

Chair
Layla
Villasenor

Vice-Chair
Emilio Gaynor

Secretary
Nate Cottrell

Member
Julie Egea

Member
Tony Feiter

Member
Shawn
Hutchinson

Member
Joysaphine
Waitman-
Powell

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, March 5, 2026

Peoria Public Safety Administration Building

Peoria Room

8351 W. Cinnabar Avenue

Peoria, AZ 85345



Regular Meeting 6:00 PM

Convene

Opening Statement

Roll Call

Final Call to Submit Speaker Request Forms

NOTE: The City of Peoria Boards and Commissions may go into Executive Session at any time during this meeting pursuant to A.R.S. 38-431.03(A)(2) for the purpose of discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained confidential by state or federal law, and pursuant to A.R.S. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body.

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C [Disposition of Absence](#)

Discussion and possible action to approve/excuse the absence(s) of Chair Layla Villasenor from the February 19, 2026, meeting.

2 C [Minutes](#)

Discussion and possible action to approve the minutes of the February 19, 2026, meeting.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

3 R [Rezone, Peoria Innovation Core, Lake Pleasant and Lone Mountain Pkwy \(Z26-01\)](#)

Discussion and possible action to 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 site is location north of Lake Pleasant Parkway and Lone Mountain Parkway.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

4 R [Reports](#)

A. [Upcoming Commission Meetings](#)

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.*

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
FEBRUARY 19, 2026

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8351 W Cinnabar Avenue, Peoria, AZ, in an open and public session at 6:00 p.m.

Members Present: Vice-Chair Emilio Gaynor, Commissioners Nate Cottrell, Julie Egea, Tony Feiter, Shawn Hutchinson, and Joysaphine Waitman-Powell.

Members Absent: Chair Layla Villasenor.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Eric Cook – Planner II; Brandon Forrey – City Traffic Engineer; Chris Kleminich – Assistant City Attorney; Tim Eiden – Deputy Director of Communications; John Lutz – Digital Media Audio Video Specialist; Bret Edson – Digital Media Specialist; and Christie Duffy – Management Specialist.

Audience: Planner Jacob Herrera; and 6 members of the public.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioner Tony Feiter from the February 5, 2026, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the February 5, 2026, meeting.

COMMISSION ACTION:

A motion was made by Commissioner Cottrell and seconded by Commissioner Waitman-Powell, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

AYES – Gaynor, Cottrell, Egea, Feiter, Hutchinson Waitman-Powell.

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

REGULAR AGENDA

The following two items, 3R and 4R, were presented together but voted upon in separate motions.

3 R Minor General Plan Amendment, The Shoppes & The Cove, LPP & Deer Valley Road (GPA25-06)

Discussion and possible action to amend the General Plan Land Use designation for approximately 24.2 acres from Mixed Use Main Street (*12-20+ dwelling units per acre*) to Mixed Use Neighborhood Village (*12-20 dwelling units per acre*). Generally located at the northeast corner of Lake Pleasant Parkway and Deer Valley Road.

4 R Rezoning, The Shoppes & The Cove, LPP & Deer Valley Road (Z25-12)

Discussion and possible action to rezone approximately 24.2 acres from General Agricultural (AG) to The Shoppes and The Cove at Camino A Lago Planned Area Development (PAD). The PAD would allow approximately 8 acres of commercial development and approximately 16.2 acres of single-family residential with a maximum of 105 dwelling units. The site is located at the northeast corner of Lake Pleasant Parkway & Deer Valley Road.

Cody Gleason, Planning Manager, shared a PowerPoint presentation on the Minor General Plan Amendment (GPA25-06), and Rezoning (Z25-12) of The Shoppes & The Cove at Lake Pleasant Parkway and Deer Valley Road.

Information included:

- Introduction
 - Applicant
 - Location
 - Site Area
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
 - Background
 - General Plan and Zoning
- Conceptual Development Plan Overview
 - Building Height
 - Amenities
 - Separation
- General Plan Amendment
 - Request
 - Analysis
- Rezone Request
 - Request
 - Analysis
- Access and Infrastructure
 - Traffic
 - Water/Sewer

- Peoria Unified School District
- Community Outreach
 - Notice of Neighborhood Meeting
 - Neighborhood Outreach
- Public Comment
- Overall Design Elements
- Planning and Zoning Commission Public Hearing
- Findings and Recommended Action

COMMISSION COMMENTS:

Commissioner Egea asked about school closures, public safety, and traffic. Staff confirmed the potential PUSD school closures did not impact this area, police resources, whether that be staffing, equipment or technology, are incorporated into the projected growth built into Peoria's yearly budgeting process. The proposed project reduces anticipated intensity, which translates into a lower number of vehicle trips per day compared to what could occur under the existing General Plan Land Use. Secondly, the project's access design improves surrounding vehicle flow and U-turn safety. Additionally, the commercial and residential areas will share ungated access through an internal spine roadway network.

Commissioner Feiter asked about connectivity between commercial and residential areas. Staff explained the two areas share open access via two east-west roads, with right-in/right-out access enforced due to site constraints while maintaining Walmart's existing access.

Commissioner Cottrell asked about lot dimensions and commercial review processes. Staff identified the minimum lot size as 30 feet width by 97 feet depth and clarified that the layout and siting for commercial uses is through the site plan application process, which is an administrative review. Any conditional uses would return for commission approval. Pedestrian connectivity was addressed with access along Deer Valley and monitoring for future crossings.

Commissioner Waitman-Powell asked if the two stars shown were the only pedestrian access points. Staff clarified the stars represent minimum required entries, with additional pedestrian connections planned along the northern, western, and southern edges.

APPLICANT COMMENTS:

Tom Galvin of Rose Law Group described the proposal as a horizontal mixed-use plan that replaces high-intensity commercial and residential zoning with 105 homes and a smaller commercial area, thereby reducing overall impacts. He emphasized pedestrian-focused design, open space, buffers, and walkability; highlighted strong neighborhood support and outreach; and noted that the project aligns with council direction by prohibiting drive-throughs, gas stations, and car washes.

Commissioner Cottrell asked about home sizes, fencing, and parking. Matthew Warner responded that homes will be about 1,600 to 2,200 square feet with private fenced side yards, each providing a two-car garage, two driveway spaces, and additional visitor parking throughout the community.

PUBLIC COMMENTS:

Christian Williams, Peoria Citizen, expressed strong support for the proposed general plan amendment and rezoning.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Egea, to approve **3R: Minor General Plan Amendment, The Shoppes & The Cove, LPP & Deer Valley (GPA25-06)**, to amend the General Plan Land Use designation for approximately 24.2 acres from Mixed Use Main Street (*12-20+ dwelling units per acre*) to Mixed Use Neighborhood Village (*12-20 dwelling units per acre*).

Upon tabulation of votes, it showed:

AYES – Gaynor, Cottrell, Egea, Feiter, Hutchinson Waitman-Powell.

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Hutchinson, to approve **4R: Rezoning, The Shoppes & The Cove, LPP & Deer Valley Road (Z25-12)**, to rezone approximately 24.2 acres from General Agricultural (AG) to The Shoppes and The Cove at Camino A Lago Planned Area Development (PAD). The PAD would allow approximately 8 acres of commercial development and approximately 16.2 acres of single-family residential with a maximum of 105 dwelling units.

Upon tabulation of votes, it showed:

AYES – Gaynor, Cottrell, Egea, Feiter, Hutchinson Waitman-Powell.

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

5 R **Code Amendment, Chapter 21 (Zoning), Animal Shelters (TA25-03)**

Discussion and possible action on an applicant-initiated Code Amendment to Section 21-503 "Land Use Matrix" and 21-505 "Limitations on Uses" of the Zoning Ordinance. The amendment would allow for "Animal Shelters" within the Intermediate Commercial (C-2) Zoning District, subject to special limitations.

Planner, Eric Cook, shared a PowerPoint presentation on a Code Amendment for Chapter 21 (Zoning), pertaining to Animal Shelters (TA25-03).

Information included:

- Introduction
 - Applicant
- Summary of Request
- Site and Area Context
- Current Code
 - Request
 - Analysis
- Proposed Operational Limitations

- Community Outreach
 - Legal Notice Mailed
 - No public support or opposition received
- Findings and Recommended Action

COMMISSION COMMENTS:

Commissioner Feiter asked where Barb’s Animal Rescue would be located. Staff explained they were seeking to go into a former daycare near Thunderbird and 79th Avenue, and a text amendment is required because animal shelters are not allowed in C-2 zoning under current code.

PUBLIC COMMENTS: None.

COMMISSION ACTION:

A motion was made by Commissioner Feiter and seconded by Commissioner Waitman-Powell, to approve **5R: Code Amendment, Chapter 21 (Zoning), Animal Shelters (TA25-03)**, amending Sections 21-503 "Land Use Matrix" and 21-505 "Limitations on Uses" of the Zoning Ordinance. This amendment would allow for "Animal Shelters" within the Intermediate Commercial (C-2) Zoning District, subject to special limitations.

Upon tabulation of votes, it showed:

AYES – Gaynor, Cottrell, Egea, Feiter, Hutchinson Waitman-Powell.

NAYS – None.

ABSENT – Villasenor.

Motion carried unanimously.

6 R Code Amendment, Chapter 21 (Zoning), Code Modernization (TA26-01)

Discussion and possible action on a city-initiated Code Amendment amending Sections 21-100, 21-200, 21-500, 21-600, and 21-700 of the Zoning Ordinance. Revisions to these sections are to enhance the ease of use through modernization of the Zoning Ordinance.

Deputy Planning Director Lorie Dever shared a PowerPoint presentation outlining Zoning Ordinance, Code Modernization amendments (TA26-01).

Information included:

Key Objectives

- Clarify existing provisions (Section 21-100).
- Consolidate and centralize definitions (Sections 21-200, 21-500, 21-600).
- Reorganize Non-Residential section for ease of use.
- Align political sign regulations with Arizona State Statutes (Section 21-700).
- Clarify codification of signage regulations.

Major Changes by Section

- Section 21-100
- Section 21-200
- Section 21-500

Notable Adjustments

- Service Stations
- Car Washes

Research Findings
 Other Updates
 Outreach & Feedback

COMMISSION COMMENTS:

Commissioner Cottrell asked whether the car wash definition was too broad and if small hand-wash operations could apply without rezoning. Staff responded that the code provides options such as use permits or other applications to accommodate unique cases without requiring full rezoning.

PUBLIC COMMENTS: None.

COMMISSION ACTION:

A motion was made by Commissioner Egea and seconded by Commissioner Cottrell, to approve **6R: Code Amendment, Chapter 21 (Zoning), Code Modernization (TA26-01)**, amending Sections 21-100, 21-200, 21-500, 21-600, and 21-700 of the Zoning Ordinance. Revisions to these sections are to enhance the ease of use through modernization of the Zoning Ordinance.

Upon tabulation of votes, it showed:
 AYES – Gaynor, Cottrell, Egea, Feiter, Hutchinson Waitman-Powell.
 NAYS – None.
 ABSENT – Villasenor.
 Motion carried unanimously.

7 R Project Update, Peoria Innovation Core (PIC), Lake Pleasant and Lone Mountain Pkwy (Z26-01)

Presentation and possible discussion regarding an upcoming rezoning request for a 7,340 acres project known as the Peoria Innovation Core (PIC). The site is generally located north of Lake Pleasant Parkway and Lone Mountain Parkway. This item is for discussion only; no action will be taken.

Planning Director Chris Jacques delivered a PowerPoint update on the Peoria Innovation Core (PIC) entitlement process, which included:

- Overview
- Purpose & Importance
- Key Planning Determinants
- Land Use Framework
- Zoning Bank Concept
- Core Area Highlights
- Additional Considerations
- Community Engagement
- Next Steps

COMMISSION COMMENTS:

Commissioner Cottrell asked whether The Diocese property could still accommodate a future church or school under the proposed industrial/employment zoning and requested stronger assurances for open-space protection. Staff confirmed that The Diocese retains the ability to pursue a church campus on their property, as well those specific industrial / employment uses identified within the Planned Community District (PCD) document. Staff explained that the potential open space areas identified within the exhibits corresponded to existing floodplain, significant slopes, utility constraints, and culturally sensitive areas that are protected under the City’s existing resource protection and floodplain management policies and regulations. More specifically, there are existing city ordinances—including hillside, desert lands, and open-space requirements—that will preserve these areas as shown , Additional open space areas would be identified and established throughout each core area as those individual parcels development, as required by the City’s Zoning Ordinance and Community Design Guidelines.

PUBLIC COMMENTS:

Robert Kuhfuss supported the entitlement process but asked for a wider buffer, lower home heights, and stronger landscaping along the southern edge to prevent a tunnel-like effect near his property.

Call to the Public (Non-Agenda Items): None.

Reports from Staff: None.

5. Upcoming Commission Meetings

Deputy Director Lorie Dever announced the next Planning & Zoning Commission meeting on March 5, noted the March 19 meeting is canceled for spring break, and shared that spring training begins this month and the Commission plans to return to the new council chambers in May after a technology orientation.

6R Reports: None.

Planning and Zoning Commission Updates:

Commissioners welcomed back Shawn Hutchinson to the commission.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:32 p.m.

Layla Villasenor, Chair

Submitted by Christie Duffy

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting March 5, 2026

Date:

Agenda Item: 3R

Case Name: Rezone, Peoria Innovation Core, Lake Pleasant and Lone Mountain Pkwy (Z26-01)

Case Z26-01
Number(s):

General Application Information

Proposal:

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

Location:

North of Lone Mountain Parkway, along Lake Pleasant Parkway Lone Mountain Parkway

Project Acreage:

7,341 acres

Applicant:

City of Peoria

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - General Plan Land Use Map

Exhibit 4 - Zoning Map

Exhibit 5 - PCD Rezoning Narrative

Exhibit 6 - PCD Standards & Guidelines Report

Exhibit 7 - Citizen Participation Report

Exhibit 8 - Correspondence



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 3/5/2026

Agenda Item(s): 3R

TO: Planning and Zoning Commission

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

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

PROPOSAL

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

APPLICATION INFORMATION

Case Number: Rezoning (Case Z26-01)

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

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

BACKGROUND AND CONTEXT

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

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

CONTEXT:

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

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

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

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

ARIZONA STATE TRUST LAND:

The Arizona Land Department (ASLD) manages approximately 9.2 million acres of State Trust Land (or “State Land”) statewide. Since statehood, its mission has been to manage the assets of a multi-generational perpetual trust in alignment with the interests of the underlying thirteen (13) public beneficiaries. Trust land is not “public land”, yet it is often erroneously associated with public lands reserved for recreation and open space, such as national parks or forests.

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

approximately 9.2 million acres across the state, of which approximately 55 square miles of land is within Peoria's municipal planning area. Trust lands must be managed to generate revenue for its 13 beneficiaries, with Arizona's K-12 schools ("common schools") as the largest beneficiary. ASLD serves as the fiduciary for the Trust and is required under the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. With the constitutional mandate in mind, the partnership between ASLD and the City is imperative to appropriately position its lands to achieve compatibility, while reserving flexibility to respond to market conditions to achieve the pinnacle value required at the time of auction or lease.

TRUST LAND IN PEORIA:

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

ENTITLEMENT PROPOSAL

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

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

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

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

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

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

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

PEORIA INNOVATION CORE (CASE Z26-01)

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

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

DEVELOPMENT INFORMATION:

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

STAFF ANALYSIS

ZONING AND PROPERTY HISTORY:

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

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

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

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

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

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

GENERAL PLAN LAND USE:

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

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

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

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

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

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

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

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

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

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

ZONING AND DEVELOPMENT STANDARDS:

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

Mechanics of the Zoning Bank Structure

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

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

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

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

TABLE 1: EDGE CONDITIONS

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

Loop 303 Height Overlay

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

Use and Parcel Specific Standards

Residential Restrictions

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

Data Centers

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

Diocese Property

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

Amkor Technologies site

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

Paths and Trails

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

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

Traffic

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

Water/Sewer

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

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1,320 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Outreach Requirements

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

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

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

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

Support / Opposition

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

SCHOOL DISTRICT INFORMATION

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

KEY FINDINGS

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

POSSIBLE RECOMMENDATION ACTIONS / OPTIONS

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

RECOMMENDATION

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

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

STAFF CONTACT

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Deputy Planning Director
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Conditions of Approval | Exhibit 1

PEORIA INNOVATION CORE (Z26-01)

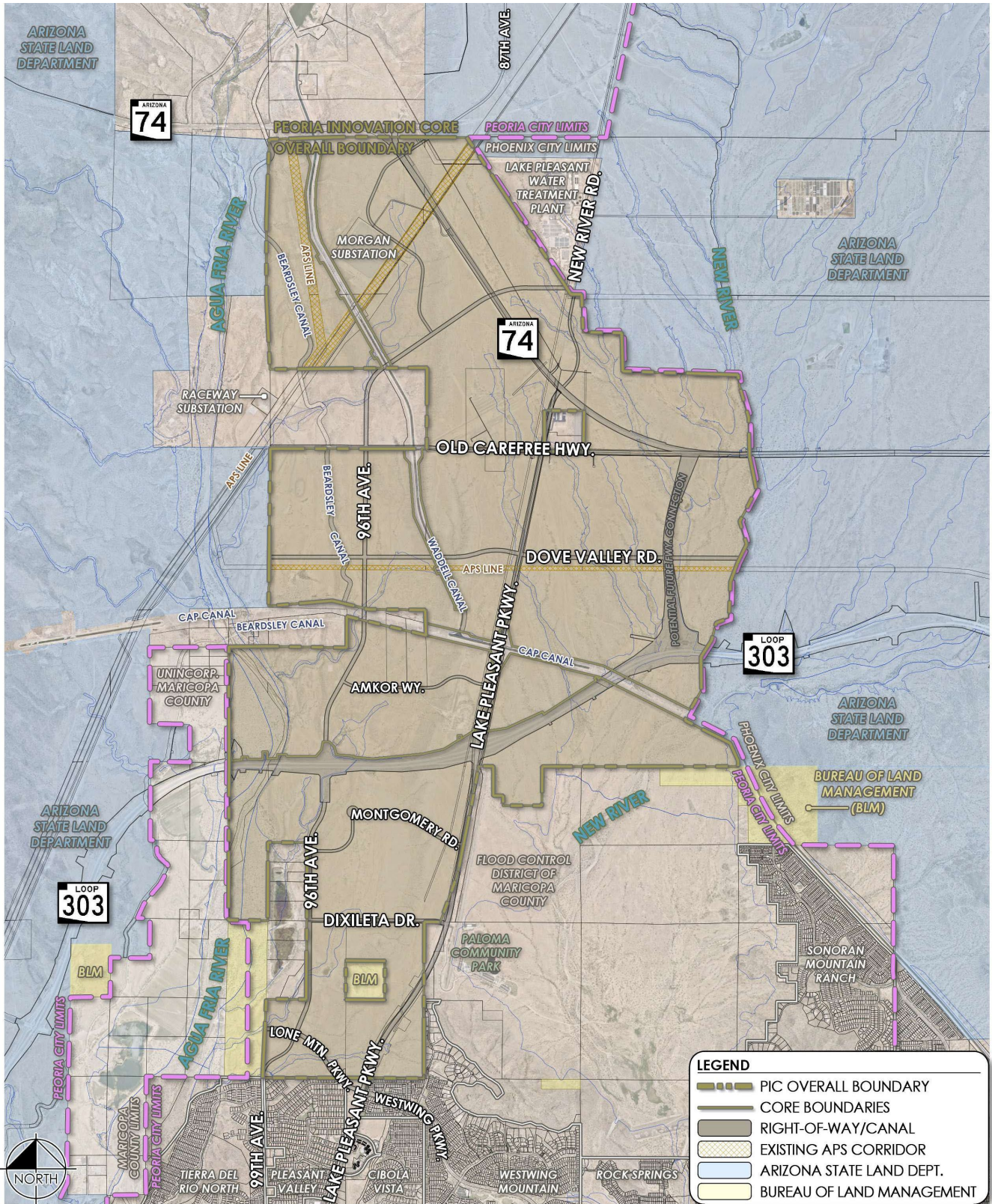
The application for the zoning case referenced above is subject to the following Conditions of Approval in order to protect the public health, safety, and welfare, of the City of Peoria:

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.
-



Vicinity Map | Exhibit 2

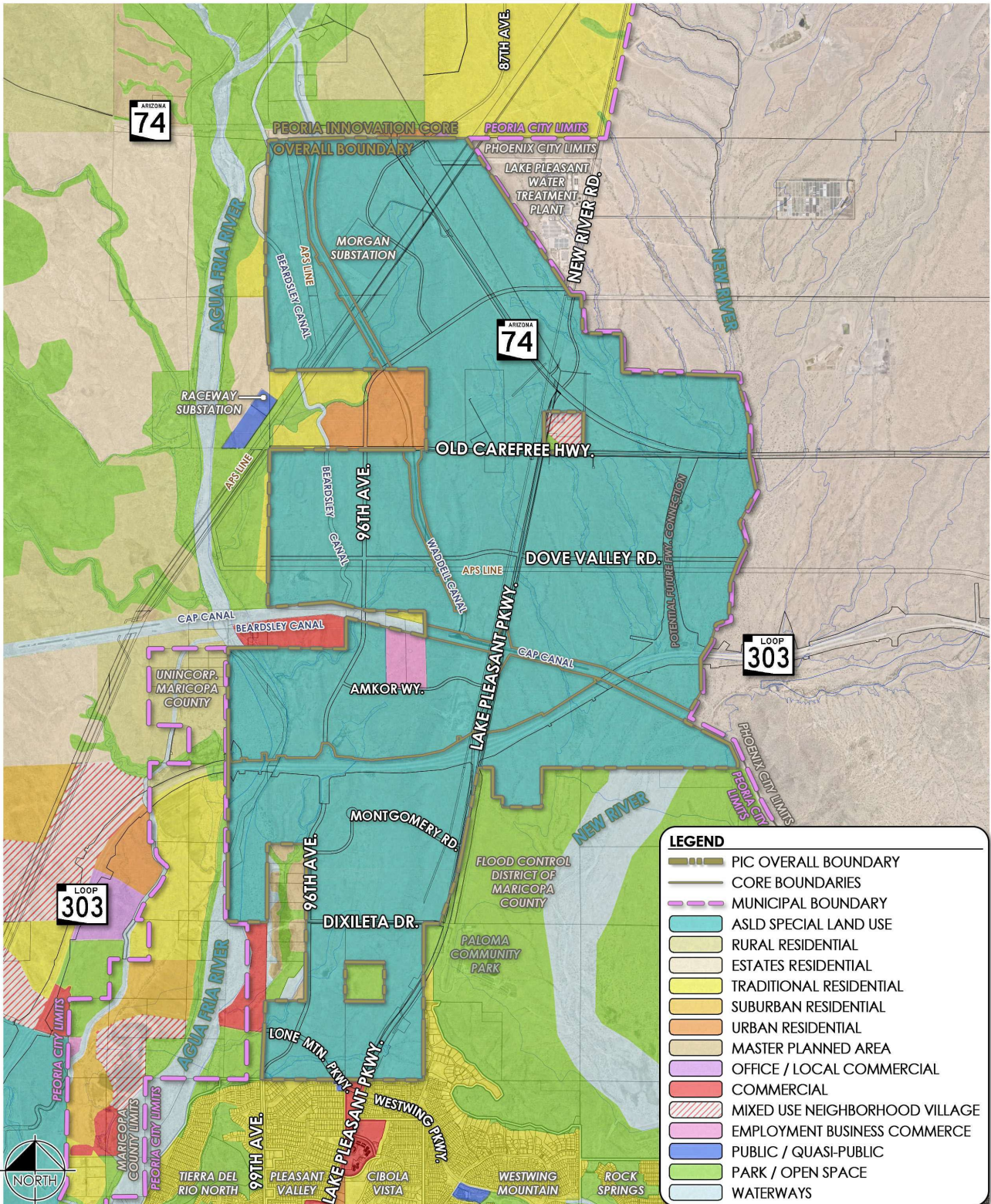
PEORIA INNOVATION CORE (Z26-01)





Existing General Plan Land Use Map | Exhibit 3

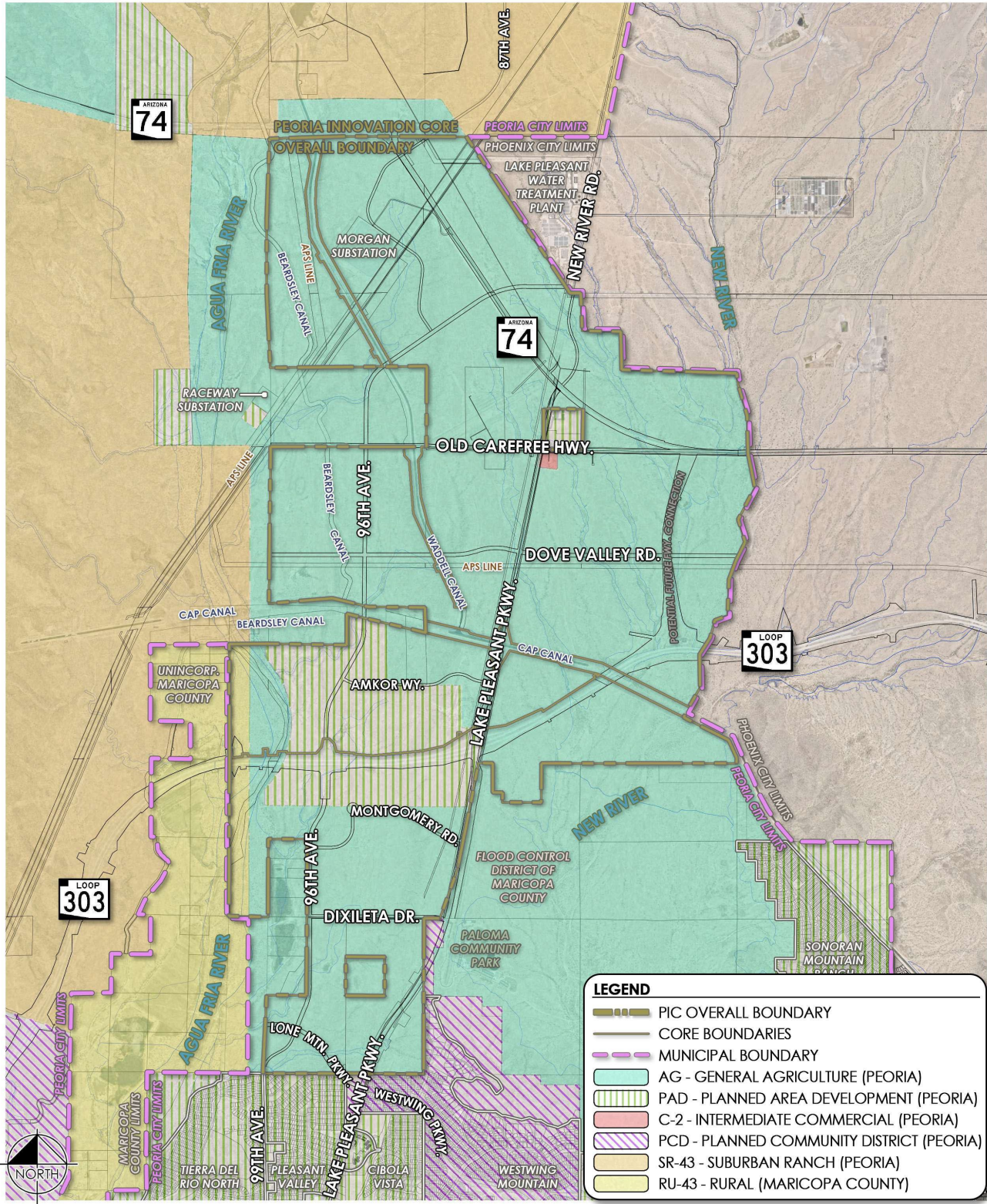
PEORIA INNOVATION CORE (Z26-01)





Existing Zoning Map | Exhibit 4

PEORIA INNOVATION CORE (Z26-01)



PEORIA INNOVATION CORE (THE "PIC")

Project Narrative
(Case Z26-01)



Kimley»Horn

PEORIA
INNOVATION
CORE



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- EXHIBIT 8 - STREET CIRCULATION PLAN 17**



1. Introduction

Working in collaboration with the Arizona State Land Department (“ASLD”), Amkor Technology and the Roman Catholic Diocese, the City of Peoria has initiated a request to facilitate the rezoning of approximately 7,341 acres known as the Peoria Innovation Core (“PIC” or the “Project”) to Planned Community District (“PCD”). The Project is located within the northeastern portion of Peoria, Arizona as shown in *Exhibit 1 - Vicinity Map*. The PCD application will establish 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 the property owners, 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.

The PCD Zoning District was established to accommodate comprehensively planned and unified large-scale developments which conform with and enhance the policies and programs contained within the Peoria General Plan. This district is intended to provide an alternative zoning district and development process to accommodate substantial developments for residential, commercial, professional, industrial or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional zoning districts.

This rezone application aims to allow the PIC to develop in alignment with PlanPeoriaAZ 2040 General Plan Smart Growth Goals and Policies and the ASLD Special Land Use classification, which “provides flexibility on State Trust Land to promote new development needed to accommodate economic growth and new businesses so that residents can find jobs in Peoria.” The category also provides

opportunities for new housing to accommodate the City of Peoria’s expanding population, and encourages carefully planned, deliberately designed mixing of compatible uses within the same Core or Development Parcel, as discussed in Section 6.

1.1. Peoria Innovation Core (PIC)

Currently, most of Peoria’s workforce commutes to other job centers and destinations. These patterns result in longer commute times, sales tax leakage and limited opportunities for the community to work, reside, and recreate in the same community. As a result, the City has prioritized fiscal sustainability, quality of life, and the expansion of the economic development footprint in the community. As the City looks to bolster economic vitality, they acknowledge that effectively 75% of their remaining vacant land is under the stewardship of the ASLD.

With the convenient location of the PIC being positioned along the strategic Loop 303, State Route 74 (SR-74), and Lake Pleasant Parkway corridors, the collaborative planning efforts with ASLD, Amkor Technology and the Roman Catholic Diocese provide an opportunity to master plan and activate responsible and balanced growth into the future. These major transportation corridors and their proximity to regional employers represent an integral component in establishing prime opportunities for employment, hospitality, commercial/retail and diverse housing opportunities within the Project.

With approximately 7,341 acres, the Project’s size is consistent with other large master planned communities within the area. Utilizing a similar approach to those larger communities, the PIC is strategically separated into three main development areas, known as Cores, that allow for more tailored land uses, development standards and infrastructure improvements based on each area’s unique physical settings. Overall, this proposal is in alignment with Peoria’s recent update to the General Plan and will enable the City and Arizona State Land Department to continue their close partnership in promoting a shared vision for Peoria.

ARIZONA 74

PEORIA INNOVATION CORE OVERALL BOUNDARY

PEORIA CITY LIMITS PHOENIX CITY LIMITS

ARIZONA 74

OLD CAREFREE HWY.

DOVE VALLEY RD.

LOOP 303

UNINCORP. MARICOPA COUNTY

AMKOR WY.

MONTGOMERY RD.

DIXILETA DR.

96TH AVE.

LONE MTN. PKWY.

LAKE PLEASANT PKWY.

99TH AVE.

PLEASANT VALLEY

CIBOLA VISTA

WESTWING MOUNTAIN

ROCK SPRINGS

AGUA FRIA RIVER

NEW RIVER

NEW RIVER RD.

NEW RIVER

RACEWAY SUBSTATION

MORGAN SUBSTATION

LAKE PLEASANT WATER TREATMENT PLANT

CAP CANAL

BEARDSLEY CANAL

BEARDSLEY CANAL

WADDELL CANAL

LAKE PLEASANT PKWY.

CAP CANAL

POTENTIAL FUTURE FW. CONNECTION

PEORIA CITY LIMITS PHOENIX CITY LIMITS

BUREAU OF LAND MANAGEMENT (BLM)

ARIZONA STATE LAND DEPARTMENT

ARIZONA STATE LAND DEPARTMENT

LOOP 303

BLM

BLM

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

PALOMA COMMUNITY PARK

SONORAN MOUNTAIN RANCH



LEGEND

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



1.2. The Arizona State Land Department (ASLD)

Since 1915, ASLD's mission has been to manage the assets of a multi-generational perpetual trust (the "Trust" or "State Trust") granted to Arizona by the Federal government at the time of statehood. ASLD manages approximately 9.2 million acres of Trust land across the state in alignment with the interests of the Trust's 13 public beneficiaries and Arizona's future. The mission statement of the ASLD is as follows:

To responsibly manage the assets of multi-generational perpetual Trust in alignment with the interest of the Beneficiaries and Arizona's future.

State Trust land is often misunderstood in terms of both its character and management. All uses of the land must benefit the Trust, a fact that distinguishes State Trust land from the way other public land may be used, such as land managed by the Bureau of Land Management (BLM) or Bureau of Recreation (BOR). While public use of Trust Land is not prohibited, it is regulated to ensure protection of the land and compensation to the beneficiaries for its use. Beneficiaries of the Trust include public schools, correctional facilities, and other publicly funded services. The schools (K-12) are the largest beneficiary, owning approximately 87% of the land and receiving close to 90% of the revenue.

Importantly, State Land parcels may eventually transfer to private interests through sale or lease for residential, commercial, or employment development. The lease and/or disposition of State Trust Lands is governed by the Arizona Enabling Act, Constitution, and strict statutory regulations. More specifically, Arizona Revised Statutes (ARS) require cities such as Peoria to coordinate with the ASLD to ensure for the harmonious integration of Trust Lands into the City's Future Land Use Map (FLUM) within the General Plan. Therefore, for planning purposes, State Land property should be viewed as developable property, in much the same way as private land.

Going further, ASLD, serving as the fiduciary for the Trust, is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this Constitutional mandate, it is incumbent upon ASLD to carefully plan these properties to maximize their ultimate value. Accordingly, ASLD desires to work with the City to reposition the entitlements associated with the property, so it is appropriately zoned in a manner similar that will allow the land to develop in response to market demands.

1.3. The Rezoning Process

Because of the shared desire between the City of Peoria, ASLD, Amkor Technology and the Roman Catholic Diocese to master plan and rezone this area in a manner consistent with the City Council's "Economic Development" priority to grow revenue opportunities and job creation to maintain the quality of life that the community has come to expect, the applicant is rezoning the property to Planned Community District ("PCD"). Because ASLD, serving as the fiduciary for the Trust, does not operate in the same manner as private property owners when it comes to planning and entitlement of land, this project narrative outlines justification for the proposed modifications.

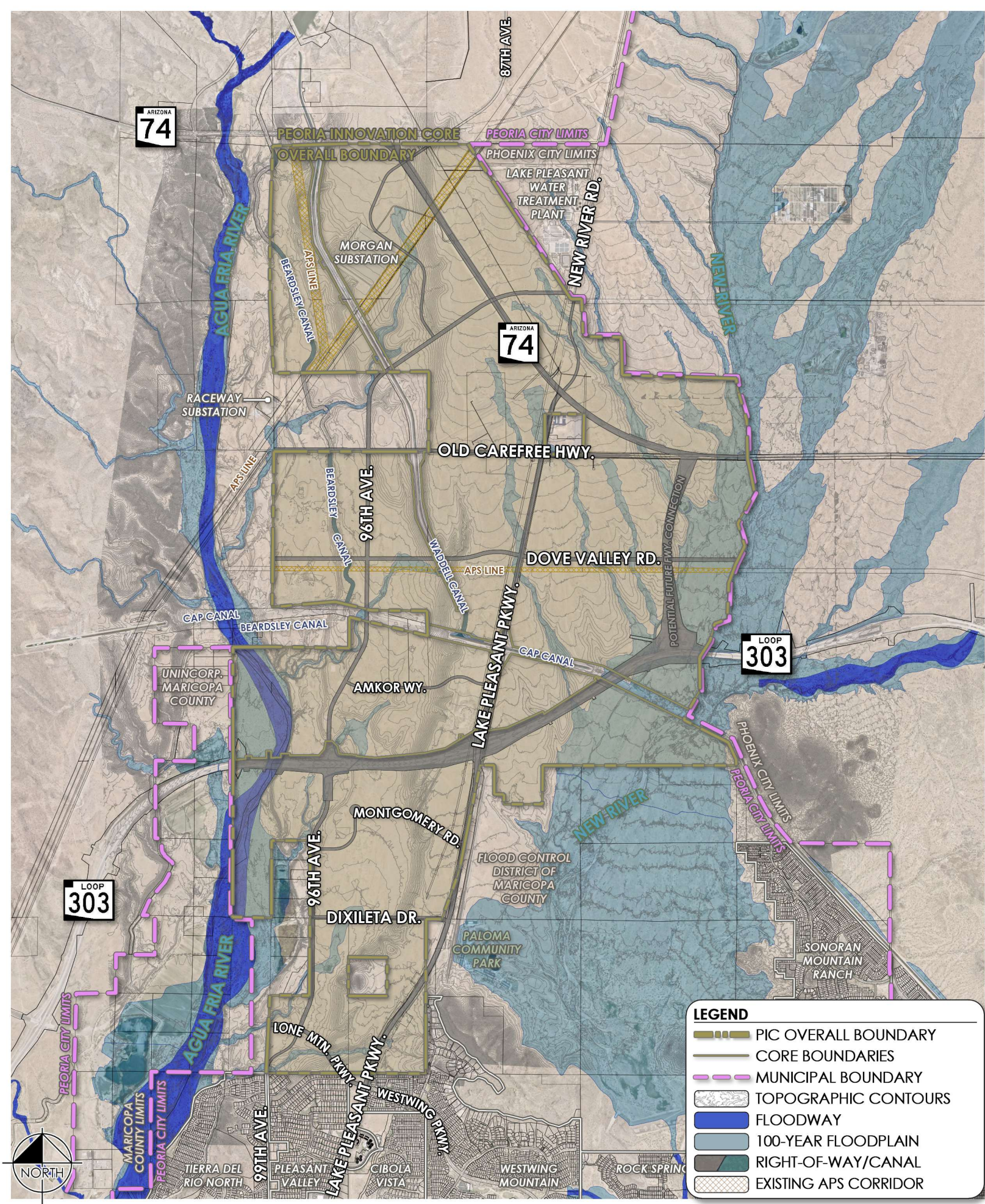
2. Legal Description

Legal descriptions and boundary exhibits for the Project are provided within the Peoria Innovation Core PCD Standards and Guidelines Report.

3. Site Location and Context

3.1. Subject Site

The Peoria Innovation Core (PIC) is approximately 7,341 acres of undeveloped land as shown in *Exhibit 1 - Vicinity Map*. The Project boundary extends above SR-74 to the north, the Peoria City Limits to the east, Lone Mountain to the south, and the Agua Fria River to the west.





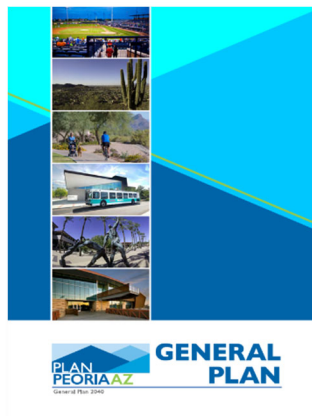
The site is generally bisected from north to south by the Loop 303 and the Central Arizona Project (“CAP”) Canal, and from east to west by Lake Pleasant Parkway and the Waddell Canal in Sections 33 and 34 of Township 06 North Range 01 East, and portions of Sections 1 through 28 of Township 05 North Range 01 East. There are transmission line corridors associated with the Morgan and Raceway substations that bisect the property near the western boundary as well. Additionally, the Kinder-Morgan gas line and associated easement bisect the property along the bluff area west of Lake Pleasant Parkway. These physical constraints are shown in *Exhibit 2 - Existing Site Conditions Map* and serve to inform the development opportunities integrated within the land use map for the Project.

3.2. Context

From a regional perspective, the Peoria Innovation Core is uniquely situated within close proximity of regional drivers including the Lake Pleasant Regional Park, and large-scale employers such as the Taiwan Semiconductor Manufacturing Company (“TSMC”), the largest construction project in the United States, and the largest jobs creator within the region and the emerging Amkor Technology within the PIC. Additionally, the PIC is easily accessible from the Loop 303 freeway, SR-74, and Lake Pleasant Parkway, which provides prominent access and connectivity throughout the region.

Contextually, the strategic location is also represented through its proximity to amenities at Lake Pleasant Regional Park, Paloma Community Park, and Peoria Regional Preserve. It is also adjacent to the Phoenix North Gateway Village development area, anchored by the Taiwan Semiconductor Manufacturing Facility (TSMC) to the east. The southern boundary is defined by the Dynamite Boulevard alignment and the existing residential developments Westwing Mountain and Pleasant Valley. To the west is open space defined by the southern flow of the Agua Fria River and beyond that the emerging master planned communities of Lake Pleasant Heights and Saddleback Heights.

4. General Plan Conformance

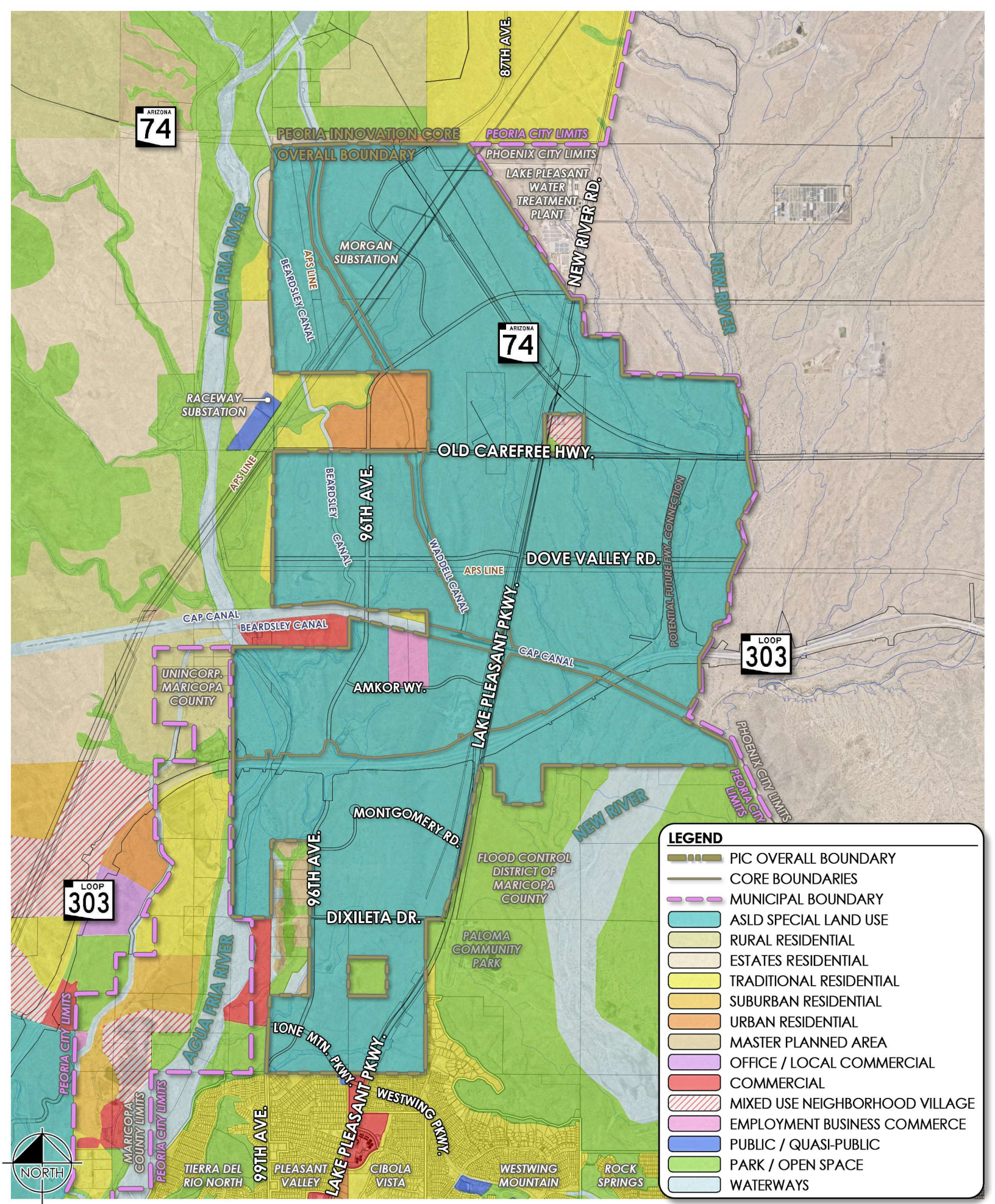


The City of Peoria General Plan (2040) serves as a blueprint for policy and land development within the City. The purpose of the Plan is to provide guidance to the City Council, Planning & Zoning Commission, staff, developers and residents with regards

to land use decisions. This guidance is facilitated through the documentation of City goals, objectives and strategies by which land is designed, developed, and used within the City and its Planning Area.

The prior land use categories were an amalgamation derived over time, until the land use category was consolidated into one master category in 2024. These prior land use categories included various residential designations, open space, waterways, community commercial, business park, mixed use, and public/quasi-public. Additionally, a large portion of the property, extending from the Dixileta alignment to SR-74 area was included within the Loop 303 Specific Area Plan (SAP) adopted in 2005; however, subsequent major general plan amendments adopted by City Council, including the 2024 adoption and reclassification of the entire property to ‘ASLD Special Land Use’, have rendered the provisions of the Loop 303 SAP obsolete and irrelevant to the Project given its statutory requirement to solely serve as an implementation tool of the city’s general plan.

More specifically in 2024 the Peoria City Council adopted a major general amendment that was both significant and consequential in moving this Project forward as it unified the entire property under the ‘ASLD Special Land Use’ category, required the entire property to be cohesively master planned, and it unlocked the city’s ability to move forward with comprehensively rezoning a large strategic swath of land for future development and economic growth. This land use category specifically identifies that it:



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





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

This category, as shown in *Exhibit 3 - Existing General Plan 2040 Land Use Plan*, is similar to the Master Planned Area category identified on various master planned communities within the city, in that it functions as an umbrella classification that allows a full range of land uses, densities and intensities. These land uses, densities and intensities are then tailored to individual areas within the project through the rezoning process. While similar in function, the ASLD Special Land Use category is different from the Master Planned Area category as it specifically recognizes the unique regulatory nature in developing State Trust Land.

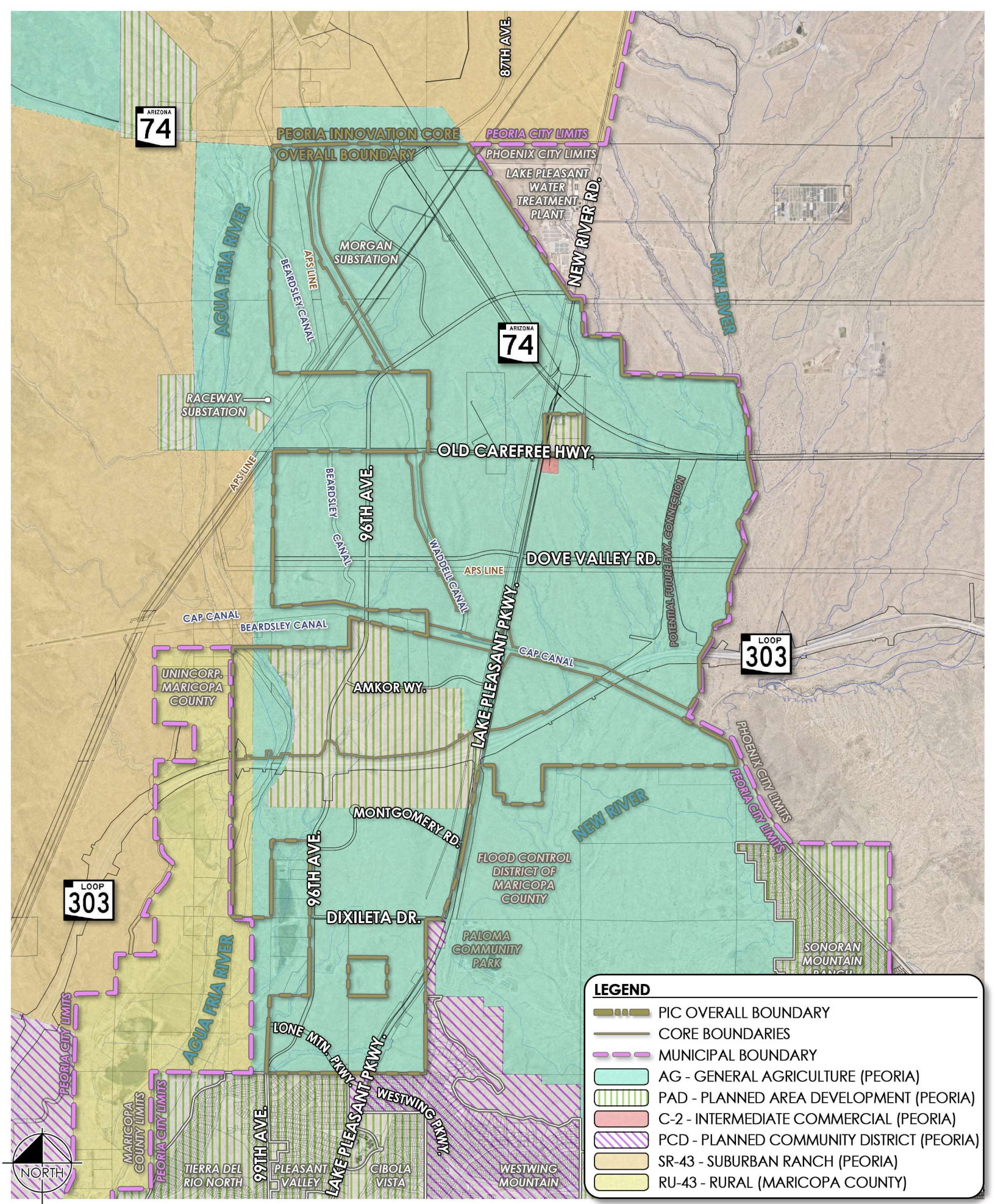
Careful selection was used in determining the land uses within the Peoria Innovation Core, with intentional consideration given to its unique size, physical constraints, and strategic location within the community. The result is a mix of uses including residential, commercial, retail, mixed, employment, open space and more. As further described in detail within Section 8, the proposed balance of land uses, densities and intensities are in alignment with and advance key goals and objectives within the Peoria 2040 General Plan. Additionally, Planned Community District (PCD) is identified as a compatible zoning district to implement the ASLD Special Land Use category. As such, the Peoria Innovation Core PCD is in conformance with the General Plan.

5. Existing Zoning

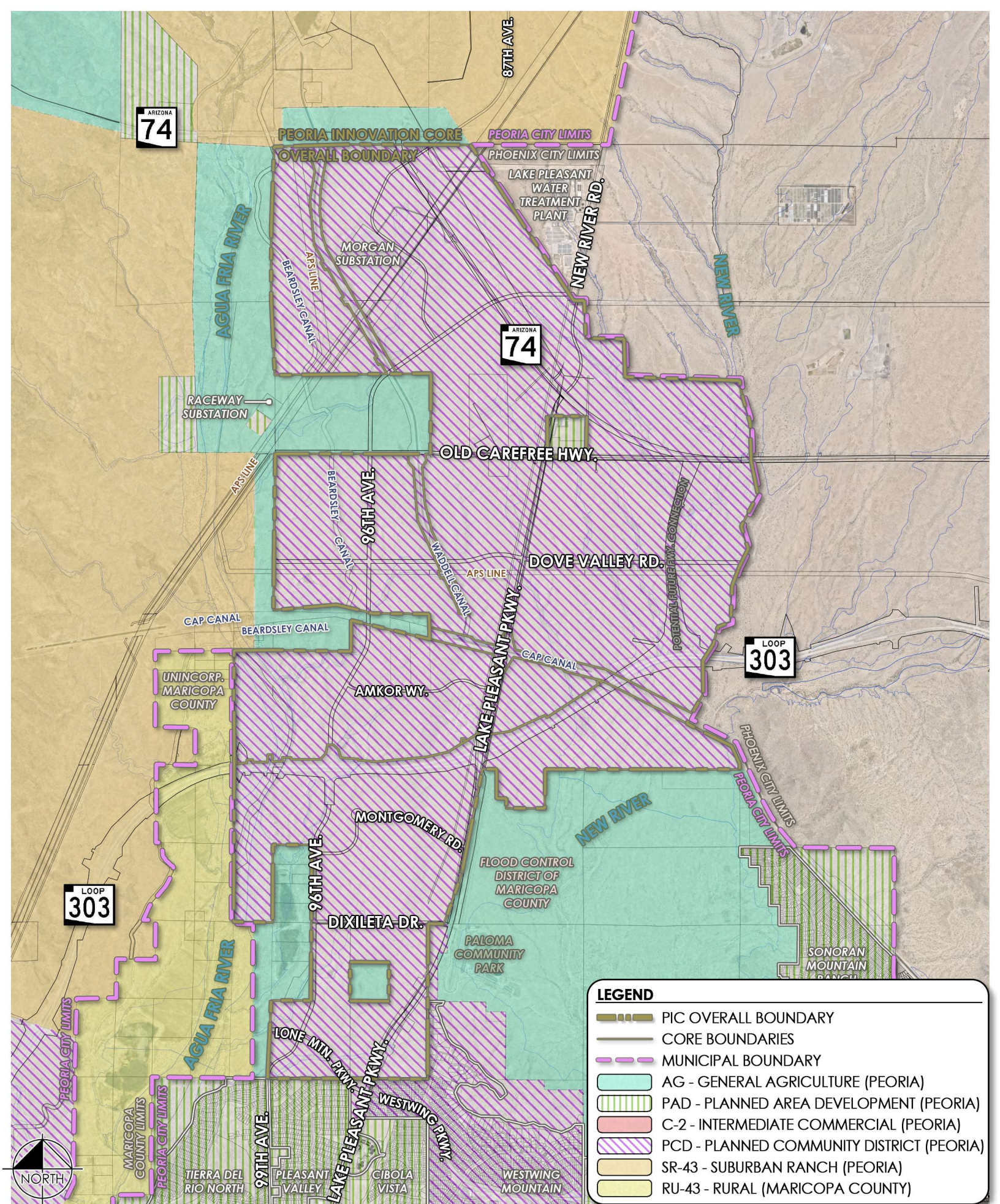
The vast majority of the 7,341 acres are vacant and zoned General Agriculture (AG), which is primarily utilized within the City of Peoria as a holding district upon annexation until such time as development is proposed for the site. There are three notable exceptions to the AG zoning designation as shown on *Exhibit 4 - Existing Zoning Map*. The first exception is at the southeast corner of Old Carefree Highway and Lake Pleasant Parkway, where Intermediate Commercial (C-2) has been placed over an existing restaurant. The second exception pertains to a 173-acre strip of ASLD land zoned SR-43 that was annexed in 2025 (Parcel C'). Finally, the third exception pertains to an existing 718-acre Planned Area Development (ASLD 720) established in 2000 and generally located north and south of Loop 303, along Lake Pleasant Parkway and the 96th Avenue alignment. Where appropriate, customized development standards being relied on by development from the prior ASLD 720 will be encapsulated into the Peoria Innovation Core PCD Standards & Guidelines Report. In other words, the new PIC PCD zoning will replace the existing AG, SR-43, C-2 and PAD zoning on the Property.

6. Proposal

The primary goal of this application is to rezone the entire property, as shown in *Exhibit 5 - Proposed Zoning Map*, in alignment with the goals, policies, and objectives outlined in the General Plan. To present a land use strategy consistent with the City’s General Plan, this proposal closely reflects the land use designations shown in the 2040 Future Land Use exhibit prior to its recent reclassification under the ASLD Special Land Use category. Since there is no designated master developer for the entire Project, the use of the PCD zoning district is intended to create a development concept, as discussed below, to help position the property for future market readiness.



LEGEND	
	PIC OVERALL BOUNDARY
	CORE BOUNDARIES
	MUNICIPAL BOUNDARY
	AG - GENERAL AGRICULTURE (PEORIA)
	PAD - PLANNED AREA DEVELOPMENT (PEORIA)
	C-2 - INTERMEDIATE COMMERCIAL (PEORIA)
	PCD - PLANNED COMMUNITY DISTRICT (PEORIA)
	SR-43 - SUBURBAN RANCH (PEORIA)
	RU-43 - RURAL (MARICOPA COUNTY)



LEGEND	
	PIC OVERALL BOUNDARY
	CORE BOUNDARIES
	MUNICIPAL BOUNDARY
	AG - GENERAL AGRICULTURE (PEORIA)
	PAD - PLANNED AREA DEVELOPMENT (PEORIA)
	C-2 - INTERMEDIATE COMMERCIAL (PEORIA)
	PCD - PLANNED COMMUNITY DISTRICT (PEORIA)
	SR-43 - SUBURBAN RANCH (PEORIA)
	RU-43 - RURAL (MARICOPA COUNTY)



6.1. Development Concept

The Planned Community District (PCD) zoning provides greater flexibility compared to traditional zoning regulations, promoting more efficient and appropriate use of both land and infrastructure.

This adaptable approach is particularly suited to the Arizona State Land Department (ASLD) and the City of Peoria's unique role as the property owners, enabling development that can respond effectively to changing market conditions and surrounding land uses. The proposed Plan supports several policies outlined in the General Plan by offering a variety of land uses aligned with the City's objectives for growth and job creation. This alignment forms the basis for future master planning and site-specific development.

The PCD framework guides the coordinated integration of residential and non-residential land uses near the Loop 303 Freeway corridor. It upholds the City of Peoria's General Plan vision by promoting employment and commercial development adjacent to the freeway, with appropriate transitions to residential areas and supporting services that reflect the land use patterns of neighboring communities.

Unless explicitly stated within the PCD, all development must adhere to the applicable provisions of the City of Peoria Zoning Ordinance and Community Design Guidelines.

6.2. Cores & Development Parcels

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 as shown in *Exhibit 6 - Core Map*. Within the boundaries of the Core areas, each is then further delineated into sub-areas or Development Parcels, which are primarily defined by existing physical features such as arterial and collector roads, the Loop 303 freeway, Canals, natural drainage areas, and established utility areas. These delineation efforts help inform how and when portions of the PIC are ultimately brought forth for auction.

Each Development Parcel is defined by factors such as land use characteristics, infrastructure service, and natural or constructed boundaries. Each parcel is assigned a specific land use designation, which may correspond to one or more zoning districts recognized by the City of Peoria, or custom districts tailored for this PCD, governed by the density and use allowances associated with the zoning designations listed in the Peoria Innovation Core PCD Standards & Guidelines Report. Individual Development Parcels may accommodate one or several development projects or site plans. Refer to *Exhibit 7 – Land Use Plan* for additional detail.

To allow flexibility in meeting market conditions and community needs, dwelling units may be transferred between Development Parcels, provided they remain within the same designated water and wastewater service area. Such transfers are permitted as long as the overall unit cap established for the PCD is not exceeded. Under no circumstances may units be transferred from areas outside of the PCD into areas within it.

6.3. Land Use Designations

This Planned Community District (PCD) assigns tailored land use designations to each of the delineated Development Parcels within the established Core areas. In many cases, multiple land uses have been conjoined and applied to individual parcels to promote flexibility in future development and allow responsiveness to evolving market demands. The PCD sets forth a comprehensive land use framework, or "land use budget," which ensures that this range of uses can be implemented in a compatible manner. Parcel-specific land use designations are depicted in *Exhibit 7 – Land Use Plan*, shown in greater detail within *Exhibits 7A - 7C*, and in the Peoria Innovation Core PCD Standards & Guidelines Report.

ARIZONA 74

PEORIA INNOVATION CORE OVERALL BOUNDARY

PEORIA CITY LIMITS

PHOENIX CITY LIMITS

ARIZONA 74

LOOP 303

CORE 3

DOVE VALLEY RD.

CORE 2

AMKOR WY.

CORE 1

MONTGOMERY RD.

DIXILETA DR.

LOOP 303



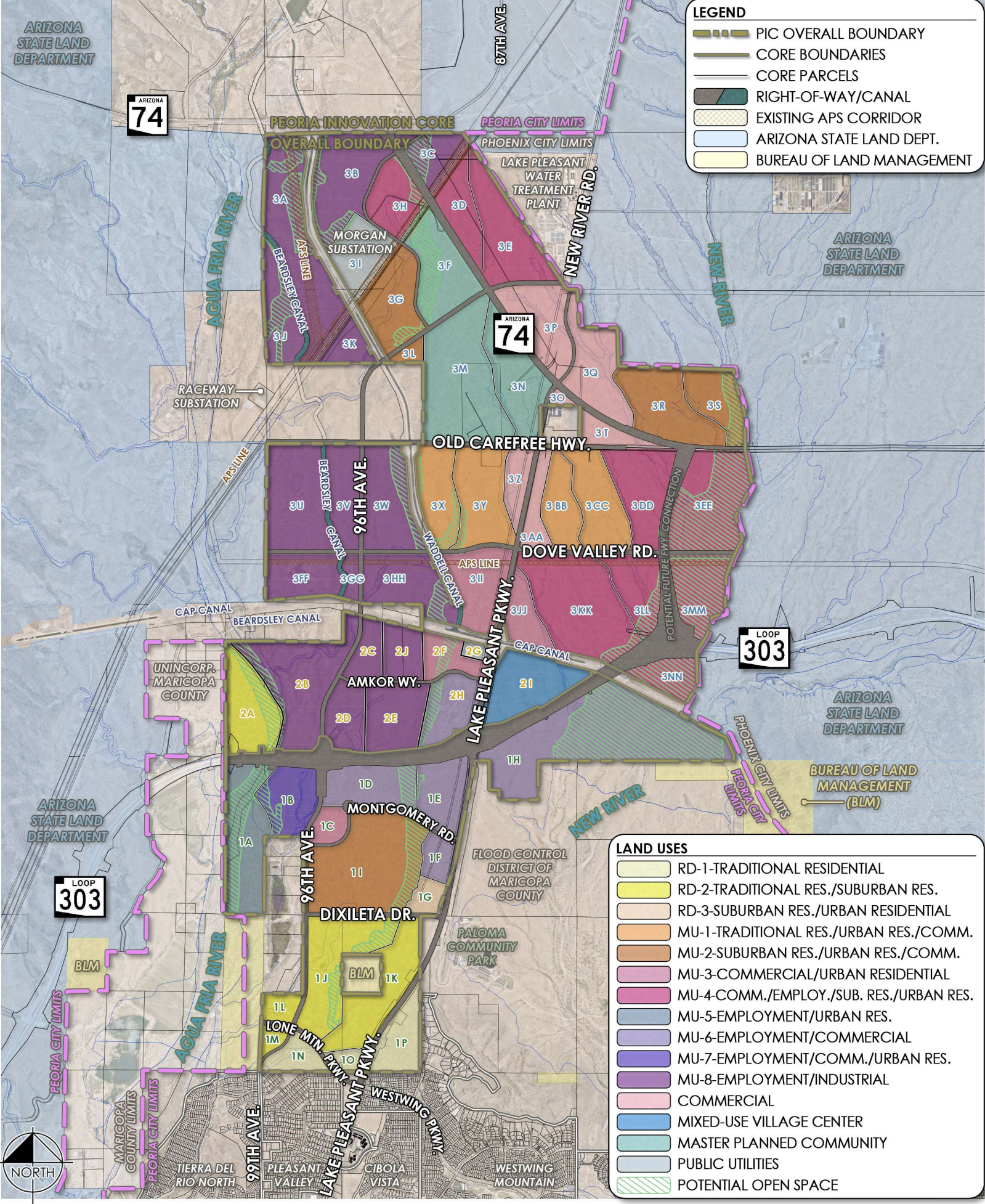
LEGEND

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

ARIZONA 74

LEGEND

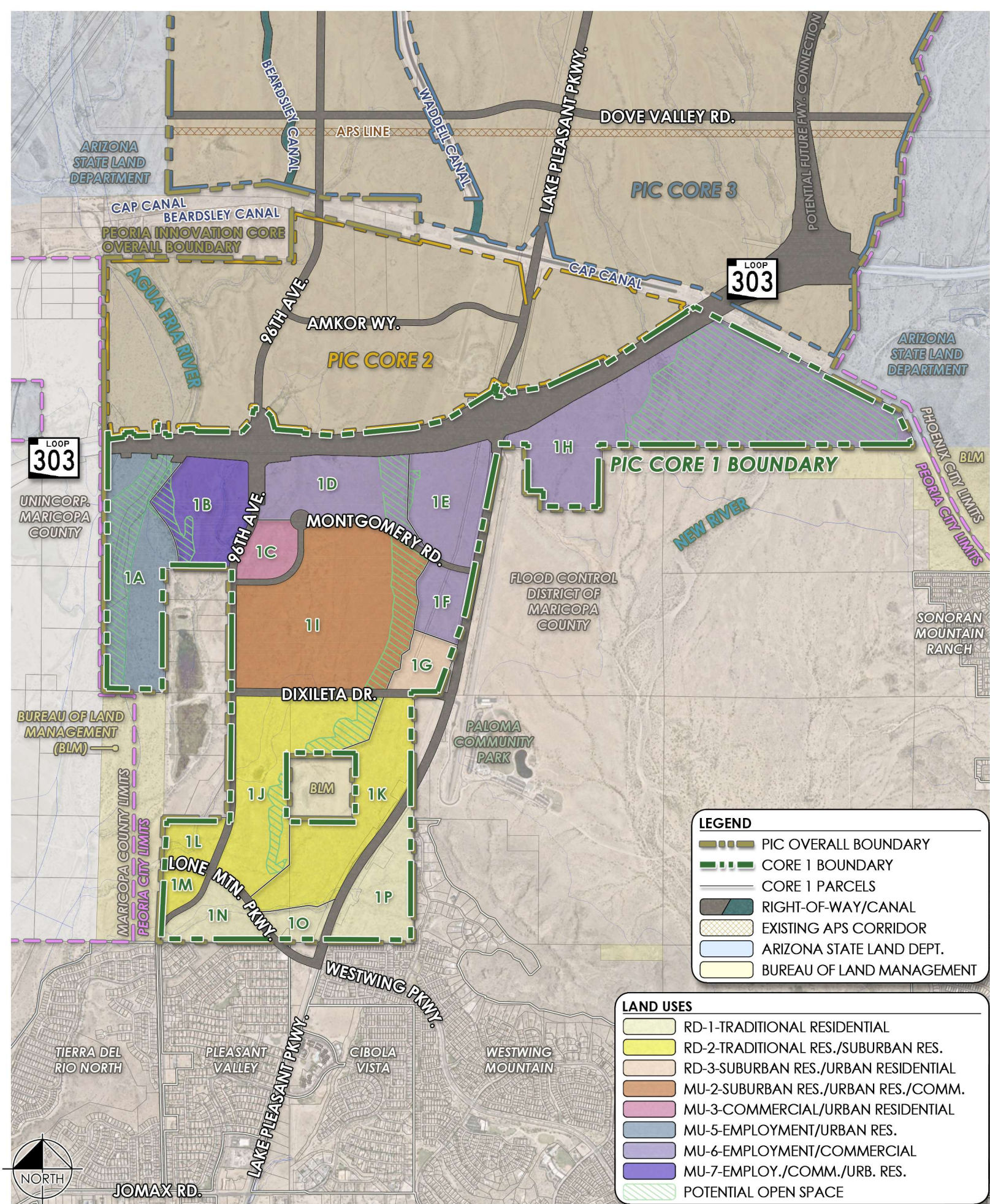
- PIC OVERALL BOUNDARY
- CORE BOUNDARIES
- CORE PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT



LAND USES

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- MU-1-TRADITIONAL RES./URBAN RES./COMM.
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
- MU-5-EMPLOYMENT/URBAN RES.
- 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





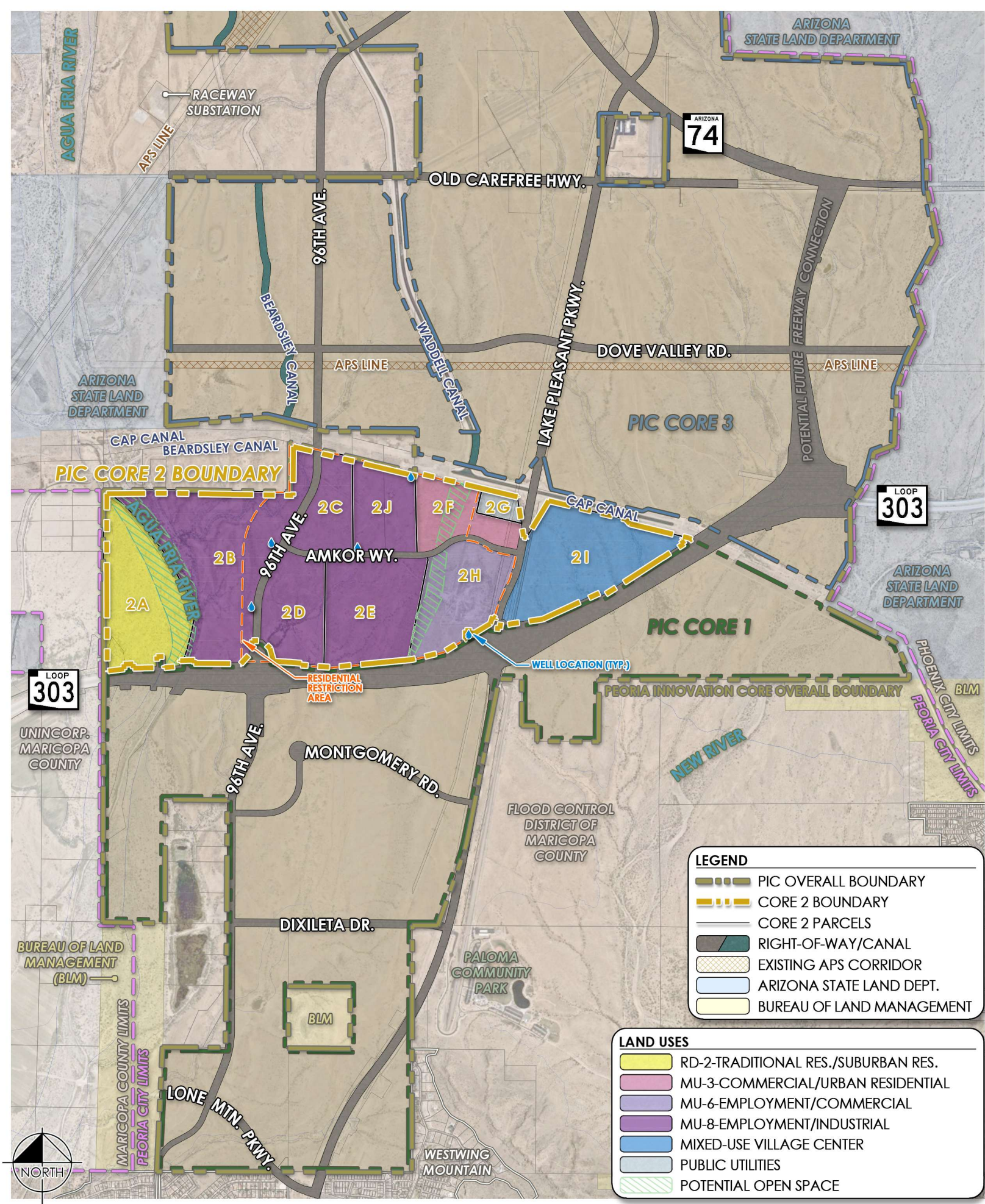
LEGEND

- 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
- 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



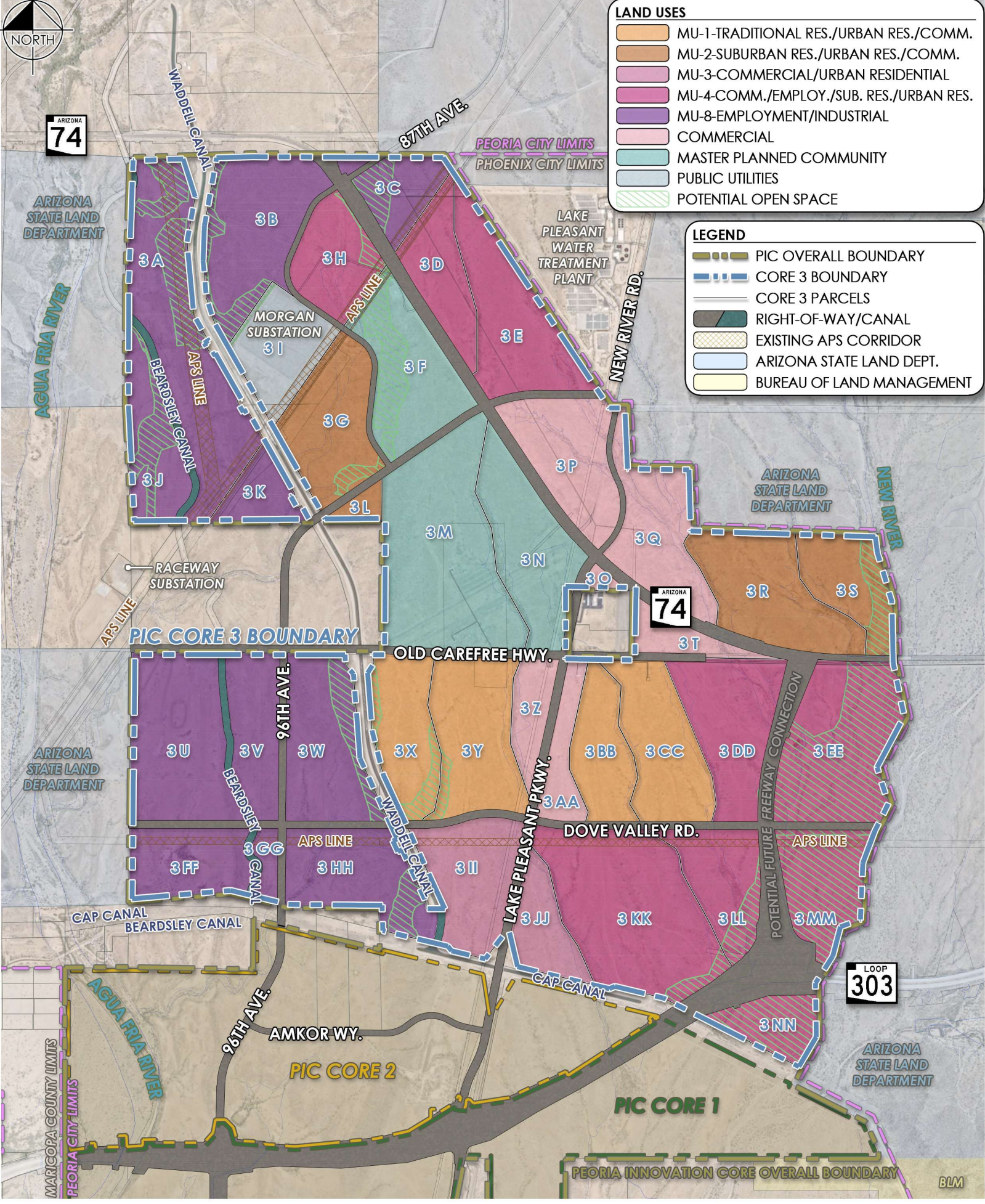




ARIZONA
74

LAND USES	
	MU-1-TRADITIONAL RES./URBAN RES./COMM.
	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
	POTENTIAL OPEN SPACE

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





It is important to note that while land use designations are applied to the entire extent of an individual parcel, this designation should not be construed to mean the total developable area for the parcel. Rather, the land use designation establishes the specific land use types, which then determines the applicable development standards for each parcel. The applicable development standards (e.g. setbacks, lot coverage, building height) then in turn establishes or sets the actual perimeter on the parcel where construction must fit within. Depending on the type of use, or whether the parcel is within an environmentally sensitive area, the actual extent of developable area may be further modified in conjunction with applicable city regulations.

Within the PIC, there are a number of strategic areas sought for open space dedication and pedestrian connectivity. These include a number of wash corridors and canals, the bluff along Lake Pleasant Parkway, and other environmentally sensitive areas. These key strategic areas are generally depicted on the land use maps and further discussed more within the Open Space regulations within the PCD Standards and Guidelines Report.

7. Infrastructure

7.1. Circulation and Access

Peoria Innovation Core is easily accessible from the Loop 303 freeway, SR-74, and Lake Pleasant Parkway, which provides prominent access and connectivity throughout the region. As shown in *Exhibit 8 - Street Circulation Plan*, the identified adjacent/backbone roadways provide convenient access into the PIC Cores as follows:

Within Core 1, access is available from:

- Loop 303,
- Lone Mountain / Westwing Parkway,
- 96th Avenue,
- Montgomery Road, and
- Lake Pleasant Parkway.

Within Core 2, access is available from:

- Loop 303,
- Lake Pleasant Parkway,
- 96th Avenue,
- Amkor Way.

Within Core 3, access is available from:

- Loop 303,
- Lake Pleasant Parkway,
- State Route 74,
- Old Carefree Highway,
- Dove Valley Road, and
- Future Freeway Connection between Loop 303 and State Route 74.

Primary or backbone paths and trails, as identified within *Exhibit 5 - Paths and Trails* of the Peoria Innovation Core PCD Standards and Guidelines Report, will provide pedestrian connectivity throughout the PIC. In addition, secondary and tertiary pedestrian connections will be identified as each development plan comes in for City review.

A master traffic impact analysis (TIA) for the Project has been prepared in support of this rezoning application. Primary circulation shown within each Core is sufficient for the amount of development contemplated and meets the City's Access and Traffic Management Guidelines. Individual Master TIA's for each Core will be prepared at the time of first development. The City's Traffic Engineer may require an update to the applicable TIA or may require a traffic impact study as additional development occurs over time.

7.2. Water and Wastewater

A master water and wastewater report for the Project has been prepared in support of this rezoning application.

Current infrastructure sizing has accounted for an excess planned capacity in order to maintain the system's flexibility in being able to potentially accommodate higher water demands. Further evaluation of proposed demands will be managed through continued site modeling and inter-agency coordination with the City of Peoria. Individual master reports for individual Cores will be provided as each Core develops. City Engineer may require updates to the Master Reports and/or individual project analysis as appropriate.

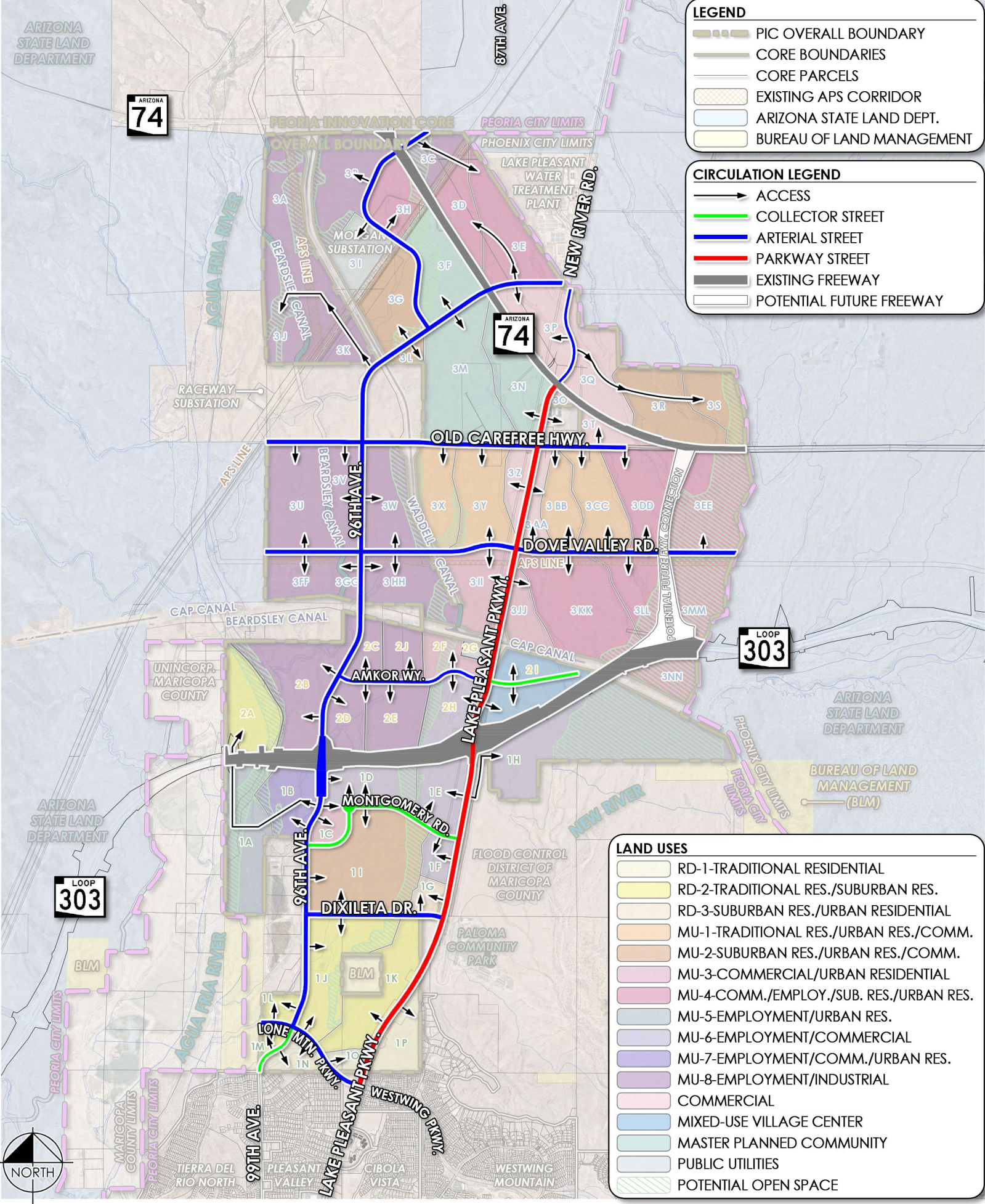
ARIZONA 74

LEGEND

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

CIRCULATION LEGEND

- ACCESS
- COLLECTOR STREET
- ARTERIAL STREET
- PARKWAY STREET
- EXISTING FREEWAY
- POTENTIAL FUTURE FREEWAY



LAND USES

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- MU-1-TRADITIONAL RES./URBAN RES./COMM.
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
- MU-5-EMPLOYMENT/URBAN RES.
- 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





7.3. Drainage

A master drainage report for the PIC has been prepared in support of this rezoning application. In summary, the project area (PIC) is bounded by the Agua Fria River (AFR) to the west and New River to the east, both of which are FEMA-designated floodplains, with the AFR also containing an established floodway. These rivers, along with several offsite washes, originate outside the PIC and convey runoff through all three development cores before ultimately discharging back into the AFR and New River. Offsite runoff currently follows these natural drainage features across the site.

The proposed drainage approach prioritizes preserving natural washes where feasible, especially in residential areas, while allowing for limited modifications to support development. Any alterations must maintain original flow paths and comply with City of Peoria standards, including dedicating drainage easements over the 100-year floodway and obtaining required FEMA approvals (CLOMR/LOMR) when flood zones are affected. Wash relocation is evaluated per local ordinance, which prohibits disturbance of washes with 100-year peak flows exceeding 700 cfs. Onsite drainage design includes required stormwater storage to meet either 100-year, 2-hour containment or pre-vs-post flow criteria, ensuring post-development peak flows and timing do not exceed existing conditions, thereby preserving historical drainage patterns.

7.4. Electrical Power Demand / Transmission

A master electrical report for the Peoria Innovation Core (PIC) has been prepared, which includes high-level electrical load estimates and infrastructure planning for each CORE and individual parcel within the development. These electrical load estimates have been calculated based on the type of development, including residential, multi-family, commercial, and industrial parcels. The plan also incorporates an overview of the existing Arizona Public Service (APS) electrical facilities in each CORE, providing a clear picture of the current electrical infrastructure. Additionally, the report

includes potential routes for the installation of high voltage and medium voltage infrastructure. This detailed planning ensures that the electrical needs of various types of developments are adequately met and prepared for future growth. The plan was formulated based on valuable input and collaboration with the City of Peoria and APS, ensuring that local regulations, standards, and utility capabilities were considered.

8. PCD Rezoning Justification

8.1. What type of development and uses are proposed by the rezoning request?

The proposed rezoning request envisions a diverse mix of land uses for the subject property that are in alignment with the City's General Plan. The plan creates opportunities for future residential communities, employment-oriented uses and commercial/retail centers. This broad range of uses and intensity types are appropriate given the proximity of the site to regional employers and proximity to a robust regional transportation network.

8.2. State how your proposal is consistent with the land use plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

A Robust and Sustainable Economy (Goal):

Cultivation of a diverse range of enterprises and ventures that support a robust, stable, and sustainable economy that offer a range of employment, shopping, and cultural opportunities for residents and visitors.

EP-10 (Policy):

Adapt land use policies or development regulations as necessary to create agility in the evaluation of key development sites.



Focused Growth (Goal):

Strategically focus new growth into areas of Peoria that enable the achievement of City goals for economic growth, fiscal sustainability, and environmental stewardship, and support the development of new, attractive neighborhoods.

LUC-3 Balance Land Uses (Policy): Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

8.3. Discuss your proposal’s compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

While there are existing residential communities within the larger regional area near the PIC, and considerable projected growth to the east of the site, there are also significant areas of vacant land surrounding the Project. As such, the PIC has the unique opportunity to establish the character and level of quality for development within the area. Where development areas do occur adjacent to the boundary, transitional and equivalent land uses are proposed proximate to existing neighborhoods. Likewise, transitional buffers can be provided through setbacks, open space and utility corridors, and stepbacks where building massing may be applicable.

8.4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The current zoning includes a combination of General Agriculture (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2), and Planned Area Development (PAD). The AG and SR-43 zoning district is generally considered a ‘holding district’ which is reflective of pre-annexation land use status

and maintained until a rezoning request is made. While the PAD designation is compatible with the ASLD Special Land Use category, the boundary does not encompass the Project area.

Conversely, the City of Peoria has identified, through the recent adoption of the ASLD Special Land Use into the General Plan, the aspiration for the PIC to establish prime opportunities for employment, hospitality, commercial/retail and diverse housing opportunities within the Project facilitate a balanced growth into the future.

The proposed PCD zoning is consistent with the land use recommendations of the General Plan and is indicative of zoning generally sought on large acreage properties that include a broad range of zoning district types. This district is specifically intended to provide an alternative zoning district and development process to accommodate substantial developments for residential, commercial, professional, industrial or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional zoning districts so that the General Plan goals may be achieved.

8.5. Describe any proposed unique design considerations, beyond zoning ordinance requirements, which create compatibility between the proposed use and adjoining developments.

The proposed land uses, development standards, along with the future open space and recreational network have been carefully derived through analysis of the property’s physical constraints, character of adjacent areas along the boundary, and recognition of the City’s smart growth principals and economic goals. More specifically, the rezoning request includes comprehensive development standards that generally adhere to the City’s own zoning ordinance. This conformance ensures that future land uses and setbacks are appropriate in context to adjacent development and zoning. The proposed land use plan specifies more intense land use types to be located near major transportation corridors and adjacent to areas that may already include



compatible uses. Transitional and equivalent land uses are proposed proximate to existing neighborhoods. Transitional buffers can be provided through setbacks, open space and utility corridors.

8.6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

Constraints:

The subject property is generally undisturbed with the exception of roadways, the Waddell and Central Arizona Project Canals, utility corridors (wastewater, high voltage transmission lines, and gas lines) and freeway improvements that have established a development pattern within the property. Wash corridors and floodplains, coupled with variations in topographic morphology, establish a unique collection of on-site conditions that will dictate the development character on the property. The combination of these development constraints will directly impact the development density and intensity on the subject property, thus justifying the need for more flexible development standards to ensure appropriate development viability, particularly in areas that have limited impact on existing adjacent residential uses. See *Exhibit 2 - Existing Site Conditions Map*.

Many of the Site's built existing improvements benefit not only the site but also neighboring communities and those who are beyond the site boundary. For example, there are electrical easements, canals, and the extensive roadway network system which serve adjacent communities and much of Arizona.

Opportunities:

This subject property is located in a portion of the City which has convenient access to transportation corridors, but limited infrastructure currently in place. Having the Site master planned will provide regulations that help ensure neighborhood compatibility and the ability to create a cohesive consistent community land use feel and look. It also

provides the mechanisms by which adequate infrastructure is ensured.

8.7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, state or county licensing or permits, etc.?

As an added measure, ASLD will work with the City to ensure consistency with the overall unit total through the State Trust Land auction process.

Until the last parcel is transferred out of ASLD ownership (a land patent issued), every development application to the City for property within the PCD, including but not limited to General Plan amendments, rezoning, plats, site plans, and use permits must be accompanied by a Planning Authorization Letter issued by ASLD.

Upon disposition of ASLD property, the first successors within a Core will engage with the City and ASLD in a secondary planning process as provided in the Peoria Innovation Core Standards and Guidelines Report. These secondary planning efforts will more specifically identify the infrastructure needs and define traffic mitigation strategies for future development within each of the three (3) Cores.

PEORIA INNOVATION CORE (THE "PIC")

PCD Standards & Guidelines Report
(Case Z26-01)



Kimley»Horn

**PEORIA
INNOVATION
CORE**

Exhibit 6

02-24-2026



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1. Introduction

The Peoria Innovation Core (“PIC” or “Project”) comprises approximately 7,341 acres of predominantly State Trust Land located within the northeastern portion of the City of Peoria, Arizona. In coordination with the Arizona State Land Department (“ASLD”), Amkor Technology and the Roman Catholic Diocese, the City of Peoria is initiating a request to rezone the property to the Planned Community District (“PCD”) designation. The purpose of this request is to establish a comprehensive planning framework that supports the City’s community and economic development objectives while facilitating the responsible, long-term buildout of the area.

The PCD Zoning District will provide the regulatory foundation for future development through the establishment of base zoning, conceptual infrastructure planning, and detailed design standards and guidelines. The structure of the PCD as a “zoning bank” reflects the unique mission of ASLD by allowing flexibility to respond to evolving market conditions, while ensuring that development remains consistent with the City’s vision for balanced, high-quality growth.

The Project’s location along key regional transportation corridors, including Loop 303, SR-74, and Lake Pleasant Parkway, positions it as a strategic opportunity for the expansion of employment, commercial, hospitality, and a mix of housing types. Proximity to existing infrastructure, regional employers, and major roadways further supports the viability of this area for future development.

The proposal is consistent with the City’s PlanPeoriaAZ 2040 General Plan and ASLD’s Special Land Use classification, both of which emphasize flexible, mixed-use development to accommodate population growth, promote economic vitality, and expand local employment opportunities. The 7,341-acre site is organized into three (3) primary development cores, allowing for distinct land use strategies and infrastructure planning tailored to each area’s physical characteristics.

2. Property Description

As described in *Appendix A – Legal Descriptions*, the Peoria Innovation Core (PIC) is generally located in Sections 33 and 34 of Township 06 North Range 01 East, and portions of Sections 1 through 28 of Township 05 North Range 01 East. As shown in *Exhibit 1 - Vicinity Map*, the site is bisected from north to south by the Loop 303 and the Central Arizona Project (“CAP”) Canal, and from east to west by Lake Pleasant Parkway and the Waddell Canal. There are transmission line corridors associated with the Morgan and Raceway substations that bisect the property near the western boundary as well. Additionally, the Kinder-Morgan gas line and associated easement bisect the property along the bluff area west of Lake Pleasant Parkway.

From a regional perspective, the Peoria Innovation Core is uniquely situated within close proximity of regional drivers including the Lake Pleasant Regional Park, Peoria Regional Preserve, and large-scale employers such as the Taiwan Semiconductor Manufacturing Company (“TSMC”), the largest construction project in the United States and the largest jobs creator within the region, and the emerging Amkor Technology within the PIC. Other surrounding land uses include existing residential developments Westwing Mountain and Pleasant Valley to the south and open space, defined by the southern flow of the Agua Fria River, with the emerging master planned communities of Lake Pleasant Heights and Saddleback Heights beyond that to the west.

3. Preliminary Development Plan

The intent of this application is to establish an entitlement for the property that will advance community goals and priorities articulated in the Peoria General Plan while providing for flexibility to respond to market conditions. Since there is no designated master developer for the entire Project, the use of the PCD zoning district is intended to create a development framework that will position the property for future market readiness.

ARIZONA 74

PEORIA INNOVATION CORE OVERALL BOUNDARY

PEORIA CITY LIMITS PHOENIX CITY LIMITS

ARIZONA 74

OLD CAREFREE HWY.

DOVE VALLEY RD.

LOOP 303

UNINCORP. MARICOPA COUNTY

AMKOR WY.

MONTGOMERY RD.

DIXILETA DR.

96TH AVE.

LONE MTN. PKWY.

LAKE PLEASANT PKWY.

WESTWING PKWY.

TIERRA DEL RIO NORTH 99TH AVE.

PLEASANT VALLEY

CIBOLA VISTA

WESTWING MOUNTAIN

ROCK SPRINGS



LEGEND

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



3.1. Development Concept

The Planned Community District (PCD) zoning provides greater flexibility compared to traditional zoning regulations, promoting more efficient and appropriate use of both land and infrastructure.

This adaptable approach is particularly suited to the Arizona State Land Department (ASLD), enabling development that can respond effectively to changing market conditions and surrounding land uses. The proposed Plan supports several policies outlined in the General Plan by offering a variety of land uses aligned with the City's objectives for growth and job creation. This alignment forms the basis for future master planning and site-specific development.

The PCD framework guides the coordinated integration of residential and non-residential land uses near the Loop 303 Freeway corridor. It upholds the City of Peoria's General Plan vision by "promoting employment and commercial development adjacent to the freeway, with appropriate transitions to residential areas and supporting services that reflect the land use patterns of neighboring communities".

Unless explicitly stated within the PCD, all development must adhere to the applicable provisions of the City of Peoria Zoning Ordinance and Community Design Guidelines.

3.2. Cores & Development Parcels

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 as shown in *Exhibit 2 - Core Map*. Within the boundaries of the Core areas, each is then further delineated into sub-areas or Development Parcels, which are primarily defined by existing physical features such as arterial and collector roads, the Loop 303 freeway, Canals, natural drainage areas, and established utility areas. These delineation efforts help inform how and when portions of the PIC are ultimately brought forth for auction.

Each Development Parcel is defined by factors such as land use characteristics, infrastructure service, and natural or constructed boundaries. Each parcel is

assigned a specific land use designation, which may correspond to one or more zoning districts recognized by the City of Peoria, or custom districts tailored for this PCD, governed by the density and use allowances associated with the zoning designations listed in *Table 2: Permitted, Conditional and Accessory Uses*. Individual Development Parcels may accommodate one or several development projects or site plans. Refer to *Exhibit 3 – Land Use Plan* for additional detail.

To allow flexibility in meeting market conditions and community needs, dwelling units may be transferred between Development Parcels, provided they remain within the same designated water and wastewater service area. Such transfers are permitted as long as the overall unit cap established for the PCD is not exceeded. Under no circumstances may units be transferred from areas outside of the PCD into areas within it.

3.3. Land Use Designations

This Planned Community District (PCD) assigns tailored land use designations to each of the delineated parcels within the Core Area. In many cases, multiple land uses have been conjoined and applied to individual parcels to promote flexibility in future development and allow responsiveness to evolving market demands. The PCD sets forth a comprehensive land use framework, or "land use budget," which ensures that this range of uses can be implemented in a compatible manner.

Parcel-specific land use designations are depicted in *Exhibit 3 - Land Use Plan* and shown in greater detail within *Exhibits 3A - 3C*. Unless otherwise modified by this PCD, development must comply with the standards outlined in the Peoria zoning districts assigned to each parcel, as specified in *Table 2: Permitted, Conditional and Accessory Uses*. Consistency with the City's existing residential and non-residential zoning districts provides continuity with established land use permissions and development standards set forth in the Zoning Ordinance. Any deviations from standard zoning regulations are detailed in *Table 4A & 4B: Development Standards*.

ARIZONA 74

PEORIA INNOVATION CORE OVERALL BOUNDARY

PEORIA CITY LIMITS PHOENIX CITY LIMITS

ARIZONA 74

LOOP 303

CORE 3

DOVE VALLEY RD.

CORE 2

AMKOR WY.

CORE 1

MONTGOMERY RD.

DIXILETA DR.

LOOP 303



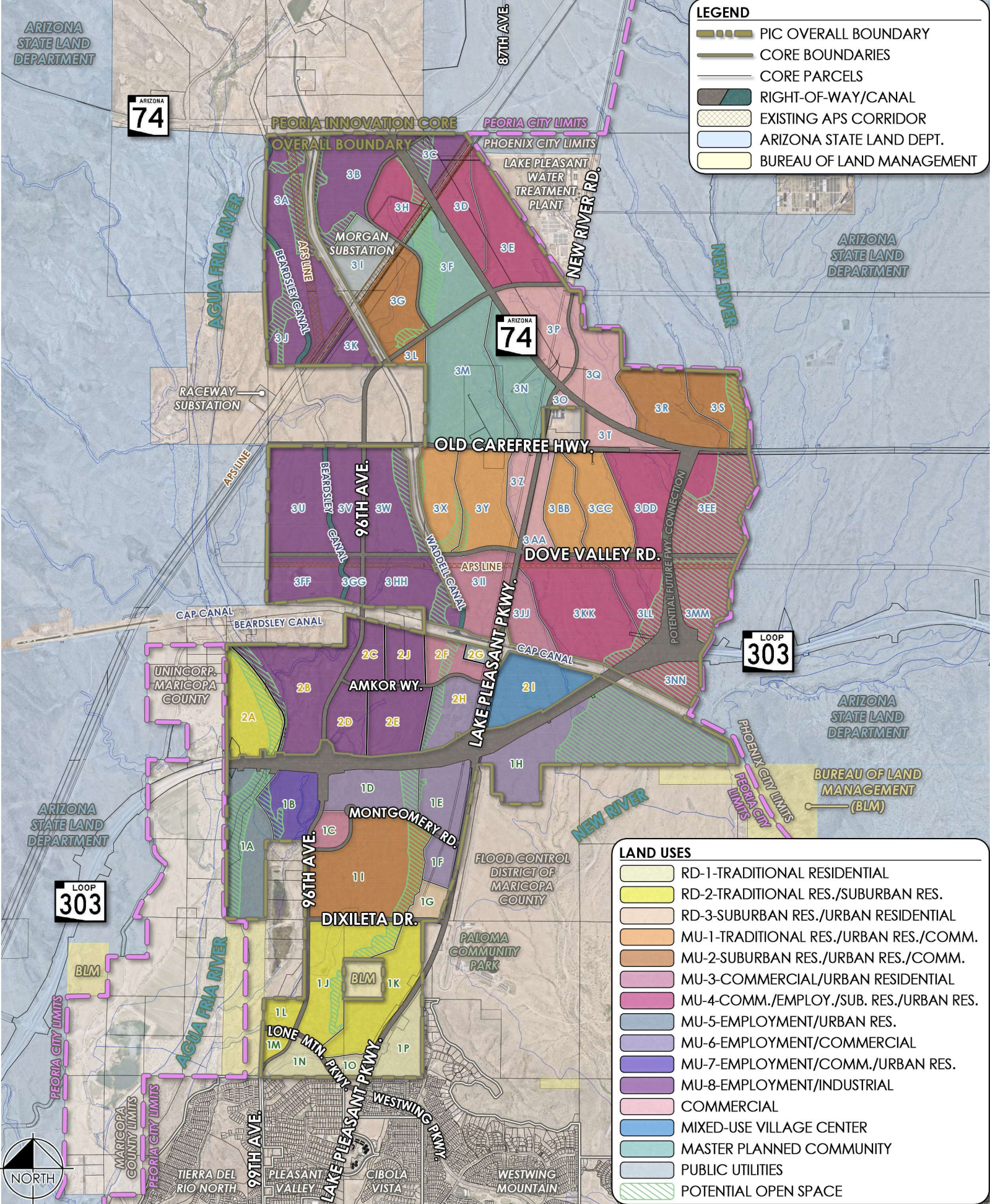
LEGEND

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

ARIZONA 74

LEGEND

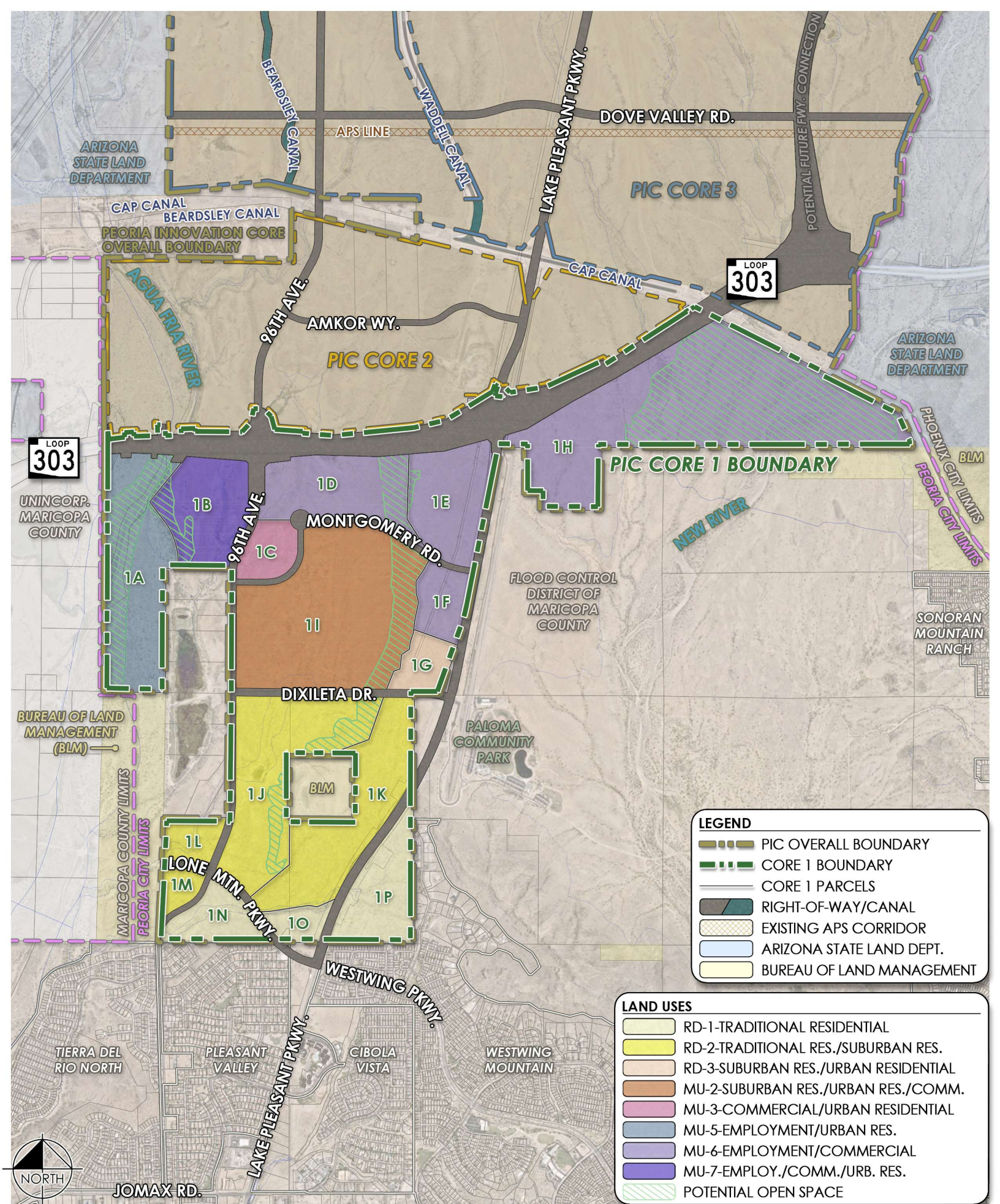
- PIC OVERALL BOUNDARY
- CORE BOUNDARIES
- CORE PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT



LAND USES

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- MU-1-TRADITIONAL RES./URBAN RES./COMM.
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
- MU-5-EMPLOYMENT/URBAN RES.
- 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





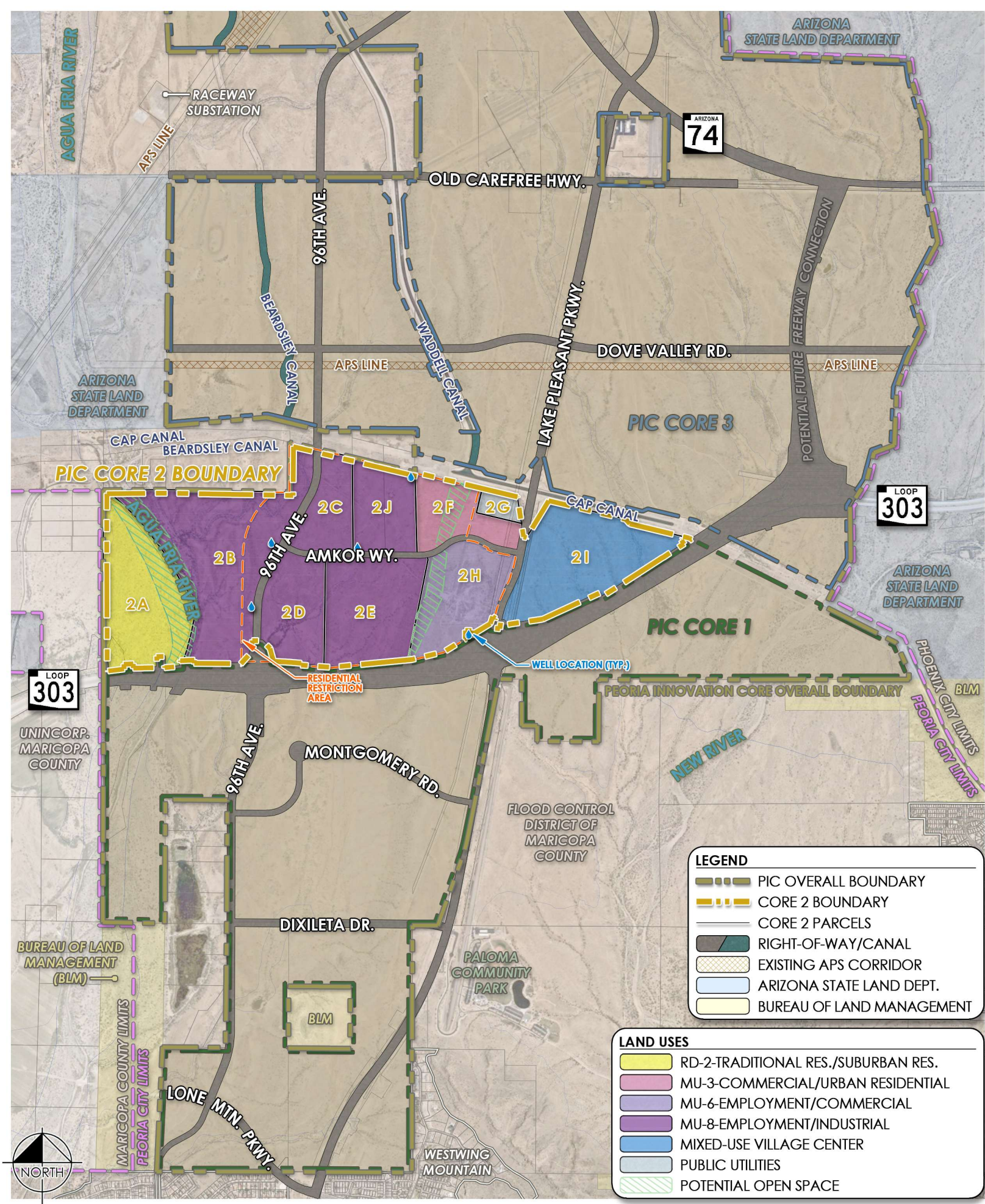
LEGEND

- 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
- 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



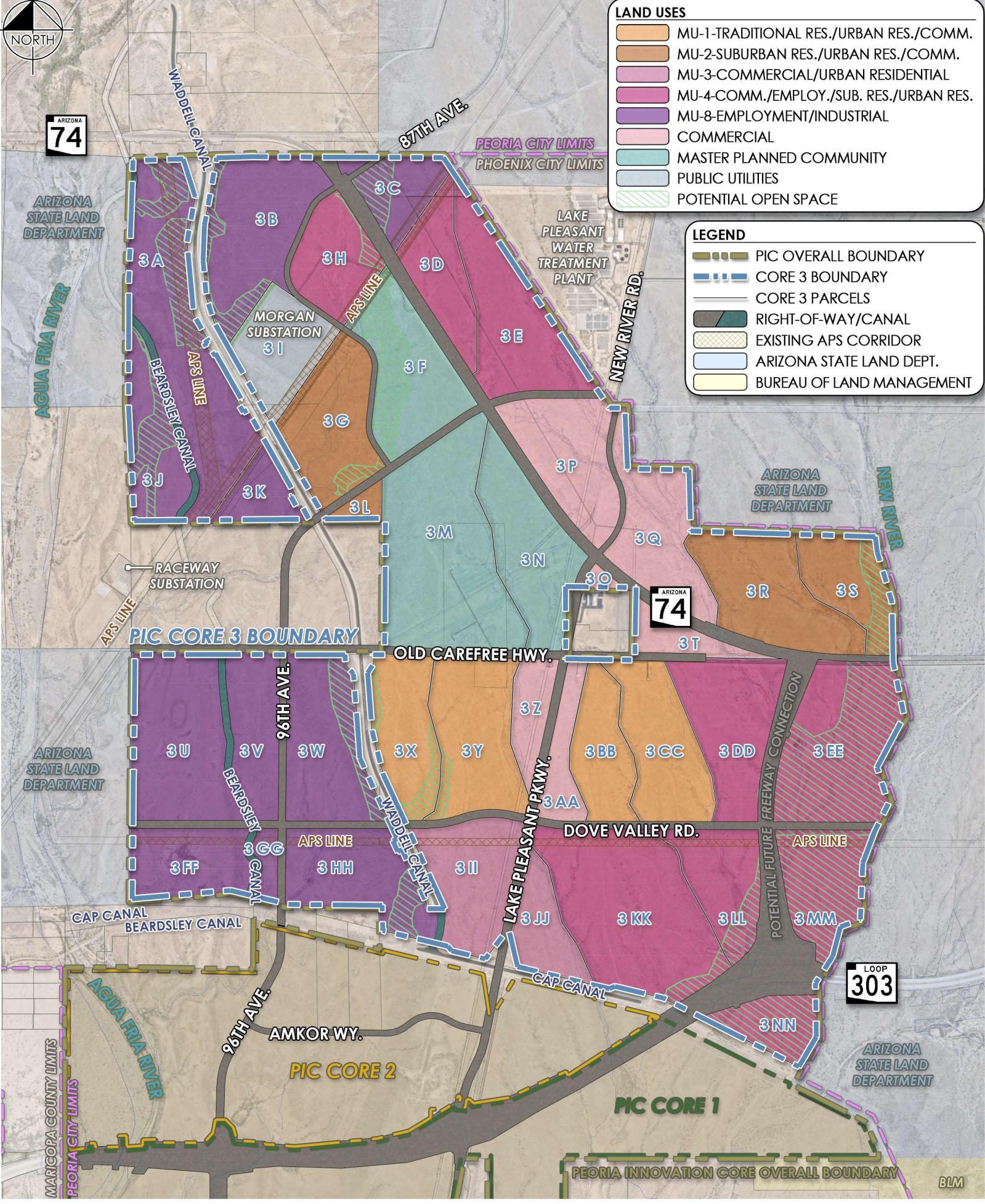




ARIZONA
74

LAND USES	
	MU-1-TRADITIONAL RES./URBAN RES./COMM.
	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
	POTENTIAL OPEN SPACE

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





It is important to note that while land use designations are applied to the entire extent of an individual parcel, this designation should not be construed to mean the total developable area for the parcel. Rather, the land use designation establishes the specific land use types, which then determines the applicable development standards for each parcel. The applicable development standards (e.g. setbacks, lot coverage, building height) then in turn establishes or sets the actual perimeter on the parcel where construction must fit within. Depending on the type of use, or whether the parcel is within an environmentally sensitive area, the actual extent of developable area may be further modified in conjunction with applicable city regulations.

The land use designations associated with the PIC include:

TABLE 1A: LAND USE DESIGNATIONS
Residential Development (RD)
RD-1: Traditional Residential
RD-2: Traditional Residential /Suburban Residential
RD-3: Suburban Residential /Urban Residential
Mixed Uses
MU-1: Traditional Residential / Urban Residential / Commercial
MU-2: Suburban Residential / Urban Residential / Commercial
MU-3: Commercial / Urban Residential
MU-4: Commercial / Employment / Suburban Residential / Urban Residential
MU-5: Employment / Urban Residential
MU-6: Employment / Commercial
MU-7: Employment / Commercial / Urban Residential
MU-8: Employment / Industrial

The overarching land use designations within the PIC include the following and have been applied to each parcel. The land use designations correlate with the available base zoning options pursuant to *Table 2*.

TABLE 1B: BASE LAND USES	CORRELATING BASE DISTRICTS
Traditional Residential	SF-1 (Traditional Single-Family Residential)
Suburban Residential	SF-2 (Small-lot Single-Family Residential), MF-1 (Detached Multi-Family Residential)
Urban Residential	MF-1, MF-2 (Traditional Multi-Family Residential)
Commercial	O-1, C-2, C-5
Mixed-Use Village Center	O-1, C-2, C-5, MF-1, MF-2, BPI
Employment	O-1, C-2, C-5, BPI
Master Planned Community	SF-1, SF-2, MF-1, MF-2, O-1, C-2, C-5
Industrial	BPI, I-1
Public Utilities (Public/Quasi-Public)	I-1

Traditional Residential

Traditional Residential (2-5 du/ac) designated properties are generally located in areas proximate to existing single-family residential uses. This land use type provides appropriate transitions along these “shared edges”. Residential types are limited to detached single-family residential neighborhoods.

Suburban Residential

Suburban Residential (5-12 du/ac) land use types represent a blend of single family and moderate density multi-family residential. These use types are generally intended to provide transitional development types between traditional residential and higher intensity parcels proximate to the Loop 303 Freeway corridor.

Urban Residential

Urban Residential (12+ du/ac) consists of range of ownership and rental housing options including townhomes, casitas, and other traditional types of multi-family.

Urban Residential areas enjoy a high level of access, and are located near services, employment centers and transportation corridors. Urban Residential is where the highest multi-family residential density



development is appropriate. The density range is intended to provide for multi-story apartments, condominiums, and townhouses which are close to employment and service areas. This category is traditionally located along transportation corridors and serves to buffer Suburban Residential areas from non-residential areas or Mixed-Use areas. Substantial common open space, recreational amenities and on-site support facilities serve the residents.

Commercial

Commercial areas typically include large-scale retail uses, grocery stores, specialty stores, and hospitality or entertainment uses. These areas have a wider variety of goods and services than neighborhood scale shopping areas. Located along arterial streets for ease of access, Commercial areas are typically auto-oriented developments that often feature internal circulation to get to anchor buildings or pad sites.

Mixed-Use Village Center

Mixed-Use Village Centers provide for a subregional market draw that supports an integrated mix of high-density residential products in a walkable format with an intensive mix of uses allowing for the integration of public land use types such as commercial, hospitality, office, employment with private high-density residential land uses. Mixed-Use Village Centers are stop and stay developments where employment is supported by contiguous residential units that are conveniently accessible by walking or biking. Residents and visitors are able to walk to retail, entertainment, public gathering spaces, and other office or commercial services. These areas easily cater to residents who cannot or prefer not to drive as a primary means of transportation, such as empty nesters or young professionals.

Employment

These areas provide employment opportunities that contribute to the overall local and regional economy. Employment areas are classified into two separate sub-types, Business Commerce and Industrial. Peoria strives to be a community that supports a culture of entrepreneurship. By allocating land within the city that allows for business expansion dedicated solely to

employment uses, supportive or complimentary uses may be collocated near each other for synergy in sharing of technology infrastructure and information. Business Commerce areas contain business offices, corporate headquarters, incubator space, research and development, and light industrial uses with complementary commercial uses within a campus format that features common landscaping and centralized access points. Site planning should balance siting of the building for visibility with appropriate screening of loading bays, truck access, screened storage areas, and employee parking.

Master Planned Community

Master-Planned Community provides for a large-scale, comprehensively designed development that strategically mixes residential, commercial, and recreational land uses to create a self-sustaining neighborhood. This designation is part of a long-term vision for growth, allowing for flexibility in development while ensuring the community has integrated amenities like parks, schools, and shopping centers for its residents.

Industrial

Industrial zones are designated for intensive industrial operations such as warehousing, manufacturing, processing, repairs, packaging, and the distribution of goods. Developments within industrial areas should incorporate enhanced architectural features on building facades that are visible from public streets, complemented by landscaped buffers. Additionally, the use of appropriate screening walls and designated areas for outdoor storage is encouraged—both to secure materials and to provide a visual buffer from nearby land uses.

Public Utilities (Public/Quasi-Public)

Public Utilities refers to areas designated for infrastructure like water and waste treatment plants, which serve the public. These are considered a "public" or "quasi-public" land use category and identify where major facilities for electricity, gas, communications, water, drainage, and sewage disposal will be located, ensuring that development is supported by necessary services.



TABLE 2: PERMITTED, CONDITIONAL & ACCESSORY USES

DEVELOPMENT AREA			ACRES			SINGLE-FAMILY RESIDENTIAL		MULTI-FAMILY RESIDENTIAL		NON- RESIDENTIAL					
CORE	MAX DU	PARCEL	GROSS	FINAL PLAT PARCEL DU	LAND USE	SF-1 TRADITIONAL SINGLE-FAMILY	SF-2 SMALL-LOT SINGLE-FAMILY	MF-1 DETACHED MULTI-FAMILY	MF-2 TRADITIONAL MULTI-FAMILY	O-C			B-I		
										O-1	C-2	C-5	BPI	I-1	
1	3,500	A	175.98		MU-5			X	X	X	X	X	X		
		B	113.24		MU-7			X	X	X	X	X	X		
		C	37.35		MU-3				X	X	X	X	X		
		D	149.03		MU-6						X	X	X	X	
		E	128.17		MU-6						X	X	X	X	
		F	39.53		MU-6						X	X	X	X	
		G	30.59		RD-3			X	X	X					
		H	417.18		MU-6						X	X	X	X	
		I	278.52		MU-2			X	X	X	X	X	X		
		J	180.40		RD-2		X	X	X						
		K	143.91		RD-2		X	X	X						
		L	30.25		RD-2		X	X	X						
		M	21.04		RD-2		X	X	X						
		N	48.44		RD-1		X								
		O	24.26		RD-1		X								
P	82.22		RD-1		X										
			1,900.12												
2	800	A	119.91		RD-2	X	X	X							
		B	200.55		MU-8					X	X	X	X	X	
		C	51.24		MU-8						X	X	X	X	X
		D	71.55		MU-8						X	X	X	X	X
		E	106.96		MU-8						X	X	X	X	X
		F	56.91		MU-3				X	X	X	X	X		
		G	10.77		PU										X
		H	88.80		MU-6						X	X	X	X	
		I	129.25		MUVC				X	X	X	X	X	X	
		J	59.26		MU-8						X	X	X	X	X
			895.21												
3		A	230.30		MU-8					X	X	X	X	X	
		B	160.61		MU-8					X	X	X	X	X	
		C	74.31		MU-8						X	X	X	X	X
		D	84.58		MU-4		X		X	X	X	X	X	X	
		E	149.93		MU-4		X		X	X	X	X	X	X	
		F	145.80		MPC		X	X	X	X	X	X	X		
		G	123.22		MU-2		X	X	X	X	X	X	X		
		H	89.46		MU-4		X	X	X	X	X	X	X	X	
		I	86.30		PU										X
		J	96.52		MU-8						X	X	X	X	X



TABLE 2: PERMITTED, CONDITIONAL & ACCESSORY USES (CONT'D)

DEVELOPMENT AREA			ACRES			SINGLE-FAMILY RESIDENTIAL		MULTI-FAMILY RESIDENTIAL		NON- RESIDENTIAL					
CORE	MAX DU	PARCEL	GROSS	FINAL PLAT PARCEL DU	LAND USE	SF-1 TRADITIONAL SINGLE-FAMILY	SF-2 SMALL-LOT SINGLE-FAMILY	MF-1 DETACHED MULTI-FAMILY	MF-2 TRADITIONAL MULTI-FAMILY	O-1	C-2	C-5	BPI	I-1	
3 (CONT'D)	6,700	K	43.96		MU-8					X	X	X	X	X	
		L	16.90		MU-2				X	X	X	X	X		
		M	254.80		MPC		X	X	X	X	X	X	X		
		N	142.80		MPC		X	X	X	X	X	X	X		
		O	11.12		COM						X	X	X		
		P	131.23		COM						X	X	X		
		Q	129.90		COM						X	X	X		
		R	147.57		MU-2			X		X	X	X	X		
		S	84.64		MU-2			X		X	X	X	X		
		T	50.23		COM						X	X	X		
		U	181.48		MU-8						X	X	X	X	X
		V	94.71		MU-8						X	X	X	X	X
		W	144.61		MU-8						X	X	X	X	X
		X	98.31		MU-1		X	X	X		X	X	X		
		Y	143.56		MU-1		X	X	X		X	X	X		
		Z	50.20		COM						X	X	X		
		AA	55.82		COM						X	X	X		
		BB	82.35		MU-1		X	X	X		X	X	X		
		CC	123.08		MU-1		X	X	X		X	X	X		
		DD	146.05		MU-4			X		X	X	X	X	X	
EE	199.55		MU-4			X		X	X	X	X	X			
FF	89.62		MU-8						X	X	X	X	X		
GG	22.59		MU-8						X	X	X	X	X		
HH	122.98		MU-8						X	X	X	X	X		
II	115.12		MU-3					X	X	X	X				
JJ	62.49		MU-3					X	X	X	X				
KK	245.07		MU-4				X	X	X	X	X	X			
LL	110.75		MU-4				X	X	X	X	X	X			
MM	128.44		MU-4				X	X	X	X	X	X			
NN	74.84		MU-4				X	X	X	X	X	X			
TOTAL			4,545.80												

NOTES:

1. Areas with a base zoning district of Small-Lot Single-Family Residential (SF-2) shall adhere to Sections 21-416, 21-417 and 21-418 of the City of Peoria Zoning Ordinance governing Permitted, Conditional and Accessory Uses, but shall allow for at least one attached single-family dwelling per lot as a permitted principal use. Non-Residential uses within this base zoning district shall follow the property development standards for the R1-6 zoning district.
2. Areas with a base zoning district of Traditional Multi-Family Residential (MF-2) shall adhere to Section 21-425, 21-426 and 21-427 of the City of Peoria Zoning Ordinance governing Permitted, Conditional and Accessory Uses.
3. Areas with a base zoning district of Detached Multi-Family Residential (MF-1) shall allow uses in which multi-family units are detached from other units.
4. Residential uses shall be prohibited within the defined residential restriction area.



3.4. Permitted, Conditional, and Accessory Uses

Unless specifically modified by this PCD, all permitted, conditional, and accessory uses must adhere to the use regulations and restrictions outlined in the City of Peoria Zoning Ordinance for the zoning district identified on the Final Plat or Site Plan.

At the time of Site Plan submission (for non-residential or multifamily projects) or Preliminary Plat submission (for single-family residential development), the applicant must declare the applicable underlying zoning district for the site. This declared zoning district will determine the permitted uses and the development standards that apply to the property.

The selected zoning district must align with the land use designation identified in *Table 2: Permitted, Conditional and Accessory Uses*, *Table 3A: Supplemental Uses* and the corresponding development standards presented in *Table 2* and *Table 4A & 4B*. Once the final patent is issued by ASLD and the Site Plan or Final Plat is approved, any residential units associated with the parcel will be reflected in the updated Land Use Budget. Refer to *Exhibit 6 - Land Use Budget* for additional information.

TABLE 3A: SUPPLEMENTAL USES
Outdoor Dining Areas are permitted by right in C-2, C-5, BPI and I-1 districts (not CUP).
Retail Liquor Store, without a drive-through component, permitted by right in C-2 and C-5, and exempt from Section 21-503.
Open-Air Markets permitted by right in O-1, C-2 and C-5 districts.
Large Scale Retail permitted by right in C-2 and C-5 (not CUP).
Bed & Breakfast Inn permitted by right in O-1 and C-2 districts.
Manufacturing, processing, refining, testing, and distribution of chemical, petroleum, metal, lumber, and allied products conditionally permitted in I-1 districts, subject to a 1,000' separation from residential districts.

SUPPLEMENTAL USES (CONT'D)
Data centers permitted only in I-1 subject to the issuance of a Special Use Overlay, pursuant to Section 21-680, provided they require a closed-loop system or equivalent low/no water technologies and a minimum separation of 500' from any residential district.
Battery Energy Storage Systems (BESS) are permitted by right in I-1 Districts located in Core 3, provided they are at least (600') from residential property line. Subject to Section 21-500 of the Zoning Code.
Religious Campus and related facilities, including, but not limited to, cemetery, funeral home, school, or parsonage, shall be permitted by right on Parcel 2-J.

TABLE 3B: PROHIBITED USES
Bonding, Companies & Non-Chartered Financial (check cashing)
Car Washes prohibited in C-5, BPI and I-1
Adult Uses
Pawn shops
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor and similar uses prohibited in BPI and I-1 districts.

3.5. Development Standards

The PIC PCD applies existing development standards from the City of Peoria's Zoning Ordinance based on current zoning districts. Where appropriate, modifications to these standards have been incorporated to better align with the long-term development vision for the site. Detailed development standards for the property are outlined in the PIC Standards and Guidelines Report (*Table 4A & 4B* and *Exhibit 4*).



TABLE 4A & 4 B: DEVELOPMENT STANDARDS

4A: DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS (2)	SF-1 (1)	SF-2	MF-1	MF-2
	SINGLE FAMILY RESIDENTIAL		DETACHED MULTI-FAMILY	TRADITIONAL MULTI-FAMILY
MINIMUM LOT AREA (SF)	5,000	1,200	N/R	N/R
MINIMUM LOT WIDTH (FT)	45' (3) (4)	20'	N/R	N/R
MINIMUM LOT DEPTH (FT)	100' (3)	N/R	N/R	N/R
MAXIMUM LOT COVERAGE (%)	55%	85%	N/R	N/R
MAXIMUM BUILDING HEIGHT FT	30'	30'	30'	48'/60' (5)
FRONT SETBACK (FT)	20'		20'	20'
SIDE-ENTRY GARAGE	10'	N/R	-	-
FRONT-FACING GARAGE	20'	3' or 20' (6)	-	-
SIDE SETBACK	-	-	20' (7)	20' (7)
INTERIOR SETBACK (MIN/TOTAL FT)	5'/10'	5' (6)	-	-
CORNER SETBACK (FT)	10'	10'	15' (7)	15' (7)
REAR SETBACK (FT)	15'	5'	15'	15'
ACCESSORY BUILDINGS	20'	20'	20'	

TABLE 4A NOTES:

N/R = No Minimum Requirements

- SF-1 development standards, where not modified herein shall be subject to R1-6 standards per the City of Peoria Zoning Ordinance.
- Parcels 1-N, 1-O and 1-P shall have a landscaped buffer of no less than 30' feet along the southern and eastern boundary conditions abutting Pleasant Valley and West Wing.
- Lots within Parcels 1-N, 1-O and 1-P, shall be a minimum of 60' wide and 120' deep.
- On Parcels 1-J and 1-K, no more than 40% of lots within a SF-1 development unit may be a minimum width of 45 feet. A minimum of 60% of lots shall be 53' or greater in lot width.
- MF-2 on parcels within Core 1 are limited to a maximum height of 48 feet. MF-2 parcels within Core 2 and 3 are limited to a maximum height of 60 feet or as depicted in the Loop 303 Height Overlay Area.
- Driveway depth must be less than equal to 3' or greater than 20' as measured from the back of sidewalk, or back of curb if a sidewalk is not provided. Architectural elements, such as pop-outs and overhangs, may encroach into the front building setback up to 3'.
- For condominium and attached housing types only building separation applies.

4B: DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL DISTRICTS	O-1	C-2	C-5	BPI	I-1
	OFFICE AND COMMERCIAL USES (1)			BUSINESS PARK & INDUSTRIAL USES (1)	
MINIMUM LOT/SITE AREA (AC)	N/R	N/R	N/R	N/R	N/R
MINIMUM LOT WIDTH (FT)	N/R	N/R	N/R	80'	80'
MINIMUM LOT/SITE DEPTH (FT)	N/R	N/R	N/R	N/R	N/R
MINIMUM FRONTAGE ON ONE ARTERIAL (FT)	N/R	N/R	N/R	N/R	N/R
MAXIMUM LOT COVERAGE (%)	N/R	N/R	N/R	N/R	N/R
MAXIMUM BUILDING HEIGHT (FT) (2)	36'	48'	60'	60'	72'
ARTERIAL STREET SIDE SETBACK (FT)	15'	15'	30'	30'	30'
OTHER STREET SIDE SETBACK (FT)	15'	15'	15'	20'	20'
INTERIOR REAR/SIDE SETBACK (FT)	N/R	N/R	N/R	N/R	N/R
LEAST SIDE (FT)	-	-	-	20'	0'
TOTAL SIDES (FT)	-	-	-	40'	20'
SETBACK FROM RESIDENTIAL ZONES (FT) (3)	30'	30'	50'	50'	50'

TABLE 4B NOTES:

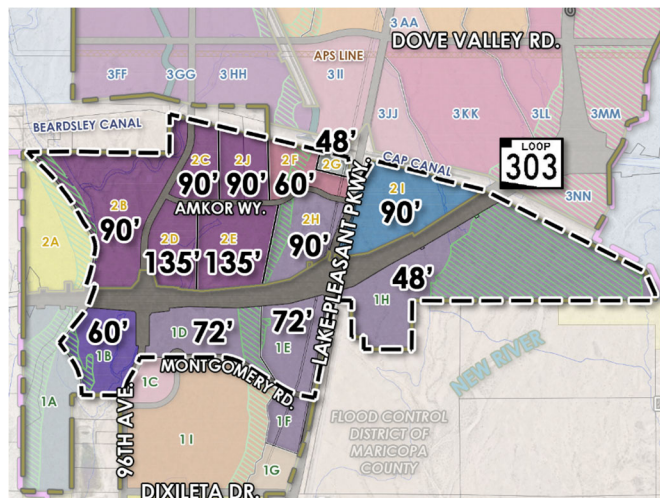
N/R = No Minimum Requirements

- For Parcel 2-1, subject to all applicable building and fire codes; standards applicable for proposals submitted concurrently to the City as a unified mixed use development concept.
- Where the Loop 303 Height Overlay applies, the overlay standards shall govern.
- Setback is applicable when parcel adjoins a residential zoning district outside of this PCD boundary.



3.6. Loop 303 Height Overlay

It is recognized that specified parcels along the Loop 303 Corridor enjoy locational advantages such as visibility, access and proximity to regional drivers. Given their disposition, the PCD provides for an enhanced level of intensity in the form of elevated height allowances. For parcels within the boundary depicted below, the maximum height allowance shall supersede the base zoning requirement.



Loop 303 Height Overlay Area

PARCEL	HEIGHT STANDARDS
1B	60'
1D	72'
1E	72'
1H	48'
2B	90'
2C	90'
2D	135'
2E	135'
2F	60'
2G	48'
2H	72'
2I	90'
2J	90'

3.7. Parking Standards

Development shall meet the minimum parking and loading standards of Section 21-900: Parking and Loading, of the Peoria Zoning Ordinance except as modified below:

A. Off-Street Parking Requirements:

- Any proposed uses not listed or deemed not comparable to those listed in 21-902 Parking Requirements may submit a Parking Demand Study at the time of site plan approval process to determine off-street parking requirements.
- For MU designated parcels, a parking study may be considered by the Zoning Administrator to justify an alternative parking standard when shared parking arrangements are proposed.

B. Parking Area Landscaping:

- Parcels 1-E, 1-F, 2-F and 2-H:
 - One (1) parking lot island with raised concrete or decorative curbing shall be provided for every eight (8) parking spaces. In addition, landscape islands shall be provided at the end of each parking row.
- Parcels 1-B, 1-D, 2-B, 2-C, 2-D, and 2-E:
 - One (1) parking lot island with raised concrete or decorative curbing shall be provided for every ten (10) parking spaces, except where covered parking with solar panels are provided, one (1) parking lot island for every eighteen (18) parking spaces may be provided. In addition, landscape islands shall be provided at the end of each parking row.
 - Landscaped medians are not required where double rows of parking exceed thirty (30) total spaces.

3.8. Accessory Buildings and Uses

Unless otherwise specified in this PCD, accessory buildings and uses shall conform with Section 21-315 (“Accessory Buildings and Uses”) of the Peoria Zoning Ordinance.

3.9. Accessory Dwelling Units

Accessory Dwelling Units are permitted on any lot or parcel developed as single-family residential pursuant to Section 21-316 (“Accessory Dwelling Unit”) of the Peoria Zoning Ordinance.



3.10. Open Space Requirements

Open space planning and amenities must comply with the applicable standards set forth in the City of Peoria Community Design Guidelines, the Hillside Development Overlay District, the Desert Lands Conservation Overlay, and the City's landscape regulations, except as noted within the PCD Standards and Guidelines Report.

A. Open Space and NOS

The City of Peoria has requirements for the preservation of Natural Open Space (NOS) per the DLCO, and common or active open space, within a residential development (per Peoria Community Design Guidelines). Given the expansive nature and expected duration build out of the Project, preferred natural open spaces (NOS) areas have been identified over protected rivers, washes, and where terrain rises above 15%. These strategic areas are sought to preserve environmentally sensitive areas, recreational amenities, and pedestrian connectivity. Should each core area be divided into smaller parcels as contemplated, the master developer for that core area may satisfy the minimum required open space and NOS acreage through one or more of the following methods/options:

1. Dedication of open space and NOS will be provided in common area tracts, and the total acreage to be dedicated will meet or exceed the minimum acreage of open space and NOS required for the entirety of the project; or
2. Dedication of open space and NOS will occur on an individual parcel basis, which when totaled together, will meet or exceed the total acreage required for open space and NOS; or
3. Dedication of open space and NOS will occur through a combination of common area dedications for the project and individual parcel dedications, which when totaled together, will meet or exceed the total acreage required for open space and NOS.

At the time of the first Site Plan or Preliminary Plat for each Core Area, the master developer shall elect which of the three options identified above shall be utilized to satisfy minimum open space and NOS requirement. Should Option 2 or 3 be selected, the Master Developer shall establish an open space and NOS dedication schedule with the first site plan, which is to be updated with each subsequent parcel development, until such time as the project has met its total open space and NOS obligations. Actual NOS and open space areas for each subarea will be further refined at the time of site plan or preliminary plat application, as applicable.

B. Residential Project Open Space (PCDG)

For individual single-family, multi-family and horizontal mixed-use developments, landscaping and open space must meet or exceed the required amount specified in both the Community Design Guidelines and the Zoning Ordinance. Vertical mixed-use developments are also subject to these same guidelines; however, they must provide a minimum of 10% net of site landscaping area.

3.11. Lighting

Exterior lighting shall comply with Chapter 21 (Section 21-302.F) and Chapter 20 (Sections 20-60 through 20-67) of the City Code and the Peoria Engineering Standards Manual, as applicable.

3.12. Screening, Fencing and Walls

Walls, fences and screening shall conform to the Zoning Ordinance and Peoria Community Design Guidelines, unless otherwise approved through the site plan or preliminary plat process.

3.13. Roadway Standards

Functional classification for Collectors, Arterials and Parkways is designated within the Peoria General Plan (Circulation Map). The specific design and cross-section shall be determined by the City of Peoria Engineering Standards (PESM), or as approved by the City of Peoria Traffic Engineer.



3.14. Design Review Standards

Unless otherwise modified herein, development shall comply with the City of Peoria Community Design Guidelines.

3.15. Landscaping

Except as modified below, development shall comply with the landscaping requirements identified within Section 21-800 of the City of Peoria Zoning Ordinance.

1. The Street Frontage Landscape Buffer identified in Section 21-818.A.1 (“General Landscape Requirements – On-Site Landscape Areas”) shall be a minimum of 20’ in width along all Collector and higher roadway classifications, regardless of use.
2. Local Streets shall provide a Street Frontage Landscape Buffer pursuant to Section 21-818 of the Zoning Ordinance.
3. The PCD shall be exempt from Section 21-819 of the Zoning Ordinance.

3.16. Signs

Unless otherwise modified herein, development shall comply with Section 21-700 of the City of Peoria Zoning Ordinance.

4. Project Implementation

4.1. Project Governance

The standards and regulations outlined in this Planned Community District (PCD) represent the minimum requirements necessary to promote public safety, health, comfort, convenience, and overall welfare. When questions arise concerning the interpretation or application of any part of this PCD, The Zoning Administrator shall be responsible for determining the appropriate interpretation as outlined within the provisions of the Peoria Zoning Ordinance.

4.2. Master and Secondary Planning

The primary objective of the Master Plans is to ensure that infrastructure within the PCD is properly designed and adequately scaled to support

development at the densities and intensities approved for both the individual Development Cores/Parcels and the overall PCD. To this end, the following Master Plans have been submitted with this proposal: Master Drainage Report, Master Water and Wastewater Reports, Master Traffic Analysis, Open Space and Trails Master Plan, Public Facilities Master Plan, Electrical Power Demand Forecast and Transmission Plan, and the Desert Lands Conservation Report.

These Master Plans and Reports provide a conceptual outline of the backbone infrastructure expected for the Project throughout its development lifecycle. It is important to understand that future development plans will need to remain flexible, as the final build-out will be constrained by the available infrastructure to support the PIC.

The PCD Standards and Guidelines report acknowledges these Master Reports and then identifies the responsibilities of property purchasers related to the subsequent planning required for the next phase of development. Factors such as type or intensity of land uses envisioned, or acreage of the purchase may require refinement of the established Master Plans for that specific Development Core/Parcel.

Master Plan Update Process

The initial acquisition of property within a Core Area includes the obligation to update the Master Plans for that specific unit or a portion thereof. These plans must be developed by licensed professionals registered to practice in the State of Arizona. For non-patented parcels, the Master Plans must be updated to reflect the proposal and then submitted to the Arizona State Land Department (ASLD) for review and approval before any formal submission to the City of Peoria. For patented parcels, the developer is required to submit updated Master Plans either prior to, or concurrent with, the necessary site plan (or preliminary plat) application.

Prior to updating the Master Plans, applicants are required to file and participate in a pre-application meeting with City of Peoria. This meeting will serve to review the purpose and scope of revisions needed to the applicable Master Plans. The specific extent of



revisions may vary depending on the size of the land acquired, and the appropriate coverage area.

4.3. Development Parcel Plan Requirements

Upon establishment and approval of the Master Plans, the initial acquisition of property within a Development Parcel includes the obligation to prepare Development Plans for that specific parcel or a portion thereof. At a minimum, the Development Plans should address the following items as stand-alone reports:

4.4. Vehicular Circulation

- Identify the vehicular network intended to serve the parcel, including required right-of-way widths and improvement levels necessary to maintain adequate service levels. At a minimum, the network should address ADOT access, limited parkways, arterial and collector streets. The identified adjacent/backbone roadways are depicted in *Exhibit 4 - Street Circulation Plan*. Alignments and access are conceptual in nature and may be refined from time to time as development occurs.
- Provide typical roadway cross-sections.
- Outline proposed traffic control measures at key intersections of arterial and collector streets.
- Include a traffic signal warrant analysis at applicable intersections.
- Present a conceptual phasing plan for the construction of road infrastructure.
- Highlight any off-site road improvements that may be needed to support acceptable traffic conditions within the Development Parcel and broader Core areas.
- Identify any roadway segments subject to Arizona Department of Transportation (ADOT) access restrictions.

4.5. Drainage

- Refine or update mapping of all off-site watersheds contributing 100-year flows exceeding 100 cubic feet per second (cfs) to the site.
- Identify all relevant balanced and critical drainage basins.

- Document existing upstream drainage infrastructure.
- Highlight areas prone to sheet flow, noting the average water depth.
- Identify any FEMA-designated floodways and floodplains.
- Describe any proposed alterations or encroachments on major drainage patterns.
- Provide layout and description of the drainage systems planned for the site.
- Explain how the proposed development will comply with the City of Peoria's floodplain and erosion hazard standards.

4.6. Water

- Show the locations and sizes of existing major water lines and system infrastructure.
- Identify water pressure zones within and around the Development Parcel.
- Provide locations and specifications for proposed water transmission infrastructure, such as main lines, booster stations, or pressure reducing valves necessary to support the development.
- Specify connection points to the existing water system.
- Indicate locations and dimensions of proposed water line stubs intended to serve internal parcels.

4.7. Wastewater

- Display the size and placement of existing sanitary sewer infrastructure.
- Identify new sewer mains proposed for the area and clarify if these will rely on gravity flow.
- Show proposed connection points to the current sewer system.
- Include the layout and size of any sewer line stubs that will provide service to individual parcels within the Core areas.

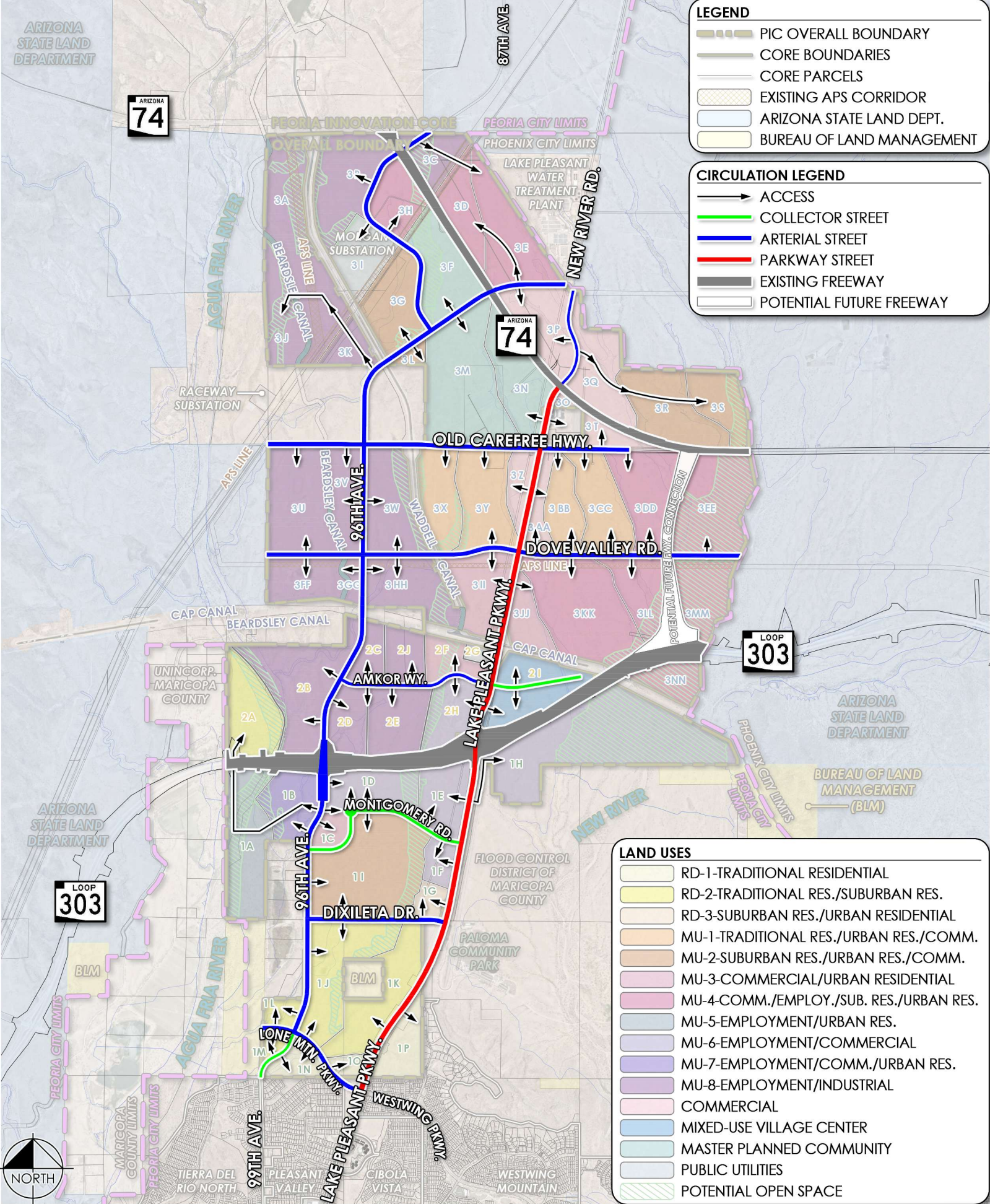
ARIZONA 74

LEGEND

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

CIRCULATION LEGEND

- ACCESS
- COLLECTOR STREET
- ARTERIAL STREET
- PARKWAY STREET
- EXISTING FREEWAY
- POTENTIAL FUTURE FREEWAY



LAND USES

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- MU-1-TRADITIONAL RES./URBAN RES./COMM.
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
- MU-5-EMPLOYMENT/URBAN RES.
- 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



ARIZONA 74

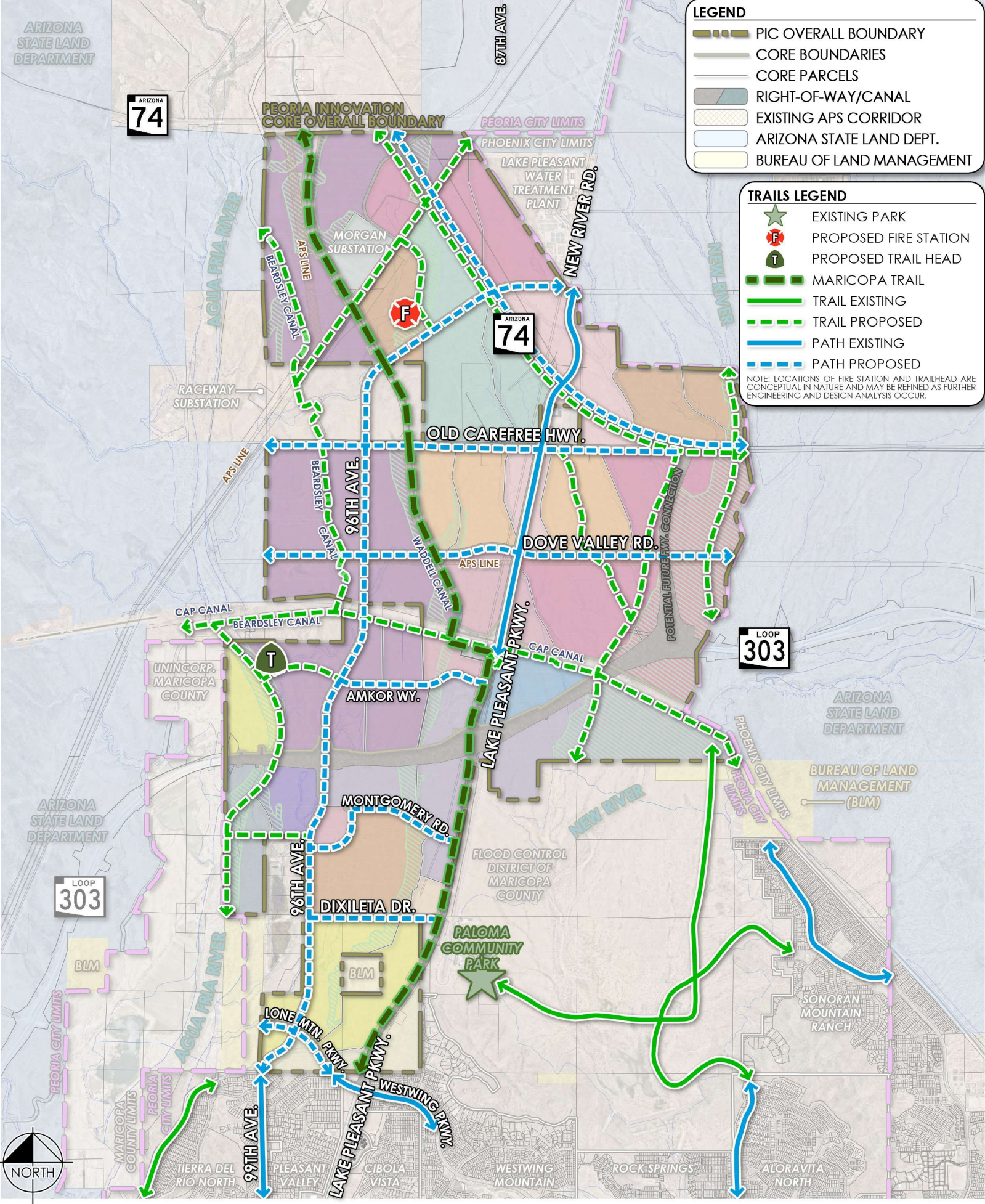
LEGEND

- 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

NOTE: LOCATIONS OF FIRE STATION AND TRAILHEAD ARE CONCEPTUAL IN NATURE AND MAY BE REFINED AS FURTHER ENGINEERING AND DESIGN ANALYSIS OCCUR.





4.8. Open Space, Recreation & Trails

- Identify the location and total area designated for primary open space within the Development Cores/Parcels.
- The primary or backbone paths and trails are identified within *Exhibit 5 - Paths and Trails*. In addition, secondary and tertiary pedestrian connections will be identified as each development plan comes in for City review for the Development Cores/Parcels to show how they will connect with the PIC and to Peoria’s broader trail network.

4.9. Public Facilities

- Required public facilities will be integrated into individual Development Cores/Parcels as necessary.
- Final site selection will be coordinated between the developer and the appropriate agency through the City’s development review process.
- Provide schematic representations of potential locations and site areas for fire and police stations.
- Show conceptual placement and size for future school sites.
- Identify schematic locations and approximate areas for City parks.

4.10. Unspecified Land Uses

Any land use not explicitly identified in this PCD is considered prohibited. However, it is the responsibility of the Zoning Administrator to determine whether an unlisted use is analogous and/or similar to a listed use based on its physical and operational characteristics. If deemed comparable, the unlisted use will be treated in accordance with the regulations applied to the comparable listed use.

4.11. Development Regulations and Standards Not Listed

In instances where this PCD does not specify development regulations or standards, those of the City of Peoria Zoning Ordinance, and the Community Design Standards shall apply, depending on the situation. For issues not addressed in this document, the City’s current adopted regulations at the time of

the development application will be used unless otherwise specified.

4.12. ASLD/Purchaser Role

The ASLD retains exclusive authority to determine when and how Trust land within this PCD is made available for sale. While ASLD maintains ownership of land within the PCD, any landowner other than ASLD must obtain written authorization from ASLD before requesting a Zoning Administrator interpretation or amendments to this PCD.

If the City receives such a request without ASLD approval, the City must notify ASLD.

- Until all State Trust land in the PCD is patented, ASLD will remain actively involved in land use decisions. This ongoing involvement is intended to ensure that development is consistent with this PCD and beneficial to both current and future phases. ASLD has the authority to:
- Review development packages, improvement plans, subdivision plats, and related documents prior to submission to the City or any other reviewing agency.
- Require an ASLD Planning Authorization Letter with all City submittals.
- Review and approve development proposals when the City requests substantial changes to submitted plans.
- Approve proposed land uses, PCD amendments, and any applications affecting development standards prior to formal submission to the City of Peoria.
- Approve all Master Plans related to the Secondary Planning process, which must also include an ASLD Planning Authorization Letter upon submittal.
- Assign residential densities and allocate dwelling units to specific sale parcels.
- Define the sequence, size, and location of property sales within the PCD.



4.13. Land Use Budget and Planning Allocation

The State Land Commissioner (or a designated representative) is responsible for determining permitted residential densities for each parcel prior to auction. All applications for site plans or preliminary plats must include documentation showing the Commissioner's approval of the density allocation—this requirement continues until the last parcel is patented.

The City of Peoria will maintain a running total of entitled residential units in a Land Use Budget (see *Exhibit 6*). This table will be updated as site plans and final plats are approved. If a development plan fails to result in patenting by ASLD, the associated units will be returned to the available unit pool in the Land Use Budget.

4.14. Amendments

Any amendments to this PCD must follow the process outlined in Section 21-613 of the City's Zoning Ordinance. The Zoning Administrator may approve minor administrative changes to the boundaries of Development Parcels, particularly when adjustments are necessary due to final roadway alignment or other development limitations. The total allowable residential density is controlled through a combination of the overall unit cap and the underlying zoning standards applicable to each parcel. This PCD does not establish parcel-specific maximum density requirements. No amendments to this PCD are permitted without the explicit consent of ASLD while Trust Land remains under their ownership.

5. Infrastructure

Master Plan updates or addendums, as specifically conditioned, for individual core areas will be required as needed:

Master plans for the Peoria Innovation Core shall be updated as necessary, as determined by the Zoning Administrator and City Engineer, with any

subsequent Site Plan or Preliminary Plat submittals within a CORE.

Right-of-way and easement dedications shall occur in accordance with City requirements and the findings of any approved master plans, or addendums thereof.

5.1. Street Circulation

For a detailed summary of existing and proposed infrastructure conditions related to street circulation, please refer to the Master Traffic Impact Analysis prepared by Y2K & Kimley-Horn (March 2026 Date).

5.2. Water and Wastewater

For a comprehensive overview of existing and planned water and wastewater infrastructure, please see the Water & Wastewater Report authored by Kimley-Horn (March 2026 Date).

5.3. Drainage

For information regarding current and anticipated drainage infrastructure, consult the Master Drainage Report by Kimley-Horn (March 2026 Date).

5.4. Electrical Power Demand & Transmission

For information regarding current and anticipated electrical power demand & transmission, consult the Electrical Master Plan by Kimley-Horn (March 2026 Date).



EXHIBIT 6 – LAND USE BUDGET

DEVELOPMENT AREA			RESIDENTIAL UNITS APPROVED TO-DATE	DATE OF UPDATE
CORE	MAX DU	PARCEL		
1	3,500	A		
		B		
		C		
		D		
		E		
		F		
		G		
		H		
		I		
		J		
		K		
		L		
		M		
		N		
O				
P				
TOTAL				

DEVELOPMENT AREA			RESIDENTIAL UNITS APPROVED TO-DATE	DATE OF UPDATE
CORE	MAX DU	PARCEL		
2	800	A		
		B		
		C		
		D		
		E		
		F		
		G		
		H		
		I		
TOTAL				

DEVELOPMENT AREA			RESIDENTIAL UNITS APPROVED TO-DATE	DATE OF UPDATE
CORE	MAX DU	PARCEL		
3		A		
		B		
		C		
		D		
		E		
		F		
		G		
		H		
		I		
		J		
		K		
		L		
		M		
		N		
		O		
		P		
		Q		
R				



3 (CONT'D)	6,700	S	
		T	
		U	
		V	
		W	
		X	
		Y	
		Z	
		AA	
		BB	
		CC	
		DD	
		EE	
		FF	
		GG	
		HH	
		II	
		JJ	
		KK	
LL			
MM			
NN			
TOTAL			

NOTES

(1) Units associated and entitled with any proposed development plan that fail to transfer out of ASLD's ownership (issued a land patent) shall be returned to the Land Use Budget Table following notice to the city by ASLD.

**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:

- 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](#).

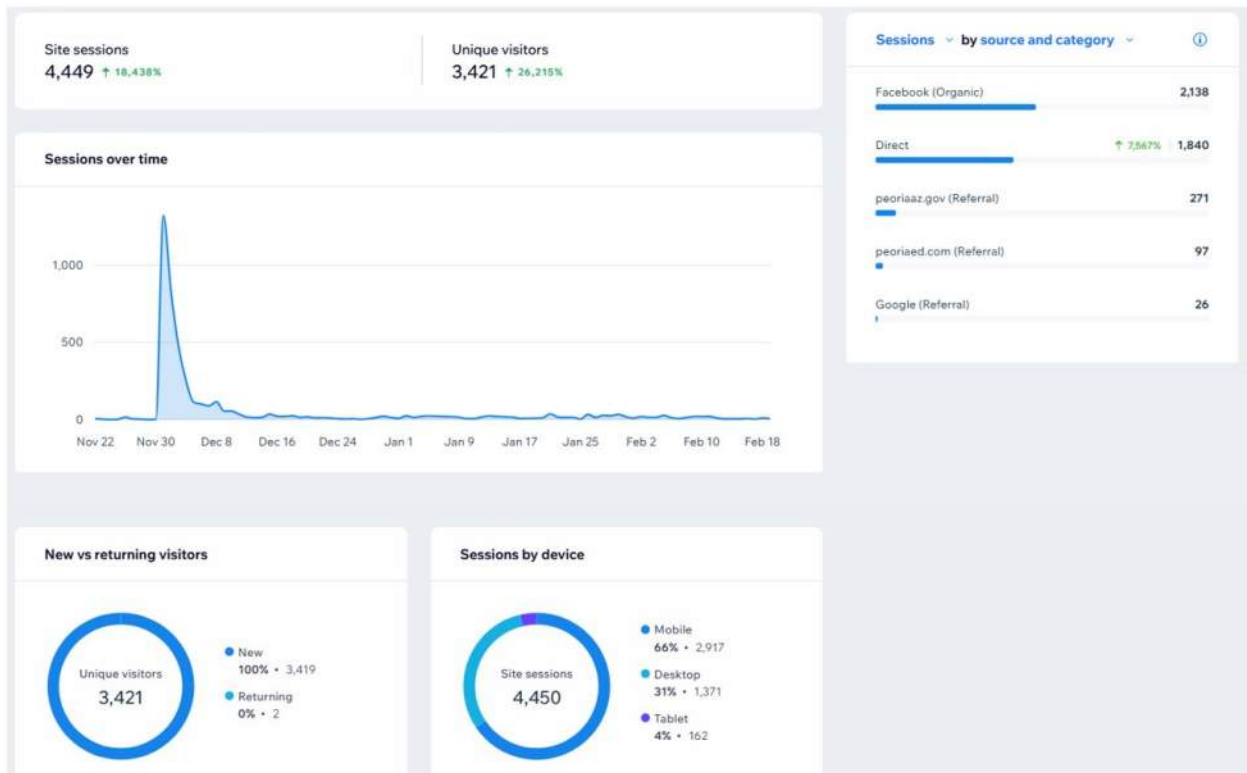
- Download the Zoning & Land Use Exhibits:
- [PIC Existing Zoning Map](#)
 - [PIC Existing Land Use Map](#)
 - [DRAFT PIC Proposed Zoning Map](#)
 - [DRAFT PIC Proposed Land Use Map](#)
 - [Open Space & Floodplains Map](#)
 - [Paths & Trails Map](#)
 - [All Public Meeting Exhibits](#)
- From Jan. 29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

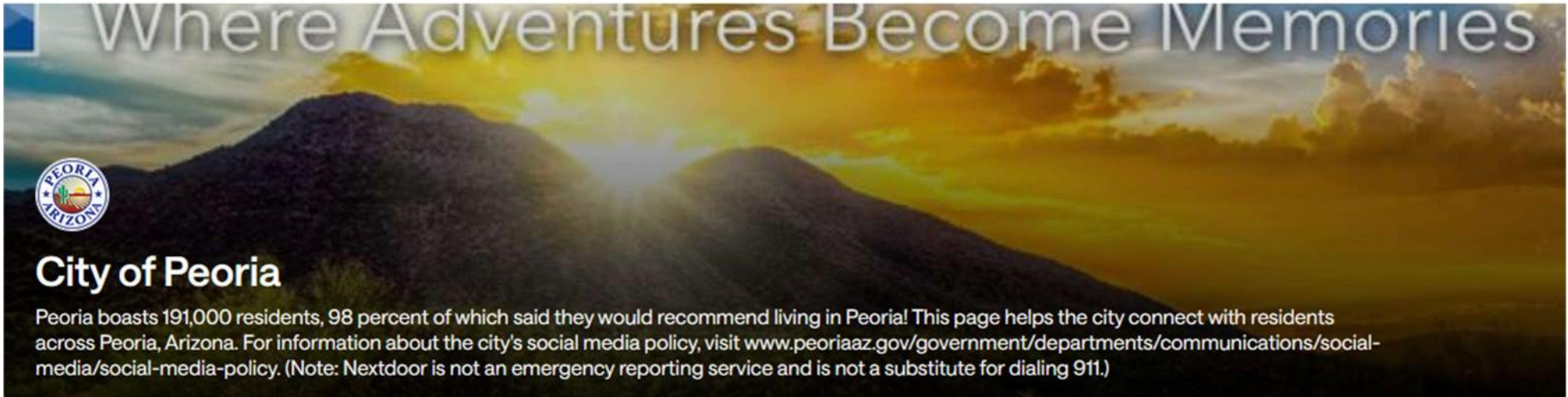
A visit to www.PICPeoriaAz.com includes all planning maps and descriptive land uses for all three Core areas of the PIC. Core 1 includes land from Lone Mountain Parkway to Loop 303. Core 2 encompasses the area from Loop 303 to the CAP Canal, and Core 3 traverses the CAP Canal, north to SR74.

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

Subscribe

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:

	picpeoriaaz.com PICPeoriaAz.com
--	--

9:17 AM · Dec 1, 2025 · 147 Views



GLENDALE, AZ
CLEAR, 73°
FULL PAGE CASE

Search ...
ADVANCED SEARCH

DAILY INDEPENDENT APACHE JUNCTION / GOLD CANYON CAVE CREEK / CAREFREE CHANDLER FOUNTAIN HILLS GILBERT GLENDALE LITCHFIELD PARK / GOODYEAR
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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Phoenix Independent, February 20, 2026

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State of the Union 2026: Two views on how America's

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.

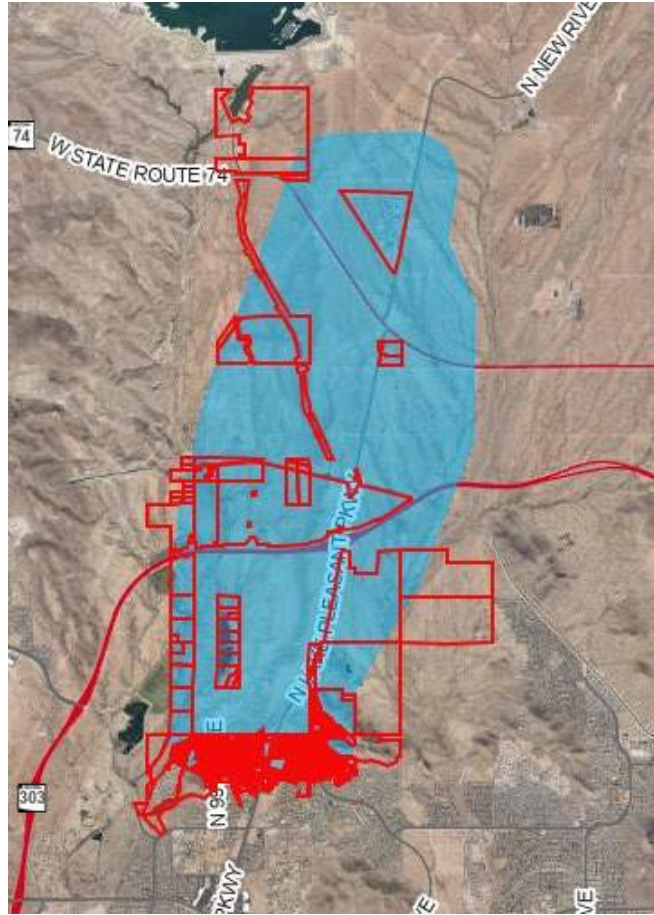
We invite you to learn more by viewing the presentation and exhibits at PICPeoriaAz.com.



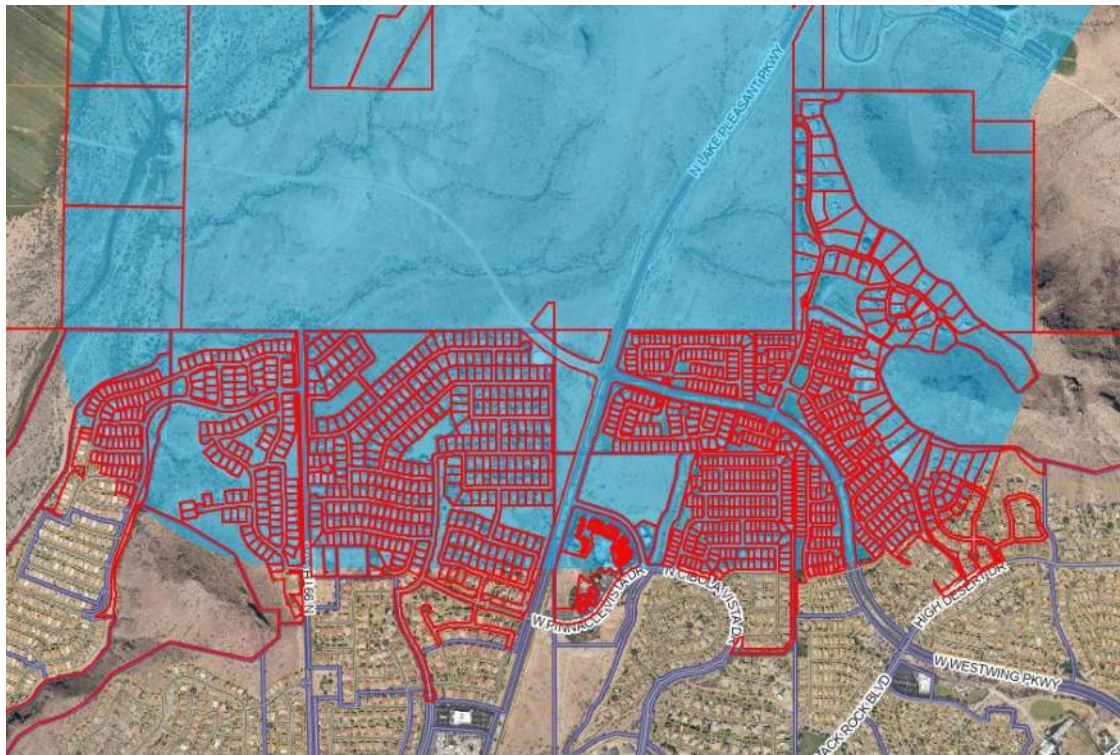
Project Info: 602-532-6250 | PICPeoriaAz.com

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
NEIGHBOR	10058 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10146 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10154 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	10162 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10163 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	10194 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10201 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10202 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10206 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10207 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10208 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	10208 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10209 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10209 W GAMBIT TRL	PEORIA	AZ	85383
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NEIGHBOR	10212 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	10213 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10214 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10215 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	10217 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10218 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10218 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	10218 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	10220 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10223 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10223 W GAMBIT TRL	PEORIA	AZ	85383
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NEIGHBOR	10224 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10224 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	10225 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10226 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10226 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10230 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	10231 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10231 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10232 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10234 W BLUE SKY DR	PEORIA	AZ	85383
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NEIGHBOR	10236 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	10237 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10239 W BLUE SKY DR	PEORIA	AZ	85383
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NEIGHBOR	10242 W GAMBIT TRL	PEORIA	AZ	85383
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NEIGHBOR	10243 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10246 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10247 W BLUE SKY DR	PEORIA	AZ	85383

NEIGHBOR	10247 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10250 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10252 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10253 W OBERLIN WAY	PEORIA	AZ	85383
NEIGHBOR	10255 W BLUE SKY DR	PEORIA	AZ	85383
NEIGHBOR	10257 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10258 W WHITE FEATHER LN	PEORIA	AZ	85383
NEIGHBOR	10303 W DIXILETA DR	PEORIA	AZ	85383
NEIGHBOR	10739 W YEARLING RD	PEORIA	AZ	85383
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	27303 N 97TH DR	PEORIA	AZ	85383
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NEIGHBOR	27409 N 91ST DR	PEORIA	AZ	85383
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NEIGHBOR	27431 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27434 N HIGUERA DR	PEORIA	AZ	85383
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NEIGHBOR	27447 N 97TH DR	PEORIA	AZ	85383
NEIGHBOR	27450 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27453 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27458 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	27458 N 92ND LN	PEORIA	AZ	85383
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NEIGHBOR	27542 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27542 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27542 N SILVERADO RANCH RD	PEORIA	AZ	85383

NEIGHBOR	27546 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27547 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	27553 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27557 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27558 N 87TH AVE	PEORIA	AZ	85383
NEIGHBOR	27558 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	27562 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27564 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27565 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27566 N 98TH LN	PEORIA	AZ	85383
NEIGHBOR	27570 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	27570 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27573 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27575 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	27575 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27582 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27586 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27593 N 92ND LN	PEORIA	AZ	85383
NEIGHBOR	27593 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27593 N SILVERADO RANCH RD	PEORIA	AZ	85383
NEIGHBOR	27596 N 98TH LN	PEORIA	AZ	85383
NEIGHBOR	27597 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27598 N 89TH DR	PEORIA	AZ	85383
NEIGHBOR	27599 N 87TH AVE	PEORIA	AZ	85383
NEIGHBOR	27600 N 90TH LN	PEORIA	AZ	85383
NEIGHBOR	27602 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27603 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27606 N 99TH DR	PEORIA	AZ	85383
NEIGHBOR	27607 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27612 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27617 N 89TH LN	PEORIA	AZ	85383
NEIGHBOR	27617 N 91ST DR	PEORIA	AZ	85383
NEIGHBOR	27618 N 87TH AVE	PEORIA	AZ	85383
NEIGHBOR	27618 N 90TH LN	PEORIA	AZ	85383
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
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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
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NEIGHBOR	9058 W BIG OAK ST	PEORIA	AZ	85383
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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
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NEIGHBOR	9078 W PLUM RD	PEORIA	AZ	85383
NEIGHBOR	9084 W PLUM RD	PEORIA	AZ	85383
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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
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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
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NEIGHBOR	9140 W BENT TREE DR	PEORIA	AZ	85383
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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
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NEIGHBOR	9146 W BENT TREE DR	PEORIA	AZ	85383
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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
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NEIGHBOR	9156 W MINE TRL	PEORIA	AZ	85383
NEIGHBOR	9156 W PINNACLE VISTA DR	PEORIA	AZ	85383
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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
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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
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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
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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
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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
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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
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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
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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
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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
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NEIGHBOR	9221 W BENT TREE DR	PEORIA	AZ	85383
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NEIGHBOR	9225 W MINE TRL	PEORIA	AZ	85383
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NEIGHBOR	9226 W WHITE FEATHER LN	PEORIA	AZ	85383
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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
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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
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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
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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
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NEIGHBOR	9253 W WHITE FEATHER LN	PEORIA	AZ	85383
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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
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NEIGHBOR	9282 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	9302 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	9310 W YELLOW BIRD LN	PEORIA	AZ	85383
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NEIGHBOR	9313 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	9318 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	9321 W WHITE FEATHER LN	PEORIA	AZ	85383
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NEIGHBOR	9334 W YELLOW BIRD LN	PEORIA	AZ	85383
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NEIGHBOR	9337 W WHITE FEATHER LN	PEORIA	AZ	85383
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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
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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
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NEIGHBOR	9516 W BLUE SKY DR	PEORIA	AZ	85383
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NEIGHBOR	9523 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9524 W RUNNING DEER TRL	PEORIA	AZ	85383
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NEIGHBOR	9526 W BLUE SKY DR	PEORIA	AZ	85383
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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
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NEIGHBOR	9538 W GAMBIT TRL	PEORIA	AZ	85383
NEIGHBOR	9538 W KEYSER DR	PEORIA	AZ	85383
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NEIGHBOR	9541 W BENT TREE DR	PEORIA	AZ	85383
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
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NEIGHBOR	9547 W OBERLIN WAY	PEORIA	AZ	85383
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NEIGHBOR	9636 W OBERLIN WAY	PEORIA	AZ	85383
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NEIGHBOR	9752 W KEYSER DR	PEORIA	AZ	85383
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NEIGHBOR	9779 W KEYSER DR	PEORIA	AZ	85383
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NEIGHBOR	9998 W WHITE FEATHER LN	PEORIA	AZ	85383
	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





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Meeting Purpose

Key Topics Covered

City and Expert Participation

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A Word from City Council



Councilmember Matt Bullock
Mesquite District

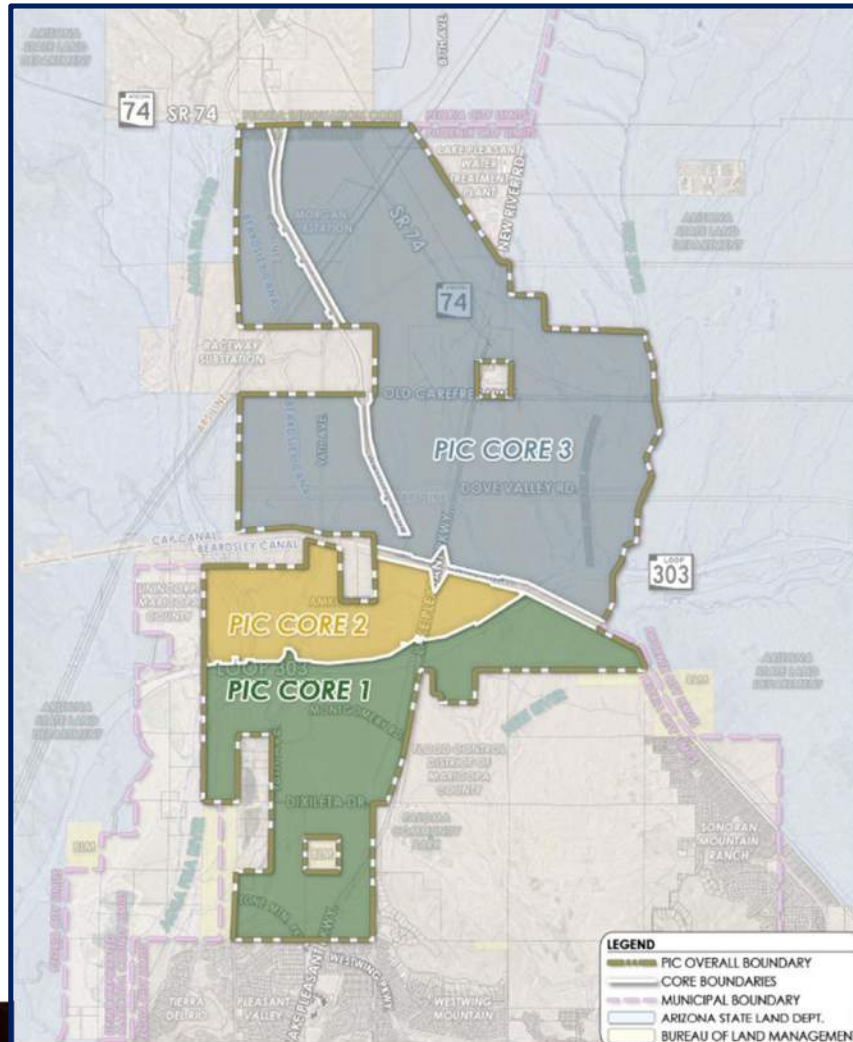




Project Overview & Purpose

Project Location

Master Plan Purpose

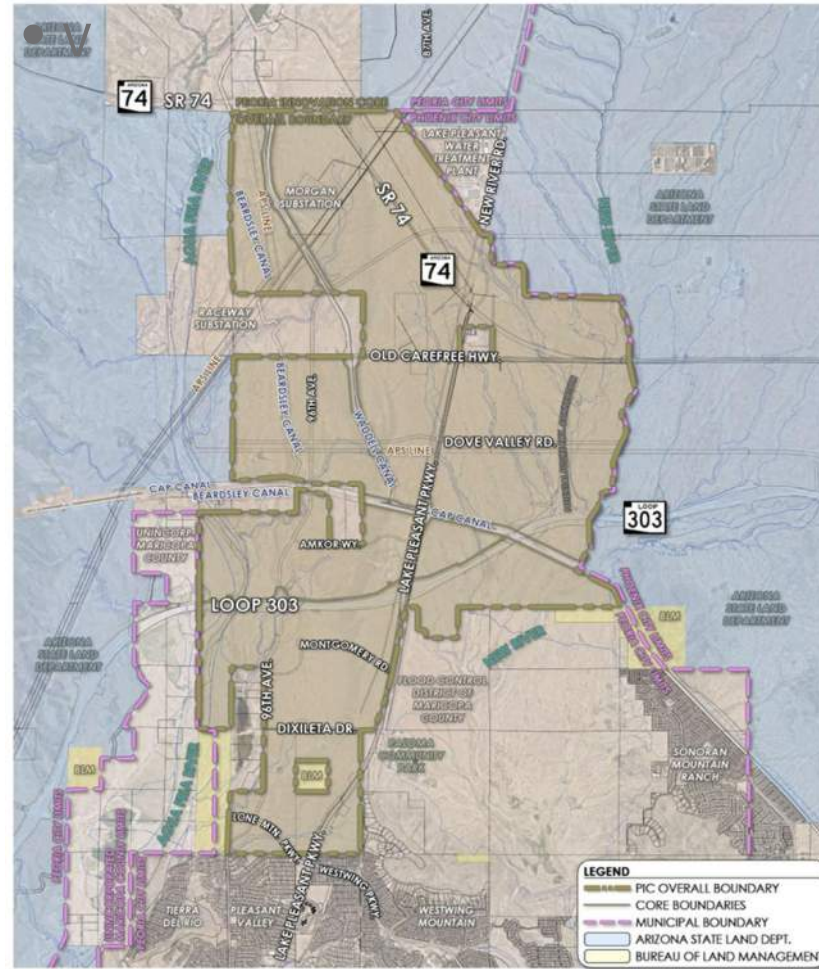




Project Overview & Purpose

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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Partnership Importance

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Current Collaborations

- Well Field and Roadway Projects





Arizona State Land Department Partnership

Intergovernmental Agreement

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- Well Field and Roadway Projects





Arizona State Land Department Partnership

Intergovernmental Agreement

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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

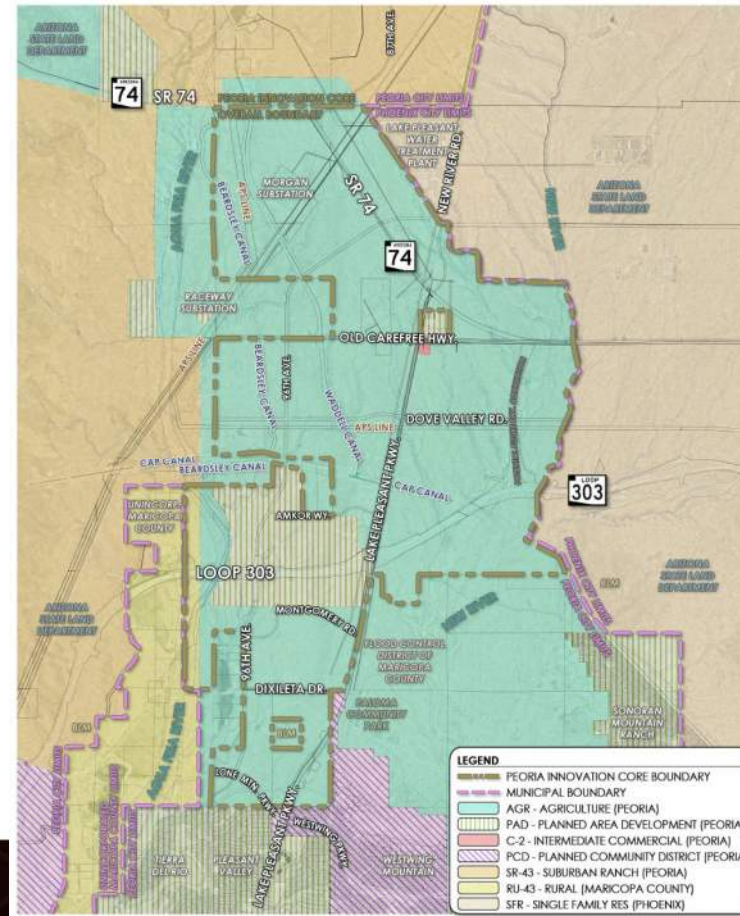




Planning Approach and Methodology

Flexible Land Use

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



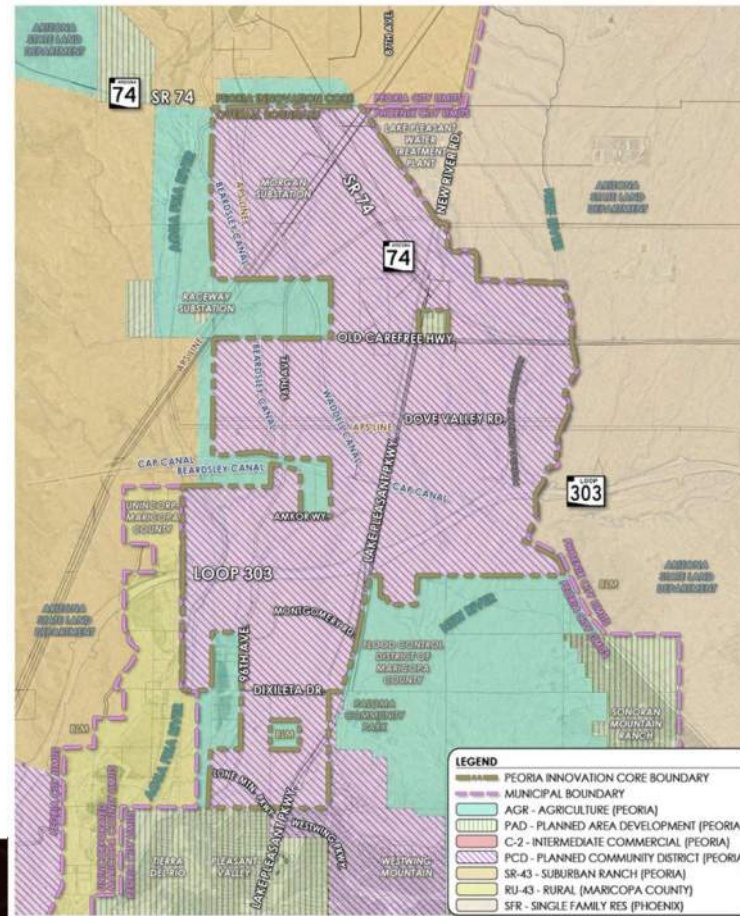
Existing Land Uses



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





Land Use Types and Determinants

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Land Use Types and Determinants

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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

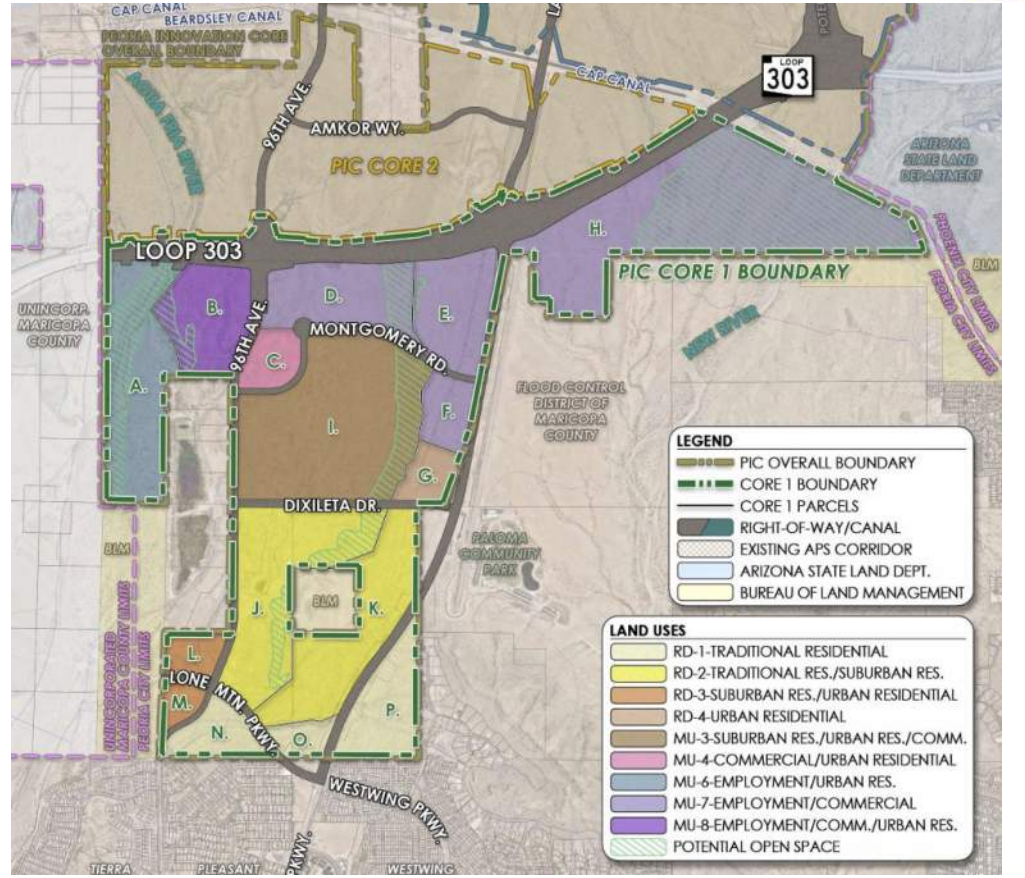
- Parks
- Open Space
- Trails
- Emergency Services





Land Use Types and Determinants

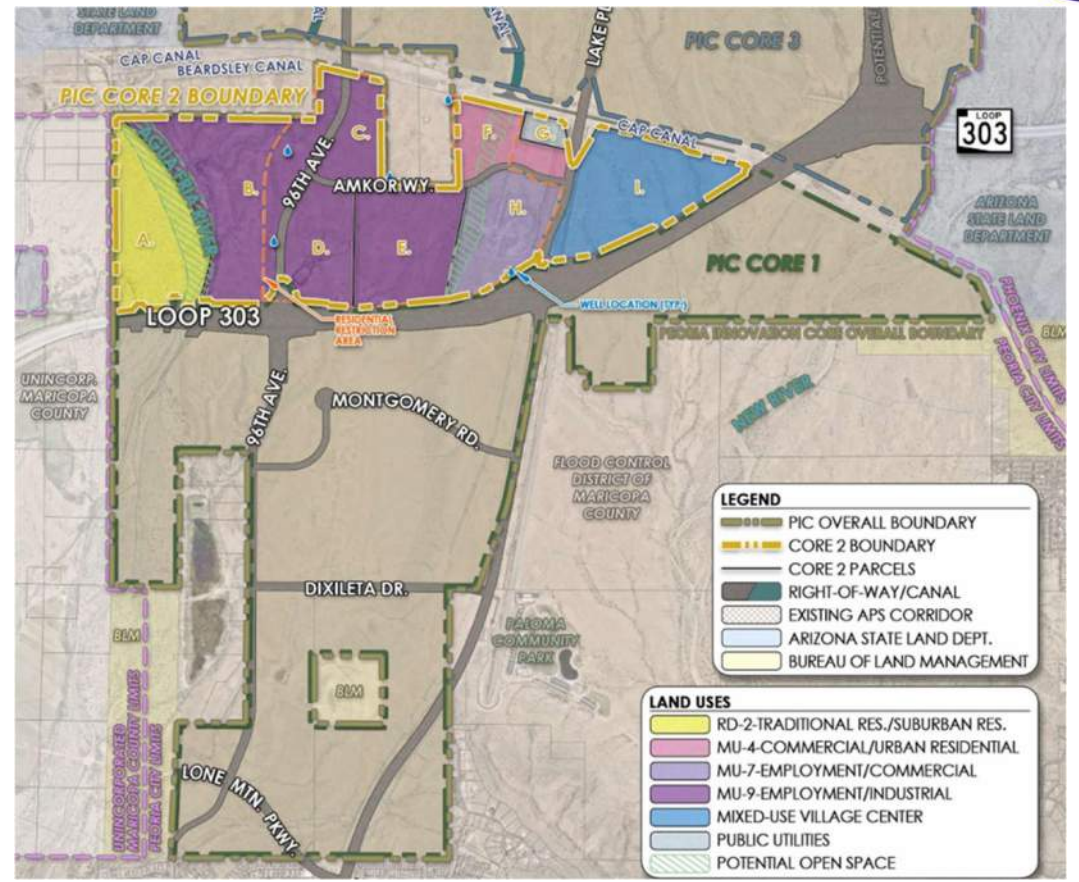
PIC Core 1





Land Use Types and Determinants

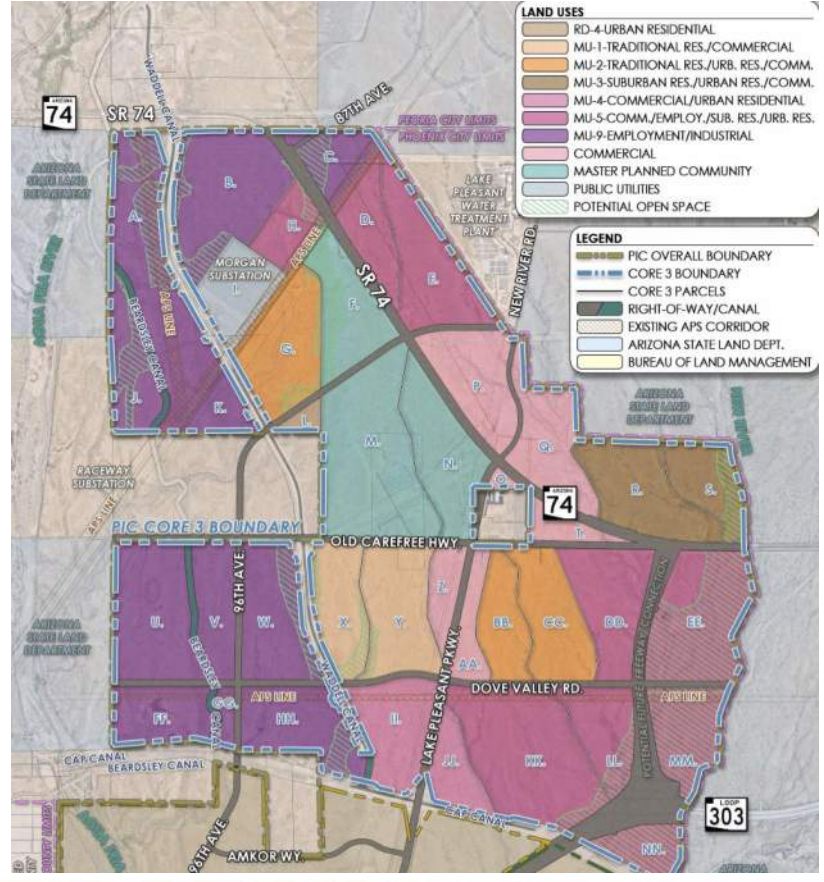
PIC Core 2





Land Use Types and Determinants

PIC Core 3

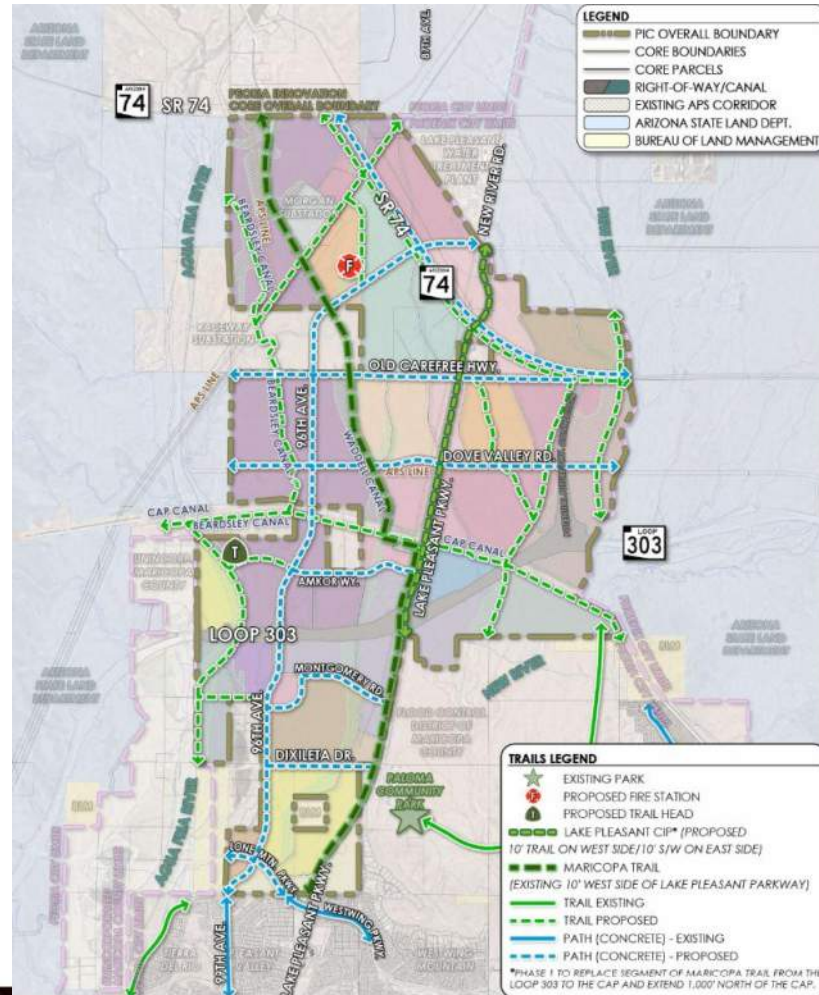




Land Use Types and Determinants

Community Facilities

- Parks
- Open Space
- Trails
- Emergency Services





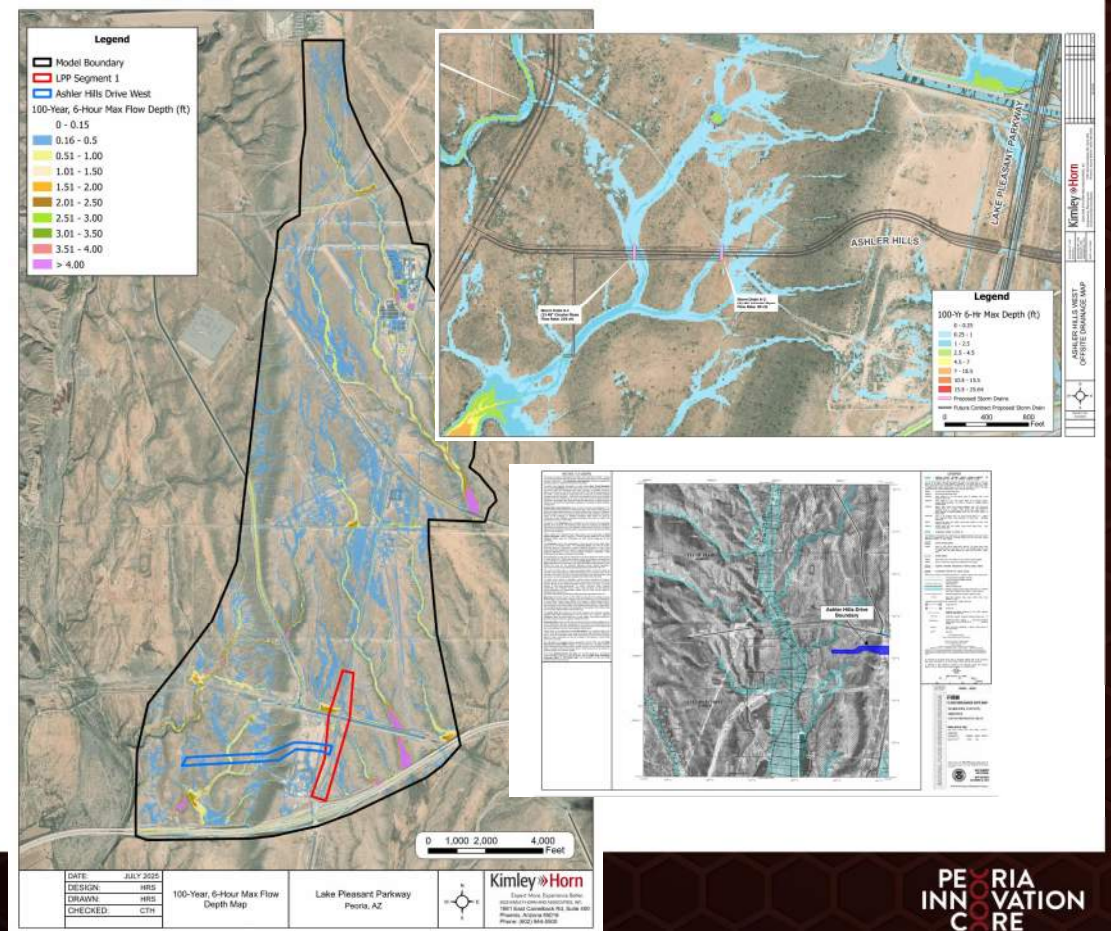
Environmental and Conservation Considerations

Resource Protection

City Ordinances

Floodplain Management

- Drainage Master Plan

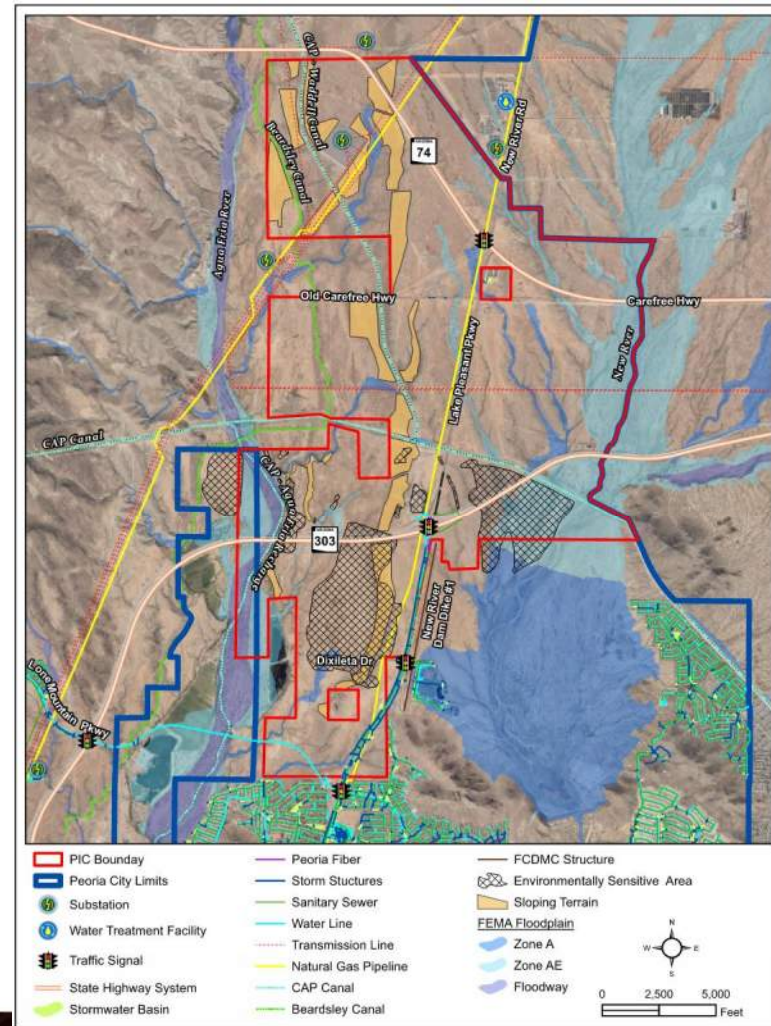




Infrastructure and Utilities

Sustainable Development

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

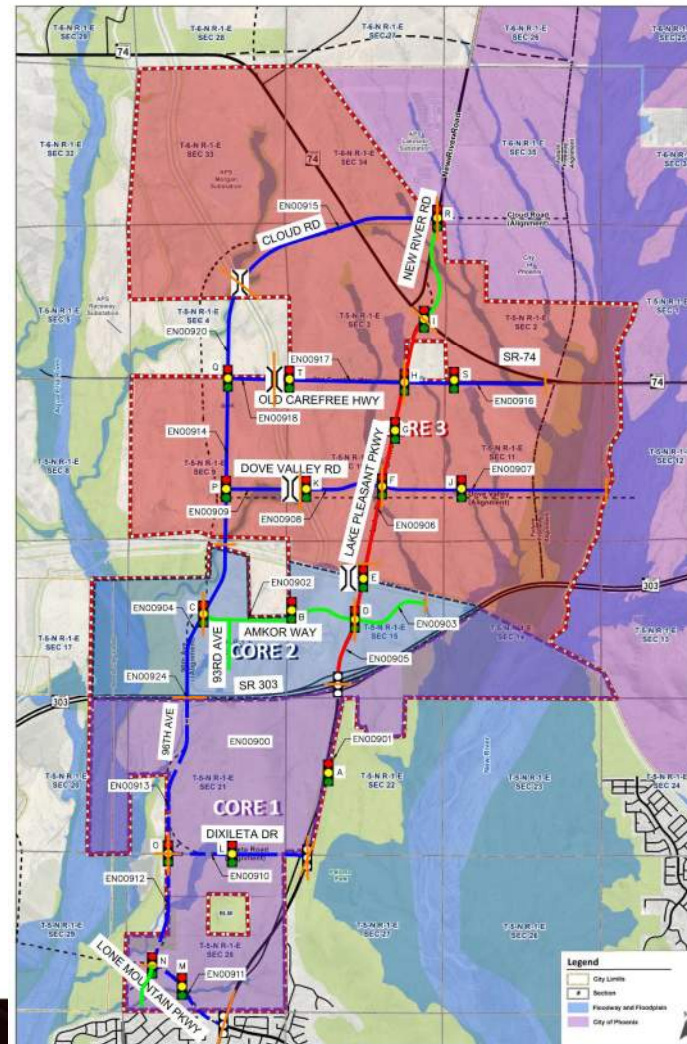




Infrastructure and Utilities

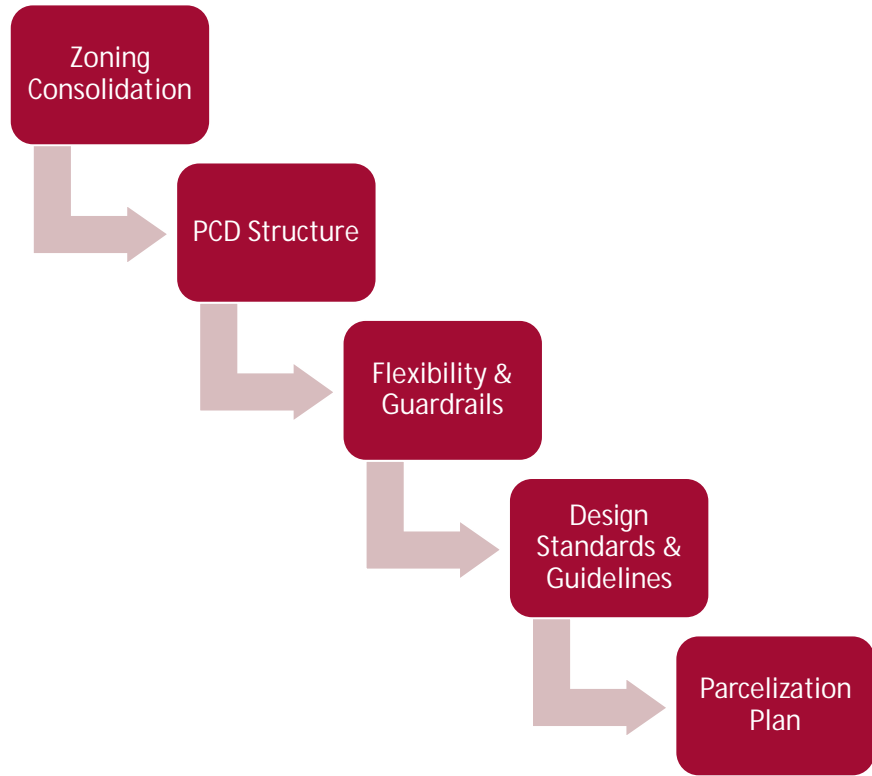
Transportation Master Plan

- 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:



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

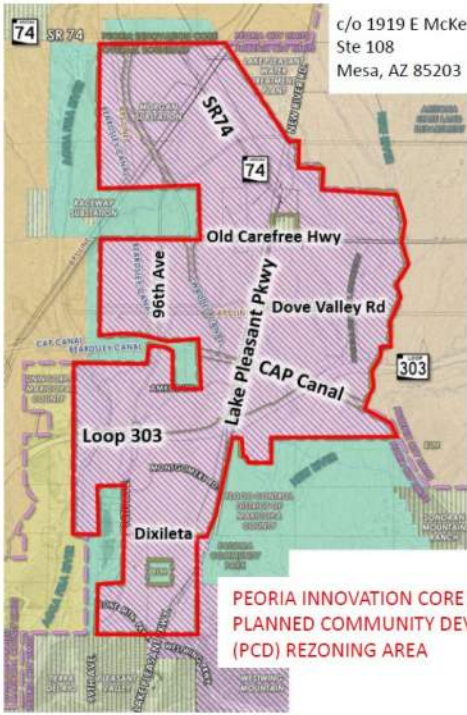
(Meeting is open-house style, so feel free to come and go at your leisure.)

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.

Project Info: 602-532-6250 | PICPeoriaAz.com





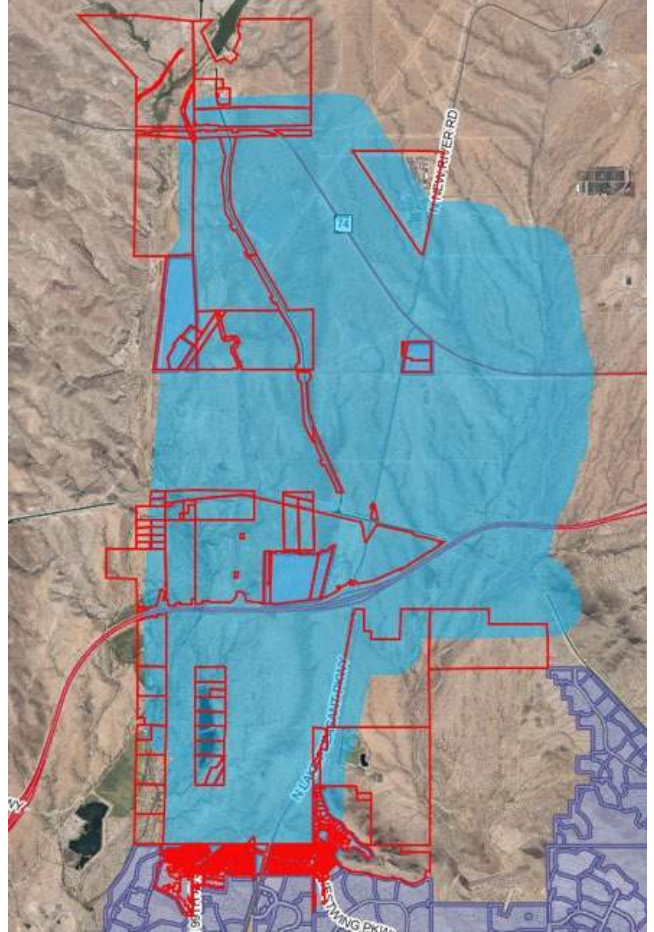
**PEORIA INNOVATION CORE (PIC)
PLANNED COMMUNITY DEVELOPMENT
(PCD) REZONING AREA**

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

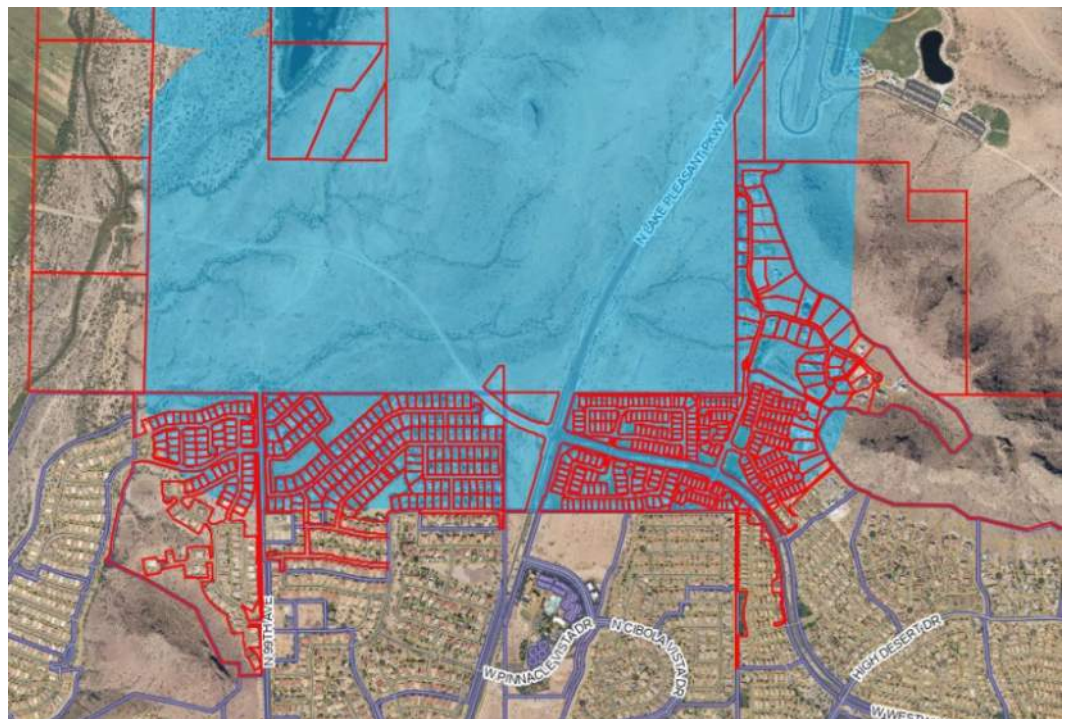
**PROPERTY OWNER
ADDRESS
CITY, STATE ZIP**

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
PEORIA NEIGHBOR	28484 N 91ST AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	9596 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28001 N 100TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	27920 N 92ND DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28108 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28049 N 92ND AVE	PEORIA	AZ	85383
PEORIA NEIGHBOR	27922 N 97TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	28023 N 90TH LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9684 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	27858 N SIERRA SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9282 W WHITE FEATHER LN	PEORIA	AZ	85383
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PEORIA NEIGHBOR	10040 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9337 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9503 W BLUE SKY DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9704 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9958 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9736 W RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	27873 N 92ND DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	28285 N 89TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9634 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9554 RUNNING DEER TRL	PEORIA	AZ	85383
PEORIA NEIGHBOR	9210 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9742 W KEYSER DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9144 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	27964 N 96TH DR	PEORIA	AZ	85383
PEORIA NEIGHBOR	9204 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9334 W WHITE FEATHER LN	PEORIA	AZ	85383
PEORIA NEIGHBOR	9133 W PLUM RD	PEORIA	AZ	85383
PEORIA NEIGHBOR	27901 N 99TH DR	PEORIA	AZ	85383
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

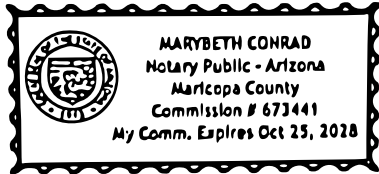
Location of Property

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:

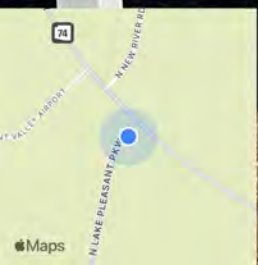
Study Session:
When: February 19, 2026 at 6:00pm
Where: Public Safety Administrative Building (PSAB)
8351 W. Cinnabar Ave, Peoria, AZ 85383

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:

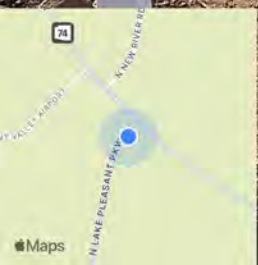
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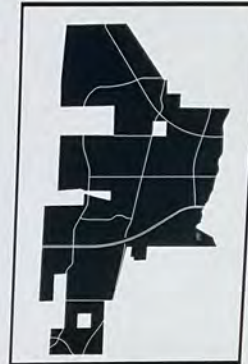
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January 9, 2026 at 10:58 AM
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34909-34999 N Lake Pleasant Pkwy
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City of Peoria Public Notice



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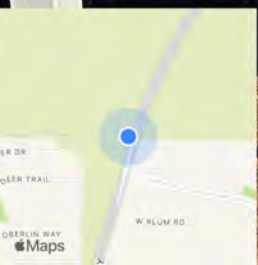
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Where: Public Safety Administrative Building (PSAB)
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January 9, 2026 at 10:20 AM
+33.739686,-112.262282
N Lake Pleasant Pkwy
Peoria AZ 85383

City of Peoria Public Notice



Project: Peoria Innovation Core

Location: North of Lake Pleasant & Lone Mountain Pkwy

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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:

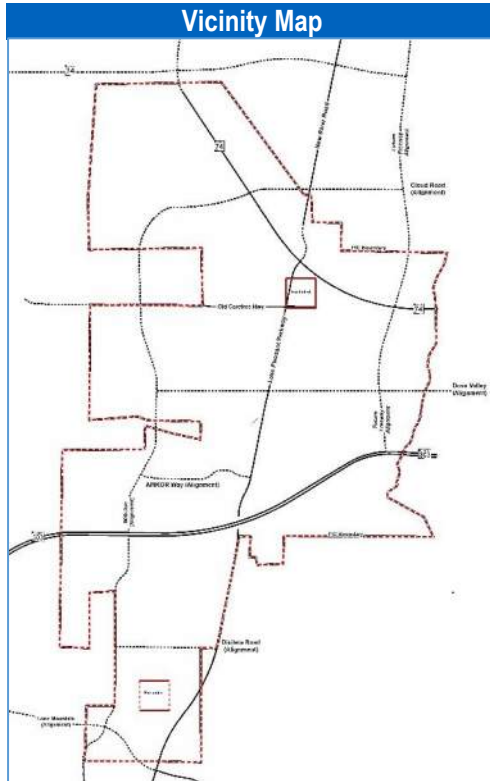
Application materials can be viewed in person at the city address below.



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 

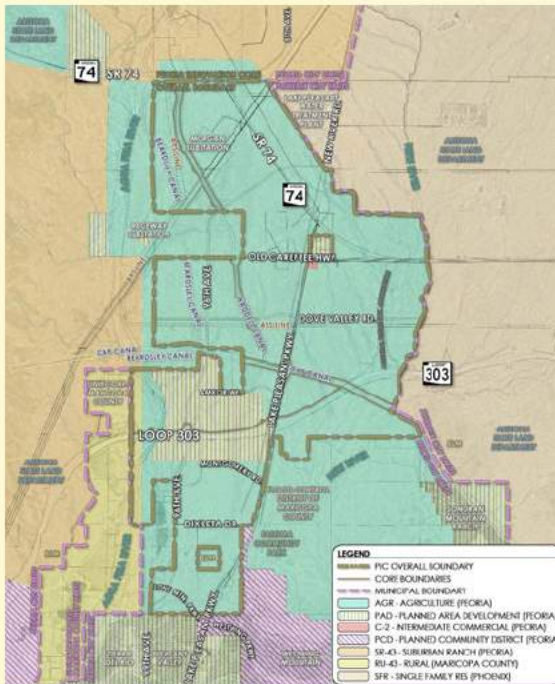


Planning Department
9875 N 85th Avenue
Peoria Arizona 85345

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.

News List

Peoria Innovation Core (PIC) Neighborhood Meeting

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

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Peoria Innovation Core Neighborhood Meeting

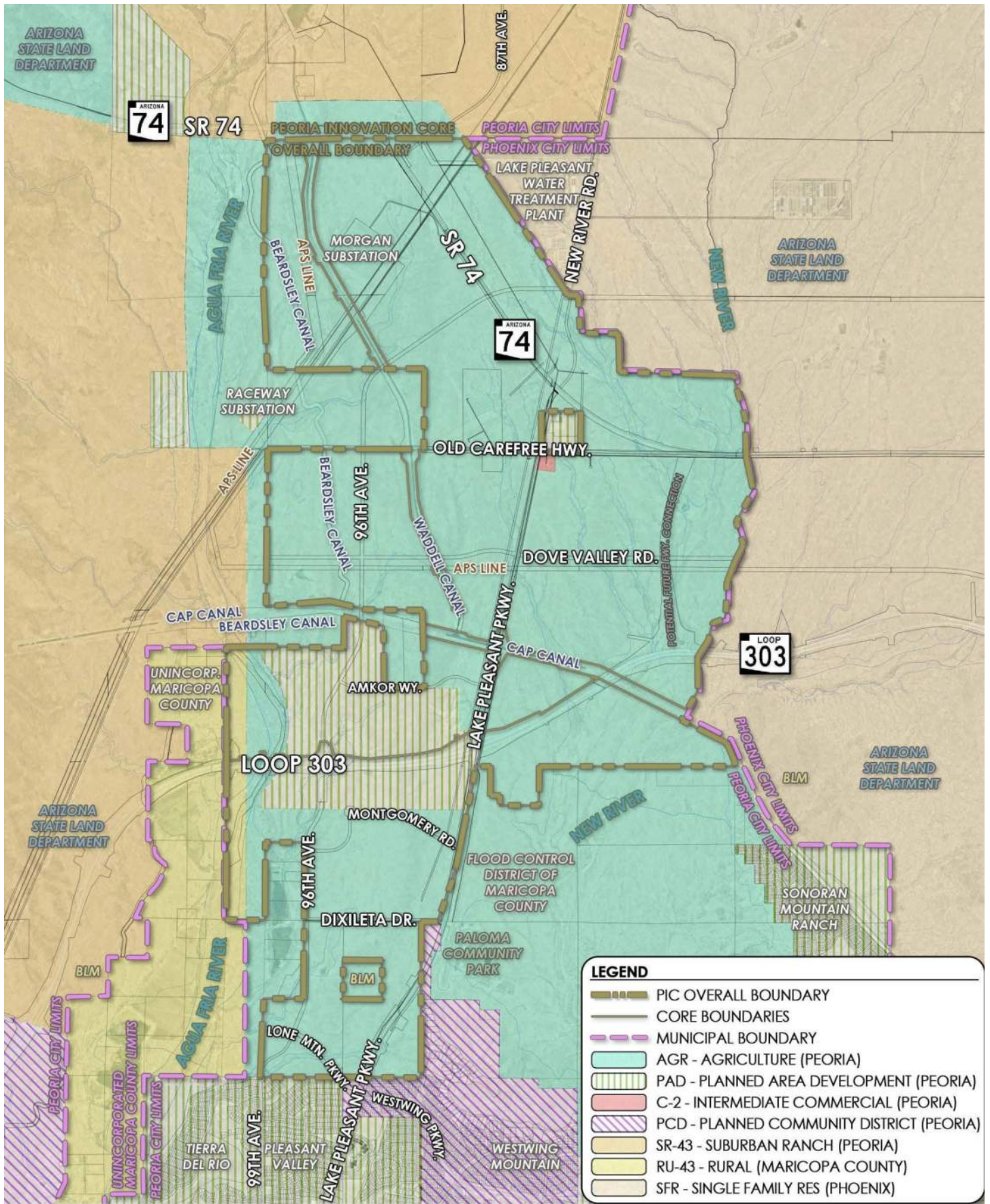
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LEGEND	
	PIC OVERALL BOUNDARY
	CORE BOUNDARIES
	MUNICIPAL BOUNDARY
	AGR - AGRICULTURE (PEORIA)
	PAD - PLANNED AREA DEVELOPMENT (PEORIA)
	C-2 - INTERMEDIATE COMMERCIAL (PEORIA)
	PCD - PLANNED COMMUNITY DISTRICT (PEORIA)
	SR-43 - SUBURBAN RANCH (PEORIA)
	RU-43 - RURAL (MARICOPA COUNTY)
	SFR - SINGLE FAMILY RES (PHOENIX)

[Return to full list >>](#)

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?

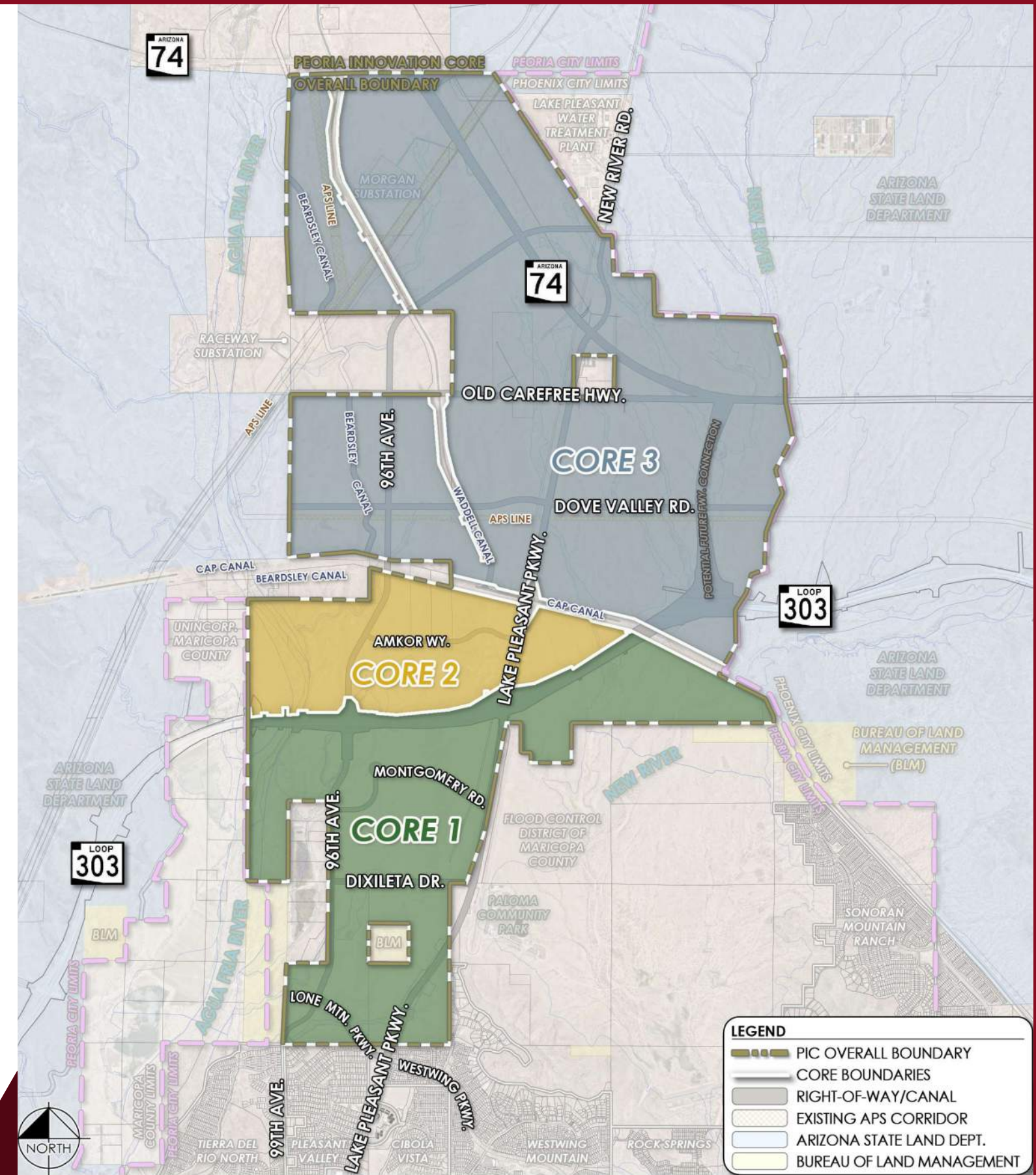
In August 2025, the City of Peoria was the successful bidder for a portion of the PIC, known as Core 2, which is generally located between Loop 303 and the CAP Canal. The city has been installing backbone infrastructure, in alignment with a reimbursement agreement to seed economic development in the 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.



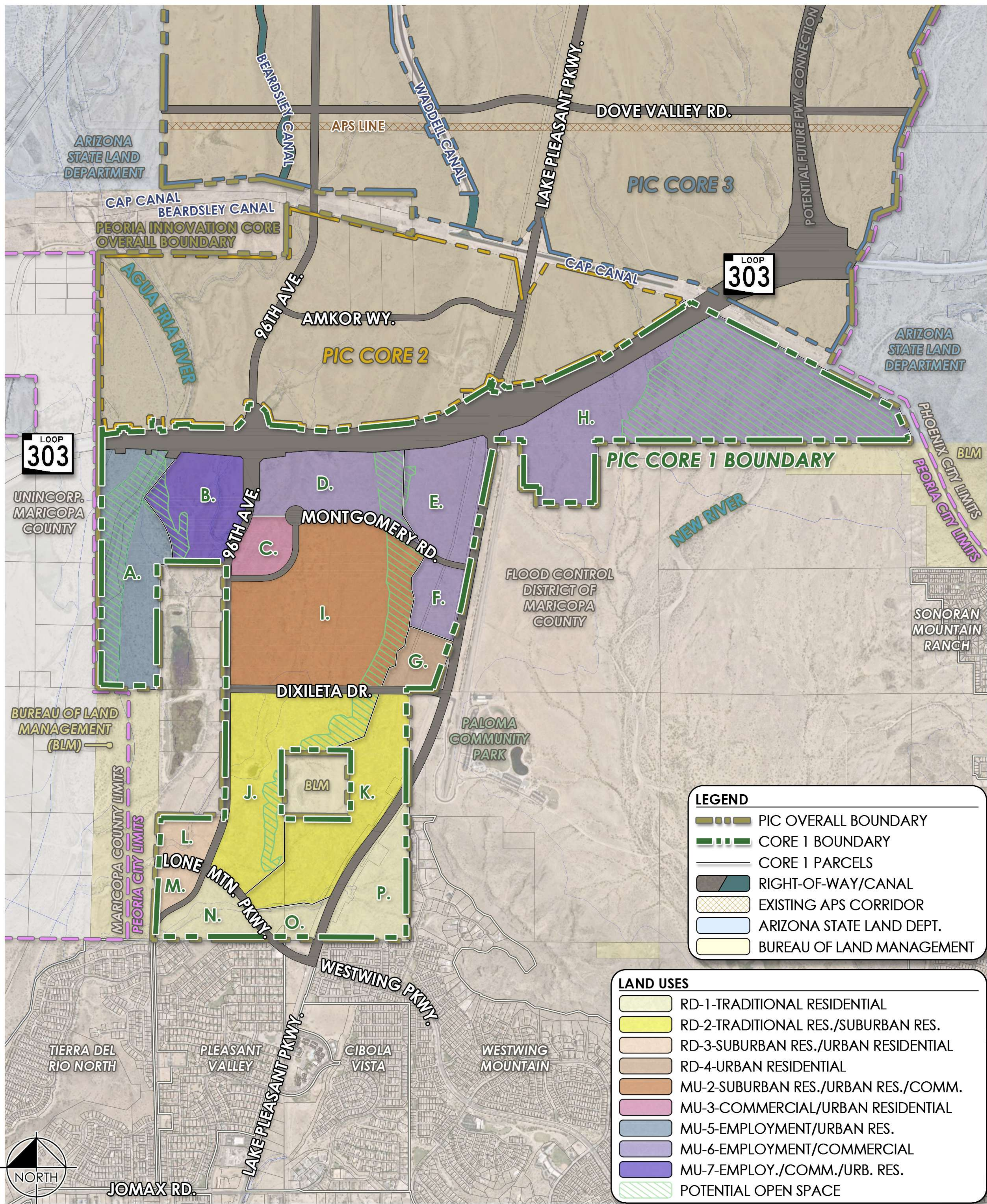
CORE 1

Lone Mountain
Parkway to



PEORIA
INNOVATION
CORE





CORE 1: PROPOSED LAND USE PLAN

PEORIA
INNOVATION
CORE

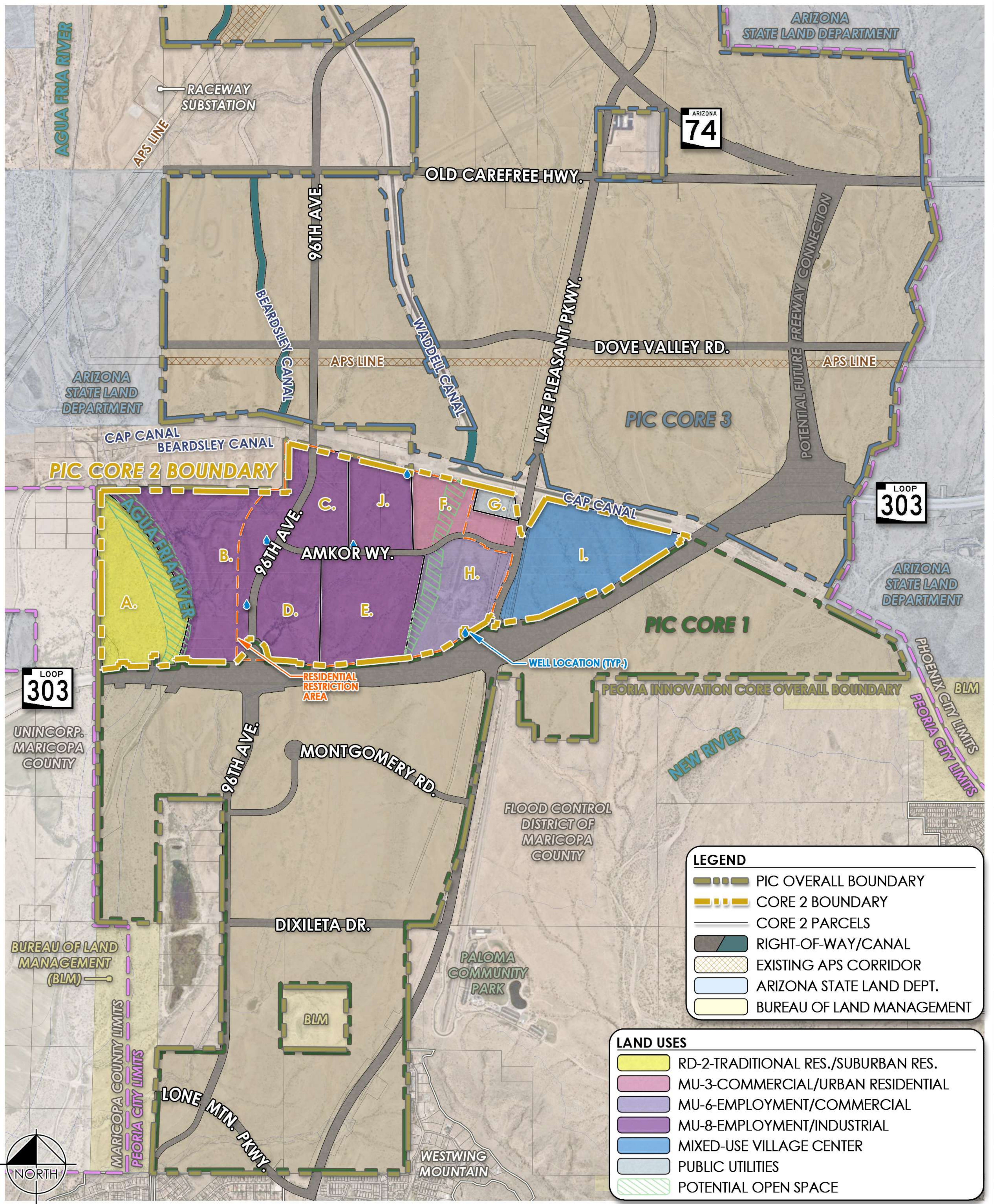
CORE 2



to CAP Canal
("City Parcel")

PEORIA
INNOVATION
CORE





LEGEND

- PIC OVERALL BOUNDARY
- CORE 2 BOUNDARY
- CORE 2 PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT

LAND USES

- RD-2-TRADITIONAL RES./SUBURBAN RES.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-6-EMPLOYMENT/COMMERCIAL
- MU-8-EMPLOYMENT/INDUSTRIAL
- MIXED-USE VILLAGE CENTER
- PUBLIC UTILITIES
- POTENTIAL OPEN SPACE



CORE 2: PROPOSED LAND USE PLAN

PEORIA INNOVATION CORE

CORE 3

CAP Canal to



PEORIA
INNOVATION
CORE



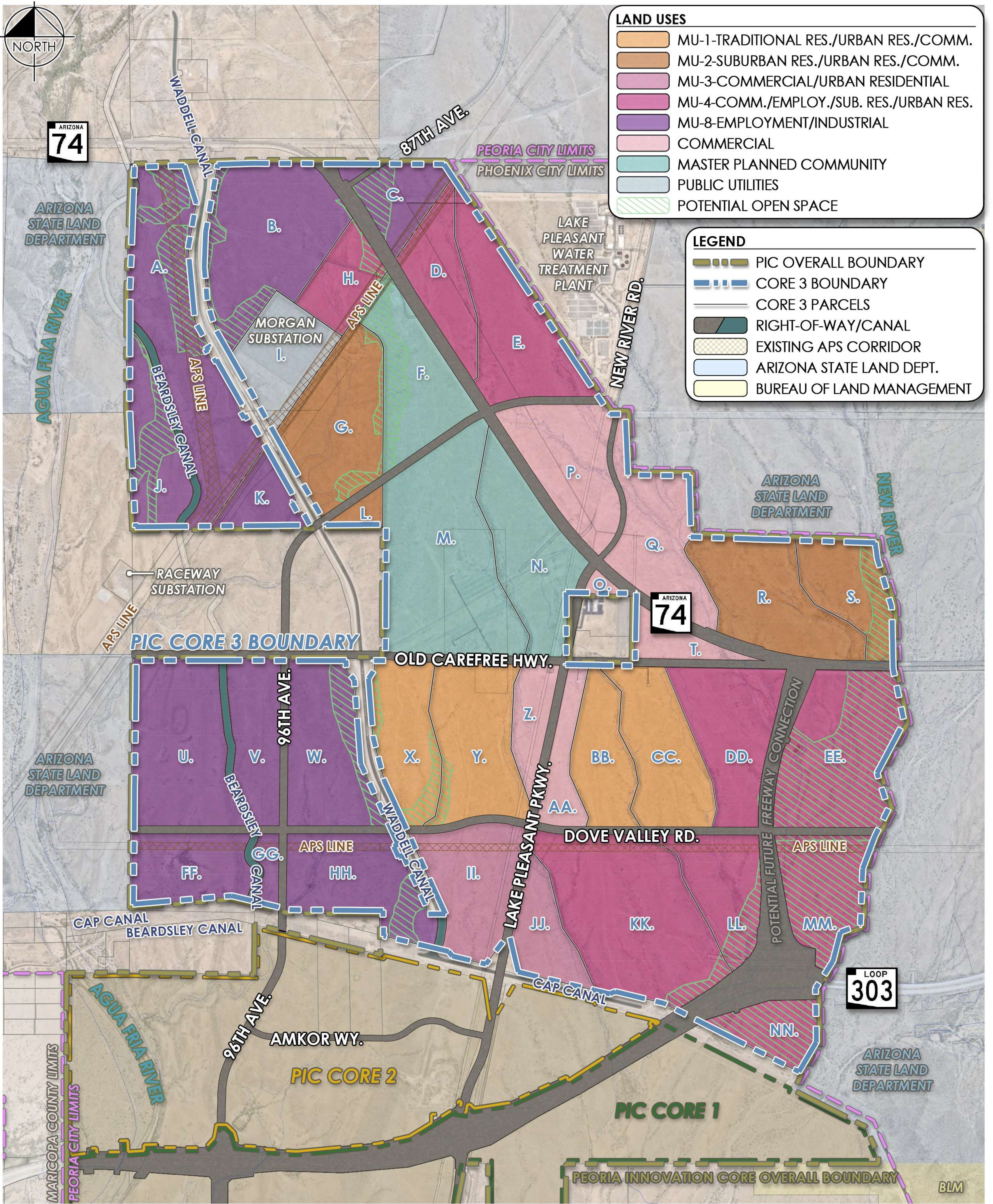


ARIZONA
74

ARIZONA
STATE LAND
DEPARTMENT

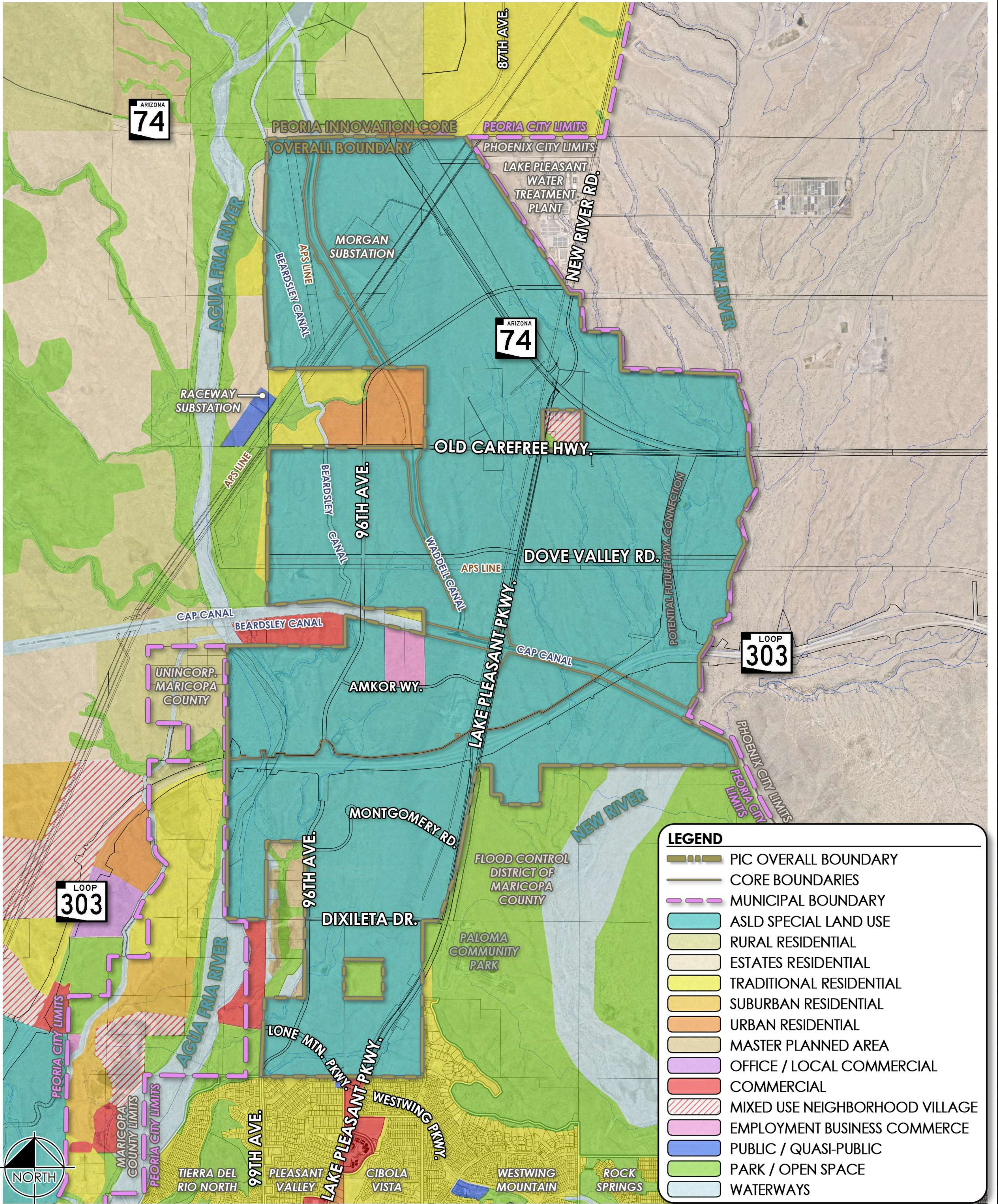
LAND USES	
	MU-1-TRADITIONAL RES./URBAN RES./COMM.
	MU-2-SUBURBAN RES./URBAN RES./COMM.
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	COMMERCIAL
	MASTER PLANNED COMMUNITY
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LEGEND	
	PIC OVERALL BOUNDARY
	CORE 3 BOUNDARY
	CORE 3 PARCELS
	RIGHT-OF-WAY/CANAL
	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**

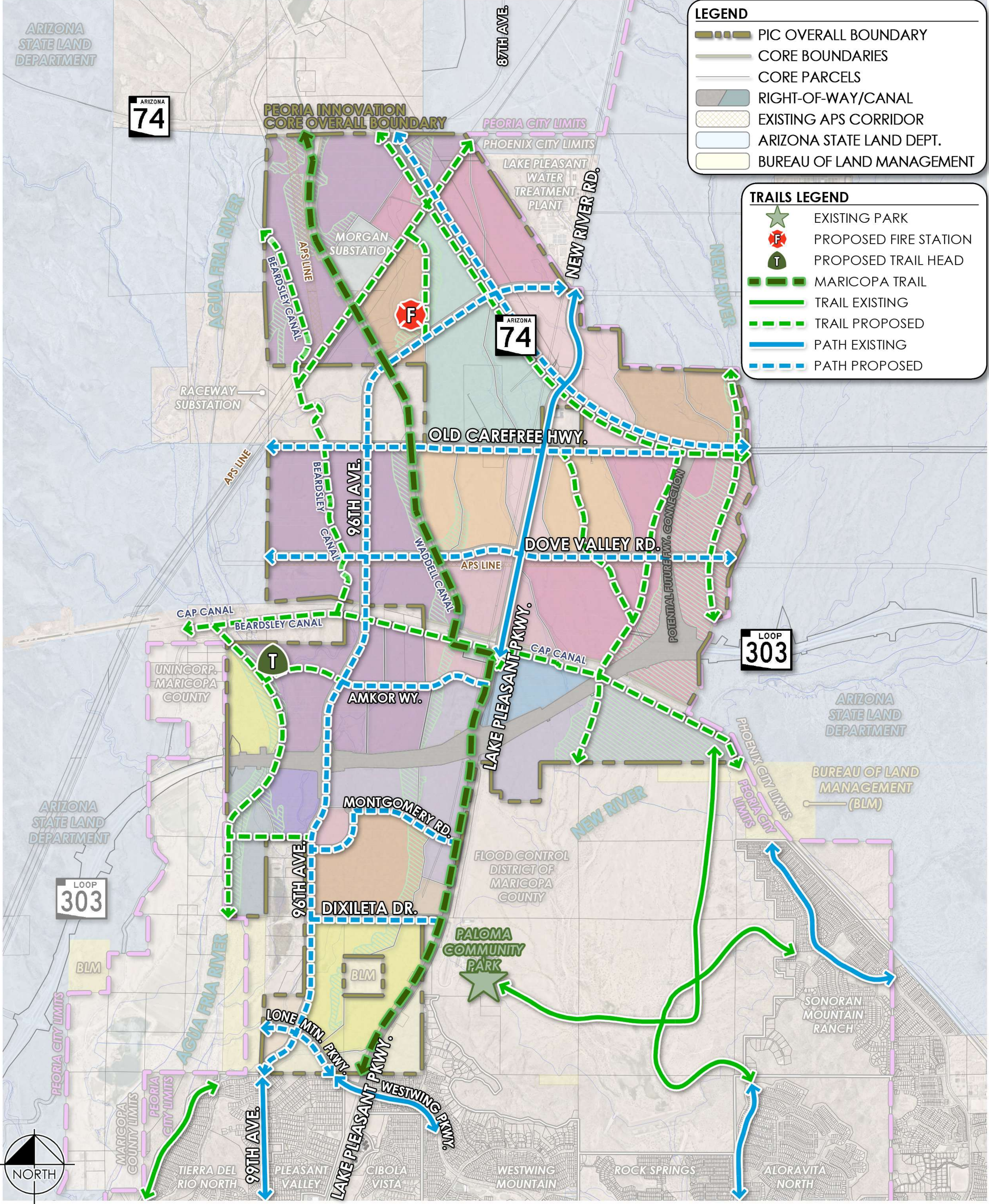
ARIZONA 74

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

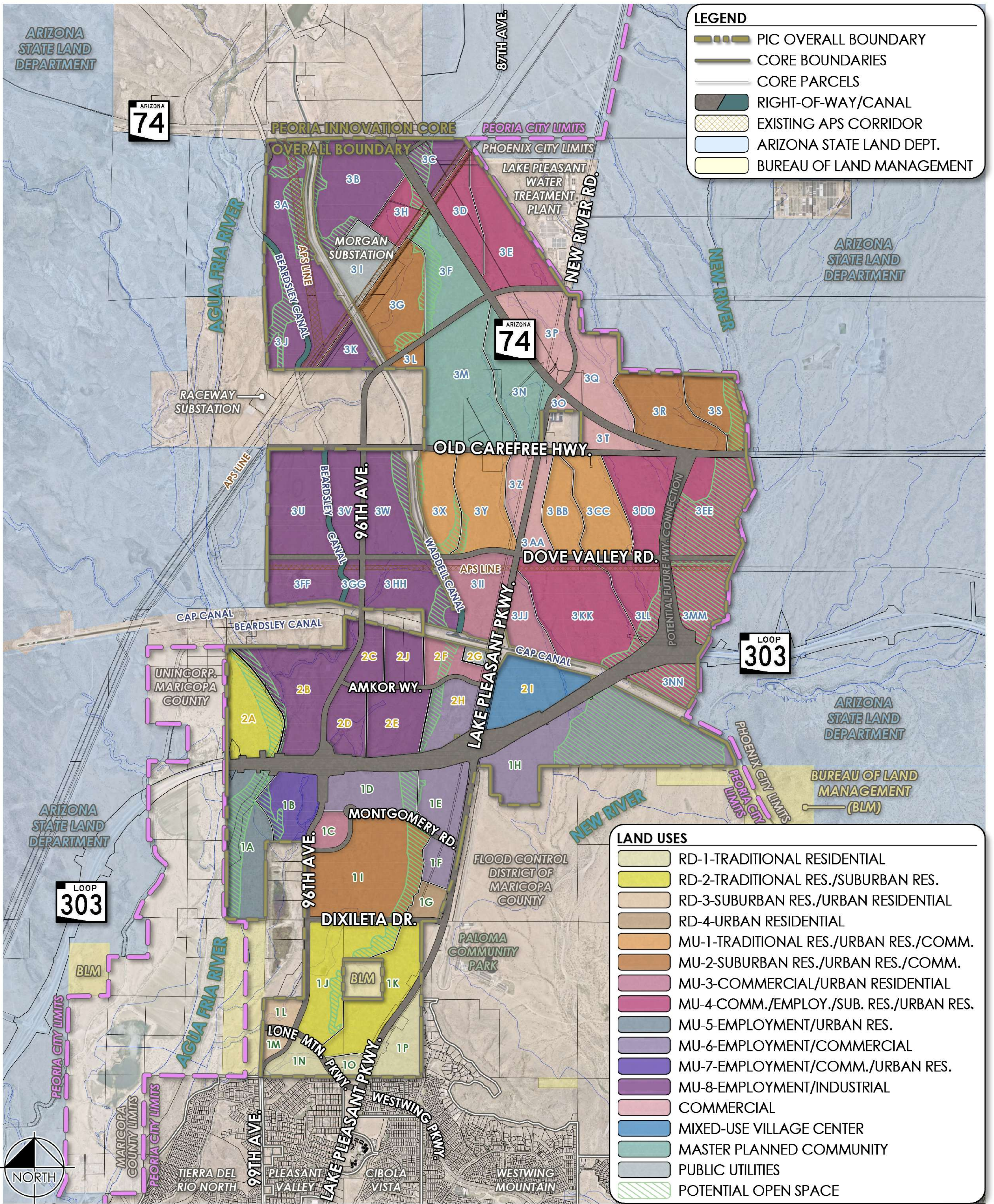
ARIZONA 74

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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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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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: _____



PICPeoriaAz.com | 602-532-6250



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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: _____



PICPeoriaAz.com | 602-532-6250



February 12, 2026

Chris Jacquez, AICP
Director
City of Peoria Planning Department
9875 N. 85th Avenue, 1st 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 91st 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	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!!	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 & 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.





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.



From: Robert Kuhfuss [REDACTED]
Sent: Thursday, February 12, 2026 8:00 AM
To: Chris Jacques <Chris.Jacques@peoriaaz.gov>
Cc: LuAnn Kuhfuss [REDACTED]
Subject: RE: Kuhfuss comments re PIC

7 total in Pradera.

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Feb 12, 2026 at 7:46 AM, Chris Jacques
<chris.jacques@peoriaaz.gov> wrote:

Hi Rob-

Comments received. We will evaluate with ASLD and our consultant. Quick question – is the row of homes in Pradera all 1-story? I know the zoning allowance provides for 1- and 2-story.

Chris M. Jacques, AICP

Planning Director

Planning & Community Development Department

City of Peoria, AZ

P 623.773.7609

chris.jacques@peoriaaz.gov

Office schedule: Monday - Thursday

P Please consider the environment before printing this e-mail.



From: Robert Kuhfuss [REDACTED]
Sent: Thursday, February 12, 2026 7:24 AM
To: Chris Jacques <chris.jacques@peoriaaz.gov>
Cc: LuAnn Kuhfuss [REDACTED]
Subject: Kuhfuss comments re PIC

Good morning, Chris. Thank you for meeting with me on Monday. Following up on our conversation, I have prepared a comment letter and associated slide deck outlining what we would like to see with respect to the southern edge of Parcel 1P.

I look forward to speaking with you further and plan to be present at the work session on February 19th.

Thank you again,

Rob Kuhfuss

Robert H. Kuhfuss

Peoria, AZ 85383

February 12, 2026

Chris Jacquez, AICP
Director
City of Peoria Planning Department
9875 N. 85th Avenue, 1st 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:

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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 91st 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,

Robert H. Kuhfuss
Owner and Resident

Attachment:

- Peoria Innovation Core Edge Treatment – Parcel 1P

Peoria Innovation Core

Edge Treatment – Parcel 1P

February 12, 2026

PROXIMITY



PROXIMITY

**CORE 1,
PARCEL 1P**

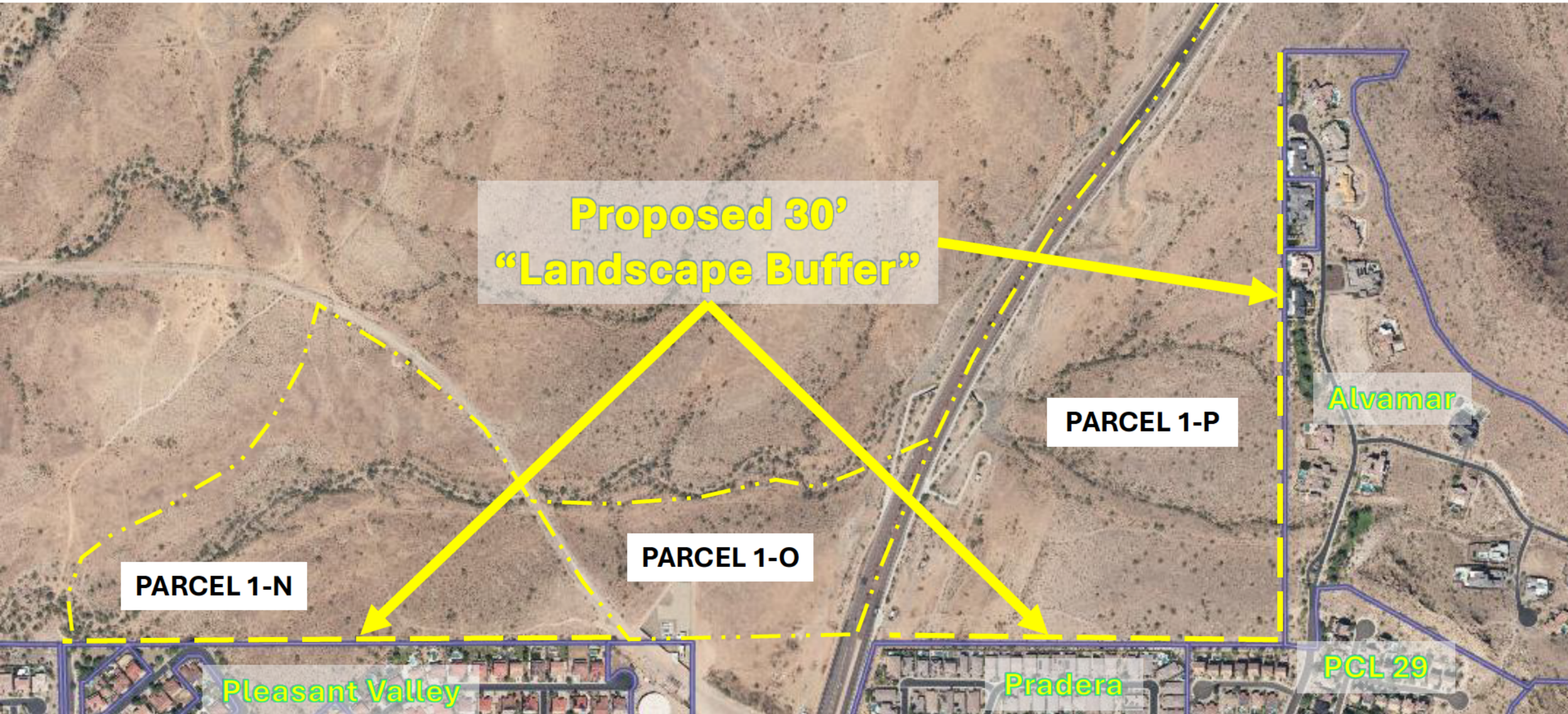
Alvamar at
West Wing
Mountain

Pradera at West
Wing Mountain

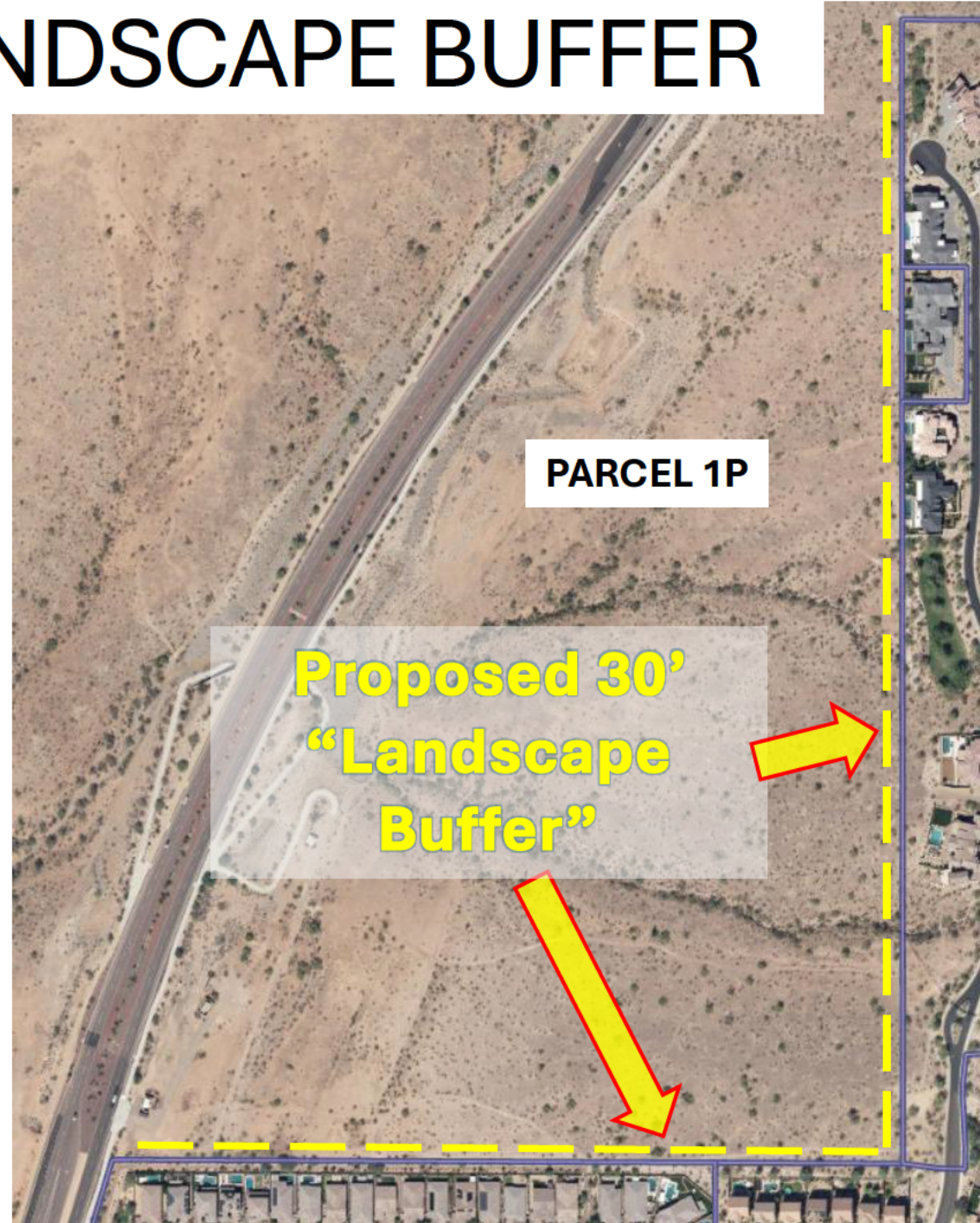
West Wing
Mountain PCL 29



30-FOOT LANDSCAPE BUFFER



30-FOOT LANDSCAPE BUFFER



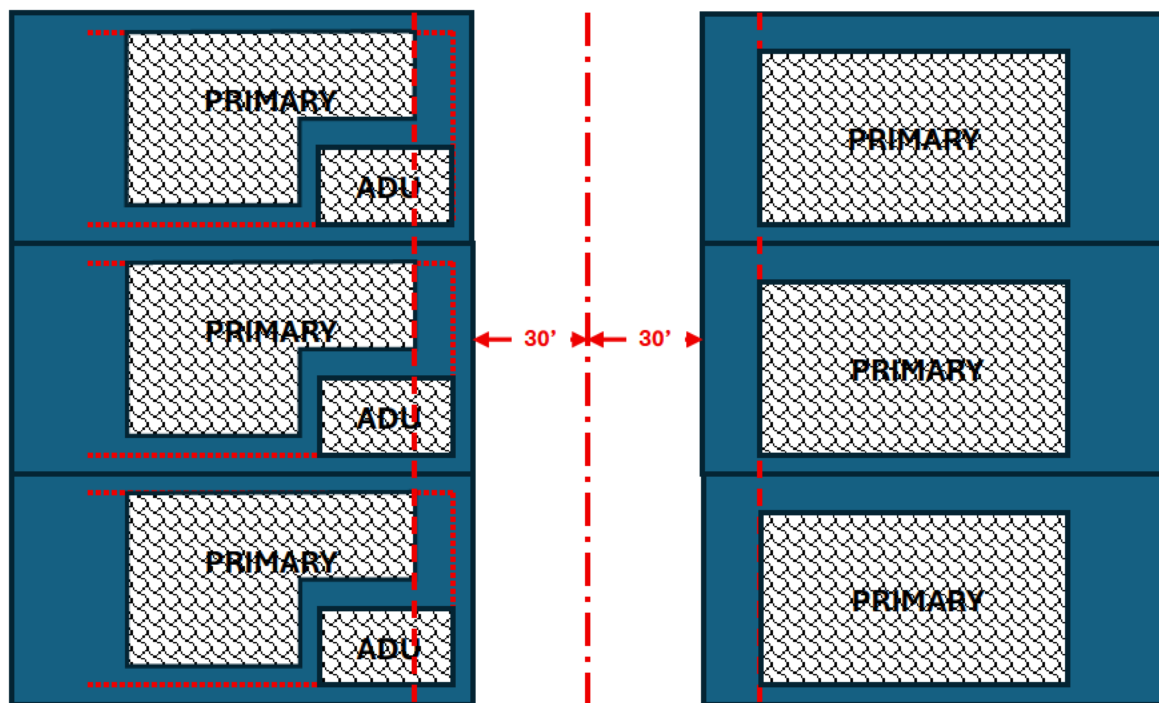
30-FOOT LANDSCAPE BUFFER



UNDESIRABLE EDGE CONDITION



EDGE CONDITION AS PROPOSED BY PCD



- - - - 15' Rear Building Setback
- 5' ADU setback
- . - . Subdivision Boundary

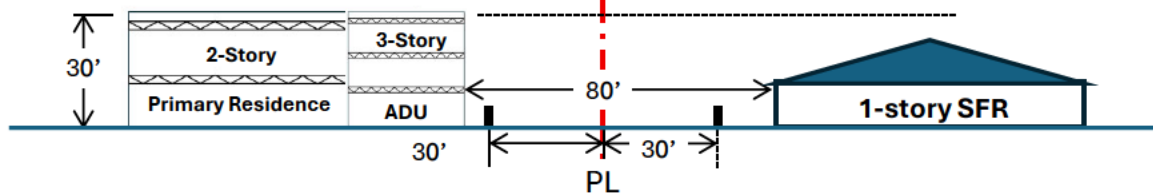
Note that ADUs are not permitted in West Wing Mountain per the CC&Rs

- ❖ Right side denotes existing condition along north side of Pradera Subdivision.
- ❖ Left side denotes potential 1P condition as currently proposed in PCD documents.
 - ❖ 30' Landscape Buffer
 - ❖ 30' Building Height
 - 30' High Primary Residence
 - 30' High Accessory Dwelling Unit

For ADUs, per State Statute:

- 1) Cities must allow 1 ADU per lot of record for lots less than 1 acre
- 2) Cities may not impose ADU standards that are more restrictive than would be the case for a single-family residence in the same zoning district
- 3) Cities may not require more than a 5' rear or side setback for ADUs
- 4) Cities may not restrict ADUs to less than 2 stories

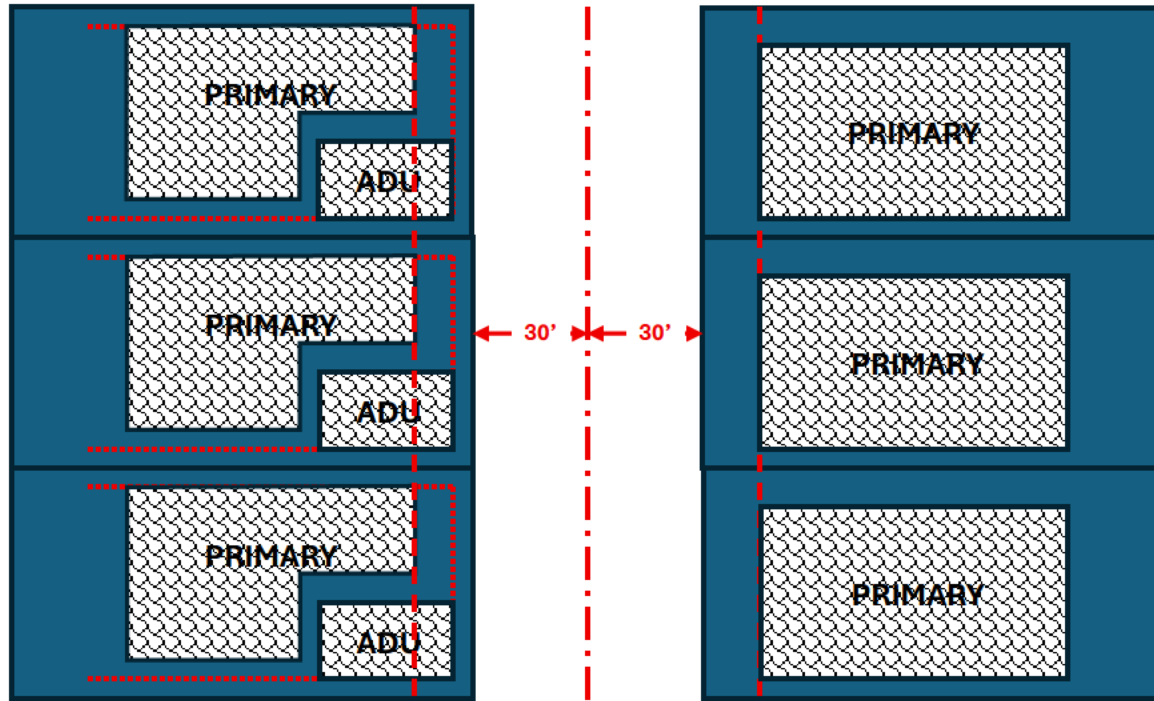
Height restrictions, as currently stated in the PCD, only limit the overall height of the building. They do not limit the number of stories. This could result in a 3-story, flat roof design for both the Primary and Accessory Dwelling Units.



EXAMPLES OF CONTEMPORARY FLAT-ROOF ARCHITECTURE



20-FOOT HEIGHT RESTRICTION



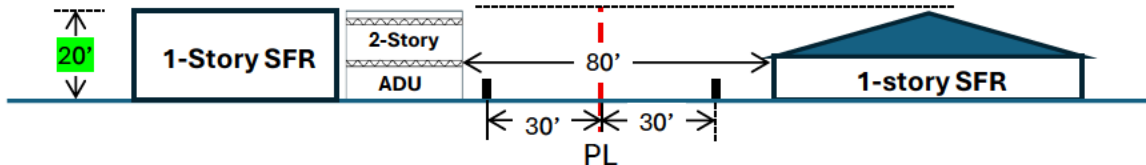
Note that ADUs are not permitted in West Wing Mountain per the CC&Rs

- ❖ Right side denotes existing condition along north side of Pradera Subdivision.
- ❖ Left side denotes potential alternative condition for Parcel 1P:
 - 30' Landscape Buffer
 - **20' Building Height**
 - ✓ **20' High Primary Residence**
 - ✓ **20' High Accessory Dwelling Unit**
 - 5' Setback on ADUs per ARS

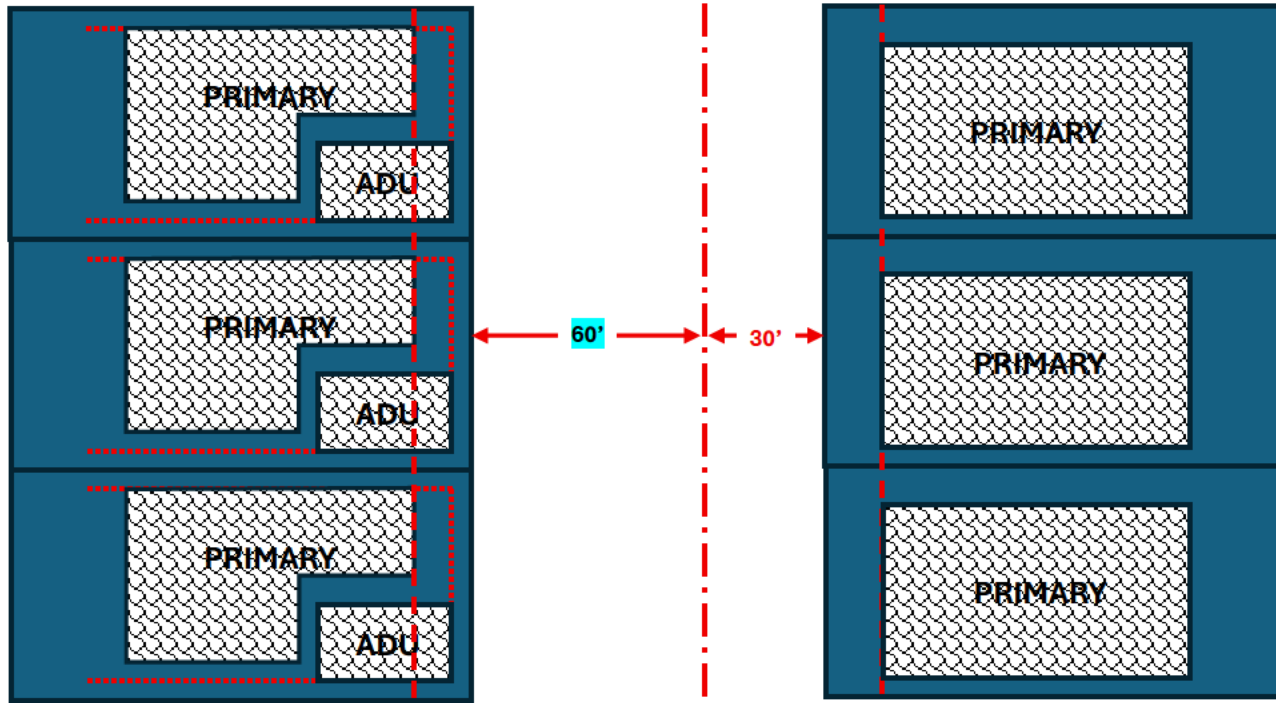
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Height restrictions, as currently stated in the PCD, only limit the overall height of the building. They do not limit the number of stories. This could result in a 3-story, flat roof design for both the Primary and Accessory Dwelling Units.



20' BUILDING HEIGHT AND 60-FOOT LANDSCAPE BUFFER



- - - - 15' Rear Building Setback
- 5' ADU setback
- . - . Subdivision Boundary

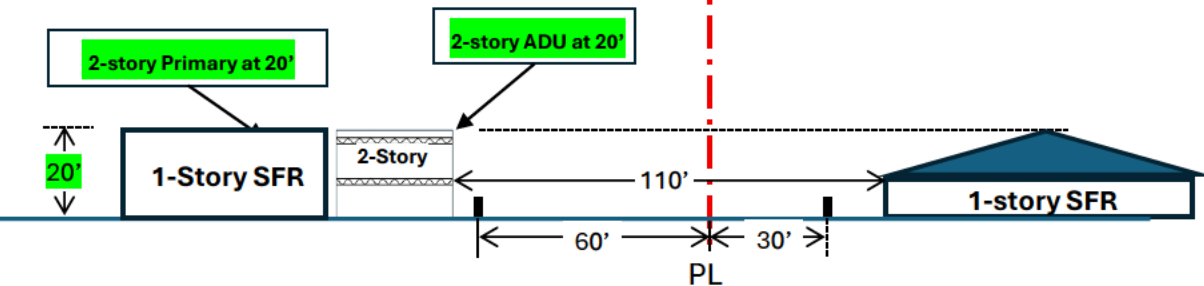
Note that ADUs are not permitted in West Wing Mountain per the CC&Rs

- ❖ Right side denotes existing condition along north side of Pradera Subdivision (Lots 38 through 51).
- ❖ Left side denotes potential alternative condition:
 - 60' Landscape Buffer
 - 20' Building Height
 - 20' High Primary Residence
 - 20' High Accessory Dwelling Unit
 - 5' Setback on ADUs per ARS

For ADUs, per State Statute:

- 1) Cities must allow 1 ADU per lot of record for lots less than 1 acre
- 2) Cities may not impose ADU standards that are more restrictive than would be the case for a single-family residence in the same zoning district
- 3) Cities may not require more than a 5' rear or side setback for ADUs
- 4) Cities may not restrict ADUs to less than 2 stories

Height restrictions, as currently stated in the PCD, only limit the overall height of the building. They do not limit the number of stories. This could result in a 3-story, flat roof design for both the Primary and Accessory Dwelling Units.



“LANDSCAPE BUFFER” VS “NATURAL OPEN SPACE BUFFER”

