

# Resort Residences at Cibola Vista

## General Plan Amendment

Case No. GPA24-06

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1<sup>st</sup> Submittal: March 2024



WITHEY  
MORRIS  
BAUGH

Exhibit 7

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## **I. Introduction**

This narrative has been prepared to support a general plan amendment for the approximately 17.07 acre property located 162 feet east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive, Peoria, which is otherwise commonly known as a portion of Maricopa County Assessor's Parcel Numbers (APNs) 201-36-646C and 201-36-604 (the "Property"). This request is to amend the Land Use Map for the Property from a Traditional Residential (2.0 to 5.0 dwelling units per acre) designation to Urban Residential (12+ dwelling units per acre) in order to provide a framework for development of the Property as a high-quality multi-family community with ample open space (the "Project"). This request will run concurrently with a Major PAD Amendment request, submitted under separate cover.

As background, the Property is currently entitled under a PAD with an underlying Resort Commercial (C-2) designation, which permits a range of commercial uses—including resort timeshares—with building heights of up to four (4) stories and 48 feet. The Property functions as a transition site, positioned between a planned business park to the west (adjacent to Lake Pleasant Parkway), existing four-story resort commercial development to the north (across Pinnacle Vista Drive), and an established single-family community to the east.

The proposed site plan embraces this transitional role by providing a variety of housing product types and incorporating a step-down in building heights—from four (4) stories near the business park to two (2) stories along the eastern boundary adjoining single-family residential. In doing so, the project provides a compatible edge condition, with housing products and scale more closely aligned with a Suburban Residential designation (5.0 to 12.0 dwelling units per acre), even though the request is for an Urban Residential designation (12+ dwelling units per acre).

This approach allows the site to deliver multi-story, multi-family housing adjacent to the business park—where higher intensity is appropriate—while thoughtfully tapering down to lower-scale residential near the existing single-family neighborhood.

In addition to diversifying the area's housing options, the project introduces a context-sensitive land use transition from the arterial corridor and employment/commercial uses to the north and west toward the single-family neighborhoods to the east and south. This transition is reinforced through a meaningful combination of design and buffers, including a 150-foot-wide natural wash corridor and significant planned landscaping and screening.

## **II. Context / Location**

The Property is approximately 12.43 acres and is vacant, never developed property. It consists of an irregular geometry and it is encumbered by several significant easements,

including a 75-foot-wide drainage easement which runs along the east boundary of the Property, serving as a natural buffer to the surrounding neighborhood; and, a 30-to-60-foot-wide natural gas easement which runs along the west boundary. These easements limit opportunities for development of the Property, as evidenced by the long-time vacancy of the site. That said, the Property is an infill site that is well-positioned to support the desired use. The surrounding uses include:

<b>Direction</b>	<b>General Plan Designation</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Commercial	PAD – Resort Commercial C-2	4-Story Commercial Resort Timeshares
<b>Northeast</b>	Traditional Residential	PAD	Single Family Residential
<b>East (North)</b>	Traditional Residential	PAD	Single Family Residential
<b>East (South)</b>	Traditional Residential	PAD	Single Family Residential
<b>South</b>	Traditional Residential	PAD	Single Family Residential
<b>West</b>	Office and Local Commercial	PAD	Future Business Park

Notably, the Property is proximate to the future Amkor campus, which is forecasted to become Peoria’s largest employer and will package and test chips for major microchip manufacturers including TSMC and Apple Inc. Amkor will be located within approximately 2.5 miles (as the crow flies) of the Property and it is fully anticipated that additional housing opportunities and diversity of options will be needed to support this key employer, as well as TSMC and other proximate employers (existing and future). Accordingly, this request seeks to promote and provide a framework to increase housing diversity and housing options to support significant area employers.

**III. Development Proposal**

Ownership envisions development of the Property with a viable land use which will help fill a need for quality and diverse residential housing close to existing and future employment opportunities in the area, including those offered by the Taiwan Semiconductor Manufacturing Company (“TSMC”) and Amkor—both of which are located within a ten-minute drive of the Property—as well as other suppliers and existing and future employers in the area. Given the anticipated influx of high-paying quality jobs offered by Amkor, TSMC and other area employers, it is imperative that housing demand be met with highly amenitized, luxury multi-family living opportunities, commensurate with the anticipated market demand for the area. It is anticipated that, given the demographic of Amkor and TSMC employees, which is projected to include cohorts of recent college

graduates, there will be a high demand for luxury apartment living with a “lock-and-leave” lifestyle. The proposed community, as detailed below, will help fulfill the quality multi-family housing needs of the area. New residents will also support existing and future retail along Lake Pleasant Parkway, including within the Lake Pleasant Crossing Shopping Center and Towne Center.

The proposed development offers housing choices and options to accommodate a variety of lifestyles and transitions, from young graduates to retirees looking for a maintenance free, lock-and-leave lifestyle, ultimately providing residents with a wealth of options. Importantly, the proposed development is consistent with the scale of the existing four-story Cibola Vista resort.

Primary vehicular access to the community is proposed via Pinnacle Vista Drive. A secondary access is contemplated along the west boundary of the Property, which will provide access to Lake Pleasant Parkway via an access easement along the Redbird Road alignment.

Finally, as an extension of the Cibola Vista Resort & Spa, the architectural design vernacular of the proposed Project consists of high-quality design which will complement the existing architecture of Cibola Vista Resort.

**IV. General Plan Amendment Justification**

The City of Peoria’s General Plan Amendment Process Guide application requires detailed justifications for amendment requests, as outlined below.

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

The request is for a minor General Plan amendment from Traditional Residential to Urban Residential to allow development of a highly amenitized, resort-style multi-family community that has been thoughtfully planned in the context of surrounding land uses.

As described in Section II, the proposed site plan incorporates a building height “step-down” approach, with four-stories at the northwest corner of the Property, transitioning to two (2) stories along the eastern boundary adjacent to single-family homes. In addition, existing natural wash corridors provide meaningful physical buffers between the project and single-family residential to the east.

This request also responds to broader housing needs within the region and state. Arizona continues to experience a well-documented housing shortage, contributing to rising home prices and barriers to homeownership. In recognition of this issue, state lawmakers passed four (4) significant housing bills in the 2024 legislative session aimed at expanding housing supply and improving affordability. While this project represents a micro-level contribution, it directly adds new, high-

quality housing inventory in proximity to major employment growth areas, thereby supporting both local demand and statewide housing goals.

The City's General Plan reinforces this policy direction, noting that "housing supply can address affordability by providing a sufficient number of housing units to meet demand," which also enhances the viability of nearby commercial centers (p. 3-11). In this case, additional density within the Cibola Vista PAD will not only help address housing needs but may also support the successful development of adjacent commercial parcels as envisioned, introducing new amenities and services for the community.

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

The existing General Plan Land Use map designation is Traditional Residential , and the proposed General Plan Land Use map designation is Urban Residential.

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

The current Traditional Neighborhood General Plan designation does not adequately reflect the Property's existing entitlements, which already allow for four (4) story resort commercial development. As such, the designation does not account for the intensity and scale of uses that are already permitted on the site today.

The requested amendment more appropriately aligns the Property with its surrounding context by introducing a compatible land use transition from Lake Pleasant Parkway—a major transportation corridor and employment corridor—toward the lower-intensity single-family neighborhoods to the east.

It is also important to note that the site immediately west of the Property recently received City approval to amend its Urban Residential designation to Office and Local Commercial, allowing development of an approximately 40-foot-tall commercial/office park. That entitlement was consistent with the City's broader economic development goals, including "refocusing efforts on building up the economic footprint within the City, including along Lake Pleasant Parkway where the infrastructure is already in place to support commercial and employment development" (Evergreen Business Park Staff Report, pg. 4).

Within this context, Urban Residential uses remain appropriate in this area and the Property provides an appropriate transition and buffer between higher-intensity commercial and employment development and adjacent single-family neighborhoods. The proposed project embraces this transitional role by incorporating a step-down in building heights and a mix of housing products that functionally and practically mirrors a Suburban Residential pattern along the east

portion of the Property, while carrying the Urban Residential designation. This approach ensures compatibility with surrounding land uses, balances housing needs with the City's economic development objectives, and maintains the intended character for the area.

**4. How will this amendment affect property values and neighborhood stability?**

This amendment is not anticipated to negatively impact property values or neighborhood stability, as the proposal is consistent in scale with the larger Cibola Vista Resort & Spa and has been designed in a manner that is cohesive with development in the area. The Cibola Vista PAD area has been established with quality neighborhood design features and this proposal will further the design objectives of the PAD through incorporation of high-quality design and building materials, quality open space and amenities, trail and landscaping enhancements — including for screening and buffering. The proposed development will provide development certainty for the area, incorporating carefully planned development standards that are not otherwise required for the approved timeshare use that is approved today.

**5. How will this amendment contribute to compatible neighborhood patterns?**

The Property is part of the overall existing Cibola Vista Resort & Spa property today. The Resort is developed with four (4) story structures with similar units; the difference between the approved and proposed entitlement is that—rather than short-term stays—residents will lease longer term and contribute to and be a part of the overall community. With this proposal, careful planning ensures that appropriate buffering is provided, in addition to the approximately 150-wide wash corridor which separates the subject Property from existing residential uses to the east. In addition, as illustrated in **Figure 1** below, the proposed development contributes to compatible neighborhood patterns through use of a building step-down approach, which functionally limits the east portion of the site to a suburban product type, representing a traditional land use approach next to single-family residential uses. This requirement is incorporated into the companion PAD amendment. Figure 1 also identifies an area along the south portion of the development where vertical buildings and/or structures will not be permitted.

*[Left intentionally blank]*

Figure 1: Conceptual Land Use Exhibit



This site ultimately acts as a transitional buffer between a commercial business park to the west and single-family residential to the east.

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

This general plan amendment will provide a framework for housing opportunities to be created for residents of the City of Peoria and beyond, allowing additional “rooftops” of families that will spend their dollars within the City of Peoria. In addition to the additional tax base, other economic and fiscal benefits will benefit the City of Peoria due to development of the Project.

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

The 2040 General Plan outlines several goals and policies for growth. One of those goals is to balance land uses, including promoting a broad range of housing and lifestyle choices. The surrounding area is predominantly single-family residential, with very limited opportunities for households seeking alternative housing types. This project introduces high-quality multi-family living, meeting the needs of a broader range of residents—such as young professionals, employees of nearby industrial and commercial businesses, and older adults seeking to downsize—

which directly supports the City's goals for providing a broad range of housing (Section 3.8). The proposed development is intended to support planned employment within Peoria – providing a natural housing option for workers employed within Peoria. In addition, there is a meaningful amount of commercial shopping, dining and service opportunities less than a mile from the site. Residents of the proposed development will shop, dine at and be patrons of these nearby commercial establishments, creating new opportunities for tax revenues and thereby reinforcing the City's economic development goals. Finally, the community will incorporate high-quality amenities that enhance livability. This development is also anticipated to make enhancements to the adjacent wash, contributing to the livability of the area by enhancing recreation areas that area already in-place.

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

Grading / Drainage / Retention: Typical grading, drainage, stormwater retention, and erosion protection are required and will meet all of the requirements of the City of Peoria.

Water: There are existing 16-inch and 36-inch water mains west of the site within the right-of-way of Lake Pleasant Parkway. There is also a 12-inch water main, North of the site, within the right-of-way of Pinnacle vista Drive. Lastly, there are 8-inch and 16-inch water mains within the Jomax Road rightof-way.

Wastewater: The Project will be served by an 8-inch sewer service line that will tap into the existing 10-inch sewer main in Jomax Road.

Streets: The TIA enclosed with this application further provides details regarding traffic and mitigation. The TIA recommends a right turn deceleration lane into the Project, however the street network is established and the roadway links will continue to operate at acceptable levels of service through the horizon year.

**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 Property is located within the Deer Valley Unified School District boundaries. The applicant met with representatives from the School District and understand that there are some current capacity challenges. That said, it is also our understanding that capacity varies from year-to-year, and the developer has committed to entering into a per unit payment agreement with the School District to mitigate impacts of additional children from the development. That said, according to a 2020 article by the National Association of Homebuilders, Larger multifamily properties (20+ units) generate fewer public school children per unit (.14 students / unit) than traditional single family homes. The Deer Valley Unified

School District has agreed that multi-family developments generally generate fewer school aged children than traditional single family residential. According to DVUSD's estimation, a range of 20 to 37 students (conservatively) is anticipated to be generated by the project.

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

This proposal meets the recommendations of the following Goals/Policies:

**Smart Growth Goal 5: "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 proposal will provide additional variety in housing options for the area outside of traditional single family residential housing options. This proposal features high quality and meaningful community gathering spaces which are intended to promote social connections and foster a sense of place, while creating "eyes on the street" within the area—including adjacent to the newly proposed commerce park to the west.

**Smart Growth Goal 6: "Array of Housing Options:** Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet varied needs of segments of the community."

The Community furthers the above Land Use Goals by adding another type of land use to the area's land use mix which will serve as a transition from Lake Pleasant Parkway and the adjacent business park toward traditional single family neighborhoods to the east. The proposed Community, which is consistent in scale with the Cibola Vista Resort and Spa, will provide new housing options for a range of lifestyle choices that will be well served with a competitive amenity package. Given the State's housing shortage and increased demand for the immediate area given existing and future employment, the proposal will provide meaningful options to support those who wish to move to the area, while functionally providing building step-downs that mimic traditional land use pattern step-downs.

**Balanced Land Uses Policy LUC-4:** "Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities."

**Complete Neighborhoods Policy CN-3:** "Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features."

This infill community satisfies these Policies by providing an appropriate transition from an arterial roadway, and more intensive approved business park uses to the west, in a manner which is sensitive to the existing surrounding residential. This

is achieved by providing a step-down of buildings which mimic the intent of a Suburban Residential designation, while also providing meaningful buffers. The Community also promotes efficient use of land and infrastructure while providing new diverse housing opportunities within an area close to existing and future retail and employment opportunities.

To summarize, the requested General Plan Amendment is consistent with the General Plan Goals and other adopted plans, codes and ordinances.

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

This requested amendment is intended to provide a framework for the creation of additional housing units within the area, which will support existing and future employment within the area. This request carries forward traditional land use planning principles with step-down approaches for building heights, and significant buffers to existing uses. As identified under section 10, this request furthers the General Plan goals and objectives in several key area, while being sensitive to the surrounding context.

**V. Summary**

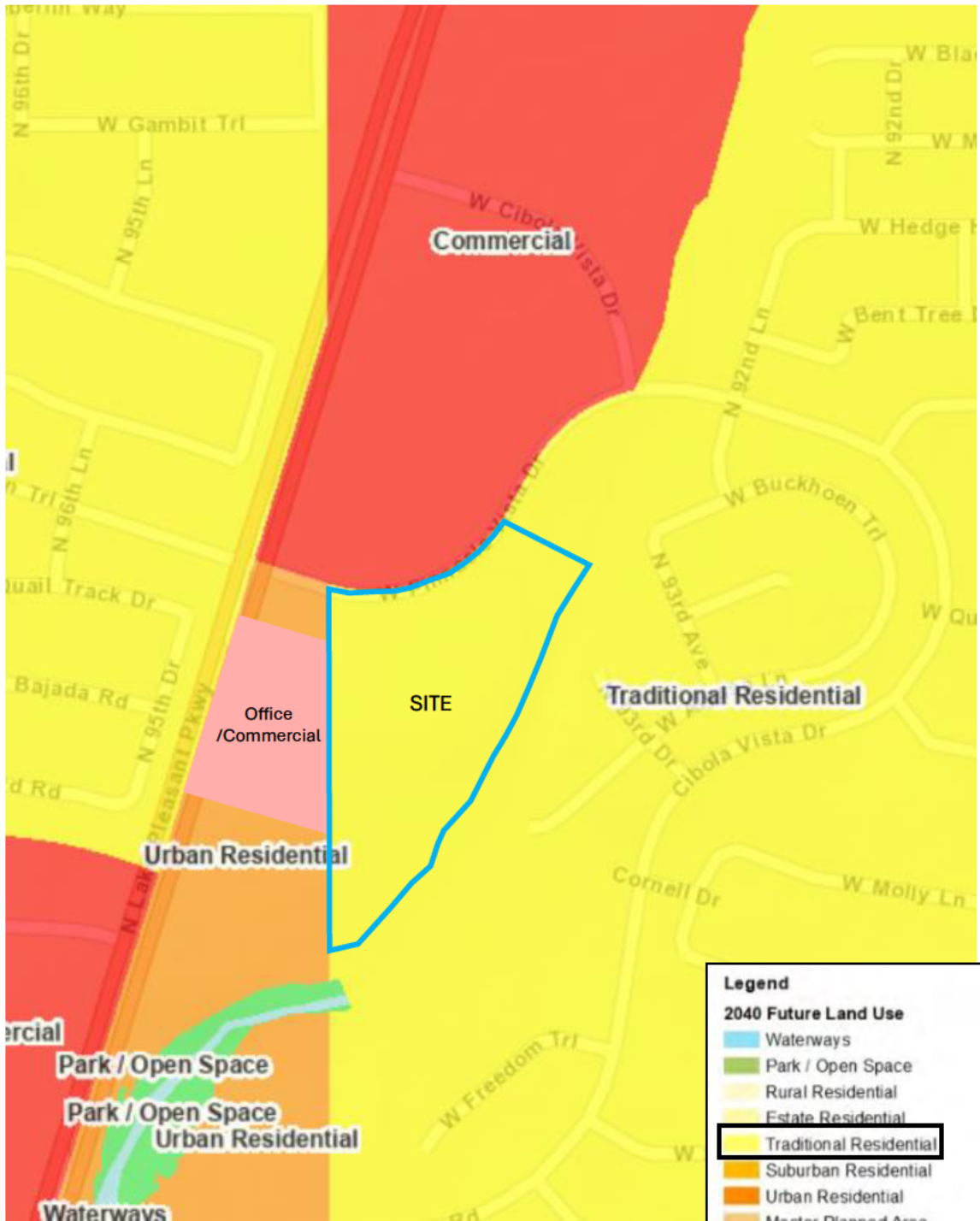
The ultimate vision for the uniquely configured Property is to develop it with a viable multi-family land use, which—through sensitive site and building design, including building step-downs—is compatible in scale and character with the surrounding land use pattern. The proposed development will help fill a need for high-quality luxury housing close to employment opportunities, key transportation arteries, and existing/future retail in the area. Finally, the proposed amendment is consistent with the overall goals and objectives of the General Plan.

TAB A



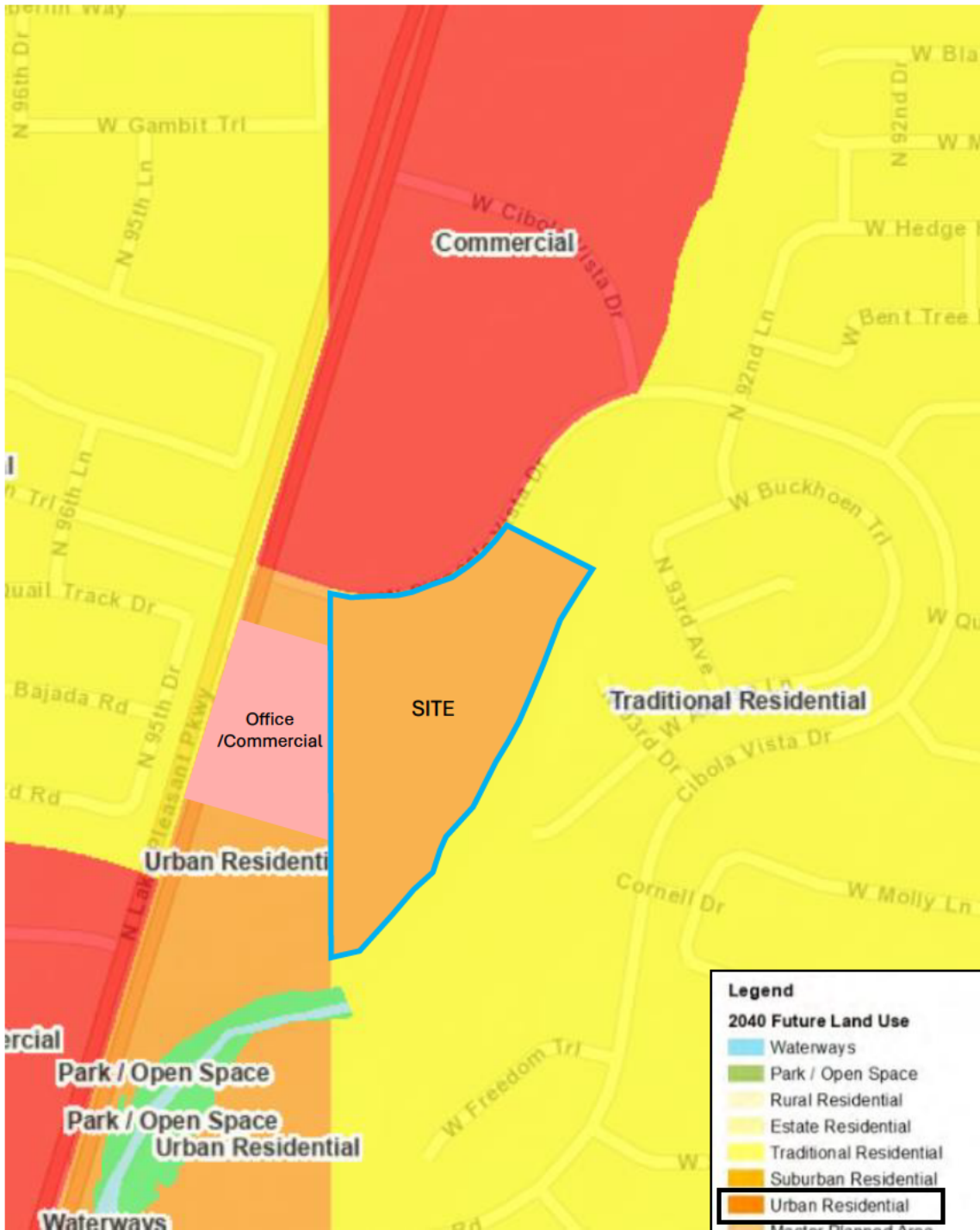
Site Aerial Map

TAB B



Existing General Plan Map

TAB C



Proposed General Plan Map

