



Conditions of Approval | Exhibit 1

PEORIA INNOVATION CORE (Z26-01)

The application for the zoning case referenced above is subject to the following Conditions of Approval in order to protect the public health, safety, and welfare, of the City of Peoria:

1. The development shall substantially conform to the Peoria Innovation Core Planned Community District PCD Standards and Guidelines Report and Project Narrative contained within the March 5, 2026, Planning and Zoning Commission staff report, except as modified herein.
 2. The Developer for the first Site Plan and/or Preliminary Plat on any parcel within a Core Area, as defined in Exhibit 2 of the PCD Standards and Guidelines Report, shall submit all necessary refinements to the master plans for the subject Core Area (or functional segment thereof) at the time of Site Plan or Preliminary Plat submittal.
 - a. Master plans for a Core Area shall be updated as necessary as determined by the Zoning Administrator and City Engineer with any subsequent Site Plan and/or Preliminary Plat submittals within the Core Area.
 - b. Right-of-way and easement dedications shall occur in accordance with City requirements and the findings of any approved master plans.
 3. The Developer shall provide an update to Traffic Impact Analysis (TIA) with each Site Plan or Preliminary Plat submittal for each Core Area (or functional segment thereof), as agreed to by the City Engineer or design and the Arizona State Land Department.
 4. The Developer shall declare the base zoning district for the parcel (or functional segment thereof) with the submittal of the Site Plan or Preliminary Plat. The Developer shall:
 - a. Record the declared base zoning district on the Final Plat; and
 - b. Provide a table (or update to) for inclusion within the PCD identifying the declared zoning for said parcel (or functional segment thereof).
 5. The Developer shall obtain any necessary permitting or approvals, and conduct any necessary improvements as required by the Arizona Department of Transportation (ADOT) with respect to any applicable access or improvements requirements related to ADOT facilities. This shall be completed prior to requesting City of Peoria off-site improvement final sign off.
 6. All development within a half mile of ADOT facilities shall follow ADOT notification procedures for the relevant development component prior to Site Plan or Preliminary Plat approval.
 7. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.
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