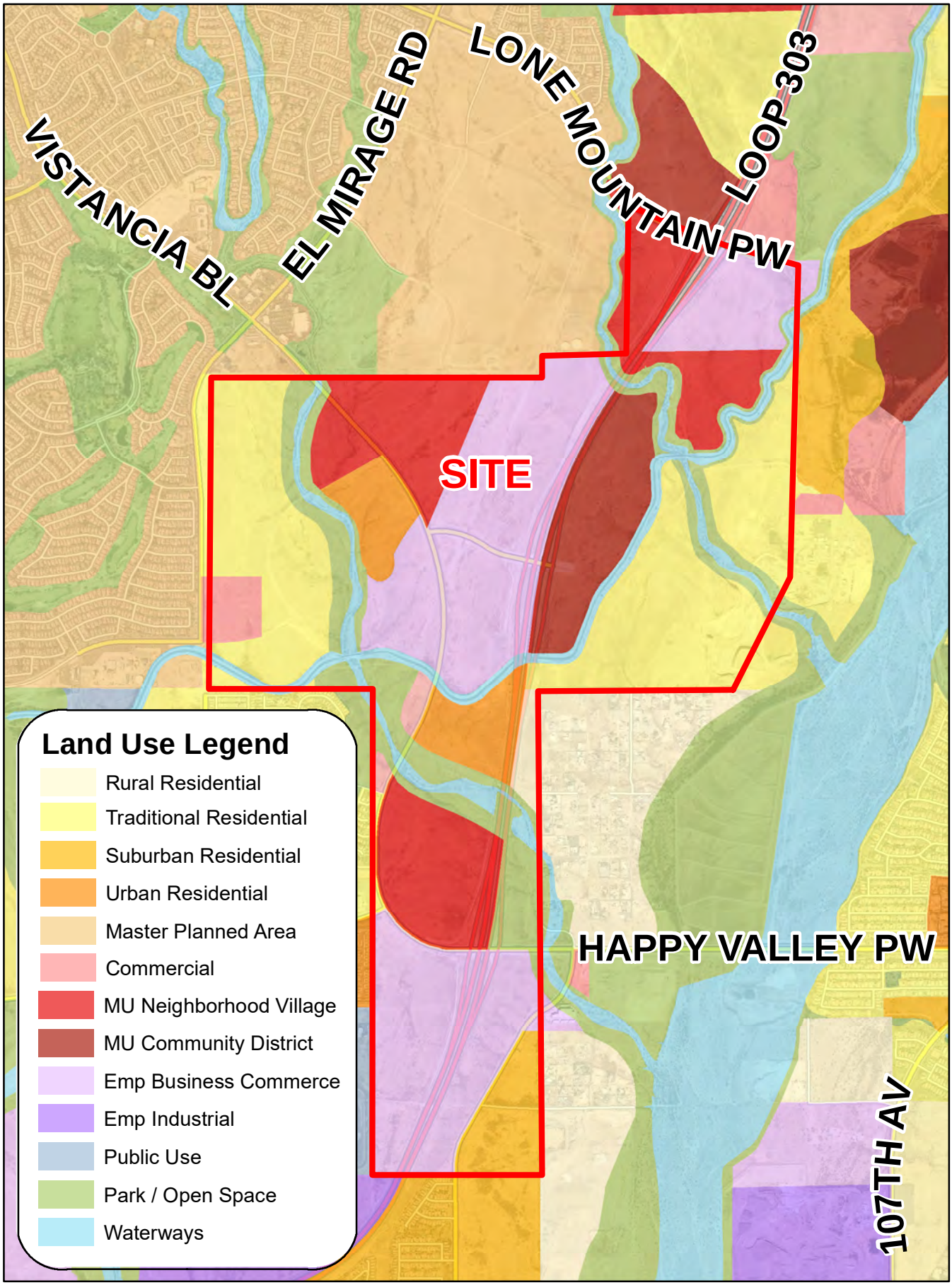


Exhibit 3 | Land Use Map

Z24-03: North Peoria Gateway

Location: S/O Lone Mountain Pkwy to the Calle Lejos Alignment

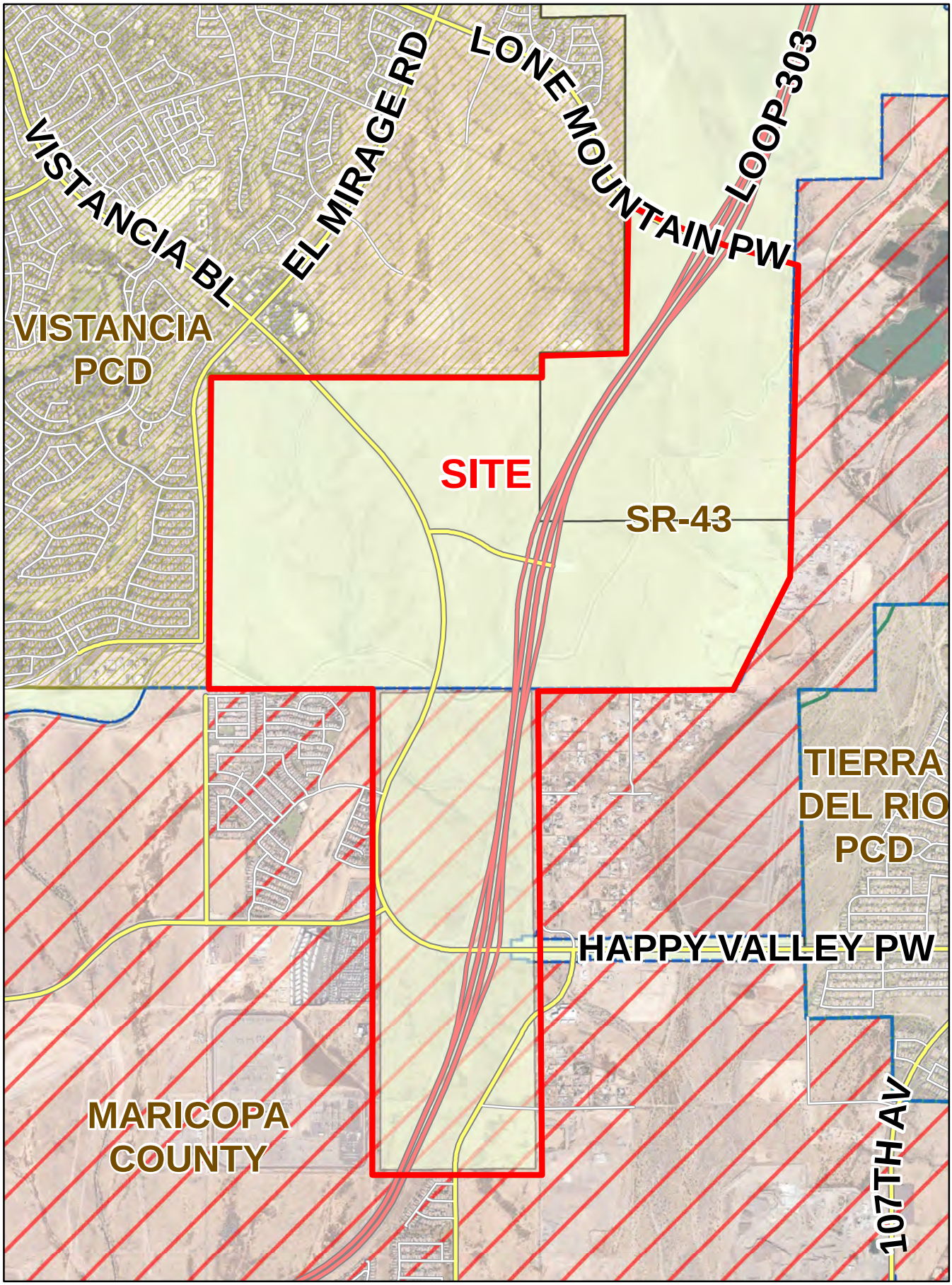


Exhibit 4 | Zoning Map

NORTH PEORIA GATEWAY 303

PLANNED COMMUNITY DEVELOPMENT

Rezoning Application

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



PRESENTED BY:

RVi Planning + Landscape Architecture

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BFSO

Exhibit 5

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Exhibit 5

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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 Tile 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
TOTAL	**1,617.7**		**13,989** (1)

(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 stepbacks 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

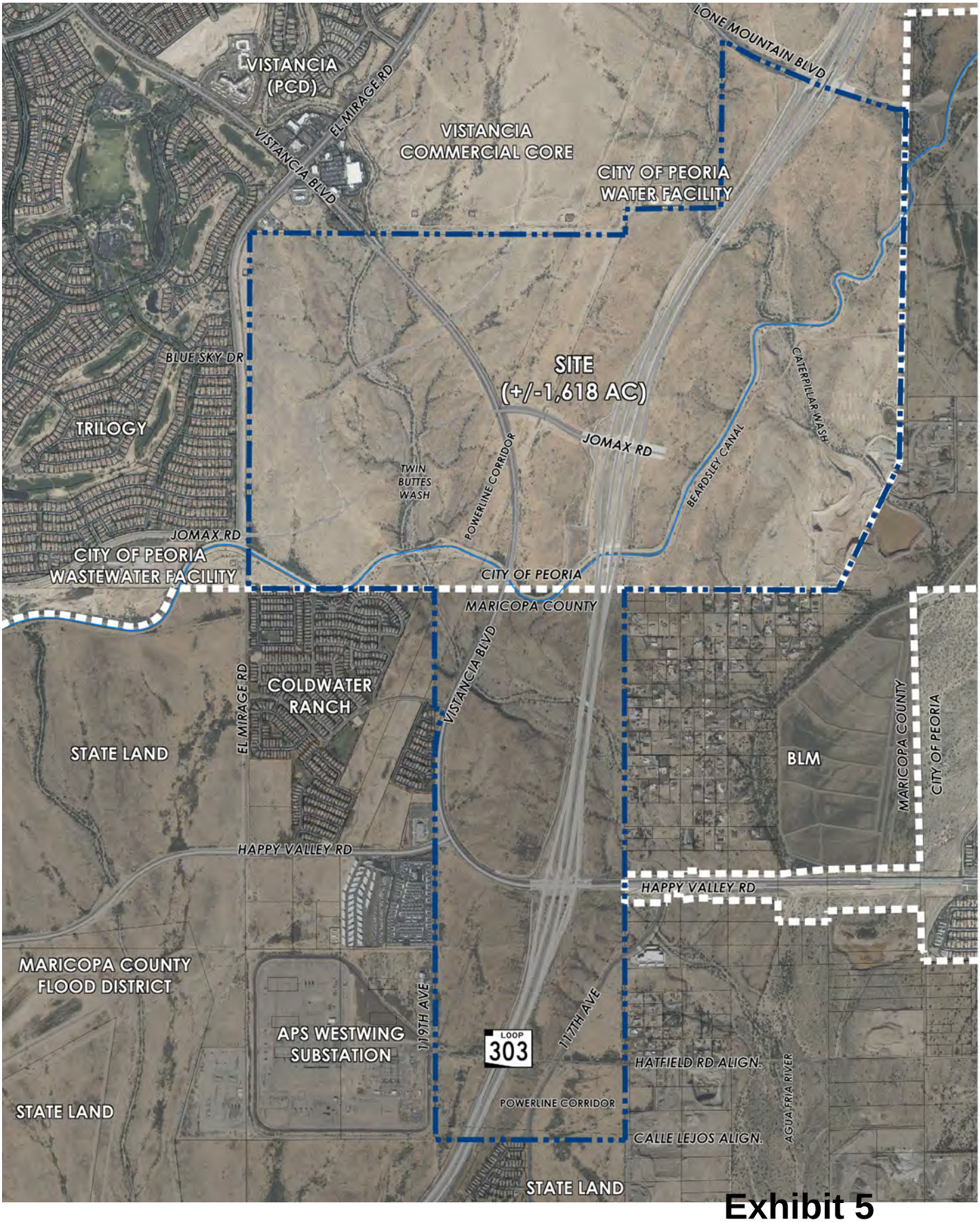
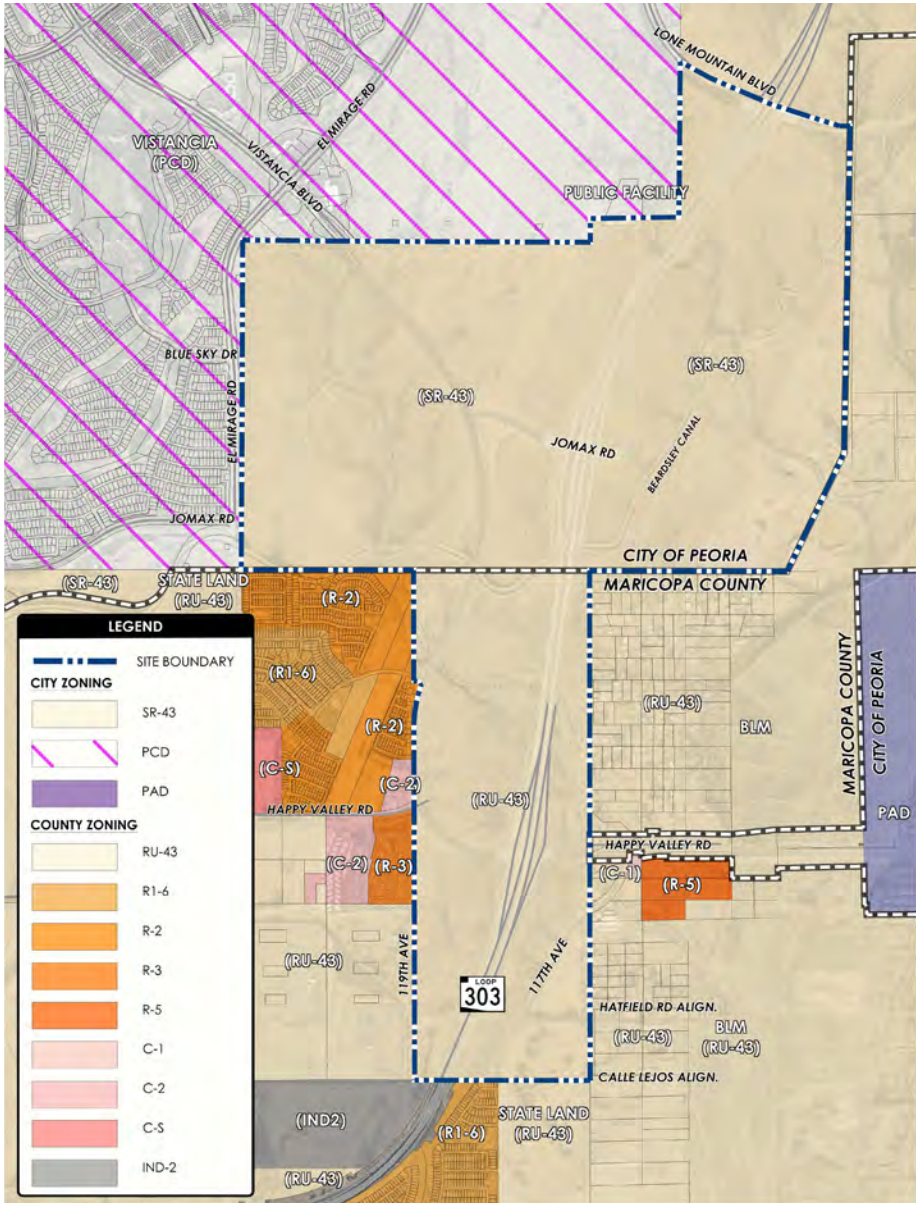
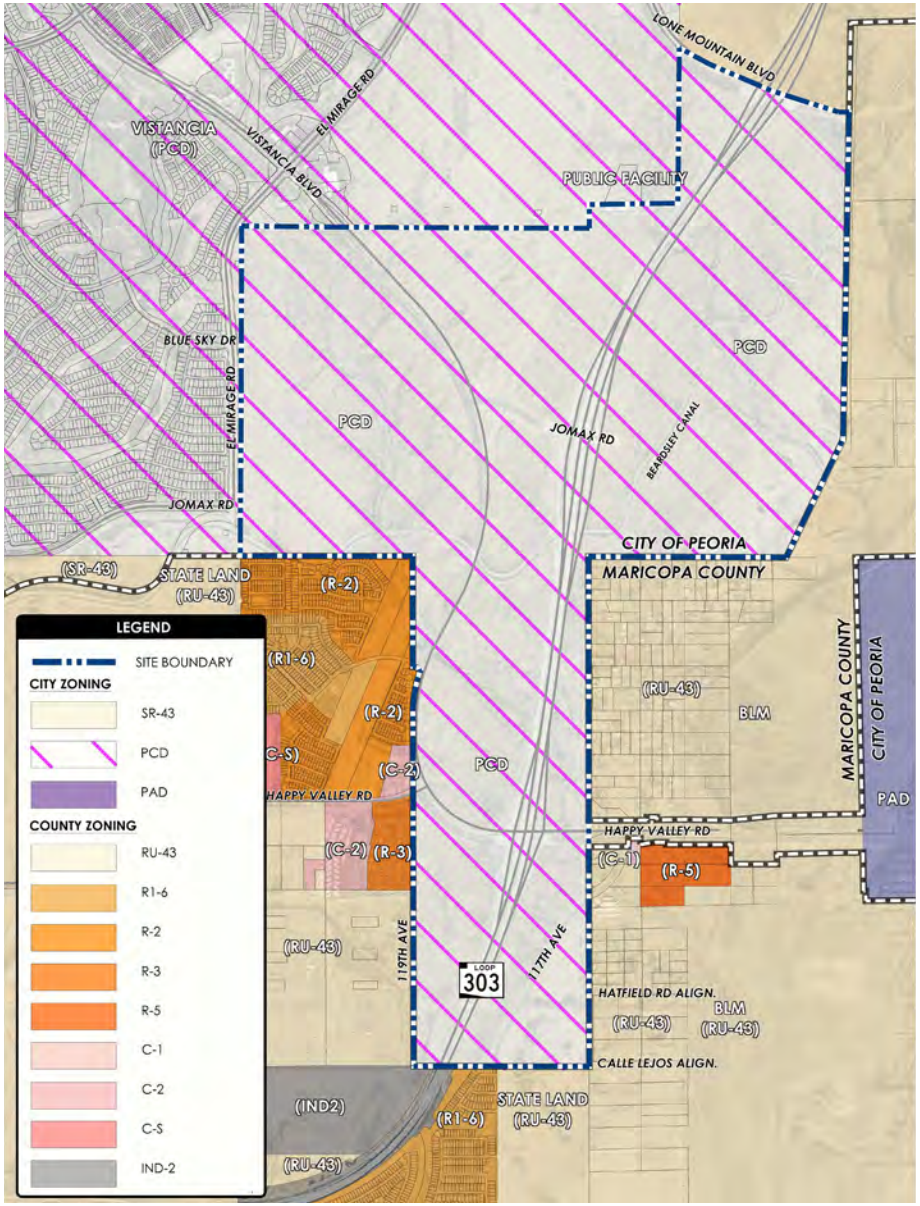


Exhibit 5

EXHIBIT 2: EXISTING & PROPOSED ZONING



EXISTING ZONING



PROPOSED ZONING

Exhibit 5

EXHIBIT 3: DEVELOPMENT UNITS PLAN

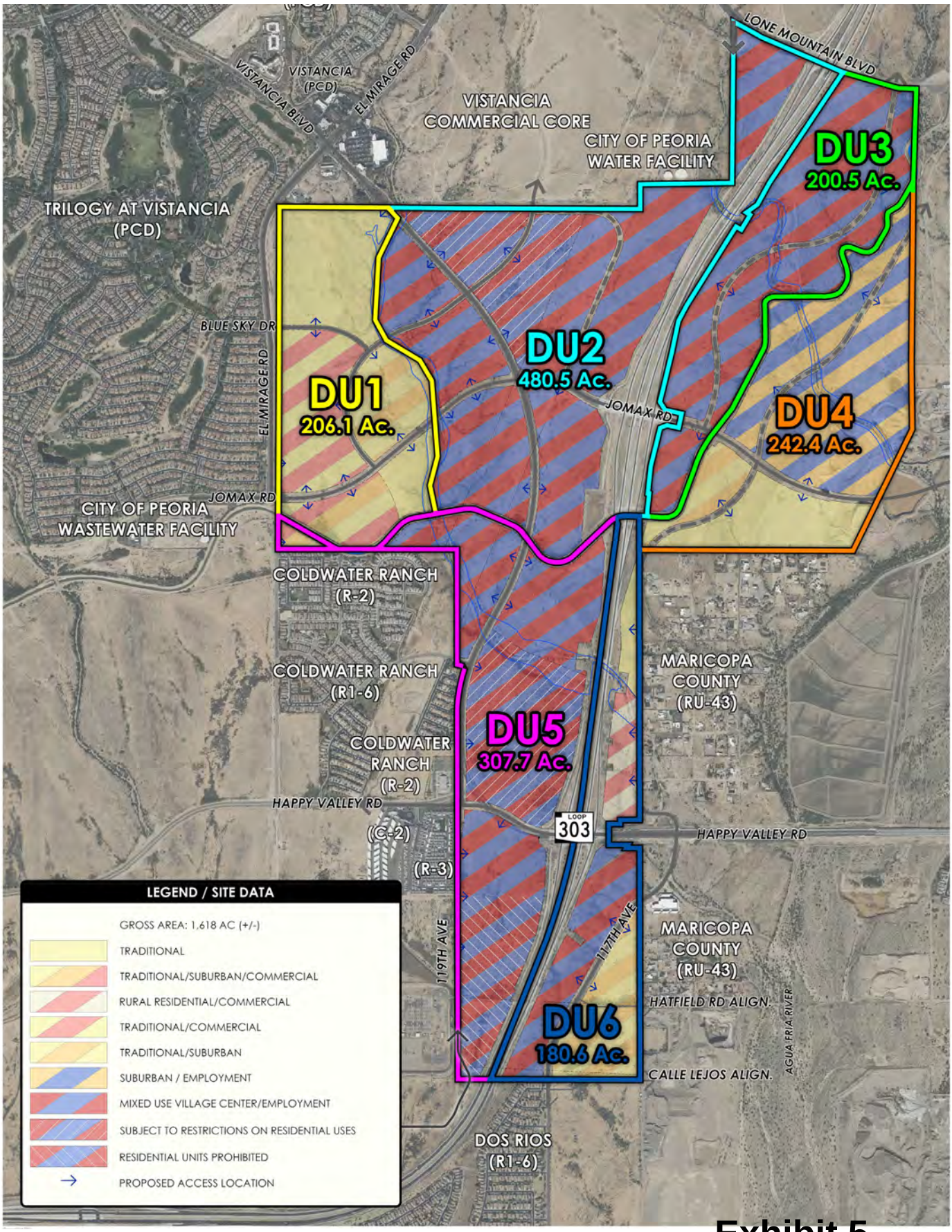


Exhibit 5

EXHIBIT 4: DEVELOPMENT PARCELS

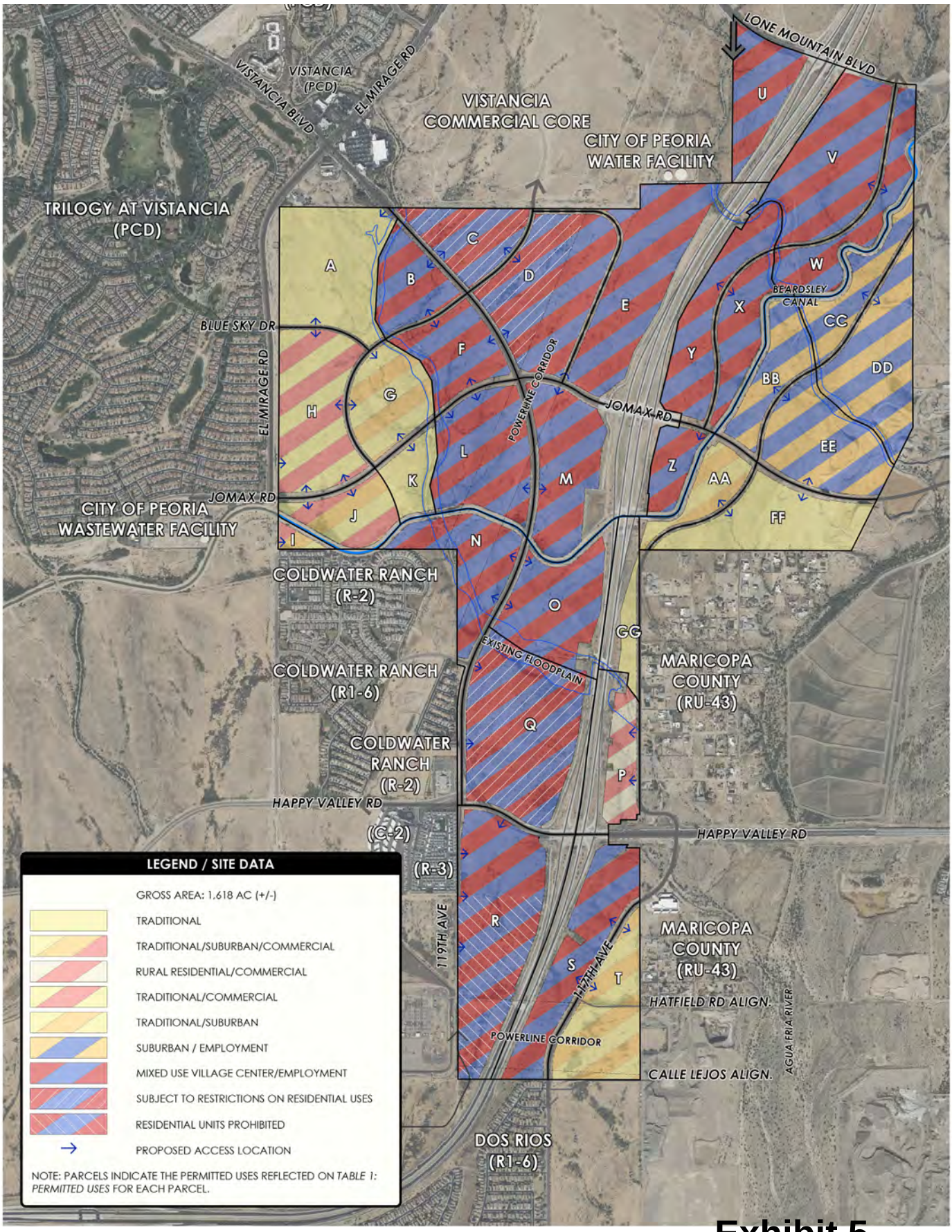


Exhibit 5

EXHIBIT 5: EXISTING SITE CONDITIONS MAP

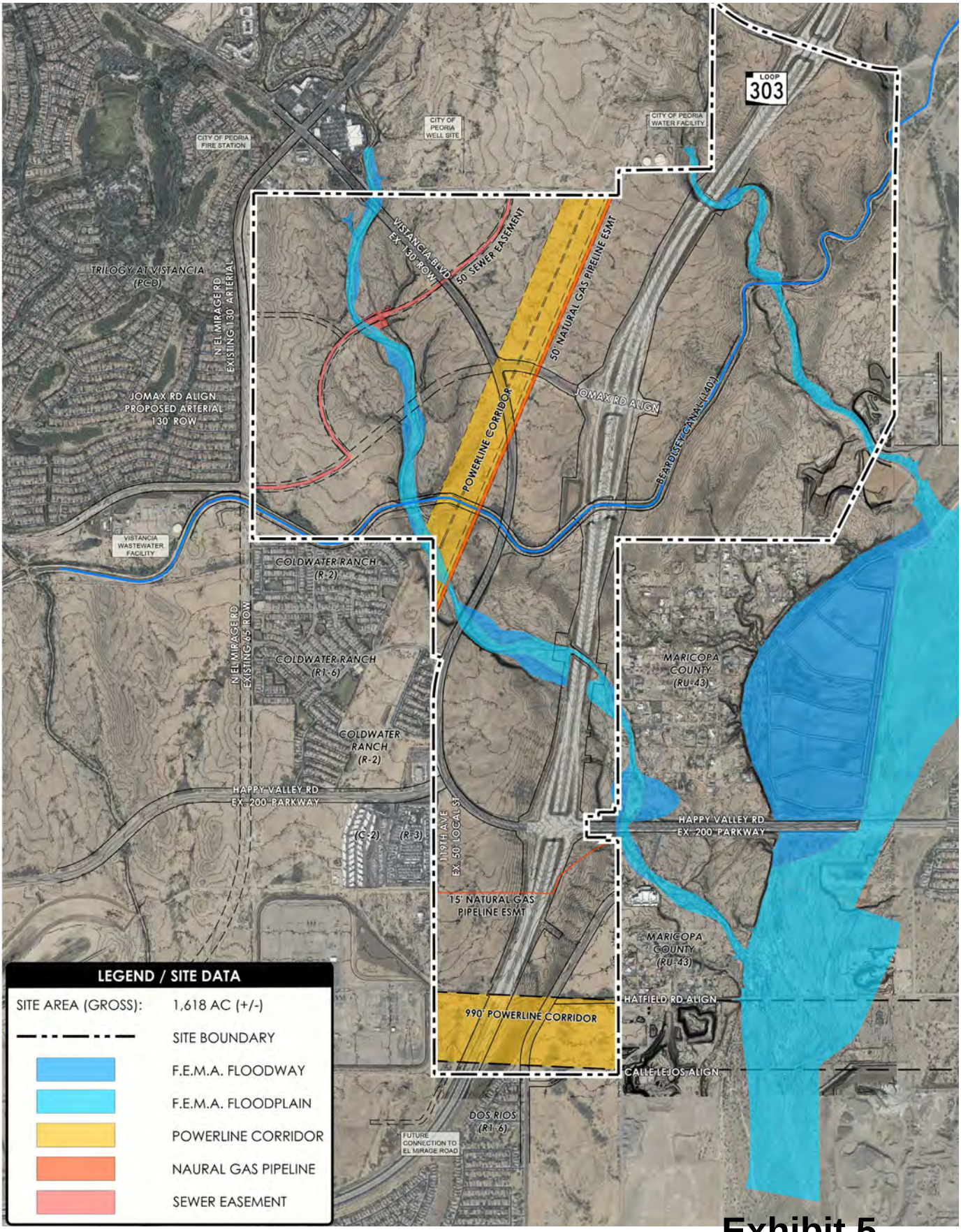


Exhibit 5

EXHIBIT 6: EXISTING GENERAL PLAN 2040

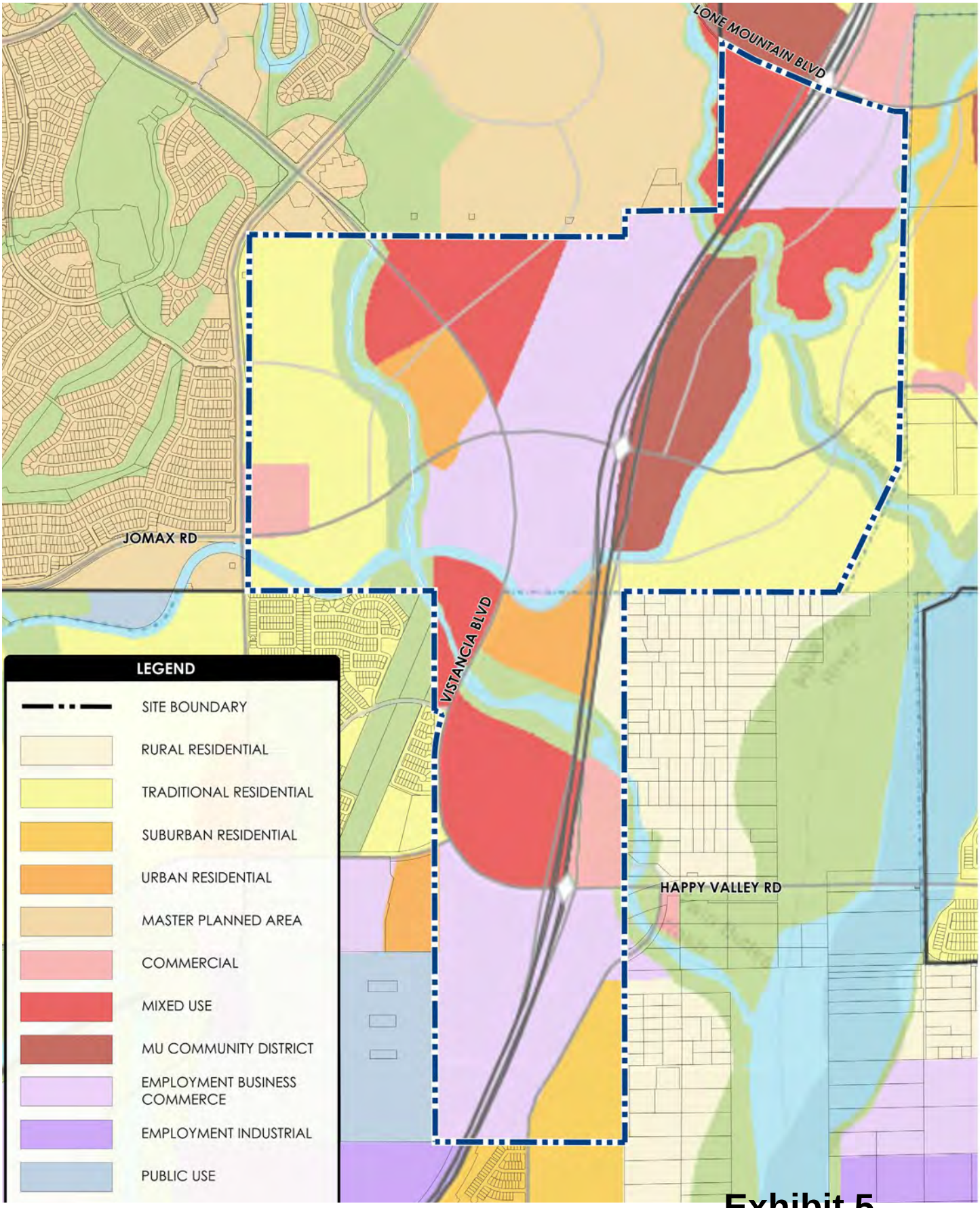


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APPENDIX A:
LEGAL DESCRIPTION

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APPENDIX B:
NORTH PEORIA GATEWAY STANDARDS AND GUIDELINES REPORT

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APPENDIX C:
STREET CIRCULATION REPORT

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APPENDIX D:
WATER & WASTEWATER REPORT

Exhibit 5

APPENDIX E:
PRELIMINARY DRAINAGE ASSESSMENT REPORT

Exhibit 5

NORTH PEORIA GATEWAY 303

PLANNED COMMUNITY DEVELOPMENT

Standards and Guidelines Report

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



PRESENTED BY:

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Planning + Landscape Architecture

ARDURRA

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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.***

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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 (MUVC/E)

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.

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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

				Single Family		Multi-Family Residential		Non-Residential					
Development Unit	Parcel	Gross Parcel Area	Land Use	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				X	X				
	J	28.5	TR / SR / C	X	X	X		X	X				
	K	17.8	TR	X									
2	B	29.4	MUVC / E	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
	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
	U	51.6	MUVC / E	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
	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
	Z	18.3	MUVC / E	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
	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									
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	X	X	X
	Q	100.3	MUVC / E	X	X	X	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	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			

Notes:

1. **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.
2. **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.
3. **Parcel P** - Allow for single family residential and detached multi-family uses with a maximum overall density up to 1.0 du/ac.
4. **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.
5. 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.
6. 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.
7. 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.
8. 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.

Exhibit 6

TABLE 2A & 2B: DEVELOPMENT STANDARDS

2A: DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS	D-SFR[1]	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[2]	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[5]
Front Setback (FT)			20	20
Side-entry garage	10	N/R	-	-
Front-facing garage	20	3 or 20[5]	-	-
Side Setback	-	-	20[4]	20[4]
Interior Setback (min/total FT)	5/10	5[5]	-	-
Corner Setback (FT)	10	10	15[4]	15[4]
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[3]	MU-H[3]	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) [1][2][4]	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) [5]	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

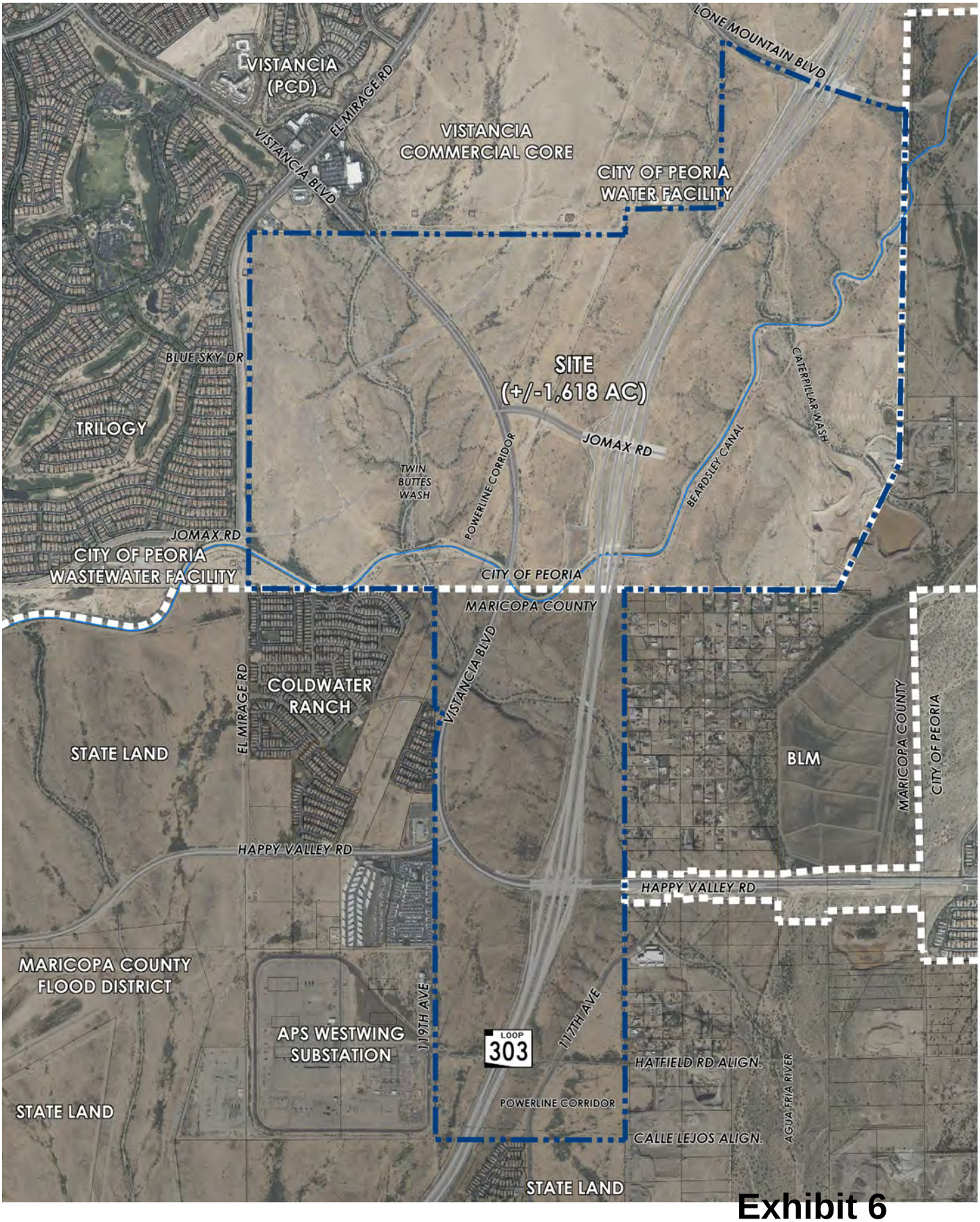


Exhibit 6

EXHIBIT 2: DEVELOPMENT UNITS PLAN

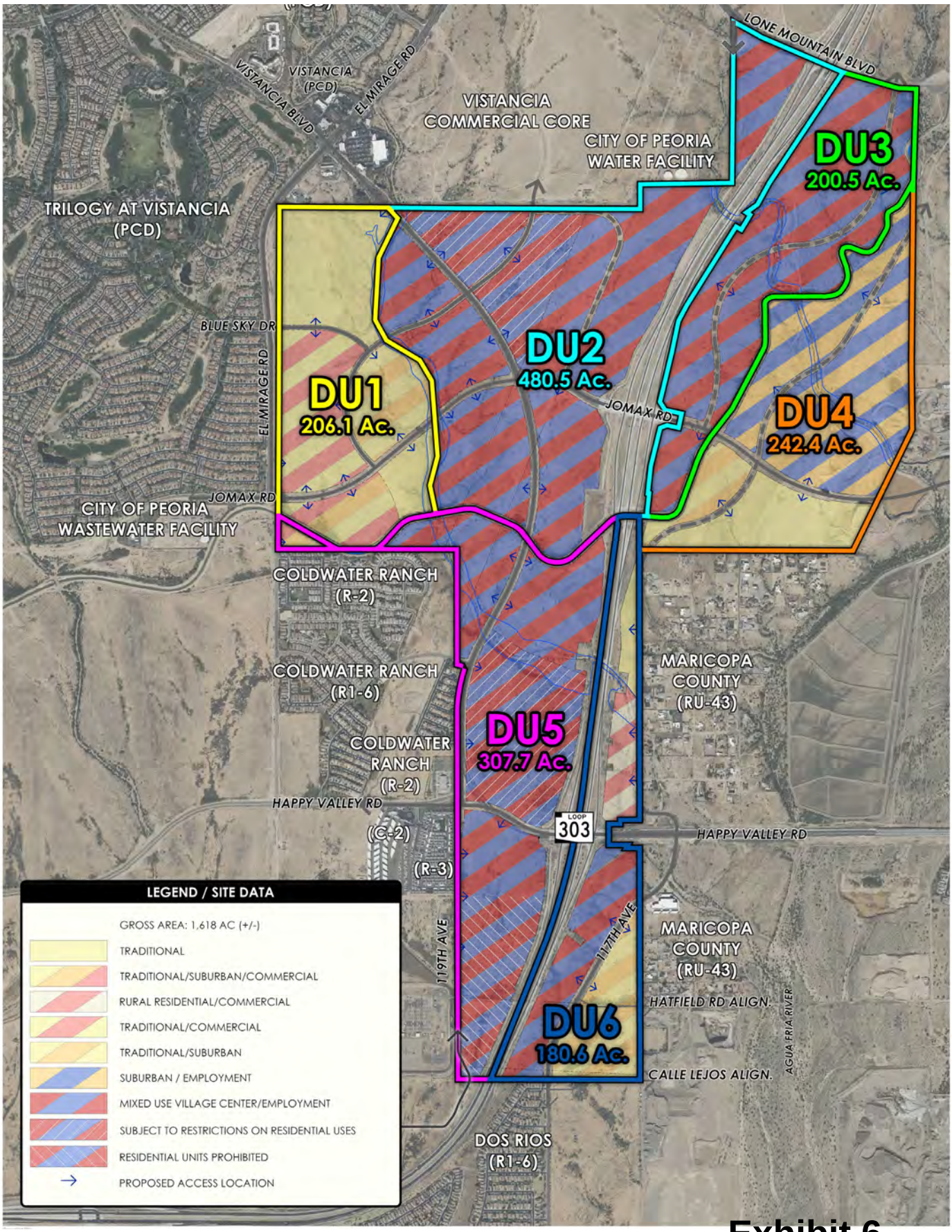


Exhibit 6

EXHIBIT 3: DEVELOPMENT PARCELS

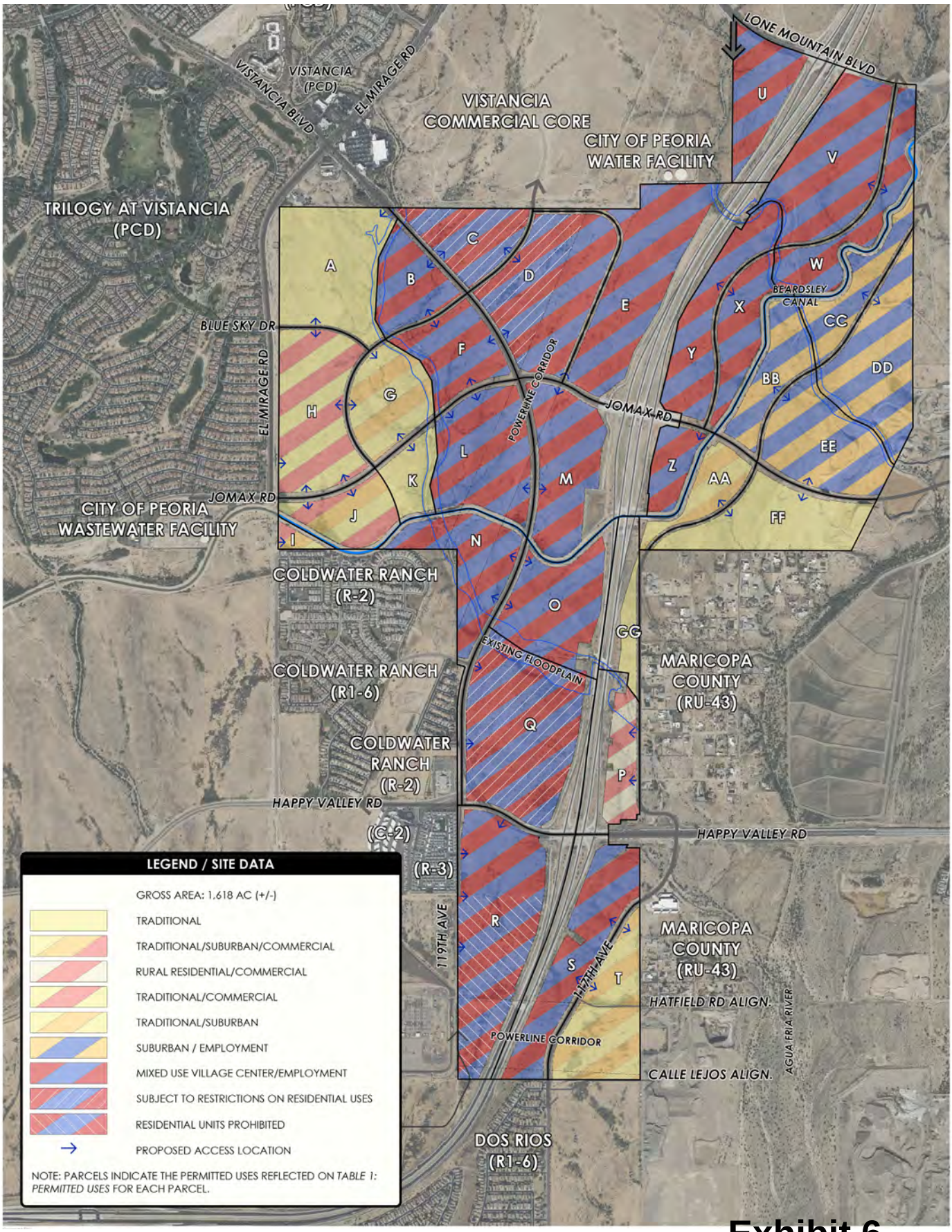


Exhibit 6

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: (2)	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

DEVELOPMENT UNITS PLAN

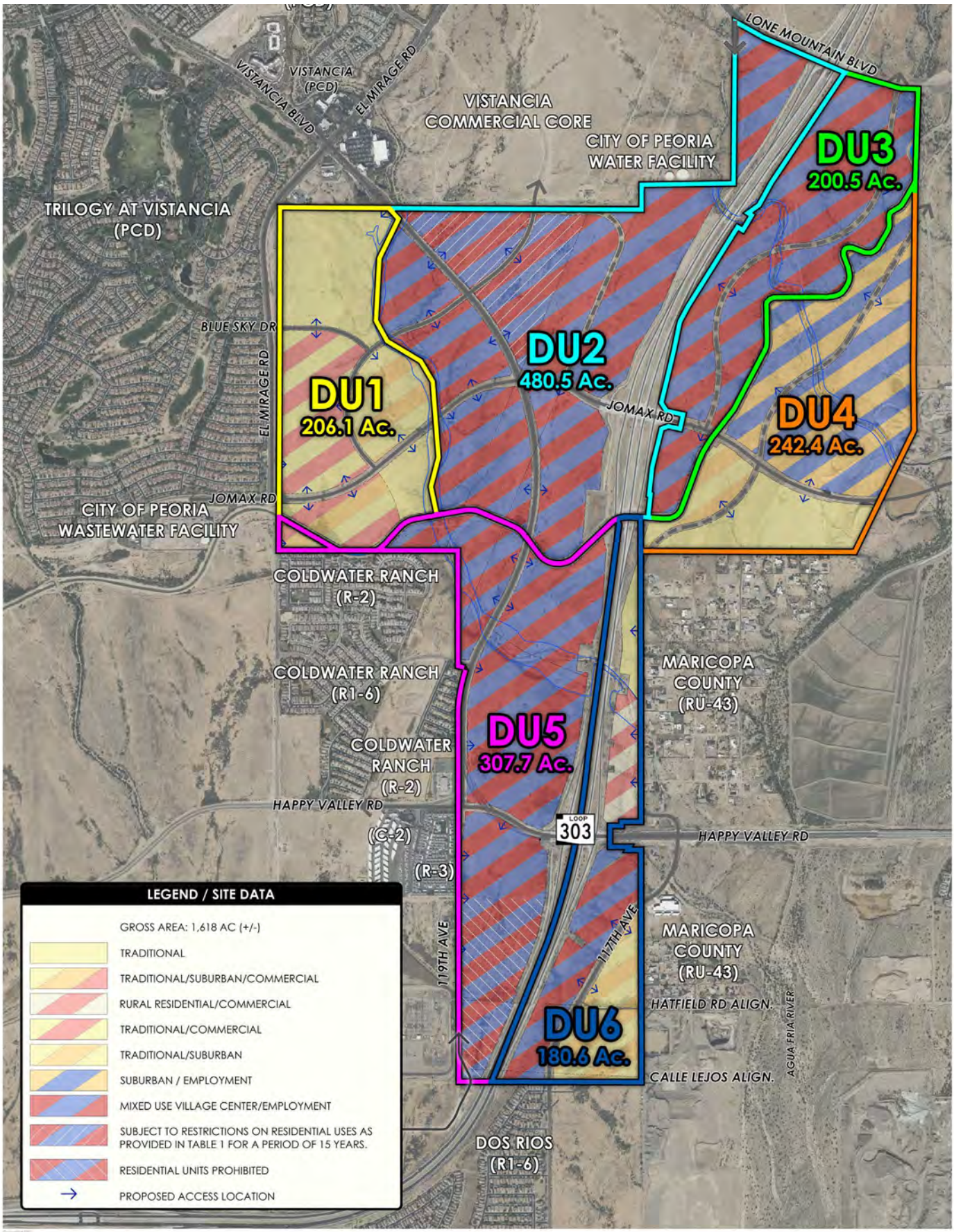


Exhibit 7 RVi

DEVELOPMENT PARCELS

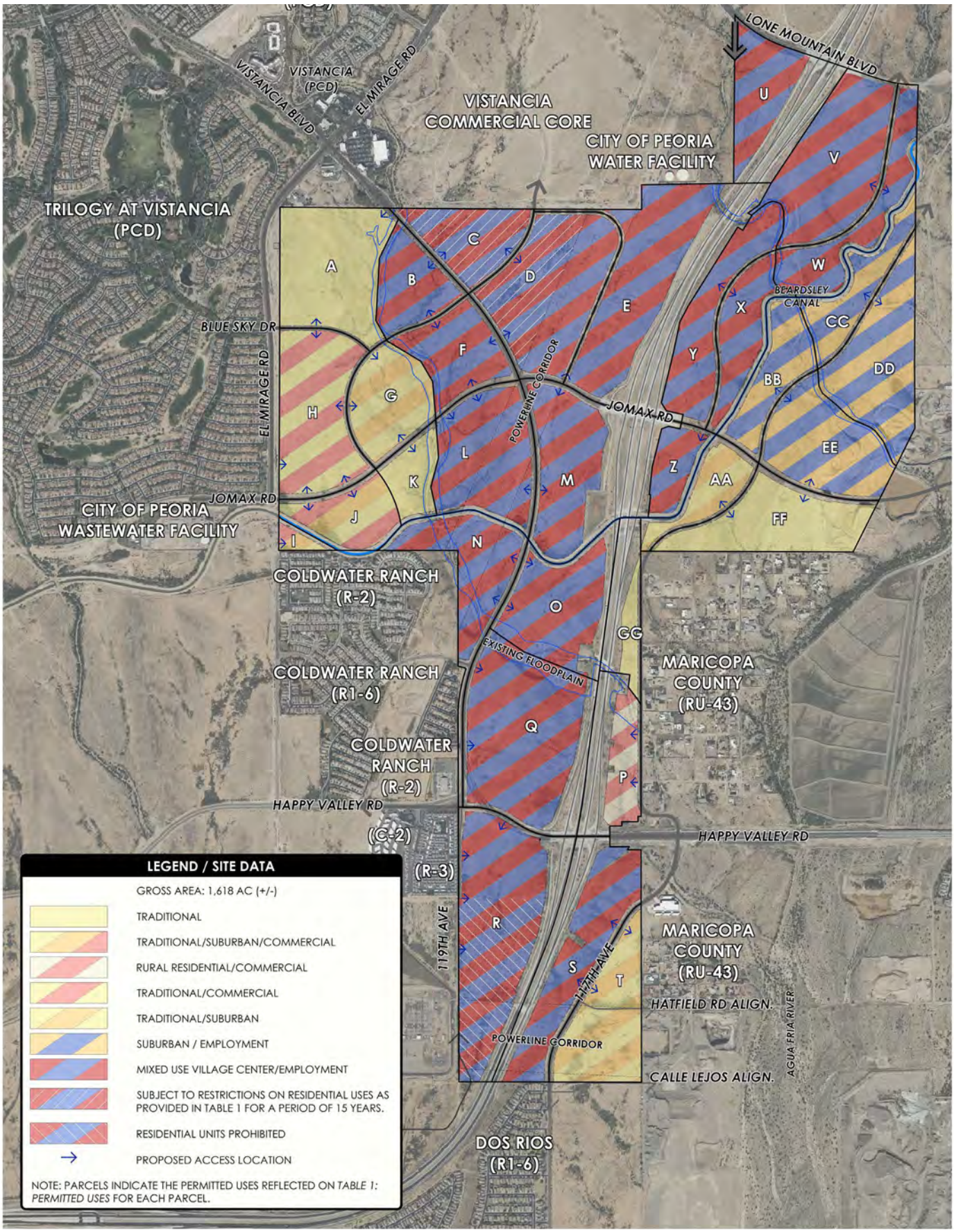


Exhibit 8 RVi

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
(602) 899-0318

Exhibit 9

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

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

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.

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

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

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.

4343 East Camelback Road Suite 210 | Phoenix, Arizona 85018 | phone 602.899.0318 | fax 602.888.7856 | bfsolaw.com | apruett@bfsolaw.com

Exhibit 9

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

Sincerely,

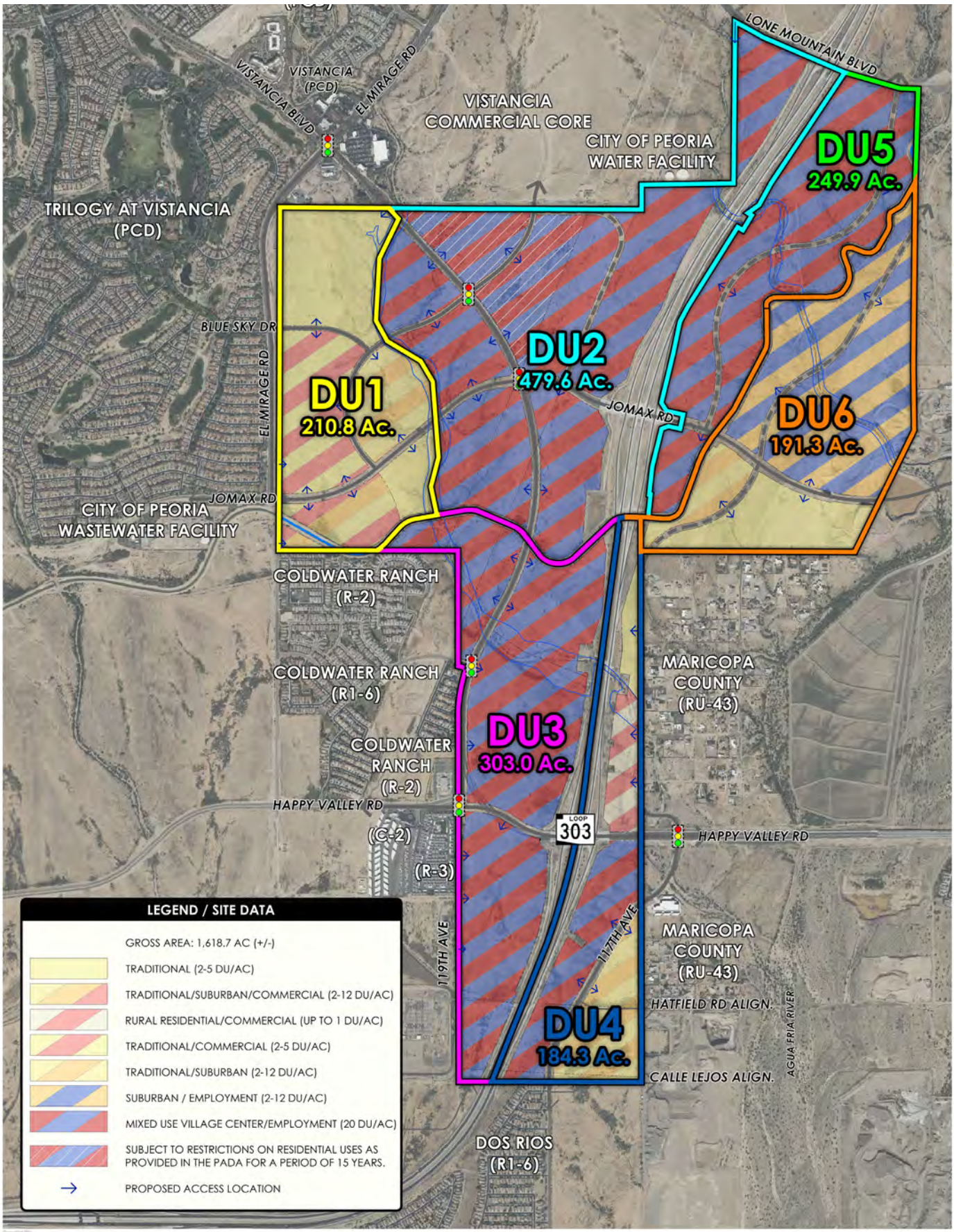
[redacted]

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



B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

July 19, 2024

Re: <u>Second Neighborhood Meeting</u> 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 <u>virtually</u> 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.

Virtual Neighborhood Meeting Information:

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

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

4343 East Camelback Road Suite 210 | Phoenix, Arizona 85018 | phone 602.899.0318 | fax 602.888.7856 | bfsolaw.com | apruett@bfsolaw.com

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. You may also contact the City Planning Department at 623-773-7200 or planning@peoriaaz.gov. Thank you for your courtesy and consideration.

Sincerely,

[redacted]

Adam D. Pruett
Development Manager

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

Enclosure – Development Unit Plan

VERSION: 2024-05-06

VISTANCIA (PCD)

VISTANCIA (PCD)

VISTANCIA BLVD

EL MIRAGE RD

VISTANCIA COMMERCIAL CORE

CITY OF PEORIA WATER FACILITY

LONE MOUNTAIN BLVD

DU3
249.9 Ac.

TRILOGY AT VISTANCIA (PCD)

BLUE SKY DR

EL MIRAGE RD

DU1
206.1 Ac.

DU2
479.6 Ac.

JOMAX RD

DU4
191.3 Ac.

JOMAX RD

CITY OF PEORIA WASTEWATER FACILITY

COLDWATER RANCH (R-2)

COLDWATER RANCH (R1-6)

COLDWATER RANCH (R-2)

HAPPY VALLEY RD

(C-2)

(R-3)

DU5
307.7 Ac.

LOOP 303

MARICOPA COUNTY (RU-43)

HAPPY VALLEY RD

MARICOPA COUNTY (RU-43)

119TH AVE

117TH AVE

DU6
184.3 Ac.

HATFIELD RD ALIGN.

AGUA FRIA RIVER

CALLE LEJOS ALIGN.

DOS RIOS (R1-6)

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

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

NORTH PEORIA GATEWAY • **DEVELOPMENT UNITS**

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

0 300' 600' 1200'
SCALE: 1" = 600'-0"

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.

Exhibit 9

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 15th 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

Name	Address	City & Zip Code	Phone/E-Mail
Ed McKelvey	[redacted]		
Matt Bullock			
Lorie Dever	City of Peoria	—	—
Jacqueline Konkoly	[redacted]		
Brian Wohrle			
Kristi Casseday			
Scott Casseday			
Kim Stuhr			
Matthew			

Exhibit 9
9

Name	Address	City & Zip Code	Phone/E-Mail
DIANE WILSON	[redacted]		
Ted Threner			
Sue Mark			
Kathleen Monroe			
Shari Orr			
Andrew Hydrochak			
Billie Morehouse			

7

Exhibit 9

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]		
Silas Eck			
Barry Gordon			
Mary Martin			
Joseph A. Linza			
Marlene Crosby			
Gary Pawlikowski			
Brandon Mackey			
Benjamin Tunduc			

Exhibit 9

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

5

Exhibit 9

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	[redacted]		
Jos Cuno			
Cheryl Ready			
Steve Schwartz			
Tom Kowkowski			
BARBARA THOMAS			
Troy Ray			
Gerard de Alcala			

Exhibit 9
8

Name	Address	City & Zip Code	Phone/E-Mail
Glen Dodd	[redacted]		
Michelle Green			
Bobbi Shipman			
Lynn Peters			
Angeli Wesson			
Lorie Boutin Friedmann			
Linda Miller			
Truong + Kunlay			
Donna Martin			
ALLYSON JENSEN			
KARYN MACVEAN			
Doreen Power			

Exhibit 9
13

Name	Address	City & Zip Code	Phone/E-Mail
IAN THOMAS	[redacted]		
Raul Gomez			
Taylor Leavitt			
KINGS			
[redacted]			
Marilyn Grenci			
Dan Grenci			
Augustus Gerletti	9875 W 85th Ave	Peoria AZ 85345	augustus.gerletti@peoriaaz.gov
John Roth	[redacted]		
Matt Johnson			
WILLIAM KEIMIG			

Exhibit 9

Name	Address	City & Zip Code	Phone/E-Mail
DIANE DOUGLAS	[redacted]		
William Williford			
Cody Gleason	9875 N 85th Ave Peoria	85345	623-773-7645
Deborah Kathan	[redacted]		
Ken Eckman			
ART MILLER			
Tim Nolan			
Savannah Jenser			
Jeanne Manna			
PAULA Kojmel			
Joel Resnick			
Gary Crump			

Exhibit 9

12

Name	Address	City & Zip Code	Phone/E-Mail
Barbara Wyllie	[redacted]		
Savanah Parker			
Yvonne Smith			
Amy Mohr			
Robert Kuhfuss			robert.kuhfuss@peoriaaz.gov

5

Exhibit 9

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

3

Exhibit 9

Zoom Meeting Chat Log (August 8, 2024 Meeting)

18:05:53 From Angeli Wesson to Everyone:

Thundering here in 4 Corners... let's se 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

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 Lawrene 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

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 courners due to zonng, 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 guesss 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

Exhibit 9

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



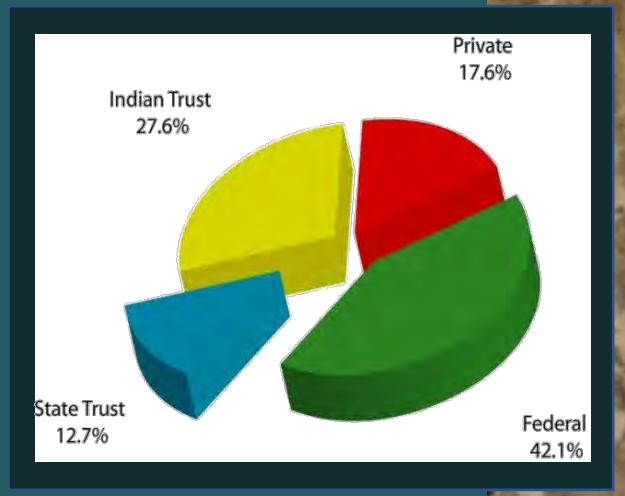
Image Source: Raising Arizona Kids.com



Image Source: azed.gov

Exhibit 9

Arizona's State Trust Land



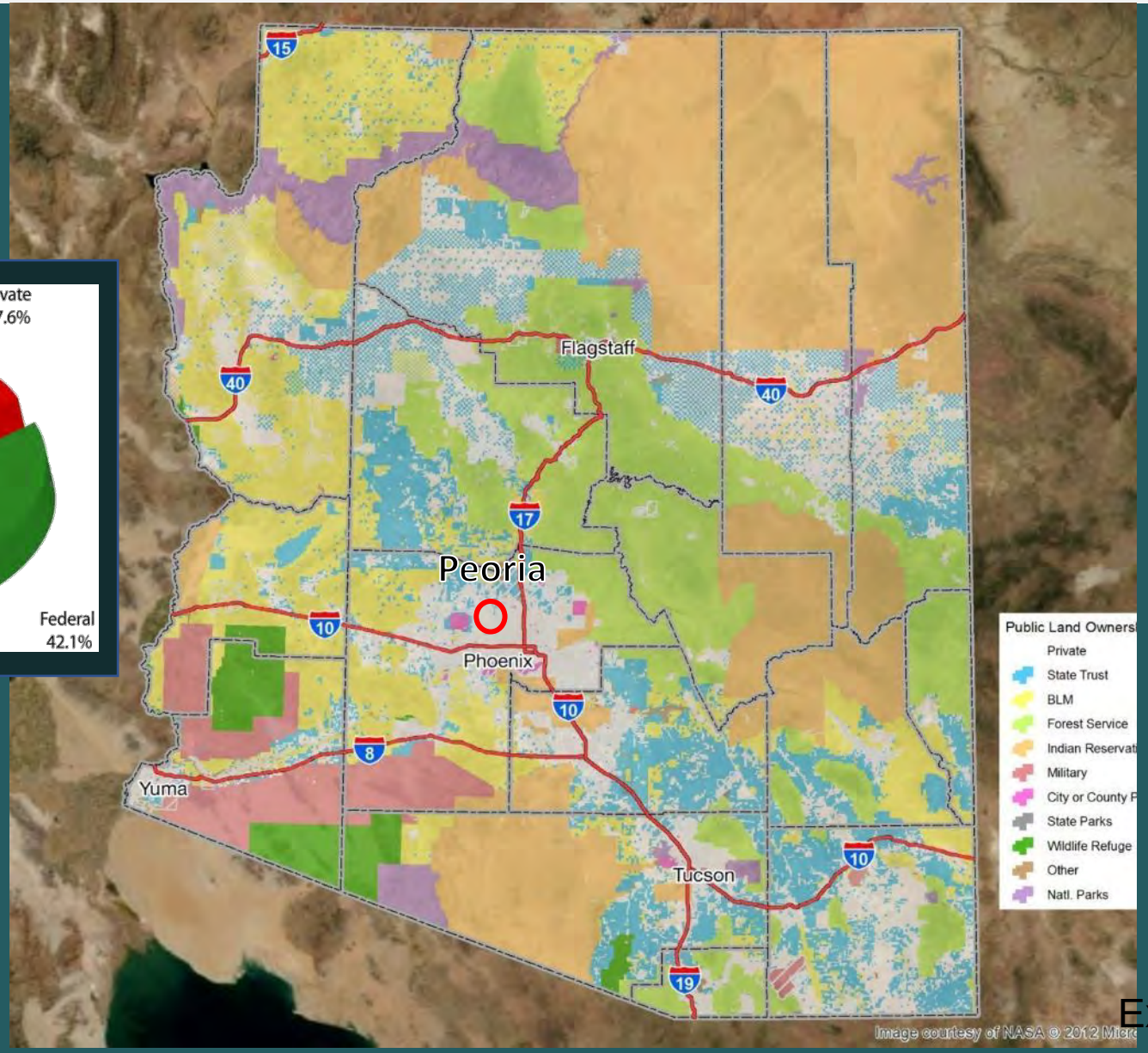


Exhibit 9



State Trust land is <u>not</u> 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

Exhibit 9

What about the money?

Every dollar earned goes into the Trust

ASLD is a General Fund agency

ASLD partners with local governments for land planning and entitlements.

Exhibit 9

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*

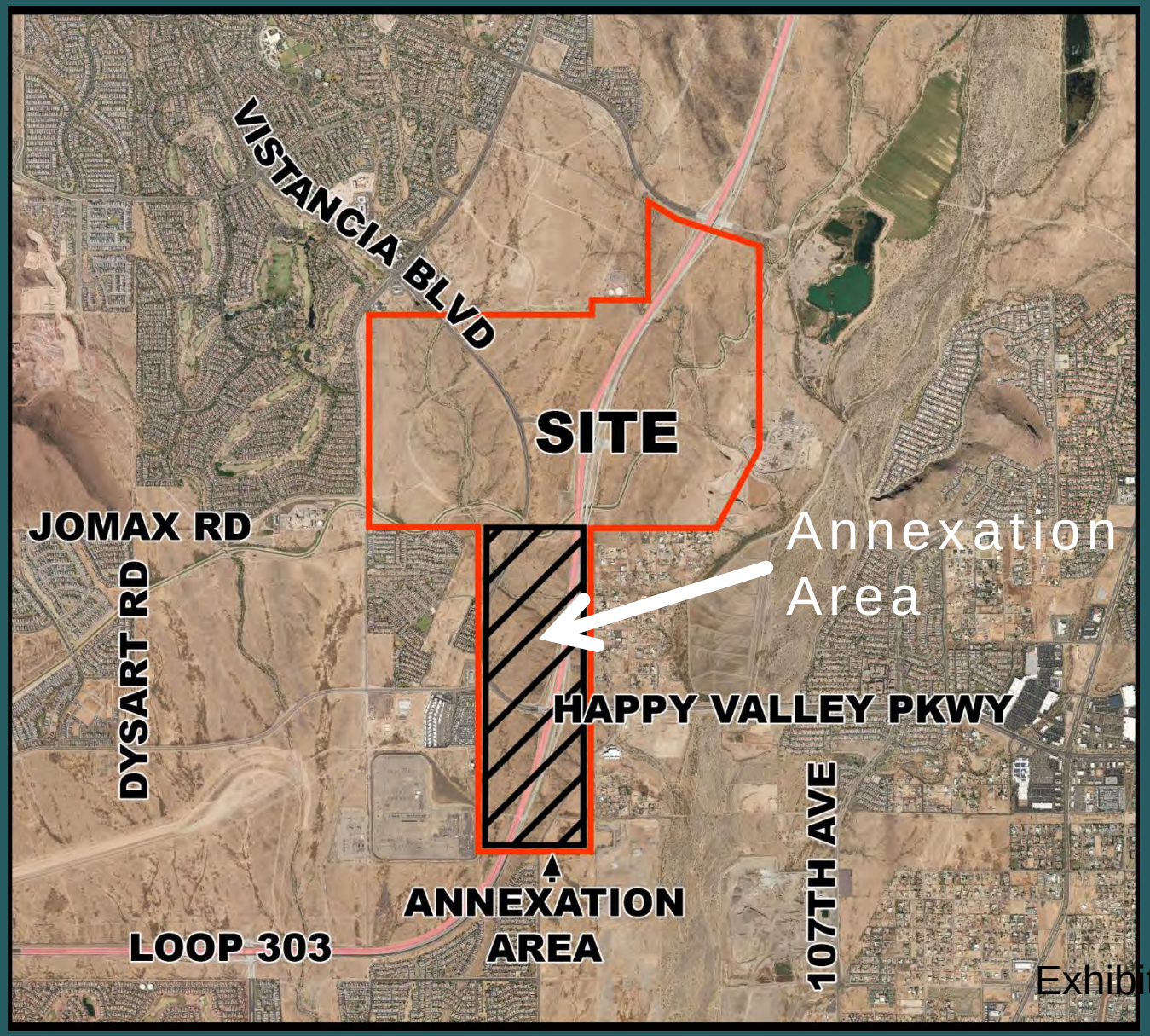


Exhibit 9

Context

Property is located between the El Mirage Rd alignment to the west, 109th 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

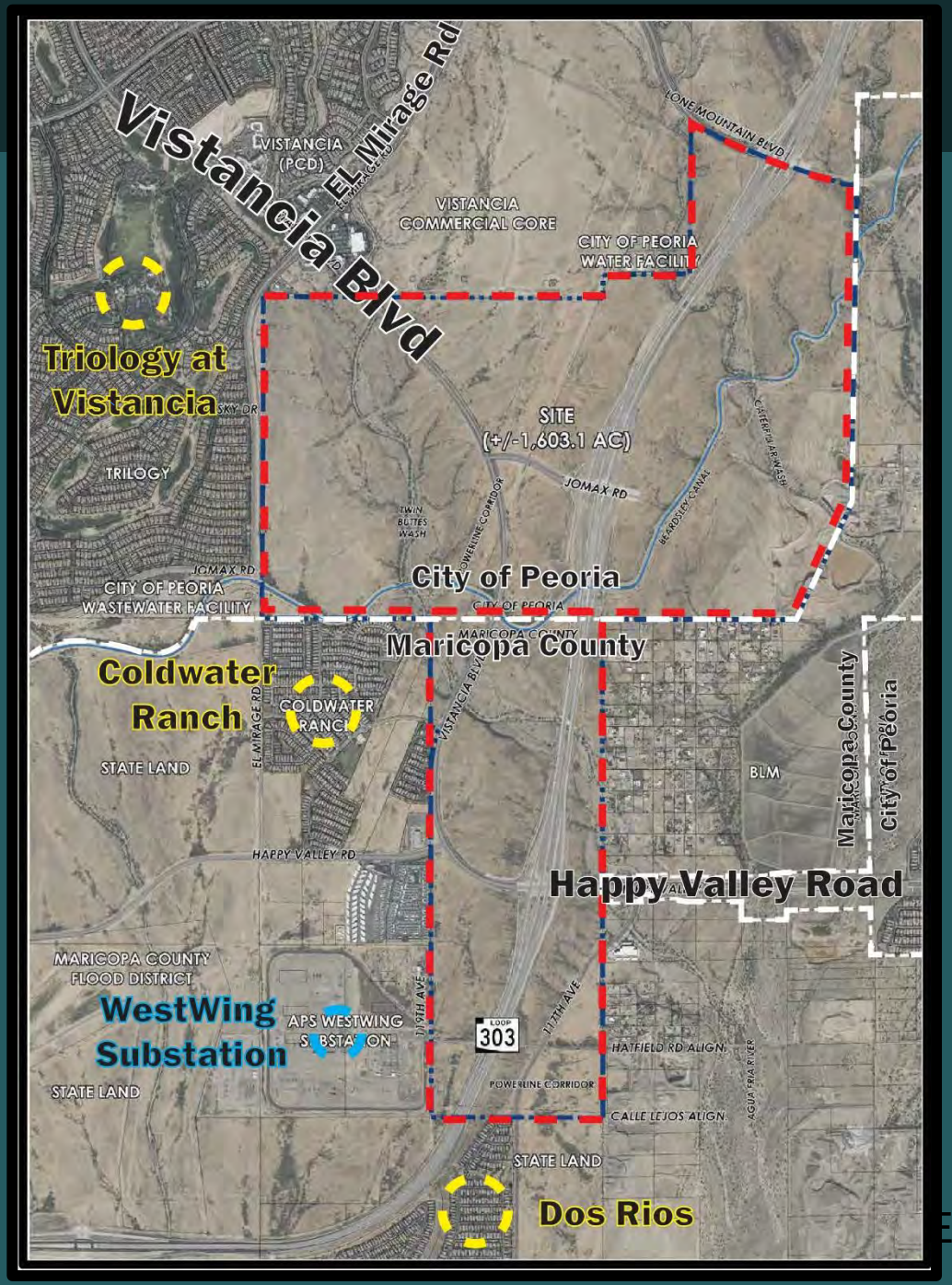


Exhibit 9

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

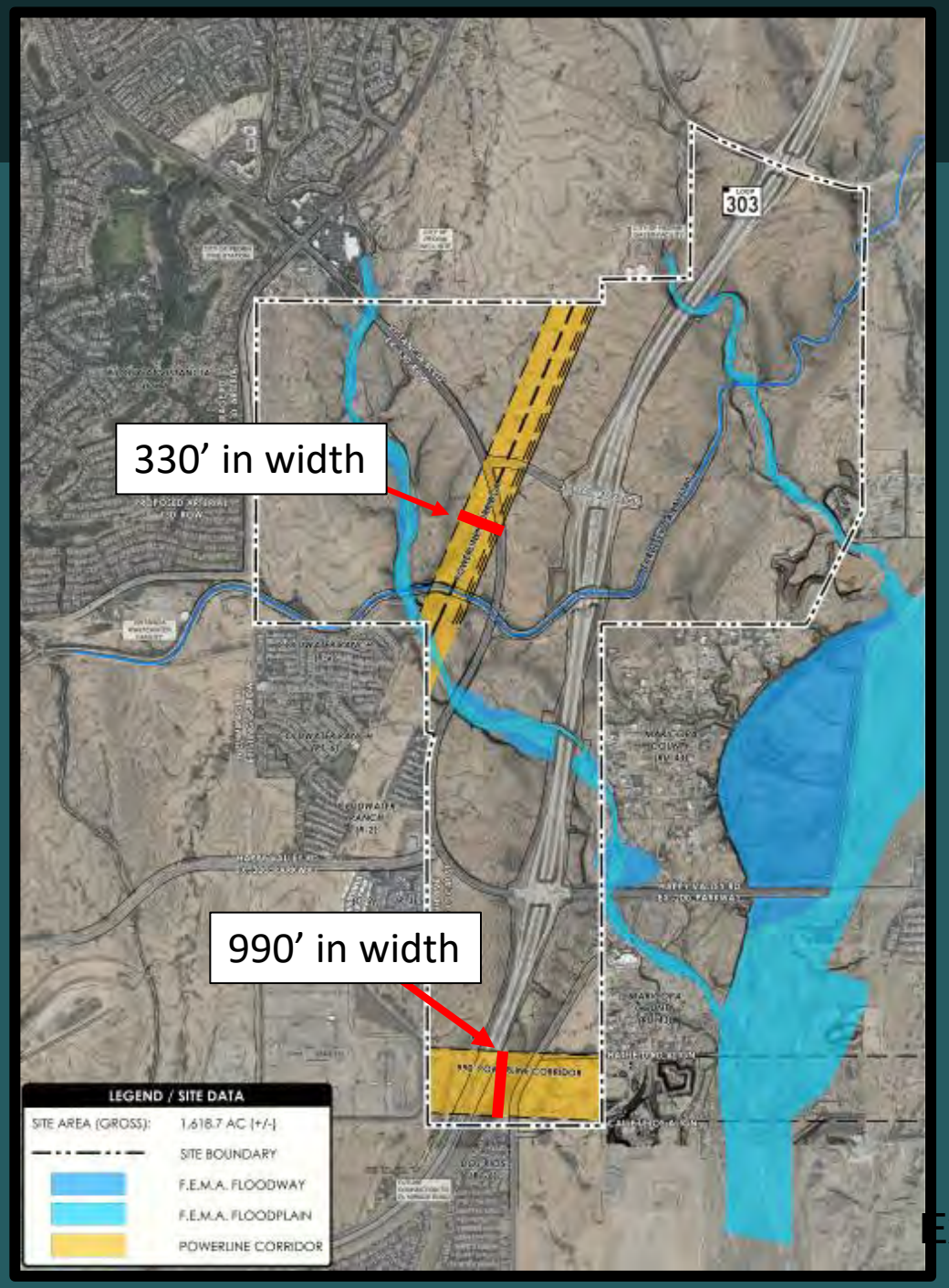


Exhibit 9

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
2 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
1 EMPLOYMENT BUSINESS COMMERCE	471	0.0	0
PARK / OPEN SPACE	114.6	1.0	115
WATERWAYS	94.4	1.0	94
TOTAL	**1,618.7**	**0.0**	**13,989**





Exhibit 9

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.

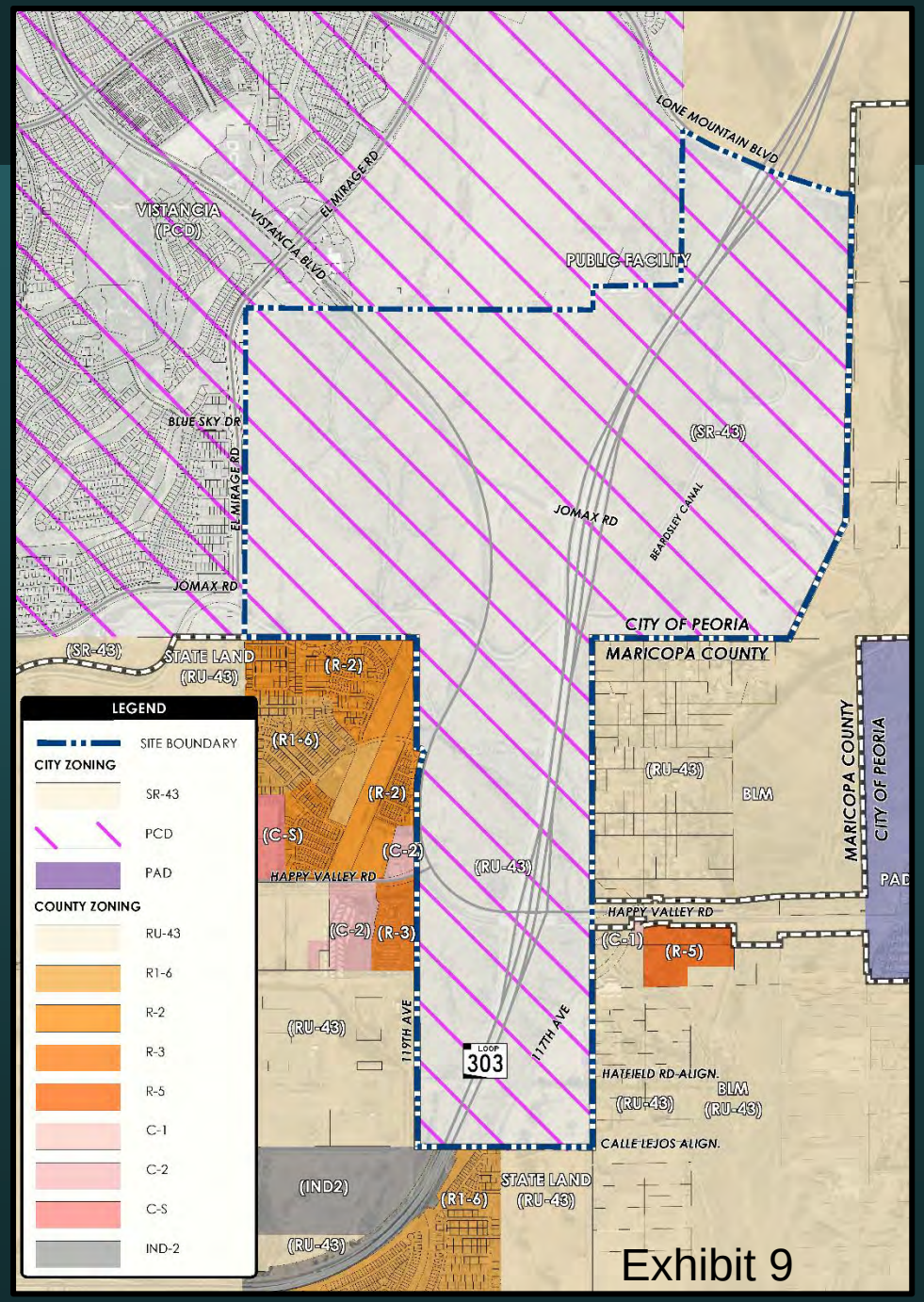


Exhibit 9

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/Commerical (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

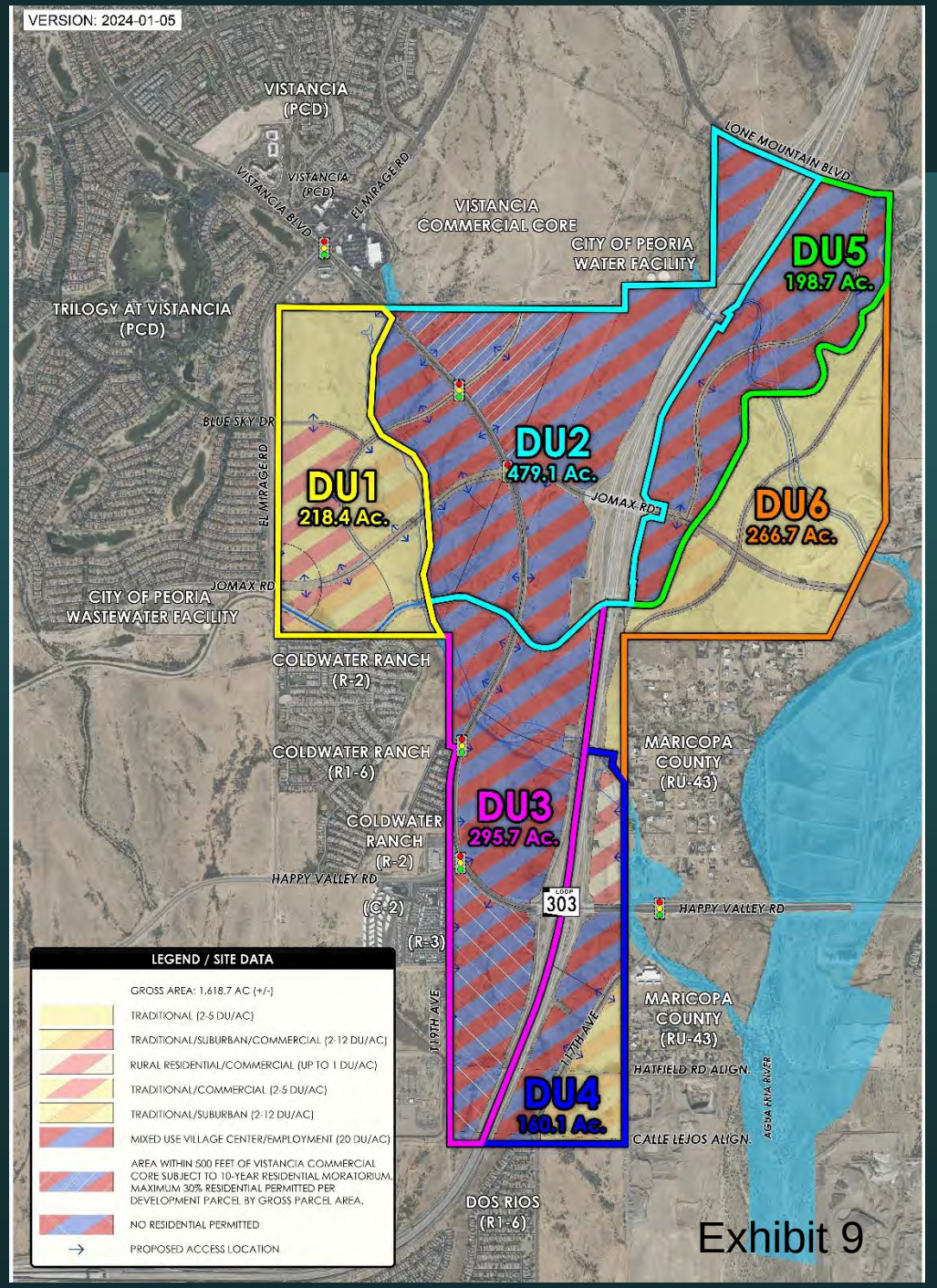


Exhibit 9

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

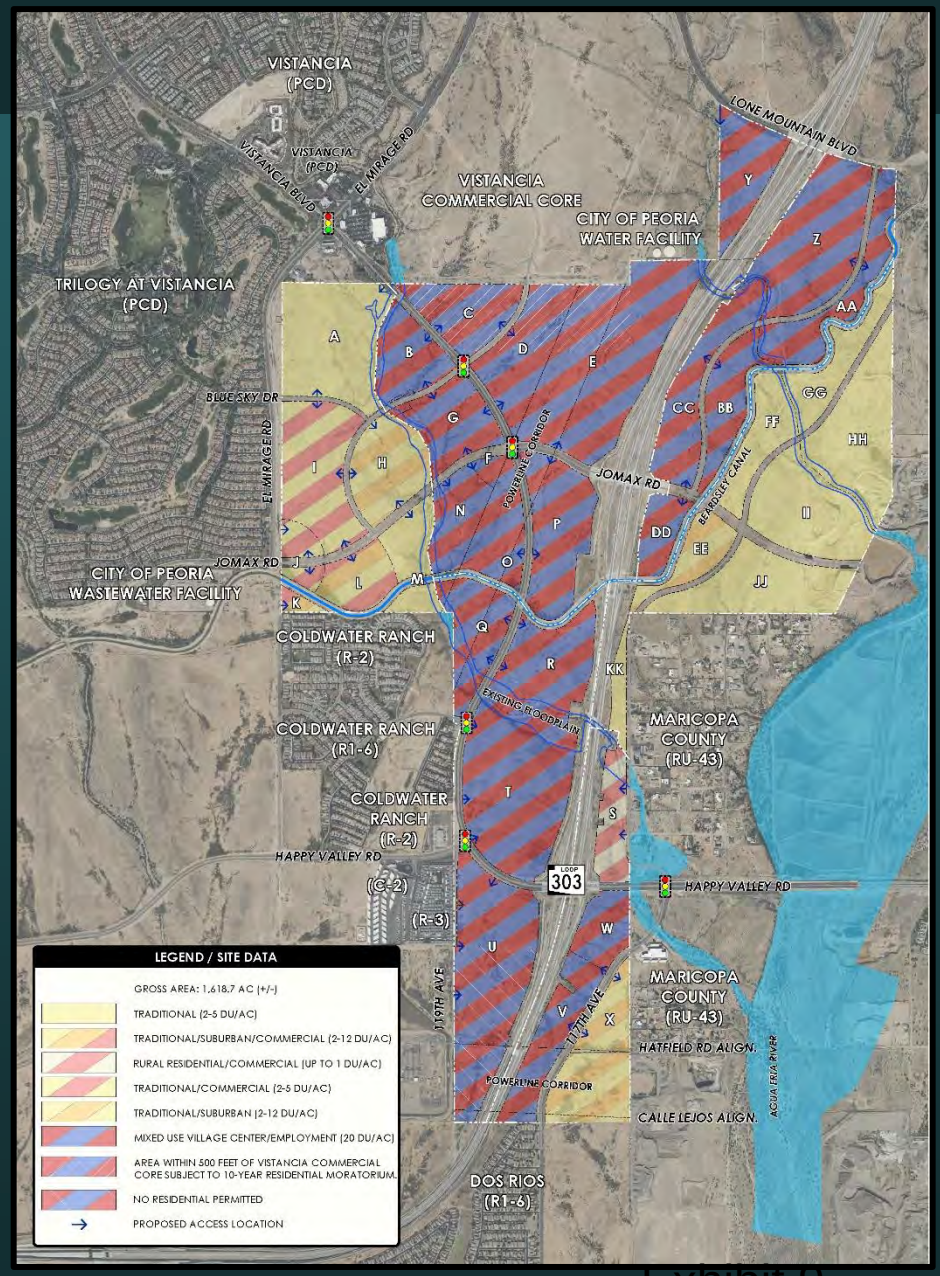


Exhibit 9

TABLE 3: PERMITTED USES

		RESIDENTIAL SINGLE FAMILY							RESIDENTIAL - MULTI-FAMILY			NON-RESIDENTIAL											
PARCEL		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
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	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	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	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	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	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
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
I	TRADITIONAL / SURBUBAN / 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
J	TRADITIONAL / SURBUBAN / 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
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
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	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	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	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	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
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	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
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	0
T	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	P	P	P	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	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	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	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	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	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	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
BB	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	P	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	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	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	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
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

Notes:

1. **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.
2. **Parcels C & D** - subject to restrictions on residential uses as provided in the P.A.D.A. for a period of 15 years.
3. **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.
4. 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	R1-18	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
	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 °	20+												
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[a]	56	56[a]	72	56[a]	56[a]	56[a]	72[a]
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

NOTES:

· Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback

° 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.

ΔΔ Side-entry garages shall be prohibited on corner lots

* 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.

Accessory Dwelling Units (ADUs) on single family lots are permitted by right in all R1 districts

NOTES:

· 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.

° 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.

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.

ΔΔ For condominium and attached housing types, only building separation applies. No minimum building separation is required along common wall.

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

NOTES:

N/R No minimum requirements

a Building Height: Maximum thirty 30 feet high within thirty 30 feet of any residential district. The height may be increased by one 1 foot per each three 3 feet of additional setback to a maximum of fifty-six (56) feet.

· 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.

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.

NOTES:

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 the maximum height as prescribed by the applicable district.

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

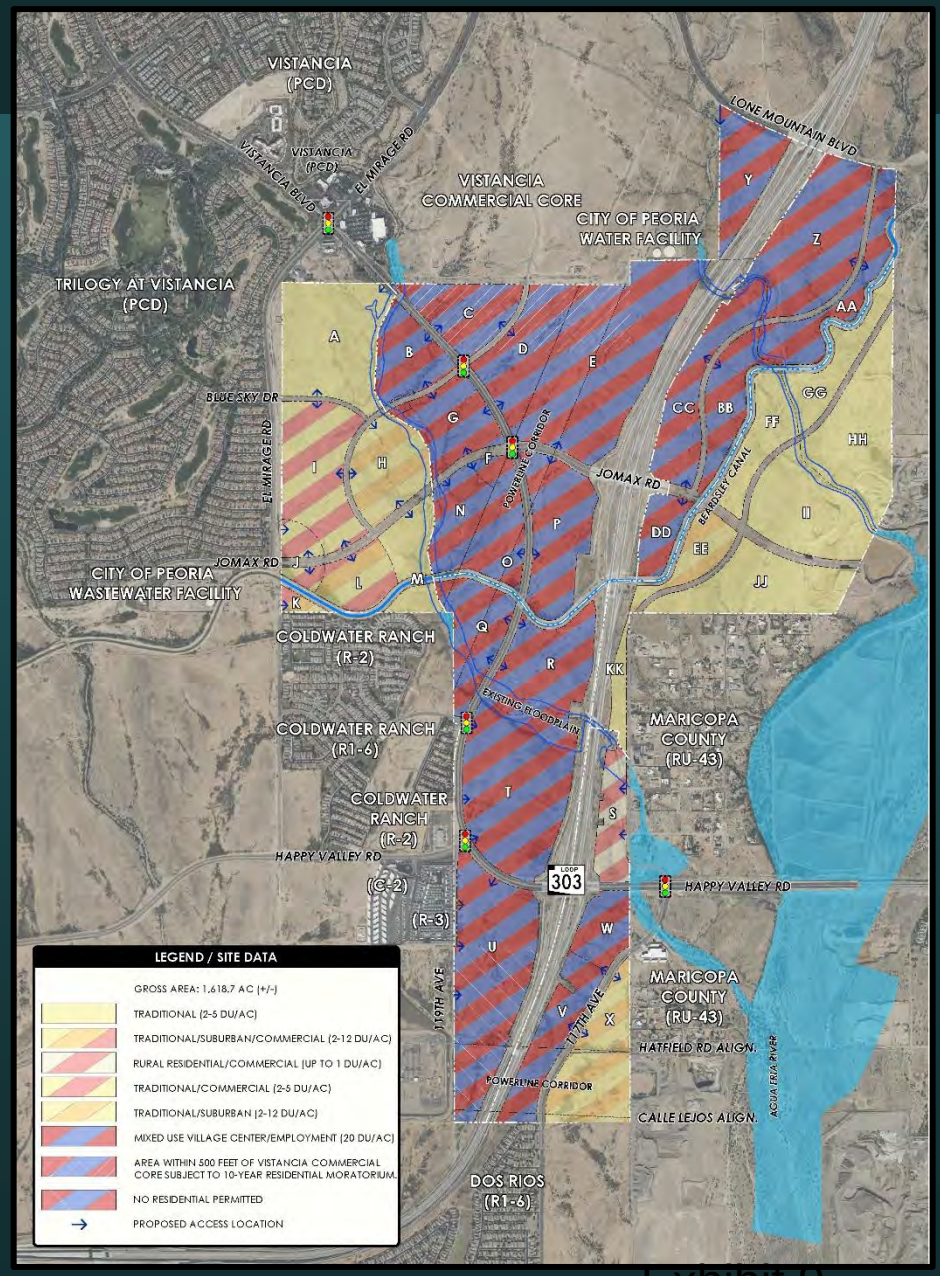
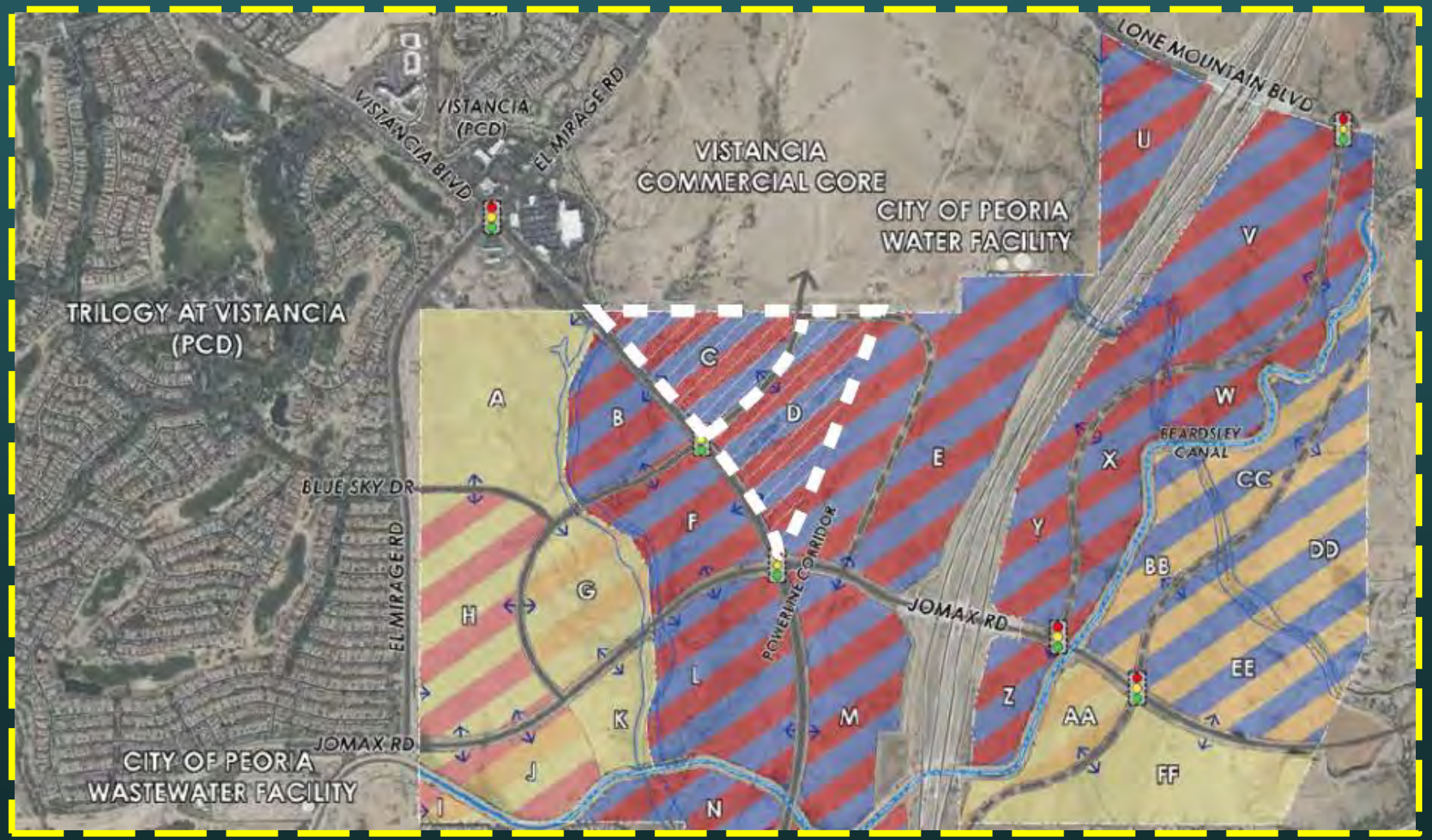


Exhibit 9

Parcel Map - North

Subject to restrictions on residential for 15 years



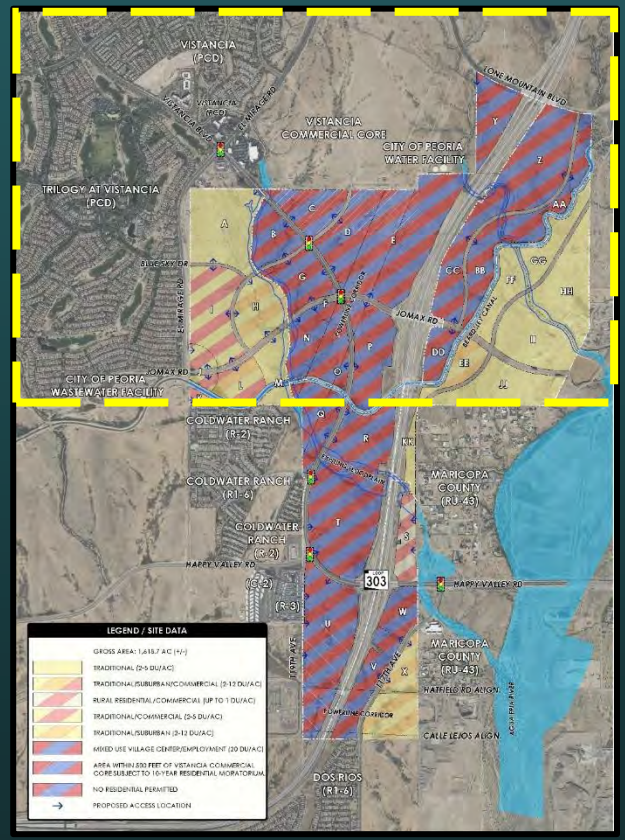


Exhibit 9

Parcel Map - South

Residential restricted for 10 years from date of PCD approval



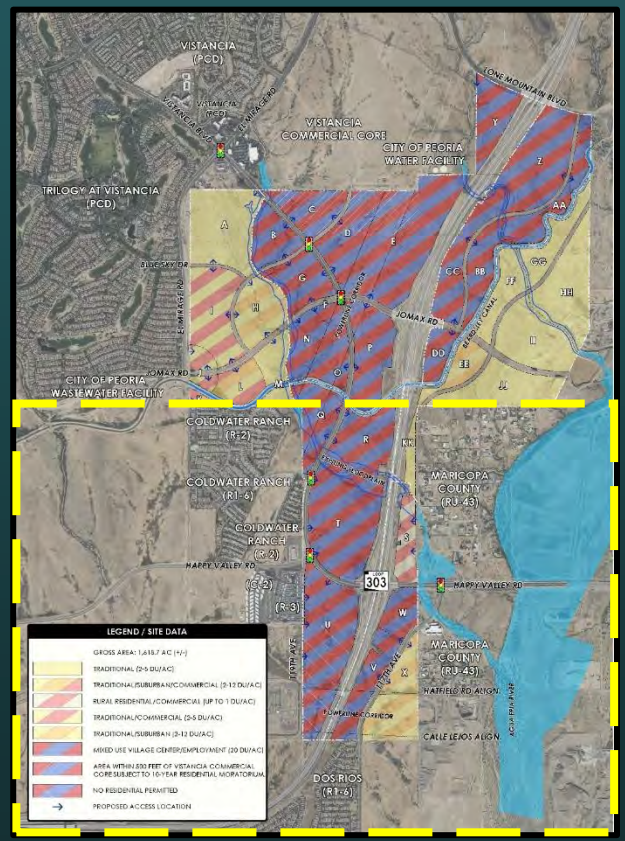


Exhibit 9

Infrastructure – Water Providers

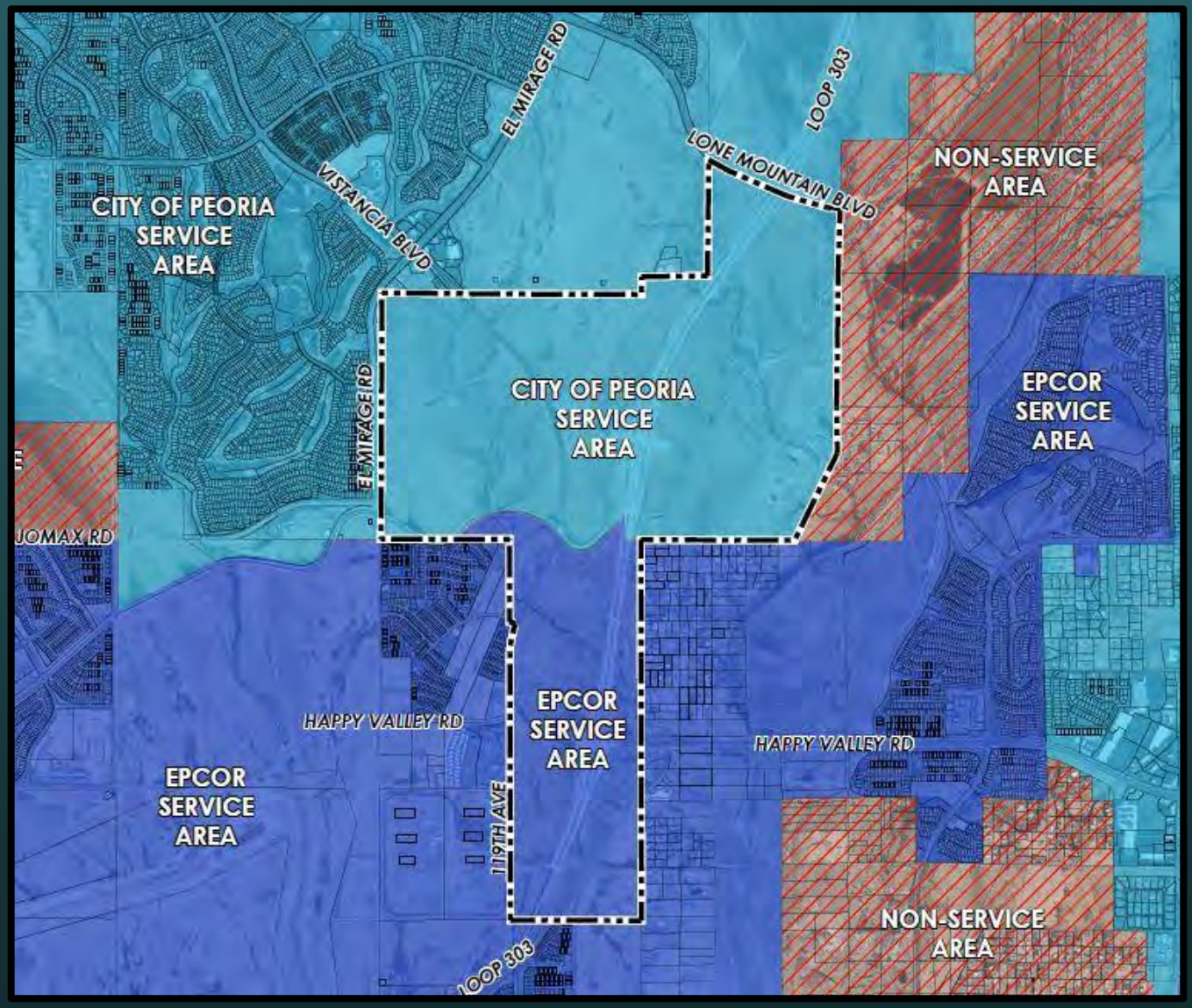


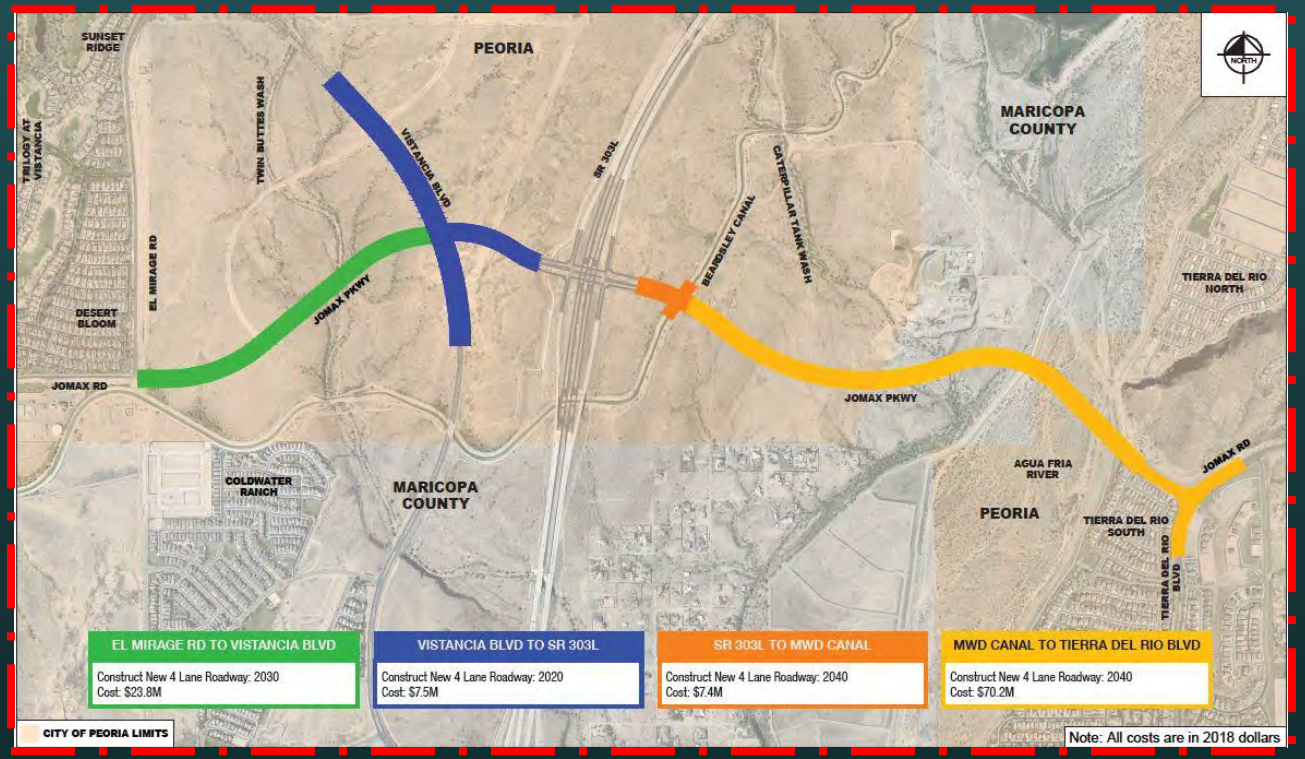
Exhibit 9

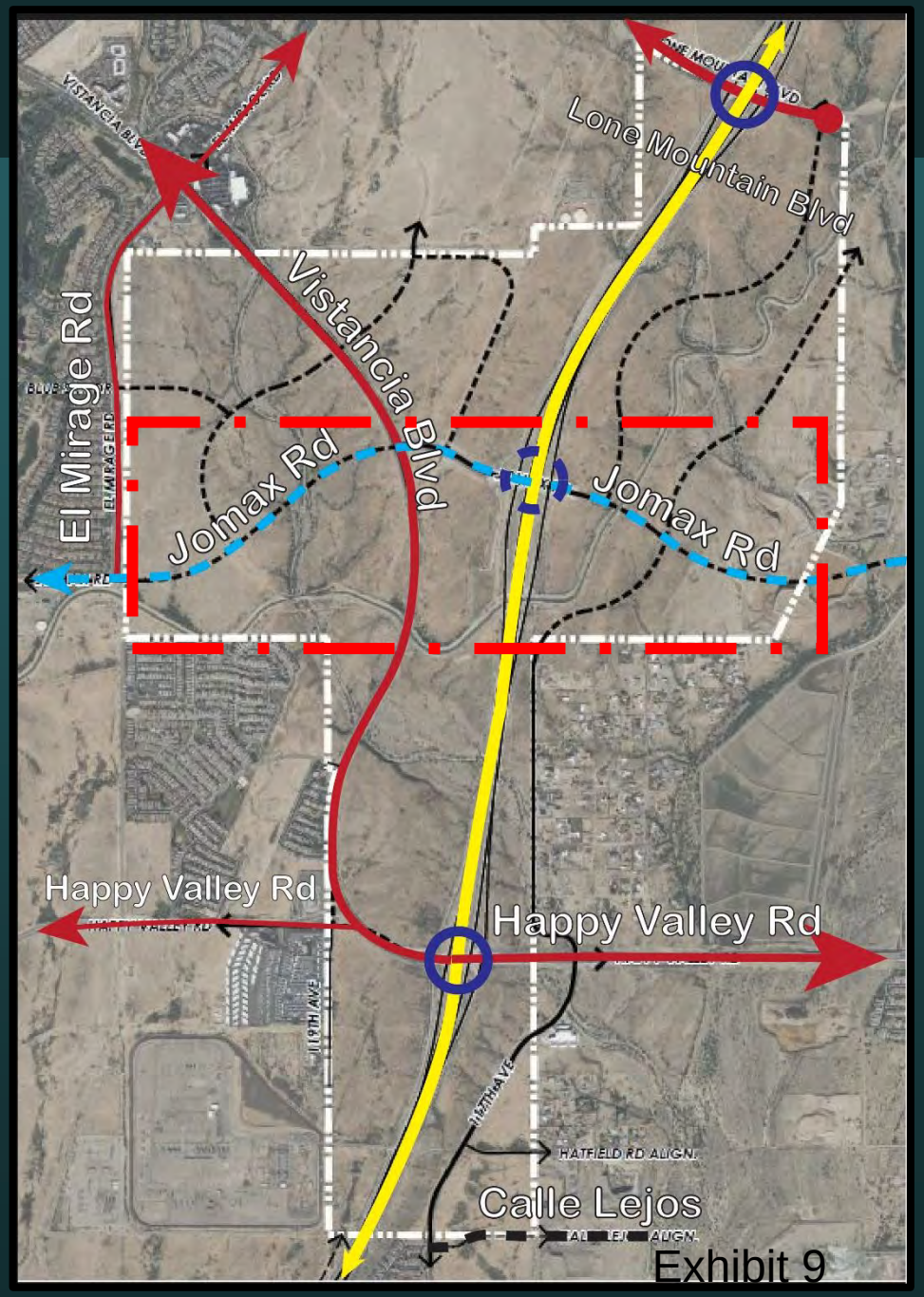
Circulation

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

Exhibit 9

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



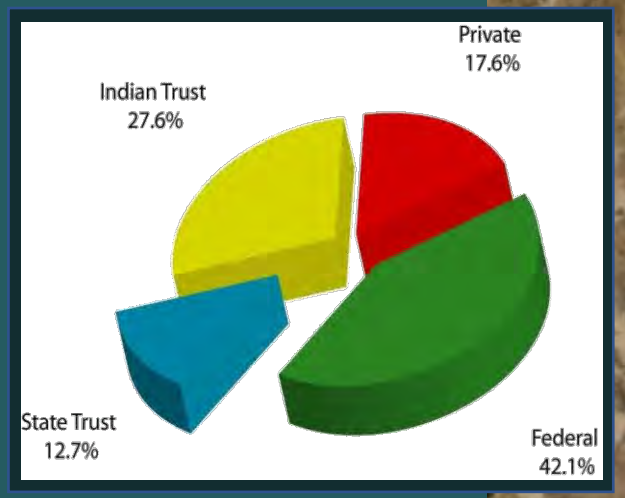
Image Source: Raising Arizona Kids.com



Image Source: azed.gov

Exhibit 9

Arizona's State Trust Land



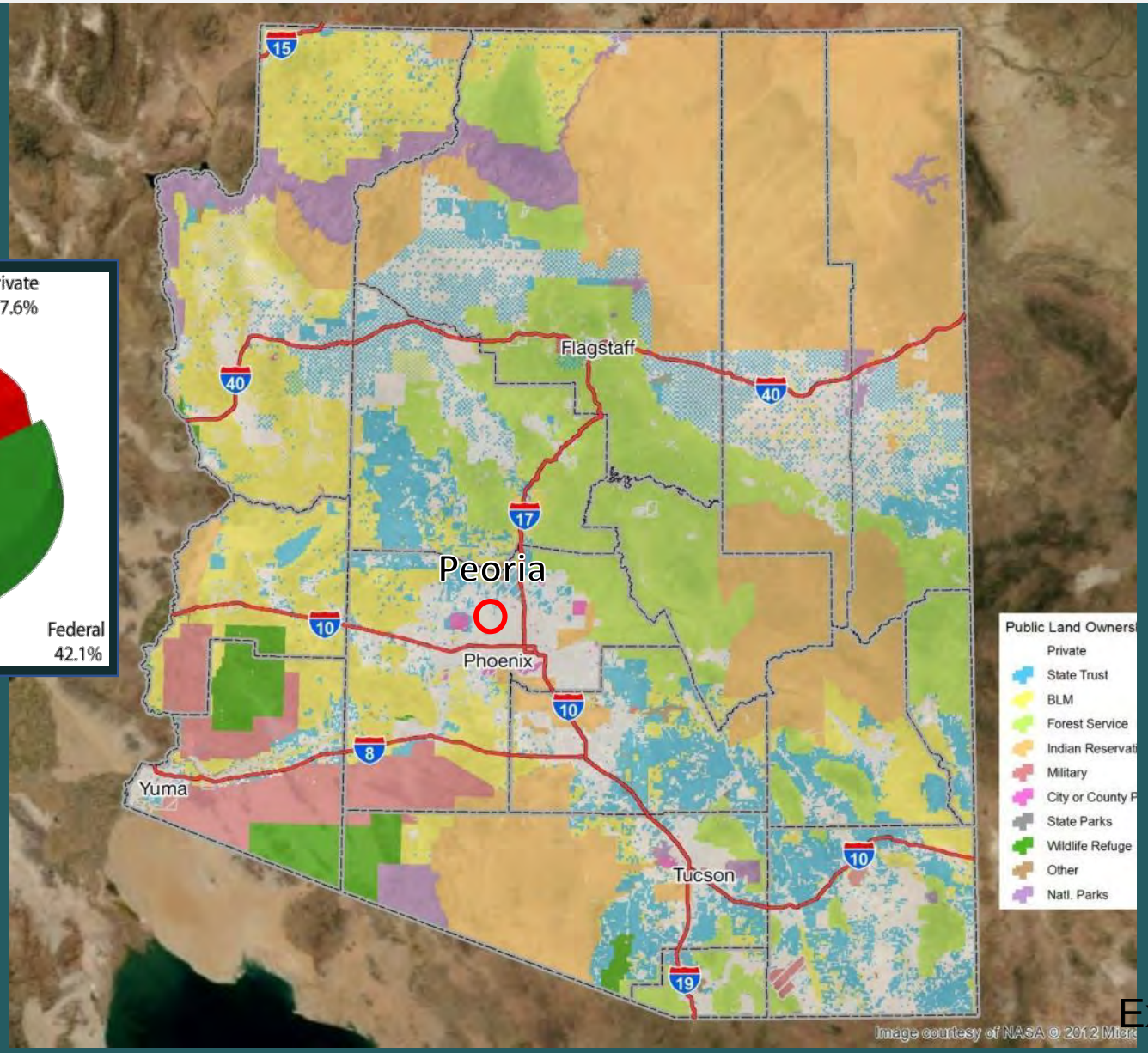


Exhibit 9



State Trust land is <u>not</u> 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

Exhibit 9

What about the money?

Every dollar earned goes into the Trust

ASLD is a General Fund agency

ASLD partners with local governments for land planning and entitlements

Exhibit 9

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*

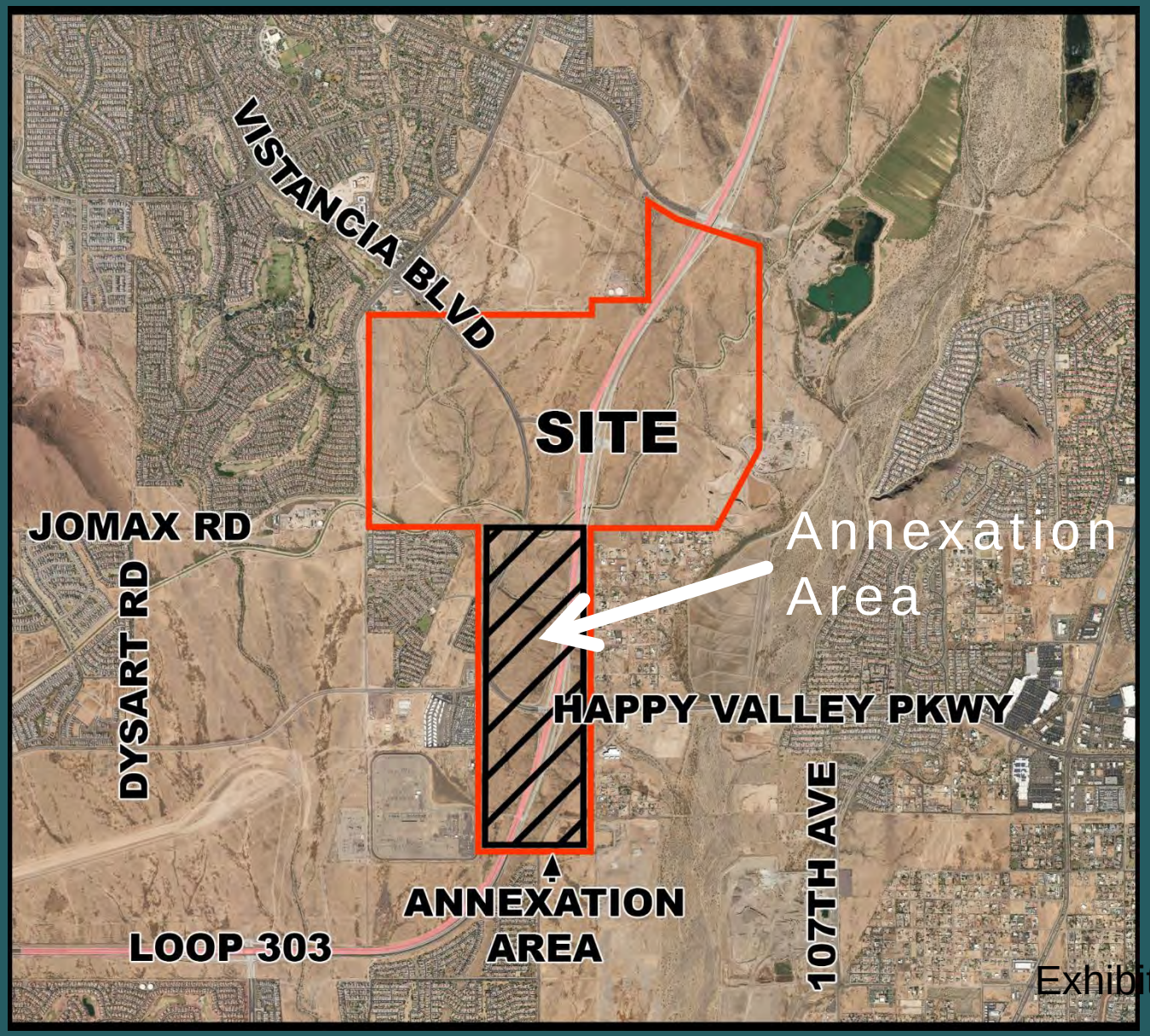


Exhibit 9

Context

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

Adjacent to Vistancia and Coldwater Ranch communities

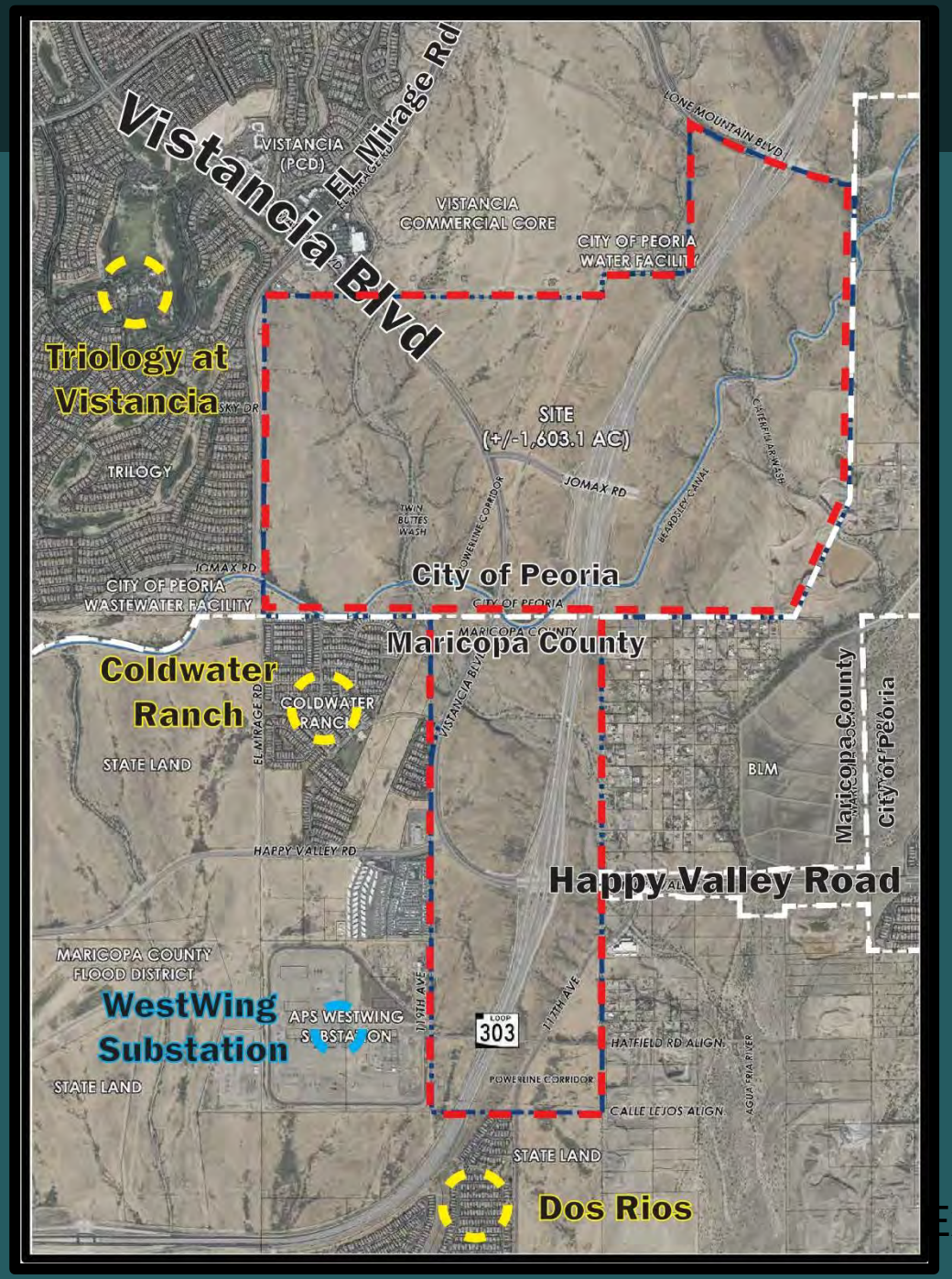


Exhibit 9

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

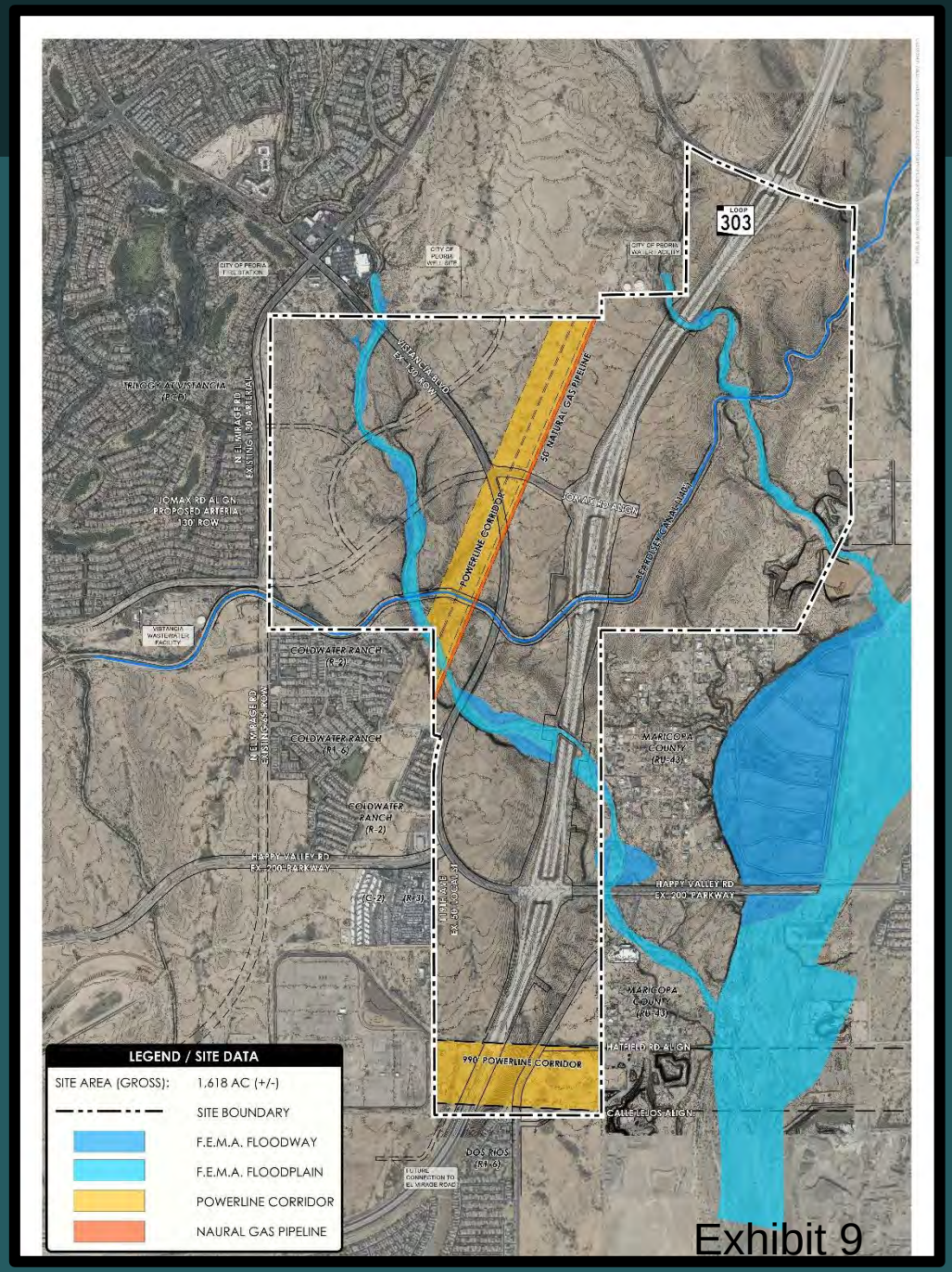


Exhibit 9

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
2 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
1 EMPLOYMENT BUSINESS COMMERCE	471	0.0	0
PARK / OPEN SPACE	114.6	1.0	115
WATERWAYS	94.4	1.0	94
TOTAL	1,618.7	0.0	13,989



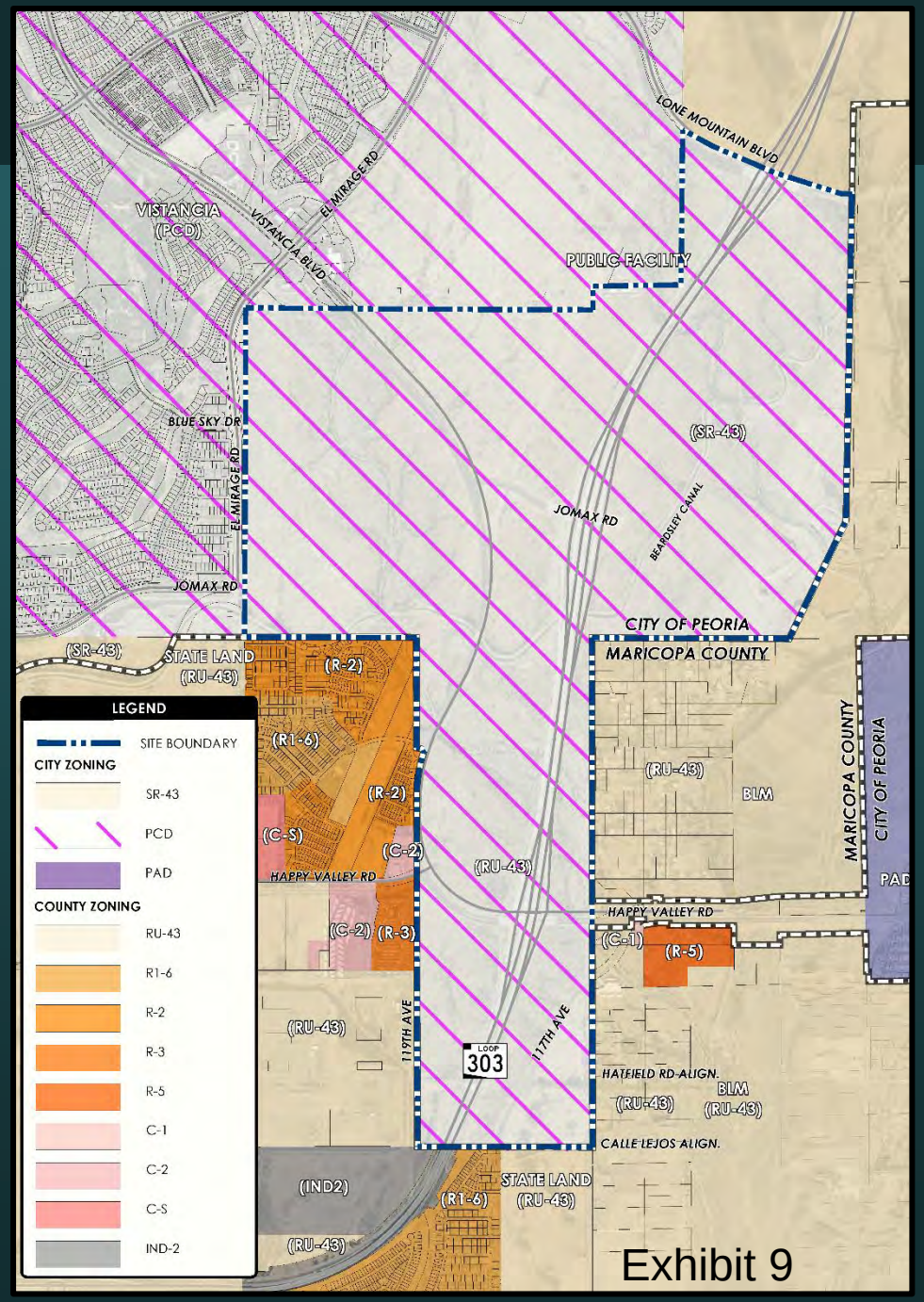


Exhibit 9

Proposed Zoning – PCD

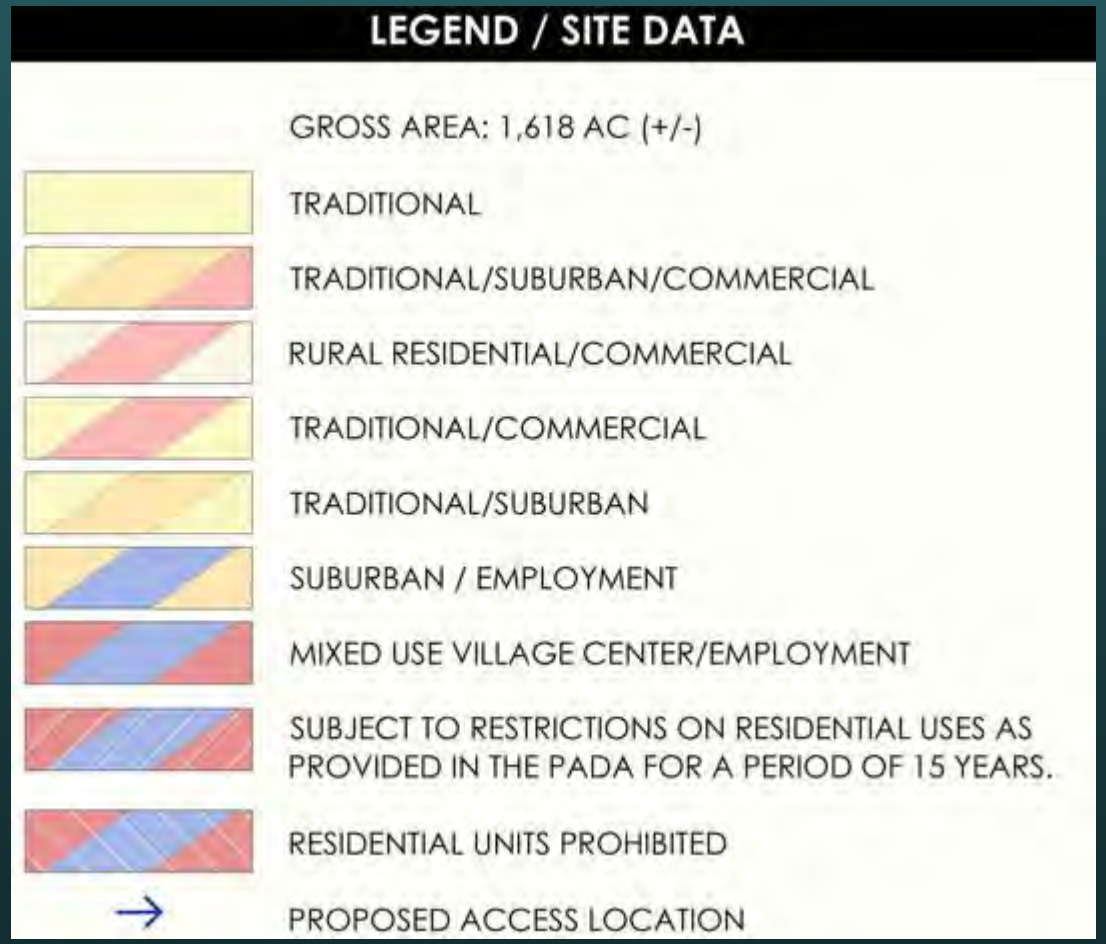
Planned Community Development

- 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.



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.



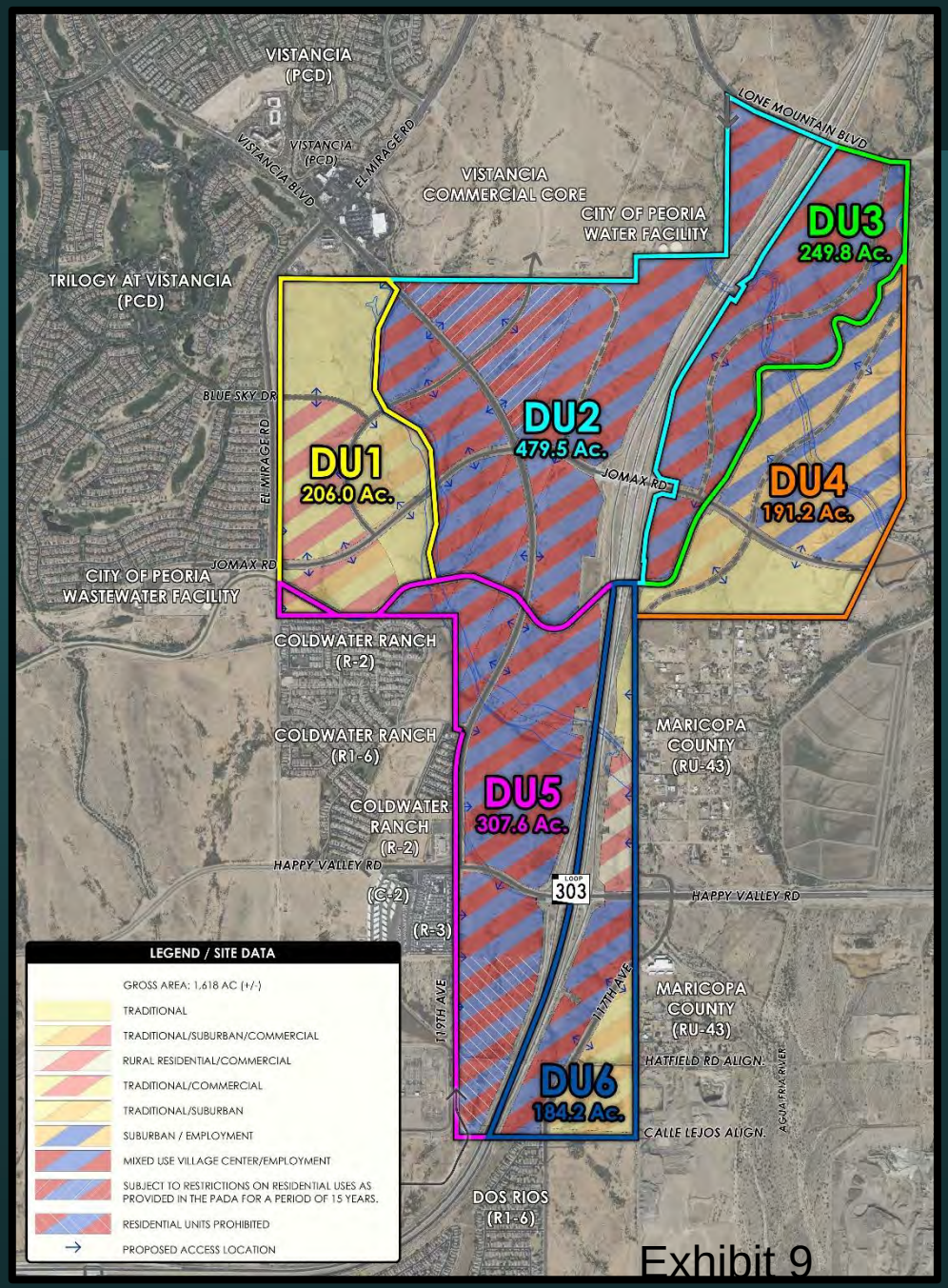
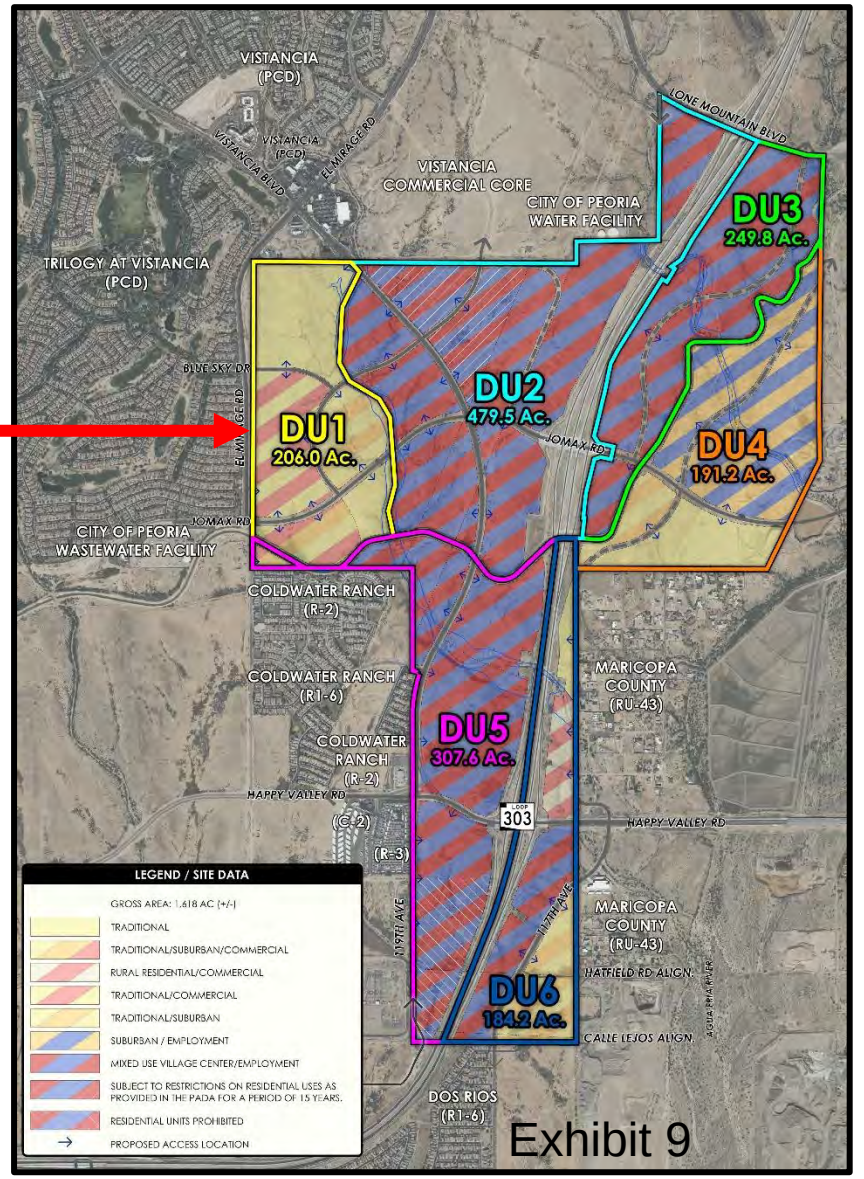


Exhibit 9

North Peoria Gateway Proposal – DU1

DU1 – Land Use Character

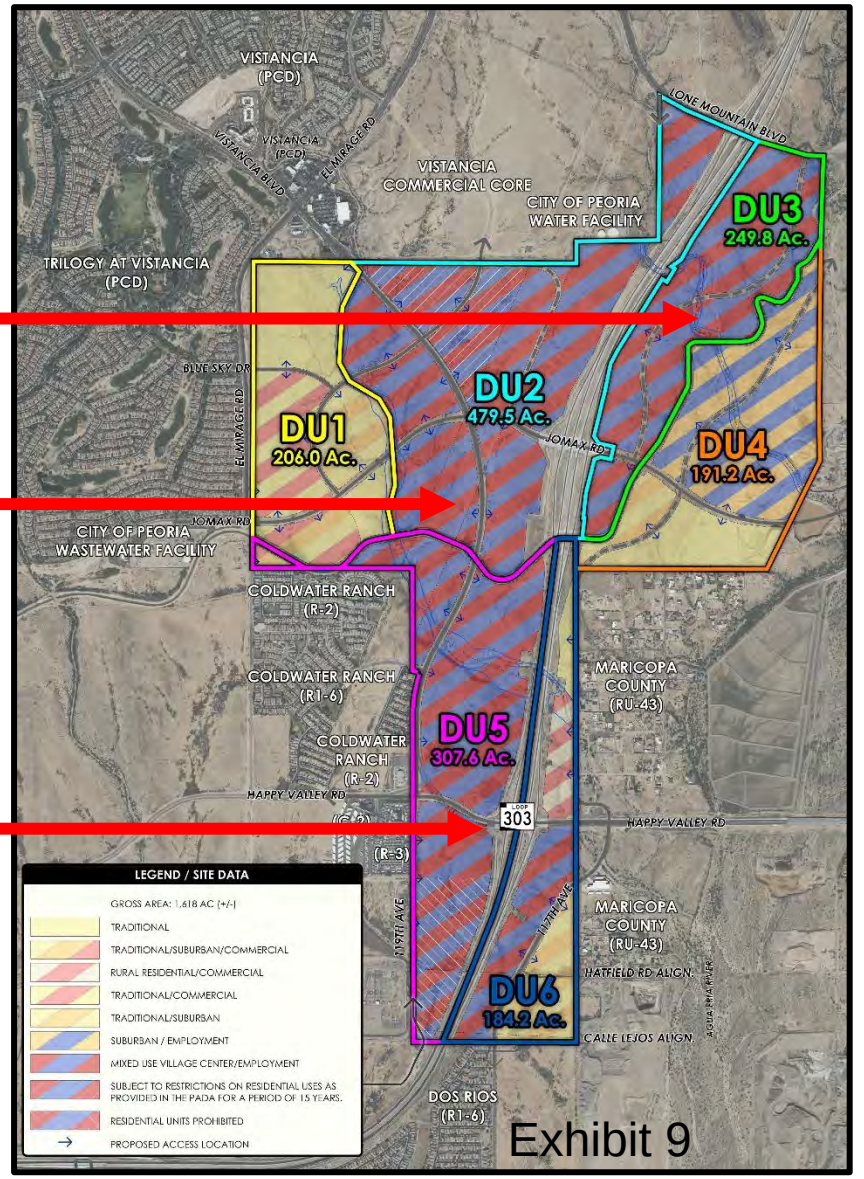
- Transitional, proximate to Trilogy
- Predominately single-family residential
- Potentially neighborhood-scale commercial along El Mirage or Jomax Pkwy
- As you move east, areas for varying residential lot sizes and densities (2-12 du/ac)



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

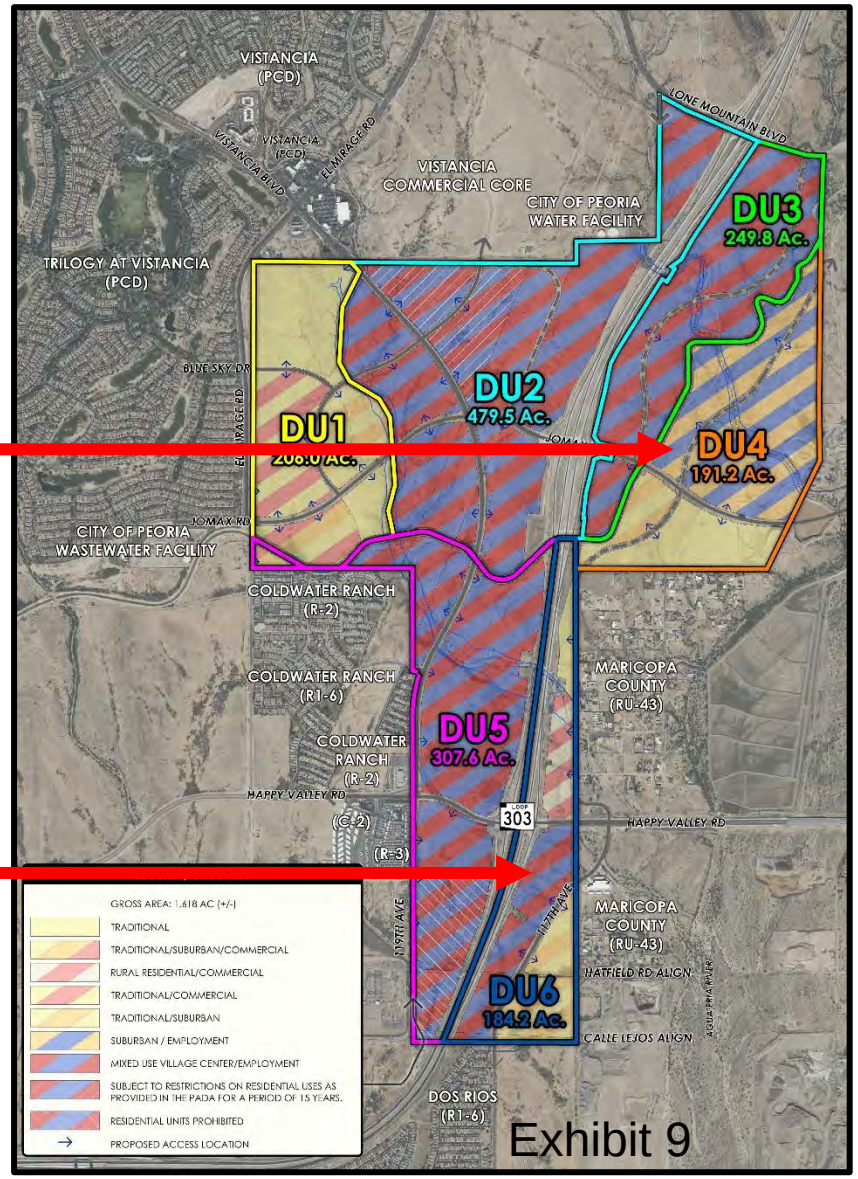
DU4 & DU6 – Land Use Character

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

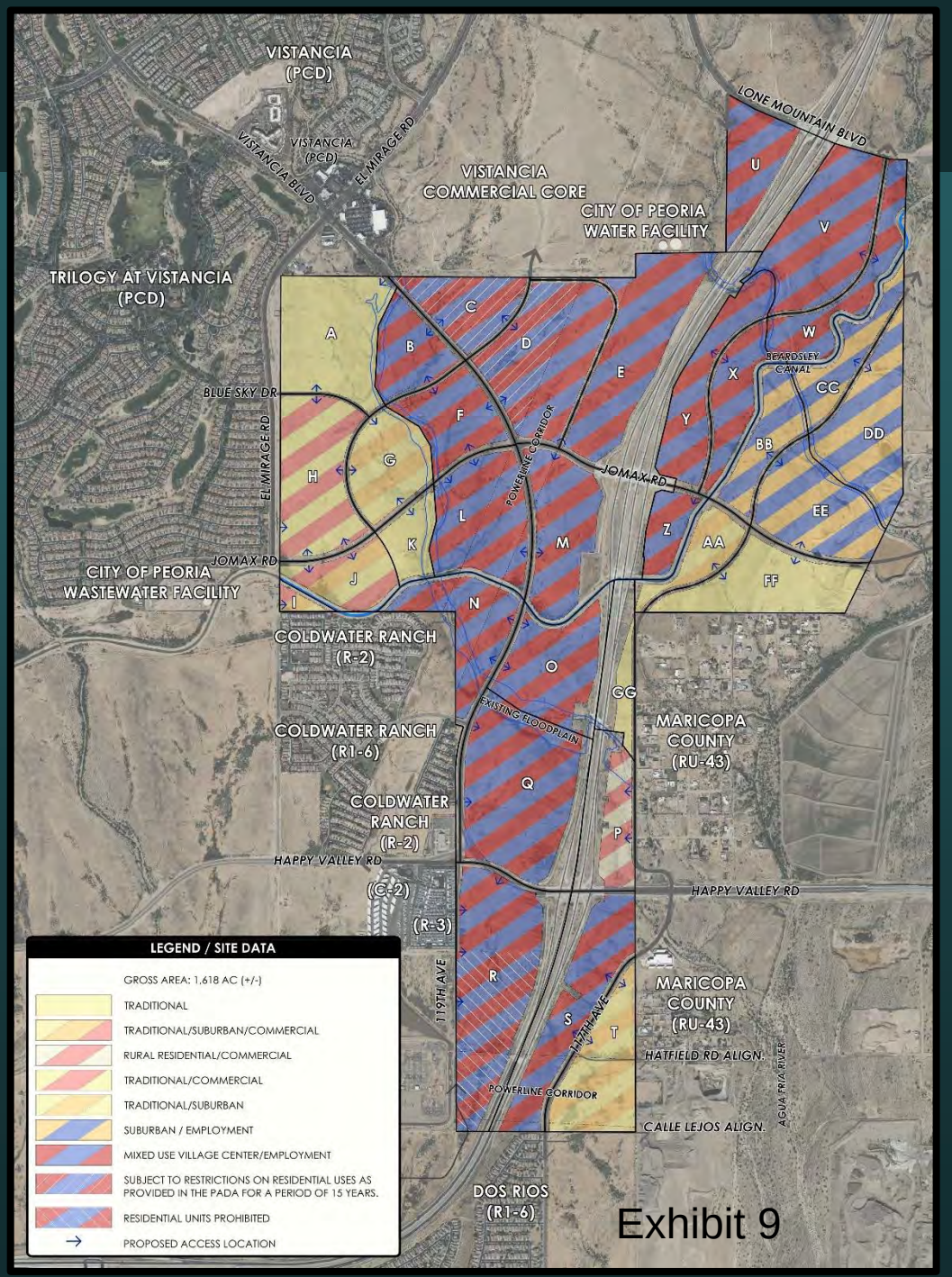


Exhibit 9

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

Reduced this…

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
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	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	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	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	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	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
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
I	TRADITIONAL / SURBUBAN / 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
J	TRADITIONAL / SURBUBAN / 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
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
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	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	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	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	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
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	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
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
T	TRADITIONAL / SUBURBAN (TS)	0	0	P	P	P	P	P	P	P	P	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	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	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	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	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	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	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
BB	SUBURBAN / EMPLOYMENT (S-E)	0	0	P	P	P	P	P	P	P	0	0	0	0	0	0	0	0	P	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	P	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	P	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	P	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
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

Notes:

1. **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.
2. **Parcels C & D** - subject to restrictions on residential uses as provided in the P.A.D.A. for a period of 15 years.
3. **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.
4. All accessory and prohibited uses are as provided by the most intense Zoning District permitted within the Land Use Designation.

NORTH PEORIA GATEWAY | 17 RVi

22 Zoning Districts

To this…

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	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			
	K	17.8		TR / SR	X	X	X	X						
2	B	29.4		MUVC / E	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
	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
	U	51.6		MUVC / E	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
	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
	Z	18.3		MUVC / E	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
	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									
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
	S	72.6		MUVC / E	X	X	X	X				X	X	X
6	T	47.8		TR / SR	X	X	X							
	GG	24.3		TR	X									
	P	39.6		RR / C	X	X	X		X	X	X			

Notes:

1. **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.
2. **Parcels C & D** - Except by mutual agreement of the State Land Commissioner and Peoria City Manger, 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.
3. **Parcel P** - Allow for single family residential and detached multi-family uses with a maximum overall density up to 1.0 du/ac.
4. **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.
5. Permitted uses within MU-V and MU-H shall permit all uses in C-2, RM-1-DMF and RM-1-MFR.
6. 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.
7. Renewable engergy 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.
8. 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.
9. For RV, Boat and Trailer storage no conditional use permit is required within 200 feet of residential within this PCD.

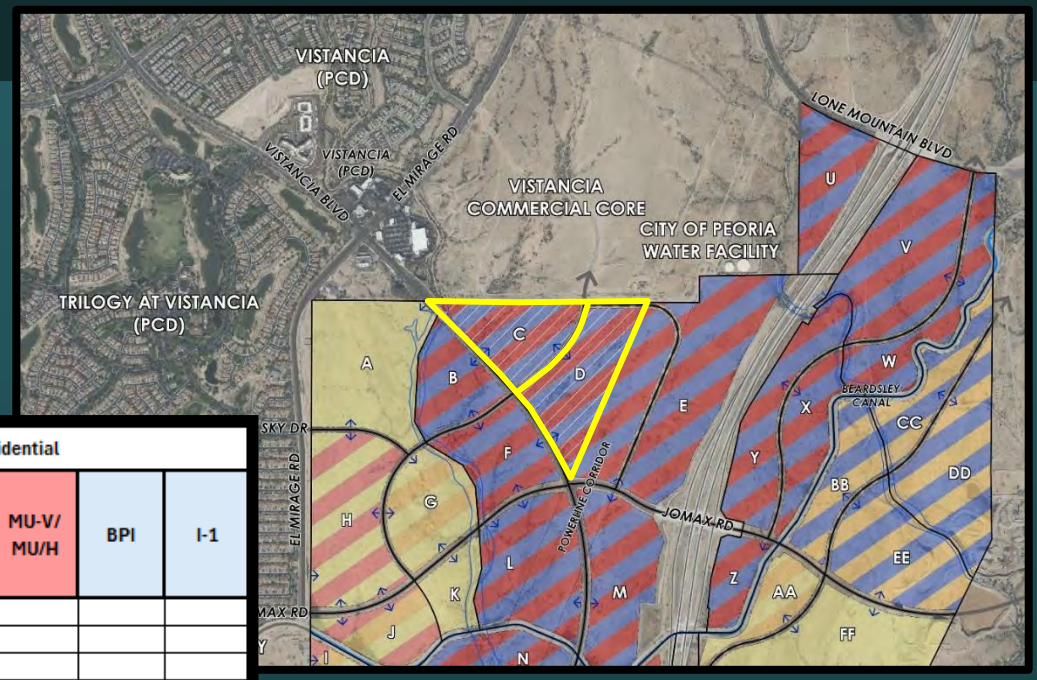
NORTH PEORIA GATEWAY | 9 RVi

10 Zoning Districts

Exhibit 9

Uses by Parcel - North

Parcel H – Removed C-5 (Hospital use)



					Single Family		Multi-Family Residential		Non-Residential					
Development Unit	Parcel	Gross Parcel Area	Final Plat Parcel DU	Land Use	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			
	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
	U	51.6		MUVC / E	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
	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
	Z	18.3		MUVC / E	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
	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									

Exhibit 9

Uses by Parcel - South

					Single Family		Multi-Family Residential		Non-Residential					
Development Unit	Parcel	Gross Parcel Area	Final Plat Parcel DU	Land Use	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

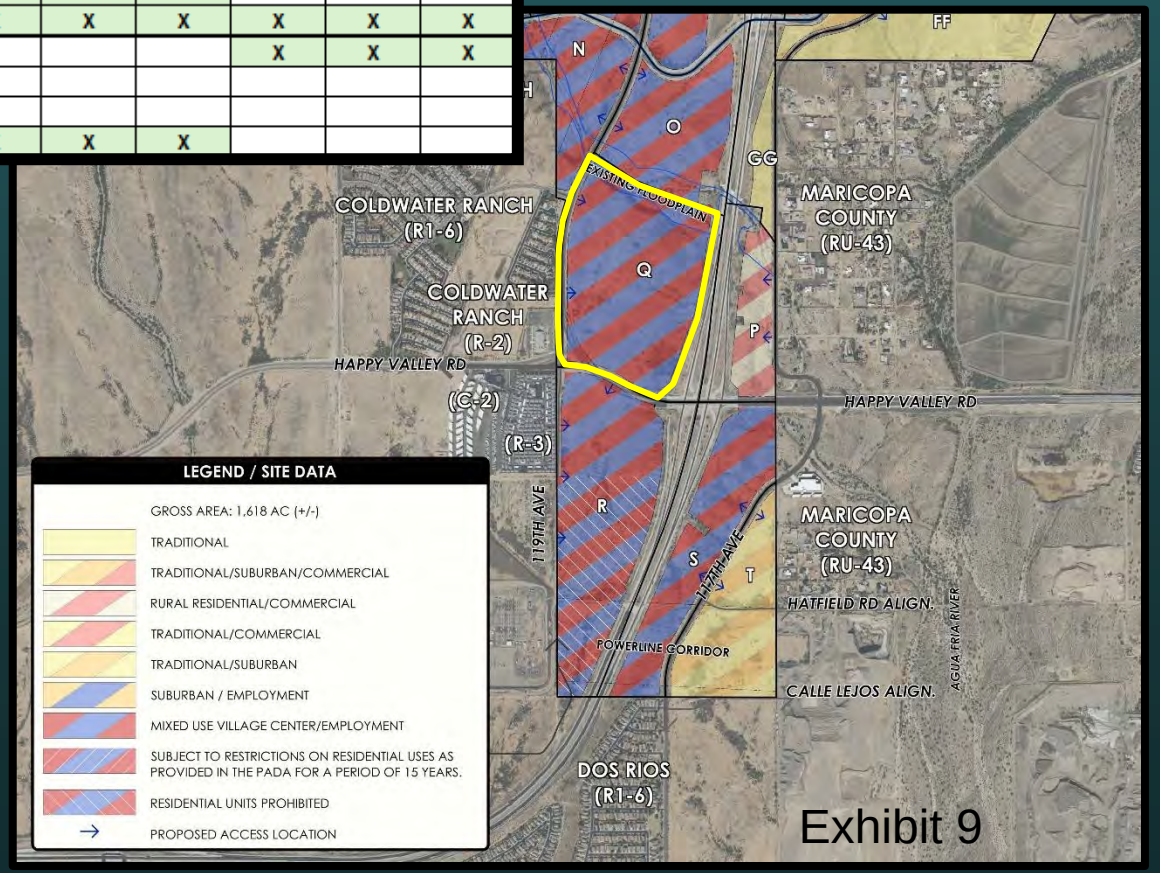


Exhibit 9

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
2 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
1 EMPLOYMENT BUSINESS COMMERCE	471	0.0	0
PARK / OPEN SPACE	114.6	1.0	115
WATERWAYS	94.4	1.0	94
TOTAL	**1,618.7**	**0.0**	**13,989**





Exhibit 9

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)	30	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

Exhibit 9

Infrastructure – Water Providers/Unit Cap

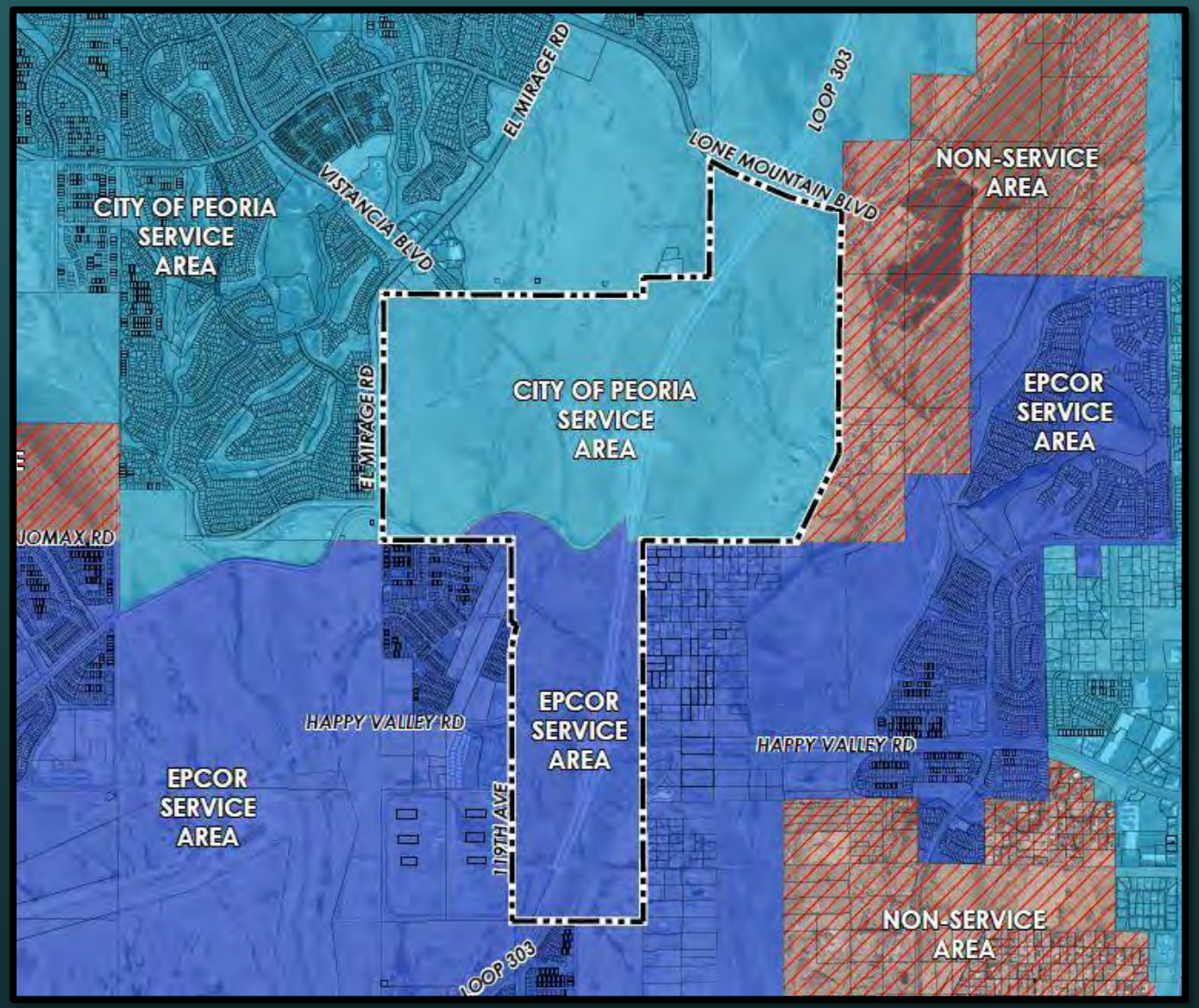


EXHIBIT 7: LAND USE BUDGET TABLE

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

Notes:

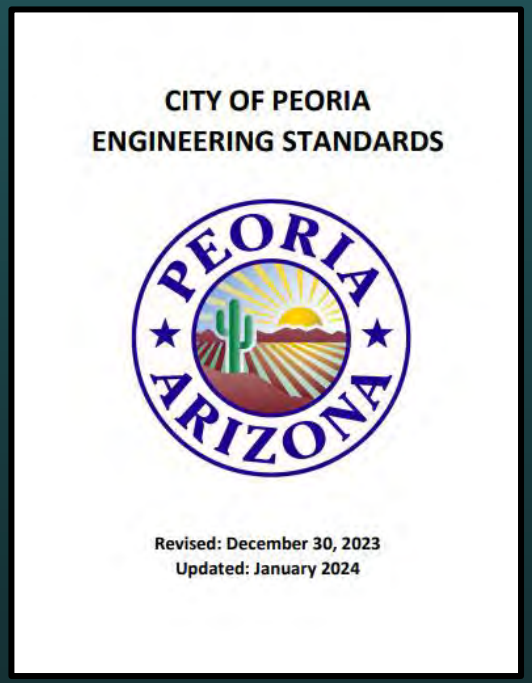
(1) If the maximum dwelling unit limit for the City of Peoria service area is not met at the time of buildout, units may be allowed to transfer to the EPCOR portion of the site if EPCOR determines it has capacity to provide service to transferred units.

(2) Any proposed dev[illegible] shall have its units retired [illegible] budget.

Exhibit 9

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


CITY OF PEORIA
ENGINEERING STANDARDS

PEORIA ARIZONA

Revised: December 30, 2023
Updated: January 2024

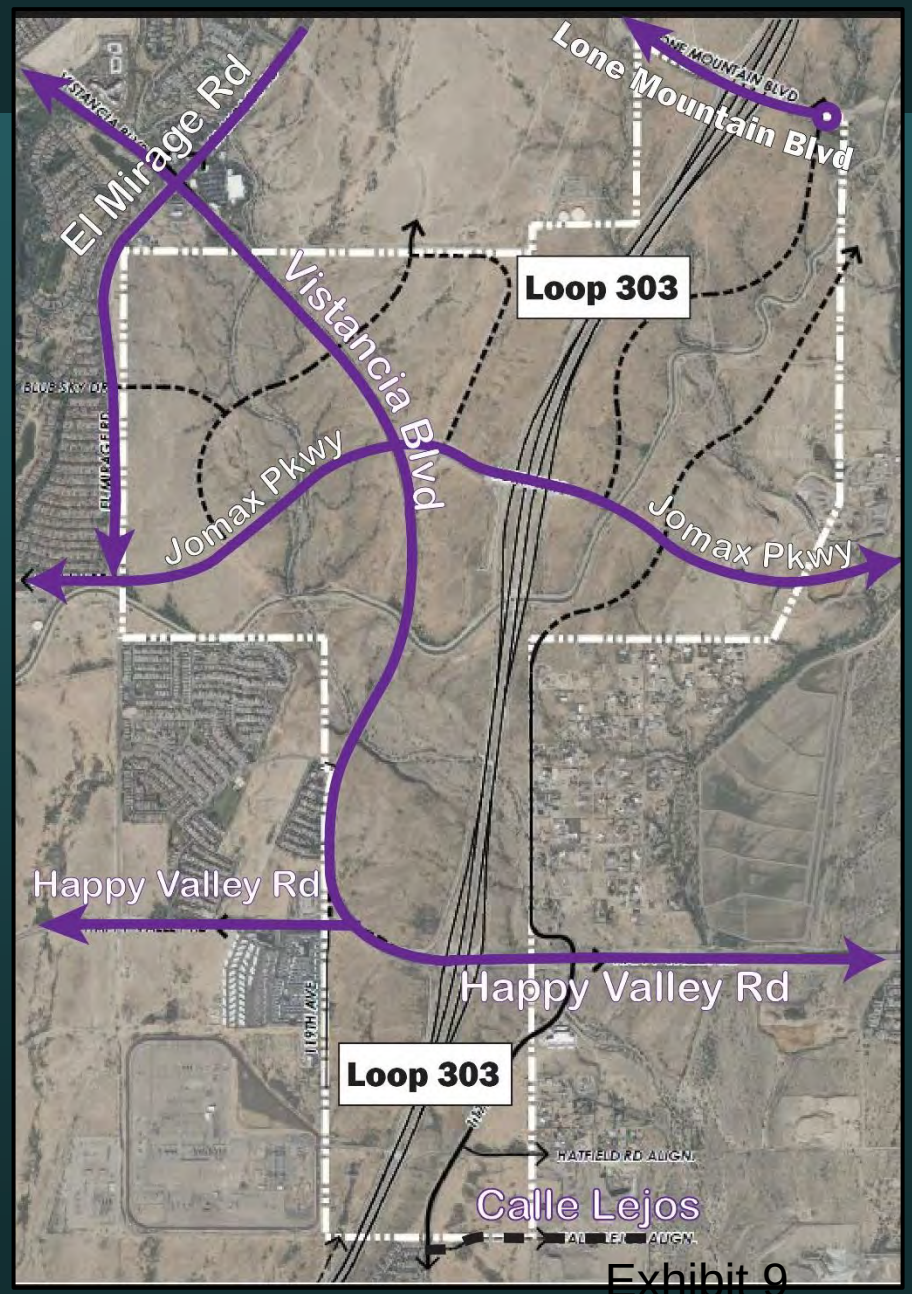


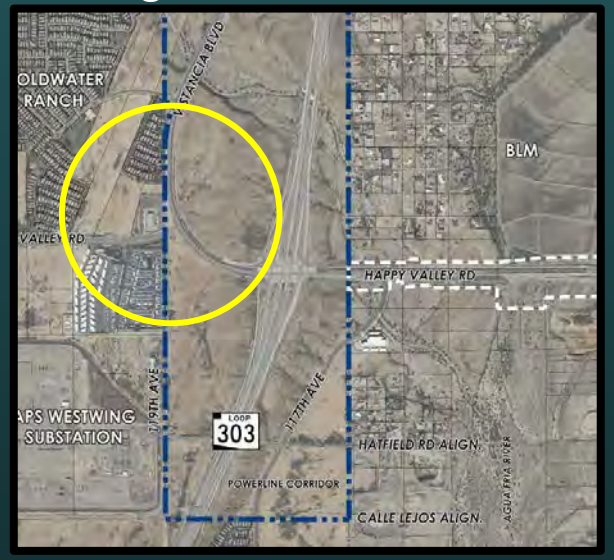
Exhibit 9

Circulation – Happy Valley Rd / Vistancia Blvd

Roadway Standards

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

Existing



Planned



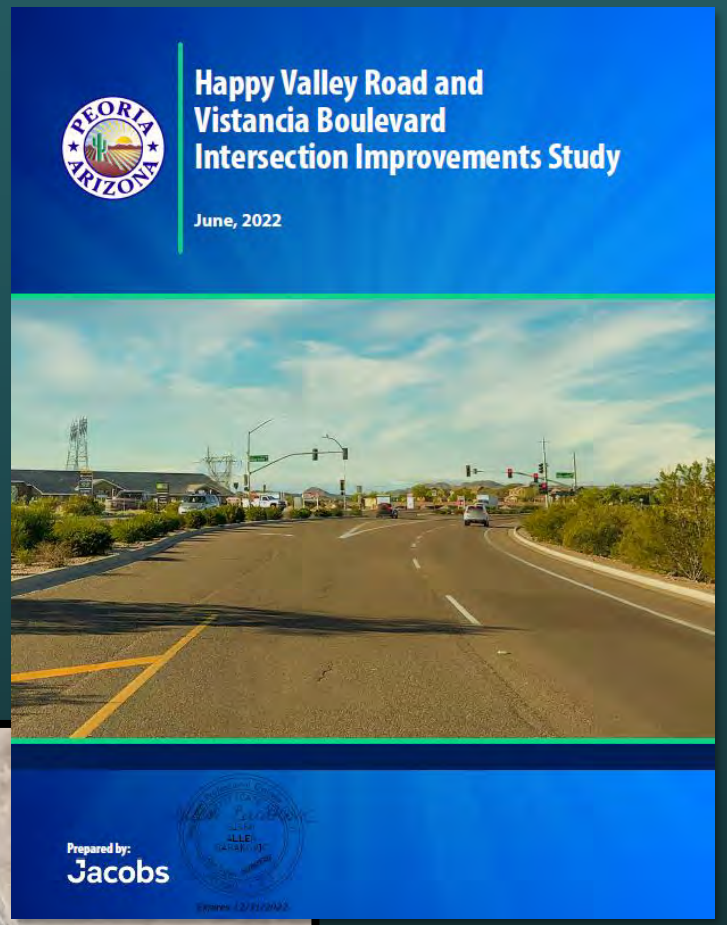




Exhibit 9

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 9

Thank You

For additional questions or comments, please contact:

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

PROPERTY RESERVE ARIZONA LLC
[redacted]

DESERET TITLE HOLDING CORP

ARIZONA PUBLIC SERVICE COMPANY
PHOENIX, AZ 85072

PEORIA CITY OF
8401 W MONROE ST
PEORIA, AZ 85345

ACCIPITER COMMUNICATIONS INC
[redacted]

ZONA WEST 185 LLC

LCL PROPERTY LLC
[redacted]

SAUL CARRANZA TRUST

MIDWEST LAND TRUST LLC

CENTRAL ARIZONA WATER CONS DISTRICT
PO BOX 43020
PHOENIX, AZ 850803020

CENTRAL ARIZONA WATER CONSERVATION DISTRICT
23636 N 7TH ST
PHOENIX, AZ 85024

MCCOY JASON/STALEY JANUARY
[redacted]

ALCALA GERARDO/LORENA
[redacted]

HEDSTROM JACK/CHARLEEN/CAL JAY
[redacted]

RG TRUST
[redacted]

WILLIAMSON RICK/JANICE
[redacted]

KBAR FAMILY TRUST
[redacted]

LYNCH FAMILY TRUST
[redacted]

NEWMAN TIMOTHY R/CHARLENE A
[redacted]

AMBROSE ROY/CAROL

CASSEDAY SCOTT SHAUN/KRISTINE ELAINE
[redacted]

JONES JASON S/ANGELA R
[redacted]

MICHELE GREENBERG REVOCABLE LIVING TRUST
[redacted]

KELLEY LIVING TRUST
[redacted]

BERGMAN CHRISTOPHER E/RACHEL E
[redacted]

PRUITT MATTHEW/JORDAN ADRIANNA

MCVEY JAMES E/NATALIE M
[redacted]

NEILL FAMILY TRUST
[redacted]

JVD PROPERTIES LLC
[redacted]

DERRICK REVOCABLE LIVING TRUST
[redacted]

Exhibit 9

JOHN R SPARDUTO REVOCABLE TRUST

TURNER TODD M/KATHERINE L

HO KIM LOAN/TRUONG TRUONG TR

MADRID BRYAN A/ASHLEY

REYES DENISE/RAMIRO JR

NOLAN B GORMAN LIVING TRUST

KUB FAMILY TRUST

GULLERUD AARON/SHANNON

KORY R MURPHY LIVING TRUST

VORDERER LUKE E

HIGHLAND FAMILY LIVING TRUST

BENNETT JOHNNY/LEWIS REBECCA

ESPINOZA RICARDO MORENO/URRUTIA MARITZA DEL CARMEN MEZA

WISEMAN JOSH/KRISTINA

PASSMORE TROY L/LAURA S

T & L PEORIA LAND LLC
26323 N 113TH AVE
PEORIA, AZ 85383

CAJA CONSTRUCTION LLC
3114 N 127TH LN
AVONDALE, AZ 85392

LEITNER CHRISTOPHER EUGENE/KARI LYN

KNIPP DUANE M/STEFANI T

YOUSSEFI HOORINAZ

CHILDS ANGELA A

SMITH SCOTT JAMES

IYERE KINGSLEY A/FELICIA ELUE

LIBERATORE MATTHEW

MARC MARIA/CSUS VIORICA/LUCAKS

TRAN LISA MAI/MAI TUAN/NGUYEN LAN THI

COX KENNETH G

HANSEN MARK/JULENE K

LAMORE PATRICK

WILLIFORD WILLIAM D JR

Exhibit 9

FASULA GREGORY A

NEW JOHN R/YVONNE

RICE JEREMY/DONIELLE

DAVIS RICHARD J/JULANNE

LOCK & A L L C

QUACKENBUSH CAROL

CARTER LISA ELLIN/LITTLE LESLIE N

CHASE JOHN J

CURTIS SELMA

CARRIE L GRANT LIVING TRUST

COLLINS CHRISTOPHER/JENNIFER

SAUER JENNA QUINN/DRU NATHEN

ANDREWS KEITH BYRON/MELODEE MICHELLE

FLORES RALPH J/APRIL T

GALLARDO EDGAR/JESSICA

CLINE ROBERT

CISNEROS JESUS/DORENDA K/VAN NOY PAUL CAMERON II/KERRA M

SIGGINS WILLIAM/KEELEY CISNEROS

DREAM BUILT INVESTMENTS LLC

PEAK SHERRI A

GRAY WILLIAM D/BRENDA S

WENDT GEORGE III/AMY

JOHN D AND REBECCA L SMITH LIVING TRUST

YATES JOSEPH M

ROTH DUEWANA/WAGGONER WILLARD

WYLLIE SAVANAH/PARKER DAWSON

CROSBY RILEY/LOGAN

REYNOLDS DAVID L/AMY R

Exhibit 9

DEVRIES DANEEN M/RAMIREZ ANTONIO III

VILES STEVE J/LESLIE

MURPHY SHELDON/COURTNEY

BAIR REBECCA E/BRIAN S

SMITH JEFFERY DEAN/LISA A

SCHELL JOSHUA

BROWN LINDA E

MCMENEMY SHANE/EMILY

MCMENEMY SHANE E/EMILY D

SHERBY CHRISTOPHER

HAM GARY/GAYLE

SCHAUBLIN BRIAN X/KATHY

BRUCER JACQUES M/SARA A

BOMBINO PAUL/SANDRA

ASHBROOK JAMES GREGORY

WAHL FAMILY TRUST

FEF PROPERTIES LLC

DICKERSON WILLIAM A/PATRICIA LUCY TR

DICKERSON WILLIAM A/PROSSER YVONNE

ANDREW J HYDUCHAK AND MICHELLE DEANNA HYDUCHAK LIVING TRUST

HOWARD G DODD FAMILY LIVING TRUST

STEVEN L HENRY REVOCABLE LIVING TRUST

EKH TRUST I

DAVIS BRET A

LITTLEJOHN LIVING TRUST

TSM PROPERTIES AZ LLC

SEA MINK LLC

ANTLIA LLC

IMPERIAL AGURA FRIA II LLC

HAPPY 4 L L C

Exhibit 9

MARICOPA COUNTY DEPT OF TRANSPORTATION

VILLAGE AT PLEASANT RIVER LLC

IMPERIAL DEVELOPMENT LLC

EPCOR WATER ARIZONA INC

QUIKTRIP CORPORATION

GSA HAPPY VALLEY LP

STELLERS SEA COW LLC

AROUNDTOWN AGUA FRIA LLC

CORNERSTONE CHURCH

JAMES STEVEN SR

PAMELA MAE RODENKIRK REVOCABLE LIVING TRUST

MAHAN BILLY TYLER

HICKMAN DERRICK/MARIE

GARCIA ERIC M

COOK WILLIAM E

MAKING WAFFLES TRUST

KURTZEBORN CRAIG TYLER/HOLLY

JONCAS JEREMIAH/HEIDI

DAVIS ALAN L/DEBORAH D

LITTLE CAROLYN H/LESLIE N

MACKEY BRANDON/MAERIN ROSE

B STREET DEVELOPMENT LLC

SUWYN NICHOLAS/CHERRISH

STATECZNY ROMAN/KRYSTYNA

COOPER STEVEN JOSEPH

THOMPSON KRISTOPHER W/BRIDGET L

FAUL QUINTER L/CARLY S

TUNDUC BENIAMIN/DANIELA

HOLMES WILLIAM SCOTT JR/ZIMMER MELISSA M

24625 115TH VP LLC

Exhibit 9

DEAL MIKKEL/LISE

MORGAN FAMILY TRUST

GLANDER JEFF J

MORGAN TROY D/LEIGH A

VAUGHAN ROSEANNA

SMORDIN NEIL

BIESCHKE BRIAN F/DAWN M

WHEELER SR DAVID L

WEBSTER JAMES/KAREN

WOOLLY RHINOCEROS LLC

LESSELYONG FRANK E/BAYHAM JANE A

CHURCH OF JESUS CHRIST LDS

SUN BELT LAND INV GEN PARTNERSHIP

TATTIE LAND LP

TRANSWESTERN PIPELINE COMPANY LLC

303 STORAGE LLC

PEORIA SFR DST

ARIZONA PUBLIC SERVICE CO
PHOENIX, AZ 85072

WESTWING BUSINESS PARK LLC

COLDWATER RANCH COMMUNITY ASSOCIATION

COONCE KELSEY

OLIVAREZ EDWARD

HAREN DANIEL/VEITCH HEATHER

JMT LIVING TRUST

NOLASCO CARL/CARDONA BEATRIZ ELENA LOAIZA

121ST LANE LLC

VERGEL FAMILY TRUST

GABBARD ZACHARY T

PAIGE RENTALS LLC

FKH SFR C1 L P

Exhibit 9

FRANK WEST CAPITAL LLC

AGGARWAL MAYANK

GRANT MAURICIO ANTOINE JR/CHRISTINE N

ZAKARIA SABAH/SUSAN

T H FAIRY BELL LLC

TANNER LEILAND

CARR KRISTINE

NUNEZ REBECCA

CARR ERIC/AMANDA

DAVID CHAVEZ AND ANNA CHAVEZ FAMILY TRUST

FKH SFR PROPCO A L P

SUN CAFE PROPERTIES LLC

FIFE TODD ALLEN/KATHRYN N/FEF PROPERTIES LLC

RAJKHOWA PRIYANKU DHAR

PARKS SUZANNE

WELLS LANCE L/CINDY R

ALEXANDER JOHN C

ELIA ASHLEIGH R

ONEAL KELLI/IKERD SHARON L

PROVERBS 11:25 LLC

RIZZO RICHARD SR/PHYLLIS L

CACUCI MEREDITH/MIHAIL

CHEN JOHNNY/YU CLARA

RSTK CB PHOENIX OWNER 1 L P

BERRY WAYNE K/VICKI L

LABORICO THOMAS/GONZALEZ ANA

BRE HOLDINGS LLC

PROVENCIO THOMAS/BETTE

PROGRESS RESIDENTIAL BORROWER 21 LLC

URSO DOMENICO/LEONARDA/ANTHONY

Exhibit 9

HAGG JENNIFER

BORRINI JOSEPH M/JILL R

GUIDOS JORDAN/AMBER LYNN

SIMMS GAGE H/HANNAH

DONDERS MATTHEW/JANIE

HAYNES JASMINE/POWELL-HALEY WILLIAM M

PROGRESS PHOENIX LLC

DAVIS RONALD M/VINA A

CHATTERJEE DEBANIK/RINKU

JACOBO BROCK/LIZETT

GUPTA ARPIT/THAREJA BHAVYA

LIU OLIVER/SHOCK JENNIFER L

DURFEY ZACHERY D/ALLISON T/STEVEN H/REBECCA M

NGUYEN TINA/LE THI CHINH

PHILLIPS JOSEPH B

BOYLES AARON T

WEST THOMAS P/KIMBERLY A

BURRIS KIMBERLY

FKH SFR PROPCO H LP

SHELLEDY ANNE

QUIGLEY RICHARD

CRAWFORD NATHANIEL L

LEWIS KATHLEEN S

OSBORN PHILIP/ALICE

HAYTER CARRIE L

NOLAN GEORGIANA

LEDET SANDRA J/JAMES L JR

Exhibit 9

MOSKETTI MEGAN/SEAN

GURNABY NANCY

AVITIA ANDRES R

[redacted]

CASSADY TAYLOR

FAJARDO ADRIAN

JUBRAEL SINAN JOBRAN/MATTI GHASSAN J

[redacted]

RAKOWITZ CHARLES W/CONS NATALIE

ANGELA M CENTINI-FIELD LIVING TRUST

ELKINS KATELYNN A/ERIC ROBERT

[redacted]

[redacted]

MICHAEL AND DONNA GRIMM 2017 TRUST

CICERO ROBERT AJ/GOULD BREANNA N

JARRELL DANIEL WILLIAM

[redacted]

MCATEE KAREN L

[redacted]

DENT-COCHRANE KYLE/DENT HEATHER

[redacted]

TTC INVESTMENTS LLC

[redacted]

CAPORASO STEVEN/ASHLYNN

[redacted]

CASTRILLON CARLOS ALBERTO/GISELLA CANDY

[redacted]

GABRIE-SOLIMAN MIRIAM O

[redacted]

XUAN BAIHUA

CORNFIELD BRIAN A

CARMODY ZACHARY

[redacted]

AUSTRIAN SHELLEY L/DANIEL C

JOYNER LESLIE A

[redacted]

DOSCH KYLIE/RAY JACOB

[redacted]

NISSIMOV NISSIM MOSHE/MOSHE-HAYAT MINDA

[redacted]

JORDAN CLAY J/MARY-ANGELA

[redacted]

Exhibit 9

FACIANA DEBORAH L/PERRY

MARTINEZ ADOLFO/RAQUEL

BUTLER JORDAN/LINDSEY

SFR JV-2 2022-1 BORROWER LLC

GREEN FAMILY REVOCABLE TRUST

REID ADAM D/NIKOLE

WENDT LILIAN DIZON

SEXTON TIMOTHY B

SUTTON TYLER C/CASEY S

JAIHANI KIM ANACIO

SFR INVESTMENTS V BORROWER 1 LLC

CHUA LEE C/LEE TZE MENG

MANNING SEAN D/JESSICA L

PENSINGER LAUREN LEIGH/RAIA THOMAS R JR

NELSON DEREK/ASHLEY T

LAWRENCE W HANLINE REVOCABLE LIVING TRUST

OLYMPUS BORROWER LLC

BARKER CHRISTOPHER S

MOELLER RYAN W/LAUREN N

SUTTER SYDNEY

COVER BRITTANY C

IH6 PROPERTY PHOENIX L P

EBRIGHT ZACHARY/BORSUK HAYLEY

NEEL ALISON

BHAT DEEPTI P/PRADEEP K

BEAR FAMILY TRUST

GONZALES DANIEL G

PROGRESS RESIDENTIAL BORROWER 19 LLC

PHILLIPS LISA H

RAFIQUE REVOCABLE LIVING TRUST

Exhibit 9

LU HAOMING/CHANG WENDI

MARTINEZ SERGIO E

LIGABO LUSALA

REAMS ALEXANDER/RACHAEL

WOOD ASHLEY MARIE

TEIXEIRA STACIE R/KEARNEY MICHAEL J II

AVILA ANTONIO JR/KELLY S/ROSENTHAL TANNER J

VESARAPU RAMYA/SEENAPPA CHANDRASHEKAR

RANGEL MARISSA A/PAUL JR

THOMAS DANA/COLIN

KB RESIDENTIAL PROPERTIES LLC

DOLATA SYLWIA/MARCIN

CARFAGNA ELIZABETH A

TIVARE SAMEER B/PRIYA

VALONA AMANDA

SEXTON AUSTIN/SIROCHMAN HALEY

RODGERS BRANDON T/MIKAYLA

ROTH ROLAND A

EANCHEFF NICOLE L

SECHRIST RIKKI/NATHANIEL A

ARRUDA JOHN

MARTIN JOHN L/CYNTHIA L

RUIZ KENDRA A

BROWN JACOB TROY/CHELSEA LYNN ADAIR

PHISTER WILLIAM

MCCLURE BROOKLYN/LUNSFORD TANNER

ERICKSON CARY D/LESLIE A

HARDING CASEY J

NESWOLD FAMILY REVOCABLE LIVING TRUST

GARRON B TOOLEY AND LAVON S TOOLEY TRUST

Exhibit 9

KNOTT DERRICK J JR/PAINE KATELYNN C

DYMO OLEKSANDR

AVILA JOEL/MARIA A

SHERMAN BENJAMIN/MIKAILAH

SHRIVASTAVA RAHUL/RITU

SHARMA NITIN/NEHA

MARTIN DONNA MARIE

GORENCA AJRO/LAVDERIM

GAGNON ROBERT WAYNE/DIANE CELESTE

HOMSEY BRUCE D

CANAYA ENRICO/RUTH

GUEVARA JOSE E/JESSICA C

PARMA VINCENZA/ANTHONY JOSEPH

OLYMPUS BORROWER 1 LLC

QUIRK ELIZABETH

TONIA HESJEDAL LIVING TRUST

DRAGEN DAVID G

LUTTER CHRISTOPHER C/TRISHA M

FANTANA CHRISTIAN L

NEWSOME JOHN H III/GLADIS M

MELIN MICHAEL D/ASHLEY R

FULBRIGHT CHRISTOPHER R/ALISON

KELSEY JOSHUA/ASHURINA

HARROD JENNY LEE

12123 HIDE TRAIL LLC

MCLINDEN DANIEL J/MORIN JESSICA

GALLIFANT JOSHUA/MEGAN

CUELLAR MELISSA S/CARLOS J

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER 1

PROGRESS RESIDENTIAL BORROWER 20 LLC

Exhibit 9

FELICIANO APRIL

KNOTT AUSTIN D

MORTENSEN BRYAN/KRISTEN

[redacted]

WITT RORY MATTHEW/CREEL DILLON MICHAEL

[redacted]

INWIA JEEVAN/ADDISHO SILVIA

[redacted]

HEWITT RICHARD/CADY

RODECAP JEFFREY/MIKAELA

[redacted]

STUBBLEFIELD ZACKERIE/JESSICA

SFR JAVELIN BORROWER LP

HUTSON BRYCE ELDON/SARAH JOANN

[redacted]

GRIEB MATTHEW/GRANGER LACY

[redacted]

ROSS KENNETH JR/ELICE DENEEN

GRUTSKY MIKE A/EKATERINA A

[redacted]

LESTER LOVE JAMES/AMANDA LIN

TORRES LUIS/MEDINA ANAMARIA

CRUCSO FRANK JAMES/MEDINA RAQUEL

[redacted]

ALVES PAMELA/ALKARAWI ALI

[redacted]

ARAM PROPERTY LLC

AMATOR STEPHANIE N

[redacted]

BARAKAT RAMZEY

IANKE KELLI

TUBBE JACOB RYAN/CHRISTINA MARIE

[redacted]

SHARPNACK ISAAC DANIEL/NATHAN CURTIS

FOLZ LOGAN ALEXANDER/LEAH FAYE

[redacted]

ANTONAROS FAITH

[redacted]

ZDIMAL BRANDON MICHAEL/SHANDRA ANN

[redacted]

PEORIAROWEL LLC

[redacted]

FKH SFR PROPCO I LP

[redacted]

JAVOR ALMIR

[redacted]

BARTON MICHAEL GLENN/BETHANY ANN

[redacted]

Exhibit 9

SHROUROU SUMMER YOUSRI

CHU MILTON/LO TIFFANY

CORDOVA MONICA/EMBLEY RALPH LEE

FERZOCO ALEC C

DAWSON MATTHEW HOWARD

QUINONEZ VICTORIA

ZOUMAYA MICHEL YOUSEF/VERGINA Y

NORTH 122ND DRIVE LLC

SALTZMAN CHAD BENJAMIN/MACKENZIE LUCILLE

HUGHES JUSTIN MICHAEL/AMBER JEAN

AGUIRRE KAYLA NICHOLE/HUIZAR CHRISTOPHER DANIEL

SNYDER EMILY KATHERINE

PECKMAN MORGAN A/FINNESETH TYLER W

COMBER NICOLE ALLISON

ZENDEJAS-ZURTA HECTOR A

CROUCH JULIAN N/MICHAELA

RUPEL GREGORY MICHAEL/KELLY MARIE

LYALL MICHAEL R

JONES SHAYNE PAUL II/BRITNEY BURNS

MILE HIGH TL BORROWER 1 INCOME LLC

GONZALES NIKKI

MORALES JUAN/MARTIN AUSTIN STEVEN

FIORE ANTHONY/DEBRA ARLENE

JONES MITCHELL WYATT WALKER/CINDY G

RICHARD C HERNANDEZ TRUST

PETERS JORDAN ZACHARY

MCCLURE MIKAYLA NICOLE

KEMBER VEVEYAN

KENAR WILLIAM ANDREW/SHERI MARIE

TECHUR WAYNE M JR

Exhibit 9

LINDA CLAIRE MANGINO LIVING TRUST

RIDGEWAY BOBBI ALANNA/TYLER AUSTIN

PHELPS-MILLER KRISTIE M

VAUGHN AARON CHARLES

MATURO LOUIS MICHAEL

JONES JENNIFER ANN

BARRAGAN JOHNNY RICHARD/ANGELA MARIE

CROTEAU BRANDEN TAYLOR/JORDYN KAYLEE

ANAHEID MIKAELIAN TRUST

MOBLEY RACHEL/MICHAEL

LATHAM FAMILY LIVING TRUST

PALANISAMY RAMASWAMY/RAMASWAMY DHAVAPRABHA

IKRAM SHAH TANVEER

VILLALOBOS VANESSA RUBY/MOYA ERNEST RUDY

DWF VI ATLAS SFR-AZ LLC

SMITH WESTYN DEAN

HARMS ABBYE LOUISE/KYLE TATE

TAO TERRY XU

PARKS TYANNA CHARRIE

AGAVRILOAE ADRIAN EDUARD/ZAGREAN ANDREANA REBECA

SOWARD DAVID

HAYES MANDY KIMBERLY

REISINGER RICHARD ANDREW

PARAFINIUK JONATHAN DAVID/KAYLA M

RESIDENTIAL HOME BUYER PHOENIX LLC

MILLER TYLER/ACOSTA CLARA A

EMRICH ELAINA ALICIA/KOHNER DEAN

NOVAK COLE WILLIAM

BUTCHER JOHN LAWRENCE/STOCKFISH LISA MARIE

MUSIL TYLER DEAN

Exhibit 9

HIGGINS JOSHUA R

COLDWATER RANCH PARCEL 1 HOMEOWNERS ASSOCIATION

CLOUSE JENNIFER/PRESTON LEROY

LUERS JORDAN

23739 N EL FRIO CT LLC

DOS RIOS COMMUNITY ASSOCIATION

LYMAN NICHOLAS/LAURA

ZIMBRO STEVE/MARIE

COWAN WENDI

TALIA LOCHETTO-KOHLY REVOCABLE TRUST

HAMMACK ARTHUR/DANA

MALL SUMITA/ERNEST

HOBBS FAMILY TRUST

JORDAN SHERI L

GRANEY BRYAN T/MICHELLE R

HATCH JOSHUA/LESLIE

STEINKE CRAIG/CHRISTINA K

DEES ANDREW/NICOLE

MCGOWAN SEAN

BEYENHOF WAYNE A/RITA M

HARPER JUSTIN/BRIANNA

ANDERSON SHARON L

DEL POZO GABRIELA M/ORTIZ EDWIN MICHAEL

JEDROL MATEUSZ/AMANDA

MO SHAN

REDDY BHEEMAVARAPU PAWANKISHOR/BHEEMAVARAPU RAJANI

PARTEE ROBERT/ALEXANDRA

KENNEDY CURTIS/KAITLIN

CAMPBELL CHRISTOPHER

RSTK PHOENIX OWNER 1 LP

Exhibit 9

ESHO BABA/ANNA/MARDUK

HUDSON SFR PROPERTY HOLDINGS III LLC

SOMERVILLE ROBERT

PAUL RAYMONE RAY/DAPHNE

ALEXANDER ROBERT

MERILOS ROBYN

QUIJADA RYAN/ORTEGA PRISCILLA

SUZUKI AKIRA/TAMIKO

MCCASSALIN JENNIFER/DALLAS

BETANCOURT ROXANNA J/GABALDON CHRISTOFER N

GREEN TRAVIS

GROMEK MATTHEW J/SHANNON N

BEEDLE LARRY E JR/RICE REBECCA MARIE

BURWELL CAITLIN M/CLARK BERNARD D JR

HONE BRANDON R/LINDNER AMBER L

SHREVE MARK L JR/JENNA M

CARTER JOSHUA/SCHROEDER NICHOLE ASHLEY

WARD RICHARD S

BENNETT TYLER GATES/TATUM MCCLAIYNE

SFR JV-2 NTL BORROWER LLC

CANIZALEZ DOUGLAS/LUZ

CONLEY MIKE P

AZ PATRIOT PROPERTIES LLC

STAPP SUSAN MARIE

PORRAS ANGEL C/CRYSTAL C

HASSO DENNA

HILLMAN JED ALFRED

CASTAGNARO HENRY L/JAN

SMITH DAVID/ENOS-SMITH RHONDA

WINTERS KAITLIN CHELSEA

Exhibit 9

SIMPSON KEITH/DANIELLE [redacted]

SCHMIDT BRICE K/LEECEL M [redacted]

FIERRO CHRISTOPHER/ANGELA [redacted]

GRUTSKY EKATERINA/MIKE A [redacted]

TAYLOR SAMUEL J/BRITTANIE S [redacted]

VIRGINIA M HOLLAND REVOCABLE TRUST [redacted]

ADAMS MARCUS/USHER-ADAMS ANDREA [redacted]

BIMULA PAUL W/LARSON SAMANTHA J [redacted]

MUNOZ JAVIER [redacted]

PANTOJA JAMES L [redacted]

MADDUX MARSHALL [redacted]

VIZCARRA JOSE/JENNIFER L [redacted]

RIFKIN TED JONATHAN JR/TED SR [redacted]

REED DARLA F [redacted]

ALBANITO SHEILA [redacted]

MAYA FRANK A/ALYSIA L [redacted]

WHITNEY RACHEL B [redacted]

WANG HUI CHUN [redacted]

MORENO MAGALY [redacted]

HUANG YU JOU [redacted]

ARIZONA-AMERICAN WATER COMPANY [redacted]

YAN PETER K/SONG YULIANTI [redacted]

EVANGELINE STEELE SURVIVORS TRUST [redacted]

PEREZ FRANCISCA [redacted]

ROBERT NOGA LIVING TRUST/REBECCA NOGA LIVING TRUST [redacted]

LIU CHOU FAMILY TRUST [redacted]

ASTENGO ANNA M [redacted]

BUSALACCHI STEVEN/KELLY [redacted]

SAUTER CHRISTOPHER/KRISTEN [redacted]

BYERRUM RYAN [redacted]

Exhibit 9

KALLEVIG GARRETT/SHERI

HENDERSON JOSHUA

NIEMANN JACOB/GABRIELLE

DAVID COSS LIVING TRUST

LITTLE JANET R

CORDELL DANIEL/TAMMY

HUNTER MONICA RICKI/MIYOSHI SHANE

RICE DANIEL J/MAUREEN A

LEONARDI NICOLAS ANTHONY/KERSTEN ROBERT M

ATKINSON TRACY LADELL/SUZANNE LOUISE

SCHULTZ JAMES PATRICK/DZURIGA TIFFANY

SUSAN R BARTER TRUST

POSTEMA LIESA/BULLOCK CHAD

GONZALEZ FAMILY LIVING TRUST

CASE CHAD M/CHRISTAN M

MIGONE OSWALDO J/MARTHA H

KEELING SHASTINE RENAI/RYLAN TYLER

GUNIC AZEDIN/JOVANKA

PRUITT LAURAN T

SFR JV-2 2023-1 BORROWER LLC

TAPPERO GREGORY/KELLY

THOMSEN FAMILY TRUST

RIGBY ADAM

HOPPER KYLER D/BIANCA R

GRAY KELSIE LYNN

JACOBO ROBERT

JOHNSON ZACHARY JAMMAL/STEPHANIE

NAVARRETTE FRANK CHARLES/RITA EMILY

PENSCO TRUST COMPANY LLC (CUSTODIAN)

SUNDBY DUSTIN P

Exhibit 9

LEVESQUE DANIELLE/STEPHEN

ABHISHEK KHILESH/SINHA NISHU

COLEGROVE FAMILY TRUST

ANDERSON SCOTT A/DANIELLE E

IONITA CHRIS/SIMONA

MATHIS STEPHANIE ALICIA/DOUGLAS ALAN

GRIEB JAMES A JR/CAROL LYNN

SAVOIA VINCENT R/CATHERINE G

WOZNY ROBERT MITCHELL/OWEN CASSANDRA RAE

THOMPSON JERRY WAYNE/URBAN-THOMPSON DEANNA D

LIN AND LEE TRUST

SANCHEZ PAUL

HASTINGS KEVIN

JEROME EYDIE ANN

QUINONES MONICA NICOLE/SAUL

RIZZO FAMILY TRUST

MARIN CHRISTOPHER M/ALEXANDRA E

SAVOIA REVOCABLE TRUST

NGUYEN ANH NHON

ALBRECHT DAVID E/KARINA

PITERA MICHAEL SAMUEL

ERNST KIMBERLEY K

ZOUMAYA JOHN/DORIS

JANET SEXTON REVOCABLE TRUST

FAVATA GARY/LAURIE

RASMUSSEN MIKE/TAMERA

FERRAMOLA KYLE M/TYLER JENNIFER B

GARCIA MARCO/GABRIELA

BENAVIDES KENNETH/EVA

ORITZ RAFAEL/LINDA

Exhibit 9

SARAH DE LA TORRE LIVING TRUST
[redacted]

STEPHEN AND DIANE HENDERSON LIVING TRUST
[redacted]

HADLEY MICHELLE IDA/MCHALE ADAM
[redacted]

SUBBIAH KARTHIKEYAN/BALAKRISHNAN RAMYA
[redacted]

ORTIZ MANNY MICHAEL
[redacted]

NGUYEN PHUOC/MIN MAY T
[redacted]

HENDERSHOT KEITH RICHARD/DONNA MARIE
[redacted]

WICKS DENISE/SMITH KEVIN
[redacted]

SUMAN DAVID/MELISSA
[redacted]

PADILLA ONESIMO
[redacted]

AKHTER FORHAD/TOTINI ASFIA TANJIM
[redacted]

BIGGS FAMILY TRUST
[redacted]

LOGAN ALEX/KELLIE
[redacted]

PIETILA FAMILY TRUST
[redacted]

GUERRA CHANELL
[redacted]

MCGEE MARK/KELSEY
[redacted]

HOWARD KEITH WILLIAM JR/ANDREA
[redacted]

CRAIG SANDEE RENE
[redacted]

CASAD DONELYN F
[redacted]

SAMPLE SHERRY L/SEIBEL WILLIAM J
[redacted]

KOZALL STEVE F/JANICE
[redacted]

BARBERIS REVOCABLE LIVING TRUST
[redacted]

RICHARD A DESMARTEAU AND MARY F DESMARTEAU TR
[redacted]

HEUTMAKER REVOCABLE LIVING TRUST
[redacted]

TAGGE YVONNE A/STACY A
[redacted]

PETTERSSON STAFFAN/ROSEMARIE
[redacted]

JAY DANE J/CATHERINE S TR
[redacted]

HOHM-RAMIREZ LIVING TRUST
[redacted]

MCCARTHY FAMILY TRUST
[redacted]

JUDITH A RUBLE REVOCABLE TRUST
[redacted]

Exhibit 9

DEPRENGER FAMILY LIVING TRUST

PLITT FAMILY TRUST

BRINK WILLIAM P/MARY H TR

BRUZZA RICHARD A/SUSAN R

MICHAEL JAMES MCCOLLY REVOCABLE LIVING TRUST

JAMES H BASHAM DECEDENT TRUST B

DAN MUSSELMAN LIVING TRUST

HUTTON FAMILY LIVING TRUST

ILAZ PROPERTIES LLC

CARSON SCOTT L/OLSON LORRI M

ROCKWOOD CAROL S

MCNAB ROBERT/KING BARBARA

ROCHMAN FAMILY TRUST

ROBL STEVEN/VERA

FISCHER FAMILY TRUST

WHITNEY GREG/DARCY

JIM AND KARON SPENCER FAMILY TRUST

JON A SAGRILLO AND DAWN P SAGRILLO 2021 REVOCABLE TRUST

WHITNEY NICHOLS FAMILY TRUST

LISKO DONALD W/MARCELLA A

55 FUN TRUST

COLQUHOUN THOMAS/SANDRA GAIL

CHRISTOPHER LEE KOCH LIVING TRUST

ROSARIO VENTO TRUST

MARYANN MYERS REVOCABLE 2019 TRUST

JANICE M TAYLOR LIVING TRUST

DREW WILLIAM S

LAHER DAVID B/MARILYN L

GAYDOSH DANIEL/MELISSA

SELTZER MAUREEN

Exhibit 9

MATKINS VERNON/MARY

DAVIS WILLIAM M/LINDA KAY

GIBBS FAMILY TRUST

[redacted]

ENGEL JANET

[redacted]

BATESON GERRY D/TREMBLAY JOHANNE R

[redacted]

CRAIG CONSTANCE E TR

[redacted]

GENT MAURICE RODERIC/CAROL ANN

[redacted]

ERICKSON FAMILY TRUST

[redacted]

JOHN GEORGOPOULOS AND DARLENE GEORGOPOULOS REVOCABLE TRUST

[redacted]

ST PIERRE FAMILY TRUST

KELLER KAREN L

ANGELO DEBRA F

[redacted]

SAUL CASTRO ARREDONDO AND CATHERINE ARREDONDO JOINT LIVING TRUST

[redacted]

GULINSON MARK/MELISSA

[redacted]

MCEWEN DONALD CHARLES

SHIRK GAIL J/DWINELL JOHN F

WATSON DAVID E/HOLLY J

HOLLER THOMAS E/MARTHA R TR

[redacted]

POWELL FAMILY TRUST

UPTON BRADFORD/JONI

HALLAHAN DEBORAH SUE

[redacted]

JOHNSON CHERYL ANN/CURTIS DEAN

[redacted]

CAROL AND LAWRENCE TANDET TRUST

[redacted]

JARRETT ANN M/SIDNEY P

[redacted]

WOOLNER DAVID CLAYTON/CARMELITA MARIE

[redacted]

SAWYER LIVING TRUST

[redacted]

FOREMAN DAVID

BOROWICZ TODD/CATHERINE

KUPFER BRAD/DEBRA

DIPRIZIO FAMILY REVOCABLE TRUST

[redacted]

Exhibit 9

CHRIS AND MICHELE TORRES TRUST

ORSBURN JACK D/CYNDI M

HANSON JOCELYN

DOORNENBAL SCOTT

BENNETT LANI J

J ANDERSON TRUST

MENARD LIVING TRUST

FREDRICKSON JAMES V

PASTERNAK TRUST

ARCHER POLLY RAMOS

GOPIN ARNOLD I/RANDI M

PAYNE TERRY JO

SCHNITKER BEVERLY

SLEDGE CYNTHIA A

TRILOGY LANE LLC

SMITH ALBERT J

YENSEN FAMILY TRUST

ONEILL PATRICK M/BARBARA J

BARBARA C HIGGENS LIVING TRUST

COAD FRED A/JANET E TR

2009 JOHN AND LINDA ADKINS TRUST

EVANS FAMILY TRUST

SWICK LIVING TRUST

MOODY GEORGE P/IRENE

NAHUM R BERISTAIN AND SUSANNE BERISTAIN TRUST

JOHNSON DONALD B/JUDITH M TR

WHEATLEY TRENT/LORI

TATE YONGAE

EATON 2003 TRUST

WARNECKE STEVE B/WENDY JO

Exhibit 9

RADEN DENNIS L/EILEEN C

KIMBREL FAMILY TRUST

KASSANDRA K SHEERIN REVOCABLE TRUST

FORTE RHONDA M/BEAVER FREDRICK G

DANIEL & KATHY OBRIEN LIVING TRUST

HUSS DALE/MERJA

RUHLMAN DAVE L/JANA L

SCHMIDT WINSTON R/SHARON L

INWOOD ALBERT M/JOANN T

WELCH DANIEL P/HOLLY T

REVOCABLE LIVING TRUST OF MADELYN MARIE BOTTA

SCHILE WAYNE E/MAUREN A

WHITE FEATHER TRUST

ANDERSON CHRISTOPHER L/JODIE M

GLM LIVING TRUST

DENNIS M SYLVESTER AND MARTHA SYLVESTER LIVING TRUST

BURGER REBECCA SMITH/RENE ROBERT

WGCJ BARKHAUER FAMILY TRUST

OCONNELL FAMILY LIVING TRUST

LAWRENCE FREEMAN & LYNNE FREEMAN 1994 LIVING TRUST

RUDY GERALD B/CARMEL A TR

DODSON DALE D

CROSBY RANDALL E/TERESA L

B BRADSHAW TRUST

HERGET RALPH/BEVERLEY

DAVIES RESIDENTIAL PROPERTIES LLC

EDWARD D CLARK REVOCABLE TRUST/MARY B CLARK REVOCABLE TRUST

GRIGGS JOHN H/DONEL H

PETERSON LAWRENCE KEITH/TRINA LOUISE

VAIL DAVID A

Exhibit 9

CULLETON MICHAEL/JANICE L

MOUNTCASTLE FRED L/KAREN S

KEVIN P EGAN LIVING TRUST

KOHLER MICHAEL/DELAGRANGE DIANA

MORRIS WAYNE H SR/DOROTHY E

GROSS FAMILY TRUST

DUGAN TRUST

FERRIS GREGORY G/TERRY K

SCHAMS THOMAS P/DEBRA J

PATRICIA ANN WELCH LIVING TRUST

HOLMES KEITH/JUNE

SANER GREGORY STEVEN/LAURA ANN

WATKINS JOHN

EDGAR PHILLIP/KARRINA

SCHWIESOW JOHN H/SANDRA J TR

SUNSET RIDGE ESTATE LLC

ELLIS DONALD R/SHERRY L

BOWMAN KATHY MARIE

REILLY FAMILY LIVING TRUST

SANER MICHAEL ALAN

LEE A NORTH AND SANDY NORTH REVOCABLE LIVING TRUST

TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION

TVAQ1 COMMUNITY ASSOCIATION

TRILOGY AT VISTACIA COMMUNITY ASSOCIATION

VISTANCIA MAINTENANCE

VISTANCIA DEVELOPMENT LLC

STUECKLEN KENNETH A/TONI

CRIST SHARON L

ORNELAS COURTNEY A

SCHUELKE FAMILY TRUST

Exhibit 9

BONASKI NORMA M

DODGE RICHARD

AMES JORDAN/MARIN

ANDREWS CALEB

DAVIS SEAN PATRICK

ANTOINETTE T NICOLINI REVOCABLE TRUST

GRAYSON ROBYN DANIELLE

RAQUEL JOSE LUIS/SANCHEZ-RAQUEL CATHERINE

COLLINS ELIZABETH E/JERROD A

CORBETT ALEX A

NEAL EMBER/MCMURTRY JAYLEN/WOOLARY KATELYN

HICKS MICHELLE

WILDERMAN ASHTON BRADLEY

RITCHIE JOE A/KATELYN

FRIEDMAN ALEXIS T/KRISTIN B/ROBERT A

EDWARDS JULIA A

YAMASA CO LTD

JABLONSKI SHEREE

ANDERSEN VALETTE/ERIK

KENT THOMAS R/DENISE R

NESTLE JAY/BRITTNEY

WILLIAMS KATHRYN M

PIERSON NICHOLAUS J/BETHEL CHELSEA L

WOOLERY CORY/ALEXUS JENE

JOHNSON THERESA L

2018-4 IH BORROWER LP

GADES FAMILY TRUST

DURAN RACHEL C

CAVAZOS VINCENT

KOWALSKI JACQUELYN M

Exhibit 9

FISHER WILLIAM A/JESSICA L

WILLIAMS DEREK/CONSTANCE

STEWART CRYSTAL

YOUNG KIMBERLY J

PROGRESS RESIDENTIAL BORROWER 2 LLC

BROUGH RICHARD

FRASIER CARLTON R

WOODLING DANIEL J

HARDT WILLIAM F/SAMANTHA M

ROSALES JOSE/MICHELLE

MACKEY DAVID/CARPENTER ASHLEY

BALAN ROBERT IOAN/CORINA MARIA

BRACIC ZORKA

IMPERIAL REAL ESTATE LLC

WALKER ROBERTA/FRANKIE

KIES AUSTIN GENE/TAYLOR ANN

WHITE BRANDON/SHAENA

MOORE HAYLEY/BELK SHAUN

HELLER DREW J/ALLISON M

COUGHLIN JONAH D/ROSE ASHLAN C

BELL ANDREW/BRITTNEY

TRENKLE MATHEW JR/KASEY

KATTELA NAVEEN RAO/SUKANYA

GEWARGIS DAVID SHAMOON

KOCINSKI CYNTHIA KAY

MCCLURE TAMARA

DIPIETRO MICAH J

BRIOT ALAIN/NATALIE

CURRY MISTY D

PONTICELLI SAMUEL/GUNTHER KRISTINA

Exhibit 9

GRIMSRUD DIANE

RODRIQUEZ RAMONA C

TRUST OF HAWKS

ROSINBUM TIMOTHY D/KAITLYN E

CONNOR CHRISTOPHER A/ALYSSA RAE

DECKER CANDICE LYNN

PULASKI MICHAEL A

FAGERLIE BEN/AMANDA

118 KERRY LLC

MOLCK CHAD/BRIANNA

BRENTON ERIC WALTER

VALLE ANTHONY M/WAI WAI LIN

CHARLENE KUESTERMEYER TRUST

SCOTT AND KATHRYN MCDANIEL FAM REV LIV TRUST

EKHAYA LLC

DENAIR FARMS LLC

STROBE LLC

KABELLO MICHAEL E

ENGLAND KAMERON

COLE SUE MEADOWS

HEFFERNAN ADAM JAMES/GALLAGHER KRISTEN

CONNER GLENN T

GRANT DELORAH

WARDZINSKI JOSEPH A/JOSEPH H

FEY TIMOTHY

B Y PROPERTIES LLC

BRADBERRY CHRISTINE J

THOMAS SHANNON APRIL/KOESTER SEAN WILLIAM

BYFIELD JEFFREY L

TROCINO DAVID/ERICA

Exhibit 9

EYNON STEVEN MICHAEL/DANIELLE VICTORIA

LAPRADD CHRISTOPHER/ALLISON

WIESE DAVID/HEATHER

SOFTWIND II LLC

FILAS ADAM/LINDSAY

BEST MARK C/JAMIE S

DOSRIOS PROPERTIES LLC

GRIFFIN JENNIFER

DEBORAH A HOYT LIVING TRUST

HATCH RONALD C/JOYCE A

WILLIAM MARK DAVIS AND DARLENE D DAVIS REVOCABLE LIVING TRUST

FLORES-HERCULES FAMILY LIVING TRUST

AH4R PROPERTIES LLC

WAN AUNG KYI/GAW-WAN MARGARET K

VISTANCIA MP LLC

STEEL CURTAIN DEVELOPMENT LLC

DOVE CAPITAL GROUP LLC

VISTANCIA MARKET HOLDINGS LLC

VISTANCIA SHOPS LLC

KAO FAMILY TRUST

SHOPS AT VISTANCIA LLC

AUTOZONE PARTS INC

ARCADIA CENTER LLC

CIRCLE K STORES INC

STEVEN M ROTH LIV TR/MARGO L ROTH LIV TRUST

WALLACE A AMBROSE JR AND MARY AMBROSE REVOC

STENGER FAMILY TRUST

HOUGOM CARL E/KAREN L

SCHRAM JAMES J/KAREN S

CASE JODI

Exhibit 9

MUNIZ MARK ANTHONY/KAYLA R

AMOROSO FRANCIS/KATHLEEN

PEOT FAMILY LIVING TRUST

KELLEY PATRICK

RUTHERFORD REVOCABLE TRUST

JOHNSTON BARBARA L

SCHUH JERRY L/CANDICE L

MORANO MICHAEL/JUDITH

GARLING WILLIAM P/CARMEN S TR

HASMAN ROBERT S/MARILYN R

MICHAEL AND SUSAN CATHER LIVING TRUST

BJH PARADISE LLC

JAMES AND RENEE KETCHUM TRUST

CHARLES LIVING TRUST

ZUVERS ALBERT L JR/BARBARA J

HERBERT COOLEY AND SANDRA COOLEY JT LIV TRUST

RONALD LIVING TRUST

LAVONNE M SANTA TRUST

MELIN REVOCABLE TRUST

COPELAND JULIE M/STEWARD A

JULSON LINDA CAROL

MARGARET A PUCHALA LIVING TRUST

JERRALD L UNDERWOOD LIVING TRUST/VALERIE UNDERWOOD LIVING TRUST

SALAMEH SAMIRA

HESSER NANCY M

DANNY AND MONICA ARMSTRONG FAMILY TRUST

SCHNEIDER FAMILY LIVING REVOCABLE TRUST

SMITH DIANE LYNN/DAVID ERICH

PAULSON CAL S/JANE A

GERTON MARK/KIMBERLY K

Exhibit 9

WAGNER ROBERT E/CONNIE M

ENOS CRAIG G/KATHLEEN A TR

ANSTINE RICHARD L/LENA D

PLATT MARK W/DEBORAH L

TAFF KIM

FROELICH THOMAS E/CATHERINE E

FORSETH JAMES W/BLAKE F

HENRY RICHARD A/JILL ANN TR

FORSTIE CLAUDIA

OLIVER M KIEL AND JULIA M KIEL TRUST

BLISS ROBERT STEVEN/MARY ELLEN

LARRY M HUMMEL TRUST

TIMOTHY M MILLER AND PATRICIA K MILLER FAMILY LIVING TRUST

MAYER RONN/MAUREEN

BARBARA D OSTER TRUST/ANTHONY J OSTER TRUST

SAM AND SUE TRUST

DIXON MATSUOKA LIVING TRUST

BENSON JEFFRE J/ZIMMERMAN RUSSELL A

OLSON FAMILY TRUST

ANDERSON ANDREW H

URDAMAN TRUST

GARRATT NANCY LEA

FITZLOFF MARIA M

OLDACH PAUL S/PAMELA H

VORASS JAMES/DAWN G TR

WRIGHT LESLEY D/ANNE M

REAMS RICK V/DEBBIE

DAVIS-ABBEY FAMILY LIVING TRUST

JACOBSEN 2016 TRUST

GARRY AND KARIN FOWLER FAMILY TRUST

Exhibit 9

JONES WALTER W/GEORGIA Y

LISA DIEBEL FAMILY TRUST

HUMES NAHTAN A/LISA L

CONRAD ELIZABETH V/THOMAS

HALL MILTON L/GLENDA S TR

MTK FAMILY REVOCABLE TRUST

MATETICH ROBERT L/WENDY J

GROW SCOTT/JOLENE

CHAUDHURI CHANDAN RAY/JEWEL M

WILLIAM AND BARBARA PORTER FAMILY TRUST

GRIFFIN ROBERT S/SHEILA

MARY K HILMES LIVING TRUST

ISRAEL KENNETH/BARBARA A

EAGAN LINDA LOUISE

ERIC JOHN TOLLEFSON LIVING TRUST

DOUGLAS AND KARIN COPPINGER REVOCABLE LIVING TRUST

DESROCHES JOAN

ENCINAS DEBORAH G

WALSH FAMILY LIVING TRUST

HAUTH FAMILY REAL ESTATE TRUST

NELSON DAVID E/BEALS JANET K

YOUNG LEWIS J/VICKI J

COLLEEN FRITZ TRUST/RAYMOND M

BEHEYT RANDY E/SANDRA P

LUNDQUIST STEVEN W/MOCK KATHLEEN A

JAMES DAVID R

WARREN KENNETH D/MARGARET

GARY C AND JOYCE E JOHNSON JOINT LIVING TRUST

ELLIS JAY AND KAREN CLEM FAMILY TRUST

VAN DER STRATEN CARL/EVELYN MARIE

Exhibit 9

WILES DONALD C/FRANCES M

LAWRENCE A AND CAROL S SNYDER 2012 LIVING TR

NANCY L VOLESKY REVOCABLE TRUST

BURROWS DENNIS L/DEBORAH J

DONALD C KRAFT REVOCABLE LIVING TRUST/DIANE E KRAFT REVOCABLE LIVING TRUST

RABAL JOHN MARVEN/DENISE MARIE

THOMAS R AND CECELIA M REIMER FAMILY TRUST

BROSSE FAMILY TRUST

NALBERT FAMILY LIVING TRUST

CASTLE ROGER M/BARBARA H TR

GULOTTA GREGORY S/LINDA R

MCWILLIAMS DENNIS M/HARABURDA JANICE M

HICKMAN HAROLD G/SALLY A

CONROY PATRICK/JILL

DUCKWORTH PROPERTIES LLC

DEFIANCE LTD

MERRYWEATHER RODNEY/CECILIA

GERKEN LIVING TRUST

WHALEY FAMILY LIVING TRUST

MURRAY BRIAN K/BALLO CHRISTINE M

PAONE REVOCABLE TRUST

MABIE PAUL

DORIS SCHAIBLEY REVOCABLE TRUST

LORRAINE A GIANNINA TRUST/GIANNINA EDWARD SR

BROTHERTON LLC

FRANCIS DANA KAY/BILLINGS MICHAEL JEFF

ROBERT J AND LORA L HEMPHILL LIVING TRUST

JEAN AND RALPH ESOLA FAMILY TRUST

CHRISTINE SCHNEEGOLD LIVING TRUST

AYOTTE SUSAN L/DALE A

Exhibit 9

MEUMANN FAMILY TRUST

GARY WORKMAN GST EXEMPT FAMILY TRUST

MCCULLOUGH NANCY JEAN/JOHN THOMAS

KELLY WILLIAM C/ANNA L

ARCHIELLO SANDRA L

SUTSOS JOHN JMARJORIE E TR

KOERNER FAMILY LIVING TRUST

TESSIER STEPHEN L/DEBRA L

AUEN LISA M/JOHN F

TRILOGY TRUST

THOMAS-EDDY LISA ANNE

BROWN FAMILY LIVING TRUST

BAHRKE ROBERT J/MARY A

VASQUEZ PAUL L/LEE ANNE

MCALPIN STANLEY W/JANINE A

POLETTI RAY K/GLENDA S

MANSON FAMILY TRUST

MARLAY THOMAS

WENG LAWRENCE R/VALERIE L

RASHO OLGA Y

KEARL KIRK J/KIMBERLY J

CARTER FAMILY TRUST

ROSE GARY B/SANDRA H

MOURTADA PATRICIA R/BRENON JACK

JOEL L KLEIN TRUST

NANCY B HANCOCK 2008 REVOCABLE TRUST

WILSON BRUCE A/PAMELA M

KOENIG FAMILY TRUST

ALEX AND LINDA M ZMIEWSKY LIVING TRUST

CHANEY JAMES J/GERACE SUSAN M

Exhibit 9

JAMES M GRAVES CREDIT TRUST

DOBBINS WILLIAM V/ADELE G TR

LIEN LIVING TRUST

RONALD AND JILL KING LIVING TRUST

MCCOLLUM BARBARA/THOMAS

ALLENBERG FAMILY TRUST

TOMICH DONNA L/ANDREW D

PHILLIP W AND NANCY ANN MARSHALL REV TRUST

BONNIE GRAHAM LIVING TRUST

MARTIN FAMILY TRUST

BARAN HENRY J TR

NEWMAN HARRY/BARBARA K TR

BARAN RICHARD T TR/FREDRICKSON CAROL A TR

MARK ALAN PAULIN REVOCABLE TRUST

JOSEPH AND TAMY MCWILLIAMS LIVING TRUST

COX JON/SHIRLEY

BUCZKOWSKI PETER RICHARD/LINDA ELAINE

TRUNNELL LIVING TRUST

SPRINGHAM DAVE/DEBRA

FELL ANTHONY J/PAM

EKMAN-KATHAN TRUST

WUNDER INVESTMENTS LTD

BRENNER REVOCABLE TRUST

ARCE CAROL

RJ LIGHTFOOT TRUST

NOVAK HARRY R/SHAWN I

BURNETT JOSEPH A/KOCH LAURIE A

TERRY & LYNNE AUBEL TRUST

VALERIE HYLEN FAMILY TRUST

WORTHAM JOHN W/GLADYS M

Exhibit 9

SAM AND RENATE MCCOMB FAMILY TRUST
[redacted]

TOEBBEN MARK DOUGLAS/ROBERTSON ALICE BRADFORD
[redacted]

JOHN C SIEGESMUND III TRUST
[redacted]

DONALD AND LINDA BEARDSWORTH REVOCABLE TRUST
[redacted]

1-225 & XAPARY WAY SELF STORAGE LLC
[redacted]

RENTFROW SAMUEL C/CATHY S
[redacted]

CRUMP REVOCABLE TRUST

STAMBAUGH DAVID M/JANET M

MASTERSON ANNETTE M/WAYNE C

[redacted]

HARTNETT GEORGE/DEBRA

ADAMS CHARLES N/PHYLLIS M

DIXON LIVING TRUST

[redacted]

STEFANI WILLIAM/MARGARET

STRAND REVOCABLE TRUST

HUDDLESTON JOE M/BEVERLY A

[redacted]

MOORE KENNETH DUANE/MURPHY TARA
[redacted]

NAU STEVEN D/SANDRA K
[redacted]

ANDERSON JENNIFER
[redacted]

LOHMANN CAROL I TR

GREEN JAMES E

WANNER WILLIAM R/VALERIE J

[redacted]

CLEAVER TODD A/BAKER ANNIE F

HALLDORSON FAMILY LIVING TRUST

FELKER SCOTT E/AMY J

[redacted]

STELL DANIEL A/DIANA J

KARLSON ROBIN D/DOROTHY A

MELGARD CAROL E TR

[redacted]

SMITH LIVING TRUST

KLOCEK KATHLEEN M

NEPLEY JOHN D SR/CLAUDIA

[redacted]

Exhibit 9

NEUHAUS LAURIE A
[redacted]

WILLIAMS JAMES HUGH/LINDA KAY TR
[redacted]

SUTHERLAND FAMILY TRUST
[redacted]

JOHNSON TRACEY E/KATHRYN L
[redacted]

STEVEN & NANCY KOLTER TRUST
[redacted]

LIGHT MITCHELL PETER/KAREN JEAN
[redacted]

MARK W BREWER TRUST/REVOCABLE TRUST OF BARBRA J PIOTROWSKI
[redacted]

SMITHBURG ROBERT L/CHARLOTTE J
[redacted]

LARISON FAMILY TRUST
[redacted]

LEIVA DANIEL A/RHONDA L
[redacted]

EDWARD AND BETTY LEWIS TRUST
[redacted]

CAMPBELL KENT N/PATRICIA A
[redacted]

PICHOVA TRUST
[redacted]

TALLAN ROBERT D/VIVIAN SMITH
[redacted]

MICHAEL E & ANNA M DOWNEY REVOCABLE LIVING TR
[redacted]

MIDDAUGH CHRIS THOMAS/MELISSA K
[redacted]

CUMMINGS FAMILY REVOCABLE LIFETIME A-B TRUST
[redacted]

SCHNOTALA FAMILY TRUST
[redacted]

VISTANCIA VILLAGE A COMMUNITY ASSOCIATION
28620 N EL MIRAGE RD STE 102
PEORIA, AZ 85383

Exhibit 9

Blackstone at Vistancia Community Association
32900 N White Peak Dr.
Peoria, AZ 85383

Desert Bloom (Trilogy At Vistancia Comm. Assoc.)
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Desert Sky (Trilogy at Vistancia Comm. Assoc.)
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Sonoran Place
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Sunset Ridge (Trilogy at Vistancia Comm. Assoc.)
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Tierra Del Rio-North
17235 N 75th Ave Ste H-100
Glendale, AZ 85308

Tierra Del Rio-South Community Association
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Trilogy at Vistancia Community Assoc
28620 N El Mirage Rd., Suite 105
Peoria, AZ 85383

Village at Vistancia
29701 N. Sunrise Point
Peoria, AZ 85383

City of Peoria – Planning Dept.
ATTN: Cody Gleason
9875 N. 85th Ave.
Peoria, AZ 85345

Added the two addresses below on 4/30 – received return mail for the HOA associations:

Trilogy at Vistancia Community Association
27980 N Trilogy Blvd Suite 101
Peoria, AZ 85383

Vistancia Village A Association
29701 N Sunrise Point
Peoria, AZ 85383

Exhibit 9

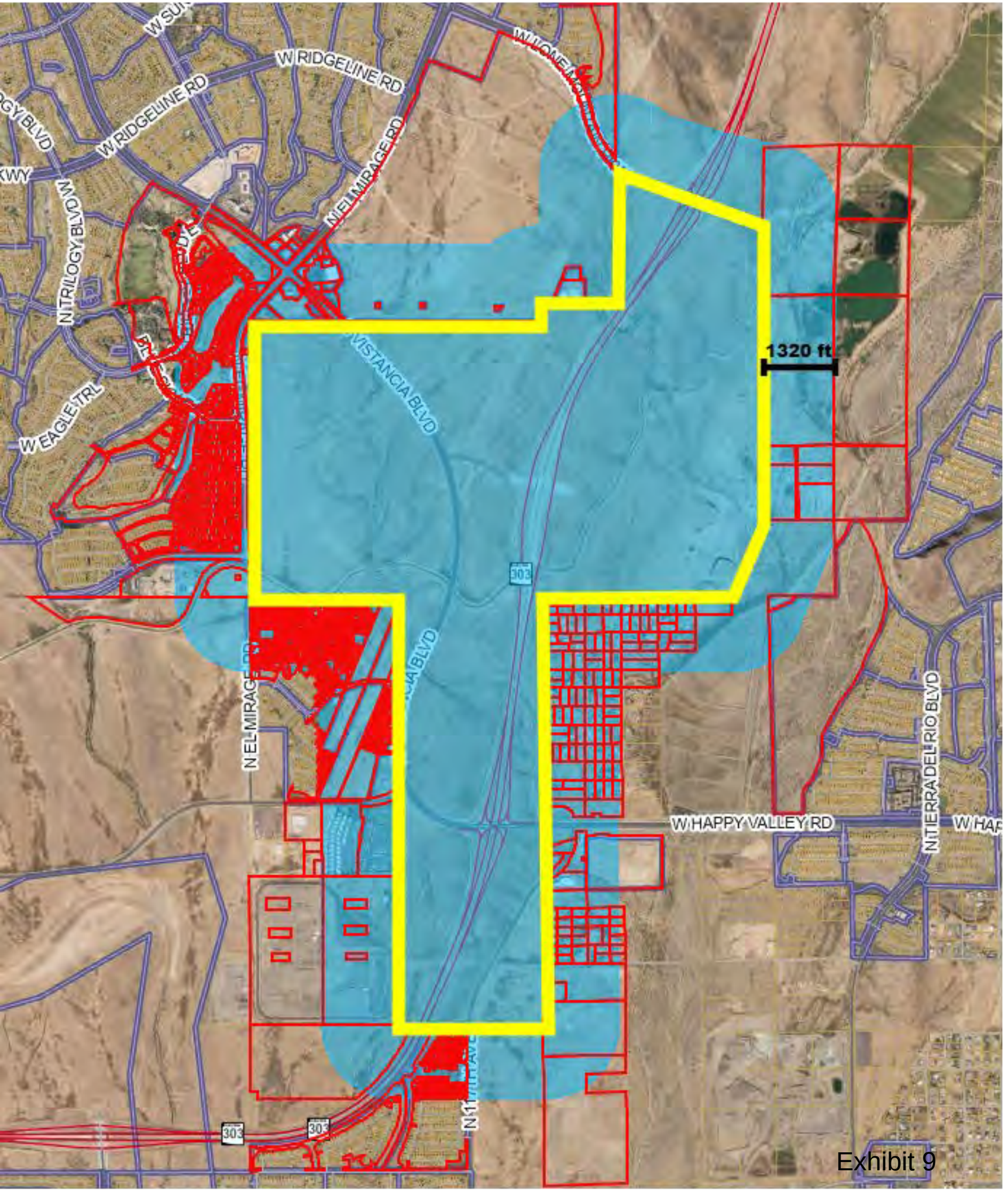

W RIDGELINE RD
W RIDGELINE RD
N TRILOGY BLVD
N EL MIRAGE RD
W EAGLE TRL
1320 ft
303
N EL MIRAGE RD
W HAPPY VALLEY RD
N TIERRA DEL RIO BLVD
303
303

Exhibit 9

AFFIDAVIT OF POSTING

GENERAL PLAN AMENDMENTS, REZONINGS, CONDITIONAL USE PERMITS, AND VARIANCE APPLICATIONS

In order to assist in providing adequate notice and meet applicable requirements, the Applicant shall post sign(s) as prescribed by the City of Peoria "Site Posting Requirements". It shall be the responsibility of the Applicant to erect and maintain the sign on the subject property, and to update the information on the sign until the final disposition of the case.

Case Number: 224-03

Project Name: North Peoria Gateway (NPG)

Location: Generally located at the South of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Alignment

I certify that the site has been posted as detailed by the City of Peoria Site Posting Requirements for the case above, and confirm that the site was posted at least fifteen (15) calendar days before any neighborhood meeting and public hearing date, where calendar days excludes the day of posting, day of the meeting, and any day(s) necessary to update the sign(s). In addition, I confirm that the sign(s) will be removed within fourteen (14) days after the final disposition of the case.

Sign Company Name: Scottsdale Signarama

Phone Number: (480) - 994 - 4000 Email: kim@signarama-scottsdale.com

Date of Sign Posting: 4/25/2024

Applicant/ Representative Name: Caleb Weeks [redacted]

Signature: [redacted]

STATE OF ARIZONA)
) ss
County of Maricopa)

LAUREN TROBAUGH
Notary Public, State of Arizona
Maricopa County
Commission # 629454
My Commission Expires
June 01, 2026

The foregoing instrument was acknowledged before me this 26th day of April 2024.

[redacted]

Notary Public [redacted]

June 1, 2026

My Commission Expires

Return completed notarized affidavit AND photographic evidence to the Planner assigned to the case.

Posting Locations

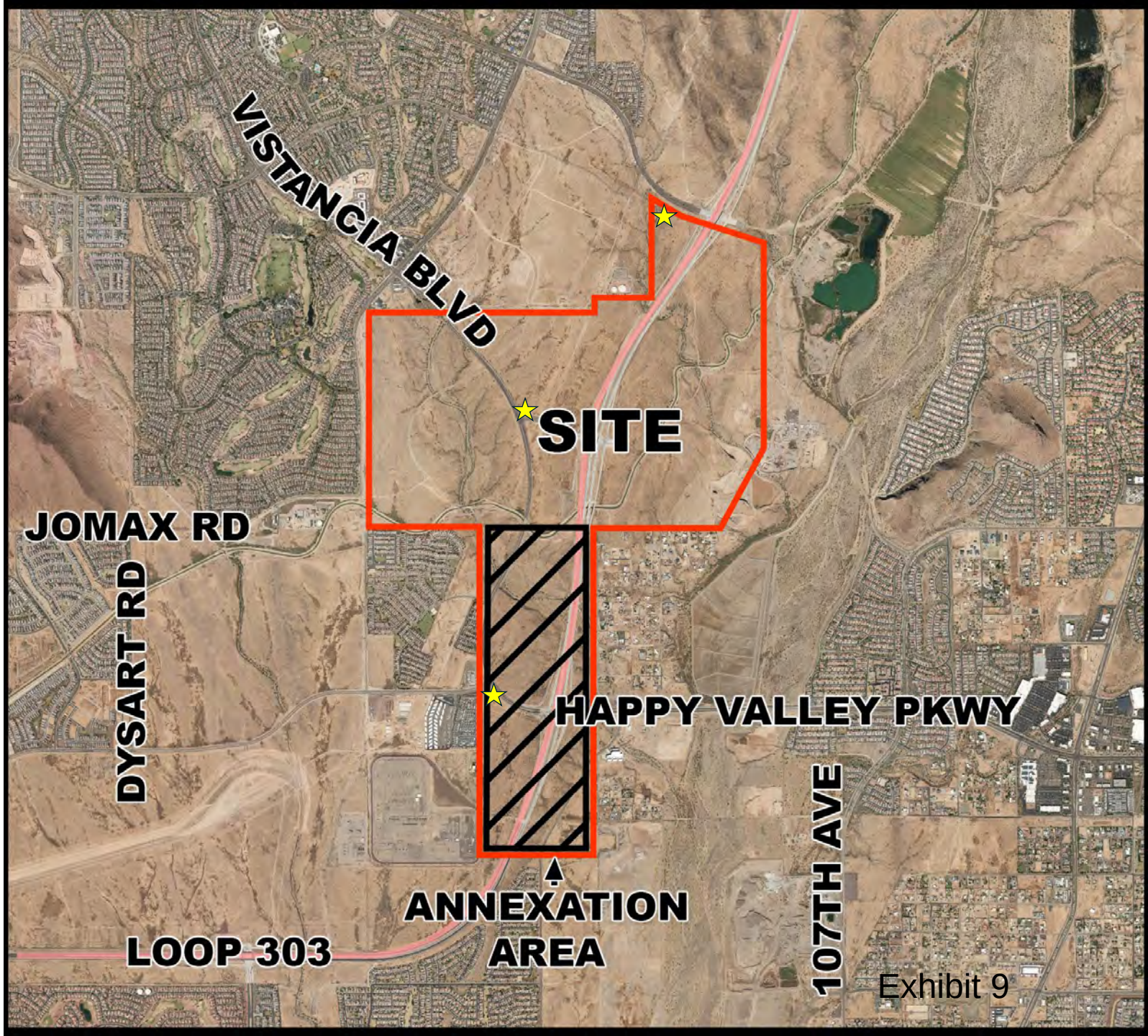
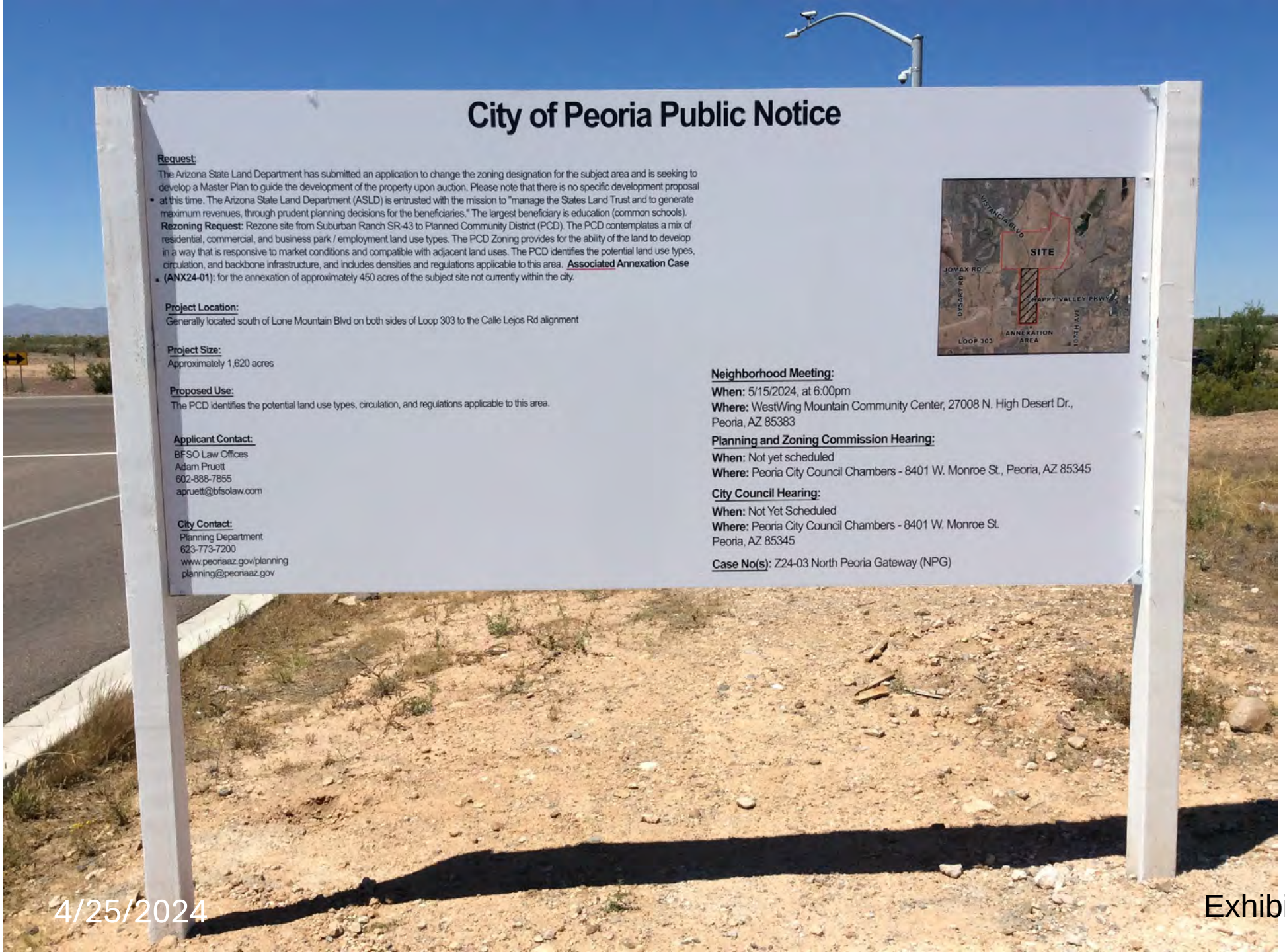


Exhibit 9

Intersection of Jomax Blvd and Vistancia Pkwy



Exhibit 9



4/25/2024

Exhibit 9



4/25/2024

Exhibit 9

Approaching 303 near intersection of Happy Valley Road and Vistancia Blvd



Exhibit 9

City of Peoria Public Notice

Request:

The Arizona State Land Department has submitted an application to change the zoning designation for the subject area and is seeking to develop a Master Plan to guide the development of the property upon auction. Please note that there is no specific development proposal at this time. The Arizona State Land Department (ASLD) is entrusted with the mission to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." The largest beneficiary is education (common schools). **Rezoning Request:** Rezone site from Suburban Ranch SR-43 to Planned Community District (PCD). The PCD contemplates a mix of residential, commercial, and business park / employment land use types. The PCD Zoning provides for the ability of the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. The PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. **Associated Annexation Case (ANX24-01):** for the annexation of approximately 450 acres of the subject site not currently within the city.

Project Location:

Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:

Approximately 1,620 acres

Proposed Use:

The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

Applicant Contact:

BFSO Law Offices
Adam Pruett
602-888-7855
apruett@bfsolaw.com

City Contact:

Planning Department
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov



Neighborhood Meeting:

When: 5/15/2024, at 6:00pm
Where: WestWing Mountain Community Center, 27008 N. High Desert Dr., Peoria, AZ 85383

Planning and Zoning Commission Hearing:

When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:

When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

4/25/2024

Exhibit 9

City of Peoria Public Notice

Request:
The Arizona State Land Department has submitted an application to change the zoning designation for the subject area and is seeking to develop a Master Plan to guide the development of the property upon auction. Please note that there is no specific development proposal at this time. The Arizona State Land Department (ASLD) is entrusted with the mission to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." The largest beneficiary is education (common schools).
Rezoning Request: Rezone site from Suburban Ranch SR-43 to Planned Community District (PCD). The PCD contemplates a mix of residential, commercial, and business park / employment land use types. The PCD Zoning provides for the ability of the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. The PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. **Associated Annexation Case (ANX24-01):** for the annexation of approximately 450 acres of the subject site not currently within the city.



Project Location:
Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:
Approximately 1,620 acres

Proposed Use:
The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

Applicant Contact:
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Adam Pruett
602-888-7855
apruett@bfsolaw.com

City Contact:
Planning Department
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Neighborhood Meeting:
When: 5/15/2024, at 6:00pm
Where: WestWing Mountain Community Center, 27008 N. High Desert Dr., Peoria, AZ 85383

Planning and Zoning Commission Hearing:
When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

4/25/2024

Exhibit 9

South of Lone Mountain Pkwy, west of the 303



Exhibit 9



4/25/2024

Exhibit 9

City of Peoria Public Notice

Request:

The Arizona State Land Department has submitted an application to change the zoning designation for the subject area and is seeking to develop a Master Plan to guide the development of the property upon auction. Please note that there is no specific development proposal at this time. The Arizona State Land Department (ASLD) is entrusted with the mission to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." The largest beneficiary is education (common schools).

Rezoning Request: Rezone site from Suburban Ranch SR-43 to Planned Community District (PCD). The PCD contemplates a mix of residential, commercial, and business park / employment land use types. The PCD Zoning provides for the ability of the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. The PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. **Associated Annexation Case (ANX24-01):** for the annexation of approximately 450 acres of the subject site not currently within the city.



Project Location:

Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:

Approximately 1,620 acres

Proposed Use:

The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

Applicant Contact:

BFSO Law Offices
Adam Pruett
602-888-7855
apruett@bfsolaw.com

City Contact:

Planning Department
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Neighborhood Meeting:

When: 5/15/2024, at 6:00pm
Where: WestWing Mountain Community Center, 27008 N. High Desert Dr., Peoria, AZ 85383

Planning and Zoning Commission Hearing:

When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:

When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

4/25/2024

Exhibit 9

AFFIDAVIT OF POSTING

GENERAL PLAN AMENDMENTS, REZONINGS, CONDITIONAL USE PERMITS, AND VARIANCE APPLICATIONS

In order to assist in providing adequate notice and meet applicable requirements, the Applicant shall post sign(s) as prescribed by the City of Peoria "Site Posting Requirements". It shall be the responsibility of the Applicant to erect and maintain the sign on the subject property, and to update the information on the sign until the final disposition of the case.

Case Number: Z24-03

Project Name: North Peoria Gateway (NPG)

Location: Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

I certify that the site has been posted as detailed by the City of Peoria Site Posting Requirements for the case above, and confirm that the site was posted at least fifteen (15) calendar days before any neighborhood meeting and public hearing date, where calendar days excludes the day of posting, day of the meeting, and any day(s) necessary to update the sign(s). In addition, I confirm that the sign(s) will be removed within fourteen (14) days after the final disposition of the case.

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000 Email: jasmine@signarama-scottsdale.com

Date of Sign Posting: 7/19/2024

Applicant/ Representative Name: Caleb Weeks

Signature: [redacted]

STATE OF ARIZONA)
) ss
County of Maricopa)

LAUREN TROBAUGH
Notary Public, State of Arizona
Maricopa County
Commission # 629454
My Commission Expires
June 01, 2026

The foregoing instrument was acknowledged before me this 22 day of July 2024.

[redacted]
Notary Public

June 1, 2026
My Commission Expires

Return completed notarized affidavit AND photographic evidence to the Planner assigned to the case.

City of Peoria Public Notice

Request:
The Arizona State Land Department has submitted an application to change the zoning designation for the subject area and is seeking to develop a Master Plan to guide the development of the property upon auction. Please note that there is no specific development proposal at this time. The Arizona State Land Department (ASLD) is entrusted with the mission to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." The largest beneficiary is education (common schools).
Rezoning Request: Rezone site from Suburban Ranch SR-43 to Planned Community District (PCD). The PCD contemplates a mix of residential, commercial, and business park / employment land use types. The PCD Zoning provides for the ability of the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. The PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. **Associated Annexation Case (ANX24-01):** for the annexation of approximately 450 acres of the subject site not currently within the city.



Project Location:
Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:
Approximately 1,620 acres

Proposed Use:
The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

Applicant Contact:
BFSO Law Offices
Adam Pruett
602-888-7855
apruett@bfsolaw.com

City Contact:
Planning Department
623-773-7200
www.peoriaaz.gov/planning
planning@peoriaaz.gov

2nd Neighborhood Meeting (Virtual):

When: 8/8/2024, at 6:00pm

Where: Zoom Meeting

Join Remotely:
https://tinyurl.com/NorthPeoriaGatewayMeeting

Meeting ID: 899 1548 0877
Passcode: 980068

Neighborhood Meeting:
When: 5/15/2024, at 6:00pm
Where: WestWing Mountain Community Center, 27008 N. High Desert Dr., Peoria, AZ 85383

Planning and Zoning Commission Hearing:
When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

Exhibit 9

City of Peoria Public Notice

Request:

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Rezoning Request: Rezone site from Suburban Ranch SR-43 to Planned Community District (PCD). The PCD contemplates a mix of residential, commercial, and business park / employment land use types. The PCD Zoning provides for the ability of the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. The PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. **Associated Annexation Case (ANX24-01):** for the annexation of approximately 450 acres of the subject site not currently within the city.



Project Location:

Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:

Approximately 1,620 acres

Proposed Use:

The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

Applicant Contact:

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apruett@bfsolaw.com

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When: 5/15/2024, at 6:00pm
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When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:

When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

Exhibit 9

City of Peoria Public Notice

Request:

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Project Location:
Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:
Approximately 1,620 acres

Proposed Use:
The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

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apruett@bfsolaw.com

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Meeting ID: 899 1548 0877
Passcode: 980068

Neighborhood Meeting:
When: 5/15/2024, at 6:00pm
Where: WestWing Mountain Community Center, 27008 N. High Desert Dr., Peoria, AZ 85383

Planning and Zoning Commission Hearing:
When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

Exhibit 9

City of Peoria Public Notice

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The Arizona State Land Department has submitted an application to change the zoning designation for the subject area and is seeking to develop a Master Plan to guide the development of the property upon auction. Please note that there is no specific development proposal at this time. The Arizona State Land Department (ASLD) is entrusted with the mission to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." The largest beneficiary is education (common schools).
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Project Location:
Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:
Approximately 1,620 acres

Proposed Use:
The PCD identifies the potential land use types, circulation, and regulations applicable to this area.



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Neighborhood Meeting:
When: 5/15/2024, at 6:00pm
Where: WestWing Mountain Community Center, 27008 N. High Desert Dr., Peoria, AZ 85383

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When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

Exhibit 9

City of Peoria Public Notice

Request:
The Arizona State Land Department has submitted an application to change the zoning designation for the subject area and is seeking to develop a Master Plan to guide the development of the property upon auction. Please note that there is no specific development proposal at this time. The Arizona State Land Department (ASLD) is entrusted with the mission to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." The largest beneficiary is education (common schools). **Rezoning Request:** Rezone site from Suburban Ranch SR-43 to Planned Community District (PCD). The PCD contemplates a mix of residential, commercial, and business park / employment land use types. The PCD Zoning provides for the ability of the land to develop in a way that is responsive to market conditions and compatible with adjacent land uses. The PCD identifies the potential land use types, circulation, and backbone infrastructure, and includes densities and regulations applicable to this area. **Associated Annexation Case (ANX24-01):** for the annexation of approximately 450 acres of the subject site not currently within the city.



Project Location:
Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:
Approximately 1,620 acres

Proposed Use:
The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

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Neighborhood Meeting:
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Planning and Zoning Commission Hearing:
When: Not yet scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: Not Yet Scheduled
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Case No(s): Z24-03 North Peoria Gateway (NPG)

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City of Peoria Public Notice

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Project Location:

Generally located south of Lone Mountain Blvd on both sides of Loop 303 to the Calle Lejos Rd alignment

Project Size:

Approximately 1,620 acres

Proposed Use:

The PCD identifies the potential land use types, circulation, and regulations applicable to this area.

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When: Not yet scheduled
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City Council Hearing:
When: Not Yet Scheduled
Where: Peoria City Council Chambers - 8401 W. Monroe St. Peoria, AZ 85345

Case No(s): Z24-03 North Peoria Gateway (NPG)

Exhibit 9

From: [redacted]
To: Cody Gleason
Subject: North Peoria Gateway
Date: Monday, April 22, 2024 5:30:42 PM

You don't often get email from [redacted]. Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hi Cody,

I'm a resident near the NPG rezoning request project. I'm against the rezoning request. I'd like the site to remain Suburban Ranch. I'm also against the annexation of the site area. I have significant concerns about traffic, additional traffic lights, overcrowding and future water concerns (excessive use and drainage of reservoirs). This particular area of Peoria has seen significant development and population growth the last few years. I understand the possible benefits of rezoning and selling the state trust land but there is significant benefit to conservation and wildlife by not developing the land. Habitat and travel corridors remain open to wildlife on undeveloped land. There's native coyotes, javelina, birds, reptiles, etc and wild donkeys that would be impacted by development. Thanks for your time.

Dru Sauer

From: [redacted]
To: Cody Gleason
Subject: Re: Reasoning Request. Z24-03
Date: Wednesday, April 24, 2024 2:33:10 PM

[You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Mr. Gleason, are you telling me that the area / site are within Peoria ??? Or is Peoria trying to annex that land, the vicinity map that was sent out is not very clear.
Dennis Kub
Sent from my iPhone

> On Apr 24, 2024, at 12:37 PM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:
>
> Mr. Kub,
> Thank you for your comments. We will compile these with any other comments received and provide them in the staff report to the Planning Commission and City Council when the case goes before them so that they are aware of the public comment and any concerns. Should you have any questions please feel free to attend the neighborhood meeting on 5/15 at 6pm (see attached notice). Citizens will be able to come and hear additional information from the representative for Arizona State Trust Land and ask any questions as well as provide comments.
>
> I wanted to provide some clarification on a couple of items identified in your email. The subject proposal would be to provide a master plan for the area in question so that there is a cohesive development pattern within the City. The QT gas station and the multi-family that is currently under construction at approximately 115th Avenue and Happy Valley Parkway is not located within the City. These parcels received approval and are being developed outside of the City limits within Maricopa County.
>
> Thank you for your time.
>
> Cody Gleason, MBA, AICP
> Planning Manager
> 623-773-7645
> Cody.Gleason@peoriaaz.gov
>
> City of Peoria | Planning Department
> 9875 N. 85th Avenue, Peoria, AZ 85345
> Monday through Thursday, 7am to 6pm | Closed Friday
> Peoriaaz.gov/planning
>
>
> -----Original Message-----
> From: [redacted]
> Sent: Tuesday, April 23, 2024 7:12 AM
> To: Cody Gleason <cody.gleason@peoriaaz.gov>
> Subject: Reasoning Request. Z24-03
>
> [You don't often get email fro [redacted]
>
> This email arrived from an external source. Please exercise caution when opening attachments or clicking on

links.
>
>
> As a resident of the area I am disgusted with governments land grab. We moved to the area to get away from uncontrolled developers that only care about making millions for themselves and the city. We love the area the way it is. The city already placed a gas station on the corner of 115th & Happy Valley which will turn into a drug deal location be access to the 303 freeway. Included in the area development a large apartment complex is being jammed into a small area. When will the uncontrolled development stop and the wants of the people are heard. STOP THIS DESTRUCTION OF OUR NEIGHBORHOOD.
> Dennis Kub
> Sent from my iPhone
> <Neighborhood Meeting Notice.pdf>

From: [redacted]
To: Cody Gleason
Subject: Reasoning Request. Z24-03
Date: Tuesday, April 23, 2024 7:12:29 AM

[You don't often get email from [redacted]. Learn why this is important at [redacted]]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

As a resident of the area I am disgusted with governments land grab. We moved to the area to get away from uncontrolled developers that only care about making millions for themselves and the city. We love the area the way it is. The city already placed a gas station on the corner of 115th & Happy Valley which will turn into a drug deal location be access to the 303 freeway. Included in the area development a large apartment complex is being jammed into a small area. When will the uncontrolled development stop and the wants of the people are heard. STOP THIS DESTRUCTION OF OUR NEIGHBORHOOD.
Dennis Kub
Sent from my iPhone

From: [redacted]
To: Cody Gleason
Subject: Re: North Peoria Gateway
Date: Wednesday, April 24, 2024 10:38:39 AM

You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Thanks Cody,

I'm aware of the state trust land mission. I'm aware that the state trust land can potentially be sold and developed at any moment. I'm against the rezoning. The current Suburban Ranch zoning benefits out way the new zoning proposal in my opinion (low density housing, large lot sizes, etc). This promotes conservation (the sustainable use of resources). Thanks for your time.

Dru Sauer

On Wed, Apr 24, 2024 at 9:45 AM Cody Gleason <cody.gleason@peoriaaz.gov> wrote:

> Mr. Sauer,
>
> Thank you for your comments. We will compile these with any other comments received and provide them in the staff report to the Planning Commission and City Council when the case goes before them so that they are aware of the public comment and any concerns. Should you have any questions please feel free to attend the neighborhood meeting on 5/15 at 6pm (see attached notice). Citizens will be able to come and hear additional information from the representative for Arizona State Trust Land and ask any questions as well as provide comments.
>
> I wanted to provide some clarification on a couple of items identified in your email. Though approximately 450 acres of the site is not currently within the City that would not change the capability of the area that is not annexed to develop in accordance with the applicable standards. Annexation into the City merely allows development to occur within City parameters. Additionally, a common misconception regarding State Trust Land is that it is intended for preservation. The mission of state trust land is to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." Meaning the intention of all state trust land is to one day proceed to auction for sale of the property which would then develop in accordance with the land use regulations in place at that time.
>
> If you have any other questions please let me know.
>
> Thank you for your time.

Cody Gleason, MBA, AICP

Planning Manager

623-773-7645

Cody.Gleason@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | **Closed Friday**

Peoriaaz.gov/planning

From: [redacted]
Sent: Monday, April 22, 2024 5:30 PM
To: Cody Gleason <cody.gleason@peoriaaz.gov>
Subject: North Peoria Gateway

You don't often get email from [redacted]

⚠ ⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠ ⚠

Hi Cody,

I'm a resident near the NPG rezoning request project. I'm against the rezoning request. I'd like the site to remain Suburban Ranch. I'm also against the annexation of the site area. I have significant concerns about traffic, additional traffic lights, overcrowding and future water concerns (excessive use and drainage of reservoirs). This particular area of Peoria has seen significant development and population growth the last few years. I understand the possible benefits of rezoning and selling the state trust land but there is significant benefit to conservation and wildlife by not developing the land. Habitat and travel corridors remain open to wildlife on undeveloped land. There's native coyotes, javelina, birds, reptiles, etc and wild

donkeys that would be impacted by development. Thanks for your time.

Dru Sauer

From: [redacted]
To: Cody Gleason
Subject: Case # z24-03
Date: Wednesday, April 24, 2024 10:04:10 AM

[You don't often get email from [redacted]. Learn why this is important at [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Cody I live in Trilogy at Vistancia. I am reaching out to you as the point of contact listed on the mail flyer on selling the above mentioned parcel of land. I am concerned on what type of businesses etc will bid on the land. As stated in the flyer any type of residential or commercial use of the land is possible. I have viewed the land and as a novice I see a low chance of housing built in that area. Low roof buildings like restaurants seem like they would fit. Also my concern is ware houses building on the land. Easy access to 303 will be attractive and this is the type of building I am not in favor of. Please pass on my concern to those involved in this transaction.
Thank you,
Gary Crump

Sent from my iPad

From: [redacted]
To: Cody Gleason
Subject: NPG rezoning request Z24-03
Date: Monday, April 29, 2024 10:55:54 PM

[You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Mr. Gleason,

I received a notice in the mail of the state's intent to rezone the state trust land located along the 303 south of Lone mountain blvd. As a resident who's property sits adjacent to this land I would like to go on record to say I oppose the rezoning of this land.

My family as well as friends and neighbors will be negatively impacted by this change. Not only will our property values diminish, so will our quality of life. Businesses will drive in increased traffic putting my children at danger, not to mention creating longer commutes for all residents. Furthermore changing land from a suburban ranch to planned community district allows for a vast number of possible businesses or housing projects to be complete with no input from established residents.

We have beautiful desert spaces in the north Peoria area. I ask that you please consider preserving these rather than driving in more traffic.

Thank you for your time and consideration.
Adrianna Pruitt

From: [redacted]
To: Cody Gleason; Brad Shafer
Subject: Notice of Development Application
Date: Tuesday, April 30, 2024 1:00:45 PM

Some people who received this message don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Cody Gleason, good day.

My Name is David Laher. My wife Marilyn and I have been Peoria residents since the fall of 2016. We moved here to Peoria AZ, Trilogy, from Ohio. We came here because of the picturesque beauty of the Arizona desert and the quiet of this area. Since we have moved here we have seen expansion in northern Peoria in the way of the Vistancia area exploding with housing development off of Ridgeline Rd., Mystic and North Point where they butchered up a mountain for home building. The traffic on Vistancia Boulevard, Happy Valley, Lone Mountain and El Mirage has gotten terrible in the last few years. The increased traffic flow, the construction vehicles that drop debris on the roads and the obnoxious noises of construction early in the morning continues to go on. SR 303 in a few years will take on the traffic flow look of the 101.

We hear "crotch rocket" motorcycles at all hours of the day and night roaring up and down Vistancia Blvd. along with the cars with the glasspacks that make a terrible amount of noise. The speed limit on Vistancia Blvd is 45 mph, but people feel that 60 or 70 mph is just fine. Never have I seen a car or motorcycle pulled over for speeding on Happy Valley Road or Vistancia. I believe that there are police offices off of Lake Pleasant Parkway as well as an office at the fire station on El MirageI I believe that we have had 5 traffic fatalities in North Peoria in the last week. One accident in residential Mystic, a pedestrian fatality around Lone Mountain and Vistancia, and two deaths just recently near S.R. 74 and Lake Pleasant.

Now to the NPG Rezoning Request: Z24-03

As I stated in my opening, when we moved here, We came to the peaceful, quiet and beautiful Arizona desert. I believe that the original zoning in our area called for an 18 hole golf course, some retail, more housing and apartments. I also believe that there was going to be a hotel in the area. Then a year or so ago, the golf course was taken off the books and replaced with more housing and apartments. Then the latest hot topic is the Amkor coming to our neighborhood. I am guessing that the invitation of Amkor was quietly in the works long before it became public knowledge. The rezoning request has residential, commercial, **and business park / employment land use types.**

I believe that I can speak for many of my neighbors as well as myself when I say that we do not want any more business park / employment land use types put into our residential neighborhoods. Many of the homes in Vistancia, Trilogy, Blackstone and others along SR 303 between Jomax and Happy Valley do not want business park type businesses close to predominantly residential neighborhoods. These residents have invested a lot of money into

their homes and this is not going to increase property values but have the opposite effect.

There seems to be a lot of land north on Lake Pleasant Pkwy. north of Paloma Park, away from everything. Why not use that land for a business park to put businesses in.

Why does all of the growth in Peoria have to be in our backyard?

Thank you for your time.

David Laher
[redacted]


Virus-free.www.avg.com

From: [redacted]
To: coberholtzer@bfsolaw.com; Cody Gleason
Cc: [redacted]
Subject: Fw: North Peoria Gateway (NPG) - Request for Information
Date: Tuesday, April 30, 2024 5:20:41 PM

You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Corrected Cober Holtzer email address

----- Forwarded Message -----
From: [redacted]
To: coberholter@bfsolaw.com <coberholter@bfsolaw.com>; cody.gleason@peoriaaz.gov <cody.gleason@peoriaaz.gov>
Cc: [redacted]
Sent: Tuesday, April 30, 2024 at 05:16:12 PM MST
Subject: North Peoria Gateway (NPG) - Request for Information

Hello:

1. I am in receipt of the Notice of Development Application for the North Peoria Gateway (NPG).

2. I understand the application is for a zoning request as well as annexation.

3. May I receive a copy of the application or request via email? If not, would you please mail the information to me for review?

4. I live on Prickly Pear and 115th Ave and would like to know what impact NPC will have on our neighborhood.

5. I would like to know how the Associated Annexation Case will impact our neighborhood as well.

6. Before, I can make any decision if I support this matter or not, I need to know what is the plan, the facts and how it will impact me and my neighborhood.

7. I look forward to your response from each person addressed.

8. Thank you.

Dorenda Cisneros
[redacted]

From: [redacted]
To: Cody Gleason
Subject: Re: NPG rezoning request Z24-03
Date: Thursday, May 2, 2024 11:00:09 AM

[You don't often get email fro [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Thank you for your response and lesson on state trust land, Mr. Gleason. I believe you misunderstood my comment. I understand the land is not a preservation. However it is currently zoned as a suburban ranch. My statement was to preserve this zoning as a suburban ranch and not a development.

Thank you,
Adrianna Pruitt

> On May 1, 2024, at 9:38 AM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:
>
> Ms. Pruitt,
> Thank you for your comments. We will compile these with any other comments received and provide them in the staff report to the Planning Commission and City Council when the case goes before them so that they are aware of the public comment and any concerns. Should you have any questions please feel free to attend the neighborhood meeting on 5/15 at 6pm (see attached notice). Citizens will be able to come and hear additional information from the representative for Arizona State Trust Land and ask any questions as well as provide comments.
>
> With respect to the request to evaluate this area as a preserve rather than developable area, a common misconception regarding State Trust Land is that it is intended for preservation. The mission of state trust land is to "manage the States Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries." Meaning the intention of all state trust land is to one day proceed to auction for sale of the property which would then develop in accordance with the land use regulations in place at that time.
>
> Please let me know if you have any questions or if you would like to discuss this further.
>
> Thank you for your time.
>
> Cody Gleason, MBA, AICP
> Planning Manager
> 623-773-7645
> Cody.Gleason@peoriaaz.gov
>
> City of Peoria | Planning Department
> 9875 N. 85th Avenue, Peoria, AZ 85345
> Monday through Thursday, 7am to 6pm | Closed Friday
> Peoriaaz.gov/planning
>
>
> -----Original Message-----
> From: [redacted]
> Sent: Monday, April 29, 2024 10:56 PM
> To: Cody Gleason <cody.gleason@peoriaaz.gov>
> Subject: NPG rezoning request Z24-03
>

> [You don't often get email from [redacted]
>
> This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.
>
>
> Mr. Gleason,
>
> I received a notice in the mail of the state's intent to rezone the state trust land located along the 303 south of Lone mountain blvd. As a resident who's property sits adjacent to this land I would like to go on record to say I oppose the rezoning of this land.
>
> My family as well as friends and neighbors will be negatively impacted by this change. Not only will our property values diminish, so will our quality of life. Businesses will drive in increased traffic putting my children at danger, not to mention creating longer commutes for all residents. Furthermore changing land from a suburban ranch to planned community district allows for a vast number of possible businesses or housing projects to be complete with no input from established residents.
>
> We have beautiful desert spaces in the north Peoria area. I ask that you please consider preserving these rather than driving in more traffic.
>
> Thank you for your time and consideration.
> Adrianna Pruitt
> <Neighborhood Meeting Notice.pdf>

From: [redacted]
To: InetPlanning
Subject: North Peoria Gateway Zoning
Date: Tuesday, May 7, 2024 10:06:22 AM

[Some people who received this message don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I have received a letter on the proposed North Peoria Gateway Zoning project. How do I find out more information before the May 15th meeting? The information sent is not adequate for me to distinguish boundaries,

Thanks,
Liz Lucido

From: [redacted]
To: Cody Gleason
Subject: Concerns for North Peoria Gateway case Z24-03
Date: Wednesday, May 15, 2024 3:20:53 PM

You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To Whom It May Concern,

I received a letter in the mail with regarding zone proposals for the "North Peoria Gateway" area. I have lived in the Dos Rios neighborhood for the last 5 years and recently finished building a new home in the rural-43 area north of Hatfield Road and east of 117th. I wanted to share some concerns with the zoning proposals in the southern parts of the proposed plan. The two areas that I have concerns with are the land between the 303 and 117th Ave listed as "Mixed use village center/employment (20 DC/AC)" and the between 117th Ave and 115th Ave listed as "Traditional/Suburban (2-12 DU/AC)". I do not think that we need to have businesses/commercial space beside an already existing single family neighborhood. A majority of the 'mixed use village' space that is being proposed is further north and adjacent to blank land that does not run alongside an existing neighborhood. The Dos Rios and Crossriver are quiet, predominantly young families that do not want more traffic and noise congesting 117th Ave. I was happy to see the land between 117th Ave and 115th Ave listed as "Traditional/Suburban (2-12 DU/AC)". My concern was that dwelling units were listed up to 20 per acre. There is currently a neighborhood of duplexes being constructed east of 117th and south of Happy Valley Road. This is a logical placement for a higher density development as all the additional traffic will be off the major mile avenue of Happy Valley Road. Placing a high-density development that is 20 dwelling units per acre will bring the extra traffic down 117th and closer to the low-density family neighborhoods. I am hoping that these concerns will encourage these areas to be zoned for a lower density, single family developments or as rural residential development and allow the business and commercial space the remain west of the 303 and further north. This would allow the existing southern neighborhoods to remail quiet and uncongested while all the traffic for the business and commercial spaces would funnel off the 303 and not next to single family homes. I would greatly appreciate if these concerns could be taken into consideration before any final decisions are made.

Thank you,

Maerin Mackey

From: [redacted]
To: Cody Gleason
Subject: Re: Reasoning Request. Z24-03
Date: Thursday, May 16, 2024 9:12:56 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Mr Gleason
First I missed the meeting last night because i was in DellWebb hospital. The land along 115th from Happy Valley north is a narrow slice of land developing that land would only bring more traffic to our small country community . We all are on well and septic and I am sure that it would be necessary to install sewers , water, lighting and fire hydrants . And I believe the 1600 acres is within Peoria boundaries, why does Peoria need that land development , what kind do we the people of has it been purchased on a shake hand .
Dennis Kub
Sent from my iPhone

> On May 16, 2024, at 6:57 PM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:
>
> Mr. Kub,
> I was going through the case file and could not find the response to your email below. I apologize if that never went through.
>
> In case the response did not get sent I wanted to address your question and apologize for any delay.
>
> There is a portion of the project that is not currently in the City (approximately 460 acres), and a portion of the project that is already within the City limits. Please see the attached map for reference to where the boundary is within the project for the area that is currently located in the City is versus the area of the project that is located within Maricopa County currently. The companion annexation case would modify the jurisdictional boundary so that the entire area would then be located within Peoria. Please let me know if you have any other questions, and I again apologize if you did not get a response previously as I thought I had responded.
>
> Thank you for your time.
>
> Cody Gleason, MBA, AICP
> Planning Manager
> 623-773-7645
> Cody.Gleason@peoriaaz.gov
>
> City of Peoria | Planning Department
> 9875 N. 85th Avenue, Peoria, AZ 85345
> Monday through Thursday, 7am to 6pm | Closed Friday
> Peoriaaz.gov/planning
>
>
> -----Original Message-----
> From: [redacted]
> Sent: Wednesday, April 24, 2024 2:33 PM
> To: Cody Gleason <cody.gleason@peoriaaz.gov>
> Subject: Re: Reasoning Request. Z24-03
>
> [You don't often get email fro [redacted]

>
> This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.
>
>
> Mr. Gleason, are you telling me that the area / site are within Peoria ??? Or is Peoria trying to annex that land, the vicinity map that was sent out is not very clear.
> Dennis Kub
> Sent from my iPhone
>
>> On Apr 24, 2024, at 12:37 PM, Cody Gleason <cody.gleason@peoriaaz.gov> wrote:
>>
>> Mr. Kub,
>> Thank you for your comments. We will compile these with any other comments received and provide them in the staff report to the Planning Commission and City Council when the case goes before them so that they are aware of the public comment and any concerns. Should you have any questions please feel free to attend the neighborhood meeting on 5/15 at 6pm (see attached notice). Citizens will be able to come and hear additional information from the representative for Arizona State Trust Land and ask any questions as well as provide comments.
>>
>> I wanted to provide some clarification on a couple of items identified in your email. The subject proposal would be to provide a master plan for the area in question so that there is a cohesive development pattern within the City. The QT gas station and the multi-family that is currently under construction at approximately 115th Avenue and Happy Valley Parkway is not located within the City. These parcels received approval and are being developed outside of the City limits within Maricopa County.
>>
>> Thank you for your time.
>>
>> Cody Gleason, MBA, AICP
>> Planning Manager
>> 623-773-7645
>> Cody.Gleason@peoriaaz.gov
>>
>> City of Peoria | Planning Department
>> 9875 N. 85th Avenue, Peoria, AZ 85345
>> Monday through Thursday, 7am to 6pm | Closed Friday
>> Peoriaaz.gov/planning
>>
>>
>> -----Original Message-----
>> From: Dennis Kub [redacted]
>> Sent: Tuesday, April 23, 2024 7:12 AM
>> To: Cody Gleason <cody.gleason@peoriaaz.gov>
>> Subject: Reasoning Request. Z24-03
>>
>> [You don't often get email from [redacted]
>>
>> This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.
>>
>>
>> As a resident of the area I am disgusted with governments land grab. We moved to the area to get away from uncontrolled developers that only care about making millions for themselves and the city. We love the area the way it is. The city already placed a gas station on the corner of 115th & Happy Valley which will turn into a drug deal location be access to the 303 freeway. Included in the area development a large apartment complex is being jammed into a small area. When will the uncontrolled development stop and the wants of the people are heard. STOP THIS DESTRUCTION OF OUR NEIGHBORHOOD.

>> Dennis Kub
>> Sent from my iPhone
>> <Neighborhood Meeting Notice.pdf>
>
> <Pages from PCD-STANDARDS AND GUIDELINES REPORT-2024-03-20 (3).pdf>

From: [redacted]
To: Cody Gleason
Subject: RE: Concerns for North Peoria Gateway case Z24-03
Date: Thursday, May 16, 2024 11:53:31 AM

You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I was able to attend the neighborhood meeting and I honestly found it frustrating. Ms. Oberholtzer, who ran the meeting stated that the southern zones including DU4 and DU3 were where their firm is focusing the business and commercial development and even went as far to state that they were going to "stack up" businesses in the southern zones as opposed to the northern zones. When concerns were brought forward about the DU4 and DU3 zones already being surrounded by predominantly low-density residential homes, Ms. Oberholtzer stated that "the 303 is an economic corridor", inferring that we should expect more business and commercial. I understand that the 303 is a major road designed to accommodate for high traffic, but every freeway has sections that are largely residential spaced between areas for commercial use. As I already stated, the DU3 area is already filled with predominantly low-density residential homes and are bordering areas zoned as RU-43. These rural areas are filled with individuals that value their space and do not want to have businesses pushing into their backyards. These rural homeowners also have concerns regarding their wells. If the area becomes over developed these privately owned and funded wells may run low and require expensive redrilling. There are also concerns about the additional traffic that along 117th with commercial development. Residents do not want to be forced to combat the additional commercial traffic. The zones further north (DU2 and DU5) have nothing bordering them but additional blank land. This area is better suited for business and commercial development away from the rural homes and subdivisions. It still borders the 303 to create an 'economic corridor' without infringing upon existing homes and families. Pushing the commercial development further north would allow the land in zone DU3 to fill in with more low-density homes and allow the current homeowners to continue to enjoy their peaceful, low traffic neighborhoods.
I would greatly appreciate if these concerns could be passed on to the zoning department and City Council. I am happy to email the city council myself, if needed. I hope that the City Council is willing to listen and accommodate to the current resident's opinions and wishes before blindly 'stacking up' businesses where they are not needed.

Thank you,
Maerin Mackey

From: Cody Gleason <cody.gleason@peoriaaz.gov>
Sent: Wednesday, May 15, 2024 5:15 PM
To [redacted]
Subject: RE: Concerns for North Peoria Gateway case Z24-03

Ms. Mackey,
Thank you for reaching out regarding this proposal. It sounds like you received the notification letters, but just in case you did not already, I have attached the neighborhood meeting notification for tonight's meeting at 6pm at the Westwing HOA Community Center. I will provide your comments to the applicant and include it as a part of my report to the Planning and Zoning Commission and City Council so that they are aware when this goes to hearing. I will also add you to the interested parties list so that you are notified of any events occurring for this case. Please let me know if you have any questions.

Thank you for your time.

Cody Gleason, MBA, AICP
Planning Manager
623-773-7645
Cody.Gleason@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning

From: [redacted]
Sent: Wednesday, May 15, 2024 3:21 PM
To: Cody Gleason <cody.gleason@peoriaaz.gov>
Subject: Concerns for North Peoria Gateway case Z24-03

You don't often get email from [redacted]
⚠ ⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠ ⚠

To Whom It May Concern,

I received a letter in the mail with regarding zone proposals for the "North Peoria Gateway" area. I have lived in the Dos Rios neighborhood for the last 5 years and recently finished building a new home in the rural-43 area north of Hatfield Road and east of 117th. I wanted to share some concerns with the zoning proposals in the southern parts of the proposed plan. The two areas that I have concerns with are the land between the 303 and 117th Ave listed as "Mixed use village center/employment (20 DC/AC)" and the between 117th Ave and 115th Ave listed as "Traditional/Suburban (2-12 DU/AC)". I do not think that we need to have businesses/commercial space beside an already existing single family neighborhood. A

majority of the ‘mixed use village’ space that is being proposed is further north and adjacent to blank land that does not run alongside an existing neighborhood. The Dos Rios and Crossriver are quiet, predominantly young families that do not want more traffic and noise congesting 117th Ave. I was happy to see the land between 117th Ave and 115th Ave listed as “Traditional/Suburban (2-12 DU/AC)”. My concern was that dwelling units were listed up to 20 per acre. There is currently a neighborhood of duplexes being constructed east of 117th and south of Happy Valley Road. This is a logical placement for a higher density development as all the additional traffic will be off the major mile avenue of Happy Valley Road. Placing a high-density development that is 20 dwelling units per acre will bring the extra traffic down 117th and closer to the low-density family neighborhoods. I am hoping that these concerns will encourage these areas to be zoned for a lower density, single family developments or as rural residential development and allow the business and commercial space the remain west of the 303 and further north. This would allow the existing southern neighborhoods to remail quiet and uncongested while all the traffic for the business and commercial spaces would funnel off the 303 and not next to single family homes. I would greatly appreciate if these concerns could be taken into consideration before any final decisions are made.

Thank you,

Maerin Mackey

From: Daniel Murillo
To: Cody Gleason
Subject: Fwd: North Peoria Gateway rezoning
Date: Monday, May 20, 2024 6:47:18 AM

Hi Cody,

Cm Shafer asked me to forward this resident comment as an fyi only.

Thank you,

Daniel Murillo
Council Assistant
623-773-7608

From: Brad Shafer <brad.shafer@peoriaaz.gov>
Sent: Saturday, May 18, 2024 12:28 PM
To: Paula Coombs [redacted]
Cc: Daniel Murillo <daniel.murillo@peoriaaz.gov>
Subject: Re: North Peoria Gateway rezoning

Paula,

Thank you for the email.

Daniel, can you please make sure Mrs. Coombs feedback makes in the Planning Commission and Council packets.

Thanks.

Councilmember Brad Shafer
Mesquite District

From: Paula Coombs [redacted]
Sent: Saturday, May 18, 2024 11:29:09 AM
To: Brad Shafer <brad.shafer@peoriaaz.gov>
Subject: North Peoria Gateway rezoning

> You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hi Mr Shafer,
Thank you for all that you do four our community.

Please pass along the displeasure citizens in the adjacent communities have with the proposed zoning changes related to Z24-03.
https://www.facebook.com/share/p/HQPDe5V4Uwv2k5ox/?

I chose to send my notification to you, instead of Cody Gleason, so that the information goes directly to the decision makers. Cody is a wonderful man and great employee, but he can only do what the people above him allow him to do.

City of Peoria is proposing a large rezoning for this area. The 'North Peoria Gateway' project is case number Z24-03. The zone near the Dos Rios neighborhood is proposed to be zoned commercial up to 20 dwelling units per acre and residential up to 12 dwelling units per acre. I personally don't want all that all that congestion near low-density homes. There is plenty of space further north for commercial development away from subdivisions. If you have concerns you can email Cody Gleason in the zoning department at Cody.Gleason@peoriaaz.gov. They are required to submit all written concerns to the City Council before approval.

PS, we oppose the airport also. Thank you for your work to prevent Mr Beck from steamrolling that project through.

Thank you,

Paula Coombs
[redacted]

From: webmaster@peoriaaz.gov
To: InetPlanning
Subject: NEW Public Comment on Development
Date: Monday, June 10, 2024 10:07:01 PM

A new entry to a form/survey has been submitted.

Form Name:	Planning - Public Comment Form
Date & Time:	06/10/2024 10:06 PM
Response #:	39
Submitter ID:	82780
IP address:	98.165.247.244
Time to complete:	38 min. , 42 sec.

Survey Details

Page 1

1. Name
Lorie Bowlin Friedmann

2. Phone Number
[redacted]

3. Email Address
[redacted]

4. Project Name
Not answered

5. Project Case Number
Not answered

6. Project Location
Not answered

7. Please provide your feedback on this project:
Good Evening,
I would like to comment to discuss my concerns about the General Plan Amendments to purchase land from AZ Land Trust to also include a proposed Airport and Industrial Park, etc

I oppose this proposal and plan and listed are some of my concerns.
Firstly, an Airport is not needed when Deer Valley Airport is so close, as well as, further east is the Scottsdale Airport.

Secondly, I am very concerned about the airspace traffic and noise as its flight path could be over or near my home in Westwing. Luke AFB has priority of this airspace and I fully understand their maneuvers.
Thirdly, how this development will impact our desert, and all inhabitants, depletion of natural resources, especially water and the effects on Lake Pleasant Recreational Park , etc.
Fourthly, I am a tax payer and do not want an increase in my taxes to fund a project of this endeavor and multitude. I do not see it generating the revenue that we're being told. If anything, my property will be devalued and taxes increased. Also, The Feasibility Study that took place did not get any public input or survey its investigation.
In conclusion, I vehemently oppose the North Peoria Gateway, Peoria Innovation Core, AZ Land Trust Purchase all within the General Plan Amendments. The are other far more community projects that will provide fantastic reasons for living the our best lives in Peoria, such as, continuation of downtown renovations, public park improvements, and a possible trauma hospital.
Thank you for allowing me to voice my opinion.
Sincerely, Lorie A Bowlin Friedman

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: [redacted]
To: Cody Gleason
Subject: North Peoria Gateway
Date: Saturday, August 31, 2024 2:50:05 PM

> You don't often get email from [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

My husband and I live Northlands. We are totally against this rezoning.
Nancy and Nick Thurnes

Yahoo Mail: Search, Organize, Conquer

From: [redacted]
To: Cody Gleason; coberholtzer@bfsolaw.com; Brad Shafer
Subject: Rezoning
Date: Tuesday, September 3, 2024 11:08:15 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Cody and Carolyn, Brad

My email that I started to you got sent before I had finished simply by a wrong keystroke.

This is the front end of the email as I started the last week of August.

Ironically, I received an email from Cody this morning. Thank you

I have previously emailed you with my concerns of the upcoming zoning changes to seek a "Master Plan" to guide the development of the property upon auction.

When my wife and I purchased our property in Trilogy in 2016, we fell in love with the area of the desert, small retail development, and the roadway access of SR 303. Since that time period, North Pointe, Vistancia, Mystic, Ridgeway Road, and ElMirage Road areas have exploded with housing growth. The roads are carrying more and more residential traffic along with the construction traffic. REASONABLE sustainable, planned growth can and should be looked at carefully.

The plans to rezone the areas of approximately 1,620 acres of land along SR 303, parts west Vistancia Blvd. north of Jomax Road. The PCD contemplates a mix of residential, commercial, **AND BUSINESS PARK / EMPLOYMENT LAND USE TYPES.** This is the part of the rezoning that I have an issue with. I have looked at the Arizona zoning and the definition of the Business Park / Employment land use types. The definition that I found is as follows; Types of Uses: Common uses include corporate offices, research and development facilities, light industrial operations, warehouses, and distribution centers. Retail and service businesses that support the primary employment uses may also be included. Once this is approved it will be very difficult to take back. Offices, R&D facilities, are fine, but warehouses and distribution centers? One look along SR 303 from Bell road south tells me what distribution centers can look like. And then there are warehouses. We have all seen the good, the not so good, and the bad, and the ugly. It is so easy on the front end to say that it will never happen, but once it starts it is so hard to stop it.

Before moving to Peoria, we had visited friends who lived in North Scottsdale. I found it interesting that they had some serious zoning going on especially with signage. How much of that is overkill? But as you drive up North Scottsdale Road you can see what a beautiful community it is and how well things have been planned out.

This area here at one point was to have an additional 18 hole golf course which would have been a huge asset for green spaces but that has been nixed for

development of more homes and apartments. Realestate land values are more profitable when built on than when turned into a golf course.

Kroger Corporation is building a large complex at El Mirage and Lone Mountain Pkwy and the new American Leadership Academy being built across the street from the Vistancia neighborhood. Everyone just loves **DRIVING** their children too and from school. What a traffic snarl that is going to cause at least twice daily.

Recently it was announced that Amkor was building a facility in and around the Lone Mountain Parkway area. This facility has been touted that it will eventually employ 2,000 people. That amount of employee traffic plus supply and distribution truck traffic will only cause more traffic headaches for local residences.

Why is this zoning request to place these types of businesses so close to established homes being done? There is so much land available on Lake Pleasant Pkwy, south of
SR 303 towards Paloma Park? There is all of this open land with no residential homes in that area that could be used for business development. After that area was established as a business park anyone wanting to build living units and in that area would know who their neighbors are or would be.

The roads of Happy Valley / Vistancia,Blvd., not so much Jomax currently but Lone Mountain parkway are the only roads into the communities that I had listed above. The busy Vistancia Blvd currently carries a huge amount of traffic that people tend to use as a speedway. Additional development will only add to this issue.

It seems that this process of rezoning goes through the process and the motions and then the next thing it is a done deal.

I will attempt to attend both sessions for the Public hearing on this zoning request.

Thanks to all of you for taking the time to view my concerns.

Dave Laher
[redacted]

Virus-free.www.avg.com

From: [redacted]
To: Cody Gleason; coberholtzer@bfsolaw.com
Subject: Public Hearing Information
Date: Tuesday, September 3, 2024 10:11:08 AM

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Cody, Carolyn

I have previously emailed you with my concerns of the upcoming zoning changes to seek a "Master Plan" to guide the development of the property upon auction.

When my wife and I purchased our property in Trilogy in 2016, we fell in love with the area of the desert, small retail development, and the roadway access of SR 303. Since that time period, North Pointe, Vistancia, Mystic, Ridgeway Road, and ElMirage Road areas have exploded with housing growth. The roads are carrying more and more residential traffic along with the construction traffic. REASONABLE sustainable, planned growth can and should be looked at carefully.

The plans to rezone the areas of approximately 1,620 acres of land along SR 303, parts west Vistancia Blvd. north of Jomax Road. The PCD contemplates a mix of residential, commercial, **AND BUSINESS PARK / EMPLOYMENT LAND USE TYPES.** This is the part of the rezoning that I have an issue with. I have looked at the Arizona zoning and the definition of the Business Park / Employment land use types. The definition that I found is as follows; Types of Uses: Common uses include corporate offices, research and development facilities, light industrial operations, warehouses, and distribution centers. Retail and service businesses that support the primary employment uses may also be included. Once this is approved it will be very difficult to take back. Offices, R&D facilities, are fine, but warehouses and distribution centers? One look along SR 303 from Bell road south tells me what distribution centers can look like.

Virus-free.www.avg.com

From: [redacted]
To: Cody Gleason
Subject: Re: North Peoria Gateway NPG Rezoning Case Z24-03
Date: Tuesday, September 3, 2024 7:35:03 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Mr. Gleason because of my health issues I cannot attend the meeting but I would like to say that I believe the state and the city of Peoria have been working on this together and the people have no say in the outcome. Thanks for keeping me updated, the way things are going I am glad I am 80.
Dennis
Sent from my iPhone

> On Sep 2, 2024, at 8:47 PM, Cody Gleason <Cody.Gleason@peoriaaz.gov> wrote:
>
> All,
> You are receiving this email because you provided comments or questions regarding the above referenced case for North Peoria Gateway rezoning case Z24-03, and as a result you were placed on the Interested Parties list. The latest version (3rd submittal) of the application materials can be found on the City's website through this link.
>
> Please note that the case is scheduled to go to the Planning and Zoning Commission for a public hearing on **September 19, 2024 at 6:00pm**, followed by a City Council hearing to be held on **October 15, 2024 at 6:00pm**. Both meetings will be held in the City of Peoria City Council Chambers at 8401 W. Monroe St. Peoria, AZ 85345.
>
> The subject site is owned by the Arizona State Land Department (ASLD). The proposed zoning application for the subject site seeks to zone (position) the property for a future state land auction. There is no state land auction planned at this time. The Arizona State Land Department is the single largest landowner in the State of Arizona. Their mission is to "manage the State's Land Trust and to generate maximum revenues, through prudent planning decisions for the beneficiaries". As such ASLD is seeking to rezone the property prior to any future contemplated auction in order to establish the land use parameters of any future development.
>
> The rezoning request would change the zoning district for the subject site from

City of Peoria Suburban Ranch SR-43 to Planned Community District (PCD) Zoning District. The proposed zoning would seek to align with many of the standard zoning districts within the City of Peoria, with the goal of accommodating a future master planned development. For more information on the proposed rezoning please review the link provided above of the North Peoria Gateway Standards and Guidelines Report.

There is a companion annexation case (ANX24-01) which is for the annexation of approximately 460 acres of the subject site that is not currently located within the City limits. The annexation must precede the proposed zoning effort. This annexation does not seek to annex any areas outside of property that is owned Arizona State Trust Land.

Please let me know if you have any questions regarding the case or the upcoming proceedings.

Thank you for your time.

Cody Gleason, MBA, AICP
Planning Manager
623-773-7645
Cody.Gleason@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning

From: [redacted]
To: Cody Gleason
Cc: Jennifer Crawford; Bill Patena; Michael Finn; Denette Dunn; jon.edwars@peoriaaz.gov; Brad Shafer; Peoria Mayor; Lorie Dever
Subject: North Peoria Gateway
Date: Wednesday, September 4, 2024 3:12:45 PM

Some people who received this message don't often get email from [redacted]

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Good Afternoon Mr. Gleason,

I am writing in against North Peoria Gateway becoming a heavy/large industrial area, similar to the proposed AMKOR development. I live in Vistancia and have lived my entire life in North Peoria (I can remember when JD Campbel was in the middle of nowhere, and we still had a few minutes to drive to get to my parent's land), and part of the reason my husband and I chose to raise our family in North Peoria; specifically Vistancia was the desert landscape and the slower pace of life. Most residents of Vistancia/Trilogy/Blackstone specifically chose this area due to the different pace of life. We understood that we would be driving a few more minutes to have a desert landscape and trails and to not be surrounded by an industrial setting. If we wanted this, we would have lived closer to the 101 or downtown. It was important for us to raise our children in an area similar to what we both grew up in (as my husband is a Peoria native as well), where we are comfortable with them playing in the parks and streets. If more heavy industry is added, our comfort for our family will be in jeopardy and cause us to evaluate if living in Peoria is something we want to continue to do.

Vistancia needs the infrastructure to handle this type of development. Every day I commute to work and my children's school, and I am stuck at the intersection where Vistancia meets Happy Valley, where all the traffic from Suprise and further west takes 163rd to Happy Valley, causing extreme delays starting at 0630 and does not calm down until around 0900 every morning, and similar is experienced during drive home times. We cannot add heavy industrial traffic to this area that is already at an influx due to our neighbors further west using Vistancia Blvd and Happy Valley as a significant route for their commutes.

While I understand that development needs to happen, heavy industry, AMKOR-like developments are unnecessary for a master-planned residential area. There are other areas that are not developed closer to the 303 and Lake Pleasent, where this development can be added without affecting existing homeowners like myself and my family.

While I understand that the decision is not up to you but up to the council members who are included in this email, I hope that consideration is given to what the residents of this area truly want. From the conversations that I have had with neighbors, we understand that change will happen, but we want to have a seat at the drawing board and our voices heard about these proposed changes, as they will affect our quality of life the most.

Thank you for your consideration,

Dr. Stephanie Herrick Kays

From: Lorie Dever
To: Cody Gleason
Subject: FW: Rezoning Case Z21-08, NPG, 5 North, Airport
Date: Monday, September 9, 2024 8:56:50 AM

FYI… This was received in addition to the email sent to P&Z via inetplanning email.

From: [redacted]
Sent: Saturday, September 7, 2024 11:52 AM
To: Jennifer Crawford <Jennifer.Crawford@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; City Clerk <Cityclerk@peoriaaz.gov>; Peoria Mayor <Mayor@peoriaaz.gov>; Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Rezoning Case Z21-08, NPG, 5 North, Airport

Some people who received this message don't often get email from [redacted]. Learn why this is important

⚠⚠This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.⚠⚠

Council members,

I watched the 9/5/24 Zoning meeting and was pleasantly surprised the commission denied the high-density rental apartments (Rezoning (Case Z21-08) being proposed off of Lake Pleasant Parkway and Jomax next to custom homes, churches and schools. The commission cited the concerns of many residents who wrote in, attended meetings and spoke out who do not believe that location is the best FIT and had legitimate concerns regarding density, traffic, congestion, over-population in schools, and decrease in home values.

I ask that the council respects other communities such as Vistancia who have similar concerns with semiconductor or other industrial/manufacturing type facilities so close to residential communities such as what is planned for 5 North, NPG and the airport all within or just a few miles from Vistancia.

Peoria can create a diversity of housing and economic development without jeopardizing existing neighborhoods and the reasons we chose Peoria as our home.

Respectfully,
Doreen Power
Peoria Resident

From: Lorie Dever
To: Cody Gleason
Cc: Chris Jacques
Subject: FW: Opposition to Industrialization of Vistancia
Date: Monday, September 9, 2024 3:53:44 PM

FYI...

Lorie Dever
Deputy Director
623-773-5168
lorie.dever@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | Closed Friday
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-----Original Message-----
From: [redacted]
Sent: Monday, September 9, 2024 3:47 PM
To: Jennifer Crawford <Jennifer.Crawford@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; City Clerk <Cityclerk@peoriaaz.gov>; Peoria Mayor <Mayor@peoriaaz.gov>; Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Opposition to Industrialization of Vistancia

[Some people who received this message don't often get email from [redacted]

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Peoria City Council,

I am in opposition of the industrialization of the Vistancia area, the Five North project, and the North Peoria Gateway (NPG). In addition, I am opposed to putting an airport/airpark in North Peoria.

I feel misled and deceived by the developer of Five North and those in city government who are planning on bringing this industrialization to our area. Originally claiming that Five North will be retail, restaurants, and office space with the look and feel of Scottsdale's Kierland Commons, it now has been turned into an advanced packaging and manufacturing area. I'm learning that in addition to Amkor, Hyperion will be constructing a large facility. I feel it is not the best fit for the Vistancia area. It would be much better suited on the 303, closer to the TSMC campus, within Peoria city limits. I support the semiconductor industry as it relates to national security. I think the city should spend the time to work with state and federal entities to build the infrastructure on alternative sites that do not impact existing residential communities.

Vistancia residents care deeply about our community and enjoy our desert vista. I know change is inevitable, however, industrializing and making Vistancia a semi-conductor fabrication and manufacturing hub is not what we want for our area. My concerns are about traffic congestion, environmental, water resources, decrease in home values, and the esthetics of the area.

Sincerely,
Cindy Kaminski

From: Lorie Dever
To: Cody Gleason
Subject: FW: Concerns
Date: Wednesday, September 11, 2024 5:49:43 PM

FYI...

Lorie Dever
Deputy Director
623-773-5168
lorie.dever@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue Peoria, AZ 85345
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-----Original Message-----
From: [redacted]
Sent: Wednesday, September 11, 2024 5:22 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Re: Concerns

[You don't often get email fro [redacted]

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Thank your for your reply.

I am concerned and opposed to the rezoning efforts related to the NPG project to include more industry there.

> On Sep 9, 2024, at 2:27 PM, Lorie Dever <Lorie.Dever@peoriaaz.gov> wrote:
>
> Dr. Paciorek,
>
> Communication received from residents are placed in the applicable case file and forwarded to Planning Commission and/or City Council for their consideration once the case moves forward to the public hearing stage. Please know that the land use authority, or "decision body", for rezoning cases in Peoria is ultimately the City Council.
>
> So that I may forward this email to the correct planning project manager for this case, do you happen to know the project name, location or additional details which may assist me in this regard?
>
> Regards,
> Lorie
>
> Lorie Dever
> Deputy Director
> 623-773-5168
> lorie.dever@peoriaaz.gov

>
> City of Peoria | Planning Department
> 9875 N. 85th Avenue Peoria, AZ 85345
> Monday through Thursday, 7am to 6pm | Closed Friday
> Peoriaaz.gov/planning
>
>
>
> -----Original Message-----
> From: [redacted]
> Sent: Monday, September 9, 2024 12:27 PM
> To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
> Subject: Concerns
>
>
> Dear Lorie Dever,
>
> I am a resident of Vistancia and it has come to my attention that rezoning for further industrial building is possibly in the works for our community.
>
> As a representative of my area, I'd like you to know I am opposed to not only the current project (Amcor) which was snuck in, but any future industrial business moving into our community.
>
> New development is welcome just not industrial or an airport. We were promised more shops and restaurants and this is what we need , not industry. I'd rather keep our beautiful open space than pollute our environment with industry. Not to mention possible environmental issues, negative property value impact (and likely subsequent property tax revenue decrease to the city) and increased traffic with large trucks hauling industrial materials. This will tax our roads and clog our streets which are not designed for this. Industry can go many other places so why put it right in our beautiful residential neighborhood?
>
> I never would have chosen to purchase our retirement home here if I'd known this would be happening.
>
> Please use your voice and influence to stop this unwanted
> Rezoning to allow industry and unwanted airport. I'd like to see more lifestyle options and amenities for entertainment, recreation, medical, shopping and dining. This is what our community wants and needs, not industry.
>
> Please use your voice to represent the many residents who are opposed. Also needed is more transparency so we are not continuously blindsided by unilateral mayoral decisions.
>
> Respectfully submitted,
> Dr. Staci Paciorek