



Conditions of Approval | Exhibit 1

THE SHOPPES AND THE COVE AT CAMINO-A-LAGO (Z25-12)

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

1. The development shall substantially conform to The Shoppes and The Cove at Camino-A-Lago Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 6) and associated Narrative (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission dated February 19, 2026, except as modified below.
 2. A revised Traffic Impact Analysis (TIA) containing the approved pre-plat must be included in the first construction document submittal.
 3. Vehicular access to Deer Valley Road shall be limited to right-in ingress and right-out egress.
 4. The Developer will be responsible for the design and construction of the following improvements unless otherwise approved by the City Engineer:
 - a. A westbound right turn lane at the intersection of Lake Pleasant Parkway and Deer Valley Road. This right turn lane must be accomplished by moving the vertical curb on the northeast corner of Lake Pleasant Parkway and Deer Valley Road and including a taper length and storage length meeting or exceeding recommendations from the revised TIA and the City of Peoria Traffic Impact Analysis and Access Management Standards.
 - b. Any subsequent modifications necessary at the intersection of Lake Pleasant Parkway and Deer Valley Road to accommodate the required westbound right turn lane, including but not limited to, American Disability Act (ADA) and traffic signal modifications.
 - c. A raised median on Deer Valley Road from Lake Pleasant Parkway to the Deer Valley Road driveway limiting access to the Deer Valley Road driveway to right-in/right-out access while maintaining the current level of access for all Walmart driveways on the south side of Deer Valley Road.
 - d. A “football” traffic calming device on Speckled Geck Drive between Lake Pleasant Parkway and 101st Avenue.
 5. The Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
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