



# Conditions of Approval | Exhibit 1

## LONE MOUNTAIN & 135<sup>TH</sup> AVENUE PAD (Z25-04)

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The rezoning of the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, and welfare, of the City of Peoria:

1. Development and use of the subject site shall substantially conform to the Lone Mountain and 135<sup>th</sup> Ave PAD Development Standards and Guidelines Report (Exhibit 9) as contained in the staff report to the Planning and Zoning Commission dated December 11, 2025, except as modified below:
    - a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of City Council approval of the subject rezoning in alignment with the following requirements:
      - i. The developer shall provide a minimum landscape buffer as follows:
        1. Forty (40) feet as measured from the southern property line of Parcel 1 and 2 as identified in **Exhibit 3: Landscape Buffer and Single-Story Restriction**.
        2. Thirty (30) feet as measured from the western property line of Parcel 3 as identified in **Exhibit 3: Landscape Buffer and Single-Story Restriction**.
      - ii. Building height shall be limited in accordance with the Development Standards Table identified within this PAD except as modified below:
        1. Lots located within 100 feet from the southern boundary of Parcel 2 as identified on Exhibit 3 of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
        2. Lots located within 100 feet from the western boundary of Parcel 3 as identified on Exhibit 3 of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
  2. The Developer shall provide a revised Traffic Impact Analysis (TIA) reflecting the ultimate condition of the development that has been reviewed and accepted by the City Engineering as a part of the civil plan submittal.
  3. The development shall provide traffic control in conformance with the most current approved version of the TIA, unless otherwise approved by the City Engineer.
  4. The developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
  5. The developer shall provide the minimum right-of-way (ROW) and public utility easement (PUE) dedications for the following roadway(s) for the entirety of the subject properties frontage:
    - a) 65-foot ROW and 8-foot PUE for the southern half-street of Lone Mountain Road. The ROW dedication shall increase to seventy-five (75) feet within 500 feet of the centerline of the intersection with 135<sup>th</sup> Avenue.
    - b) 55-foot ROW and 8-foot PUE for each half-street of 135<sup>th</sup> Avenue
    - c) 55-foot ROW and PUE on north half-street of Dixileta Drive
  6. The developer shall submit a CLOMR and subsequent LOMR to City of Peoria and FEMA for review and approval for any impacts to existing Special Flood Hazard Area floodplains.
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7. The developer shall provide a public sewer stub and dedicate a twenty (20) foot public sewer easement to the property boundary that is shared with Vistancia Village A Parcel G1 at the 137<sup>th</sup> Avenue alignment to allow for future connections from the adjacent development.
8. Dixileta Road shall be designed and constructed in accordance with the City of Peoria adopted Circulation Plan and applicable requirements unless otherwise approved by the City of Peoria City Engineer.

If the alignment deviates from the City's adopted Circulation Plan, the Developer shall be responsible for providing engineering design plans and a sealed engineer's opinion of probable costs for the full right-of-way modified portions of Dixileta Road including any associated improvements and facilities across the frontage of the subject property to the convergence point with the adopted Dixileta Road alignment, unless otherwise approved by the City Engineer.

9. The developer shall design, dedicate and construct the following path/trail connections:
  - a. Provide a 12-foot-wide concrete Multi-Use Path, with an adjacent 4-foot-wide soft shoulder along one side and an adjacent 2-foot-wide soft shoulder along the other side, all within a 25-foot-wide corridor (easement) and to be located along the west/south side of the wash corridor in the southwest corner of the Property.

This Multi-Use Path is to extend northwesterly from Dixileta Road to the Litchfield Road alignment. This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

- b. Provide a minimum 10-foot-wide soft-surfaced (unpaved) Primary Multi-Use Trail, consisting of adjacent 2-foot-wide soft shoulders along both sides of the Trail (rather than a single 4-foot-wide soft shoulder on one side of the Trail), all within a 25-foot-wide corridor (easement). This Primary Multi-Use Trail is to be located along the east/north side of the same wash corridor identified above and is to extend northwesterly from Dixileta Road to the Litchfield Road alignment.

This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

10. At the time of preliminary plat, the developer shall provide multi-point internal connectivity to the Multi-Use Path and Primary Multi-Use Trail noted above, including connectivity to proposed private internal trails, perimeter sidewalks, open space, parks and other amenities. At a minimum, at least two (2) connections shall be provided to each path and trail shall be made from within the project.
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