

# Exhibit 5

## PROJECT NARRATIVE MINOR GENERAL PLAN AMENDMENT CASE GPA24-07

Peoria Residential, Northeast corner of 87<sup>th</sup> Avenue and Northern Avenue  
Request: Minor General Plan Amendment changing the Land Use Designation from Traditional Residential (2-5 DU/AC) to Urban Residential (12+ DU/AC) for approximately 4.8 acres

1. Provide a brief description and reason for the requested change. Provide supporting data.

The request is to change the land use designation of approximately 4.8 acres from Traditional Residential (2-5 DU/AC) to Urban Residential (12+ DU/AC). The subject property is a long narrow parcel that fronts on the north side of Northern Avenue and the east side of 87<sup>th</sup> Avenue. Its north-to-south dimension is approximately one-quarter mile and its east-to-west dimension is approximately 165 feet comprising approximately 4.8 gross acres. Its current zoning district is C-1 Convenience Commercial, which was approved by the Peoria Mayor and Council Members 40 years ago in 1984. Initially, it was part of an approximate 10-acre parcel zoned C-1 Convenience Commercial. The east half of the larger parcel is developed with a K-12 Brighton Charter School comprised of 16 buildings with playgrounds, parking, and internal access roadways. Directly east of the Brighton Charter School is a StorAmerica Self Storage Facility.

Across 87<sup>th</sup> Avenue to the west is the 25-year-old Summersett Village R1-6 subdivision. This is a community consisting of tract homes ranging in size from 1,250 square feet to 1,500 square feet. There are 15 homes in the subdivision which back onto 87<sup>th</sup> Avenue, together with a six-foot masonry fence, a landscaped greenbelt, curb, and sidewalk.

The City of Peoria requires the dedication of the east one-half of the 87<sup>th</sup> Avenue collector street consisting of 35 feet and an adjacent public utility easement of 8 feet. Mirroring the homes in the R1-6 Summersett Village across 87<sup>th</sup> Avenue, there would be space available on the subject site to develop approximately 16 R1-6 residences. This subdivision design standard would not allow direct driveway access for the 16 homes to 87<sup>th</sup> Avenue. This would require a 15-foot-wide driveway frontage road with controlled access to 87<sup>th</sup> Avenue. These requirements would reduce the 165-foot depth of the site by 58 feet, leaving a development parcel of approximately 107 feet deep which fronts on a collector street and backs onto the Brighton Charter School. Considering the cost of improving 87<sup>th</sup> Avenue with asphalt paving, concrete curb, gutter, and sidewalk, together with landscaping and adding in the cost of the 15-foot frontage road and the undergrounding of power lines, allocating these substantial costs among 16 homes would be substantial and impractical for a residential builder. See letter dated March 10, 2025 from Universal Homes, Inc. which is attached hereto.

2. If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).

Existing General Plan Designation: Traditional Residential (2-5 DU/AC)  
Proposed General Plan Designation: Urban Residential (12+ DU/AZ)

3. In what way does the existing plan inadequately provide suitable alternatives for this request?

Traditional Residential would allow for approximately 16 homes to be developed on a long, narrow strip of land, sandwiched between a collector street on the west and a K-12 charter school to the east. However, due to the small size, unusual shape, and the extra cost for widening 87<sup>th</sup> Avenue, the site would not be attractive to a Traditional Residential builder. It would not create an integral neighborhood or a sense of community for its residents. Whereas this small and narrow site is ideally suited for the development of 72 apartment homes with a resort-style swimming pool and outdoor BBQ area, together with two pickleball courts, and bicycle racks which will bring together a compact community with connectivity.

4. How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.

This amendment is not expected to affect neighborhood property values. The Massachusetts Institute of Technology Center for Real Estate published a report in April 2005 regarding the affects of mixed income, multi-family rental housing developments on single-family housing values. Attached is a copy of the report. The study was conducted in 7 municipalities in the Greater Boston area. In each study area, multi-family homes, each with an affordable housing component, were constructed in an established single-family neighborhood. The home values for the single-family neighborhoods over the study period of time were compared to home values in established single-family neighborhoods with no multi-family housing developments. The results in all 7 case study towns concluded that the introduction of large-scale, high-density mixed income rental developments in single-family neighborhoods does not affect the value of surrounding homes.

A more recent study published February 2021 by the University of Utah studied the impact of high-density apartments on surrounding single family home values in suburban Salt Lake County. The study found that there was no negative impact on values on single family homes located near high-density apartments. Rather, the study revealed that the median value of single family homes located in ¼ mile of new apartment construction realized 1.4% more in annual price appreciation than those located further away. A copy of the University of Utah's study is attached hereto.

The subject project consists of 72 apartment homes with no affordable housing component. Based on the MIT and University of Utah Studies, the 72 apartment units will not affect the values of the Summersett Village subdivision homes.

5. How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.

The proposed apartment homes will provide a compatible transition from the commercial zoned parcels to the east of the parcel and to the single-family subdivision to the west. The subject site, after deducting the dedicated right-of-way for 35 feet of 87th Avenue and 8 feet for public utilities, results in 3.55 net acres, which is a 1/4 mile in length. Development

of this niche parcel of ground with 72 apartment homes will yield a compatible development pattern for the neighborhood.

6. How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.

The owner retained Elliott D. Pollack & Company to prepare a report of the economic and fiscal impact of a 999 70-apartment-home development on the City of Peoria. Attached is a copy of that report dated January 2024. During the construction timeframe, the project will create 190 jobs, and produce \$14.1 million in wages and nearly \$30.7 million in economic activity. The fiscal impact of construction on the City of Peoria would equate to \$366,300, broken out as follows:

<b><i>City of Peoria</i></b>	
Construction tax	\$197,000
Development Impact Fees	\$82,400
Use Tax	\$56,700
Secondary impacts from employees	
Spending sales tax	\$10,400
Property tax	\$16,300
State shared revenues	\$3,500
<b>Sub-Total</b>	<b>\$366,300</b>

The annual production of tax revenues to the City of Peoria is projected to be \$80,300, comprised of the following:

<b><i>City of Peoria</i></b>	
Property Tax	\$15,800
Sales tax	\$19,300
Utility Tax	\$3,900
Increased state shared revenue	\$37,500
Secondary impacts from employees	
Spending sales tax	\$1,100
Property tax	\$2,300
State shared revenues	\$400
<b>Sub-Total</b>	<b>\$80,300</b>

7. How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment, and recreational opportunities?

Due to the expansion of the computer chip manufacturing industry in Peoria, Buckeye, and Northern Phoenix, the City of Peoria will experience a growing demand from young professionals for accessible and affordable apartment living. The walkability and bikeability of the 4.8-acre site, two nearby parks and trail systems, and its proximity to a broad variety of shopping opportunities will be an overly attractive feature for young professionals to locate in Peoria. These attractive features will provide a secure niche of multi-family living to a predominantly single-family traditional neighborhood.

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater, and sewer systems?

There are existing water and sewer mains in 87th Avenue which are adequate to serve the needs of future apartment occupants. No significant infrastructure upgrades of existing public utilities are expected. The owner will dedicate 35 feet of right-of-way for the East half of 87th Avenue, which is a collector street. The owner will construct one additional travel lane, plus curb, gutter, and sidewalk. Peoria's official traffic count in 2024 for this segment of 87th Avenue is 1,863 (ADP). At the Northern Avenue frontage, the 2024 traffic count is 22,287 (ADP).

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.

The 72 apartment homes are expected to house between 5 and 10 school-aged children. Each of the two-bedroom homes could accommodate two school-age children. It is difficult to envision how many of the one-bedroom homes would be occupied by a 5-year-old child. In any event, the Brighton Charter School has total attendance of 325 children, aged K through 12. Cotton Boll Elementary School's total attendance for grades K through 8 is 785 children.

10. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?

The subject 4.8-acre site is characterized as a "Tier 1 Growth Area" by Peoria's General Plan. The site is available and appropriate to accommodate immediate infill development and related infrastructure, and municipal service expansions. The site is served by existing infrastructure and parks, trails systems, and all other municipal services. Peoria's "Smart Growth Vision" recognizes that infill development and increased densities in developed areas result in efficient utilization of land, more compact areas, and more efficient delivery of municipal services. Guiding new development to existing developed areas of the community also preserves and enhances the vitality of existing neighborhoods.

Housing affordability is determined by how much of a person's or family's income is used for housing costs. Homeowners and renters are considered "cost burdened" if they spend more than 30% of their income on housing. The impact of higher housing costs reduces disposable income, leaving less available for preventative medical treatment, food, and other necessities. Higher costs may also require residents to maintain multiple jobs, live in unsafe conditions, and pay higher transportation costs. As the affordability not only influences the overall community health, it can also significantly impact the City's economic vitality.

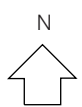
11. How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?

This amendment supports the overall intent of the General Plan by fostering sustainable development practices that emphasize walkability, connectivity, and the integration of diverse land uses. By aligning with the City's goals for active living and balanced development, this project represents an improvement to the existing plan and meets the needs of a growing community.

# General Plan Land Use Map:

Parcel Numbers:  
142-33-006X

Existing Land-Use: Vacant  
Proposed Land-Use: Urban Residential (12+ DU/Ac)



## Exhibit 5 - GPA Narrative