

**Peoria Innovation Core  
(Case Z26-01 )**

**Citizen  
Participation  
Report  
Feb 24, 2026**



**PEORIA  
INNOVATION  
CORE**

## **Project Description**

In December 2024, the Peoria City Council approved a partnership with Arizona State Land Department (ASLD) that allows the city to lead the land planning efforts on 7,300 acres of undeveloped State Trust land in the area now referred to as the Peoria Innovation Core (PIC). With 75% of its remaining vacant land base located on State Trust Lands, and with nearly 80% of its labor force commuting to job centers outside of the city, the PIC provides an opportunity to provide for a sustainable land use plan that balances residential, employment and commercial development with the protection of natural and sensitive areas.

This area is known as the **Peoria Innovation Core (PIC)** and the land planning efforts are now underway for this 10.5 square miles of land that encompasses the Loop 303 corridor, from Lone Mountain Parkway to State Route 74. The proposed land use types would be the basis for the zoning regulations that would be established in this effort. The forthcoming Planned Community District (PCD) zoning will replace the existing zoning within the subject area.

For planning purposes, the PIC area has been divided into **three CORE areas**:

- **Core 1:** Lone Mountain Parkway to Loop 303
- **Core 2:** Loop 303 to CAP Canal
- **Core 3:** CAP Canal to SR74

## **Outreach Summary – Pre-Application Efforts (documentation at Exhibit A)**

In an effort to be fully transparent throughout this public engagement, communications and outreach efforts began prior to application. Information was shared through Council District newsletters and the following presentations were provided and are available on the project website at [PICPeoriaAz.com](http://PICPeoriaAz.com):

- May 15, 2025 – Planning & Zoning Presentation
- November 18, 2025 – City Council Presentation
- November 20, 2025 – Planning & Zoning Update Presentation

On November 26, 2025, a website was developed and launched to communicate information related to the PIC, with an easy to remember URL and linked to/from Peoria's main website at peoriaaz.gov.

The website includes information on all three Core areas and includes on the home page a description of the project and a narrated video presentation explaining the project, its purpose, background on the Planned Community District (PCD), and the process. The website also contains a project hotline that is available 24/7 to answer questions or provide information related to the project. The website is maintained throughout the project and refreshed, as needed, with current information.

To inform those near the PIC area of these efforts, the following outreach strategies were deployed:

- ✓ Postcard notices were mailed to a 1/2-mile radius around the entire PIC area (1,100 addresses), which included HOAs.
- ✓ Emails were sent with the same information to the community managers for HOAs around the PIC area and asked to share this information with their residents. These included:
  - Westwing Mountain HOA
  - Northlands (Tierra del Rio North) HOA
  - Pleasant Valley HOA
  - Cibola Vista HOA
  - Cibola Vista Resort & Spa
- ✓ Peoria sent this information out in the weekly newsletter.
- ✓ Peoria Council office shared with their constituents.
- ✓ Peoria shared through NextDoor on Dec. 1.
- ✓ Peoria posted this information on Facebook.
- ✓ Peoria posted this information on X (formerly Twitter).

The results of this initial launch included receiving four hotline calls and four web inquiries, with the following comments:

- ✓ Want it to remain open space
- ✓ Residents adjacent to State Land concerned about transition development
- ✓ Questions concerning process and purpose of planning

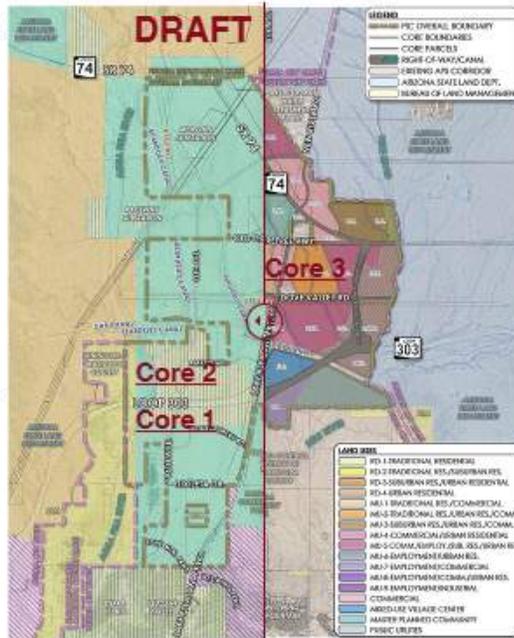
# PEORIA INNOVATION CORE



## Peoria Innovation Core (PIC)

In December 2024, the Peoria City Council approved a partnership with Arizona State Land Department (ASLD) that allows the city to lead the land planning efforts on 7,000 acres of undeveloped State Trust land in the area now referred to as the Peoria Innovation Core (PIC). With 75% of its remaining vacant land base located on State Trust Lands, and with nearly 80% of its labor force commuting to job centers outside of the City, the PIC provides an opportunity to provide for a sustainable land use plan that balances residential, employment and commercial development with the protection of natural and sensitive areas.

This area is known as the Peoria Innovation Core (PIC) and the land planning efforts are now underway for this 10.5 square miles of land that encompasses the Loop 303 corridor, from Lone Mountain Parkway to State Route 74. The graphic at the right depicts the existing zoning within the PIC and the proposed land use types. The proposed land use types would be the basis for the zoning regulations that would be established in this effort. The forthcoming Planned Community District (PCD) zoning will replace the existing zoning within the subject area.



For planning purposes, the PIC area has been divided into three CORE areas:  
[Core 1: Lone Mountain Parkway to Loop 303](#)  
[Core 2: Loop 303 to CAP Canal](#)  
[Core 3: CAP Canal to SR74](#)

Please take a moment to view the narrated presentation and look through the materials to better understand the City of Peoria's objectives in developing the Peoria Innovation Core.

Additional information is available on the [City of Peoria website](#).

Should you have questions or need information, please [contact us](#).

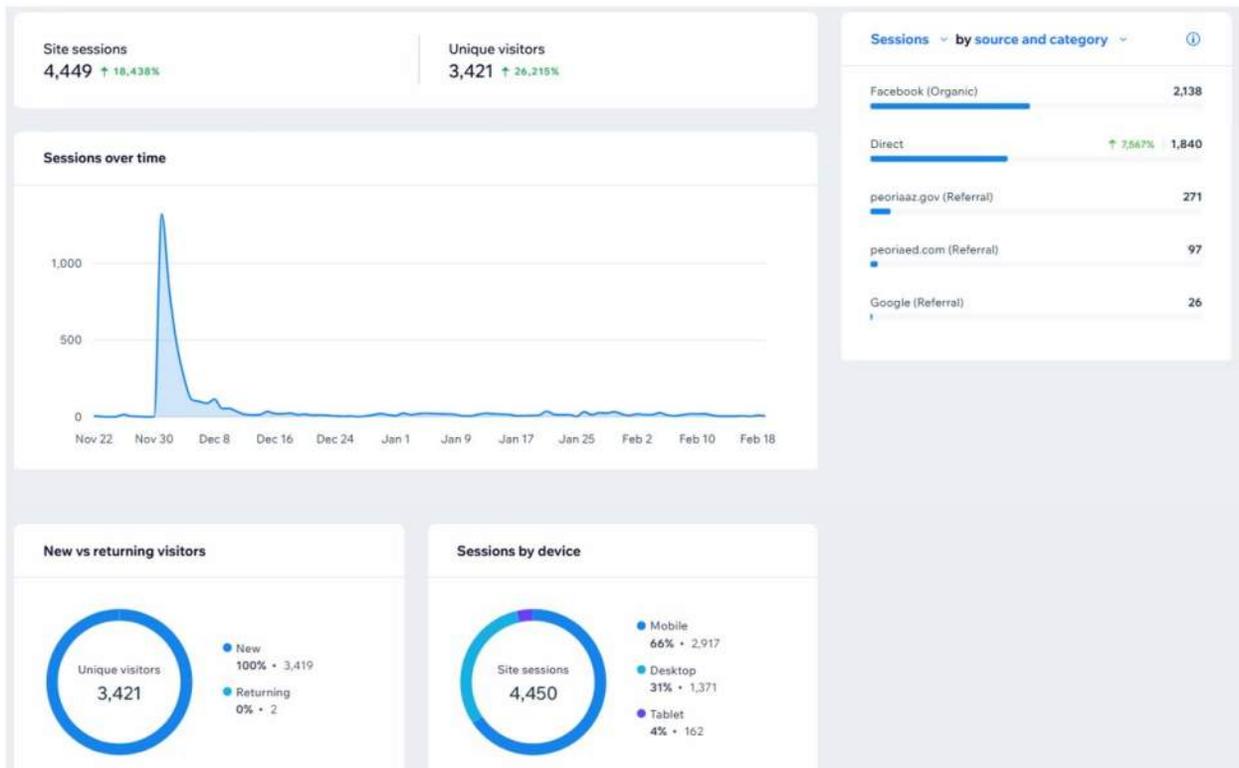
- Download the Zoning & Land Use Exhibits:
- [PIC Existing Zoning Map](#)
  - [PIC Existing Land Use Map](#)
  - [DRAFT PIC Proposed Zoning Map](#)
  - [DRAFT PIC Proposed Land Use Map](#)
  - [Open Space & Floodplains Map](#)
  - [Paths & Trails Map](#)
  - [All Public Meeting Exhibits](#)
- From Jan. 29 Neighborhood Meeting



[Download a pdf of the presentation slides](#)

In addition, the social posts received comments wanting it to remain open space, which was later clarified by Peoria that is not the intention of Arizona State Land.

Web analytics revealed that there have been over 3,400 visits to the site since it launched and directly after the initial postcard, at peak there were 1,320 visits in one day (see web analytics below). By source, a majority (2,138) were derived through Facebook posts and shares, and next was through visitors entering in the URL directly (1,840), which demonstrates the depth of the outreach.



Based on the resident questions, frequently asked questions (FAQs) were developed and added to the website, to include information related to open space for State Land.

## **Outreach Summary – Application Efforts (documentation at Exhibit A)**

As part of the application process, a neighborhood meeting was scheduled and held on January 29, 2026, and the following efforts were conducted:

- ✓ Signage was created and posted at the site
- ✓ Peoria developed a Notice of Application
- ✓ Postcard notices were mailed to a 1/4-mile radius around the entire PIC area (635 addresses), which included HOAs.
- ✓ Public meeting exhibits were added to the website

The results of the neighborhood meeting included:

- ✓ 42 people attended the neighborhood meeting
- ✓ Received 2 comment cards and an email – one asking for more designed open space and trails, and one asking for no data centers.

Following the public meeting, exhibits and handouts were added to the website.

### **Exhibit A includes documentation for Pre-Application and Application efforts:**

#### Pre-Application:

Social Media Postings: Facebook, X (formerly Twitter), NextDoor, City Newsletter  
Postcard for Launch of Website and Information  
Boundaries for Postcard  
Mailing List for Postcard  
Powerpoint for narrated video on website

#### Application:

Postcard for Neighborhood Meeting  
Boundaries for Neighborhood Meeting Notice  
Mailing List for Neighborhood Meeting  
Affidavit of Post for Signage  
Notice of Application  
Councilmember Edwards' Newsletter of Neighborhood Meeting  
Peoria Sports Complex Posting  
Neighborhood Meeting Photos  
Neighborhood Meeting Comments Received  
Community Contact (Hotline) Log of Comments Received  
Neighborhood Meeting Handout  
Neighborhood Meeting Boards

# Exhibit A



PEORIA  
INNOVATION  
CORE

## Newsroom

# Website dedicated to Peoria Innovation Core (PIC) Land Planning

**Post Date:** 12/01/2025 6:10 AM

The city has launched a new website that serves as a one-stop information resource related to land planning and entitlement efforts for the 7,000-acres of undeveloped State Trust Land, known as the Peoria Innovation Core (PIC). This area is within the City of Peoria and generally located east of the Agua Fria River and extending from Lone Mountain Road to State Route 74.

A visit to [www.PICPeoriaAz.com](http://www.PICPeoriaAz.com) includes all planning maps and descriptive land uses for all three Core areas of the PIC. Core 1 includes land from Lone Mountain Parkway to Loop 303. Core 2 encompasses the area from Loop 303 to the CAP Canal, and Core 3 traverses the CAP Canal, north to SR74.

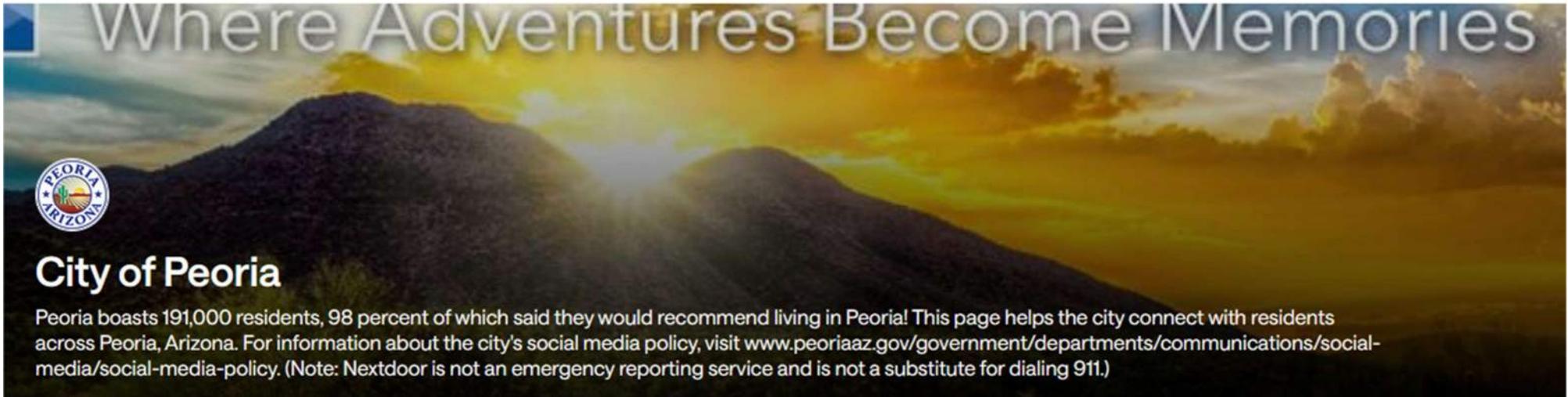
Land planning efforts are now underway for this 10.5 square miles of land. The proposed land use types would be the basis for the zoning regulations that would be established in this effort. The forthcoming Planned Community District (PCD) zoning will replace the existing zoning within the subject area. Public discussion opportunities will be announced in the future and ahead of any formal action that will need to occur with the Planning and Zoning Commission and City Council.

The website also features a narrated project video featuring additional material to better understand the City's objectives in developing the PIC to provide for a sustainable land use plan that balances residential, employment and commercial development with the protection of natural and sensitive areas.

People with questions can submit them on an online form, located under the 'Contact' link, or call the PIC project hotline at (602) 532-6250.

*[Return to full list >>](#)*





### Activity

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### Nearby Agencies

Peoria Police Department



DIGITAL MEDIA SPECIALIST TARYN MARTINEZ  
City of Peoria · 1 Dec

Peoria is planning for the future of 7,000 acres of undeveloped State Trust Land, and there's now an easy way to learn all about it. The City has launched a new website that serves as a one-stop place for information on land planning and entitlement efforts for the Peoria Innovation Core (PIC). Explore here: <https://www.picpeoriaaz.com/>

[PICPeoriaAz.com · picpeoriaaz.com](https://www.picpeoriaaz.com/)

Thank (2)

Reply (1)



← Post

 **Peoria, AZ**   
@PeoriaAZ



Curious about what's next for 7,000 acres of Peoria's State Trust Land? The City's new Peoria Innovation Core (PIC) website has everything you need:

	<a href="http://picpeoriaaz.com">picpeoriaaz.com</a> <a href="http://PICPeoriaAz.com">PICPeoriaAz.com</a>
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9:17 AM · Dec 1, 2025 · **147** Views



GLENDALE, AZ  
CLEAR, 73°  
FULL PAGE CASE

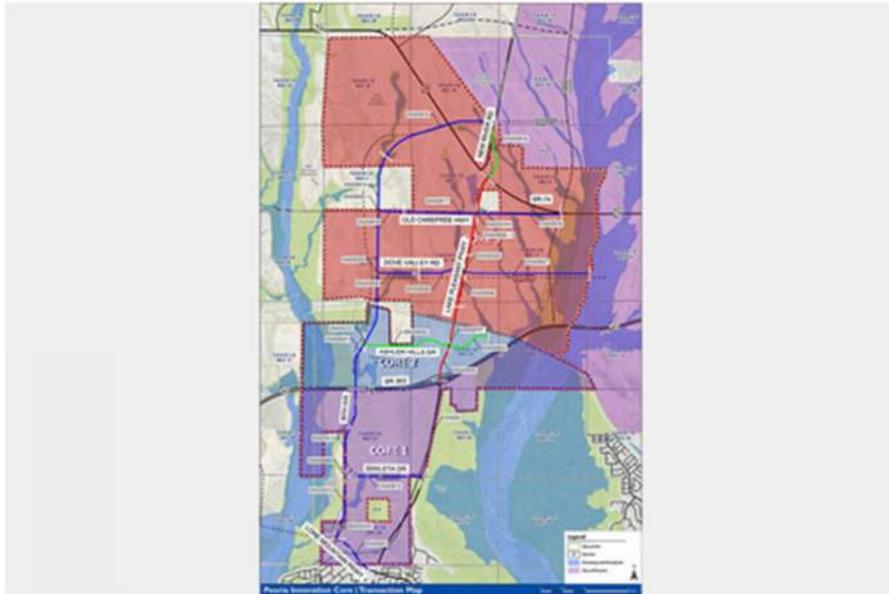
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MESA PARADISE VALLEY PEORIA PHOENIX QUEEN CREEK SCOTTSDALE SUN CITY SUN CITY WEST SURPRISE TEMPE

News Calendar Hometown Heroes Awards Obituaries Opinions Things To Do Shop Local Valley Favorites -

**PLANNING**

# City to host Peoria Innovation Core neighborhood meeting



An informational meeting about the Peoria Innovation Core will be Thursday, Jan. 29 at Copper Hills Church.  
CITY OF PEORIA

Peoria residents are invited to take part in a community open house focused on the future of the Peoria Innovation Core, a major planning effort that will help guide growth, jobs, and development in the northern part of the city for generations to come.

The meeting will be 5:30-7 p.m. Thursday, Jan. 29 at Copper Hills Church 27035 N. Black Rock Blvd.

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# PEORIA INNOVATION CORE



## **Planning efforts are underway for the Peoria Innovation Core.**

In late 2024, the Peoria City Council approved a partnership with the Arizona State Land Department which allows the city to lead the land planning efforts on 7,000 acres of undeveloped State Trust land, known as the **Peoria Innovation Core (PIC)**. This area encompasses the Loop 303 corridor, from Lone Mountain to State Route 74. This strategic partnership facilitates properly balanced growth and advances community priorities. This effort will provide Peoria an opportunity to plan for future residential, employment, and commercial development while protecting sensitive areas.

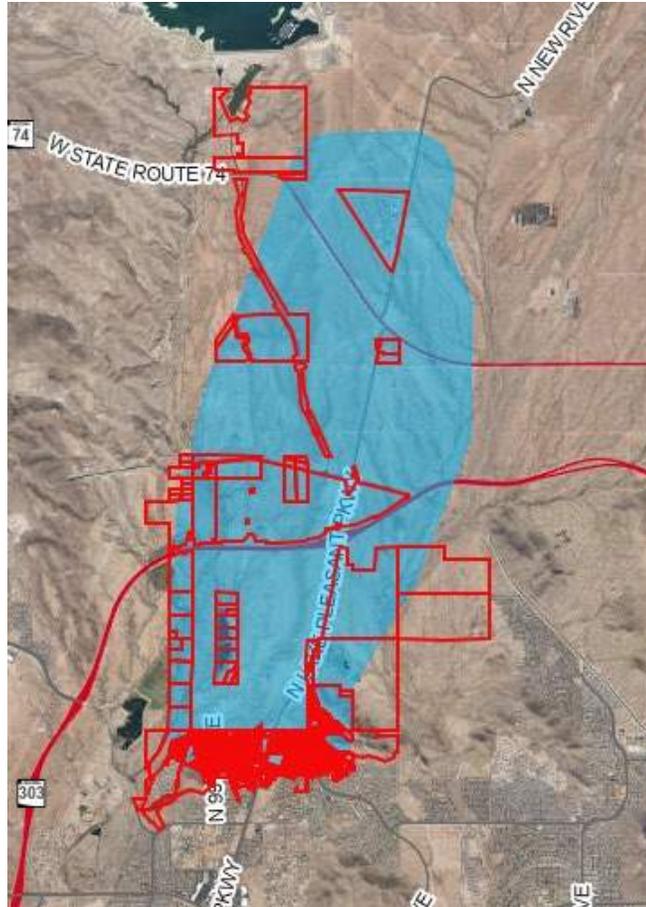
**We invite you to learn more by viewing the presentation and exhibits at [PICPeoriaAz.com](https://PICPeoriaAz.com).**



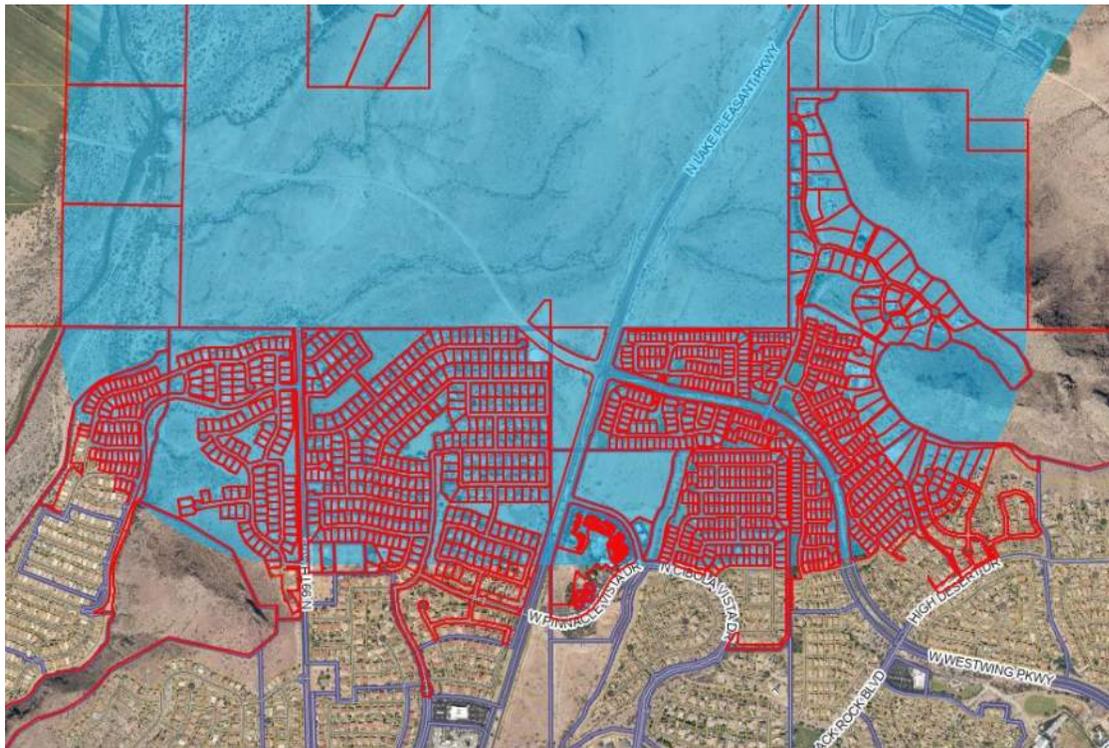
**Project Info: 602-532-6250 | [PICPeoriaAz.com](https://PICPeoriaAz.com)**

PEORIA  
INNOVATION  
CORE

MAILING AREA BOUNDARIES  
(1/2-MILE):



MAILING AREA CLOSE-UP FOR  
DENSE AREAS SOUTH:



1/2-MILE RADIUS MAILING LIST PLUS HOAS:

ADDRESSEE	ADDRESS	CITY	ST	ZIP
NEIGHBOR	10002 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10002 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	10010 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10011 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	10016 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10034 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10036 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	10040 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10046 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10048 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	10052 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10053 W HEDGE HOG PL	PEORIA	AZ	85383
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NEIGHBOR	10209 W BLUE SKY DR	PEORIA	AZ	85383
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NEIGHBOR	10214 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10215 W GAMBIT TRL	PEORIA	AZ	85383
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NEIGHBOR	10220 W OBERLIN WAY	PEORIA	AZ	85383
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NEIGHBOR	10224 W GAMBIT TRL	PEORIA	AZ	85383
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NEIGHBOR	1425 W ELLIOT RD 201	GILBERT	AZ	85233
NEIGHBOR	15150 N HAYDEN RD STE 210	SCOTTSDALE	AZ	85260
NEIGHBOR	15825 N 35TH AVE	PHOENIX	AZ	85023
NEIGHBOR	17242 W WATKINS ST	GOODYEAR	AZ	85338
NEIGHBOR	17471 N PACESETTER WY	SCOTTSDALE	AZ	85255
NEIGHBOR	1846 E INNOVATION PARK DR STE 100	ORO VALLEY	AZ	85755
NEIGHBOR	1919 E MCKELLIPS RD STE 108	MESA	AZ	85203
NEIGHBOR	2601 W DUNLAP AVE STE 10	PHOENIX	AZ	85021
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NEIGHBOR	27621 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27621 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27622 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27625 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27627 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27630 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27631 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27632 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27637 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27637 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27642 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27645 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27646 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27647 N 87TH AVE	PEORIA	AZ	85383
NEIGHBOR	27647 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27651 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27652 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27653 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27654 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27657 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27658 N 87TH AVE	PEORIA	AZ	85383
NEIGHBOR	27659 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27659 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27662 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27662 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27664 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27667 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27669 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27672 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27672 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27673 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27678 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27681 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27682 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27685 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27687 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27689 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27690 N 90TH LN	PEORIA	AZ	85383

NEIGHBOR	27692 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27693 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27694 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27694 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27695 N 87TH AVE	PEORIA	AZ	85383
NEIGHBOR	27698 N 87TH AVE	PEORIA	AZ	85383
NEIGHBOR	27701 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27701 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27706 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27707 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27708 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27710 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27715 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27717 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27721 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27722 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27725 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27726 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27726 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27729 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27733 N HIGUERA DR	PEORIA	AZ	85383
NEIGHBOR	27734 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27743 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27743 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27744 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27744 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27746 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27762 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27762 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27762 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27778 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27780 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27780 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27785 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27786 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27790 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27794 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27798 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27798 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27803 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27809 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27810 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27810 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27816 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27818 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27820 N 97TH LN	PEORIA	AZ	85383
NEIGHBOR	27821 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27823 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27826 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27831 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27832 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27836 N 102ND LN	PEORIA	AZ	85383
NEIGHBOR	27842 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27843 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27850 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27852 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27854 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27855 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27856 N 97TH LN	PEORIA	AZ	85383
NEIGHBOR	27857 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27858 N 102ND LN	PEORIA	AZ	85383
NEIGHBOR	27858 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27858 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27861 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27864 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27865 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27870 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27873 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27873 N 97TH LN	PEORIA	AZ	85383
NEIGHBOR	27874 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27875 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27876 N 93RD LN	PEORIA	AZ	85383

NEIGHBOR	27879 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27880 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27884 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27885 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27888 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27890 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27891 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27892 N 97TH LN	PEORIA	AZ	85383
NEIGHBOR	27893 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27893 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27894 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27896 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27901 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27902 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27904 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27905 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27906 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27909 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27911 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27912 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27912 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27917 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27920 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27922 N 97TH LN	PEORIA	AZ	85383
NEIGHBOR	27922 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27924 N 98TH DR	PEORIA	AZ	85383
NEIGHBOR	27925 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27927 N 92ND DR	PEORIA	AZ	85383
NEIGHBOR	27928 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27929 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27930 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27931 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27934 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27938 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27948 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	27954 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27964 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27969 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	27970 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	27977 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	27980 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27985 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	27987 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27988 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	27994 N 96TH DR	PEORIA	AZ	85383
NEIGHBOR	27995 N 100TH LN	PEORIA	AZ	85383
NEIGHBOR	28001 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	28001 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28002 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28008 N 99TH LN	PEORIA	AZ	85383
NEIGHBOR	28010 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	28012 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28016 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	28017 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28017 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	28018 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28020 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	28022 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28023 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28026 N 99TH LN	PEORIA	AZ	85383
NEIGHBOR	28027 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	28031 N 100TH LN	PEORIA	AZ	85383
NEIGHBOR	28031 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28031 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28032 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28033 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28034 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28035 N 99TH LN	PEORIA	AZ	85383
NEIGHBOR	28039 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28040 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	28041 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28042 N 100TH DR	PEORIA	AZ	85383

NEIGHBOR	28042 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	28042 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28047 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28048 N 99TH LN	PEORIA	AZ	85383
NEIGHBOR	28049 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28049 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	28050 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28051 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	28051 N SIERRA SKY DR	PEORIA	AZ	85383
NEIGHBOR	28052 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28059 N 99TH LN	PEORIA	AZ	85383
NEIGHBOR	28064 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	28065 N 100TH LN	PEORIA	AZ	85383
NEIGHBOR	28065 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28066 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28070 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	28072 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	28074 N 99TH LN	PEORIA	AZ	85383
NEIGHBOR	28077 N 100TH DR	PEORIA	AZ	85383
NEIGHBOR	28079 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28080 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28081 N 99TH LN	PEORIA	AZ	85383
NEIGHBOR	28082 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28086 N 93RD LN	PEORIA	AZ	85383
NEIGHBOR	28095 N 92ND AVE	PEORIA	AZ	85383
NEIGHBOR	28108 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28136 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28164 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28177 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28192 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28201 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28205 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28220 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28233 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28248 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	28285 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28286 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28324 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28367 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28368 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28455 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28456 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	28484 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28496 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28509 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28555 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28599 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28643 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28646 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28689 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28690 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28737 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28756 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28775 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28826 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28827 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	28869 N 91ST AVE	PEORIA	AZ	85383
NEIGHBOR	29799 N LAKE PLEASANT PKWY	PEORIA	AZ	85383
NEIGHBOR	34951 N LAKE PLEASANT PKWY	PEORIA	AZ	85383
NEIGHBOR	35198 N LAKE PLEASANT PKWY	PEORIA	AZ	85383
NEIGHBOR	37000 N NEW RIVER RD	PEORIA	AZ	85383
NEIGHBOR	39333 N NEW RIVER RD	PEORIA	AZ	85383
NEIGHBOR	400 E MONROE ST	PHOENIX	AZ	85004
NEIGHBOR	4600 E WASHINGTON ST UNIT 300	PHOENIX	AZ	85034
NEIGHBOR	5287 W PONTIAC DR	GLENDALE	AZ	85308
NEIGHBOR	7234 W MADDOCK RD	PHOENIX	AZ	85086
NEIGHBOR	7963 W SPUR DR	PEORIA	AZ	85383
NEIGHBOR	8668 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	8684 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	8695 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8698 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8700 W GAMBIT TRL	PEORIA	AZ	85383

NEIGHBOR	8703 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8707 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8711 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
NEIGHBOR	8711 E PINNACLE PEAK RD UNIT 316	SCOTTSDALE	AZ	85255
NEIGHBOR	8711 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8714 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8715 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8719 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8720 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8723 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8724 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8728 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	8876 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8888 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8889 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8893 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8896 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8897 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8904 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8905 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8909 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8912 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8920 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8930 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8931 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8936 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8937 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8940 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8950 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8951 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8959 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8960 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8960 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8960 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	8961 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8962 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8967 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8967 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	8970 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8971 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8973 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8975 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8976 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8980 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8981 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8983 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8983 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	8984 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8984 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	8985 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	8986 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	8989 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	8990 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8991 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	8991 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8991 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	8992 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8994 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	8996 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	8996 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	8997 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	8997 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8998 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	8998 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	8999 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	8999 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9004 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9007 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9008 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9009 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9010 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9011 W IONA WAY	PEORIA	AZ	85383

NEIGHBOR	9011 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9012 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9012 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9015 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	9015 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9019 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9020 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9020 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9020 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9021 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9022 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9023 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9023 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9026 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9026 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9027 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9027 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9028 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9028 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9033 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9033 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9034 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9034 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9034 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9035 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9035 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9035 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9036 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9036 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9037 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9038 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9042 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9042 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9043 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9043 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9044 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9046 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9046 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9047 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9049 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9049 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9050 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9050 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9051 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9051 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9052 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9056 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9057 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9058 W BIG OAK ST	PEORIA	AZ	85383
NEIGHBOR	9058 W EAGLE TALON DR	PEORIA	AZ	85383
NEIGHBOR	9058 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9059 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9059 W IONA WAY	PEORIA	AZ	85383
NEIGHBOR	9059 W RED FOX RD	PEORIA	AZ	85383
NEIGHBOR	9059 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	9060 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9061 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9073 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9078 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9084 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9085 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9097 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9097 W ROBERTA LN	PEORIA	AZ	85383
NEIGHBOR	9102 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9107 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9108 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9109 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9113 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9114 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9119 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9120 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9120 W WHITE FEATHER LN	PEORIA	AZ	85383

NEIGHBOR	9121 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9125 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9126 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9131 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9131 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9132 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9132 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9132 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9133 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9133 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9134 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9134 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9135 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9136 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9136 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9137 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9137 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9137 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9138 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9140 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9142 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9143 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9143 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9144 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9144 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9145 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9145 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9146 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9146 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9146 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9147 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9149 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9152 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9152 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9153 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9154 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9155 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9155 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9156 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9156 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9156 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9157 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9157 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9158 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9162 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9163 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9164 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9165 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9166 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9166 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9167 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9168 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9169 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9172 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9173 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9174 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9175 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9176 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9176 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9177 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9182 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9183 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9184 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9185 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9186 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9186 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9187 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9192 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9194 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9195 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9196 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9196 W PINNACLE VISTA DR	PEORIA	AZ	85383

NEIGHBOR	9197 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9202 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9202 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9203 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9203 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9204 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9204 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9205 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9206 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9206 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9206 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9207 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9207 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9207 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9208 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9209 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9210 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9210 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9212 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9212 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9213 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9214 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9214 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9215 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9215 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9216 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9216 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9216 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9216 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9217 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9218 W BENT TREE DR	PEORIA	AZ	85383
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NEIGHBOR	9220 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9221 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9222 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9223 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9223 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9224 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9225 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9226 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9226 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9227 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9228 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9229 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9230 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9231 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9233 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9233 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9234 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9234 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9235 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9237 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9237 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9238 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9238 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9239 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9241 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9242 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9243 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9243 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9244 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9245 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9245 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9246 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9246 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9247 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9247 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9248 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9249 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9250 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9251 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9253 W HEDGE HOG PL	PEORIA	AZ	85383

NEIGHBOR	9253 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9254 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9254 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9255 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9255 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9255 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9256 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9257 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9257 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9258 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9258 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9259 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9259 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9259 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9261 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9262 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9262 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9263 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9264 W HEDGE HOG PL	PEORIA	AZ	85383
NEIGHBOR	9266 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9266 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9267 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9267 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9268 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9269 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9270 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9271 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9274 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9275 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9275 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9276 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9277 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9278 W BLACK HILL RD	PEORIA	AZ	85383
NEIGHBOR	9280 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9282 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9283 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9283 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9285 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9290 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9291 W PLUM RD	PEORIA	AZ	85383
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NEIGHBOR	9299 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9302 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9304 W PLUM RD	PEORIA	AZ	85383
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NEIGHBOR	9310 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9310 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9311 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9312 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9313 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	9316 W VEREDA SOLANA DR	PEORIA	AZ	85383
NEIGHBOR	9318 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9320 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9320 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9321 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9322 W YELLOW BIRD LN	PEORIA	AZ	85383
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NEIGHBOR	9323 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9326 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9328 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9329 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	9334 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9334 W YELLOW BIRD LN	PEORIA	AZ	85383
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NEIGHBOR	9337 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9339 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9342 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9344 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9345 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9346 W YELLOW BIRD LN	PEORIA	AZ	85383

NEIGHBOR	9347 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9348 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9356 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	9358 W YELLOW BIRD LN	PEORIA	AZ	85383
NEIGHBOR	9469 W FREEDOM TRL	PEORIA	AZ	85383
NEIGHBOR	9502 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9503 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9503 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9504 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9505 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9506 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9507 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9508 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9512 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9513 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9513 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9514 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9515 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9516 W BLUE SKY DR	PEORIA	AZ	85383
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NEIGHBOR	9518 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9522 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9523 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9523 W GAMBIT TRL	PEORIA	AZ	85383
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NEIGHBOR	9526 W BLUE SKY DR	PEORIA	AZ	85383
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NEIGHBOR	9528 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9529 W KEYSER DR	PEORIA	AZ	85383
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NEIGHBOR	9533 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9533 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9534 W BENT TREE DR	PEORIA	AZ	85383
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NEIGHBOR	9536 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9537 W KEYSER DR	PEORIA	AZ	85383
NEIGHBOR	9537 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9538 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9538 W KEYSER DR	PEORIA	AZ	85383
NEIGHBOR	9540 W BENT TREE DR	PEORIA	AZ	85383
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NEIGHBOR	9542 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9543 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9543 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9544 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9545 W KEYSER DR	PEORIA	AZ	85383
NEIGHBOR	9545 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9546 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9546 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9547 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9547 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9548 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9548 W KEYSER DR	PEORIA	AZ	85383
NEIGHBOR	9552 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9552 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9553 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9553 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9553 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9553 W KEYSER DR	PEORIA	AZ	85383
NEIGHBOR	9554 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9555 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9556 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	9557 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9558 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9558 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9559 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9560 W KEYSER DR	PEORIA	AZ	85383
NEIGHBOR	9564 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9564 W RUNNING DEER TRL	PEORIA	AZ	85383
NEIGHBOR	9565 W BENT TREE DR	PEORIA	AZ	85383

NEIGHBOR	9565 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	9566 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9568 W PINNACLE VISTA DR	PEORIA	AZ	85383
NEIGHBOR	9571 W BENT TREE DR	PEORIA	AZ	85383
NEIGHBOR	9571 W GAMBIT TRL	PEORIA	AZ	85383
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	CIBOLA VISTA COMMUNITY ASSN			
CIBOLA VISTA COMMUNITY ASSN	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
	PLEASANT VALLEY HOA			
PLEASANT VALLEY HOA	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
NEIGHBOR	PO BOX 511196	SALT LAKE CIT	UT	84151
	TIERRA DEL RIO NORTH COMMUNITY ASSN			
NORTHLANDS COMMUNITY ASSN	17235 N 75TH AVE STE H-100	GLENDALE	AZ	85308
	WESTWING MOUNTAIN HOA			
WESTWING MOUNTAIN HOA	4645 E COTTON GIN LOOP	PHOENIX	AZ	85383
NEIGHBOR	2036 N GENTRY	MESA	AZ	85213
NEIGHBOR	4317 E FLOWER ST	PHOENIX	AZ	85018



# PEORIA INNOVATION CORE (The "PIC")



PEORIA  
INNOVATION  
CORE

Kimley»Horn



# Welcome and Opening Remarks

## Meeting Purpose

Key Topics Covered

City and Expert Participation

A Word from City Council





# Welcome and Opening Remarks

Meeting Purpose

**Key Topics Covered**

City and Expert Participation

A Word from City Council





# Welcome and Opening Remarks

Meeting Purpose

Key Topics Covered

**City and Expert Participation**

A Word from City Council





# Welcome and Opening Remarks

Meeting Purpose

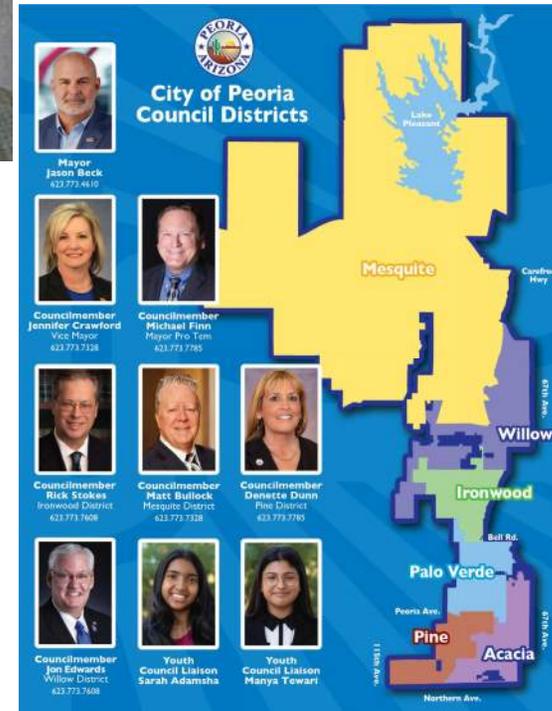
Key Topics Covered

City and Expert Participation

A Word from City Council



Councilmember Matt Bullock  
*Mesquite District*

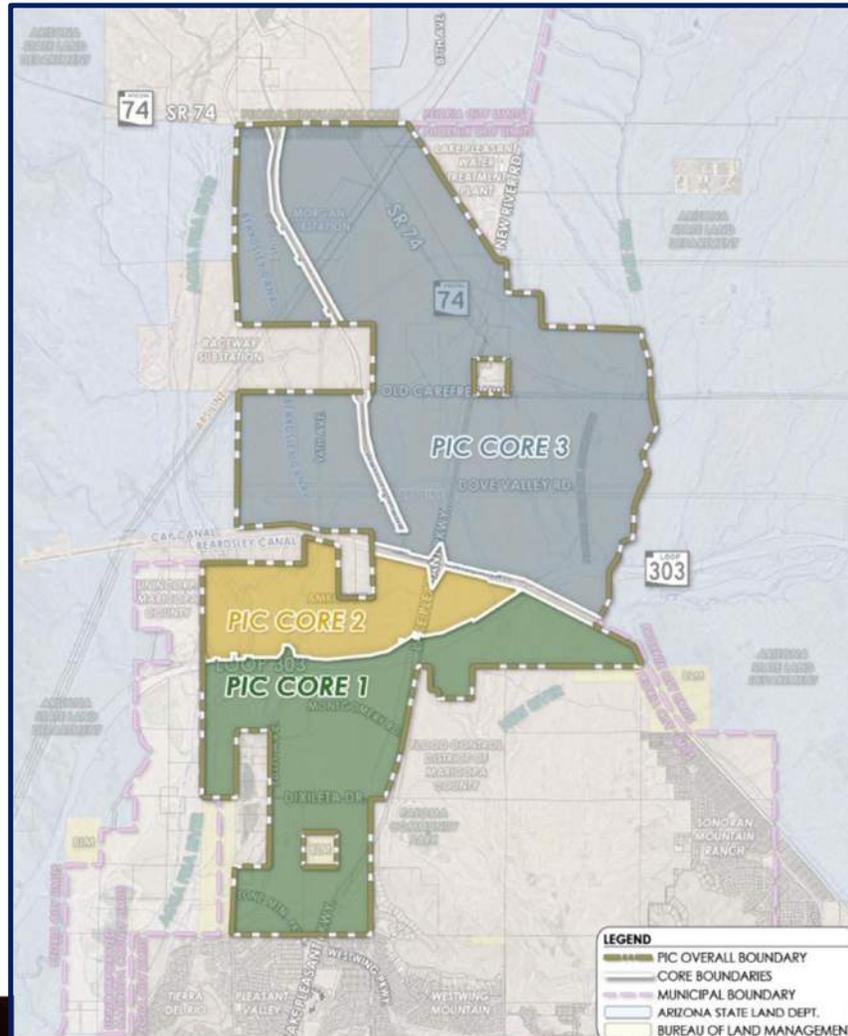




# Project Overview & Purpose

Project Location

Master Plan Purpose

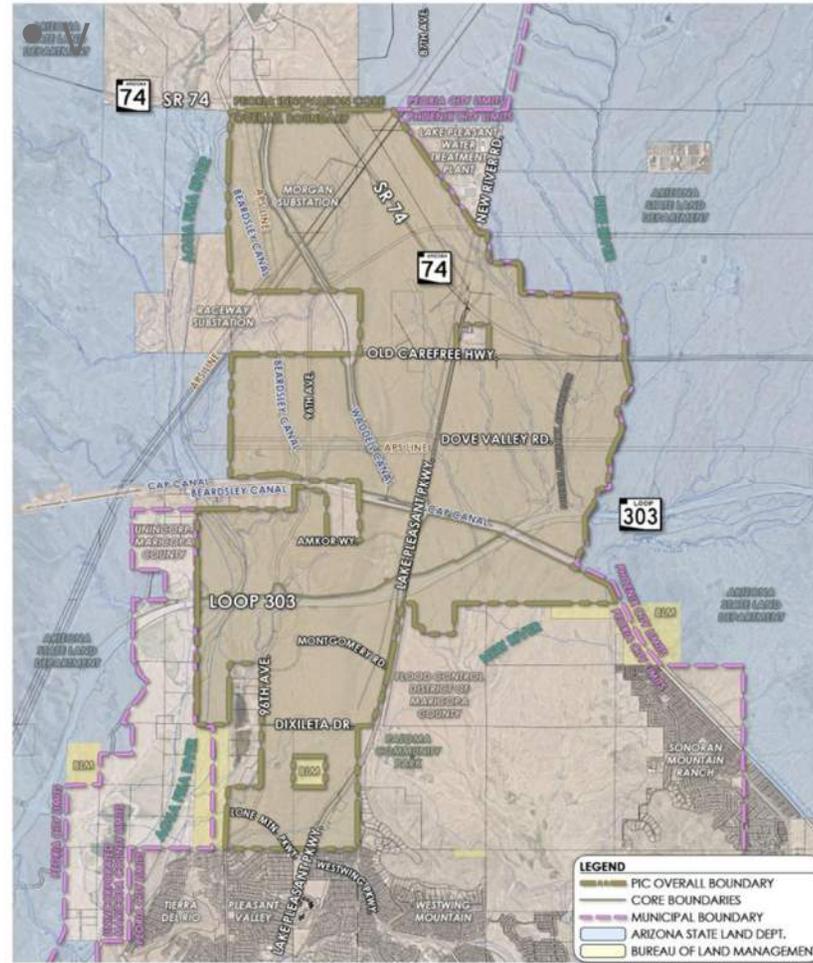




# Project Overview & Purpose

Project Location

Master Plan Purpose





# Strategic Importance

75% of Peoria's developable land is State Trust Land

Avoid fragmented growth

Economic and Community Impact

Attract High Quality Development with a Balanced Community Focus

- Revenue Generation = Legacy Public Infrastructure Funding





# Arizona State Land Department Partnership

## Intergovernmental Agreement

### ASLD's Mission

- Responsible management in alignment with Arizona's future needs

### Partnership Importance

- Foundation of Future Development
- Funding for Local schools, Colleges, Hospitals and other Public Institutions

### Current Collaborations

- Well Field and Roadway Projects

This intergovernmental agreement aligns with the City Council's vision for smart growth, and State Land's mandate to support K-12 education:

-  **EDUCATION** Enhancing the state's land market value, with an expected \$1 billion to \$1.5 billion of direct benefit to the state land trust, which by state constitution helps fund Arizona's K-12 public education.
-  **EMPLOYMENT** Thousands of new local jobs in semiconductor & microelectronics supply chain, aerospace & defense industry, advanced manufacturing, hospitality & commercial/retail centers. Provides residents opportunities to work, shop and dine closer to home.
-  **SHOVEL-READY** By putting the public arterial roadways and utility infrastructure in place, before the land sells, businesses can speed time from groundbreaking to grand opening.
-  **REVENUE** Sustains high-quality city services by increasing sales tax revenues (without raising rates) to support public safety, parks maintenance and other city provided services.
-  **HOUSING** Planners project new single family, medium density and higher density residential developments all finding a proper balance within the project.
-  **OPEN SPACE** Unique topography provides hundreds of acres to be dedicated to Peoria's new Mountains, Open Space & River Ecosystems (MORE) program providing more open space and hiking opportunities
-  **REIMBURSEMENTS** Up to \$500 million in reimbursements for infrastructure that would have otherwise been funded through Peoria taxes.



# Arizona State Land Department Partnership

## Intergovernmental Agreement

### ASLD's Mission

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### Current Collaborations

- Well Field and Roadway Projects





# Arizona State Land Department Partnership

## Intergovernmental Agreement

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# Arizona State Land Department Partnership

## Intergovernmental Agreement

### ASLD's Mission

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### Partnership Importance

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- Funding for Local schools, Colleges, Hospitals and other Public Institutions

### Current Collaborations

- Well Sites and Roadway Projects

#### LEGEND

- Water Reservoir/Booster Pump Station
- Well Site
- Amkor
- New Roadway

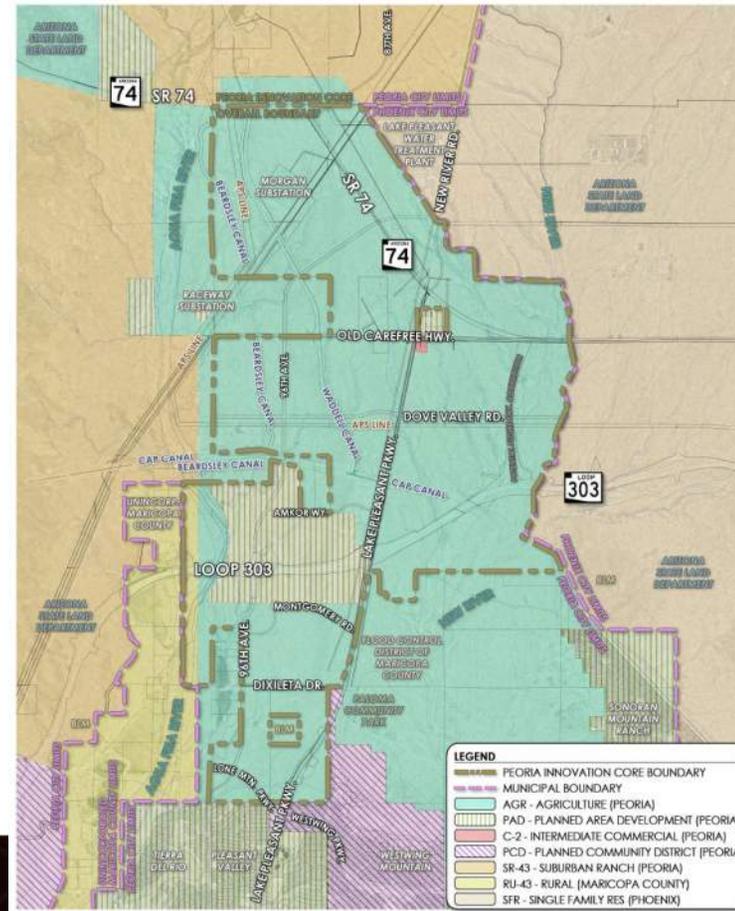




# Planning Approach and Methodology

## Flexible Land Use

- ASLD Special Land Use Classification
- Zoning Bank for Market Responsiveness



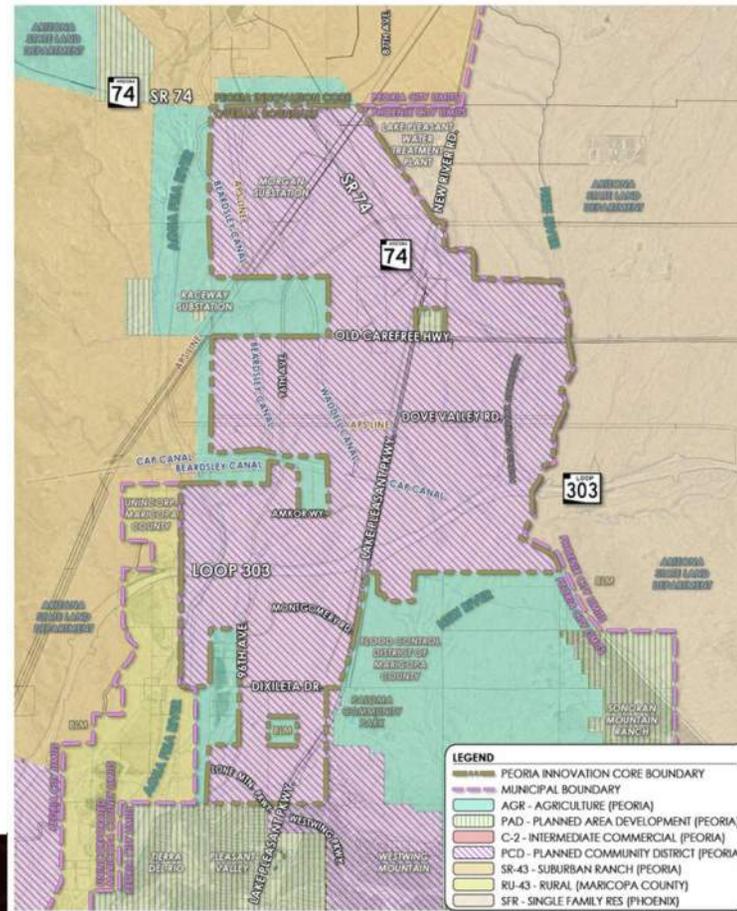
Existing Land Uses



# Planning Approach and Methodology

## Flexible Land Use

- ASLD Special Land Use Classification
- Zoning Bank for Market Responsiveness



Draft  
Proposed  
Land Uses



# Planning Approach and Methodology

## Data-Driven Planning

- Technical Studies
- Visual Planning Tools



# Planning Approach and Methodology

## Data-Driven Planning

- Technical Studies
- Visual Planning Tools



# Planning Approach and Methodology

## Goals = Balanced Outcomes for:

- Employment
- Housing
- Recreation
- Conservation



# Land Use Types and Determinants

What Types of Land Uses are Being Considered?

- Residential
- Workforce/Employment
- Community Facilities





# Land Use Types and Determinants

## Residential

- Urban Residential
- Traditional Residential
- Suburban Residential
- Master Planned Community





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# Land Use Types and Determinants

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# Land Use Types and Determinants

## Residential

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# Land Use Types and Determinants

## Workforce/Employment

- Commercial
- Industrial
- Mixed Use





# Land Use Types and Determinants

## Workforce/Employment

- Commercial
- Industrial
- Mixed Use





# Land Use Types and Determinants

## Workforce/Employment

- Commercial
- Industrial
- Mixed Use





# Land Use Types and Determinants

## Community Facilities

- Parks
- Open Space
- Trails
- Emergency Services

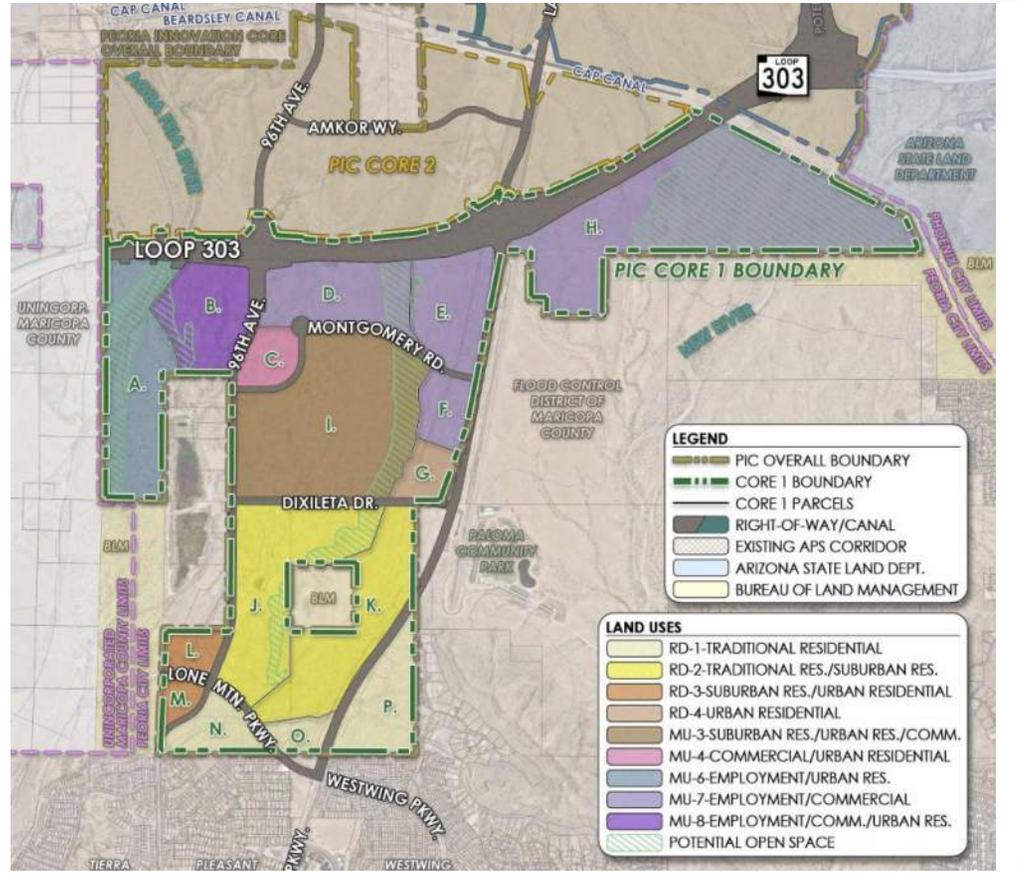






# Land Use Types and Determinants

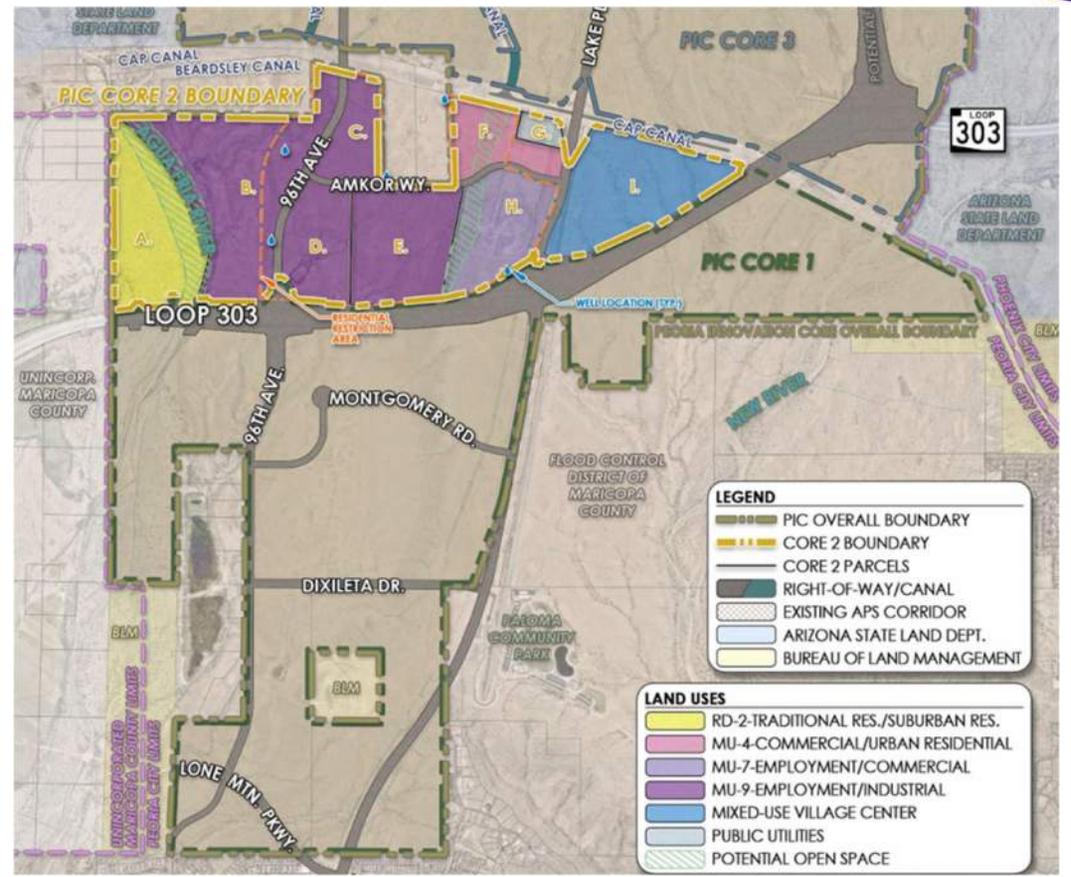
PIC Core 1





# Land Use Types and Determinants

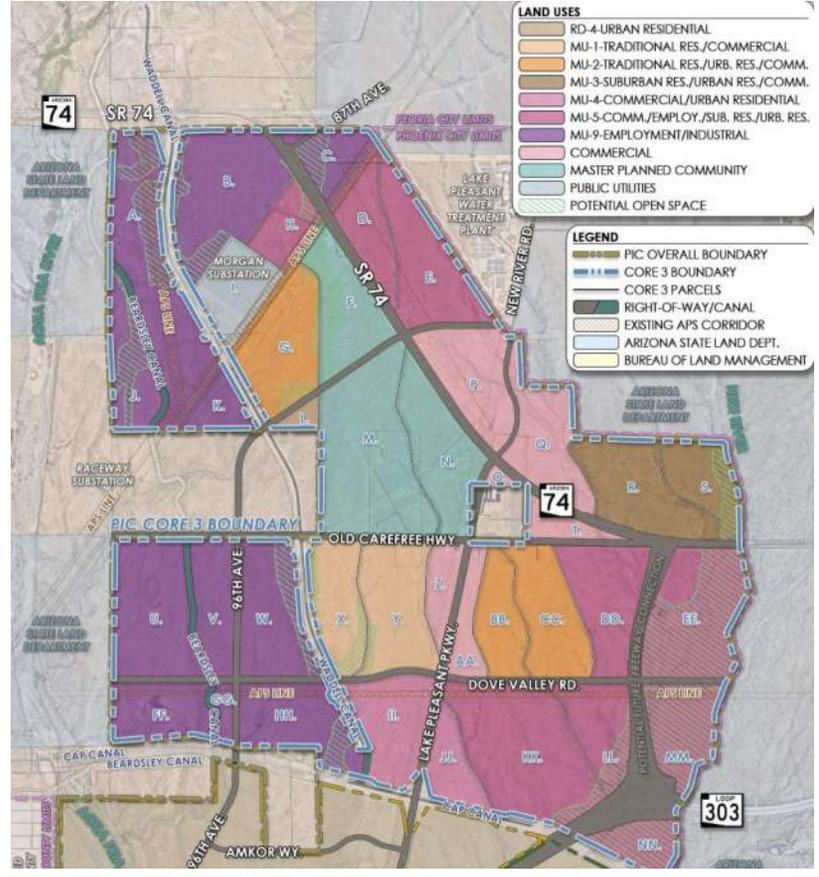
PIC Core 2





# Land Use Types and Determinants

PIC Core 3

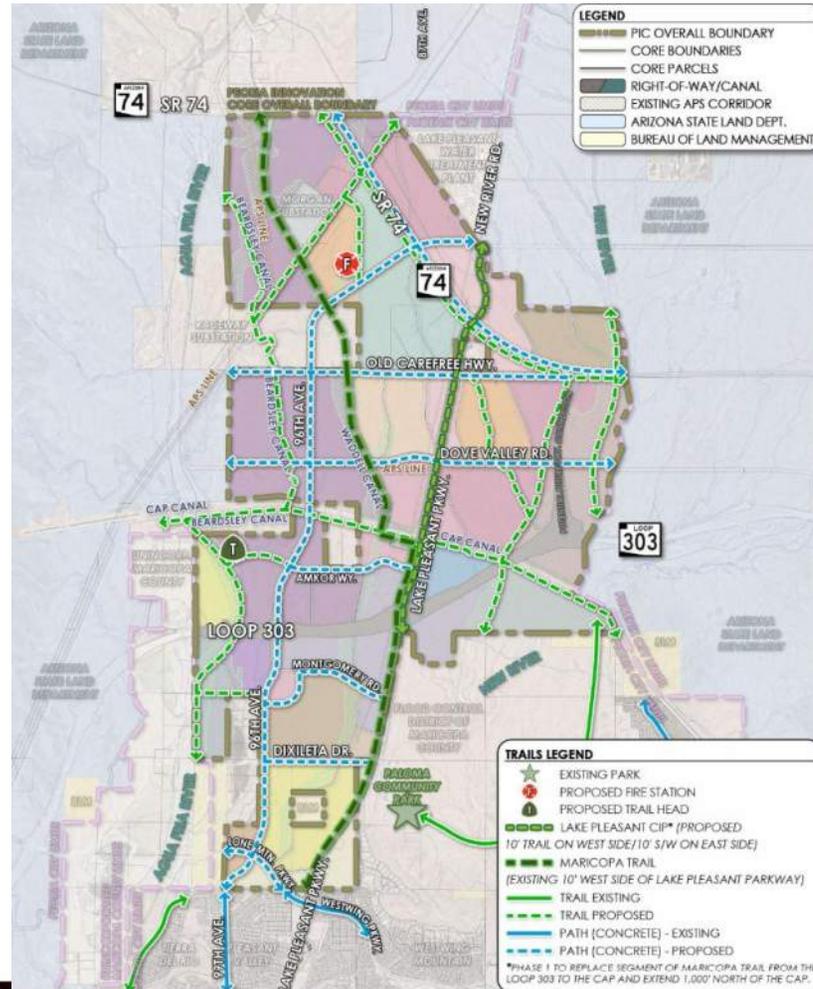




# Land Use Types and Determinants

## Community Facilities

- Parks
- Open Space
- Trails
- Emergency Services





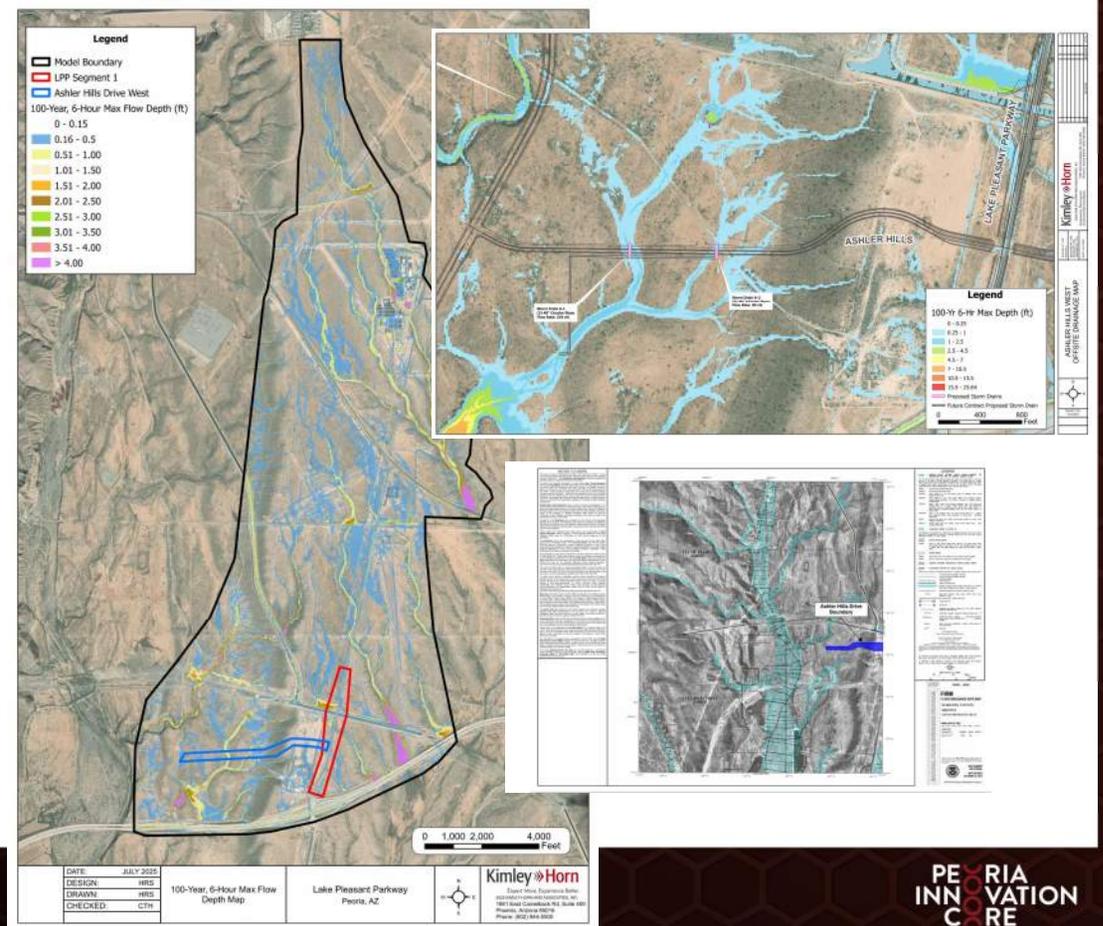
# Environmental and Conservation Considerations

Resource Protection

City Ordinances

Floodplain Management

- Drainage Master Plan

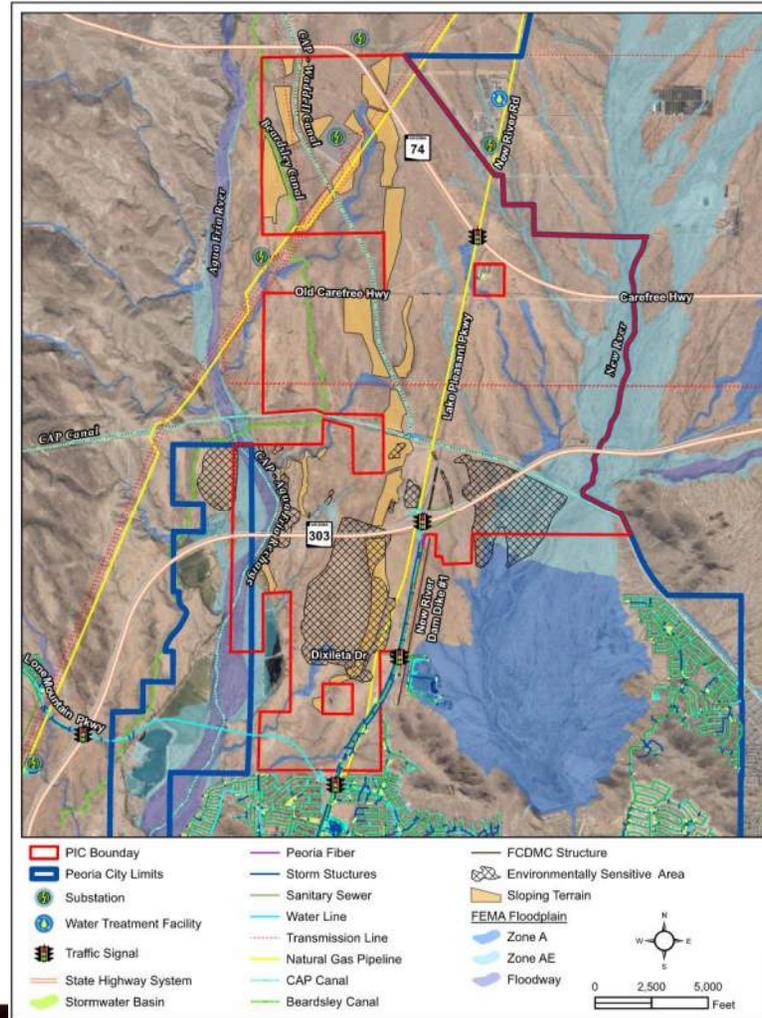




# Infrastructure and Utilities

## Sustainable Development

- Water/Wastewater/Reclaimed Water
- Advanced Water Treatment
- Electrical Power Planning

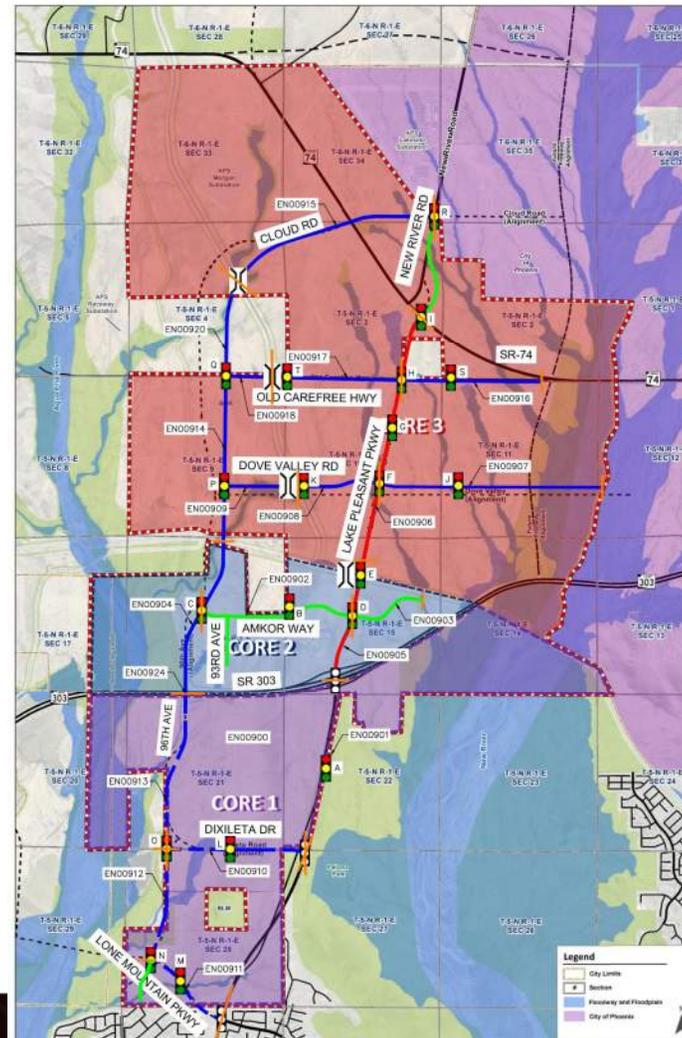




# Infrastructure and Utilities

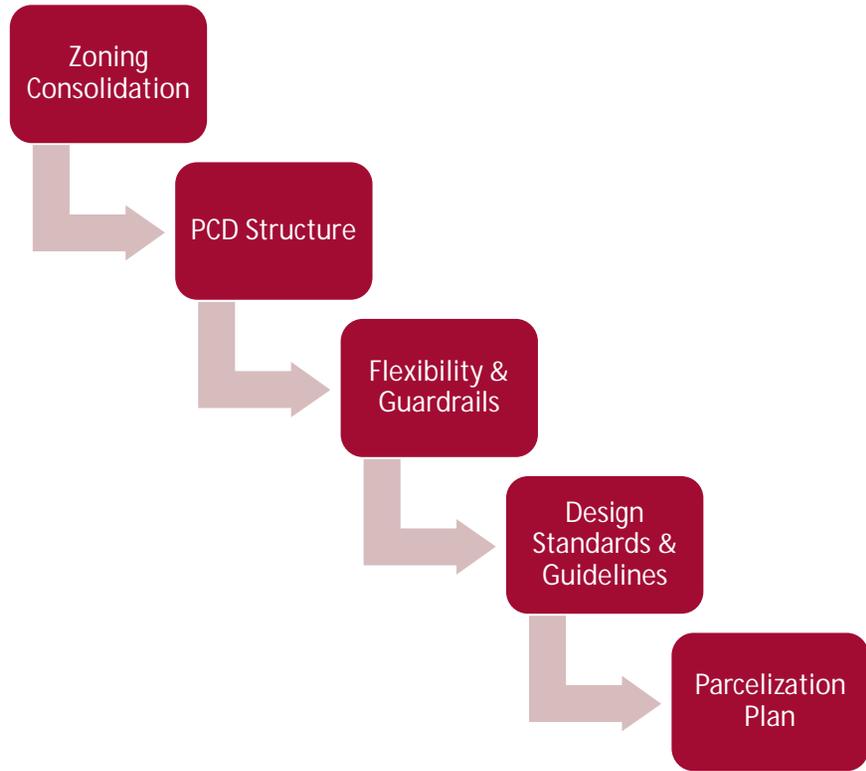
## Transportation Master Plan

- Traffic Impact Analysis
  - Existing and Future Projections
  - Intersection Planning
  - Freeway Capacity





# Zoning Document Preparation and Entitlement Process





# Public Engagement & Next Steps

PCD Rezone Case

Outreach & Notification

Community Meeting

Communication Channels

- Project Website
- Social Media
- Council Offices





# Thanks for Watching!

We hope this presentation was helpful in explaining the importance of this effort to Peoria's future.

Thank you for your interest in Peoria's Innovation Core!



PEORIA  
INNOVATION  
CORE

Kimley»Horn

POSTCARD WHICH WAS MAILED:

# PEORIA INNOVATION CORE



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## Neighborhood Meeting | Jan. 29, 2026

Please join us at an open-house style neighborhood meeting to learn about the Planned Community Development (PCD) Rezoning for 7,300 acres of undeveloped Arizona State Trust Land, known as the **Peoria Innovation Core (PIC)**. (Case # Z26-01) The meeting is scheduled for:

**Thursday, Jan. 29, 2026 | 5:30 – 7 p.m.**  
**Copper Hills Church, 27035 Black Rock Blvd, Peoria**

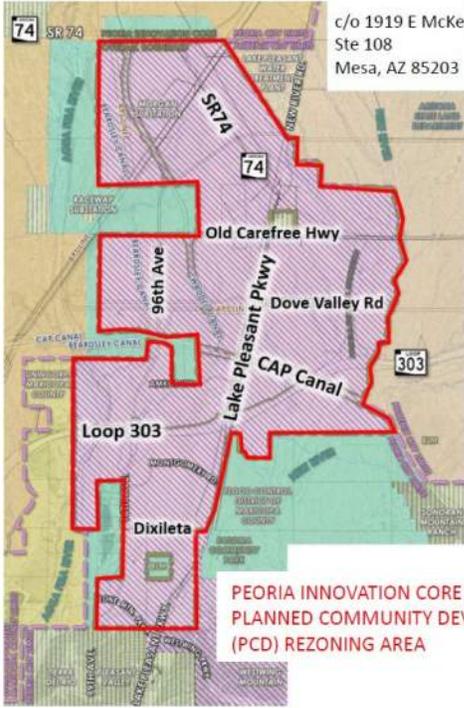
*(Meeting is open-house style, so feel free to come and go at your leisure.)*

In late 2024, the Peoria City Council approved a partnership with the Arizona State Land Department which allows the city to lead the land planning efforts for this area which encompasses the Loop 303 corridor, from Lone Mountain to State Route 74. This strategic partnership facilitates properly balanced growth and advances community priorities. This effort will provide Peoria an opportunity to plan for future residential, employment, and commercial development while protecting sensitive areas.

**Not able to attend? Learn more by viewing the presentation and exhibits at [PICPeoriaAz.com](http://PICPeoriaAz.com).**

**Project Info: 602-532-6250 | [PICPeoriaAz.com](http://PICPeoriaAz.com)**

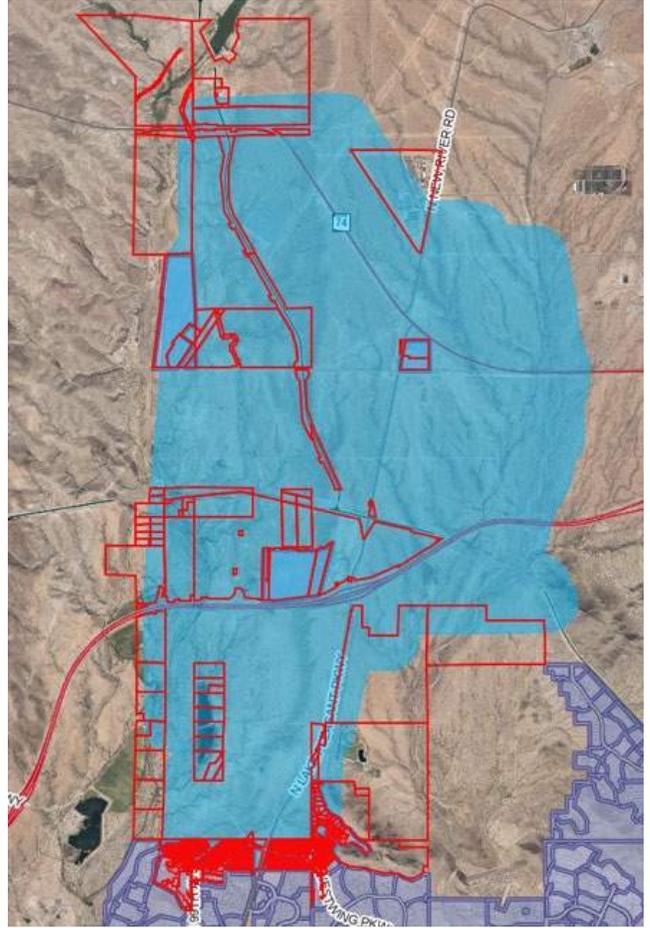
PEORIA INNOVATION CORE (PIC)  
PLANNED COMMUNITY DEVELOPMENT  
(PCD) REZONING AREA

c/o 1919 E McKellips Rd,  
Ste 108  
Mesa, AZ 85203

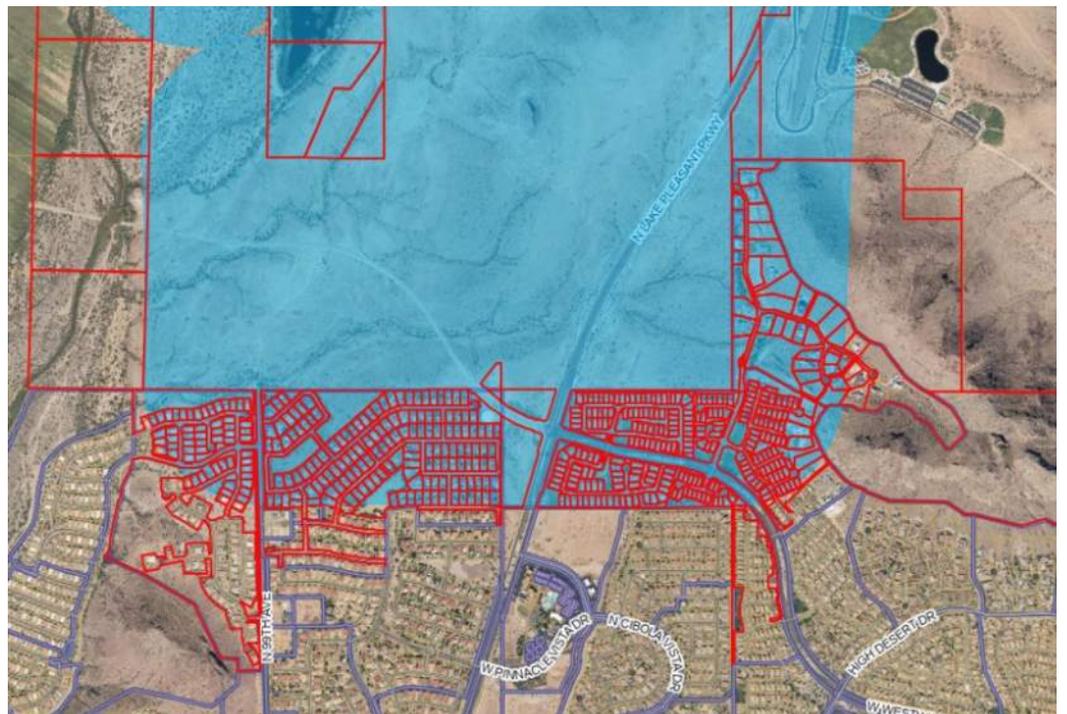
**PROPERTY OWNER**  
**ADDRESS**  
**CITY, STATE ZIP**

First  
Class  
Postage

MAILING AREA BOUNDARIES (1/4-MILE)  
PROPERTY OWNERS AND HOAs WITHIN ONE  
MILE:



MAILING AREA CLOSE-UP FOR  
DENSE AREAS  
SOUTH:



1/4-MILE RADIUS MAILING LIST PROPERTY OWNERS PLUS HOAS WITHIN ONE MILE:

ADDRESSEE	ADDRESS	CITY	ST	ZIP
PEORIA NEIGHBOR	8465 WARDEN LN	SAN DIEGO	CA	92127-6142
PEORIA NEIGHBOR	9320 W PLUM RD	PEORIA	AZ	85383-5481
PEORIA NEIGHBOR	PO BOX 900	WADDELL	AZ	85355-0900
PEORIA NEIGHBOR	8401 W MONROE ST	PEORIA	AZ	85345-6560
PEORIA NEIGHBOR	8711 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255-3555
PEORIA NEIGHBOR	205 S 17TH AVE RM 370	PHOENIX	AZ	85007-3212
PEORIA NEIGHBOR	251 W WASHINGTON ST FL 8	PHOENIX	AZ	85003-2295
PEORIA NEIGHBOR	12906 BONAPARTE AVE	LOS ANGELES	CA	90066-6528
PEORIA NEIGHBOR	9815 W WHITE FEATHER LN	PEORIA	AZ	85383-2928
PEORIA NEIGHBOR	1425 W ELLIOT RD 201	GILBERT	AZ	85233-5142
PEORIA NEIGHBOR	PO BOX 511196	SALT LAKE CITY	UT	84151-1196
PEORIA NEIGHBOR	32012 NE 142ND AVE	BATTLE GROUND	WA	98604
PEORIA NEIGHBOR	1542 MAGNOLIA WAY W	SEATTLE	WA	98199
PEORIA NEIGHBOR	8024 126TH AVE NE	KIRKLAND	WA	98033
PEORIA NEIGHBOR	31505 36TH AVE S	AUBURN	WA	98001
PEORIA NEIGHBOR	3767 QUAIL MEADOW WAY	EUGENE	OR	97408
PEORIA NEIGHBOR	4838 MYRTLE DR	CONCORD	CA	94521
PEORIA NEIGHBOR	22491 IVY RDG	MISSION VIEJO	CA	92692
PEORIA NEIGHBOR	2503 EASTBLUFF DR	NEWPORT BEACH	CA	92660
PEORIA NEIGHBOR	23975 PARK SORRENTO 300	CALABASAS	CA	91302
PEORIA NEIGHBOR	1934 VOLK AVE	LONG BEACH	CA	90815
PEORIA NEIGHBOR	1043 9TH ST	MANHATTAN BEACH	CA	90266
PEORIA NEIGHBOR	8999 W RED FOX RD	PEORIA	AZ	88383
PEORIA NEIGHBOR	5549 WHIRLWIND CIR	PRESCOTT	AZ	86305
PEORIA NEIGHBOR	1846 E INNOVATION PARK DR STE 100	ORO VALLEY	AZ	85755
PEORIA NEIGHBOR	18248 W BANFF LN	SURPRISE	AZ	85388
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PEORIA NEIGHBOR	28001 N 100TH DR	PEORIA	AZ	85383
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PEORIA NEIGHBOR	28049 N 92ND AVE	PEORIA	AZ	85383
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PEORIA NEIGHBOR	9299 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	27874 N SIERRA SKY	PEORIA	AZ	85383
PEORIA NEIGHBOR	9246 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9267 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9262 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9534 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	8893 W ROBERTA LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9767 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27826 N SIERRA SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27948 N 93RD LN	PEORIA	AZ	85383

PEORIA NEIGHBOR	9033 W EAGLE TALON DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9626 E RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9020 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9815 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9358 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9656 W OBERLIN WAY	PEORIA	AZ	85383
PEORIA NEIGHBOR	9802 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9251 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9572 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9978 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9608 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9928 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9723 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27931 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27879 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9740 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	27995 N 100TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28042 N SIERRA SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27855 N 92ND DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28643 N 91ST AVE 13	PEORIA	AZ	85383
PEORIA NEIGHBOR	27884 N 92ND DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9762 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27850 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9633 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27798 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	27909 N 92ND DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9841 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28827 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	9219 W MOLLY LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	27875 N 93RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	8967 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9168 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	27873 N 97TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28869 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	28065 N 100TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9823 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9790 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9523 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9313 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9321 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	8999 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9843 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9546 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9940 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9269 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9548 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9733 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	8991 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	10261 W FOOTHILL DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9304 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9285 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28017 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	10052 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9576 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9686 W OBERLIN WAY	PEORIA	AZ	85383
PEORIA NEIGHBOR	9524 W RUNNING DEER TR	PEORIA	AZ	85383
PEORIA NEIGHBOR	8996 W RED FOX RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9310 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9277 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9207 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9320 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9237 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	8996 W YELLOW BIRD LN	PEORIA	AZ	85383

PEORIA NEIGHBOR	28026 N 99TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9575 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	28042 N 93RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9584 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9121 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	10739 W YEARLING RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	28051 N 100TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	13434 W HUMMINGBIRD TER	PEORIA	AZ	85383
PEORIA NEIGHBOR	9253 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28368 N 89TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9755 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	27904 N 96TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27864 N 92ND LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9250 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28042 N 100TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	8909 W ROBERTA LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	8975 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9555 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9058 W EAGLE TALON DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9578 W CASHMAN DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9311 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9061 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	28034 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	28080 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28016 N 100TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	8984 W RED FOX RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9946 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9241 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9084 W PLUM RD	PHOENIX	AZ	85383
PEORIA NEIGHBOR	28039 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9814 W EAGLE TALON TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9259 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	27994 N 96TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27818 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9544 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9242 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28079 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	9832 W EAGLE TALON TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9938 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27977 N 100TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9596 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27934 N 96TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28008 N 99TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	10136 W LARIAT LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9637 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9734 W JJ RANCH RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	28324 N 89TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9328 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	27858 N 93RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9137 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9169 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	10034 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9318 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9138 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28689 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	9028 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9648 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28690 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	27372 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9239 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	28599 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	9342 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9576 W OBERLIN WAY	PEORIA	AZ	85383

PEORIA NEIGHBOR	9752 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9326 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9850 W EAGLE TALON TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9704 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9743 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9023 W RED FOX RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	24158 N 73RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9049 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9097 W ROBERTA LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28205 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9612 W RUNNING DEER	PEORIA	AZ	85383
PEORIA NEIGHBOR	27980 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28041 N SIERRA SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9533 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9012 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	10016 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9952 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9844 W EAGLE TALON TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	28031 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28033 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	9229 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9576 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9820 W EAGLE TALON TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9553 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27893 N 93RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9009 W EAGLE TALON DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	8650 W VILLA LINDO DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27798 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28031 N SIERRA SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27985 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	28010 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9755 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28059 N 99TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9296 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	28074 N 99TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9302 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9778 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28086 N 93RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	27894 N 93RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28826 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	28095 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	9245 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9803 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9011 W RED FOX RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	27905 N 92ND LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9970 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27917 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	26036 N 85TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9336 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9035 W RED FOX RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	28070 N 99TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9258 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28177 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28022 N SIERRA SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9739 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9008 W RED FOX RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	28456 N 89TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	8991 W YELLOW BIRD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	27912 N 92ND LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28756 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	8989 W EAGLE TALON DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	8998 W EAGLE TALON DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9620 W KEYSER DR	PEORIA	AZ	85383

PEORIA NEIGHBOR	9347 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	27896 N 92ND LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28001 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	27891 N 92ND DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28072 N 100TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9529 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9512 W OBERLIN WY	PEORIA	AZ	85383
PEORIA NEIGHBOR	9263 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9525 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	28367 N 89TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9838 W EAGLE TALON TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9718 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28278 N 123RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9022 W EAGLE TALON DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27929 N 93RD LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9331 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	9046 W EAGLE TALON DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	21721 N 85TH DR	PEORIA	AZ	85382
PEORIA NEIGHBOR	20962 N 100TH LN	PEORIA	AZ	85382
PEORIA NEIGHBOR	8597 W POTTER DR	PEORIA	AZ	85382
PEORIA NEIGHBOR	PO BOX 1328	SUN CITY	AZ	85372
PEORIA NEIGHBOR	9662 W KEYSER DR	PEORIA	AZ	85351
PEORIA NEIGHBOR	PO BOX 730	PEORIA	AZ	85345
PEORIA NEIGHBOR	11548 N 86TH LN	PEORIA	AZ	85345
PEORIA NEIGHBOR	17242 W WATKINS ST	GOODYEAR	AZ	85338
PEORIA NEIGHBOR	7141 W POTTER DR	GLENDALE	AZ	85308
PEORIA NEIGHBOR	6540 W TONOPAH	GLENDALE	AZ	85308
PEORIA NEIGHBOR	5287 W PONTIAC DR	GLENDALE	AZ	85308
PEORIA NEIGHBOR	4127 W MENADOTA DR	GLENDALE	AZ	85308
PEORIA NEIGHBOR	12810 N 54TH DR	GLENDALE	AZ	85304
PEORIA NEIGHBOR	5806 W PUGET AVE	GLENDALE	AZ	85302
	15029 N THOMPSON PEAK PKWY STE			
PEORIA NEIGHBOR	B111 PMB 3	SCOTTSDALE	AZ	85260
PEORIA NEIGHBOR	9127 E PERSHING AVE	SCOTTSDALE	AZ	85260
PEORIA NEIGHBOR	9441 E CANYON VIEW RD	SCOTTSDALE	AZ	85255
PEORIA NEIGHBOR	8711 E PINNACLE PEAK RD UNIT 316	SCOTTSDALE	AZ	85255
PEORIA NEIGHBOR	17471 N PACESETTER WY	SCOTTSDALE	AZ	85255
PEORIA NEIGHBOR	PO BOX 25771	SCOTTSDALE	AZ	85255
PEORIA NEIGHBOR	6021 N 44TH ST	PARADISE VALLEY	AZ	85253
PEORIA NEIGHBOR	2622 W ESPARTERO WAY	PHOENIX	AZ	85086
PEORIA NEIGHBOR	27004 N 20TH LN	PHOENIX	AZ	85085
PEORIA NEIGHBOR	4425 W DESERT HOLLOW DR	PHOENIX	AZ	85083
PEORIA NEIGHBOR	6013 W SPUR DR	PHOENIX	AZ	85083
PEORIA NEIGHBOR	27405 N 66TH DR	PHOENIX	AZ	85083
PEORIA NEIGHBOR	6518 W SILVER SAGE LN	PHOENIX	AZ	85083
PEORIA NEIGHBOR	201 N CENTRAL AVE STE 2100	PHOENIX	AZ	85073
PEORIA NEIGHBOR	PO BOX 53999 MS 9565	PHOENIX	AZ	85072
PEORIA NEIGHBOR	15825 N 35TH AVE	PHOENIX	AZ	85053
PEORIA NEIGHBOR	3913 E HALF HITCH PL	PHOENIX	AZ	85050
PEORIA NEIGHBOR	22903 N 39TH TER	PHOENIX	AZ	85050
PEORIA NEIGHBOR	4600 E WASHINGTON ST UNIT 300	PHOENIX	AZ	85034
PEORIA NEIGHBOR	23636 N 7TH ST	PHOENIX	AZ	85024
PEORIA NEIGHBOR	2601 W DUNLAP AVE STE 10	PHOENIX	AZ	85021
PEORIA NEIGHBOR	3838 N CENTRAL AVE STE 1400	PHOENIX	AZ	85012
PEORIA NEIGHBOR	2801 W DURANGO ST	PHOENIX	AZ	85009
PEORIA NEIGHBOR	2 N CENTRAL AVE STE 1760	PHOENIX	AZ	85004
PEORIA NEIGHBOR	400 E MONROE ST	PHOENIX	AZ	85004
PEORIA NEIGHBOR	1205 NW INDIAN LN	BLUE SPRINGS	MO	64015
PEORIA NEIGHBOR	13199 E RED COAT DR	LEMONT	IL	60439
PEORIA NEIGHBOR	PO BOX 5027	KALISPELL	MT	59903
PEORIA NEIGHBOR	6340 WAXHAW PL	SUWANEE	GA	30024
PEORIA NEIGHBOR	205 CANDLEWOOD PATH	DIX HILLS	NY	11746
PEORIA NEIGHBOR	1 INTERNATIONAL PL	BOSTON	MA	02110

PEORIA NEIGHBOR	1919 E MCKELLIPS RD STE 108	MESA	AZ	85203
PEORIA NEIGHBOR	2036 N GENTRY	MESA	AZ	85213
PEORIA NEIGHBOR	4317 E FLOWER ST	PHOENIX	AZ	85018
PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC	20783 N 83RD DR 103-456	PEORIA	AZ	85382
PLEASANT VALLEY HOMEOWNERS ASSOCIATION INC	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253
TIERRA DEL RIO NORTH COMMUNITY ASSOCIATION	17235 N 75TH AVE STE H-100	GLENDALE	AZ	85308
WESTWING MOUNTAIN HOMEOWNERS ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040



PLANNING AND ZONING
AFFIDAVIT OF NOTIFICATION

Date 01/09/26 Case Number : Z26-01

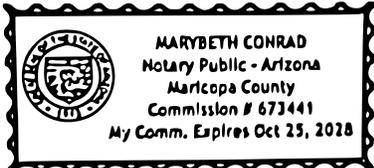
Location of Property

North of NWC Lone Mtn / Westwing Pkwy & Lake Pleasant Pkwy

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 01/09/26 as indicated by the project manager for the case listed above.

Applicant/Representative Signature



The foregoing instrument was acknowledged before me on 01/09/26

[Redacted Notary Name]

10-25-28 My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development at least 15 days prior to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200

# City of Peoria Public Notice



**Project:** Peoria Innovation Core

**Location:** North of Lake Pleasant & Lone Mountain Pkwy

**Case#:** Z26-01

**Request:** Rezone approximately 7,300 acres from General Agriculture (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2) and Planned Area Development (PAD) to Peoria Innovation Core Planned Community District (PCD)

**Applicant Contact:**

Kimley-Horn  
David Rutkowski  
David.Rutkowski@Kimley-Horn.com

**City Contact:**

Planning and Community Development  
623-773-7200  
planning@peoriaaz.gov



**Project Hotline**  
602.532.6250  
www.PICPeoriaAZ.com

**Community Meeting:**

When: January 29, 2026 at 5:30pm  
Where: Copper Hills Community Church  
27035 Black Rock Blvd, Peoria, AZ 85383

**Planning and Zoning Commission:**

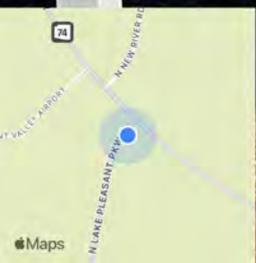
**Study Session:**  
When: February 19, 2026 at 6:00pm  
Where: Public Safety Administrative Building (PSAB)  
8351 W. Cinnabar Ave, Peoria, AZ 85383

**Public Meeting:**

When: March 5, 2026 at 6:00pm  
Where: Public Safety Administrative Building (PSAB)  
8351 W. Cinnabar Ave, Peoria, AZ 85383

**City Council:**

When: March 24, 2026 at 6:00pm  
Where: Public Safety Administrative Building (PSAB)  
8351 W. Cinnabar Ave, Peoria, AZ 85383



January 9, 2026 at 10:58 AM  
+33 803063-112.240912  
34909-34999 N Lake Pleasant Pkwy  
Peoria AZ 85383

# City of Peoria Public Notice



**Project:** Peoria Innovation Core

**Location:** North of Lake Pleasant & Lone Mountain Pkwy

**Case#:** Z26-01

**Request:** Rezone approximately 7,300 acres from General Agriculture (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2) and Planned Area Development (PAD) to Peoria Innovation Core Planned Community District (PCD)

**Applicant Contact:**

Kimley-Horn  
David Rutkowski  
David.Rutkowski@Kimley-Horn.com

**City Contact:**  
Planning and Community Development  
623-773-7200  
planning@peoriaaz.gov



**Project Hotline**  
602.532.6250  
www.PICPeoriaAZ.com

**Community Meeting:**

When: January 29, 2026 at 5:30pm  
Where: Copper Hills Community Church  
27035 Black Rock Blvd, Peoria, AZ 85383

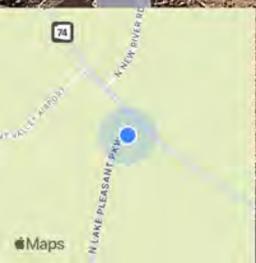
**Planning and Zoning Commission:**

**Study Session:**  
When: February 19, 2026 at 6:00pm  
Where: Public Safety Administrative Building (PSAB)  
8351 W. Cinnabar Ave, Peoria, AZ 85383

**Public Meeting:**  
When: March 5, 2026 at 6:00pm  
Where: Public Safety Administrative Building (PSAB)  
8351 W. Cinnabar Ave, Peoria, AZ 85383

**City Council:**

When: March 24, 2026 at 6:00pm  
Where: Public Safety Administrative Building (PSAB)  
8351 W. Cinnabar Ave, Peoria, AZ 85383



January 9, 2026 at 10:58 AM  
+33 803063-112 240912  
34909-34999 N Lake Pleasant Pkwy  
Peoria AZ 85383

# City of Peoria Public Notice



**Project:** Peoria Innovation Core

**Location:** North of Lake Pleasant & Lone Mountain Pkwy

**Case#:** Z26-01

**Request:** Rezone approximately 7,300 acres from General Agriculture (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2) and Planned Area Development (PAD) to Peoria Innovation Core Planned Community District (PCD)

**Applicant Contact:**

Kimley-Horn  
David Rutkowski  
David.Rutkowski@Kimley-Horn.com

**City Contact:**

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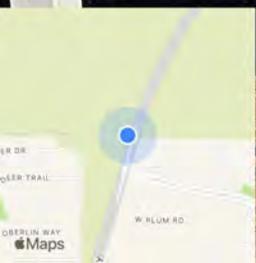
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January 9, 2026 at 10:20 AM  
+33.739686,-112.262282  
N Lake Pleasant Pkwy  
Peoria AZ 85383

# City of Peoria Public Notice



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8351 W. Cinnabar Ave, Peoria, AZ 85383

# APPLICATION UNDER REVIEW

## Project Name and Case Number

**Peoria Innovation Core**  
Rezoning Request (Case No: Z26-01)

## Location and Project Size

North of Lake Pleasant and Lone Mountain Pkwy  
Approximately 7,300 acre(s)

## Request(s)

Working in collaboration with the Arizona State Land Department, the City of Peoria has initiated a request to rezone approximately 7,300 acres for an area known as the Peoria Innovation Core (“PIC”). The application is described in more detail below:

- **Rezoning Request (Z26-01).** Rezone approximately 7,300 acres from General Agriculture (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2) and Planned Area Development (PAD) to the Peoria Innovation Core Planned Community District (PCD).
- The PCD zoning establishes a cohesive master plan, base zoning, and conceptual infrastructure plans to support community and economic development objectives and catalyze the appropriate development of the PIC. These efforts will be captured within the PCD Standards and Guidelines Report, which will serve as the roadmap and regulatory document for the buildout of the area.
- The PCD is structured as a “Zoning Bank” acknowledging the unique mission of ASLD, providing an appropriate level of flexibility to respond to market conditions, and instituting the necessary guardrails to promote community compatibility, connectivity and protection of critical areas.
- Given the expansive nature of the Project and the physical constraints within and around the PIC, the larger area is divided into three (3) core areas. Each of the three (3) core areas is then further delineated into sub-areas which delineate the land use and development standards for each parcel.

*Note: This notice initiates the public comment period for the application. Separate notices will be sent informing you of the neighborhood meeting and public hearings once they have been scheduled.*

## Applicant:

**Kimley-Horn**  
**Attn: David Rutkowski**  
David.Rutkowski@Kimley-Horn.com

## City Contact:

**Chris Jacques, AICP**  
Planning Director  
Planning@peoriaaz.gov

## Learn More:

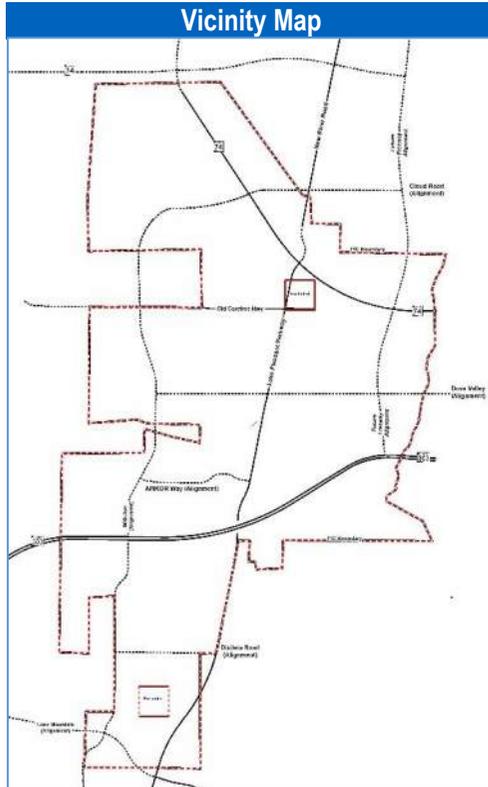
*Application materials can be viewed in person at the city address below.*



www.PICPeoriaAZ.com  
602.532.6250

# NOTICE OF DEVELOPMENT APPLICATION

This notice is being sent to you because you own or represent property located within the required notification area for the following project:



## Project Name and Location

### Peoria Innovation Core

North of Lake Pleasant and Lone Mountain Pkwy

## Case Type and Case Number

Rezoning Request: Z26-01

Turn over for more information 

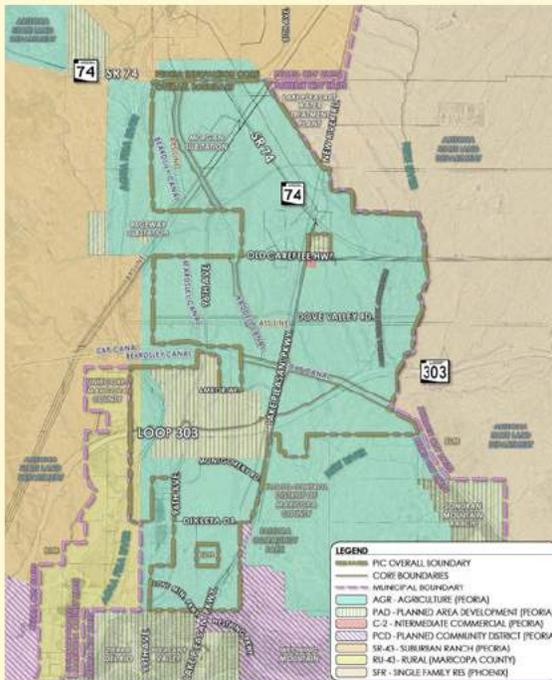


Planning Department  
9875 N 85<sup>th</sup> Avenue  
Peoria Arizona 85345

**From:** Councilmember Jon Edwards <jon.edwards-peoriaaz.gov@shared1.ccsend.com>  
**Sent:** Wednesday, January 28, 2026 12:16 PM  
**To:** [REDACTED]  
**Subject:** Peoria Innovation Core (PIC) Neighborhood Meeting and ADOT Loop 101 Widening Project Update.



## Peoria Innovation Core (PIC) Neighborhood Meeting



Peoria residents are invited to take part in a community open house focused on the future of the Peoria Innovation Core (PIC), a major planning effort that will help guide growth, jobs, and development in north Peoria for generations to come.

Join City staff to learn more about the Planned Community Development (PCD) Rezoning for approximately 7,300 acres of undeveloped Arizona State Trust Land within the Peoria Innovation Core. The open-house format allows you to stop by at any point, ask questions, and explore project exhibits at your own pace.

### Peoria Innovation Core Neighborhood Meeting

Thursday, Jan. 29 | 5:30 p.m. – 7 p.m.  
Copper Hills Church  
27035 N. Black Rock Blvd.

In late 2024, the Peoria City Council approved a strategic partnership with the Arizona State Land Department, empowering the city to lead land-use planning for this area along the Loop 303 corridor, from Lone Mountain to State Route 74. The collaboration supports thoughtfully balanced growth while advancing community priorities, creating opportunities for future residential neighborhoods, employment centers, and commercial development, all while protecting environmentally sensitive areas.

Those who can't make the meeting can explore the project, presentation, and exhibits anytime at [PICPeoriaAz.com](http://PICPeoriaAz.com).

## News List

### Peoria Innovation Core (PIC) Neighborhood Meeting

**Post Date:** 01/26/2026 11:34 AM

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NEIGHBORHOOD MEETING PHOTOS:



# PEORIA INNOVATION CORE MASTER PLAN



## PURPOSE

The Peoria Innovation Core (PIC) exists to unlock one of the largest remaining development opportunities in the Greater Phoenix region—transforming 7,300 acres of undeveloped Arizona State Trust Land into a major employment, innovation, and mixed-use district. The City's intent is to reduce outbound commuting, grow high-quality jobs locally, and strengthen Peoria's long-term economic resilience.



## KEY OBJECTIVES

Make **land shovel-ready** through upfront planning, zoning/entitlements, and backbone infrastructure to reduce risk and speed delivery.

Attract **advanced industries and major employers** to create high-quality jobs and broaden the tax base.

Balance **development and open space**, aligning with state-land stewardship while enhancing connectivity and quality of life.

Provide **utility and infrastructure** certainty (roads, water, power, and related services) to meet market needs and support phased growth.

Reduce sales-tax leakage and long commutes by enabling **residents to work and spend locally** within a dynamic employment district.



## VISION

Create a future-focused hub "where vision meets velocity"—a place where modern infrastructure accelerates innovation, supports startups and global firms, and cultivates next-generation talent.

Blend advanced commerce with natural desert character, delivering a connected, high-quality environment for work, learning, and recreation.

Serve as a strategic regional anchor along Loop 303, attracting transformative investment and long-term economic growth.



## CURRENT SCHEDULE

- **Community Meeting**  
January 29, 2026  
5:30 p.m.
- **Planning & Zoning Study Session**  
February 19, 2026  
6 p.m.
- **Planning & Zoning Public Meeting**  
March 5, 2026  
6 p.m.
- **City Council**  
March 24, 2026  
6 p.m.

*Check website for schedule updates*



## FREQUENTLY ASKED QUESTIONS

### Why can't Arizona State Trust Land stay open space and conservation?

State Trust Land is mandated by the State Constitution to be sold or leased through public auction to optimize the return to its underlying beneficiaries, including public education. It was never intended to be open space. Without this partnership between Peoria and ASLD, this area would still develop as parcels of land are auctioned off by the State Land Department. However, to facilitate a more cohesive plan, Peoria is proactively planning this area now so that future developers purchasing State Trust Land at auction will know what is expected for their planned development.

### Why does there have to be more growth?

This land is owned by ASLD and Arizona has a strong foundation in the preservation of land rights which includes future uses. While any property owner has the right to develop their property, we can be successful by ensuring that this new growth is of the highest quality and compatible with the area. Based on ASLD's mission to provide funding for their beneficiaries which include educational facilities throughout the state, Peoria recognizes that this area will continue to grow and develop as the Arizona State Land Department (ASLD) auctions off Arizona State Trust Land. So, Peoria is taking these proactive steps to plan for its future by partnering with ASLD to identify land uses that provide opportunities for future residential, employment, and community facilities to serve Peoria residents and businesses.

### How is the city accounting for the water usage required for future development?

The Peoria Integrated Water Utilities Master Plan accounts for the estimated demands of the PIC, which are also part of the city's 100-year Assured Water Supply re-designation. By identifying planned land uses, Peoria can refine the demand for water and other resources to serve this area. Peoria has a robust water portfolio and, as part of the infrastructure plans for this area, will install additional water resource, storage and advanced water treatment components while maintaining appropriate supplies for all of Peoria residents and businesses.

### Is the City breaking ground on any other developments in the near future?

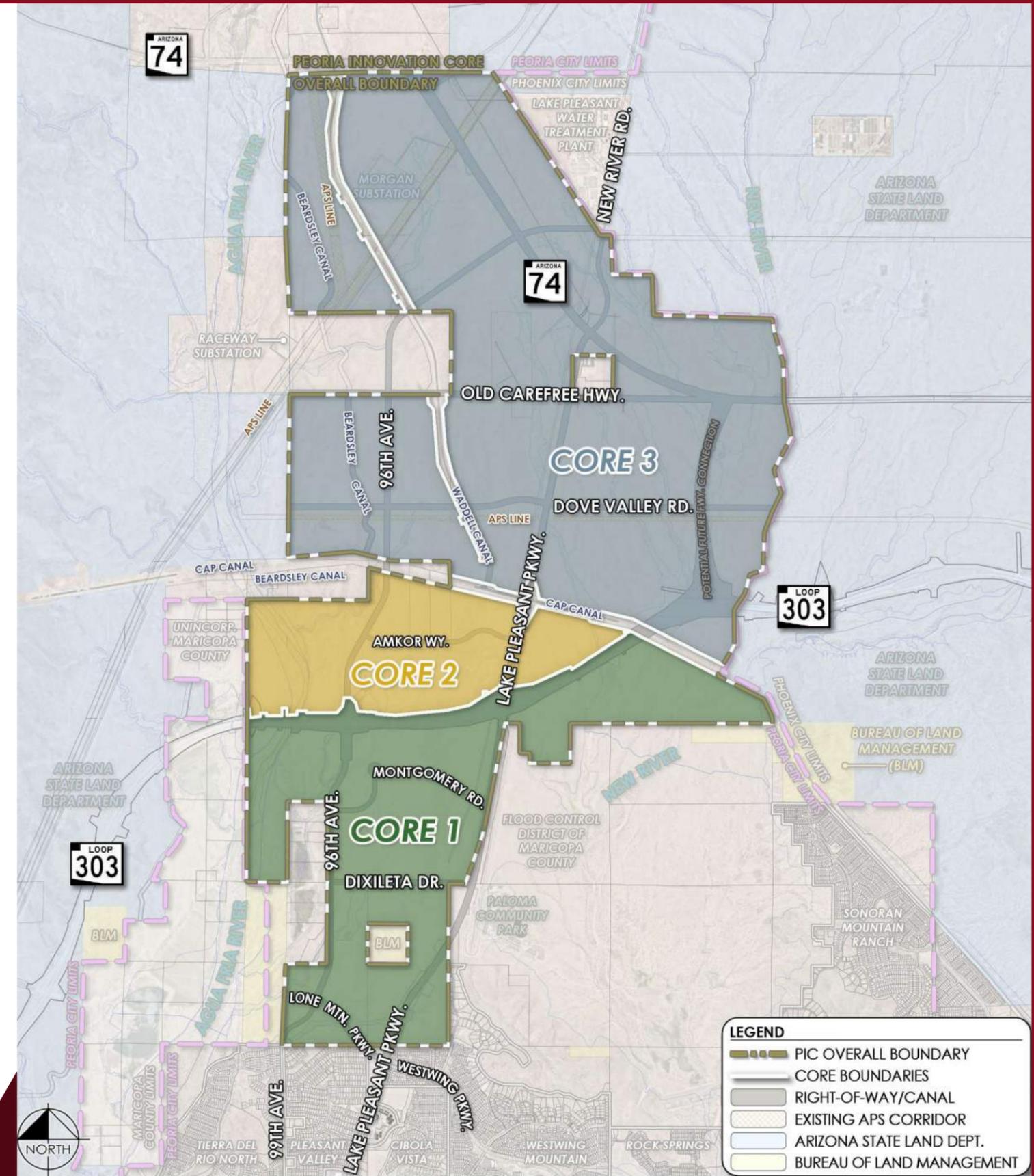
In August 2025, the City of Peoria was the successful bidder for a portion of the PIC, known as Core 2, which is generally located between Loop 303 and the CAP Canal. The city has been installing backbone infrastructure, in alignment with a reimbursement agreement to seed economic development in the area. Core 2 is also where Amkor will be located. There are no other developments currently planned to break ground. The master planning process currently taking place identifies land use options, and once this master planning phase is completed, toward the end of March 2026, additional parcels can be auctioned off by ASLD over time.

### How close can they build to my property directly adjacent to Arizona State Trust Land?

The master planning will result in new Planned Community District (PCD) zoning for the PIC. This zoning will detail land use and development options, which include requirements for things like setbacks, building height, open space, and landscape buffers to name a few.

### What will happen to the wild burros?

Any new planned development, whether residential or commercial, will need to comply with Peoria requirements and identify any environmental impacts and how those will be addressed. The burros are part of a federally protected class, and any potential relocations of burros will be directly coordinated with the Bureau of Land Management.



PIC CORE AREAS

# LAND USE DESCRIPTIONS

## TRADITIONAL RESIDENTIAL

Traditional Residential (2-5 development units/acre [du/ac]) properties are typically found near existing single-family neighborhoods. This land use is limited to single-family detached homes and serves as a transition between different residential areas.

## SUBURBAN RESIDENTIAL

Suburban Residential (5-12 du/ac) land uses combine single-family and moderate-density multi-family developments. They serve as transitional areas between traditional residential neighborhoods and higher-intensity parcels near the Loop 303 Freeway corridor.

## URBAN RESIDENTIAL

Urban Residential (12+ du/ac) features high-density multi-family housing options such as townhomes, casitas, and apartments located near services, employment centers, and transportation corridors. These areas offer substantial open space and amenities, buffering Suburban Residential neighborhoods from non-residential or Mixed-Use zones.

## MASTER-PLANNED COMMUNITY

A Master-Planned Community is a large-scale, comprehensively designed development that combines residential, commercial, and recreational uses to form a self-sustaining neighborhood. This designation supports long-term growth by allowing flexible development with integrated amenities such as parks, schools, and shopping centers.

## COMMERCIAL

Commercial areas feature large-scale retail, grocery, specialty, hospitality, and entertainment uses, offering a broader range of goods and services than neighborhood shopping centers. Typically situated along arterial streets for convenient access, these auto-oriented developments often include internal circulation to access anchor stores or pad sites.

## MIXED-USE VILLAGE CENTER

Mixed-Use Village Centers are high-intensity areas along transit corridors that combine commercial, office, hospitality, high-density residential, and employment uses in a walkable environment. These centers support residents and visitors who prefer walking or biking, providing convenient access to retail, entertainment, and public spaces.

## EMPLOYMENT

Employment areas, classified as Business Commerce or Industrial, provide job opportunities that support the local and regional economy. Business Commerce zones feature offices, headquarters, incubators, research and development, and light industrial uses in campus-like settings with shared amenities and carefully planned access and screening.

## INDUSTRIAL

Industrial zones support intensive activities like manufacturing, warehousing, and distribution, typically located near major highways for convenient access. Developments are encouraged to feature enhanced building facades, landscaped buffers, and screened outdoor storage to secure materials and visually separate them from adjacent uses.

## PUBLIC UTILITIES

Public Utilities areas are designated for essential infrastructure—such as water and waste treatment plants, electricity, gas, and communications facilities—that support development by providing necessary services.



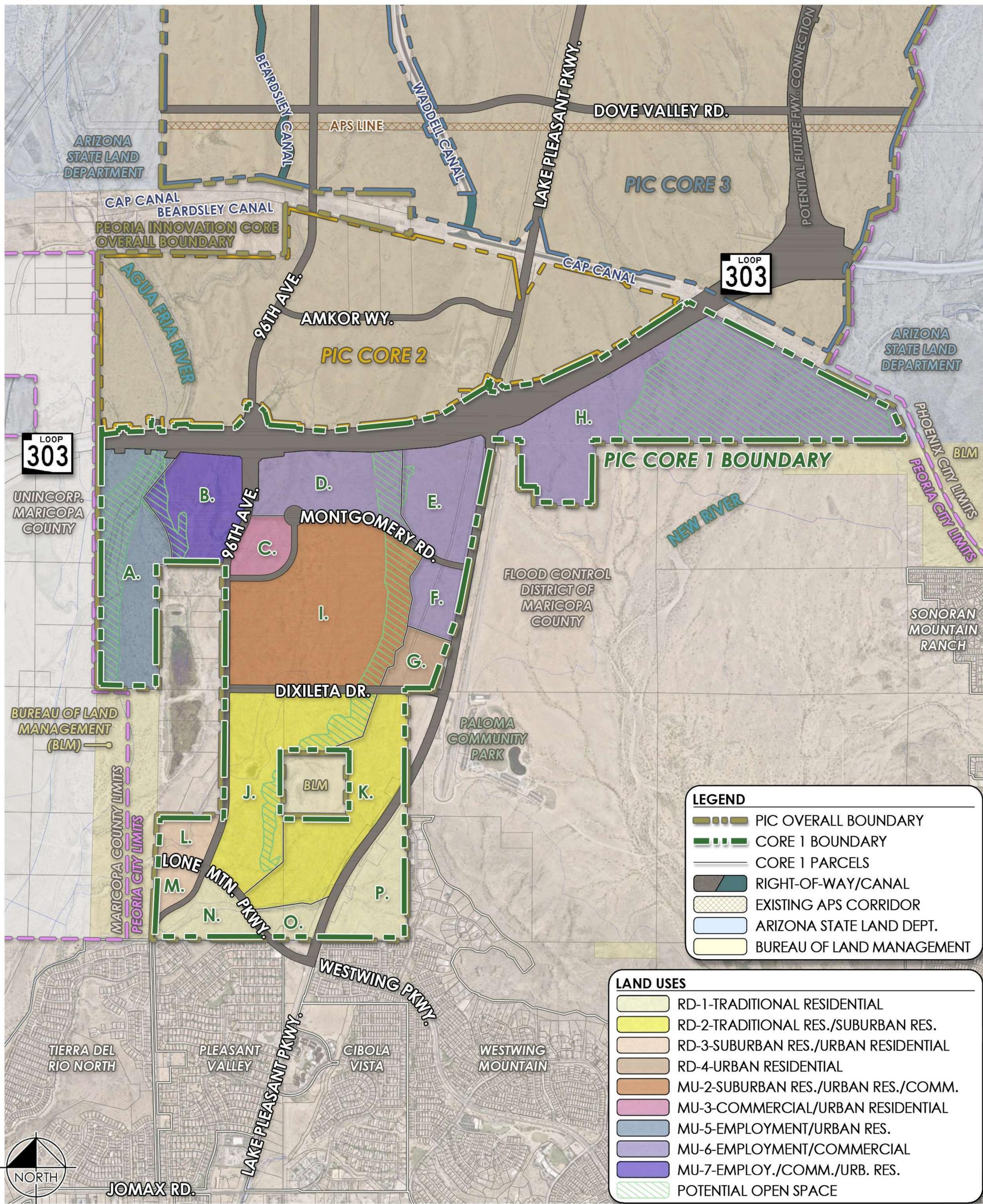
# CORE 1

Lone Mountain  
Parkway to



PEORIA  
INNOVATION  
CORE





**LEGEND**

- PIC OVERALL BOUNDARY
- CORE 1 BOUNDARY
- CORE 1 PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT

**LAND USES**

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- RD-4-URBAN RESIDENTIAL
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-5-EMPLOYMENT/URBAN RES.
- MU-6-EMPLOYMENT/COMMERCIAL
- MU-7-EMPLOY./COMM./URB. RES.
- POTENTIAL OPEN SPACE



# CORE 1: PROPOSED LAND USE PLAN



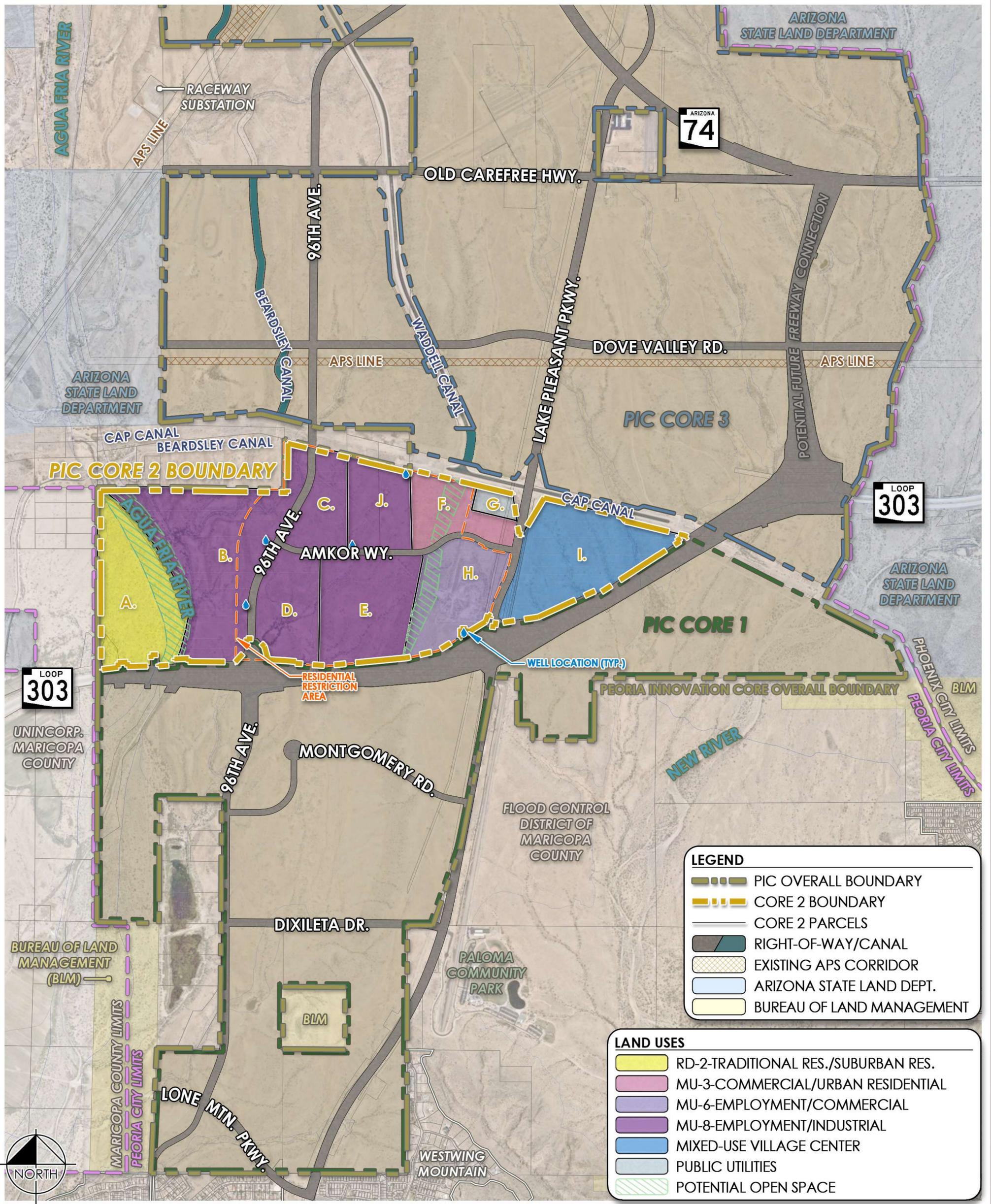
# CORE 2



**to CAP Canal**  
*("City Parcel")*

PEORIA  
INNOVATION  
CORE





# CORE 2: PROPOSED LAND USE PLAN

PEORIA  
INNOVATION  
CORE

# CORE 3

CAP Canal to



PEORIA  
INNOVATION  
CORE





ARIZONA  
**74**

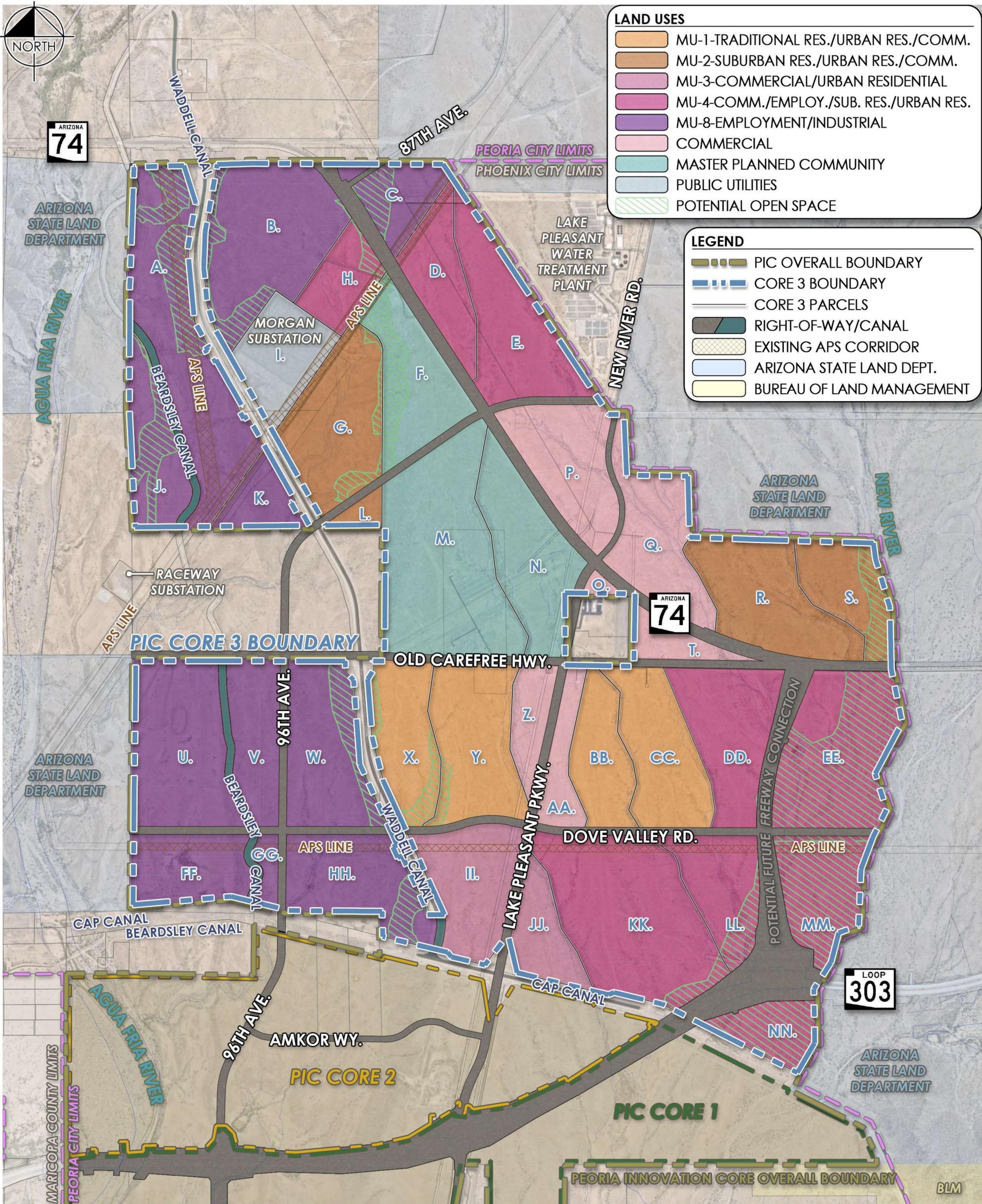
ARIZONA  
STATE LAND  
DEPARTMENT

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-  MU-2-SUBURBAN RES./URBAN RES./COMM.
-  MU-3-COMMERCIAL/URBAN RESIDENTIAL
-  MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
-  MU-8-EMPLOYMENT/INDUSTRIAL
-  COMMERCIAL
-  MASTER PLANNED COMMUNITY
-  PUBLIC UTILITIES
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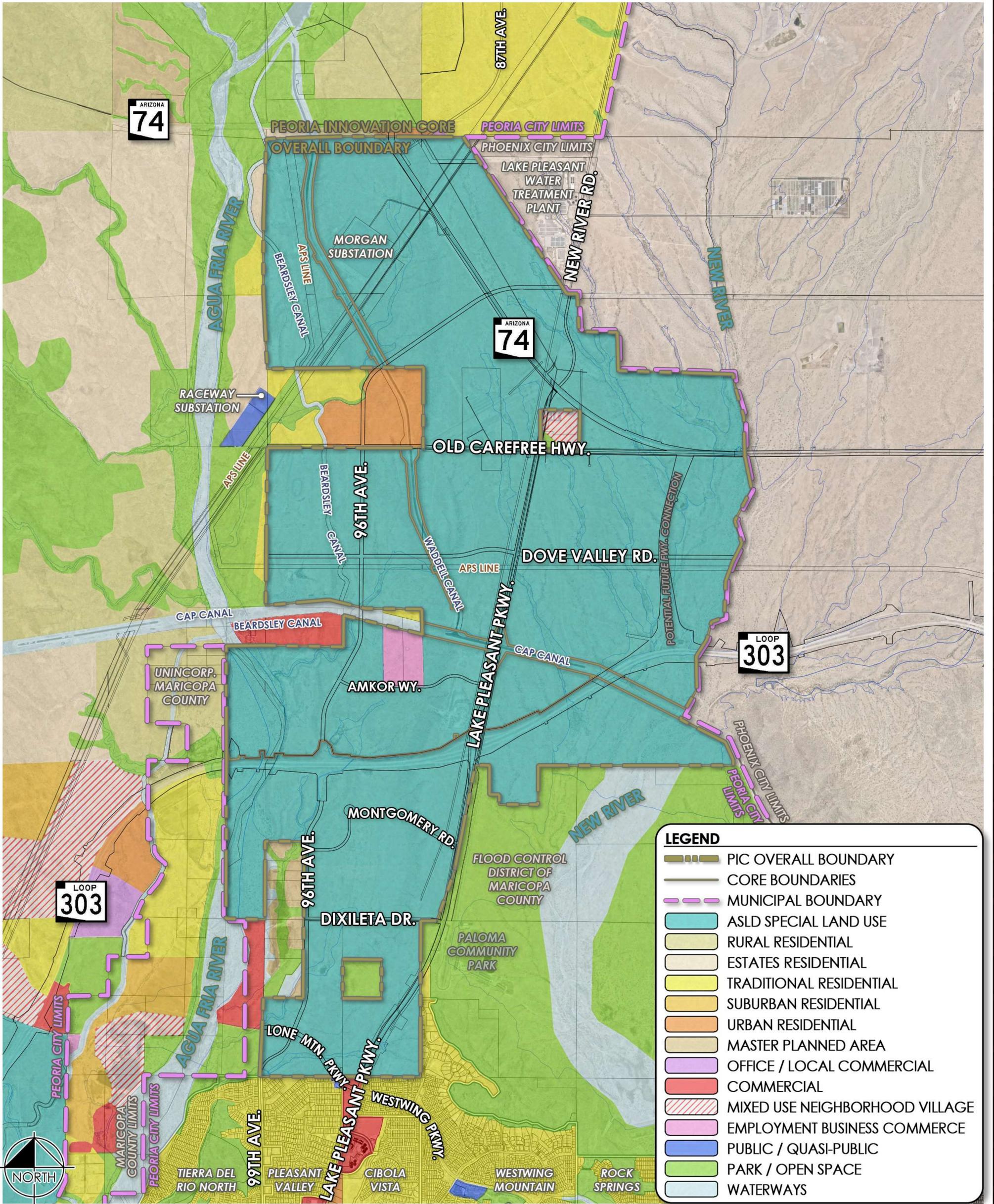
**LEGEND**

-  PIC OVERALL BOUNDARY
-  CORE 3 BOUNDARY
-  CORE 3 PARCELS
-  RIGHT-OF-WAY/CANAL
-  EXISTING APS CORRIDOR
-  ARIZONA STATE LAND DEPT.
-  BUREAU OF LAND MANAGEMENT



# CORE 3: PROPOSED LAND USE PLAN

# PEORIA INNOVATION CORE



LEGEND	
	PIC OVERALL BOUNDARY
	CORE BOUNDARIES
	MUNICIPAL BOUNDARY
	ASLD SPECIAL LAND USE
	RURAL RESIDENTIAL
	ESTATES RESIDENTIAL
	TRADITIONAL RESIDENTIAL
	SUBURBAN RESIDENTIAL
	URBAN RESIDENTIAL
	MASTER PLANNED AREA
	OFFICE / LOCAL COMMERCIAL
	COMMERCIAL
	MIXED USE NEIGHBORHOOD VILLAGE
	EMPLOYMENT BUSINESS COMMERCE
	PUBLIC / QUASI-PUBLIC
	PARK / OPEN SPACE
	WATERWAYS



EXISTING LAND USE

PEORIA  
INNOVATION  
CORE

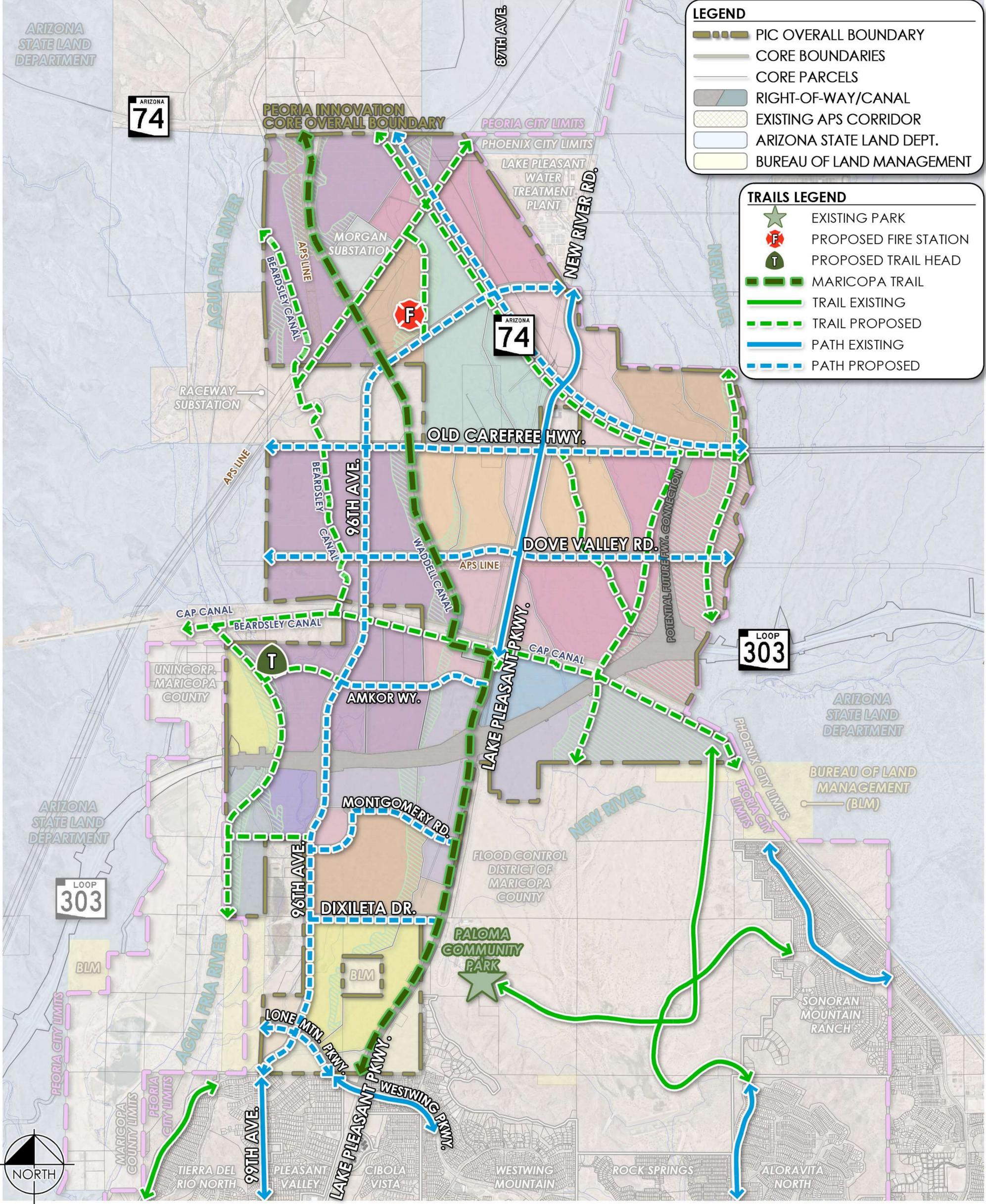
ARIZONA 74

**LEGEND**

- PIC OVERALL BOUNDARY
- CORE BOUNDARIES
- CORE PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT

**TRAILS LEGEND**

- EXISTING PARK
- PROPOSED FIRE STATION
- PROPOSED TRAIL HEAD
- MARICOPA TRAIL
- TRAIL EXISTING
- TRAIL PROPOSED
- PATH EXISTING
- PATH PROPOSED



ARIZONA STATE LAND DEPARTMENT

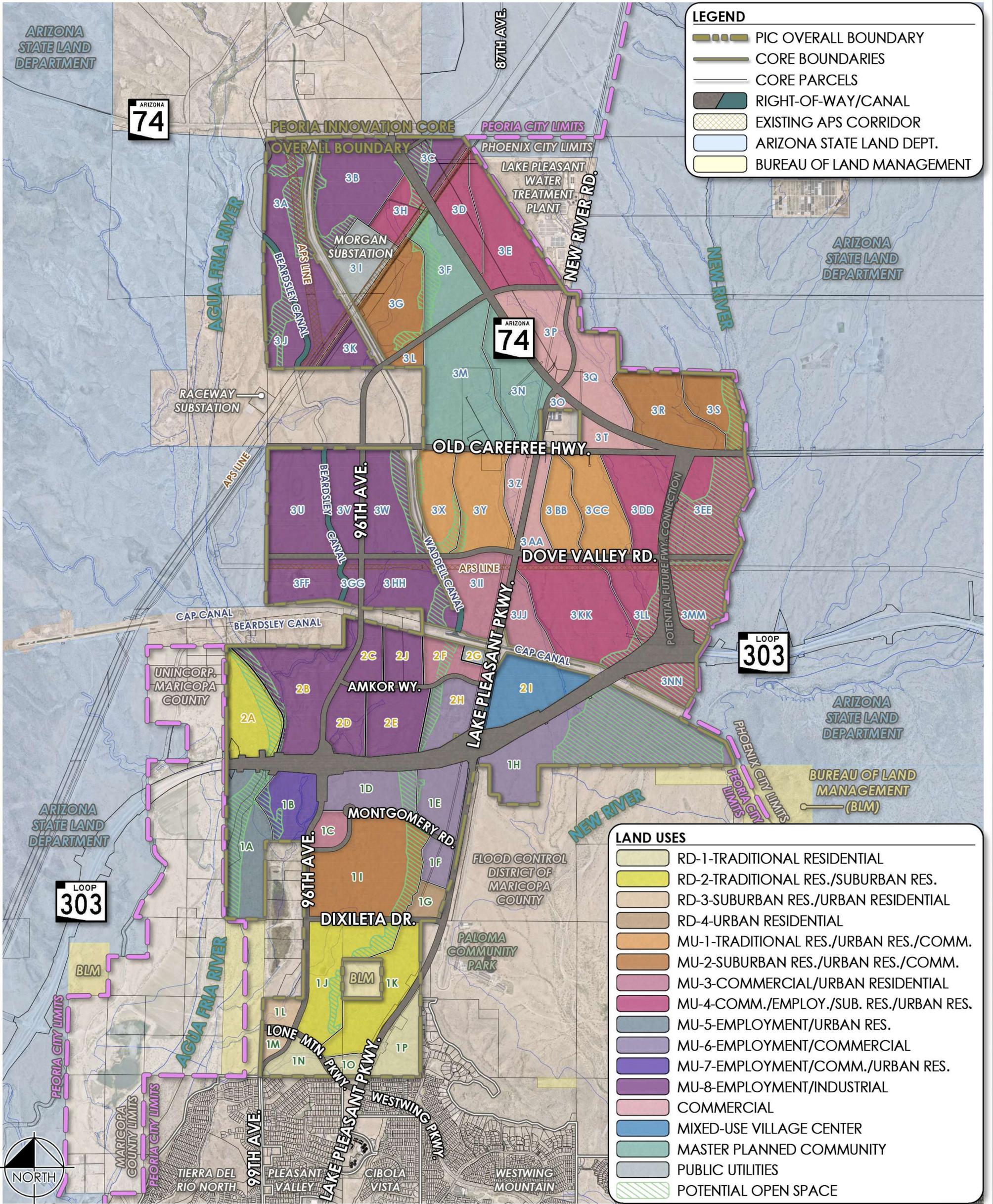
ARIZONA 74

PEORIA INNOVATION CORE OVERALL BOUNDARY

PEORIA CITY LIMITS PHOENIX CITY LIMITS

LEGEND

- PIC OVERALL BOUNDARY
- CORE BOUNDARIES
- CORE PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT



LAND USES

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- MU-6-EMPLOYMENT/COMMERCIAL
- MU-7-EMPLOYMENT/COMM./URBAN RES.
- MU-8-EMPLOYMENT/INDUSTRIAL
- COMMERCIAL
- MIXED-USE VILLAGE CENTER
- MASTER PLANNED COMMUNITY
- PUBLIC UTILITIES
- POTENTIAL OPEN SPACE



PROPOSED LAND USE PLAN

PEORIA INNOVATION CORE





## COMMENT CARD

Thank you for attending tonight's open house for the Peoria Innovation Core. Please take a few moments to provide your thoughts.

**Were the displays and staff helpful and informative?  
If not, what further information would you like?**

---

---

**What comments or suggestions would you like to provide the project team for consideration related to this effort?**

---

---

### Contact Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_



PICPeoriaAz.com | 602-532-6250



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PICPeoriaAz.com | 602-532-6250

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BETTER UNDERSTANDING OF TRAFFIC FLOW, HOUSING DENSITY, UTILITY CHANGES, BUILD OUT TIMING.

What comments or suggestions would you like to provide the project team for consideration related to this effort?

MORE DESIGNED OPEN SPACE, TRAILS. etc.  
BETTER DESCRIPTION OF WATER AVAILABILITY.  
LIST CITY SERVICES TO BE ADDED, LIBRARIES, POOL, SCHOOLS, CENTRAL **Contact Information** MEDICAL SERVICES.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_



## COMMENT CARD

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If not, what further information would you like?

yes

What comments or suggestions would you like to provide the project team for consideration related to this effort?

am fine with anything but NO data centers!

### Contact Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_





February 12, 2026

Chris Jacquez, AICP  
Director  
City of Peoria Planning Department  
9875 N. 85<sup>th</sup> Avenue, 1<sup>st</sup> Floor  
Peoria, AZ 85345

RE: Peoria Innovation Core – Edge Treatment, Parcel 1-P

Dear Mr. Jacquez:

Thank you for the opportunity to provide my insights into the proposed zoning for the Peoria Innovation Core (PIC). My wife and I have been residents of Pradera at West Wing Mountain since 2018. Our property is located exactly 30 feet from the southern boundary of Parcel 1P of the proposed PIC Planned Community Development (PCD), as shown in Slides 2 and 3 of the attached PowerPoint.

As you are aware, I have been working in public-sector planning and development in various capacities for over 26 years and am well versed in the zoning entitlement process. I have read with great interest the Development Narrative and Standards and Guidelines Report for the proposed zoning entitlement, and I am familiar with the State Land Department’s mission with respect to land that is under their management and control.

My wife and I are supportive of the request and believe that the City of Peoria, the Catholic Diocese of Phoenix, the State Land Department, and Kimley-Horn are to be commended for the work that has been done so far to entitle this property as approval of the proposed PCD will represent a win-win for both the city and the property owners within the PIC.

We would, however, like to express our concerns with the edge treatment, particularly along the south side of Parcel 1P. As currently proposed, the PCD documents provide for a 30-foot building height adjacent to a 30-foot “landscape buffer”. Our fear is this will create an unsightly condition adjacent to the north side of the Pradera subdivision. We believe these concerns can easily be mitigated with some simple changes to the PCD documents without negatively affecting the ability to develop the land, thereby preserving the viability of the project. These proposed changes and the rationale for these changes are discussed in the following pages.

The aforementioned 30-foot landscape buffer is depicted on Slides 4 through 6. Slide 4 depicts the buffer extending along Parcels 1N, 1O, and 1P, while Slide 5 focuses on Parcel 1P. Slide 6 illustrates the condition as it relates to the south side of Parcel 1P and adjacent to the Pradera subdivision.

As noted, our fear is this will create an unsightly condition adjacent to our residence. Slide 7 depicts such a condition as it currently exists in another development in the area where it is dominated by an expanse of gravel, devoid of any natural beauty, and flanked by a 30-foot-high wall of stucco buildings. This condition can be mitigated by implementing three simple changes to the PCD documents:

- Increase the width of the Parcel 1P Landscape Buffer from 30 feet to 60 feet
- Place a 20-foot height limitation for all buildings located within 180 feet of the common boundary between Parcel 1P and the Pradera subdivision
- Replace the term “Landscape Buffer” with the term “Natural Open Space Buffer”
- Include a provision that negates a wall or fence along the southern boundary of Parcel 1p

To further illustrate, Slide 8 illustrates a hypothetical condition that would exist for much of the south side of Parcel 1P under the currently proposed language of the PCD. This slide suggests three existing single-story residents set 15 feet from the rear lot line. Opposite those lots are three new two-story residents, each with an Accessory Dwelling Unit, with architecture assumed to be contemporary, similar to that depicted in Slide 9. Between the two rows of lots is an existing 30-foot drainage / open space tract as well as a 30-foot landscape buffer per the PCD. Note that under state statute, the property owner would be entitled to a two-story ADU, while under the current language of the PCD, the ADU could be as many as three stories in height as long as it does not exceed 30 feet. This configuration would create an imposing condition along the common boundary.

Slide 10 depicts the same edge condition except that the new residence is limited to 20 feet in height, which would likely develop as a single-story residence. If that owner were to choose to build an ADU, using 8-foot ceilings, they could construct a two-story ADU, as is their right. While this is an improvement, the houses will still be considerably close to the existing residences, especially taking into account the 15-foot rear setback for the primary residence and the 5-foot setback for the ADU. Slide 11 depicts the condition where both a 20-foot height restriction and a 60-foot buffer would exist. This will result in a distance of 110 feet between the existing residences and the new ADU, with an additional 10 feet to the new primary residence.

**To address the building height issue, and in consideration of the proposed minimum 120-foot lot depth combined with the proposed sixty-foot buffer in Parcel 1P, we request that the following language be included in Table 4A as a new Table Note 7.**

**Presumably, this language could be modified with respect to the eastern edge of Parcel 1P as well as Parcels 1N and 1O.**

“NO BUILDING, OR PORTION THEREOF, LOCATED WITHIN 180 FEET OF THE SOUTHERN BOUNDARY OF PARCEL 1P MAY EXCEED TWENTY (20) FEET IN HEIGHT. THE 20-FOOT HEIGHT RESTRICTION SHALL BE INCLUDED ON BOTH THE PRELIMINARY PLAT AND FINAL PLAT, AND ALL EFFECTED PLOT PLANS THEREAFTER.”

**We further request that the twenty-foot height restriction be noted on Exhibits 3 and 3A of the PCD documents.**

Regarding the use of the term “Landscape Buffer, we request the term be replaced with the term “Natural Open Space Buffer” as the current language does not serve to protect the natural vegetation and topography of the buffer. Slide 12 depicts the aforementioned existing edge condition compared to the existing condition that we would like to preserve.

**To address this issue, as well as the increase in the width of the buffer, we request that Note 6 of Table 4A on Page 15 of the Standards and Guidelines Report be revised as follows:**

“Parcels 1N, 1O, and 1P shall have a landscaped **NATURAL OPEN SPACE** buffer of no less than ~~60’~~ 30’ along the southern and eastern boundary conditions abutting **THE COMMUNITIES OF** Pleasant Valley and West Wing **MOUNTAIN**. **THE REQUIRED NATURAL OPEN SPACE BUFFER SHALL BE INCLUDED ON THE PRELIMINARY PLAT AND FINAL PLAT FOR PARCELS 1N, 1O, AND 1P AS A SEPARATE TRACT FOR THAT PURPOSE. THE NATIVE VEGETATION AND NATURAL TOPOGRAPHY WITHIN THE NATURAL OPEN SPACE BUFFER SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE AND A PLAT NOTE TO THAT EFFECT SHALL BE INCLUDED IN THE PRELIMINARY PLAT, FINAL PLAT, AND ALL GRADING AND LANDSCAPE PLANS FOR THE EFFECTED PARCELS.**

Finally, we request that a provision be included in the PCD documents that negates the need for a fence along the southern boundary of Parcel 1P. Currently, there is an established paved trail that extends from the Pradera subdivision in a westerly direction to Lake Pleasant Parkway. There is also an earthen trail that extends easterly to 91<sup>st</sup> Avenue and meanders in and out of the ASLD parcel. Since fencing that area off will create both a physical and psychological barrier, our preference is that the trail be memorialized, with no fencing in that location, and that the developer of Parcel 1P works with the West Wing Mountain HOA regarding a reciprocal cross-access trail easement.

In closing, we are supportive of the requested zoning but seek the aforementioned revisions to the PCD Standards and Guidelines Report as well as the Project Narrative. These proposed changes will enhance the project by improving the compatibility of the PIC PCD with the adjacent Pradera at West Wing Mountain subdivision while resulting in a

minimal impact to the overall viability of the project considering the extensive land mass associated with the PIC in general and Core 1 in particular.

Respectfully,



Owner and Resident

Attachment:

- Peoria Innovation Core Edge Treatment – Parcel 1P



City of Peoria - PIC  
Hotline Log



November 2025 - February 2026

Total Hotline Calls To Date: 9

DT/TIME REC'D	CALLER INFO	HOW REC'D	ISSUE/COMMENT	ACTION TAKEN
12/1/25 1:05 PM	[REDACTED]	Hotline	She said she received information with a map, and then went to the website and was concerned that Core 1 comes near her in the Alvarado community in Westwing. She wants to know if this was for specific development breaking ground or just a plan. She confirmed with me "so, nothing is breaking ground now or in the near future?" She asked when Peoria will auction off the land in Core 1.	Per Teresa: I explained this is currently in the planning process and, similar to a general plan, Peoria is trying to identify what type of uses would best be suited for what area, like along the freeway, etc. I confirmed that nothing is breaking ground now or in the near future. In regards to her question of when Peoria will auction off the land in Core 1, I told her that it's currently Arizona State Land in Core 1, so that would be auctioned by them. I did let her know that construction has begun in Core 2 along Lake Pleasant Parkway as Peoria has purchased property there.
12/1/25 3:33 PM	[REDACTED]	Hotline	"What is being built at this location? My property backs up to the property." He asked when construction would begin and what would setbacks be and how far could someone build near him. He also asked if someone could come to their HOA board meeting to provide information.	Per Teresa: He is an HOA Boardmember for Pleasant Valley HOA (directly adjacent to Core 1 - in fact, his property borders Core 1). I told him that I'd check with our team to see if that's possible, but per the presentation on the web, there is a public process as this moves forward. I told him I'd get back with him after I checked with the team.





### City of Peoria - PIC Hotline Log



DT/TIME REC'D	CALLER INFO	HOW REC'D	ISSUE/COMMENT	ACTION TAKEN
12/1/25 4:05 PM	[REDACTED]	Website	This is disgusting!! Shame on you for destroying what little desert we have left. Nobody wants more development in this area. We would like to see our land protected and have some open space left. This is beyond sickening.	<p>Response from Teresa:</p> <p>Thank you for taking the time to visit our project website and provide your input. To clarify, this is currently only a planning process - the property in the PIC area is primarily Arizona State Trust Land, managed by the Arizona State Land Department (ASLD).</p> <p>State Trust Land was never intended to be open space. In fact, State Trust Land is mandated by the State Constitution to be sold or leased through public auction to maximize the return to its beneficiaries, the largest of which is public education. Even without the partnership between Peoria and ASLD, this area would still be subject to public auction and development. As current and planned growth sparks interest for developers in this area and in neighboring north Phoenix, it is inevitable that parcels of land will be auctioned off by state land. However, Peoria is being proactive in facilitating a more cohesive master plan in advance of that occurring so that future developers interested in purchasing State Land at auction are informed of the expectations in the way of their planned development. That way Peoria can control how and what development takes place to better serve Peoria's future for residents and businesses. If you haven't had an opportunity to view the presentation on the website homepage, we've tried to provide additional contact to explain how this planning process is important to Peoria shaping on the front end what will take place as opposed to it taking place and Peoria trying to catch up with it. I hope this information helps, but please let me know if you need additional information. Thanks again and have a great day!</p>





### City of Peoria - PIC Hotline Log



DT/TIME REC'D	CALLER INFO	HOW REC'D	ISSUE/COMMENT	ACTION TAKEN
12/3/25 10:53 AM	[REDACTED]	Website	Hi there, I've been following the early planning for the Peoria Innovation City and wanted to reach out directly. I'm impressed with the vision and organization of everything. It's clear the city is setting the stage for something truly forward-looking. I am with Culdesac. Our team is dedicated to creating walkable, mixed-use neighborhoods that foster long-term health, happiness, and sustainability outcomes for residents, local businesses, and cities. Given the early stage of the process, we'd love to learn more, understand where the city is headed, and see how we might be helpful as a thought partner and support the framework as it takes shape. Who is the best person from your team that you'd recommend I connect with to explore this further? I'd appreciate getting in touch with them and would be glad to discuss further ways we can be supportive. Looking forward to connecting!	Response from Teresa: Hi [REDACTED], Thanks so much for taking the time to visit the project website, and for your interest in the Peoria Innovation Core. I'll share your information with the project team. Have a wonderful day!
12/3/25 4:58 PM	[REDACTED]	Hotline	This is regarding Peoria Innovation Project. I had a couple of questions.	Provided project information.





### City of Peoria - PIC Hotline Log



DT/TIME REC'D	CALLER INFO	HOW REC'D	ISSUE/COMMENT	ACTION TAKEN
12/4/25 9:24 AM	[REDACTED]	Website	<p>I retired to this area 10 years ago to escape the city, noise congestion and traffic. Now you're dragging it to me. I didn't vote for this; I never saw it on ANY ballot. I have made complaints which have fallen on deaf ears. The cowardly city council has ceded all its power to an intimidating, irresponsible mayor. I was hoping to finish my remaining years in my current home, but the traffic, congestion and noise is already too much and promises to get MUCH worse. Thank you for disrupting my life, my retirement and my entire family. Not to mention the wildlife and environment that will be destroyed in the process. The jobs this industrial complex generates will mostly go to Californians. It will consume too much water and power, more than its fair share and end up costing residents in the end. You all should be ashamed of this Great Plan!!</p>	<p>Email response from Teresa: Hi [REDACTED], Thank you for taking the time to visit our project website and provide your input. To clarify, this is currently only a planning process, so you wouldn't have seen it on a ballot, as the property in the PIC area is primarily Arizona State Trust Land, managed by the Arizona State Land Department (ASLD). However, the planning process will result in proposed new Zoning for the area – Planned Community Development (PCD) district zoning. This zoning will identify the land use options and development requirements (e.g. building height, setbacks, etc.) to guide future development of the area. This is a public process that will include a community meeting, and public hearings before the Planning &amp; Zoning Commission and City Council. As the elected body of the city, the City Council has the authority to act on land use matters. Secondly, please note that State Trust Land was never intended to be open space. In fact, State Trust Land is mandated by the State Constitution to be sold or leased through public auction to maximize the return to its beneficiaries, the largest of which is public education. Even without the partnership between Peoria and ASLD, this area would still be subject to public auction and development. As current and planned growth sparks interest for developers in this area and in neighboring north Phoenix, it is inevitable that parcels of land will be auctioned off by State Land.</p>





### City of Peoria - PIC Hotline Log



DT/TIME REC'D	CALLER INFO	HOW REC'D	ISSUE/COMMENT	ACTION TAKEN
		Email response Continued:		However, Peoria is being proactive in facilitating a more cohesive master plan in advance of that occurring so that future developers interested in purchasing State Land at auction are informed of the expectations in the way of their planned development. That way Peoria can control how and what development takes place to better serve Peoria's future for residents and businesses. Regarding the wildlife and environment, any new planned development, whether residential or commercial, will need to comply with Peoria requirements and identify any environmental impacts and how those will be addressed. And the water and power requirements to serve any future development will have to be factored in with or without this master planning process, but this way Peoria can better determine what those may be and plan for them. If you haven't had an opportunity to view the presentation on the website homepage, we've tried to provide additional context to explain how this planning process is important to Peoria shaping on the front end what will take place as opposed to it taking place and Peoria trying to catch up with it. I hope this information helps, but please let me know if you need additional information. Thanks again and have a great day!
12/5/25 4:17 PM	[REDACTED]	Hotline	West Wing & Lake Pleasant - I am calling because I would like to know more information about the core one area.	Provided project information.





### City of Peoria - PIC Hotline Log



DT/TIME REC'D	CALLER INFO	HOW REC'D	ISSUE/COMMENT	ACTION TAKEN
2/17/26 11:34am	[REDACTED]	Website	Can small owner/user bid on the land released by the AZ Land Department or is the land only auctioned in larger parcel at a time? Thank you.	<p>Thanks for visiting our project website and taking the time to contact us with your inquiry.</p> <p>The agency best equipped to answer your question would be the Arizona State Land Department as they own and manage the land currently.</p> <p>Should you have further questions or need additional information, please let me know. Thanks so much and have a great day!</p>
2/20/26 10:12am	[REDACTED]	Hotline	Lake Pleasant/West Wing Pkwy - I'm calling about the innovation core plans. I have a couple of questions. I looked at the maps, but I didn't quite understand them. I'm in the Padera development and my backyard view is north towards the park. I don't know if that area is up for development or if it will stay the flood control district. If I don't answer, please leave a detailed voicemail with a direct extension.	Provided project information.

