



PLANNING AND ZONING COMMISSION REPORT

Meeting December 11, 2025

Date:

Agenda Item: 3R

Case Name: Lone Mountain & 135th Avenue: Rezone (Z25-04)

General Application Information

Proposal:

Request to rezone approximately 280-acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to facilitate the development of up to 655 single-family residential lots.

Location:

South Lone Mountain Parkway and the 135th Avenue alignment

Project Acreage:

Approximately 280-acres

Applicant:

Kurt Jones of Tiffany & Bosco P.A. on behalf of Shea Homes

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - General Plan Land Use

Exhibit 5 - Zoning Map

Exhibit 6 - Narrative

Exhibit 7 - PAD Standards and Guidelines Report

Exhibit 8 - Conceptual Master Plan

Exhibit 9 - Citizen Participation Plan

Exhibit 10 - Public Correspondence

Exhibit 11 - Area Density Map



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 12/11/2025

Agenda Item(s): 3R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Sarah Dircks, AICP, Senior Planner
SUBJECT: Lone Mountain & 135th Avenue: Rezoning (Z25-04)
s/o Lone Mountain Road and 135th Avenue

PROPOSAL

The applicant is requesting a Rezone to facilitate the development of a 655 single-family residential development.

APPLICATION INFORMATION

Case Numbers Z25-04
Applicant Tiffany & Bosco P.A. on behalf of Shea Homes
Request **Rezoning (Case Z25-04):** Request to rezone approximately 280-acres from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).

BACKGROUND AND CONTEXT

SUBJECT SITE:

The subject site is approximately 280 acres of undeveloped land that was recently auctioned off by the Arizona State Land Department (ASLD). The site is an irregularly shaped parcel that contains an isolated hillside area at the northeastern end of the site, and wash corridors that traverse the property from northwest to southeast. The site is located south of Lone Mountain Road and the 135th Avenue alignment, as depicted in **Exhibit 2 Vicinity Map**.

CONTEXT:

The subject site abuts both vacant land as well as existing single-family residential communities. The Vistancia master planned community borders the subject development along the north and eastern edges. Trilogy West, Haciendas at White Peak, Haciendas 5, and the Cowley subdivisions are located south and east of the subject site. Further to the west is a vast area of undeveloped State Trust land (**Exhibit 2 Vicinity Map**). From a regional perspective, the site is bounded by Lone Mountain Road to the north, a designated arterial. Along the southern boundary of the site is the Dixileta Drive alignment, also a designated arterial roadway. Both roadways will eventually provide connectivity to State Trust Land to the west and the City of Surprise. Through the center of the site is the 135th Avenue alignment, a designated arterial roadway. This segment will provide access between Lone Mountain Road and Ridgeline Road.

Existing developments abutting the subject site are built with a gross density ranging between 1.6 to 4.3 dwelling units per acre (du/ac). The proposed gross density of the subject site is approximately 2.3 du/ac with most portions of the site identifying a density that is lower than the abutting residential subdivisions (**Exhibit 11**). Compatibility with the existing adjacent developments is discussed in further detail within the analysis section of this report.

STATE LAND BACKGROUND:

The Arizona State 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, ASLD seeks to auction sites when they believe the land has reached its maximum value.

APPLICANT’S PROPOSAL

The applicant seeks to develop up to 655 single-family residential lots on an approximately 280-acre property by rezoning the property from the existing Suburban Ranch 43 (SR-43) zoning district to a Planned Area Development. The proposed development contemplates a mix of lot sizes that allows for variation throughout the development. More specifically, lot sizes have been designed to increase as they approach the southwest corner of the site, adjacent to the Haciendas at White Peak community. Additionally, the proposed development seeks to preserve sensitive natural features on the site, such as hillsides and washes, enhance pedestrian connectivity within and around the surrounding area, all while providing context sensitive transitions to adjacent existing development.

STAFF ANALYSIS

As with any request to amend the entitlement for a property, the city evaluates the appropriateness of the request by evaluating a multitude of elements such as the physical features of the site, availability of infrastructure, the housing needs of the city, and the character of the area. These measures are evaluated for conformance with the goals and policies within the General Plan, and City Council priorities which function as a proxy for the will of the citizens. As a starting position, the city reviews the entitlement history for the site. The following salient findings are noted below.

ENTITLEMENT HISTORY:

- On January 25, 1994, a larger area encompassing the site was annexed into the City of Peoria through Ordinance No. 94-03. Upon annexation, initial zoning of Suburban Ranch (SR-43) was applied to the site pursuant to State Statute. The site has remained undeveloped since annexation.
- The General Plan Land Use designation on the site has maintained a residential disposition since its incorporation into the City’s Planning Area and currently contains designations of Traditional Residential (2-5 du/ac) and Estate Density Residential (0-2 du/ac) along with Park Open Space

which covers the washes that traverse the property.

- On November 25, 2024, the Arizona State Land Department held a public auction for the site. The Shea Homes Limited Partnership (applicant) was the successful bidder.

GENERAL PLAN BACKGROUND:

The Peoria General Plan is a long-range document that provides a vision and policies for the growth and development of the city. The land use designation of the site was previously designated primarily *Estate Residential* (0-2 du/ac), with a small area of the site located south of Lone Mountain Road and south of the Vistancia G-1 Parcel with a *Low Density Residential* (2-5 du/ac) land use designation. As part of the 2019 comprehensive update to the General Plan the area was designated as Traditional Residential (2-5 du/ac) on the majority of the site. The balance of the site in the southwest corner, across the wash, contains a designation of Estate Residential (0-2 du/ac) as identified in **Exhibit 4 – General Plan Land Use Map**. The latter classifications remained in place with the November 2020 voter ratification of the General Plan.

The southernmost of the two washes serves as a natural divide, and as such a practical delineation for the lower density land use designation of Estate Residential. The proposed PAD provides for a range of lot sizes and seeks to provide densities and housing types that align with the existing General Plan Land Use Map as well as the adjacent existing developments. (**Exhibit 11 - Dwelling Unit Per Acre Map**)

PLANNED AREA DEVELOPMENT (PAD):

Given the existing terrain of the site, a conventional zoning district would limit design options on the site. Instead, the Planned Area Development (PAD) zoning district allows development to customize development standards to better react to natural features such as hillside areas and wash conditions, thus providing more meaningful open space areas for residents, while allowing lot sizes to mirror the surrounding neighborhood character. The ultimate layout of the site is subject to further review and refinement through a separate administrative Preliminary Plat (Case P25-09) which is currently under review by the city and dependent upon the outcome of this case.

CONCEPTUAL LAYOUT:

The conceptual layout identifies primary and secondary vehicular access into the subject site from Lone Mountain Road, 135th Avenue and Dixileta Drive (**Exhibit 8 – Conceptual Master Plan**). The easternmost vehicular connection to Lone Mountain is approximately midway between the 135th Avenue alignment and Vistancia Boulevard. The western access from the site on to Lone Mountain Road is the 135th Avenue alignment. The primary entry into the development is proposed from 135th Avenue off of Lone Mountain. This entryway is located along a natural wash feature and provides access to the entire subdivision.

SUB-ZONES AND DEVELOPMENT STANDARDS

Context is a central theme throughout the PAD. Key provisions identify protections for existing hillside and wash conditions that are present on the property. Additionally, the standards within the PAD require a range of lot sizes across the development that align with the land use designations present on the site,

as well as the adjacent existing development lot sizes and densities. More specifically, the PAD calls for 3 sub-zones that would designate a range of lot size minimums ranging from 5,000 to 9,000 square feet. In several instances these sub-zones require lot size minimums and lot widths that are greater than the adjacent existing developments:

Lone Mountain and 135th Avenue PAD Development Standards			
Development Standard	Sub-Zoning District		
	LM-1	LM-2	LM-3
Minimum Lot Size (Square Feet)	5,000	6,000	9,000
Minimum Lot Width (Feet)	45	45	50
Maximum Building Height (Feet)	30*	30	30*
Rear Setback (Feet)	15	15	15

* 1-story and 25 height restriction on lots abutting Vistancia Parcel G-1 and Trilogy West Parcel C48

To provide context on how these proposed development standards relate to the surrounding residential communities, the table below provides applicable standards, such as lot dimensions and building height for the immediate adjacent parcels. More specifically, the minimum lot widths and lot area contemplated for the subject site are in alignment within the adjacent portions of Vistancia and Trilogy West as indicated below:

Community Comparison					
		Min. Lot Size (Square Feet)	Min. Lot Width (Feet)	Max Height (Feet)	Year Established
Vistancia	VRD-4 (Parcel G-3)	3,400	40	30 / 2 Stories	2001
	VRD-5 (Parcel A-1)	5,000	40		
	VRD-6 (Parcel G-2, G-4, G-10)	6,000	45		
	VRD-10 (Parcel G-1)	10,000	60		
Trilogy West		5,000	40	30 / 2 stories	2013
Haciendas at White Peak		6,000 8,000	53 65	30	2017

As shown above, the PAD entitlements in the surrounding area and the proposed development standards are aligned in order to provide a continuation of the established character for the area.

OPEN SPACE & AMENITIES

The proposed development standards require additional open space than what would traditionally be required in a Suburban Ranch 43 (SR-43) subdivision. This additional open space is as in response to several natural features on site that are intended to be preserved as a part of the development plan. These

features include two (2) washes that cross the site from northwest to southeast, as well as a hillside area at the north end of the site that is intended to remain in place. The smaller low flow wash runs along the future 135th Avenue alignment and is proposed to contain a soft surface trail along the edge of the west side of the wash as depicted within the Open Space and Parks Master Plan within the PAD (**Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). These wash corridors and hillside areas will maintain significant open space areas and function as wildlife corridors through the development. The wash corridors will also serve as pedestrian pathways and connections throughout the development due to the required trails identified within the PAD.

The PAD calls for a minimum of 35% of the site to be open space, whereas city regulations require 15%. This results in over 90 acres of the site to be maintained as open space, with approximately 6.5 acres maintained as undisturbed hillside area. All open space areas will be maintained by the HOA but will remain publicly accessible. Within the open space areas, there is a requirement for three (3) private pocket parks.

PERIMETER RELATED CONSIDERATIONS

Within a single-family residential context, a landscape buffer would not be required between residential lots. In effort to address public comments from neighboring residents the PAD identifies a minimum landscape tract between existing residential developments and the proposed lots to provide for a context sensitive transition for those adjacent existing residents (**Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). The PAD anticipates a 25-foot landscape area on the eastern property line of the subject site adjacent to Vistancia Parcel A-1 (**Exhibit 3 - Context Map**). The PAD also contemplates a 41-foot-wide landscape area between the subject site and the southern property line abutting Trilogy West. Trilogy West currently has an existing 24-foot-wide landscape tract on the Trilogy West subdivision. The combined resulting landscape area between lots would be approximately 65 feet. To the west, the PAD contemplates a 30-foot-wide landscape area adjacent to the existing 20-foot-wide landscape tract within Vistancia Parcel G-1 subdivision (**Exhibit 3 - Context Map** and **Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). The combined resulting landscape area between the lots would be approximately 50 feet.

Based on on-going dialog with surrounding property owners, the developer has identified that provisions within the PAD that will limit lots adjacent to existing single family subdivisions in key areas to 25 feet and 1 story (**Exhibit 7 – PAD Standards and Guidelines Report: Table 3**). The provisions for these limitations will be limited to those areas immediately abutting Trilogy West Parcel C48, and Vistancia Parcel G1 (**Exhibit 3 - Context Map**).

INFRASTRUCTURE

Traffic:

The subject site has street frontage along Lone Mountain Road, 135th Avenue, and Dixileta Drive. Right-of-way improvements will be required to improve the conditions of these roadways in association with

the proposed development. Those improvements will include the requisite half street improvements for Lone Mountain and Dixileta, as well as the connection of 135th from Lone Mountain to Dixileta through the development. As proposed, the associated site improvements would meet the City of Peoria Traffic Impact Analysis (TIA) and Access Management Guidelines. City Traffic Division staff has reviewed the preliminary TIA report and accepted the findings identified. The proposal contemplates traffic signals at both Lone Mountain at Westland Road and Dixileta Road and 135th Avenue. As development plans progress revisions may be required to the TIA through the review of the Preliminary Plat application, with the ultimate approval of the TIA subject to final approval with the Civil Improvement Plans.

Water/Sewer:

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the property as a single-family residential development.

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. PUSD was provided with the opportunity to participate in the review of this case. No comments have been received to date. The subject site is within the current boundaries for Lake Pleasant Elementary School and Liberty High School.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to Section 21-146 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1,320 feet (1/4 mile) 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 prior to the Public Hearing.

Neighborhood Meeting:

A minimum of one (1) applicant hosted neighborhood meeting is required in accordance with Zoning Ordinance requirements. The applicant hosted the official neighborhood meeting on June 4, 2025, at Vistancia Elementary School. The meeting was an open house format and enabled residents to view large print outs of the proposed development and speak directly with various team members.

The open house meeting attracted 93 attendees. During the meeting the applicant provided comment cards sollicitating public comment for their engagement team to respond to. As a result, the applicant team received 37 comment cards and 5 emails related to their neighborhood meeting.

As discussed more in depth within **Exhibit 9 – Citizen Participation Report** of this staff report, comments received by the public were reviewed and addressed where possible within the PAD standards, design plans, or proposed conditions of approval. In addition to hosting the required neighborhood meeting, the applicant team also conducted smaller meetings with interested neighbors and residential groups. Opposition to the loss of natural open space visible from existing residential lots was frequently identified. To aid in addressing this the development is providing over 90 acres of open space on site through a

combination of natural open space and activated open space within the subdivisions. Another request included reducing building height to 1-story, and to maintain separation between lots and existing homes. The developer has agreed to work with residents to limit some homes along the perimeter of the development to 1-story as detailed Table 3 of the proposed PAD Standards and Guidelines Report (**Exhibit 7**)

Support / Opposition:

At the time of this writing, twenty (20) members of the public reached out to City Staff with letters of written opposition, and nine (9) reached out with a letter of inquiry as shown in **Exhibit 10 – Public Correspondence**. The most frequent comment stemmed from existing residents losing their current view or access to the existing undisturbed land. To clarify misconceptions, background information has been provided to those inquiries regarding the Trust Land and ASLD’s mission. In those instances, staff identified the mandate of the State Land Department is to eventually sell or lease State Trust Land for future development, and that the land has never been intended to remain as natural open space areas. Additional inquiries received centered on providing contextual information regarding the existing surrounding development patterns and explanation on how the proposal aligns with that pattern.

KEY FINDINGS

1. The proposed densities and development patterns align with the intent of the respective land use categories that are present on the site (Traditional Residential 2-5 du/ac, and Estate Residential 0-2 du/ac);
2. The open space provisions and preservation areas within the PAD provide for native area preservation in alignment with the City of Peoria General Plan Goals and Policies;
3. The PAD development standards executed in concert with the *Conditions of Approval* provide for a context-sensitive design solution mirroring adjacent entitlement; and
4. The applicant has furnished a signed and notarized Proposition 207 waiver.

RECOMMENDATION

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

- Recommend **APPROVAL** of Zoning Case **Z25-04** to the City Council, subject to attached **Exhibit 1** Conditions of Approval.

STAFF CONTACT

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Senior Planner
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Conditions of Approval | Exhibit 1

LONE MOUNTAIN & 135TH AVENUE PAD (Z25-04)

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 135th 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 135th Avenue.
 - b) 55-foot ROW and 8-foot PUE for each half-street of 135th 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.
-



Conditions of Approval | Exhibit 1

LONE MOUNTAIN & 135TH AVENUE (Z25-04)

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 137th 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.

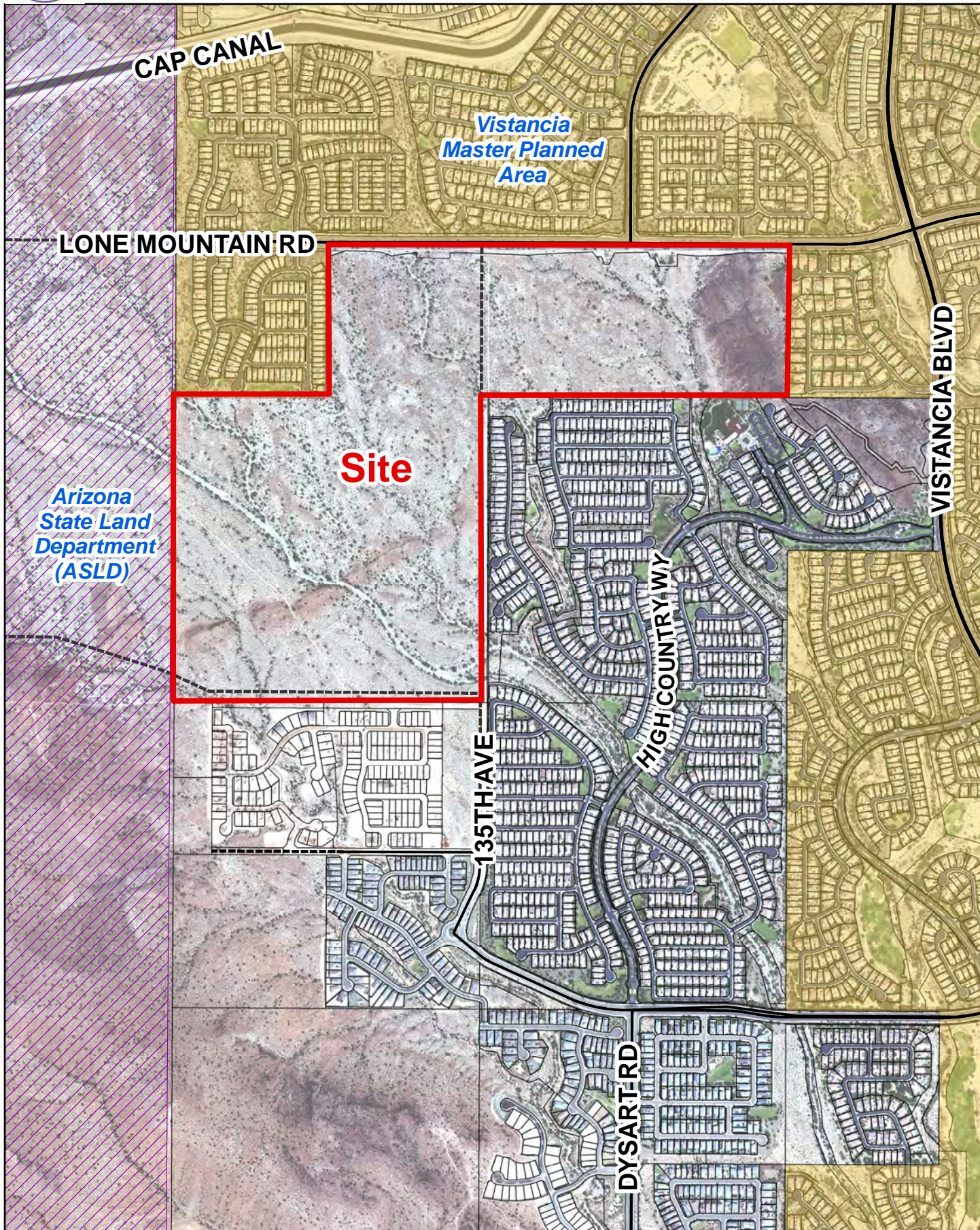
This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

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.
-



Vicinity Map | Exhibit 2

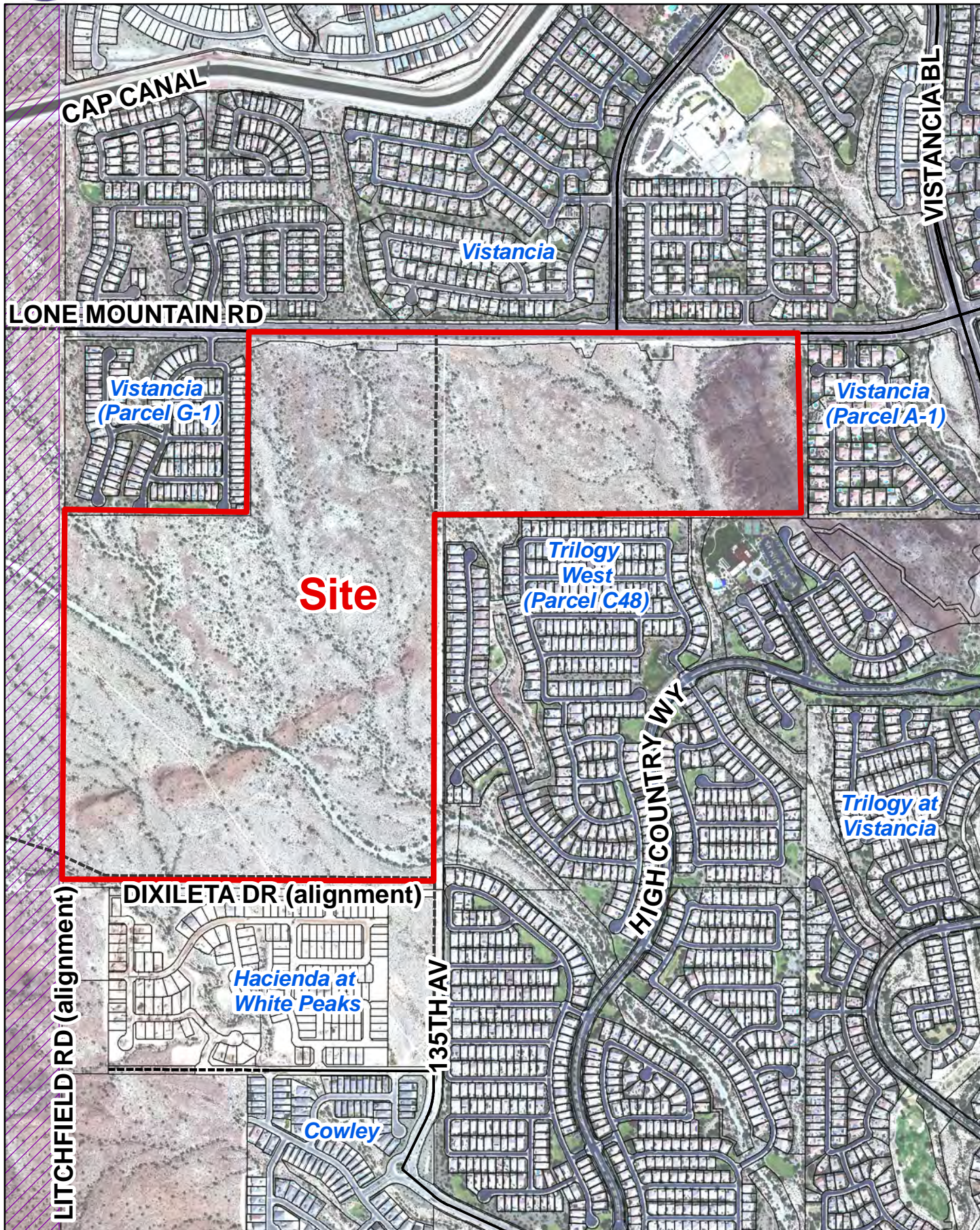
LONE MOUNTAIN & 135TH AVENUE (Z25-04)





Context Map | Exhibit 3

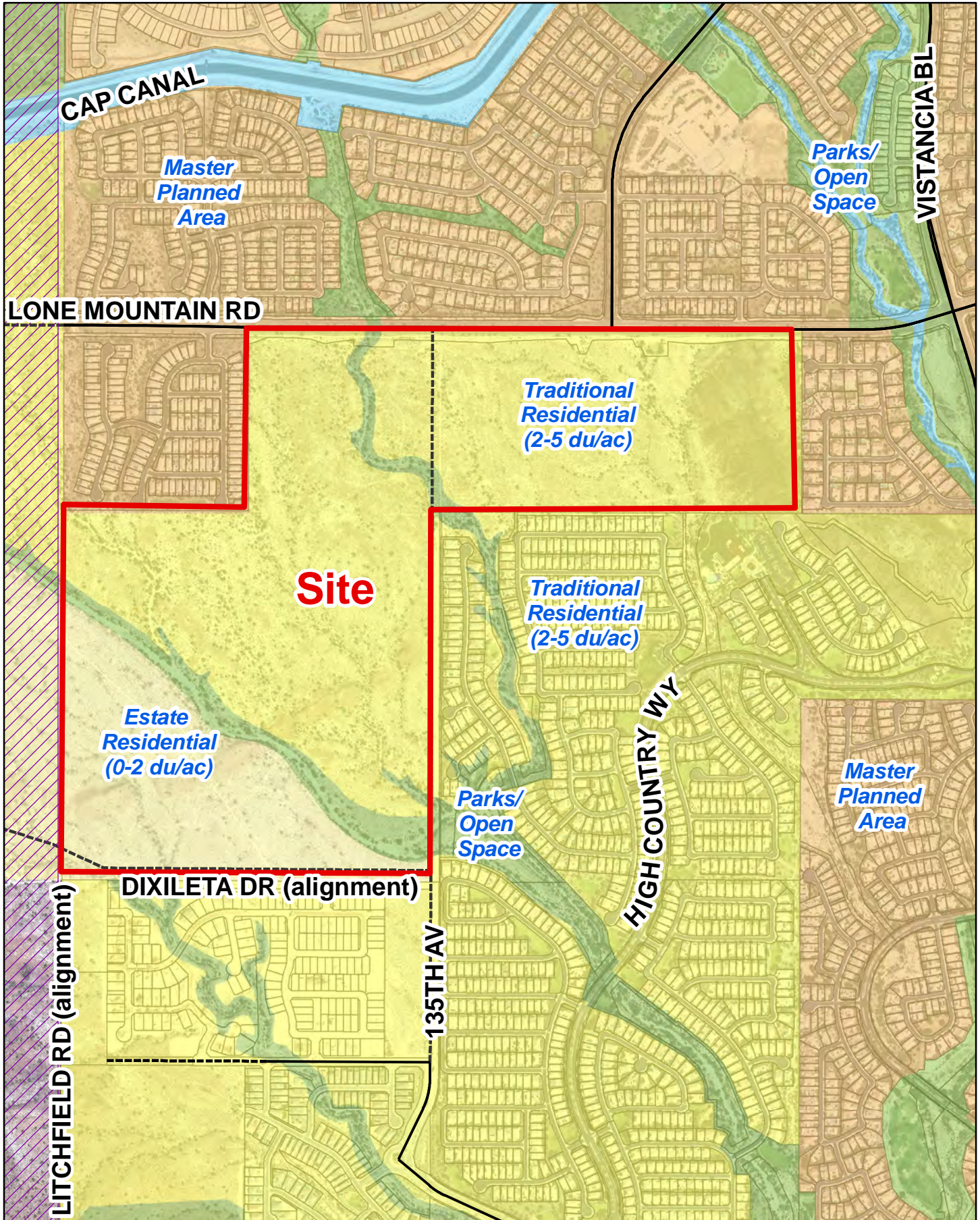
LONE MOUNTAIN & 135TH AVENUE (Z25-04)





General Plan Land Use Map | Exhibit 4

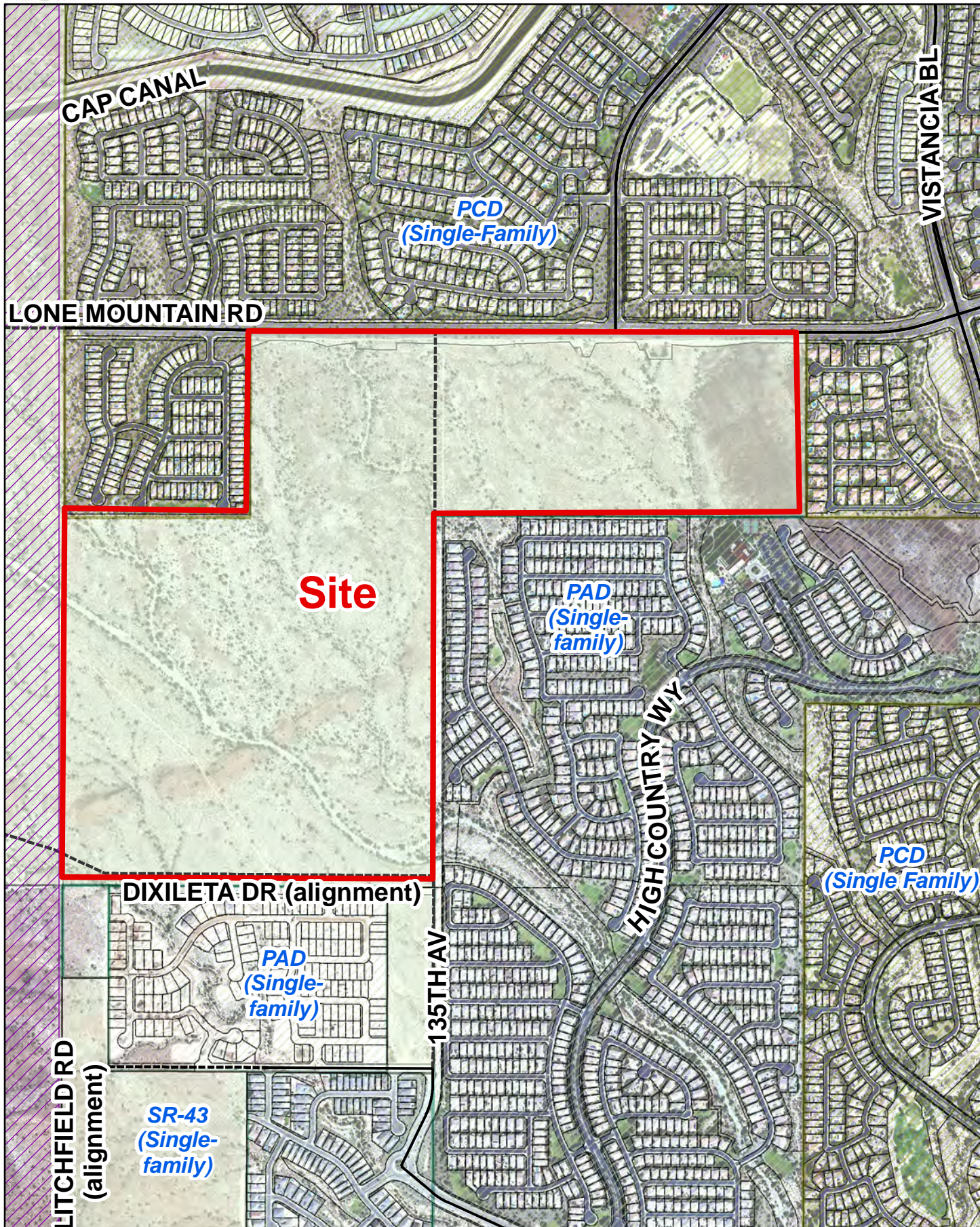
LONE MOUNTAIN & 135TH AVENUE (Z25-04)





Zoning Map | Exhibit 5

LONE MOUNTAIN & 135TH AVENUE (Z25-04)



LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD) NARRATIVE



PREPARED: OCTOBER 2025

CASE #
Z25-04

PURPOSE
ESTABLISHING PAD

ORDINANCE #

APPROVAL DATE

Submitted to:
City of Peoria Planning and Community
Development Department
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1. Introduction

The Lone Mountain and 135th Avenue Planned Area Development (PAD) is a master-planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria. The Site encompasses approximately 279.68 gross acres (259.98 net acres) and is designed to provide a variety of single-family housing options, integrated open space, and supporting infrastructure. Refer to **Exhibit 1: Vicinity Map** for the general location of the Site.

2. Site Conditions and Location

The Site is currently undeveloped and consists of native desert terrain. Two (2) existing washes direct drainage flows across the Site from north to south and will be incorporated as part of the drainage system. A mounded landform on the eastern portion of the Site and a small hill located in the southern portion will largely remain as open space, with some portions affected by development to accommodate necessary site improvements.

The Site is bordered by existing single-family residential uses to the north and east, while the southern and western boundaries include a mix of undeveloped land and planned residential communities. Refer to **Table 2: Relationship to Surrounding Properties**.

Table 2: Relationship to Surrounding Properties			
Direction	Existing General Plan Land Use Category	Existing Zoning	Existing Use
Site	Traditional Residential, Estate Residential, Park/Open Space	SR-43	Undeveloped land
North	Master Planned Area	PCD	Single-Family Residential
South	Traditional Residential, Park/Open Space	SR-43, PAD	Platted but undeveloped Single-Family Residential
East	Master Planned Area, Traditional Residential, Park/Open Space	PAD, PCD	Single-Family Residential
West	Master Planned Area, Traditional Residential, Park/Open Space	SR-43, PCD	Undeveloped land

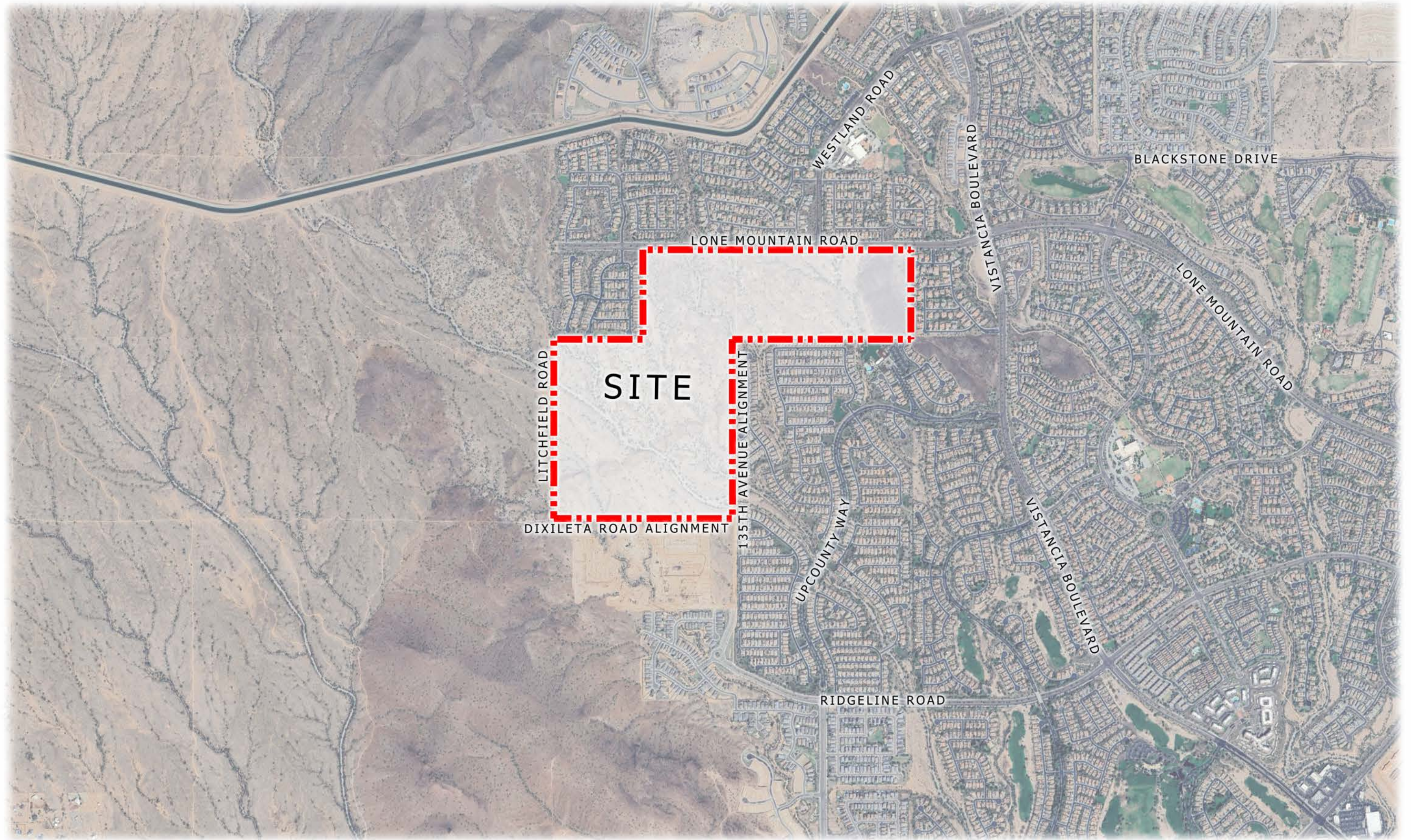


Exhibit 1: Vicinity Map

LONE MOUNTAIN AND 135TH AVENUE - PAD NARRATIVE

3. Land Use and Zoning

3.1 Land Use

The Site's existing land use is designated under the General Plan as Traditional Residential, Estate Residential, and Parks/Open Space. Refer to **Exhibit 2: Existing Land Use Map** for a depiction of the Site's current land use classifications.

3.2 General Plan Conformance

The Lone Mountain and 135th Avenue PAD aligns with the goals, policies, and vision of the PlanPeoriaAZ 2040 General Plan, ensuring that the proposed development supports responsible growth, infrastructure planning, and environmental stewardship. The proposed rezoning and land use modifications are consistent with the City's long-term objectives for balanced, sustainable development.

A. General Plan Goal: Smart Growth – Encourage development that is compatible with surrounding land uses and promotes efficient land use patterns.

1. Response: The proposed PAD achieves densities that align with the General Plan land use designations. The portion of the Site designated as Traditional Residential allows for a density range of two (2) to five (5) dwelling units per acre, and the PAD proposes an approximate density of two and fifty-eight hundredths (2.58) dwelling units per acre. The Estate Residential designation permits a range of zero (0) to two (2) dwelling units per acre, and the PAD proposes approximately one and seventy-one hundredths (1.71) dwelling units per acre in this area. The overall average density across the Site is approximately two and thirty-four hundredths (2.34) dwelling units per acre, demonstrating conformance with the PlanPeoriaAZ 2040 General Plan and consistency with surrounding developed subdivisions. Refer to **Exhibit 2: Existing Land Use Map**, **Exhibit 3: Existing and Proposed Zoning Map**, and **Table 3: Density Analysis** for land use designations and zoning consistency.

B. General Plan Goal: Superior Public Services – Ensure the provision of adequate infrastructure and services to support current and future residents.

1. Response: The PAD ties into existing water, wastewater, and road networks, with modifications outlined in the Master Technical Reports. Infrastructure improvements, including water, sewer, and transportation upgrades, will be constructed as part of the project to ensure adequate service capacity for future residents.

C. General Plan Goal: Healthy Neighborhoods – Promote the development of neighborhoods that offer a high quality of life and access to recreational opportunities.

1. Response: The PAD incorporates a comprehensive open space network with parks, trails, and natural conservation areas. The Parks and Trails Master Plan ensures that all parks are connected via multi-use paths and trails, enhancing walkability and accessibility for residents.

D. General Plan Goal: Environmental Stewardship – Protect and enhance the natural environment, including significant geological formations and drainage ways.

1. Response: The PAD preserves significant natural features, including a large wash in the lower western quadrant of the Site, which will be integrated into the trail system. Another smaller wash north of the traffic circle will also include a trail connection. A geological landform in the northeastern portion of the Site will remain undisturbed to ensure long-term preservation.

E. General Plan Goal: Economic Prosperity – Support land use decisions that contribute to the economic well-being of the community.

1. Response: The PAD introduces new housing on previously undeveloped land, expanding Peoria’s resident population and contributing to the local economy by increasing demand for businesses, services, and infrastructure investments. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for planned land use changes.

F. General Plan Goal: Balanced Growth – Ensure that development integrates residential, recreational, and infrastructure needs to create a well-rounded community.

1. Response: The PAD integrates a mix of residential uses, parks, trails, and open space, ensuring a balanced and sustainable community that enhances quality of life while providing critical infrastructure and services.

G. General Plan Goal: Infrastructure and Public Facilities – Plan for efficient and adequate infrastructure to support future growth.

1. Response: The PAD's impact on water, wastewater, and transportation systems has been evaluated in the Master Technical Reports. The project will comply with all City infrastructure requirements to ensure long-term serviceability and capacity.

H. General Plan Goal: Educational Facilities – Coordinate with school districts to plan for future school capacity needs.

1. Response: The Site is located within the Peoria Unified School District, and the anticipated student enrollment impact will be coordinated with the school district to assess capacity needs and mitigation strategies.

I. General Plan Goal: Transportation Connectivity – Enhance transportation networks to ensure safe and efficient mobility.

1. Response: The PAD includes a well-connected, pedestrian-friendly street network, including a roundabout to improve traffic flow and paseos that connect paths to trails. The project prioritizes safe and efficient mobility for vehicles, pedestrians, and cyclists, ensuring compatibility with the regional transportation network.

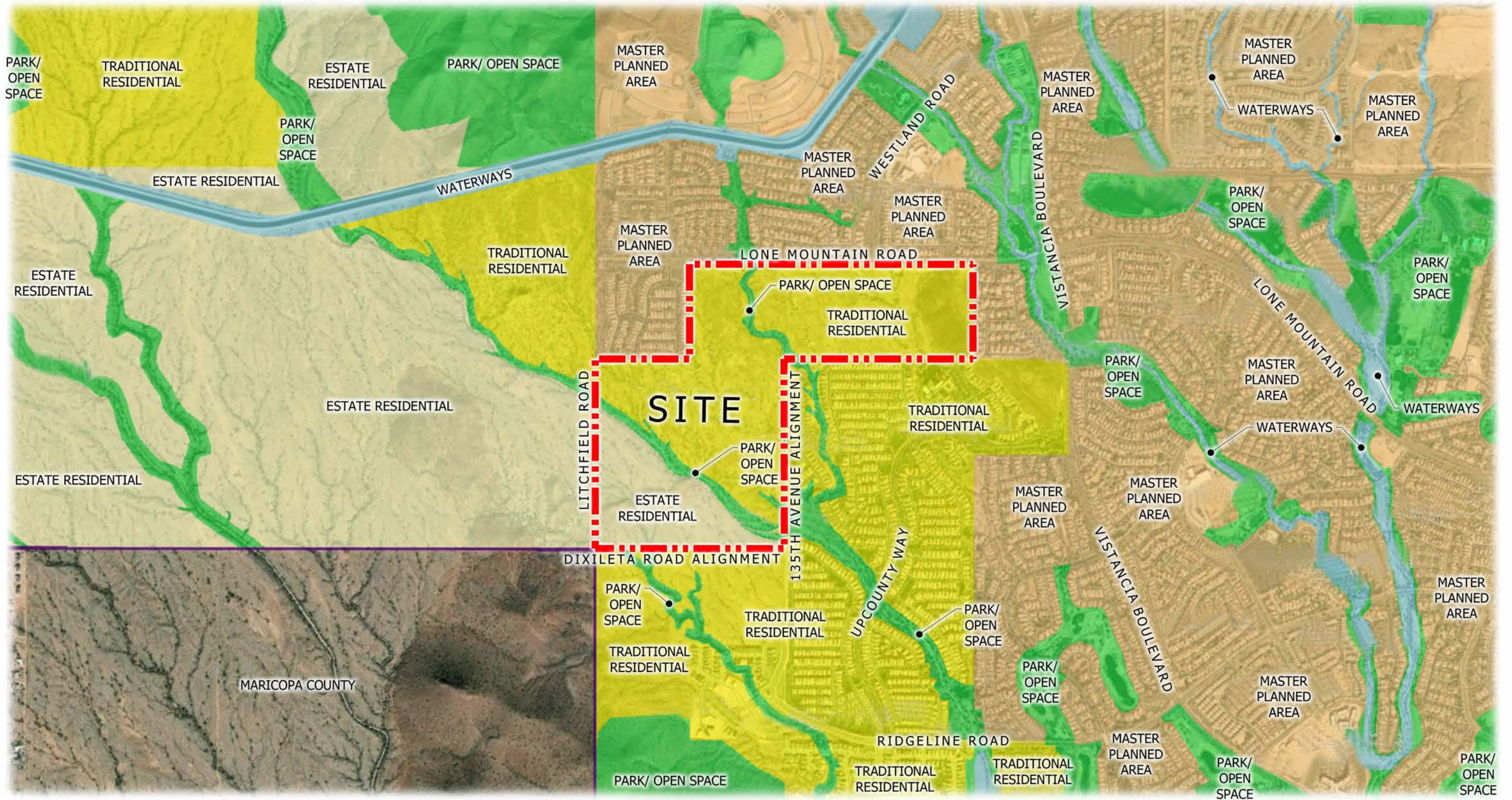
J. General Plan Goal: Public Safety – Foster a safe and secure community through thoughtful design.

1. Response: The PAD incorporates Crime Prevention Through Environmental Design (CPTED) principles, including view fences for residential yards abutting open space and parks to enhance visibility and safety. The parks are located in high-visibility areas to promote community engagement and security.

K. General Plan Goal: Environmental Sustainability – Promote resource conservation and water-efficient practices.

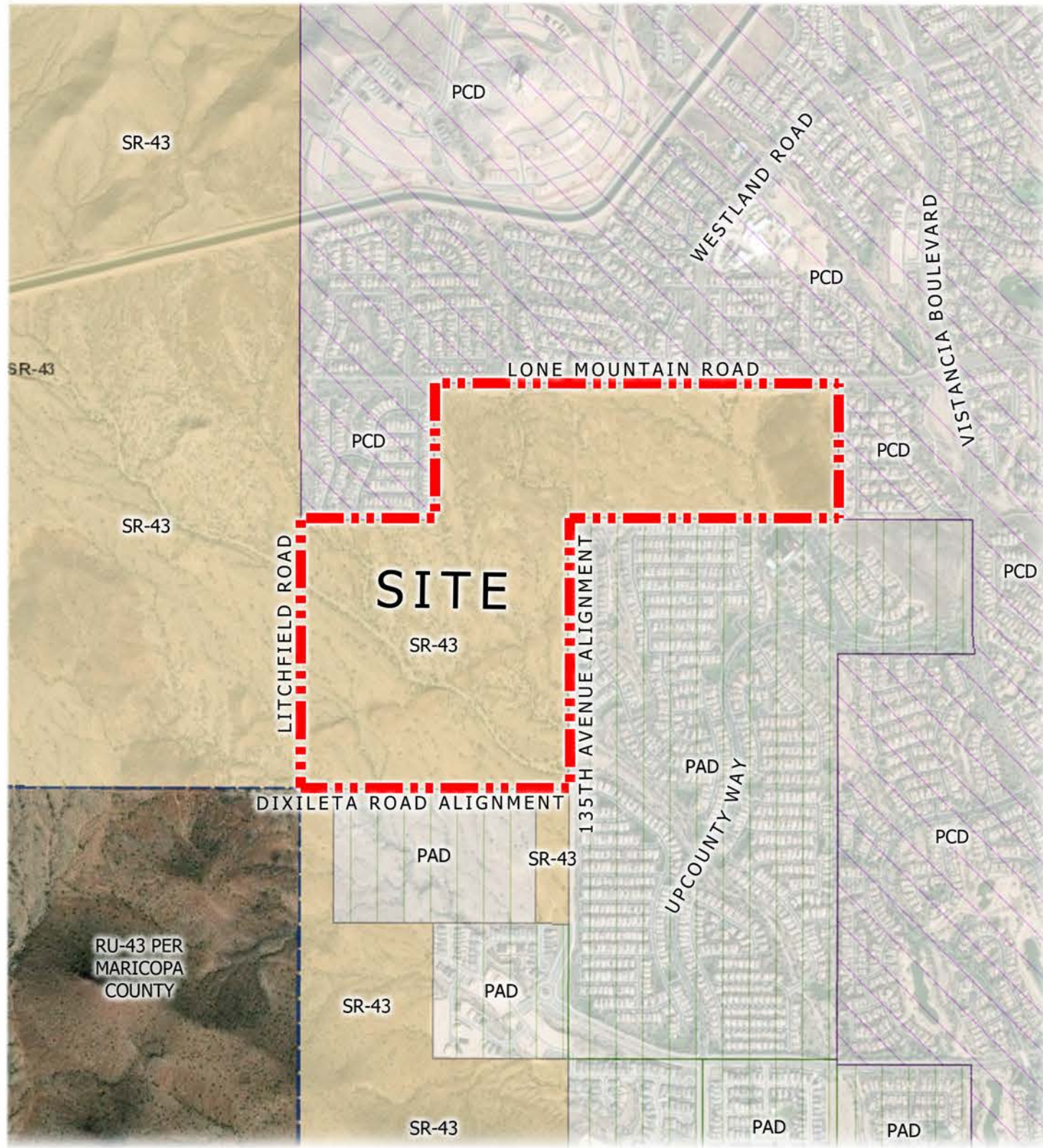
1. Response: The PAD incorporates drought-tolerant native landscaping, drip irrigation systems, and minimal turf areas limited to active recreation spaces. Wash corridors will be preserved as natural drainageways, integrating stormwater management with open space.

TABLE 3: DENSITY ANALYSIS						
GROSS ACREAGE	279.68 AC					
DESCRIPTION	GROSS ACREAGE	LAND USE	PERMITTED		PROPOSED	
			UNITS	DENSITY	UNITS	DENSITY
PARCEL 1	203.15 AC	TRAD RES 2-5 DU/AC	1,016 DU	5.00 DU/AC	524 DU	2.58 DU/AC
PARCEL 2						
PARCEL 3						
PARCEL 4						
PARCEL 5						
PARCEL 6						
PARCEL 7						
PARCEL 6A	76.53 AC	ESTATE RES 2 DU/AC	153 DU	2.00 DU/AC	131 DU	1.71 DU/AC
PARCEL 6B						
PARCEL 7						
TOTAL	279.68 AC		1,169 DU	4.18 DU/AC	655 DU	2.34 DU/AC

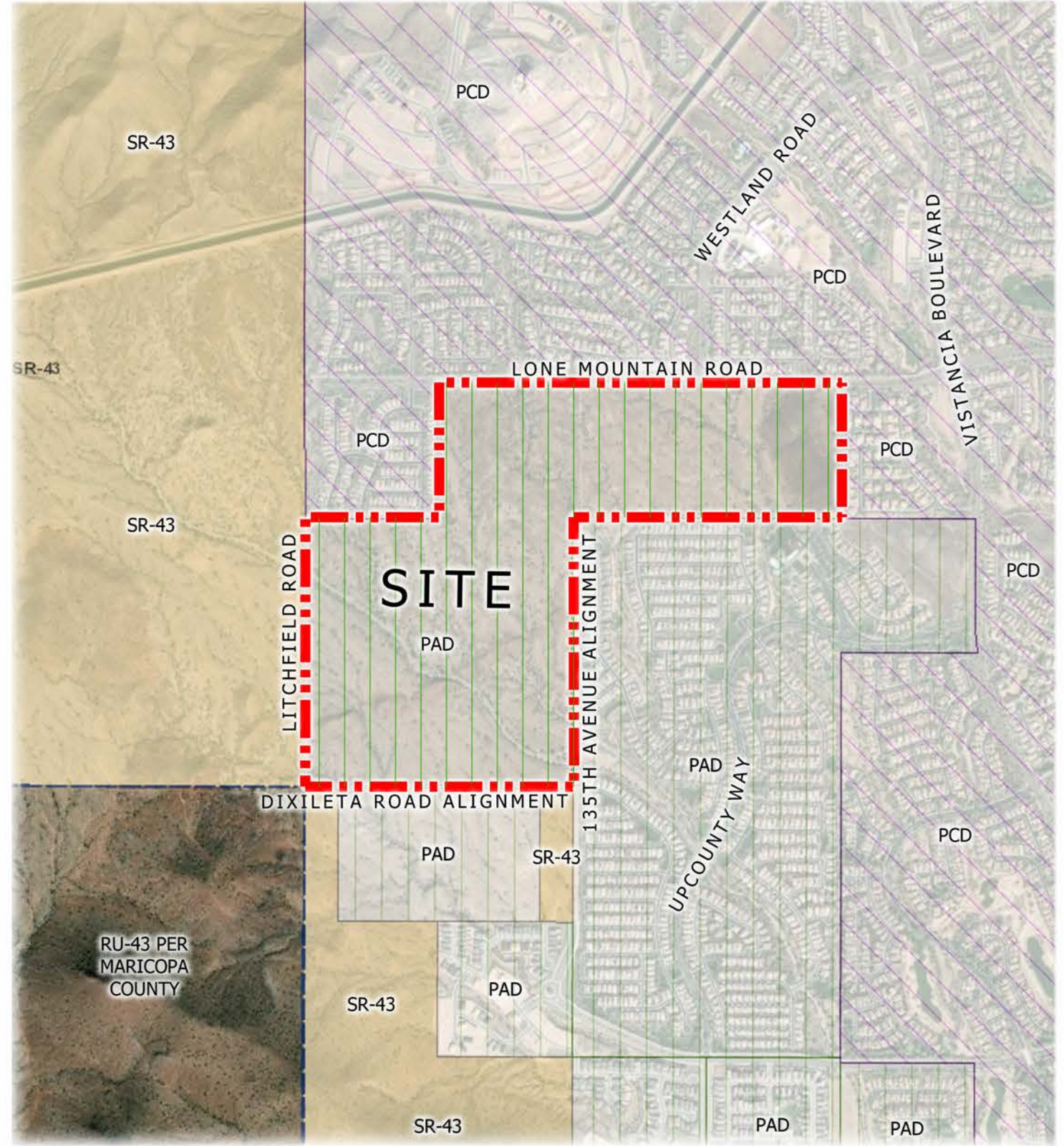


EXISTING GENERAL PLAN LAND USE

- ESTATE RESIDENTIAL
- TRADITIONAL RESIDENTIAL
- PARK/ OPEN SPACE



EXISTING ZONING
 SR-43 SUBURBAN RANCH



PROPOSED ZONING
 PAD PLANNED AREA DEVELOPMENT

3.3 Zoning

The existing zoning designation is SR-43 (Single-Family Residential, 1-acre minimum lot size), which reflects its prior status as undeveloped land under State Land ownership. To better align with the surrounding development pattern and provide a mix of residential lot sizes, the Site is proposed to be rezoned from SR-43 to Planned Area Development. The PAD framework allows for tailored development standards that ensure flexibility while maintaining compatibility with adjacent land uses. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for the proposed zoning designation and boundaries.

Consistent with adjacent and previously approved PADs, the proposed PAD provides a more creative and efficient approach to planning that supports aesthetically cohesive and desirable residential development.

4. Conceptual Master Plan

The Conceptual Master Plan provides a framework for the development of the Site, establishing lot mix, circulation, open space, and overall community character. The plan integrates a variety of single-family lot sizes, supporting diverse housing opportunities while maintaining a cohesive neighborhood design. The layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community.

The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. The lot mix includes 45' x 120' lots, 50' x 120' lots, 55' x 125' lots, 60' x 120' lots, 70' x 135' lots, and 80' x 135' lots. The distribution of these lots is designed to create logical transitions between densities, with higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern.

5. Open Space, Parks, and Trails

The PAD includes a well-connected open space system that integrates parks, trails, and natural features to support recreation, drainage, and community connectivity. Open space makes up approximately thirty-five (35) percent of the net site area. This network includes natural washes, active and passive recreation areas, and pedestrian pathways designed to enhance neighborhood character and accessibility. Of the total open space, approximately ten (10) percent is designated as active open space, which encompasses recreational amenities and the trail system that connects neighborhoods throughout the Site. The remaining twenty-five (25) percent is passive open space consisting of natural desert areas, drainage corridors, and landscape tracts that preserve the site's character and provide visual and environmental benefits.

5.1 Parks

The Site will feature a series of parks distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion. Parks may include a mix of shaded seating areas, open turf, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

5.2 Paths and Trails

The path and trail system within the Site is designed to promote pedestrian and bicycle connectivity by linking residential areas with parks, open spaces, and surrounding development. Street-adjacent paths support safe and convenient neighborhood circulation, while trails provide recreational access and preserve key natural corridors. Dual-sided trails along the primary washes further enhance connectivity and integrate the open space network.

The community is not gated, and all paths and trails will be publicly accessible, providing a benefit to both residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

6. Streets

The street network for the Lone Mountain and 135th Avenue PAD is designed to support safe and efficient mobility for vehicles, pedestrians, and cyclists while connecting seamlessly with the surrounding infrastructure. The network includes arterial, collector, and local streets, with Lone Mountain Road serving as the primary arterial adjacent to the Site. A well-connected internal layout, including a roundabout and enhanced pedestrian crossings, ensures neighborhood accessibility and safety. The alignment of 135th Avenue has been adjusted to improve circulation and avoid isolated segments within the community.

7. Fences, Walls, and Screening

Walls and fences will be strategically placed throughout the development to define property boundaries, screen utility and service areas, and maintain a cohesive neighborhood aesthetic.

8. Landscape

The landscape design for the Site supports the overall aesthetic and environmental quality of the community by incorporating native and low-water-use plant materials, functional open spaces, and water-efficient irrigation methods. The design emphasizes visual cohesion, pedestrian comfort, and integration with the parks, trails, and natural drainage corridors throughout the community. Plant selection and placement will be used to reinforce neighborhood character, stabilize slopes, and manage stormwater runoff. Where feasible, native plant materials will be salvaged and reintegrated into the landscape per the approved salvage plan.

LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD) DEVELOPMENT STANDARDS



PREPARED: DECEMBER 2025

CASE #
Z25-04

PURPOSE
ESTABLISHING PAD

ORDINANCE #

APPROVAL DATE

Submitted to:
City of Peoria Planning and Community
Development Department
9875 N. 85th Ave,
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Exhibit 7

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1. INTRODUCTION

This document establishes the development standards for the Lone Mountain and 135th Avenue Planned Area Development (“PAD”). The project is an approximately 279.68 gross acre (259.98 net acres) planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria (hereafter referred to as the “Site”). These standards are adopted pursuant to the City of Peoria Zoning Ordinance (“Ordinance”) and in conformance with the Peoria General Plan.

1.1 Conceptual Master Plan

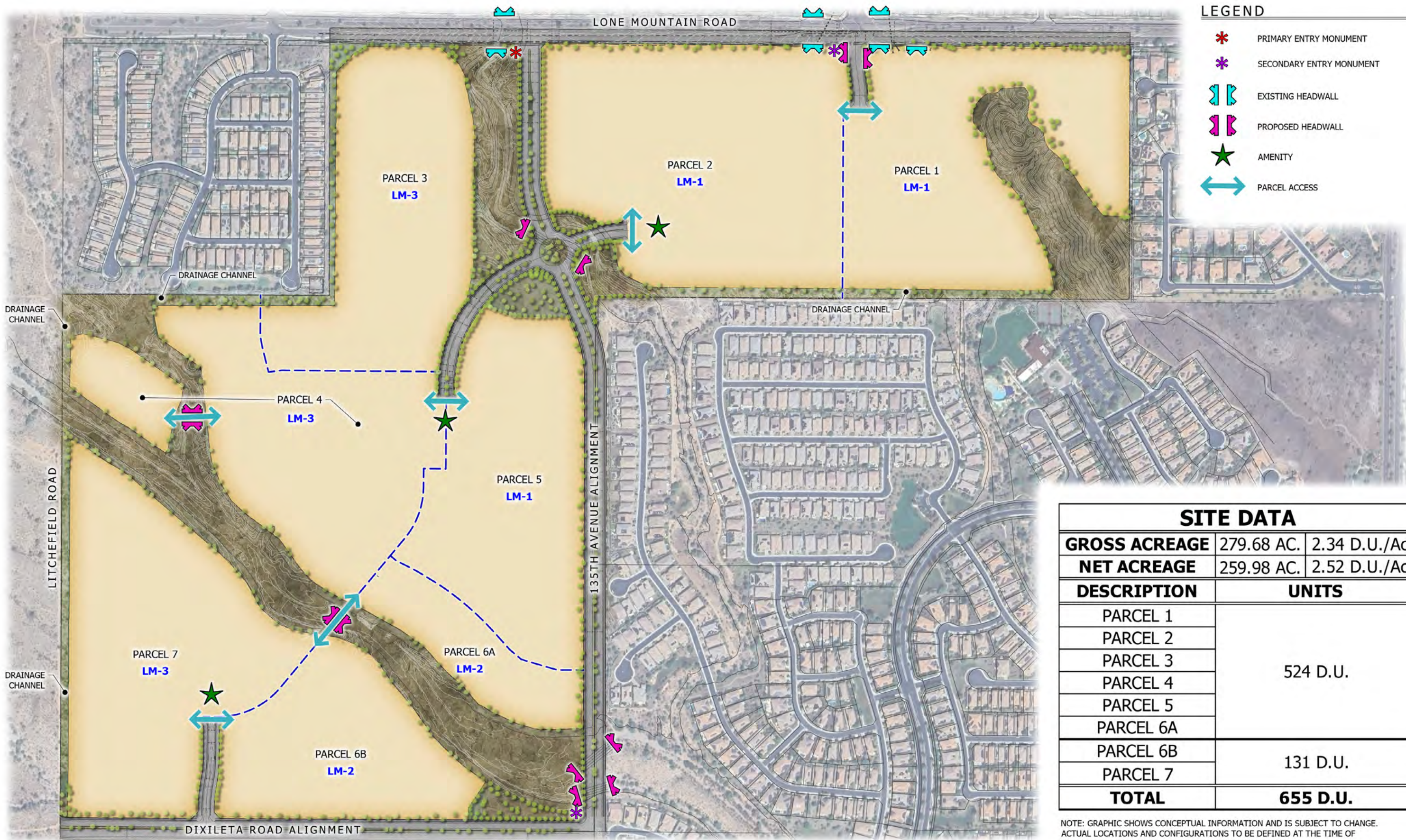
The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. Higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern. The overall layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community. Refer to **Exhibit 1: Conceptual Master Plan**.

2. Zoning

2.1 Zoning

The PAD is separated into seven (7) parcels based on product theme or general location within the community. Refer to **Exhibit 1: Conceptual Master Plan** and **Table 2: Land Use and Sub-Zoning** for details on the land use, parcel gross acreage, and lot count for each development parcel within the PAD.

TABLE 2: LAND USE AND SUB-ZONING				
PARCEL #	GROSS ACREAGE	DENSITY	MAX LOT	SUB-ZONING DISTRICT
PARCEL 1	203.15 AC	2.58 DU/AC	524 DU	LM-1
PARCEL 2				LM-1
PARCEL 3				LM-3
PARCEL 4				LM-3
PARCEL 5				LM-1
PARCEL 6A				LM-2
PARCEL 6B	76.53 AC	1.71 DU/AC	131 DU	LM-2
PARCEL 7				LM-3
TOTAL	279.68 AC	2.34 DU/AC	655 DU	



LEGEND

- * PRIMARY ENTRY MONUMENT
- * SECONDARY ENTRY MONUMENT
- ↔ EXISTING HEADWALL
- ↔ PROPOSED HEADWALL
- ★ AMENITY
- ↔ PARCEL ACCESS

SITE DATA		
GROSS ACREAGE	279.68 AC.	2.34 D.U./Ac.
NET ACREAGE	259.98 AC.	2.52 D.U./Ac.
DESCRIPTION	UNITS	
PARCEL 1	524 D.U.	
PARCEL 2		
PARCEL 3		
PARCEL 4		
PARCEL 5		
PARCEL 6A	131 D.U.	
PARCEL 6B		
PARCEL 7	131 D.U.	
TOTAL	655 D.U.	

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2.2 Permitted Uses

The permitted uses within the Site shall be in alignment with the Single-Family Residential Zoning District within the Peoria Zoning Ordinance, specifically Sections 21-416 (Permitted Principal Uses), 21-417 (Permitted Conditional Uses), and 21-418 (Permitted Accessory Uses), except as modified by this PAD.

3. Development Standards

The development standards established within this PAD regulate lot sizes, setbacks, building heights, lot coverage, and other dimensional criteria to ensure a cohesive and high-quality residential community. Development within the Site shall comply with the applicable City of Peoria standards and relevant sections of the Peoria Zoning Ordinance and the Peoria Community Design Guidelines, except as modified by this PAD. All references to the Ordinance herein shall refer to the City of Peoria Zoning Ordinance and Community Design Guidelines, as amended. The development standards outlined in this document provide modified development standards from the Single-Family Residential Zoning Districts to provide flexibility while maintaining compatibility with the surrounding residential developments.

The PAD allows for a range of residential lot sizes to accommodate varying housing products, supporting a diverse and well-integrated community design. **Table 3: PAD Development Standards** outlines the specific lot and development regulations applicable to the Site.

In addition, **Exhibit 3: Landscape Buffer and Single-Story Restriction** identifies the two (2) locations on the Site where existing residential lots back toward the Site that will have proposed lots backing. This exhibit illustrates the minimum required landscape buffer dimensions in these areas, the total combined buffer between existing and future lots, and the two (2) segments where future homes are restricted to single-story construction.

Table 3: PAD Development Standards


Sub-Zoning District Standards:	LM-1	LM-2	LM-3
Lot Area (Square Feet):	5,000 SF	6,000 SF	9,000 SF
Minimum Lot Width (Feet):	45	55	70
Maximum Building Height (Feet): ²	30	30	30
Maximum Lot Coverage:	50%	50%	45%
Minimum Collector and Local Street End Tract Width (Feet):	10	10	10
Minimum Building Setbacks			
Front Setbacks:			
Side Entry Garage or Livable Component (Feet) ¹ :	10	10	10
Front facing garage (Feet):	20	20	20
Rear Setbacks (Feet):	15	15	15
Side Minimum/ Total Setback (Feet):	5/10	5/10	5/10
Corner Setback (Feet):	10	10	10
Accessory Structures:	Shall be constructed in accordance with the Peoria Zoning Ordinance.		

1. No more that 50% of the total front-facing elevation shall occur at the 10-foot setback.

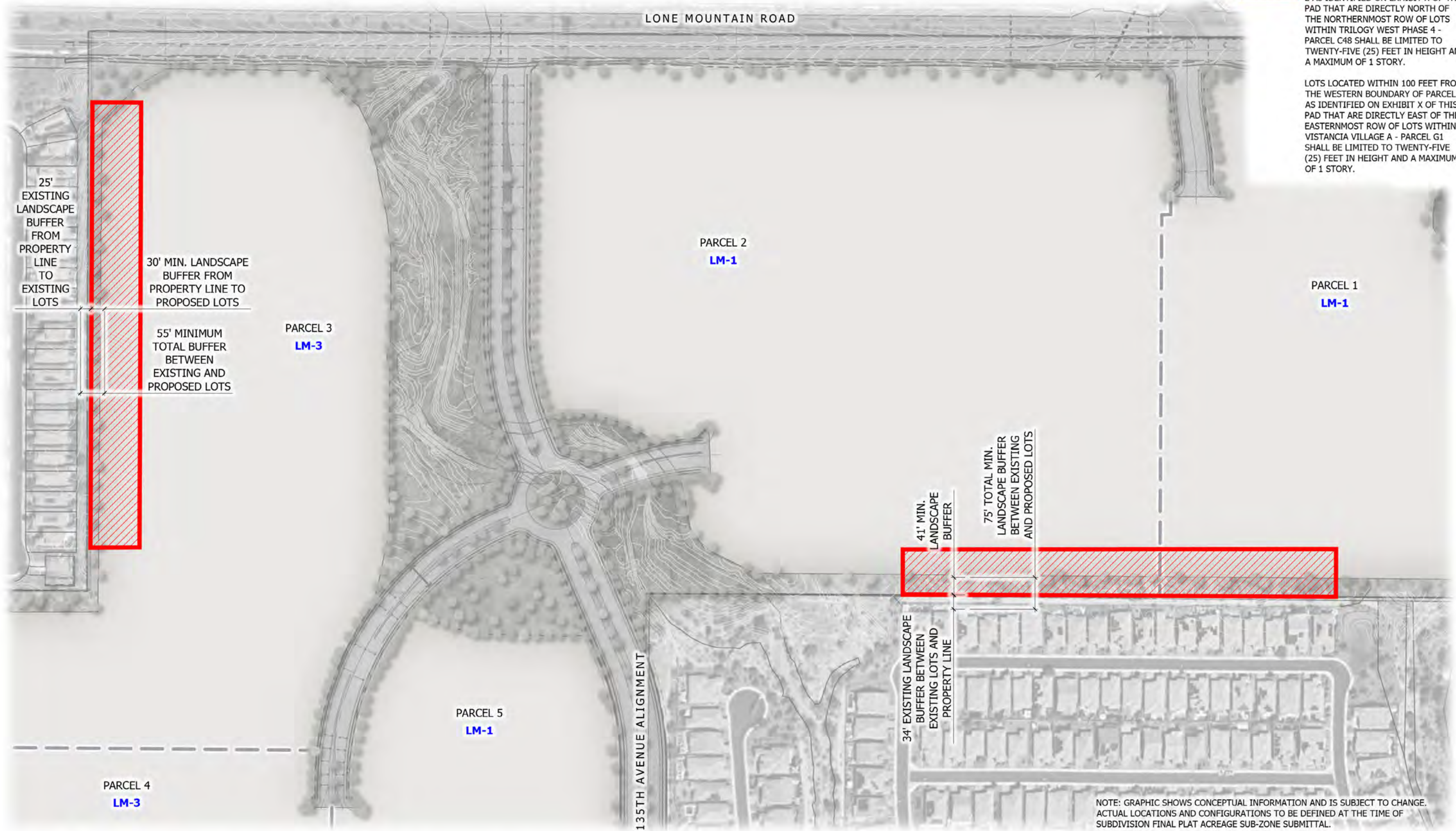
2. Building height shall be limited except as modified below:

- Lots located within 100 feet from the southern boundary of Parcel 2 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** 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.
- Lots located within 100 feet from the western boundary of Parcel 3 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** 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.

LEGEND

 LOTS LOCATED WITHIN 100 FEET FROM THE SOUTHERN BOUNDARY OF PARCEL 2 AS IDENTIFIED ON EXHIBIT X 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.

LOTS LOCATED WITHIN 100 FEET FROM THE WESTERN BOUNDARY OF PARCEL 3 AS IDENTIFIED ON EXHIBIT X 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.



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Exhibit 3: Landscape Buffer and Single-Story Restriction

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS

4. Open Space, Parks, and Trails

4.1 Open Space

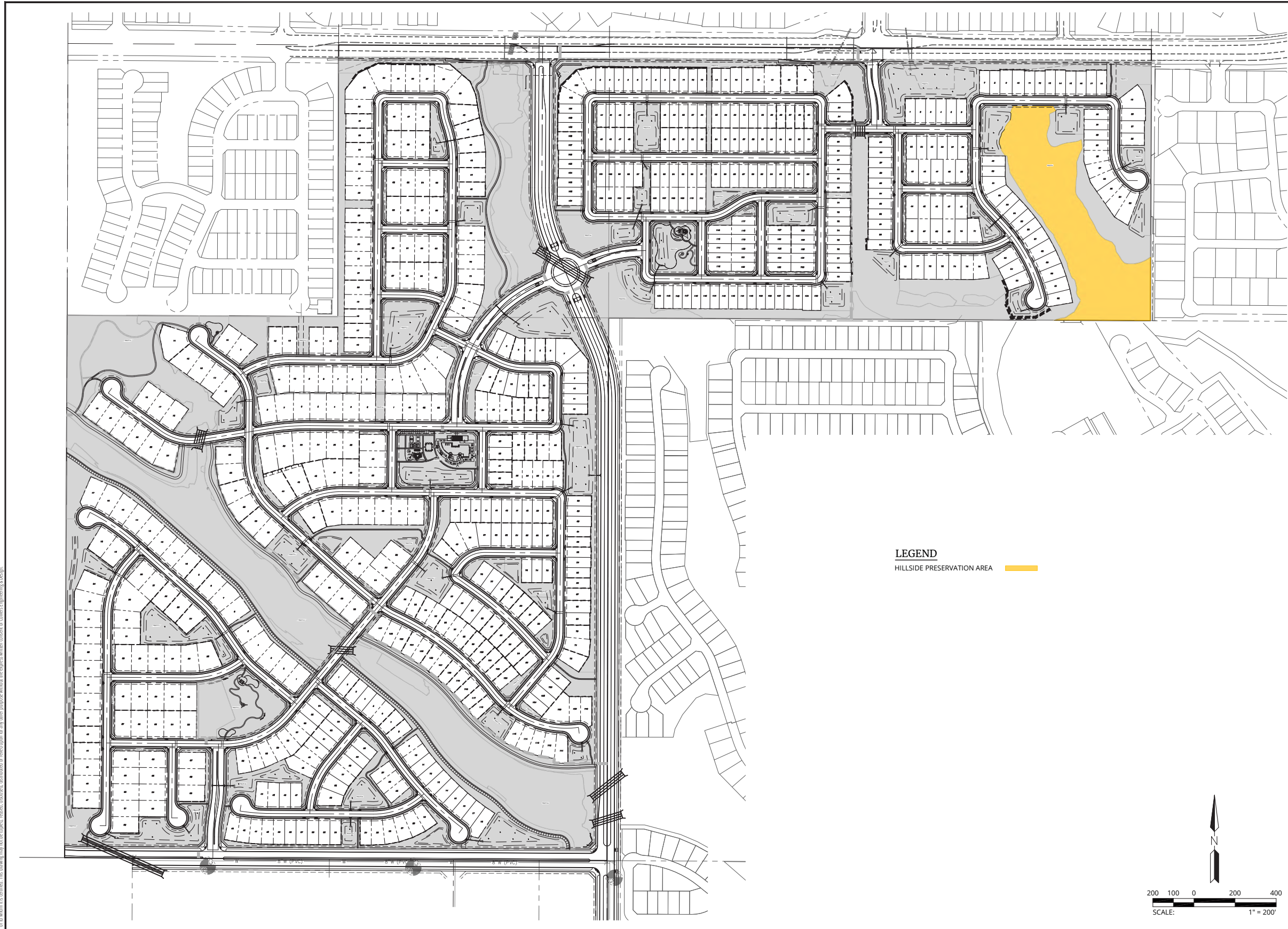
Open space within the Site is composed of Natural Open Space (“NOS”) which may include both undisturbed areas and disturbed areas that have been re-created to resemble native desert conditions; active open space; passive open space; and retention areas. The PAD establishes a cohesive open space system designed to support recreation, drainage, and community connectivity through the integration of parks, trails, and natural features. The Site provides a minimum of thirty-five (35) percent of open space based on the net site area. This includes natural washes, active and passive recreation areas, and pedestrian corridors that promote both environmental sensitivity and community accessibility.

Within the overall open space allocation, a minimum of ten (10) percent of the net site area is designated as activated/usable open space. A minimum of fifteen (15) percent of the net site area is designated as NOS. For the purposes of this PAD, the NOS requirement is calculated as a single aggregate amount across the entire Site, without segmentation or categorization based on slope ranges. This provision replaces the slope-based NOS calculation methodology outlined in Section 21-653 of the Ordinance. Distributed areas that are re-created to transition to undisturbed desert conditions, as defined within this PAD, shall be eligible to count toward the required NOS acreage.

The extent of the hillside preservation requirements for the Site is limited to the one (1) prominent hillside landform, located within Parcel 1 of the Site is identified for preservation and is shown on **Exhibit 4.1A: Hillside Preservation**.

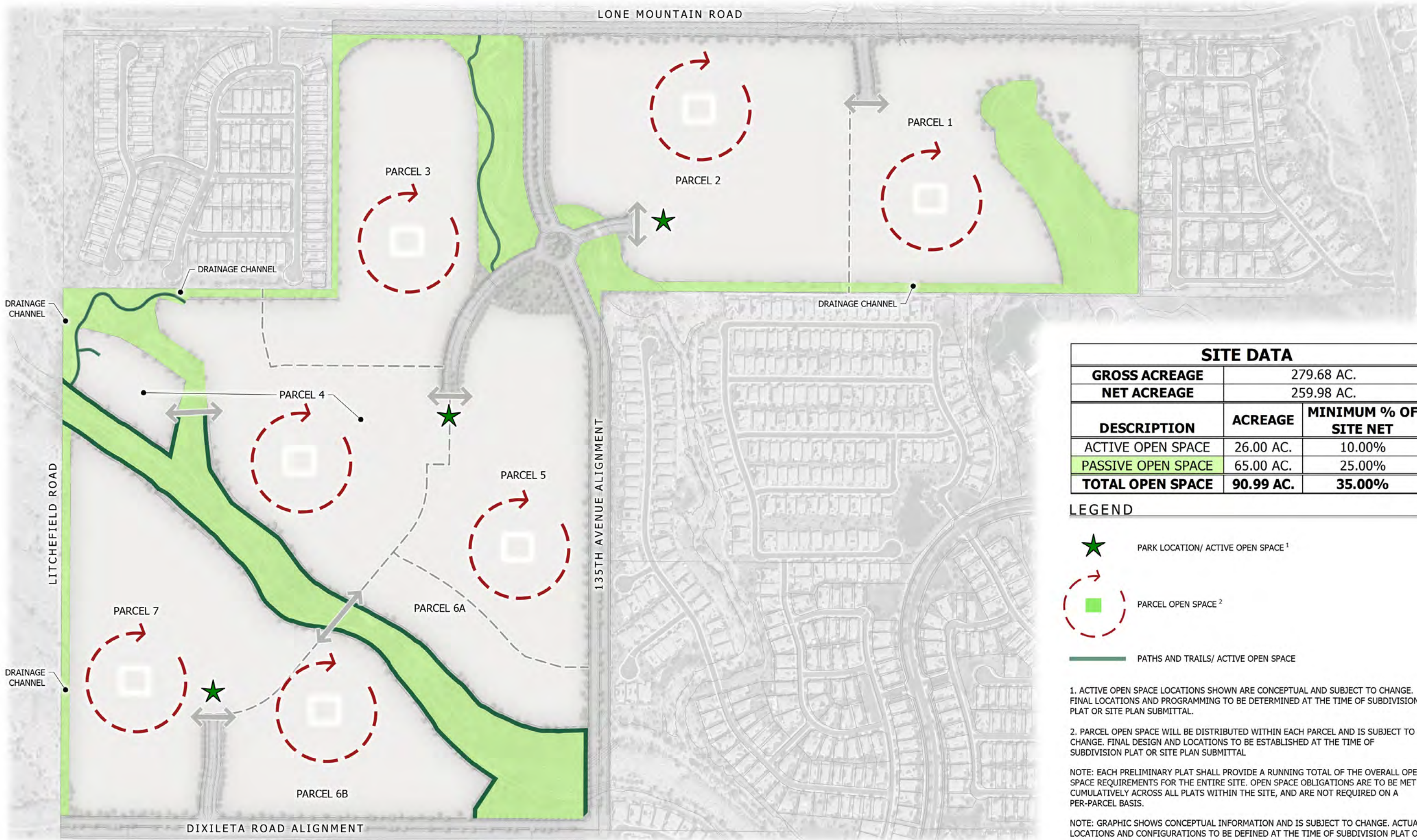
Retention areas are designed as dual-use amenities where feasible, integrating stormwater management with landscape and pedestrian connections. Refer to **Exhibit 4.1B: Open Space and Parks Master Plan** for the spatial configuration of the open space network.

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		REV:	
135TH AVENUE & LONE MOUNTAIN ROAD 135TH & LONE MOUNTAIN ROAD PEORIA, ARIZONA		PROJECT NO.: 2478 DATE: NOV 2025 SCALE: 1" = 200' DRAWN: MR DESIGNED: JAF APPROVED: DO	
HILLSIDE PRESERVATION EXHIBIT		DWG. NO. 1 SHT. 1 OF 1	



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4.2 Paths and Trails

To highlight the NOS network, a continuous trail will be provided along the north side of the primary wash with a path on the south side to create an activated, accessible open space area that serves users of all ages and abilities. The overall path and trail system is designed to provide multimodal connectivity between residential neighborhood, park areas, preserved washes, and adjacent developments.

All paths and trails shall contain public access easements, be privately maintained, and will conform to the City's adopted Parks, Recreation Open Space, and Trails ("PROST") Master Plan and Peoria Engineering and Design Standards Manual ("PESM"), except as modified by this PAD. The paths and trails shall be publicly accessible, providing a benefit for both the residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

The PAD establishes a minimum twenty-five (25) foot trail corridor width to support integrated connectivity, wash enhancement and open space design. Refer to **Exhibit 4.2A: Path and Trails Master Plan** for the planning trail system and connectivity framework, and **Exhibit 4.2B: Trail Sections** for design specifications.

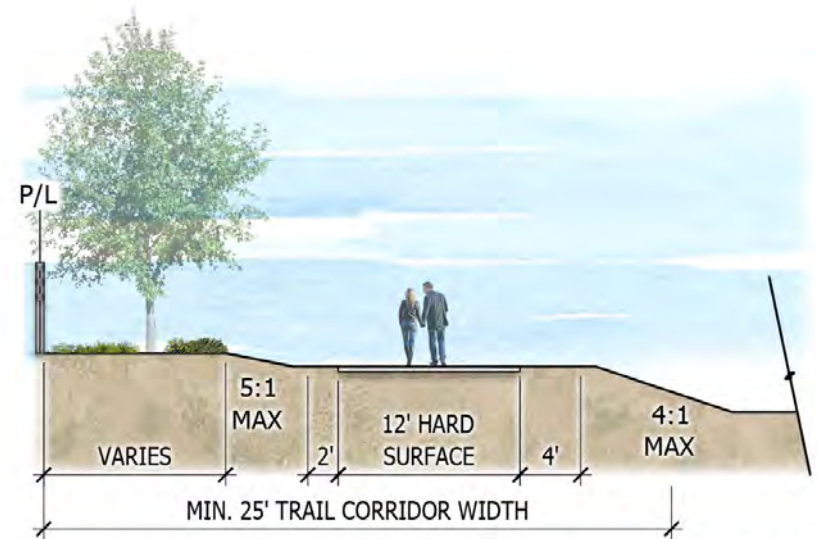
The twenty-five (25) foot trail corridor may overlap with the twenty-five (25) foot undisturbed buffer adjacent to the wash; however, the physical path or trail along with the associated soft shoulder shall be located entirely outside of the undisturbed buffer. This provision allows flexibility in trail alignment while maintaining the integrity of the environmental buffer and ensuring continued wash protection.



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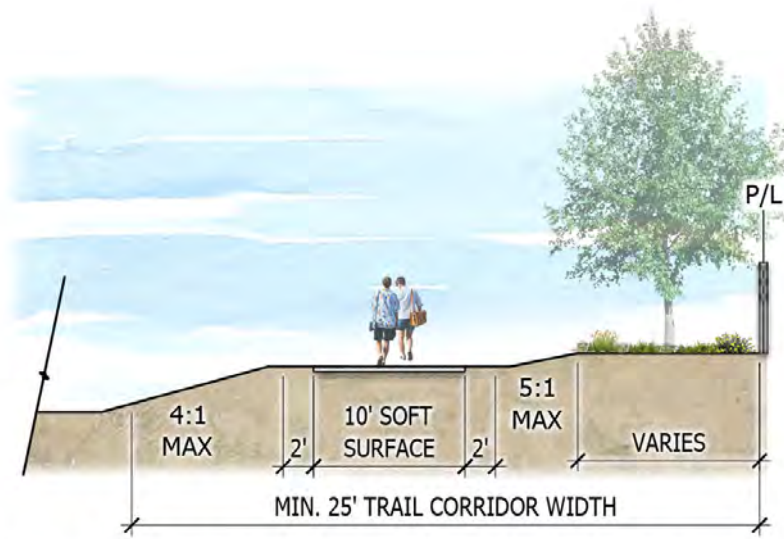
Exhibit 4.2A: Path and Trails Master Plan

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS



12' HARD SURFACE TRAIL WITH 4' AND 2' SHOULDER

SCALE: NTS



10' SOFT SURFACE TRAIL WITH 2' AND 2' SHOULDER

SCALE: NTS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

4.3 Parks

The Site will feature a minimum of three (3) pocket parks at a minimum size of one (1) acre each which shall be distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion.

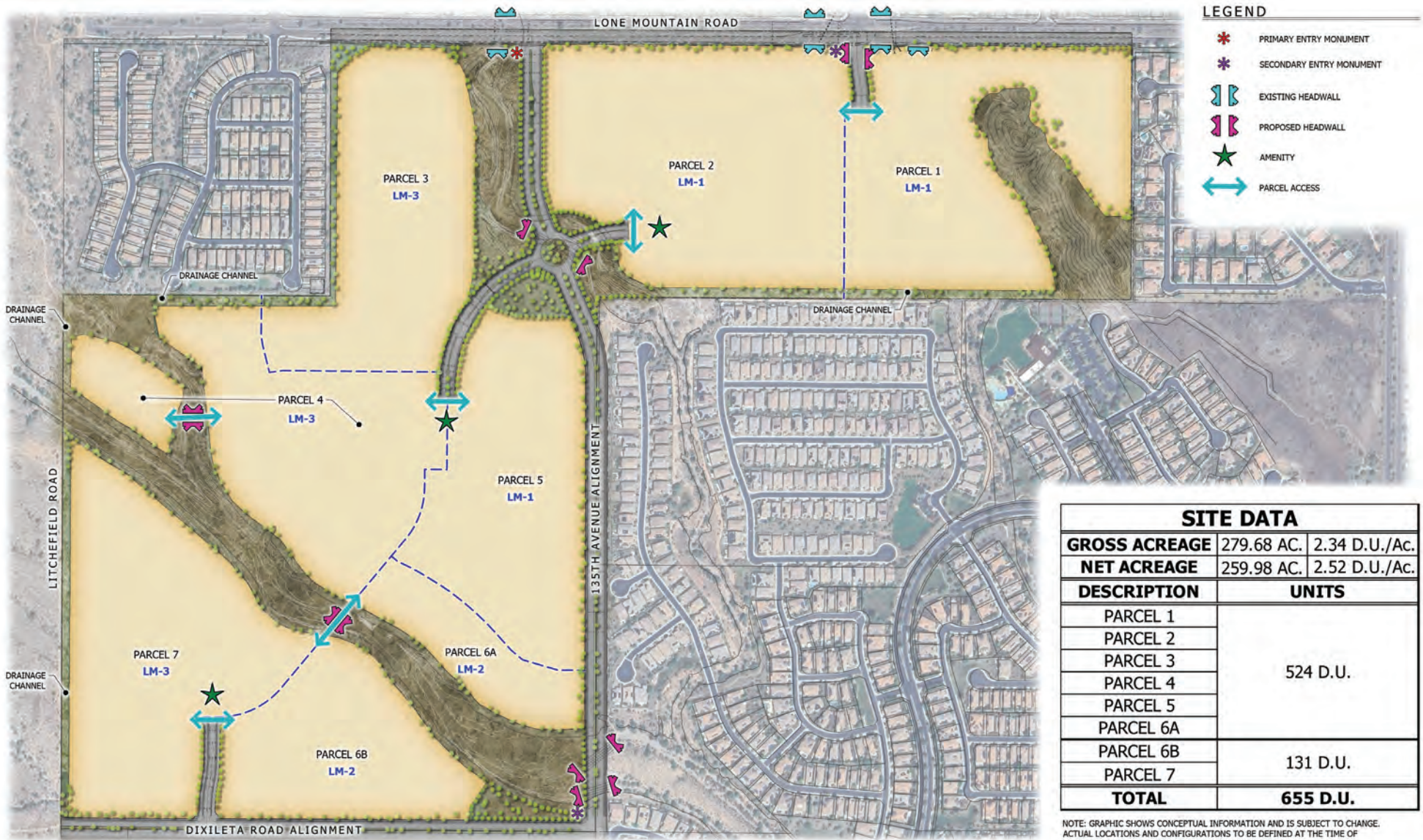
A minimum of ten (10) percent of the project area is dedicated as activated (or usable) open space. All activated open space will provide a mix of shaded seating areas. Activated open space areas may include pool, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

5. **Fences, Walls, and Screening**

The Site will incorporate four (4) primary wall types: Theme Wall, Secondary Wall, and Partial View Fence.

- A. Walls within or abounding the side or rear yard of a single-family residential lot adjacent to a tract may be approved up to 12 feet tall when measuring the tallest exposed wall height. This approval may be done through the preliminary plat process. The approval through the preliminary plat is dependent on visual mitigation utilized to the extent possible (e.g. tiered walls, view fencing, landscaping, grading, etc.) as determined by the Zoning Administrator during the preliminary plat review. All other walls shall comply with the City of Peoria Zoning Ordinance standards at the time of development.
- B. The grading plan will incorporate appropriate drainage design and erosion control measures in conformance with the Master Drainage Report and City of Peoria grading requirements.



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Exhibit 8 - Conceptual Master Plan