



# PLANNING & ZONING COMMISSION

## STAFF REPORT

Meeting Date: 3/5/2026

Agenda Item(s): 3R

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**TO:** Planning and Zoning Commission

**FROM:** Chris M. Jacques, AICP, Planning Director  
Lorie Dever, Deputy Planning Director

**SUBJECT:** Peoria Innovation Core (Z26-01)  
North of Lone Mountain Parkway, along Lake Pleasant Parkway Lone Mountain Parkway.

### ***PROPOSAL***

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Proposal to rezone approximately 7,341 acres from Suburban Ranch 43 (SR-43), ASLD 720 Planned Area Development (PAD), General Agricultural (AG) and Intermediate Commercial (C-2) to the Peoria Innovation Core Planned Community District (PCD) to allow for a phased, master planned development.

### ***APPLICATION INFORMATION***

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**Case Number:** Rezoning (Case Z26-01)

**Applicant:** City of Peoria on behalf of the Arizona State Land Department (ASLD), Amkor Technologies Arizona, Inc. and The Roman Catholic Diocese of Phoenix.

**Request:** Rezone approximately 7,341 acres from SR-43, AG, C-2 and PAD to the Peoria Innovation Core Planned Community District (PCD).

### ***BACKGROUND AND CONTEXT***

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The 7,341-acre project known as “Peoria Innovation Core or PIC” is comprised predominantly of Arizona State Trust Land, with smaller portions owned by The Roman Catholic Diocese (60 acres), and Amkor Technologies Arizona (104 acres), respectively. The PIC is generally bound by the Agua Fria River (west), SR-74 (north), New River corridor (east) and Lone Mountain Parkway (south) as depicted in **Exhibit 2 (Vicinity Map)**. The Project Area encompasses both sides of the Loop 303 corridor for a span of approximately three (3) miles, with the eastern edge located within three (3) miles of the emerging Taiwan Semiconductor Manufacturing Company (TSMC) which is currently under development in the City of Phoenix.

Currently, most of Peoria’s labor force commutes to job centers located outside of the city, such as Norterra, downtown Phoenix, Scottsdale and the I-17 Corridor. These patterns result in longer commutes (which impacts air quality), sales tax leakage and limited opportunities for the community to work, reside and recreate in the same community. As a result, the city has prioritized fiscal sustainability, quality of life, and the expansion of the economic development footprint in the community. With its strategic location at the base of Lake Pleasant, and along with the confluence of major transportation corridors, the project area is well positioned to activate responsible and balanced growth into the future. These major transportation corridors and their proximity to regional employers provides an integral component in establishing prime opportunities for employment, hospitality, commercial/retail destinations and a mix of housing types for all segments of the population.

### CONTEXT:

The Project Area contains several topographical and man-made determinants that inform access and land use, including three (3) canals (Beardsley, Waddell and Central Arizona Project), two major APS transmission corridors and the Morgan electric substation, Kinder Morgan/El Paso high-pressure natural gas corridor, Agua Fria and New River corridors, terrain conditions, floodplains and areas of cultural sensitivity. In fact, approximately 1/3rd of the PIC Project Area is within areas that are undevelopable and/or not likely to be developed. However, these areas contribute to the natural balance and provide opportunities for connectivity within the community. At a subregional level, the Project Area is bifurcated and accessed by major transportation corridors including the Loop 303, State Route 74 and Lake Pleasant Parkway. All these facets drive decisions about access, land use transition and balance between the built and natural environment.

At approximately 7,341 acres (11.5 square miles), the PIC Project Area is comparable in relative size to the Vistancia Master Planned Community. Given its expansive nature and physical demarcations, the Project Area has been delineated into three (3) subareas or Core Areas **Exhibit 5 (PCD Narrative – Core Map)**. *Core 1* encompasses approximately 1,900 acres (26%) and is located adjacent to the established communities of Pleasant Valley and Westwing Mountain, extending northward to the southern edge of Loop 303, and generally bounded by the Agua Fria river along the west.

*Core 2* is approximately 895 acres (12%) and includes the area located between the Loop 303 corridor and the Central Arizona Project (CAP) Canal. On August 26, 2026, the City of Peoria was the successful bidder on all designated State Trust Land within Core 2. Approximately 60 acres within Core 2 is owned by The Roman Catholic Diocese. With the successful location of Amkor Technologies to Core 2 within the PIC, approximately 104 acres were patented and sold thereto. The City of Peoria holds the Certificate of Purchase on the remaining State Land within Core 2, but is proceeding towards patenting the balance of the land. Upon patenting the balance, this would transfer ownership of said area from the State Trust to the City of Peoria.

Finally, at approximately 4,546 acres (62% of the overall area), *Core 3* encompasses most of the land in the PIC project area and is located north of the CAP Canal. This area is located within the shadow of Lake Pleasant Regional Park and encompasses frontage along the Lake Pleasant Parkway and State Route 74 transportation corridors. Despite the advantageous access, the area is impacted with canals, APS overhead powerline corridors, the Morgan substation and various flood conditions associated with the Agua Fria and New River corridors.

### ARIZONA STATE TRUST LAND:

The Arizona 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.

ASLD was established to manage the Arizona State Trust (or “Trust”) lands granted to Arizona by the Federal government at the time of statehood. As such, ASLD manages the land and resources on

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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, the partnership between ASLD and the City is imperative to appropriately position its lands to achieve compatibility, while reserving flexibility to respond to market conditions to achieve the pinnacle value required at the time of auction or lease.

### **TRUST LAND IN PEORIA:**

Contextually, a majority of the Loop 303 corridor within the city and the larger municipal planning area is owned and managed by the Arizona State Land Department. The City of Peoria has long identified the importance of this corridor in meeting the community and economic development goals of the community. To that end, it is important that these areas be master planned in a cohesive manner and in alignment with Peoria’s elevated design standards. In furtherance of these objectives, the city has partnered with the State Land Department in bringing these areas into the city and/or working towards an entitlement that yields mutual benefit.

### ***ENTITLEMENT PROPOSAL***

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The subject proposal is a rezoning application to Planned Community District (PCD); however, it is somewhat unique in that it takes the form of what is referred to as a *zoning bank*. This *zoning bank* allocates a land use budget to the development and an overall maximum for the residential unit count. Based on that budget and the parameters established within **Exhibit 6 (PCD Standards and Guidelines Report)**, the developer of each parcel may then select the intended sub-zoning district at the time of Site Plan or Preliminary Plat submittal, and may develop their unit count in accordance with the budgeted allocation. While the *zoning bank* concept is new, structurally it is not dissimilar to the flexibility built into the Planned Community District Zoning (or collectively “PCDs”) for Vistancia, Lake Pleasant Heights, and Saddleback Heights. More specifically, as each parcel develops within those master planned communities, the developer selects from a range of development options within the PCD and formalizes that Zoning Sub-District selection at the Site Plan or Preliminary Plat submittal. The zoning bank concept is the preferred method of entitlement by the Arizona State Land Department and was utilized most recently in 2024 with the entitlement of the North Peoria Gateway (NPG) in Peoria. It has also been utilized successfully in other areas including Scottsdale, Queen Creek, and Phoenix.

As noted above, the PIC Project Area has been delineated into three (3) subareas or what is referred to as Core Areas within the PCD. Overall, the PCD will have a maximum residential unit allocation of 11,000 dwelling units over approximately 7,341 acres, which yields a gross density of 1.5 units per acre. The maximum density is comparable to other large master planned areas such as Vistancia which has a maximum entitlement of 12,000 units over 7,100 acres (1.69 du/ac) or Saddleback Heights which is permitted at a ceiling of 9,055 units over 6,052 acres (1.50 du/ac). While units have been allocated to each Core Area within the PIC, unused units may be reallocated to other areas, up to the maximum of 11,000 units overall.

*Core 1* comprises approximately 1,900 acres and is located between the southern boundary of the PIC northward to the Loop 303 Corridor. The Core 1 Land Use Plan **Exhibit 6 (PCD Standards and Guidelines Report)** envisions a residential transition leading from the established communities of Pleasant Valley/Westwing Mountain northward where it transitions into higher densities and intensities as it approaches the Loop 303 corridor. More specifically, the “edge conditions” of Parcels 1N, 1O, and 1P of the PIC, which abut Pleasant Valley and Westwing Mountain, have been carefully tailored to maximize compatibility. Parcels 1N, 1O, and 1P have been limited to detached single-family residential only, a minimum lot width of 60 feet, a minimum lot depth of 120 feet, and the requirement for a 30-foot wide minimum buffer along the project boundary. As demonstrated later in this report, the proposed edge condition will provide for an equivalent or heightened transition beyond what is currently in place. Parcels located to the north of the aforementioned parcels are limited to residential, albeit a variety of lot sizes and housing types.

North of Dixileta Road, Parcel 1I provides for increased flexibility in the residential housing types, along with an option for commercial development. This is a transitional parcel near the Loop 303 corridor. Parcels along Lake Pleasant Parkway and the Loop 303 corridor prioritize employment and commercial development. With limited exceptions for parcels that have strained access and/or physical constraints, residential land use along the Loop 303 is restricted. Overall, up to 3,500 residential units have been allocated to Core 1, with a corresponding gross density of 1.84 dwelling units per acre. This allocation encompasses approximately 32% of the total residential allocation.

*Core 2* encompasses approximately 895 acres located between Loop 303 and the CAP Canal. This area includes the land that the City of Peoria won the rights to at public auction in addition to the 60-acre Diocese property. The topography of this area is characterized by a steep drop / bluff, west of Lake Pleasant Parkway, and flat lands near the Agua Fria River. Core 2 also includes about 120 acres west of the Agua Fria River.

The area below the bluff has had a longstanding vision for employment, business park, and industrial growth. This has resulted in the emergence of Amkor Technologies, which is currently under construction. The area west of the Agua Fria River has been designated for residential development given its highly restricted access. Above the bluff along Lake Pleasant Parkway, the area is envisioned for commercial, employment, and multi-family residential development (in limited areas). Along the east side of Lake Pleasant Parkway, Parcel 2I provides an excellent opportunity for a regional mixed-use destination, perhaps combining commercial, hospitality, office, specialty retail, and residential in an integrated form. Given the largely non-residential disposition of Core 2, this area has a total allocation of up to 800 residential units, which computes out to a gross density of 0.9 dwelling units per acre. This allocation encompasses approximately 7% of the total residential allocation for the entire PIC.

*Core 3* is the largest subarea in the PIC with an area encompassing approximately 4,545 acres. This area is positioned north of the CAP Canal and extends to the northern boundary of the project area near SR-74. This area has a variety of physical and man-made determinants that influence land use. The Beardsley and Waddell canals bifurcate the area along the western side. The APS transmission lines along the Dove Valley Road alignment, along with the lines connecting into the Raceway and Morgan substations further bifurcate the area. Subregional transportation corridors of Lake Pleasant Parkway, SR-74, 96<sup>th</sup> Avenue (future), and potential future reliever near Loop 303/SR-74 provide for improved

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access in the area, and are in close proximity to Lake Pleasant Regional Park. Given its size, and likely future development, this area enjoys perhaps the greatest level of flexibility within the zoning bank. Areas to the west of the Waddell Canal and APS Raceway line are largely envisioned for further employment and industrial growth.

The area encompassing the former glider school near Lake Pleasant Parkway and SR-74 (Parcels 3F, 3M, and 3N) is envisioned as an excellent opportunity for a master-planned unit. At approximately 543 acres, this area carries the potential for an integrated planned community of residential, commercial and public uses. Areas along the Lake Pleasant Parkway corridor are largely envisioned for mixed-use with an assortment of residential, commercial and employment types. As the Loop 303 corridor is expected to yield most of the non-residential development in the PIC, the absorption of this area is less certain and therefore necessitates greater flexibility in market readiness. Overall, up to 6,700 residential units have been allocated to Core 3, with a corresponding gross density of 1.47 dwelling units per acre. This allocation encompasses approximately 61% of the total residential allocation within the PIC.

### DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Vacant / Undeveloped, except for Wild Horse West and Amkor Technologies (under construction)
<u>Proposed Use:</u>	Mixed-Use Master Planned Development
<u>Property Size:</u>	Approximately 7,341 acres (11.5 square miles)
<u>Core Areas:</u>	Core 1: 1,900 acres Core 2: 895 acres Core 3: 4,545 acres
<u>Existing General Plan Land Use</u>	<i>ASLD Special Land Use</i> for all portions of the PIC, except for the 60-acre Catholic Diocese property, which is designated <i>Employment Business Commerce</i> .
<u>Existing Zoning</u>	Suburban Ranch 43 (SR-43), General Agricultural (AG), Intermediate Commercial (C-2) and ASLD 720 Planned Area Development.
<u>Proposed Zoning</u>	Planned Community District (PCD)
<u>Total Allocated Units</u>	11,000 (1.5 du/acre) Core 1: 3,500 units (1.84 du/ac) Core 2: 800 units (0.9 du/ac) Core 3: 6,700 units (1.47 du/ac)

### **STAFF ANALYSIS**

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#### **ZONING AND PROPERTY HISTORY:**

In late 1989, a series of successive large-scale annexations brought the entirety of the PIC project area and other areas into the City of Peoria (ORD. 89-32, 89-33 and 89-34). This was part of the so-called *Race to the Lake* as the city sought to secure its future economic and community development potential by incorporating large undeveloped sections in and around Lake Pleasant Regional Park into the city. Upon annexation, in 1990, the city assigned equivalent or *initial zoning* that most closely aligned with the previous Maricopa County zoning, pursuant to Arizona Revised Statutes. At the time, the PIC project area was zoned as General Agricultural (AG) except for five (5) acres, located at the southeast corner of Lake Pleasant Parkway and Old Carefree Highway, that was assigned Intermediate Commercial (C-2) zoning. The commercial corner is the current location of the Wild Horse West general store and restaurant. This zoning prevailed since annexation, except as noted below.

In 2000, the City Council adopted ORD. 00-131, approving Rezone and entitlement of approximately 720 acres of State Trust Land as a Planned Area Development (ASLD 720 PAD) near Lake Pleasant Parkway and Loop 303. At the time, the BF Goodrich Universal Propulsion Company (UPCO) was seeking to locate a facility in the area for manufacturing energetic materials systems used to activate ejection seats, evacuation slides and related elements. Ultimately, the development did not materialize as UPCO moved to a site in Phoenix. Nonetheless the PAD zoning established over 720 acres remained in place. The PAD envisioned heavy industrial and manufacturing land uses and intensity below the bluff in the “Lower Zone” while the area above the bluff near Lake Pleasant Parkway “Upper Zone” envisioned slightly less intensity with Business Park and Industrial uses, including administrative offices. This PAD predated the alignment and construction of the Loop 303 corridor. While the PAD is largely located within Core 2, the alignment of the Loop 303 bifurcated the area, leaving a portion of the ASLD 720 PAD within Core 1. This entitlement aligned with the then Peoria Comprehensive Master Plan designation of Business Park / Industrial designation in the area.

On December 17, 2024, the City of Peoria adopted an Intergovernmental Agreement (IGA) with the Arizona State Land Department that facilitated the development of a phased infrastructure program with a reimbursement structure to seed community and economic development in this emerging area. This IGA cemented partnership and recognition by both agencies that the future of these strategic areas necessitated holistic planning and collaboration. In addition to the infrastructure and reimbursement program, the IGA also granted the lead to the City of Peoria in the entitlement of the PIC, in close consultation with the State Land Department. In 2025, an associated effort included the annexation and initial zoning (to SR-43) of a 173-acre strip of State Trust Land known as Parcel C which will be folded into the PIC. This area includes land along the Agua Fria River in both Core 2 and Core 3.

On August 26, 2025, the City of Peoria was the successful bidder for approximately 834 acres of State Trust Land in Core 2, the area between Loop 303 and CAP Canal. As the holder of the Certificate of Purchase (CP), the city executed a partial patent and was in the position to offer 104 acres to Amkor Technologies. Amkor had initially envisioned a site in Vistancia Five NORTH. However, as business needs grew, it was apparent that a larger site was necessitated. Accordingly, the ASLD 720 PAD zoning entitlement enabled the ability for Amkor to locate in the Lower Zone.

Upon approval, the Peoria Innovation Core PCD zoning will supplant the existing SR-43, AG, C-2 and PAD zoning across the PIC project area. This entitlement will unify the zoning into a cohesive Planned

Community District. Moreover, as discussed later in this report, the PCD is intended to retain and supplement the existing entitlement rights for existing and emerging land uses in the area.

### **GENERAL PLAN LAND USE:**

As discussed above, the vast majority of Peoria's strategic and remaining vacant land is comprised of Arizona State Trust Land. Along with understanding that State Trust Land will eventually be developed, it is also important to know that the lease and/or disposition of State Trust Lands is governed by the Arizona Enabling Act, Arizona Constitution, and strict statutory regulations. One example of those statutory regulations is that Arizona State Law requires cities such as Peoria to coordinate with the ASLD to "ensure for the harmonious integration of Trust Lands" into the Future Land Use Map (FLUM) within the General Plan. Moreover, the intent behind the General Plan Land Use Map is to articulate a long-term vision which accommodates growth across the City, including within Trust Land. However, given the nature, location, and amount of Trust Land within Peoria, a good portion of the land still retains much of its original General Plan land use designation established decades ago. In the case of the PIC project area, the General Plan land use designations were established in the late 1990's and further refined through the 2005 Loop 303 Specific Area Plan. Nonetheless, this land use disposition was reflective of conditions in place decades ago and not in alignment with today's priorities and mutual interests.

Recognizing the potential risk for fragmented development, the City worked with ASLD to establish a method within the General Plan to address the need for master planning of strategic areas. This approach has been tried and tested in other blocks of State Trust Land within Scottsdale, Queen Creek, Phoenix and Pinal County. Accordingly, in 2024, the City Council approved several Major General Plan Amendments, including the adoption of RES. 2024-71, establishing a new ASLD Special Land Use designation for placement on specified Trust Lands. More specifically, the land use classification states:

*ASLD Special Land Use provides flexibility to promote new development needed to accommodate economic growth and new businesses so that residents can find jobs in Peoria. The category also provides opportunity for new housing to accommodate the City of Peoria's expanding population, and encourages carefully planned, deliberately designed mixing of compatible uses within the same development area or unit, including residential, retail, employment, public/quasi-public, and open space / recreation, with a range of densities and formats depending on the intended zoning.*

This designation signified the desire and a commitment for comprehensive land use and infrastructure planning and was placed on the North Peoria Gateway (NPG) near Happy Valley/Loop 303 and the Peoria Innovation Core (PIC). As stated above, the NPG entitlement has been completed. The proposed entitlement for the Peoria Innovation Core would advance the commitment and master planning envisioned for this area. Furthermore, the ASLD Special Land Use designation requires master planning of land uses and infrastructure to occur through the designated compatible zoning districts of Planned Area Development (PAD) or Planned Community District (PCD).

Peoria has successfully utilized a similar concept for private development for the Vistancia, Lake Pleasant Heights, and Saddleback Heights master planned communities using the Master Planned Area (or MPA) land use designation within the General Plan and having it work in tandem with the holistic PAD/PCD zoning approach. These communities have all been rezoned to the PCD zoning designation and within their respective zoning documents, it identifies the appropriate mix of land uses, intensities/densities, recreational areas, open space corridors, waterways, along with primary or

backbone infrastructure within each of these communities. As the buildout of these communities have spanned decades, their respective PCD zoning provides the necessary flexibility to adapt to evolving market conditions by allowing refinements to land uses and development standards over time; however, these modifications remain in keeping with the established vision and character of the community. Given the expansive nature of the PIC, potential refinement or clarity may also occur from time to time; however, the PCD zoning bank structure similarly allows for those targeted adjustments while still remaining consistent with the stated objectives for Peoria Innovation Core.

The *ASLD Special Land Use* designation covers all the lands within the PIC, except for the privately-owned Diocese property in Core 2. The Diocese property has a General Plan designation of *Employment Business Commerce*. This designation identifies areas for “employment opportunities that contribute to the overall local and regional economy” and “areas that contain business offices, corporate headquarters, incubator space, research and development, and light industrial uses.” Additionally, the designation indicates that commercial uses which are complementary or supportive may be appropriate. This category is distinguished from the *Employment Industrial* designation in the General Plan, with the latter typified by heavier industrial uses found in the Heavy Industrial (I-2) Zoning District. As the I-2 Zoning District is not a utilized zoning district in this PCD, the uses available to this parcel would be consistent with the character and description of this land use designation.

In addition to the land use designations, Staff notes that the entitlement advances several goals and policies of the General Plan as follows:

- Economic Prosperity, Policy EP-10 – Adapt land use policies or development regulations as necessary to create agility in the evaluation of key development sites.
- Economic Prosperity, Policy EP-21 – Protect the City’s primary commercial corridors and mixed-use activity centers from conversion to uses that would limit employment or active uses, such as single-family residential, warehousing, storage, and auto-oriented uses.
- Balanced Land Uses, Policy LUC-3 – Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.
- Balanced Land Uses, Policy LUC-6 – Locate commercial and employment uses in proximity to adequate transportation and utility infrastructure.
- Healthy Neighborhoods, Policy NP-11 – Master Planned Communities shall include a range of housing densities and types that provide life-cycle housing opportunities to attract all ages of residents with a range of income levels and needs.
- Growth & Sustainable Development, Policy GS-7 – Accommodate land use proposals that target growth in the area of existing or planned infrastructure services.
- Healthy Neighborhoods, Policy CW-11 – Continue to improve access and expand recreational opportunities and facilities for maximum accessibility, allowing people of all ages and abilities to participate.
- Healthy Neighborhoods, Policy CW-13 – Support and promote development and redevelopment that reduces automobile dependency through more efficient and varied uses of land.

As referenced by the above policies and principles, the proposed rezoning request seeks to align with the General Plan Land Use designations of *ASLD Special Land Use* and *Employment Business Commerce* (Diocese property), and the proposed rezoning implementation provides an opportunity to address the policies by providing compatible land uses along boundary conditions with existing development. As such, staff finds the proposal to be in conformance with the General Plan.

### **ZONING AND DEVELOPMENT STANDARDS:**

As with any Planned Community District (PCD), there are tailored standards to address contextual conditions that are specific to an area or the project plan. Similarly, the Peoria Innovation Core (PCD) seeks to establish guardrails within existing City regulations and ordinances. With stated deviations, the PCD is structured to utilize land uses, standards, and guidelines within existing City adopted codes to provide a common City regulatory framework to work from. This will allow the modifications explicitly stated within the standards and guidelines report for the PCD while maintaining the caliber of development execution that is representative of the City of Peoria.

### ***Mechanics of the Zoning Bank Structure***

When evaluating the potential development that could occur within the Peoria Innovation Core, an example has been provided to demonstrate how the layers of the PCD function to achieve finite development standards and uses for parcels.

- Parcel A Development Proposal Example:
  - Core Area 1 - Parcel 1D  
Parcel 1D is located within Core 1. As a result, any application to develop within Core 1 would require all relevant PIC Master Plans (e.g. Master Drainage Report, Master Traffic Analysis, Water / Wastewater Master Plan etc.) to be refined to be responsive to the particular development application.
  - Permitted Uses  
Table 2 of the PCD identifies the permitted uses within a particular parcel and refers to a corresponding base zoning district for the development standards if that use is selected. In the case of Parcel 1D, the permitted or conditionally permitted uses are those identified in the City's O-1, C-2, C-5 and BPI base zoning districts. Additionally, Tables 3A/3B will identify any supplemental requirements or prohibitions.
  - Development Standards  
Once the zoning district is selected from Table 2 the corresponding zoning district within Table 4A & 4B of the PCD standards and guidelines report would identify the setbacks, lot coverage, and maximum height for the development.
  - Development Submittal  
Along with the updated plans, the Developer would then submit the Parcel specific development information, which in this case would consist of a Site Plan and any supplemental documents necessary for the review of that Site Plan (e.g. landscape plan, grading and drainage plan, etc.).

***Edge Conditions adjacent to Westwing Mountain / Pleasant Valley (Core 1)***

The Peoria Innovation Core is tailored with several objectives in mind. One of those driving objectives is the identification of appropriate “edge conditions” for parcels abutting existing residential communities adjacent to the Project Area in Core 1. More specifically, Parcels 1N, 1O and 1P abut the existing neighborhoods; therefore, they have been restricted to detached single-family residential to provide for a common land use “edge.” Within the PCD, lots within these parcels have an elevated standard as compared to detached single-family residential standards outside of these parcels. More specifically, lots within these parcels have minimum width of 60 feet and minimum depth of 120 feet (minimum 7,200 square foot lot size). Additionally, the team assessed existing edge conditions and zoning allowances within these developments and noted the presence of a 30 foot drainage buffer along the northern edge of Pradera Westwing Mountain (abutting Parcel 1P). Hence, the PCD includes a requirement that a 30 foot landscaped buffer be provided along the southern and eastern boundary of Parcels 1N, 1O and 1P. This will provide for an equivalent or greater edge condition than has been offered to the PIC. Creating a softer edge and separation between units. Moreover, depending on the ultimate width of the corridor, the City’s Community Design Guidelines may call for additional mitigation (e.g. view fences, corridor activation) throughout long expansive dead spaces to meet CPTED (Crime Prevention through Environmental Design) considerations. Typically, residential to residential boundaries do not result in any separation or building height limitation. Residential lots from neighboring communities typically will often share common lot lines or walls.

**TABLE 1: EDGE CONDITIONS**

<b>Community</b>	<b>Buffer</b>	<b>Height allowance per Zoning</b>	<b>Actual</b>
<b>Proposed 1N, 1O, 1P</b>	<b>30 feet</b>	<b>Maximum 30 feet (1- and 2-story)</b>	<b>N/A</b>
Pleasant Valley	No Buffer	Maximum 30 feet (1- and 2-story)	Homes 1- and 2-story
West Wing Pradera	30’ Buffer	Maximum 30 feet (1- and 2-story)	Homes 1- and 2-story
West Wing Alvamar	No Buffer	Maximum 30 feet (1- and 2-story)	Homes 1-story

***Loop 303 Height Overlay***

As noted earlier, the PCD is structured to point to base zoning districts within the Zoning Ordinance for the relevant development standards or specified modifications within the PCD. These standards are applied uniformly across all parcels within the Peoria Innovation Core. However, it is recognized that certain parcels along the Loop 303 corridor enjoy locational advantages such as visibility, access and proximity to regional drivers. Given their disposition, the PCD provides for an enhanced level of intensity and flexibility in the form of elevated height allowances. More specifically, Section 3.6 of the PCD identifies parcels within the Loop 303 Height Overlay and their respective maximum height allowances. These parcels are located along both sides of the Loop 303 corridor within portions of Core 1 and Core 2. The standards identified in the Loop 303 Height Overlay would supersede the standards in the PCD for building height.

### *Use and Parcel Specific Standards*

#### *Residential Restrictions*

To preserve the opportunity for meaningful commercial and employment growth along the strategic Loop 303 corridor, without the threat of residential absorption, the PCD provides a residential restriction on several properties including Parcels 1D, 1E and 1F. Additionally, several parcels in Core 2 and within a radius of 1000 feet of Amkor also have a residential restriction.

#### *Data Centers*

As noted earlier, the PCD is structured to point to base zones within the Zoning Ordinance for the relevant development standards or land uses. Currently, the Zoning Ordinance permits Data Centers by right in several zoning districts including BPI and I-1, without restriction. This is a dated standard that is out of alignment with current economic development and community priorities, and is likely to be reviewed and reconsidered as part of a citywide Zoning Code Amendment in the near future. Given its implication on job generation, power and electrical demands, land consumption and impact on the city's water portfolio amid evolving conditions, it is not in the best interest of the city to leave it in its unrestricted position. Therefore, this PCD only permits Data Center use on parcels that align with the Light Industrial (I-1) district, subject to the approval of a Special Use Permit Overlay, and with minimum requirements for a closed-loop system or no-water use technology. It would further require a 500-foot separation from a residential district. The Special Use Overlay is a level of discretionary review within the purview of City Council, pursuant to Section 21-157 of the Zoning Ordinance.

#### *Diocese Property*

The Diocese property encompasses approximately 60 acres within Core 2 (Parcel 2J). Given the infrastructure needs and the master planning in the area, the Diocese and the City saw the mutual benefit to include the property within the entitlement. Within the proposed PCD, Parcel 2J has been assigned with the MU-8 land use, which is identical to adjacent parcels, and which provides a range of land use options including commercial, business park and light industrial. Moreover, given its location within the Loop 303 Height Overlay, expanded flexibility for height requirements. However, this PCD also cements the flexibility of the Diocese to choose an option for a religious campus and related facilities, as a matter of right. Table 3A within the PCD further details this option.

#### *Amkor Technologies site*

The Amkor Technologies Site Plan was sited on Parcel 2E within Core 2 and approved under the existing ASLD 720 PAD entitlement. While this PCD is intended to supplant all existing zoning, including the PAD, it is not intended to diminish any of the prior entitlements rights that provide for the development of this campus. Therefore, tailored standards within that PAD pertaining to parking area landscaping, walls, parking requirements and open space have been carried forward within this new entitlement.

#### *Paths and Trails*

As noted above, the Peoria Innovation Core Project Area is traversed by various natural and man-made features that create limitations from a developability standpoint; however, those same constraints often

lend themselves to opportunities for amenity and trail connectivity throughout a site to adjacent developments. To that end, **Exhibit 6 (PCD Exhibit 5: Paths and Trails)** identifies backbone existing and future path/trails network throughout the Project Area, including a Trailhead in Core 2 near the confluence of the Agua Fria and CAP Canal. As areas are auctioned and further planned within the PIC, the Master Plans will require the identification of localized trails to provide the right connectivity to the backbone system, given the actual land use type that is selected.

### *Traffic*

The collector and arterial roadway network shown within the PCD **Exhibit 6 (PCD Exhibit 4: Street Circulation Plan)** substantially aligns with the City of Peoria General Plan; however, the network identifies a new collector between Lake Pleasant Parkway and 96<sup>th</sup> Avenue, called Montgomery Road, and a new arterial called Amkor Way within Core 2 (under construction). Additionally, with the MAG SR-74 Study in review, the PIC circulation network was modified to reflect evolving conditions as the future SR-74 is contemplated and further evaluated. In particular, the PIC Street Circulation Plan identifies a new at-grade connection to SR-74 at 87<sup>th</sup> Avenue, to meet minimum ADOT spacing requirements. Further evaluation of the 96<sup>th</sup> Avenue connection is on-going, and potentially contemplated as a future underpass or overpass across SR-74. As noted above, additional evaluation of the circulation system will occur to address the ultimate configuration and access points for each parcel during the lifecycle of the project. Minor modifications particularly to the collector roadway network may occur once the Master Traffic Impact Analysis plans are submitted for each Core Area based on an evaluation by the City Traffic Engineer, and in accordance with City's policies and regulations.

### *Water/Sewer*

Several technical reports have been developed to augment the PIC entitlement, including a Water and Wastewater Master Plan. These reports evaluate land use assumptions and its implication on infrastructure. The proposed PIC entitlement aligns with the base assumptions and parameters of these master reports. As development comes in, these the Master Water and Wastewater Plans will need to be refined and updated to respond to the actual development conditions in the area. It should be noted that while the PCD provides for a flexible land use structure, ultimately development intensity is limited by the necessity and availability of infrastructure, most essentially the city's water portfolio.

## ***COMMUNITY INVOLVEMENT***

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### *Public Noticing*

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1,320 feet 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 at least 15 days prior to the Public Hearing.

### *Outreach Requirements*

The outreach program for the Peoria Innovation Core entitlement is outlined in **Exhibit 7 (Citizen Participation Report)**. The City worked with its Consultant Team to develop and host a project website at PICPeoriaAz.com. This website was also linked from the main City webpage and served as a

depository for all project materials including notices, presentations, FAQs, PCD documents, maps, comments, hotline and other informational pieces. In advance of launching the project website, the team sent notices to all property owners within a ½ mile radius (1,100 addresses), which included HOA's. The information was also forwarded through weekly newsletters, Mesquite Council office, and various social media platforms used by the city.

The Peoria Zoning Ordinance requires at least one (1) outreach meeting for all rezoning applications. The team held two (2) separate outreach opportunities for the Peoria Innovation Core. An initial Remote Open House was taped and provided on the Project Website for convenient viewing. Web analytics revealed visitation at least 3,421 times since the initial launch. Comments received included the desire by some to keep the PIC land undeveloped as open space; others adjacent to the Project boundary were interested in transition development; and others were interested in the process and purpose of the land planning effort. The results from this effort fueled the development of the FAQs.

On January 29, 2026, the team held an Open House at the Copper Hills Community Church. The notification followed the requirements within the Zoning Code and included notification (1,320-foot radius + HOAs within 1-mile) and posting of signs on the site. Approximately 42 people attended the Open House. As a result, the Team received two (2) comment cards and an email – themes included a request for more designated open space; and another asked for no data centers.

### *Support / Opposition*

The city has received one (1) letter from a constituent that lives in Westwing Mountain Pradera (Exhibit 8). While the constituent is supportive of the overall PIC master planning effort, the respondent has requested a more expansive edge condition bordering his development. More specifically, the respondent has asked to expand the buffer from 30 to 60 feet; provide a 20-foot height limitation for all buildings within 180 feet of the common boundary of the Pradera subdivision; provide a natural open space condition in lieu of the landscaped buffer; and prohibit a wall or fence along the common boundary. In some cases, where a specific development plan or builder is known, further concessions are sometimes made. However, in this case the State Land Department has indicated its support for the proposed edge condition that offers an equivalent condition. Additionally, there is no developer, development plan or product type currently in play to react to. When a development proposal comes forward, there is the opportunity to further shape the lotting plan and boundary condition.

### ***SCHOOL DISTRICT INFORMATION***

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This property is primarily located within the Deer Valley Unified School District (DVUSD) boundary; however, a portion of the PIC along the western boundary near the Agua Fria River is within Peoria Unified School District's (PUSD) boundary. Due to the sheer size of the subject area, students residing within this development would primarily attend one of two DVUSD elementary schools, and one of two high schools within depending on their location within the development. The elementary schools within DVUSD are currently designated as West Wing Elementary and Canyon Springs Elementary. Similarly, DVUSD identifies the high schools for the area as Mountain Ridge High School or Boulder Creek High School (north of the CAP Canal). DVUSD was provided with information regarding the subject proposal and has provided no comment. Students generated from within PUSD's boundary area would be slated to attend either Vistancia or Lake Pleasant Elementary, and Liberty High School respectively. PUSD was provided with information regarding the subject proposal and has provided no comment.

### ***KEY FINDINGS***

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1. The master entitlement and infrastructure planning fulfills the commitment articulated in the IGA between the City and the Arizona State Land Department to advance the disposition of this strategic area; and
2. The Zoning Bank structure utilized in the PCD provides for the necessary flexibility for State Land to respond to market conditions and fulfill their fiduciary responsibility, while providing the necessary guardrails to protect the public interest and advance community and economic objectives; and
3. The proposed Planned Community District (PCD) and associated uses conform to the underlying ASLD Special Land Use designation, including the Employment Business Commerce designation on the Diocese property; and
4. The PCD amplifies opportunities for the City to enhance its economic position, particularly along the strategic Loop 303 corridor, and provides for reasonable land use transitions and standards in edge conditions adjacent to existing neighborhoods; and
5. The PCD provides for the protection and the enhancement of the natural and recreational landscape, and a balance of a multitude of land use types across the Project Area; and
6. The PCD conforms to and advances several General Plan Goals and Policies, including the opportunity to have a range of residential and lifestyle options in proximity to job centers, and advances objectives for a more fiscally sustainable land use balance; and
7. The proposal is in the best interest of the public health, safety and welfare of the city.

### ***POSSIBLE RECOMMENDATION ACTIONS / OPTIONS***

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- A:** Approve as recommended by staff; or
- B:** Approve with modifications; or
- C:** Deny; or
- D:** Continue action to a date certain or indefinitely.

### ***RECOMMENDATION***

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

**Recommend APPROVAL of Case Z26-01 to City Council, subject to the Conditions in Exhibit 1.**

### ***STAFF CONTACT***

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