

<u>Chairman</u>	<u>Vice-</u>	<u>Secretary</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Alternate</u>
Shawn	<u>Chairman</u>	Jay Otlewski	Bryan	Linda Grice	Clay Allsop	Joanna	<u>Member</u>
Hutchinson	Jeff Nelson		Patterson			Conde	Vacant

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, November 1, 2018

Rio Vista Community Center - Lakeview East
8866 W. Thunderbird Road
Peoria, AZ 85381



Regular Meeting 6:30 PM

Convene

Roll Call

Opening Statement

Final Call to Submit Speaker Request Forms

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 of Chair Shawn Hutchinson from the Planning and Zoning Commission meeting held on October 18, 2018.

2 C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 18, 2018.

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 2018 Major General Plan Amendments (GPA18-02, GPA18-03, and GPA18-04)

City-initiated request for three Major Amendments to the Peoria General Plan consisting of the following:

1. Case GPA18-02: Figure 3.1 Circulation Map Update;
2. Case GPA18-03: Figure 2.1 Land Use Map Update; and
3. Case GPA18-04: Text modifications to Chapter 2: Land Use Element and Chapter 14: Plan Administration.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action:

1. Hold a Public Hearing on Cases GPA18-02, GPA18-03, and GPA18-04. No action may be taken at this time.

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.

Updates from Staff:

City Staff will update the Planning and Zoning Commission on the status of relevant events and activities, including, but not limited to, updates on programming, special events, calendars and upcoming meetings. These items are for information only - no action will be taken.

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-community-development/planning-and-zoning-videos>.



PLANNING AND ZONING COMMISSION REPORT

Meeting November 1, 2018

Date:

Agenda Item: 1C

Case Name: Disposition of Absence

General Application Information



PLANNING AND ZONING COMMISSION REPORT

Meeting November 1, 2018

Date:

Agenda Item: 2C

Case Name: Minutes

General Application Information

ATTACHMENTS:

Description

PZ draft minutes 10-18-18

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY OF PEORIA COUNCIL CHAMBERS
OCTOBER 18, 2018**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Vice-Chair Jeff Nelson, Secretary Jay Otlewski, Commissioner Clay Allsop, Commissioner Linda Grice, Commissioner Joanna Conde and Commissioner Bryan Patterson

Members Absent: Chair Shawn Hutchinson

Others Present: Adam Pruett – Planning Manager, Lorie Dever – Principal Planner, Cody Gleason – Senior Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Vice-Chair Jeff Nelson.

Call for speaker request forms.

Audience: 3

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 with a “**C**” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absence of Commissioner Patterson from the Planning and Zoning Commission meeting held on October 4, 2018.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 4, 2018.

COMMISSION ACTION: Commissioner Conde moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Otlewski and upon vote, passed 6-0.

REGULAR AGENDA

NEW BUSINESS

Vice-Chair Nelson recused himself from the Regular Agenda due to a potential conflict of interest. Secretary Otlewski chaired the remainder of the meeting.

3R Banner Physical Rehabilitation Hospital: Rezone (Z18-10)

A request to rezone approximately 6.84 acres from the existing Multi-family Residential zoning district to the Banner Rehabilitation Hospital Planned-Area Development zoning district. The site is located south of 94th Drive and Plaza Del Rio Boulevard. (Maricopa County Assessor parcel 200-80-990)

The staff report was presented by Mr. Cody Gleason, Senior Planner.

PUBLIC COMMENTS:

Mr. Sterling Margetts, for the applicant stated they are very excited to be part of Peoria.

COMMISSION COMMENTS:

Commissioner Patterson asked if the Flood Control District has any plans to develop the area to the south of the proposed project.

Mr. Gleason stated Flood Control District was one of the parties notified of the proposed development and staff has not received any input from them.

Commissioner Conde commented she was happy to see the area being developed and asked staff if the current building would be demolished.

Mr. Gleason stated it would be demolished to allow for building of the new facility.

Secretary Otlewski stated his appreciation of Banner Hospital choosing Peoria to build this project.

COMMISSION ACTION: Commissioner Conde moved to approve Z18-10 as presented. The motion was seconded by Commissioner Patterson and upon vote, passed 5-0.

Vice-Chair Nelson joined the meeting at the conclusion of the Regular Agenda.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

UPDATES FROM STAFF:

Ms. Lorie Dever, Principal Planner notified the Commission the next meeting on November 1st is offsite at the Rio Vista Recreation Center. The November 15th meeting will be held in Council Chambers.

UPDATES AND REPORTS FROM THE PLANNING AND ZONING COMMISSION:

None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:53 p.m.

Shawn Hutchinson, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting November 1, 2018

Date:

Agenda Item: 3R

Case Name: 2018 Major General Plan Amendments (GPA18-02, GPA18-03, and GPA18-04)

General Application Information

Proposal:

City staff is proposing three major amendments to the Peoria General Plan to better reflect existing conditions and future needs of Peoria. The specific amendments include city-wide adjustments to Figure 3.1 Circulation Map and Figure 2.1 Land Use Map, and text modifications to Chapter 2: Land Use Element and Chapter 14: Plan Administration.

Location:

City-wide

Project Acreage:

N/A

Applicant:

City of Peoria

Recommendations:

Hold a Public Hearing on Cases GPA18-02, GPA18-03, and GPA18-04. **No action may be taken at this time.**

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Proposed Changes to Figure 3-1 Circulation Plan

Exhibit 2 – Proposed Final Draft of Figure 3-1 Circulation Plan

Exhibit 3 – Proposed Changes to Figure 2-1 Land Use Map

Exhibit 4 – Proposed Final Draft of Figure 2-1 Land Use Map

Exhibit 5 – Proposed Text Changes to Chapter 2: Land Use Element

Exhibit 6 – Proposed Text Changes to Chapter 14: Plan Administration

Exhibit 7 – 60-Day Review Notification List

Exhibit 8 – Federal, State and Local Agency Comments

Exhibit 9 - Public Comment Errata Sheet
Exhibit 10 – Open House Sign In Sheets



PLANNING AND ZONING COMMISSION

STAFF REPORT

Date November 1, 2018

To Planning and Zoning Commission

From **Lorie Dever**
Principal Planner

Cody Gleason
Senior Planner

Subject **2018 Major General Plan Amendments**
Three city-initiated major amendments to the Peoria General Plan to better reflect existing conditions and future needs of Peoria.

PROPOSAL

City staff is proposing three major amendments to the Peoria General Plan to better reflect existing conditions and future needs of Peoria. The specific amendments include city-wide adjustments to *Figure 3.1 Circulation Plan* and *Figure 2.1 Land Use Map*, and text modifications to Chapter 2: Land Use Element and Chapter 14: Plan Administration.

APPLICATION INFORMATION

Case Numbers GPA18-02: Circulation Plan Update;
GPA18-03: Land Use Map Update; and
GPA18-04: Land Use Element and Plan Administration Text Updates

Applicant City of Peoria

Request(s)

1. Amend *Figure 3.1 Circulation Plan* within Chapter 3: Circulation Element of the General Plan as shown in Exhibit 2.
2. Amend *Figure 2.1 Land Use Map* within Chapter 2: Land Use Element of the General Plan as shown in Exhibit 4.
3. Amend Chapter 2: Land Use Element and Chapter 14: Plan Administration as shown in Exhibits 5 and 6.

BACKGROUND

The Peoria General Plan (“General Plan” or “Plan”) is essentially the City’s blueprint for policy and land development. The purpose of the Plan is to guide the City Council, Planning and Zoning Commission, staff, developers and residents through the development process by encapsulating city goals, objectives and strategies by which land is designed, developed and used within the City and its Planning Area. It is the primary tool used in evaluating proposed

developments, providing recommendations, revising development regulations and identifying capital improvements needed to meet the objectives of the plan. For example, the General Plan is referred to when reviewing and implementing zoning requests, for economic development decisions, and when designing roadways, parks, and public facilities.

The City's current General Plan was adopted in 2009 and ratified in 2010. As the General Plan is not a static document, the staff continually reexamines the Plan and makes recommendations for changes to allow the Plan to better respond to the changing dynamics, trends and associated growth within the City. Significant changes in these conditions can trigger the need to recommend a major amendment to the Peoria General Plan. Additionally, per Arizona State Law, on or before the ten year anniversary of the plan's ratification, the municipality is required to either readopt the existing plan or adopt a new plan. Accordingly, the existing Peoria General Plan is set to expire by 2020.

Since the last substantive general plan update in 2009, Peoria has experienced an evolving economic landscape, along with meaningful growth and development. As such, the City determined it was necessary to develop a new General Plan that is visionary and responsive to the next twenty year planning horizon and through to buildout. In late 2016, City staff began the task of comprehensively updating the General Plan, which is known as *PlanPeoria2040*. To make the new plan more responsive to the community's needs, City staff has reached out to residents and business leaders to share their thoughts. Due to the significant level of public comment received, the city's renewed focus on placemaking and healthy community design, and the substantial level of effort needed to update maps to reflect existing conditions, the decision was made to separate the project into multiple years. At this time, the comprehensive rewrite and restructuring of the entire General Plan is tentatively scheduled to be completed as part of the 2019 Major General Plan Amendment cycle.

As part of the 2018 list of activities, staff and the City's consultant Matrix Design Group began the effort of updating critical maps and text to better reflect existing conditions. To have those changes the updates become effective, they are required to go through the major general plan amendment process and follow specific state mandated requirements before they can be considered by Planning and Zoning Commission, and ultimately by City Council. Based on the results of ongoing efforts, City staff is proposing three amendments within the 2018 Major General Plan Cycle in order to better recognize and address existing conditions. Each of these amendments is discussed in more detail below.

PROPOSED MAJOR AMENDMENTS AND STAFF ANALYSIS

The specific amendments proposed during the 2018 Major General Plan Cycle include city-wide adjustments to *Figure 3.1 Circulation Plan* and *Figure 2.1 Land Use Map*, and text modifications to *Chapter 2: Land Use Element* and *Chapter 14: Plan Administration*. Staff believes these changes would then better position the Plan for the longer task of restructuring the document to be more user-friendly and responsive to the City's future needs.

AMENDMENT #1 - GPA18-02: CIRCULATION PLAN UPDATE

Chapter 3: Circulation Element within the General Plan outlines the necessary transportation system components to serve the future needs of residents and visitors of the City and its planning area. The element utilizes the policy framework along with the Circulation Plan to depict and identify implementation measures to realize this system. The Circulation Plan (Figure 3-1), is a planning tool used to portray and define the envisioned roadway transportation network. This network represents the system of streets to provide transportation mobility and access to existing and future residential, recreation, and economic uses throughout the City. The City also maintains a Street Classification Map, which identifies specific functional classification of roadways along with the number of lanes, future right-of-way needs, and intersection configurations for major roadways in the city. The Circulation Plan and Street Classification Map Work together to identify the future roadway capacity needed to maintain an acceptable level of mobility in the City.

Proposed changes within this amendment include road classifications changes (e.g. from collector to arterial roadway), road additions and subtractions, and alignment adjustments to better reflect the existing conditions and future needs of the city.

STAFF ANALYSIS

The last update to Figure 3-1 Circulation Plan occurred in 2012. Since that time, a significant number of private-development projects have continued through the development process or have been updated. Additionally, there are a number of private-development projects currently in the design phase or undergoing an entitlement change that have known impacts to the street network. Moreover, there are a number of City Capital Improvement Program projects that are completed every year that have not been recognized and incorporated into the existing Circulation Plan. City staff recognized the accumulation of these incremental changes resulted in a roadway network map that would benefit from an adjustment to bring it current with existing conditions.

Exhibit 1 shows where the proposed changes to the Circulation Plan occur, and the associated table identifies the specific modification proposed. The requested changes have been a collaborative effort between various city departments, private developers, and key federal and state agencies. For example, a “Proposed Figure 3-1 Circulation Plan” was submitted for public comment during what is known as the “60-Day Review”, as outlined within the Community Involvement Section. Based on the on-going dialog, it was determined that additional analysis was needed prior to proceeding with certain roadway modifications. In these limited situations, staff proposed to revert the roadway segments back to their existing condition (as approved by City Council in 2012). Overall, these proposed changes would significantly refresh the Circulation Plan; however, future refinements may be proposed as part of the larger comprehensive update process.

AMENDMENT #2 - GPA18-03: LAND USE MAP UPDATE

Chapter 2: Land Use Element within the General Plan establishes the primary framework for shaping the City's development pattern. Each property is then assigned one or more land use categories within the City's Municipal Planning Area (MPA). Each of those categories are described in more detail within Chapter 2, including what the appropriate target density or intensity are in each category, along with the anticipated types of uses and overall character of the development. The land use categories are then spatially depicted in Figure 2-1, Land Use Plan, or otherwise known as the "Land Use Map". There are a number of instances where the Land Use Map does not accurately reflect the existing land uses occurring on the property. For example, the City's Pioneer Park is designated as Business Park / Industrial (BP/I) instead of the most analogous land use category of Park / Open Space (P/OS).

Proposed changes within this amendment are intended to update the line work on the map to better reflect existing conditions. Additionally, there were two property owner requests to change the associated land use categories on their respective properties as a means to better position for development going forward.

STAFF ANALYSIS

Based on staff's assessment during the initial stages of the *PlanPeoria2040* project, a substantial clean-up effort was needed in order to have a reliable map to make future land use decisions from. This lack of specificity stemmed in part from an earlier adopted provision within the General Plan that eliminated the requirement to amend the Land Use Map unless certain criteria were met. While this provision was in effect, the city experienced a significant level of growth that took advantage of the exception. Thus, the Land Use Map was not updated in any meaningful manner or on a regular basis to keep pace with the sustained level of growth that has occurred. Additionally, when the line work was originally developed for each of the land use categories, it was created without the assistance of the precision tools now available such as aerial imagery, topography, and the use of Geographic Information System (GIS) software, etc. These additional mapping tools, along with the significant increase in the amount of environmental data now available allows city staff to bring an unmatched level of sophistication and precision to the Land Use Map unlike previous efforts before.

With the assistance of the City's Information Technology Department and the *PlanPeoriaAZ* consultant Matrix Design Group, staff analyzed all property within the Municipal Planning Area to determine what changes were needed on the map to reflect existing conditions. The modifications were limited in scope and did not address vacant parcels, with the exception of two instances, which were requested specifically by property owner after consultation with city staff. This was a time-intensive effort and so it was determined to update the information using the existing map style and format.

2018 MAJOR GENERAL PLAN AMENDMENTS

The proposed changes along with the “Proposed Figure 2-1 Land Use Map” was submitted for public comment during the “60-Day Review”. Refer to Exhibit 3 for a comprehensive map of the proposed areas of change, and Exhibit 4 for the Proposed Final Draft of Figure 2.1. A summary of the acreages within each of the General Plan land use categories is shown below in Table 1. These numbers are shown in relation to areas for each land use category from 2012, which was the City’s last set of published maps. The differences in acreages and percentages reflect the cumulative number of minor and major amendments since 2012, along with the refinements to the line work associated with this amendment.

TABLE 1: LAND USE MAP ANALYSIS

LAND USE CATEGORIES	2012 ACREAGE	% OF TOTAL AREA	2018 ACREAGE	% OF TOTAL AREA	% DIFFERENCE
<i>Park / Open Space</i>	67,106.2	44.86%	63,177.5	41.67%	- 3.19%
<i>Water</i>	12,497.2	8.35%	14,002.1	9.36%	+1.01%
<i>Estate Density Residential</i>	17,361.9	11.61%	20,863.4	13.95%	+2.34%
<i>Low Density Residential</i>	29,705.3	19.86%	29,457.3	19.69%	-0.16%
<i>Medium Density Residential</i>	7,791.1	5.21%	7,414.5	4.96%	-0.25%
<i>Medium High Density Residential</i>	1,300.9	0.87%	1,219.1	0.81%	-0.05%
<i>High Density Residential</i>	953.3	0.64%	1,037.2	0.69%	+0.06%
<i>Office</i>	247.3	0.17%	115.8	0.08%	-0.09%
<i>Neighborhood Commercial</i>	647.4	0.43%	111.9	0.07%	-0.36%
<i>Community Commercial</i>	1,607.2	1.07%	2,077.3	1.39%	+0.31%
<i>Regional Commercial</i>	918.6	0.61%	1,286.3	0.86%	+0.25%
<i>Business Park</i>	2,669.6	1.78%	2,478.3	1.66%	-0.13%
<i>Business Park/Industrial</i>	1,270.6	0.85%	1,625.1	1.09%	+0.24%
<i>Industrial</i>	426.8	0.29%	440.5	0.29%	+0.01%
<i>Mixed Use</i>	1375.5	0.92%	1116.6	0.75%	-0.17%
<i>Neighborhood Mixed Use</i>	72.7	0.05%	117.0	0.08%	+0.03%
<i>Community Commercial Mixed Use</i>	190.3	0.13%	175.7	0.12%	-0.01%
<i>Regional Commercial Mixed Use</i>	281.4	0.19%	532.2	0.36%	+0.17%
<i>Business Park Mixed Use</i>	466.4	0.31%	509.6	0.34%	+0.03%
<i>Sports Complex Mixed Use</i>	478.8	0.32%	491.4	0.33%	+0.01%
<i>Public / Quasi-Public</i>	2,222.1	1.49%	1,332.9	0.89%	-0.59%

The largest percentage of change occurred in the Park / Open Space, Water, and Estate Density Residential land use categories. In the instance of the Park / Open Space category, the majority of the decrease in acreage should not be attributed to development of vacant property; rather, better recognition of existing conditions. For example, city staff and the consultant revised Park / Open Space areas in conjunction with the Water category to recognize updated Federal Emergency Management Agency (FEMA) floodway designations. Additionally,

transmission line corridors are designated as open space on the Land Use Map. As a part of this year's refinements, staff readjusted the previous corridor information to the most accurate alignment and width information. This resulted in a reduction in some areas, and an increase in others. Lastly, the line work for Park / Open Space areas and residential designations throughout the city were realigned to match up with recorded plats and existing subdivision extents.

Overall, the proposed changes to the Figure 2-1 Land Use Map represent a significant increase in accuracy and specificity of existing conditions, and provide a better framework in which to base the comprehensive update on.

AMENDMENT #3 - GPA18-04: CHAPTER 2 - LAND USE ELEMENT AND CHAPTER 14 - PLAN ADMINISTRATION

The General Plan is a comprehensive document consisting not only of maps, but supporting text as well. For example, the document contains the vision statement and the associated goals and policies related to making that vision a reality. Per state law requirements, there are at least seventeen topics that need to be addressed in the document, such as but not limited to, Land Use, Circulation, Cost of Development, Public Safety, and so forth.

The proposed 2018 amendment consists of refinements to Chapter 2: Land Use Element and Chapter 14: Plan Administration within the General Plan. More specifically, they are:

- Chapter 2 Land Use Element - Refinements of certain land use category descriptions to better position the General Plan for the larger comprehensive update occurring in 2019. Additionally, language is being added within the descriptions of the Estate Density Residential and Low Density Residential categories, in conjunction with a modifications to Table 2-2 to further clarify the desired character and corresponding lot sizes expected in these areas.
- Chapter 14 Plan Administration Element - Refinements are intended to further define and clarify the major/minor amendment criteria within Section 14.G. Classifying General Plan Amendments.

STAFF ANALYSIS

Chapter 2

Figure 2-1 Land Use Map recognizes various waterways within the City of Peoria; however, water is not a defined category within Chapter 2 Land Use Element. This amendment proposes to formally recognize those waterways as a separate land use category, which allows better recognition and preservation of these areas. Additionally, staff is recommending the removal of the percentage breakdown within the Mixed Use category.

Developments within the Mixed Use category are required to contain both residential and non-residential uses; however, the suggested percentages have been overly prescriptive and restrictive in some instances. By removing the strict percentages, the goal is to allow for mature

areas within the city to consider a wider range of uses when contemplating redevelopment. Along with the potential for revitalizing existing areas, it encourages more sustainable types of infill development on remnant parcels of land. As such, staff believes this is a beneficial first step in moving toward developing “main street” types of development within the city.

Over the past several years, there has been an increase in the number of smaller lot developments proposed throughout the city. While these types of homes are in great demand by the market, they are often located within Estate and Low Density Residential categories, and do not necessarily result in a community that fully meets the desired character identified within the General Plan. Based on input from City Leadership, refinements to the Estate and Low Density Residential category descriptions, along with Table 2-2 are proposed to suggest a majority of lot sizes within a proposed project need to correlate with the appropriate zoning district in Table 2-2. In those instances where the majority of the lots sizes are associated with a more intense land use category (e.g. R1- 6 is considered Medium Density versus Low Density), the applicant may continue to proceed with the application. However, an amendment of the land use map may be required, along with enhanced justification and possible mitigation measures may be requested to ensure the proposed community is compatible with the surrounding area as a means to ensure compliance with the City's vision and adopted goals and policies. The proposed changes are considered an interim measure of ensuring compatibility with existing neighborhoods until the comprehensive re-write process is completed in 2019. At which time, staff will be re-evaluating all of the land use categories and correlation information to ensure they align with the desired direction and vision of the city.

Chapter 14

Proposed refinements in Table 14.2 and exception iii) on page 14-7 to clarify what is considered a major and minor amendment of the circulation system. Secondly, staff is recommending removal of the exception ii) on the same page in order to require a minor general plan amendment when the proposed housing product and/or proposed lot sizes differ in character than what is contemplated on the Land Use Map. In these situations, staff still performs an analysis to determine whether or not the proposal is compatible with the surrounding area, and appropriate at the subject location. However, with the change, the applicant would be required to file a formal request to change the land use map and provide written justification for the decrease in density. As the City continues to mature, there are less areas to provide diverse housing options for the city's workforce. This refinement simply provides a higher level check and balance to the system for these limited number of situations.

COMMUNITY INVOLVEMENT

Major amendments to a city's general plan are subject to the process outlined by Arizona Revised State Statute, and as such are required to be considered by the municipality during the same year in which they were submitted. This year, the only amendments submitted were city-initiated as noted below. Each of these amendments followed the same process and public hearing schedule, as discussed more within the Community Involvement Section of the report.

60-Day Review

Pursuant to ARS §9-461.06, the proposed amendments were transmitted to various adjacent agencies for review at least 60 days prior to providing notice for the public hearings. The package of information was transmitted on August 8, 2018 to the list of agencies as shown in Exhibit 7. Comments from those agencies were due by October 8, 2018.

At the time writing this report, staff received two letters as shown in Exhibit 8. The first was from Luke Air Force Base (or Luke AFB) noting that the proposed Peoria General Plan Amendments will not negatively impact the flying operations at Luke AFB. The second letter was from the City of Phoenix Planning and Development Department identifying a potential point of conflict between Phoenix and Peoria land uses in the general area of the Loop 303 and the New River Wash. As part of the 2018 Major General Plan Amendment Cycle, no changes to the Land Use Map are being proposed within the area identified in the letter, with the exception of updating the Water category line work to reflect improved FEMA floodway delineations. As such, the land uses shown in the area in question have remained unchanged since 2005. More particularly, the parcels are designated as Arizona State Trust Land and managed by the Arizona State Land Department. Accordingly, any land use changes to these parcels would need to be made in collaboration with ASLD staff. At this time, Peoria City staff is not recommending changes to the area in question at this time.

The City of Phoenix also provided comment on the proposed changes to the Land Use Map. Phoenix Planning staff identified one potential area of conflict in the area of the Loop 303 and New River Wash. During a follow-up conversation between staff, it was identified the reduction in open space and subsequent increase in Business Park area was due to the updated delineation of the floodway corridor and recognition of the Loop 303 alignment. No substantive increase in business park area is being proposed; rather, staff is recommending adjustment of the line work to meet the original intent of the area. There remains a significant open space buffer between the two jurisdictions. As this area is managed by ASLD, City of Peoria staff is committed to work with ASLD and the City of Phoenix to ensure an appropriate transition.

School District Notification

Peoria Unified and Deer Valley School Districts received written notification of this amendment for the 60-day review period. No comments were received.

Public Comments

During the 60-Day Review period, the same package of material transmitted to the various agencies was made available for public review and comment as well. Individuals were able to download the information from the website or view hardcopies at the public libraries or at the Planning Counter during this time. At the time of this report, staff received four emails with comments, suggestions or questions. Those were compiled into an Errata Sheet, along with staff's response to each item. (Exhibit 9) As a result, a scribe's error regarding the Camino a Lago Specific Area Plan boundary was identified and corrected on the Figure 2-1 Land Use Map as part of this amendment.

City staff and the consultant also held two open house meetings in late August to allow the public to view the materials in person and ask questions. A total of nine people attended those meetings and a copy of the sign-in sheets are shown in Exhibit 10. Questions during the meetings primarily focused on the location and timing of upcoming community park #3, and future development adjacent to the resident's houses or place of business.

KEY FINDINGS

1. The amendments constitute an overall improvement to the City's General Plan and are not solely for the good or benefit of a particular landowner or owners at a particular point in time;
2. The amendments are in conformance with the Goals, Objectives, and Policies of the Peoria General Plan.
3. The individual amendments improve the usability of the General Plan by:
 - a. Updating the Figure 3-1 Circulation Plan to better recognize existing conditions and future needs of the City's street network;
 - b. Provides an increased level of precision and accuracy to the Figure 2-1 Land Use Map;
 - c. Strengthen the correlation between Estate and Low Density Residential categories to their correlating zoning districts;
 - d. Updating and refining various land use categories to match with those shown in the Land Use Map, along with provide more flexibility regarding mixed use percentages to increase sustainability within newer and mature commercial centers; and
 - e. Overall, creating a better framework in which to base land use decisions on.

RECOMMENDATION

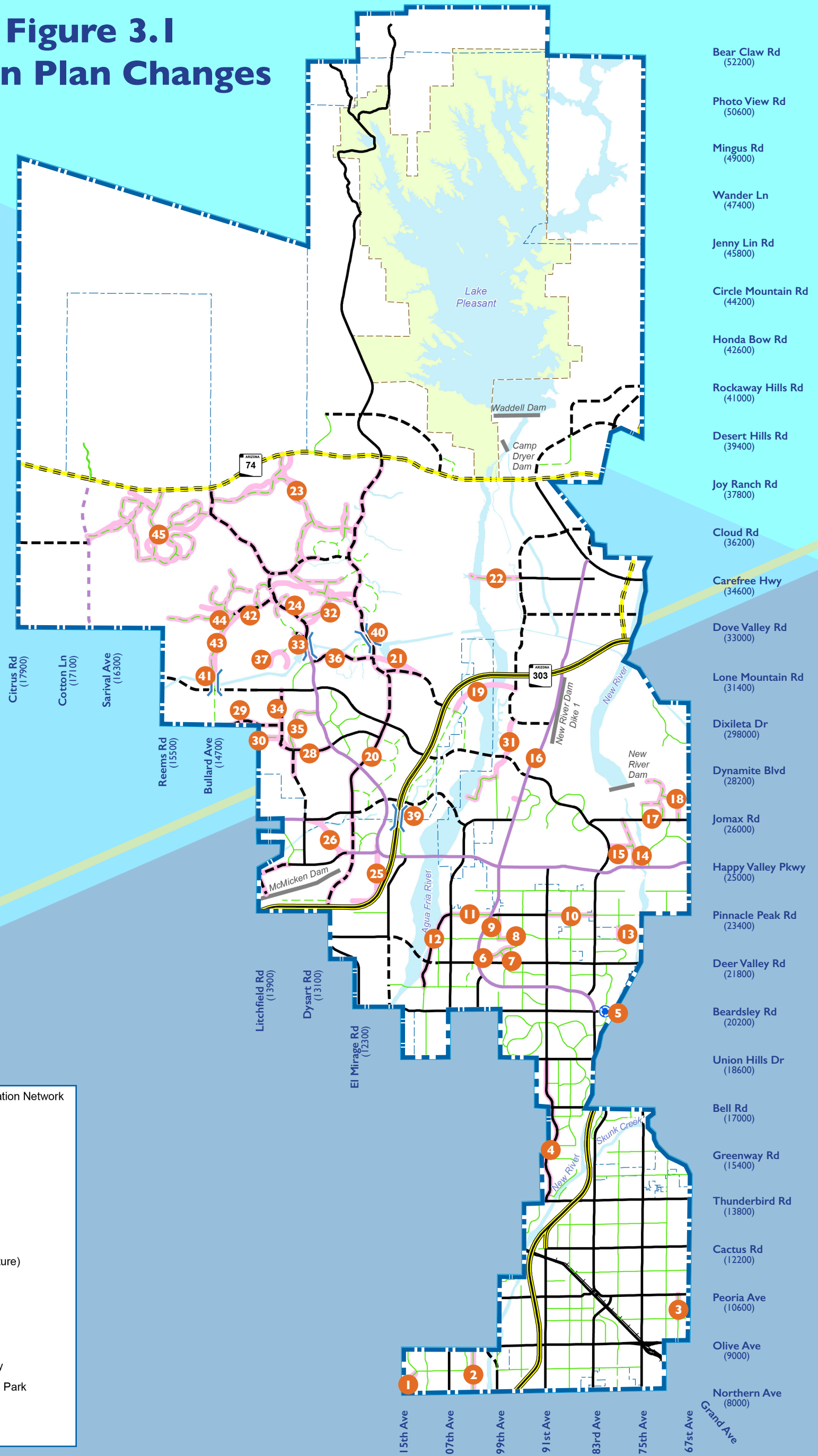
Hold a Public Hearing on Case GPA18-002, GPA18-003, and GPA18-004. No action may be taken at this time.

STAFF CONTACT

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Proposed Figure 3.1 Circulation Plan Changes

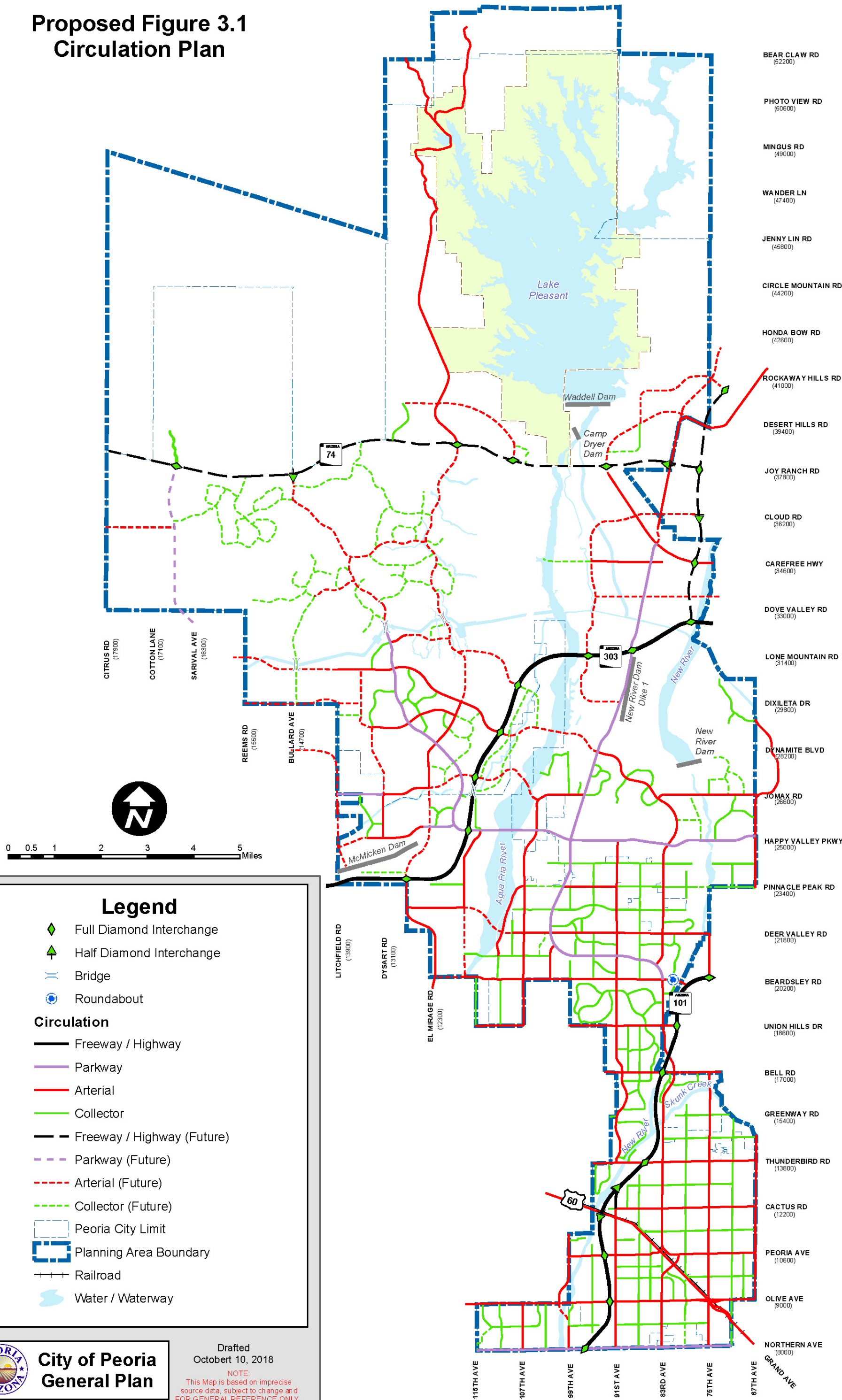




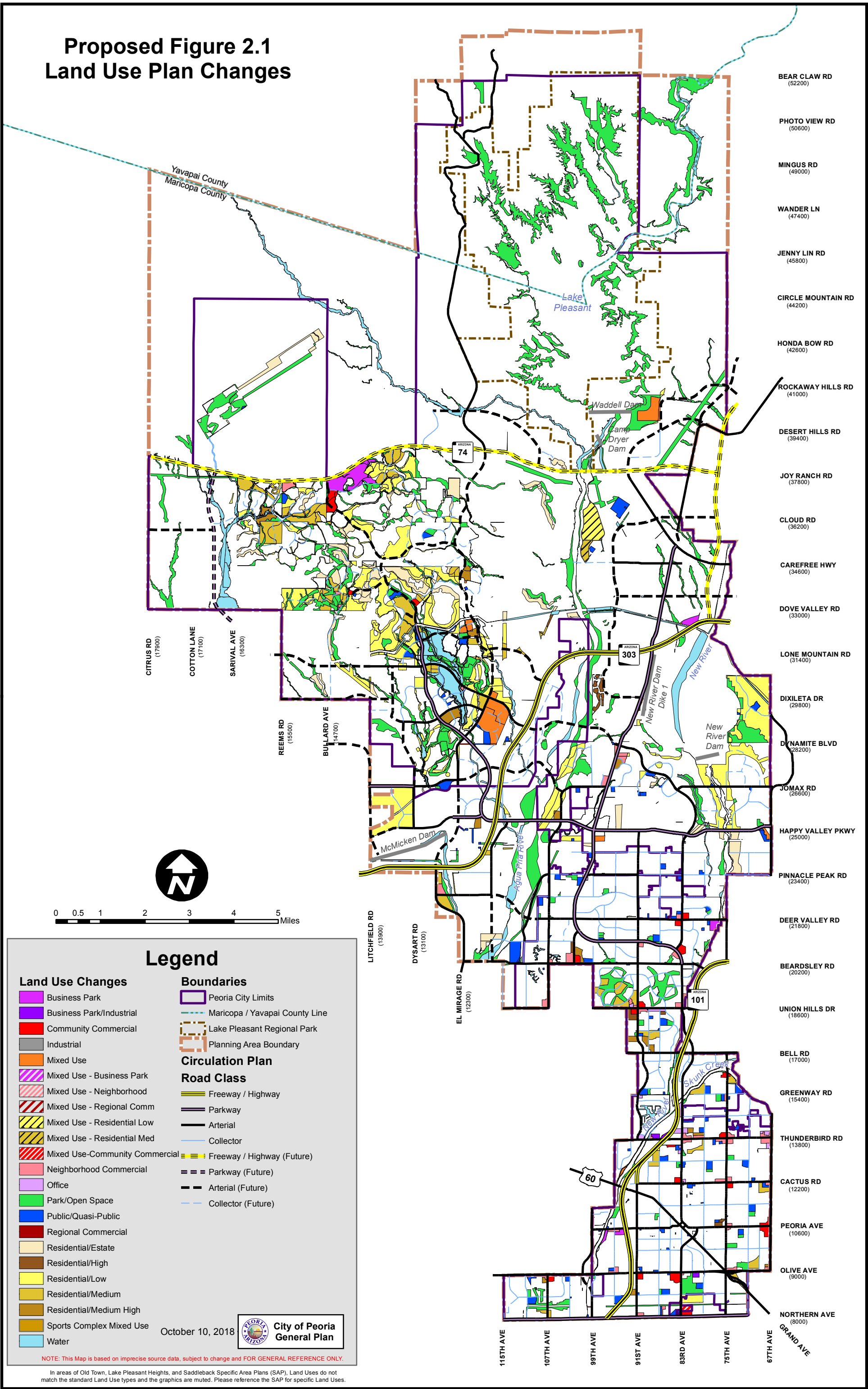
List of Proposed Circulation Changes

#	Road	Beginning Extent	Ending Extent	Modification
1	115th Avenue	Northern Avenue	Butler Drive	Realign to address topography
2	103rd Avenue	Northern Avenue	Olive Avenue	Change from existing minor arterial to existing major collector
3	69th Avenue	Mountain View	Peoria Avenue	Change from existing local to existing minor collector
4	91st Avenue	Thunderbird Road	Union Hills Drive	Change from existing major arterial to existing minor arterial
5	Beardsley Road	Loop 101	81st Avenue	Change from existing major arterial to existing minor arterial and show roundabout
6	Speckled Gecko Drive	Lake Pleasant Parkway	98th Avenue	Change from future minor collector to existing minor collector
7	98th Avenue	Deer Valley Road	Speckled Gecko Drive	Change from existing local to existing minor collector
8	Williams Road	99th Avenue	95th Avenue	Change from future minor collector to existing minor collector
9	99th Avenue	Williams Road	Pinnacle Peak Road	Change from existing local to existing minor collector
10	Pinnacle Peak Road	91st Avenue	83rd Avenue	Change from existing major arterial to existing major collector
11	Pinnacle Peak Road	107th Avenue	Lake Pleasant Parkway	Change from future minor arterial to future major collector
12	Tessmer Road	Rose Garden Lane	107th Avenue	Change from future minor arterial to existing minor arterial
13	79th Avenue	Williams Road	Patrick Lane	Remove future minor collector
14	77th Avenue	Happy Valley Road	Jomax Road	Add future minor collector
15	Yearling Road	83rd Avenue	77th Avenue	Add future minor collector
16	Buckhorn Trail	96th Drive	Lake Pleasant Parkway	Change from existing minor collector to local
17	Aloravita Boulevard	Jomax Road	Dynamite Boulevard	Add future minor collector
18	Terramar Boulevard / 69th Avenue alignment	Jomax Road	Pinnacle Vista Drive	Add future minor collector
19	Loop 303 Frontage Road	Westland Road	96th Avenue	Add future major collector
20	El Mirage Road	Vistancia Boulevard	Lone Mountain Parkway	Change from future major arterial to existing major arterial
21	Westland Road	El Mirage Road	115th Avenue	Change future major arterial into two separate segments
22	Carefree Highway	Agua Fria River	96th Avenue	Add future minor collector
23	136th Drive (Approximate)	Carefree Highway Alignment	Saddleback Heights (Arterial between Cloud and Carefree Highway alignment)	Add future major arterial and change from future major collector to future major arterial
24	Vistancia Boulevard	North of CAP Canal	Saddleback Heights (Arterial)	Change alignment and add future arterial from Canyon Ranch Boulevard to Galvin Boulevard
25	119th Avenue	Vistancia Boulevard	Happy Valley Road	Remove future arterial
26	Jomax/Happy Valley Connector	Happy Valley Road	Jomax Road	Remove future limited access parkway
27	Westland Drive	Loop 303	Dynamite Boulevard	Rename from Westland Drive to Litchfield Road
28	Ridgeline Road	Upcountry Way	135th Avenue Alignment	Rename from Dixileta Parkway to Ridgeline Road and classify as future minor arterial. Change alignment of Ridgeline Road to turn north towards 135th Avenue.
29	Dixileta Drive	135th Avenue	West out to municipal planning boundary	Add future major arterial on alignment starting at 135th Ave. Alignment will deviate north at mountain and continue to planning boundary.
30	Morning Vista Lane	135th Avenue	138th Avenue Alignment	Change from future arterial to future major collector
31	99th Avenue/96th Avenue	Dynamite Boulevard	Dixileta Drive	Remove future collector and arterial portions
32	Twin Buttes Road	Vistancia Boulevard	El Mirage Road	Change from future minor arterial to major collector and revise alignment
33	Sonoran View Drive	Vistancia Boulevard	White Peak Road	Change from future minor collector to future minor arterial
34	135th Avenue	Ridgeline Road	Lone Mountain Road	Change from future major arterial to future minor arterial
35	Upcountry Way	Ridgeline Road	Vistancia Boulevard	Add minor collector
36	Westland Road	El Mirage Road	Vistancia Boulevard	Change from future major arterial to future minor arterial
37	White Peak Drive	134th Drive	Mountain Just North of CAP	Change from future collector to local road
38	El Mirage Road	Pinnacle Peak Road	State Route 74	Change from existing and future parkway to existing and future arterial
39	Loop 303	Beardsley Canal	Beardsley Canal	Show bridge over the Beardsley Canal
40	El Mirage Road	CAP Canal	CAP Canal	Show bridge over the CAP Canal
41	Bullard Avenue	CAP Canal	CAP Canal	Show bridge over the CAP Canal
42	Canyon Ranch	Vistancia Boulevard	Bullard Avenue	Change from future major arterial to future minor arterial
43	Canyon Ranch	Bullard Avenue	CAP Canal	Change from future minor arterial to future major collector
44	Canyon Ranch	Bullard Avenue	145th Avenue (Approximate)	Change from future major arterial to future major collector
45	Saddleback Heights System	See Map	See Map	Change alignment to reflect existing entitlement

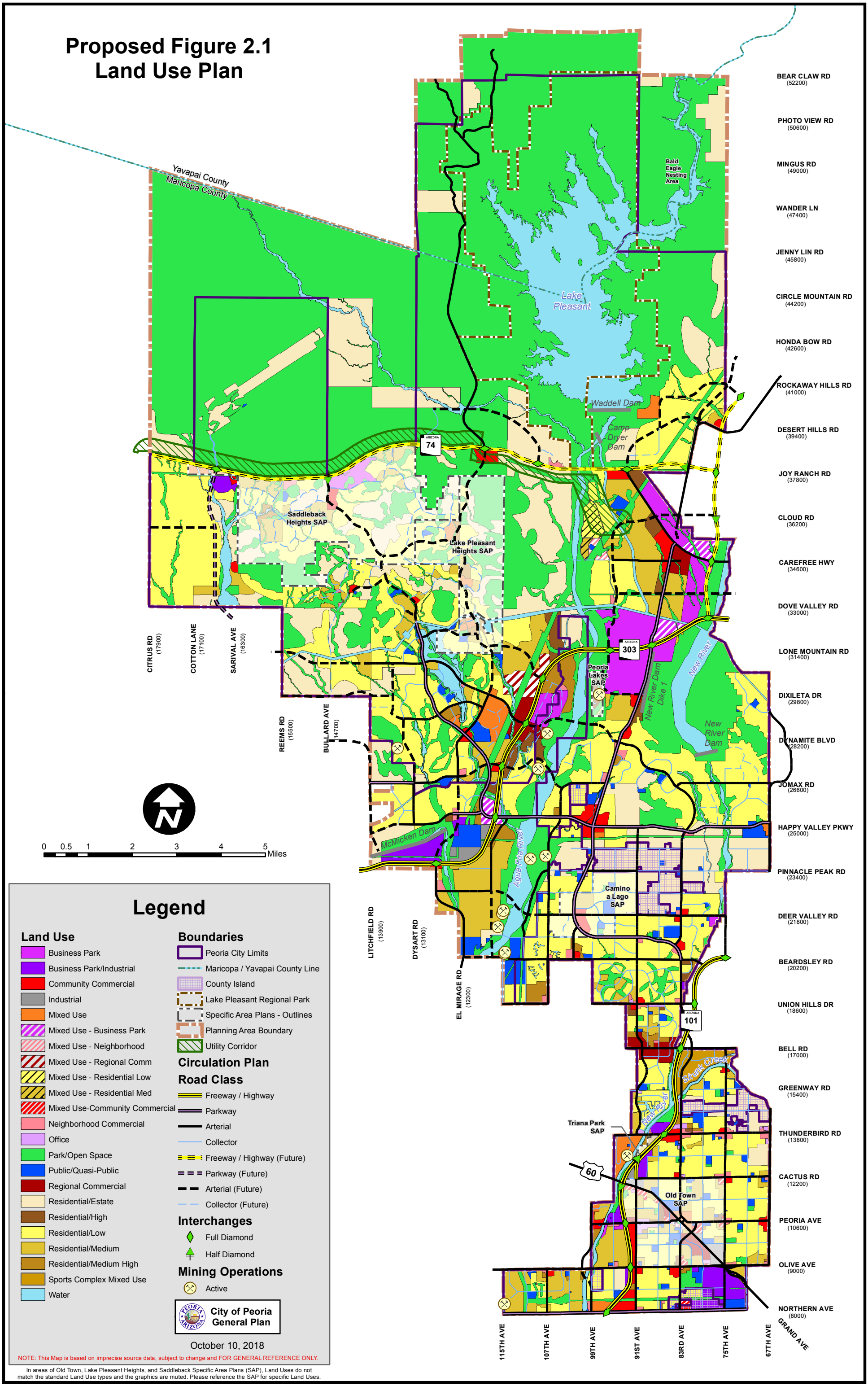
Proposed Figure 3.1
Circulation Plan



Proposed Figure 2.1
Land Use Plan Changes



Proposed Figure 2.1
Land Use Plan



2. LAND USE ELEMENT

The Land Use Element establishes the primary framework for shaping the City's development pattern. Because it directly affects every aspect of the City's form and function, it is paramount to clearly define and communicate each of the goals and strategies of the Land Use Element and present them as they relate to the past, present, and future of Peoria. The Land Use Element is the long-range planning tool used in conjunction with the other General Plan elements to guide future growth, revitalization, and preservation efforts in the City. The Land Use Element also illustrates how the City of Peoria anticipates addressing future population and employment growth while promoting a development pattern that promotes a pedestrian-friendly environment and integrates natural and manmade features in a manner consistent with the vision for the City of Peoria.

The Land Use Element is organized in the following manner:

- 2.a Introduction
- 2.b. Goals, Objectives and Policies
- 2.c Land Use Plan
- 2.d Publicly Held Lands and State Trust Lands
- 2.e Specific Study Areas, Land Use Overlays, and Approved Master Plans

2.A INTRODUCTION

Explosive population growth over the last 40 years has transitioned a former small agricultural city of approximately 2,500 in 1970 to a large city currently exceeding 155,000. High sustained growth rates during this relatively short time span produce many challenges including traffic volumes, type and intensity of development, the protection of natural resources and the provision of essential public services. Fortunately, to aid in its efforts to address the quantitative and qualitative impacts associated with rapid, sustained growth, the City has adopted several new tools and plans. These efforts are summarized below.

LAKE PLEASANT AREA PLANNING EFFORTS

In 1996 and 1999, the City extended its municipal boundary to include Lake Pleasant Regional Park and the surrounding public and private lands. These lands, which contain dramatic scenery as well as a wealth of natural and cultural resources, were annexed allowing the City to exercise its land use authority around Lake Pleasant Regional Park for the long-range benefit of its citizens and the Park's visitors. Additionally, the Lake Pleasant/North Peoria Area Plan outlines specific implementation policies to preserve and protect the natural beauty of the northern part of the City around Lake Pleasant.

UPDATED IMPACT FEES

In 2008 the City adopted an updated impact fee schedule through the acceptance of the *Red Oak Impact Fee Study* requiring developers to pay their share of costs to provide the utilities, infrastructure, and City services necessary to support new development. These updated impact fees are intended to encourage growth near available infrastructure.

LOOP 303 SPECIFIC AREA PLAN

Recognizing the enormous potential of the emerging Loop 303 corridor as a center for employment and community activity, the City adopted *The Loop 303 Specific Area Plan*. *The Loop 303 Specific Area Plan*

PEORIA GENERAL PLAN

PEORIA, ARIZONA

Exhibit 5

identifies land uses and circulation objectives for the Loop 303 corridor, the Lake Pleasant Parkway corridor, Carefree Highway and SR 74 south of Lake Pleasant.

OPEN SPACE, CONSERVATION AND RECREATION

In 1999, the City adopted three major open space plans - the *Peoria Desert Lands Conservation Master Plan* and the *Peoria Rivers and Peoria Trails Master Plans*. The *Peoria Desert Lands Conservation Master Plan* identifies sensitive lands and native plant communities in the northern reaches of the City. Additionally, it provides policy guidance for the acquisition, preservation and administration of open space areas. Elements of the plan were incorporated into the General Plan to establish the proper relationship needed between the Master Plan and General Plan.

The *Rivers and Trails Master Plans* are separate complementary documents that identify a comprehensive system of trails throughout Peoria. The *Rivers Master Plan* provides guidance and recommendations for development along Peoria's three river corridors and identifies them as the "recreational spines" of the City since they contain the potential to provide trail access and recreational opportunities.

In 2006, the City adopted the *Parks, Recreation, Open Space and Trails (PROST) Master Plan* which essentially consolidated the efforts of the Peoria Desert Lands Conservation Master Plan, Rivers Master Plan and Trails Master Plan into a single document. All four master plans provide direction as to where and how the City's open space resources shall be used. The PROST Master Plan establishes in greater detail the types of amenities to be located in each form of open space and describes the connections and crossings between open spaces. The Community Services Master Plan (or CSMP, was an update of the 2006 Parks, Recreation, Open Space, and Trails Master Plan) and serves as the General Plan element specific to planning, development and provisioning of facilities for parks, recreation, open space, and trails. Collectively, the CSMP presents an analysis of forecasted needs and active (i.e., programmed) recreational resources within a context of an integrated regional system and works in concert with the Sonoran Preservation Program.

In 2015, the City adopted the Sonoran Preservation Program which provides the tools for identifying and protecting open space areas that merit conservation, along with outlining the resources needed to acquire these unique areas. In this manner, it is considered an implementation tool of the Peoria General Plan's goals, objectives and policies within the document. Preservation of open space is important because it contributes significantly to the general public health, safety, and welfare. Open space preservation provides educational opportunities; preserves local and regional heritage; and provides economic benefits through tourism and varied recreational opportunities. Open space preservation also protects the habitat for threatened and endangered wildlife and sustains wildlife corridors and linkages. In recent years, the general public has become more aware of this consequence and there is a growing trend to identify development options that encourage sensitive, sustainable development that protects critical landscapes and habitat.

The General Plan also respects federal lands and other publicly-owned lands such as Maricopa County's Lake Pleasant Regional Park. Large federal land holdings of the Bureau of Land Management (BLM) and Bureau of Reclamation (BOR) are shown as Park/Open Space. While Growing Smarter Plus legislation guarantees a development right of one dwelling unit per acre for Park/Open Space designated lands, it is the desire of the federal agencies and the City to limit development on these lands.

OLD TOWN REVITALIZATION

Peoria has also taken steps to enhance development in its city center by adopting the *Downtown Peoria Redevelopment Plan* in 1997, then the *Central Peoria Revitalization Plan* in 2000 and most recently the *Old Town Revitalization Plan* in 2009. These plans provide specific action plans for future development of the historic core area that supports new and existing businesses and economic growth; pedestrian-friendly urban design; integrating new residential development while preserving existing residential neighborhoods.

PEORIA SPORTS COMPLEX AREA

In 2010, the City developed adopted a multi-dimensional plan and implementation program for the 570-acre area around the Peoria Sports Complex. Although the area has been largely successful, the purpose of the Plan is to identify the conditions, regulatory framework and implementation strategies to enhance the area as a cohesive, pedestrian-friendly mixed-use destination and position the area for a successful evolution.

COMMUNITY APPEARANCE

The City adopted its first *Design Review Manual* in 1997 that set forth standards for improving the quality of development in the City. A major overhaul of this document was completed early in 2008 in response to input from our residents, the development community and recognized changes in building design in the decade since the original Manual was adopted.

INTEGRATION INTO THE GENERAL PLAN

The combined effect of these planning efforts has been to establish an extensive body of community development, resource management and land use planning policies and programs. This General Plan recognizes, supports, and incorporates the key features of the recently adopted plans and policies that have given direction to the development of the City in recent years and provides direction for future informed planning and development decision-making.

While the City's recent planning efforts have provided excellent guidance for specific areas of the City, resolving key issues, the City still must address several challenges. Within the unincorporated General Plan Study Area, development projects approved by Maricopa County affect Peoria's land use pattern and transportation system. By addressing currently unincorporated land in this General Plan, the City intends to coordinate its planning efforts with those of the County.

COMMERCE AND EMPLOYMENT-GENERATING DEVELOPMENT

The nature of commercial development has changed dramatically in the last 30 years. In many instances, services vacated the traditional core for more lucrative locations along major transportation corridors with better access and visibility. Traditional family-oriented businesses have been replaced with "big box" retail establishments promoting economies-of-scale.

Peoria is recapturing the experiences associated with a thriving and vibrant, pedestrian-scale City through downtown revitalization efforts and promoting new commercial nodes that employ progressive development strategies. These actions, along with limiting strip-style development and promoting mixed-use developments with office and housing components, will provide more dynamic and successful centers of commerce which will move Peoria towards its long-term goal of reaching equilibrium between housing and employment.

TRANSPORTATION LINKAGES

The General Plan addresses the relationship between land use and transportation. It incorporates the future arterial roadway network identified in the Northwest Valley Transportation Study (Maricopa County Department of Transportation, 2000), including Loop 303. Existing major transportation corridors such as Loop 101, Lake Pleasant Parkway, State Route 74, Grand Avenue, and Bell Road are also key elements of the General Plan because of the connections and continuity they provide through the Northwest Valley and the Phoenix Metropolitan Area. Loop 101 provides direct access to commercial centers, industrial parks and high-density residential development. Lake Pleasant Parkway / State Route 74 provides access to key commercial nodes and recreation amenities. Land use designations along Grand Avenue reflect those adopted in the *Old Town Peoria Revitalization Plan*. These include plans for future mixed-use centers, cluster housing, a transit center and an attractive warehouse center. Bell Road continues to serve the regional commercial shopping district, including the Peoria Sports Complex and supporting business community.

The inventory and analysis of existing conditions, historic development pattern and input from community involvement efforts have helped guide the development of an overall vision and supporting goals, objectives, and policies that will ensure that future City of Peoria decision-making is consistent with the interests of the community.

INTENT OF THE LAND USE ELEMENT

The Land Use Element, guided by its supportive goals, objectives, and policies, describes the desired land uses and development densities and intensities for future development in Peoria. The Land Use Element is the guide for implementation of the Zoning Ordinance and Official Zoning Map, two legal planning tools used to enforce the General Plan. The Land Use Element does not change or alter the existing zoning or approved development rights, although Growing Smarter Plus requires that future zoning changes conform to the General Plan Land Use designations.

The adopted land use policies, land use plan, and implementation measures will assist the Peoria Planning and Zoning Commission and City Council in their review and consideration of development proposals and rezoning requests. The Land Use Element also assists in programming public facilities and utilities needed by the dynamic growing and changing City.

2.B. GOALS, OBJECTIVES AND POLICIES

The following goals, objectives and policies are developed to define the essential components of the Land Use Element. They are listed under the following categories: Smart Growth, Residential Communities, Employment Related Development, Mixed-Use Development, Infill Development, Resort Development, and Amendments to the General Plan.

GOAL1:

PROVIDE A BALANCE OF LAND USES THAT WILL PRESERVE AND ENHANCE NEIGHBORHOODS, PROMOTE ECONOMIC DEVELOPMENT AND ENCOURAGE REDEVELOPMENT AT APPROPRIATE LOCATIONS.

SMART GROWTH

Objective 1.A:

Manage and control development to facilitate orderly growth and an efficient urban form.

Policy 1.A.1:

Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

Policy 1.A.2:

Establish and monitor an orderly plan to phase the extension of public utilities and streets within the City limits.

Policy 1.A.3:

Encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be planned.

Policy 1.A.4:

Partner with Maricopa County to ensure that development and infrastructure located within Peoria's planning area is compatible with the City of Peoria's development and utility standards.

Policy 1.A.5:

Consider only those areas that are consistent with the criteria contained within the adopted Annexation Policy as suitable for annexation.

Objective 1.B:

Maintain a supportive relationship between established commercial proprietors and the City's business retention and expansion efforts.

Policy 1.B.1:

Work to enhance commercial activity by attracting, retaining, and expanding those developments, which improve economic conditions in Peoria.

Objective 1.C:

Encourage sustainable business practices through the rehabilitation and repurposing of existing and / or underutilized development.

Policy 1.C.1:

Promote the revitalization of underutilized buildings through site rehabilitation and / or adaptive reuse.

Policy 1.C.2:

Provide assistance to promote private and public-sector improvement programs for underutilized employment centers.

Policy 1.C.3:

Utilize performance standards and site design elements to reduce compatibility conflicts with adjacent uses.

Objective 1.D:

Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs.

Policy 1.D.1:

Maintain and market an employment zone profile listing that includes a summary of parcels, location, existing zoning, infrastructure, and site characteristics.

Objective 1.E:**Support the preservation of Luke Air Force Base.****Policy 1.E.1:**

Support state and regional organizations which are established to protect the military mission of Luke Air Force Base and are compatible with City policies.

Policy 1.E.2:

Support the formation of a preservation zone around the Luke Air Force Base perimeter.

Policy 1.E.3:

Monitor and coordinate airport feasibility efforts with Luke Air Force Base officials.

Policy 1.E.4:

Observe Luke Air Force base AICUZ and JLUS maps and departure and approach routes when considering developments that could potentially interfere with the Luke Air Force Base mission.

Policy 1.E.5:

Attend pertinent planning coordination meetings regarding Luke Air Force Base activities and missions.

MIXED-USE DEVELOPMENT**Objective 1.F:****Promote sustainable developments that elevate community identity and convenience, reduce vehicular trips, minimize infrastructure needs, improve air quality and provide a diversity of uses.****Policy 1.F.1:**

Develop a mixed-use zoning district consistent with the land use designation framework.

Policy 1.F.2:

Develop guidelines that establish criteria to determine optimal locations for mixed-use and / or infill development.

Policy 1.F.3:

Develop a residential density bonus program for mixed-use projects that includes specific performance criteria.

Policy 1.F.4:

Encourage compact mixed-use developments using vertical orientation with connections to multi-modal transportation centers.

Policy 1.F.5:

Maximize compatibility between mixed use developments and existing neighborhoods through building orientation, buffering, outdoor activity concentration and site access.

Objective 1.G:**Promote mixed-use development templates to advance the City's sustainability efforts.****Policy 1.G.1:**

Identify opportunities for mixed-use and neighborhood-centric core areas throughout the City.

Policy 1.G.2

Integrate 'place making' design principles such as streetscape and building orientation, public spaces, multi-modal transportation options, walkability and overall community appearance in all mixed-use developments.

Policy 1.G.3

Adjust the Zoning Ordinance as necessary to allow opportunities for mixed-use development at varying levels of intensities.

INFILL DEVELOPMENT**Objective 1.H**

Encourage the development or redevelopment of vacant or underutilized infill sites within the City.

Policy 1.H.1

Develop infill strategies to promote reinvestment in the community.

Policy 1.H.2

Identify open space and recreational opportunities in infill areas

Policy 1.H.3:

Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

RESORT DEVELOPMENT**Objective 1.I:**

Promote resort development that provides tourism opportunities within the City.

Policy 1.I.1:

Identify and designate resort development sites that have direct access to significant recreational corridors and open space areas.

Policy 1.I.2:

Identify recreational corridors with future access points to resort areas and visitor access that encourage tourism and visitor activity.

Objective 1.J:

Promote the provision of convenient housing and support infrastructure for resort development service employees.

Policy 1.J.1:

Promote the development of affordable housing options for service employees near major resort and commercial areas.

Policy 1.J.2:

Require adequate road, transit, utility, and water service infrastructure in conjunction with resort development.

Objective 1.K:

Establish incentives to attract appropriately-scaled resort developments integrating a mix of land uses.

Policy 1.K.1:

Develop a marketing and incentive program to attract large resort developments in appropriate locations.

Objective 1.L:

Utilize mixed-use development templates to create specialty resort commercial developments including residential and employment components.

Policy 1.L.1:

Encourage mixed-use developments in coordination with resort developments to attract specialty retail consumers and increased tax revenues for the City.

RESIDENTIAL COMMUNITIES**Objective 1.M:**

Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Policy 1.M.1:

Accommodate an adequate supply and mix of developable residential land to accommodate future housing needs.

Objective 1.N:

Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy 1.N.1:

Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Policy 1.N.2:

Ensure that high-density residential developments have direct access to arterial streets without traversing existing or proposed lower density residential areas.

Policy 1.N.3:

Locate housing developments in areas that can be adequately served by police, fire and ambulance services.

Policy 1.N.4:

Require adequate provision of open space or direct access to open space in housing developments and, in particular, medium- and high-density multiple-family housing developments.

Policy 1.N.5:

Require new residential developments to provide pedestrian linkages to parks, schools and other appropriate public facilities.

Policy 1.N.6:

Encourage the development of master planned communities where large land holdings can be designed to provide a wealth of amenities to City residents.

Policy 1.N.8:

Support and facilitate convenient access to schools.

Policy 1.N.9:

Partner with local school districts to coordinate the timely development schools and neighborhoods.

Objective 1.O:

Support well-designed, high-quality multifamily residential development in appropriate areas which maintains compatibility between adjacent developments.

Policy 1.O.1:

Support alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

Policy 1.O.3:

Encourage multi-family housing units adjacent to community level parks and public open space areas.

Policy 1.O.4:

Regularly assess the effectiveness of the Design Review Principles and Guidelines to ensure the highest level of design quality.

Policy 1.O.5:

Focus the development of multifamily housing proximate to current and planned transit facilities, employment centers and activity hubs.

Policy 1.O.6:

Maximize active community open space and recreation amenities throughout multifamily developments.

EMPLOYMENT RELATED DEVELOPMENT**Objective 1.P:**

Support appropriate commercial, business park, industrial, and mixed-use employment centers within large-scale master planned areas.

Policy 1.P.1:

Encourage adequate and proximate commercial and employment opportunities within large scale development master plans.

AMENDMENTS TO THE GENERAL PLAN**Objective 1.Q:**

Consider periodic amendments to the General Plan Land Use Map to ensure relevancy.

Policy 1.Q.1:

Evaluate and adopt General Plan text and map amendments on an annual basis.

Policy 1.Q.2:

Periodically re-evaluate land-use designations to ensure consistency and coordination between the land use and transportation elements.

GOAL 2:	ENCOURAGE TRANSIT ORIENTED DEVELOPMENT (TOD) APPROPRIATE TO THE SCALE AND INTENSITY OF THE SURROUNDING COMMUNITY.
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Objective 2.A:

Reduce dependence on the automobile for daily trips and activities by promoting mixed-use development types within Old Town and the Sports Complex District

Policy 2.A.1:

Develop land use and design regulations governing land close to transit centers and light rail stations, to maximize the potential for ridership.

Policy 2.A.2:

Promote compact, mixed uses, and pedestrian-oriented land development adjacent to transit stations.

Policy 2.A.3:

Promote development standards that encourage pedestrian environments and activity.

GOAL 3:	PROTECT AND PRESERVE THE SONORAN DESERT IN ITS NATURAL STATE
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Objective 3.A:

Develop programs that encourage the clustering of development in exchange for preserved natural open space area.

Policy 3.A.1:

Open space preservation and planning is equally as important to the City as all other components of development review when considering the appropriateness of development proposals.

Policy 3.A.2:

Encourage creative development patterns to ensure preservation of open spaces.

GOAL 4:	PROMOTE COMPATIBLE LAND USES IN AREAS OF CLOSE PROXIMITY TO EXISTING OR PLANNED AGGREGATE / MINERAL MINING LOCATIONS
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Objective 4.A:

Provide equal protection for residential development and aggregate mining operations.

Policy 4.A.1:

Discourage new residential development where future residences would be adjacent to an existing or planned aggregate / mineral mining operation.

Policy 4.A.2:

Discourage new mining operations adjacent to or in close proximity to existing residential development, schools, or existing or planned City recreation areas.

Policy 4.A.3:

Promote non-residential development such as business park and industrial uses adjacent to existing mining operations.

2.C LAND USE PLAN

The Land Use Plan assigns land within the Municipal Planning Area (MPA) or Study Area in accordance with a diverse arrangement of land use designations. These designations are spatially depicted in Figure 2-1, Land Use Plan, and described below. Each descriptor includes an indication of targeted density or intensity, as well as the types of uses anticipated under the designation. For residential uses, the level of intensity is expressed as a residential density range using the quantifiable measurement of dwelling units (or housing units) per acre and abbreviated as DU/AC.

DESCRIPTIONS OF LAND USE DESIGNATIONS

ESTATE DENSITY RESIDENTIAL (EDR)

0-2.0 DU/AC, TARGET DENSITY = 1.0 DU/AC

Denotes areas where low-density and large lot single-family neighborhoods are desirable. These areas support a semi-rural character that may include agricultural related activities or low-density resort uses. Residences are typically large, detached estate or executive-type homes which are one or two stories. In the hillside development area, emphasis is placed on preservation of open space and vistas, conservation of vegetation in common areas or individual lots is encouraged, and minimization of development impacts through clustering, preserving washes and natural drainage corridors, and low-profile structures. Density is usually one house per one or more acres of land. Other compatible uses may include places of worship, parks, equestrian and pedestrian trails, open spaces, working farms, and public facilities. The majority of lots within a project area are typically above 18,000 square feet in area.

LOW DENSITY RESIDENTIAL (LDR)

2.0-5.0 DU/AC, TARGET DENSITY = 3.0 DU/AC

Denotes areas where detached, moderately-sized lot, single-family residential neighborhoods are desirable. These areas support a suburban lifestyle with areas of increased density while maintaining a detached single family residential character. Low Density Residential parcels should be located either adjacent to, or in close proximity to neighborhood amenities such as joint-use schools/parks, trails, open space, or recreational facilities. Places of worship, parks, trails, open spaces, and public facilities are also compatible with this category. The majority of lots within a project area are typically above 8,000 square feet in area.

MEDIUM DENSITY RESIDENTIAL (MDR)

5.0-8.0 DU/AC, TARGET DENSITY = 6.0 DU/AC

Denotes areas intended to fulfill the need for small lot or attached single-family, and multi-family residences which are compatible with abutting single-family residential districts. This category supports a suburban lifestyle and provides an appropriate transition between less intense residential areas, more urban neighborhoods and non-residential uses. Significant open space for recreational amenities is encouraged to promote resident interaction. Parcels with this category should have adequate circulation and have relatively flat or gently sloping terrain to accommodate this density.

MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)

8.0-15.0 DU/AC, TARGET DENSITY = 12.0 DU/AC

Denotes areas where densely attached single-family residential and multi-family residential development is desirable. This category is appropriate for residential and other compatible uses on

parcels which have a high level of access, are located near services or employment centers, or have other characteristics that make a medium-high density suitable. In general, residences may have limited private outdoor space and rely on shared or common open space for visual relief, and recreational amenities to serve the residents. Parcels with this designation may be part of a mixed-use development or master planned community, and have direct access to open space, transit or other multi-modal amenities.

HIGH DENSITY RESIDENTIAL (HDR)

15.0+ DU/AC, TARGET DENSITY = 18.0 DU/AC

Denotes areas where the highest multi-family residential density development is appropriate either as a stand alone development or as part of a mixed-use project. The density range is intended to provide for multi-story apartments, condominiums, and townhouses close to employment and service areas. This category is traditionally located along transportation corridors, rivers, and serves to buffer lower density residential areas from non-residential areas. Substantial common open space, recreational amenities and on-site support facilities serve the residents.

RESORT DEVELOPMENT GUIDELINES (RD)

Resort developments are projects that integrate a combination of destination hotels, casitas, timeshares, active or passive recreational amenities and ancillary commercial opportunities in areas of exceptional scenic and environmental quality.

All resort proposals shall substantially exhibit or demonstrate the following characteristics:

- The proposal is compatible with the scale and character of surrounding land uses; and
- The proposal will not result in excessive traffic volumes on the surrounding circulation system; and
- The proposal provides for adequate infrastructure needs; and
- The proposal adequately includes measures to protect the natural and scenic qualities of the area.

OFFICE (O)

The designation of Office supports low-intensity commercial development consisting of a variety of office uses that provide services directly to residential neighborhoods in residentially scaled buildings. Developments in this Land Use Designation are intended to be small to moderate in scale with an emphasis on creating a pedestrian environment. Buildings are compatible with adjacent residential areas with respect to architectural style and proximity of buildings. Office buildings have a more proximate relationship to the street, presenting a pedestrian environment adjacent to street right-of-way. Small lot or small-scale business sites may be located in areas with this designation.

Areas given the land use designation of Office are intended for low-intensity non-residential development that is compatible with nearby residential areas. Areas designated for office are often located in areas unsuited for more intense development due to the potential for negative impacts on adjacent residential uses. As the least intense non-residential designation, these areas often serve as buffers between residential land uses and other more intense uses, while providing employment opportunities and services for the neighborhood.

NEIGHBORHOOD COMMERCIAL (NC)

Neighborhood Commercial areas consist of offices and commercial centers which provide services and goods that support the day-to-day needs of the surrounding neighborhood. Retail centers are significantly smaller in scale and scope than those found in areas designated Community Commercial or Regional Commercial. Buildings and uses generally relate to adjacent residential neighborhoods with respect to architectural style and scale. Uses are contained within buildings. This designation also denotes areas where small lot or small-scale business sites may be located. In an effort to create quality neighborhoods in Peoria, retail and service commercial and office uses will be permitted as part of the neighborhood form. Neighborhood Commercial areas typically consist of limited, convenience-oriented establishments that serve the immediate neighborhood. Developments in Neighborhood Commercial areas are to be designed in a manner, particularly in terms of their size and scale, which will not detrimentally affect adjacent residential neighborhoods.

COMMUNITY COMMERCIAL (CC)

Denotes areas where commercial development that is more intense than that of neighborhood commercial areas may take place in the form of large-scale retail buildings and shopping centers that serve a market radius of generally 3 - 5 miles. Community Commercial areas rely on larger trade areas and typically have a wider variety of goods and services than neighborhood shopping areas and should be located with adequate controlled access to arterial streets. Community Commercial centers should coincide with adequate affordable housing accessible to the center to supply housing for employees.

REGIONAL COMMERCIAL (RC)

Denotes areas where the most intense retail and office activity takes place. Typical Regional Commercial developments have uses with a market radius of more than 5 miles and are located adjacent to, and have access to major roadways. Uses include anchor stores, regional malls, power centers and automobile dealerships. Regional Commercial areas should be integrated by site and architectural design with internal or adjacent high density residential housing development. Residential uses are encouraged to develop in conjunction with Regional Commercial uses subject to the Residential High Density (15+ du/ac) or the Transit Oriented Development / Transit Corridor (18+ du/ac) category provisions.

BUSINESS PARK (BP)

Denotes areas where major employment centers and uses may be located. Business Park areas generally consist of uses such as professional offices, research and development, and light manufacturing within wholly enclosed buildings and ancillary eating and retail establishments. In particular, Business Park areas shall be designed such that the least intense uses (i.e., back office, business park) shall be located along arterial streets, where visibility to the public is likely. Adherence to landscape standards, setbacks, and adequate transition of intense uses ensures compatibility with adjacent properties and enhances the visual quality of the community.

BUSINESS PARK / INDUSTRIAL (BP/I)

Denotes areas where major employment centers and uses may take place. Business Park/Industrial areas generally consist of uses such as professional offices, research and development, wholesale and storage warehouses, utility centers, the manufacturing, processing, repairing and packaging of goods and ancillary eating and retail establishments. In particular, Business Park/Industrial areas shall be designed such that the least intense uses (i.e. back office, business park) shall be located along arterial streets, where visibility to the public is likely. Adherence to landscape standards, setbacks, and

adequate transition of intense uses ensures compatibility with adjacent properties and enhances the visual quality of the community.

INDUSTRIAL (IND)

Denotes areas where general industrial business activity takes place, including warehouse uses, and manufacturing, processing, repairing and packaging of goods and ancillary eating and retail establishments. Manufacturing uses are capital intensive and occur within enclosed or partially enclosed buildings. Industrial uses shall be designed such that landscaped areas and least intense uses shall be located adjacent to arterial and collector streets, where visibility to the public is likely. Industrial developments shall be designed to buffer adjacent residential uses from impacts associated with industrial activity.

MIXED USE (MU)

Denotes areas where a horizontally or vertically integrated mixture of land use types is promoted. Such developments exhibit functional, physical and thematic integration in the context of a pedestrian-oriented streetscape. The mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping and employment opportunities together in the same area.

Mixed-use developments are more compact than conventional developments and can therefore accommodate efficient future growth by using less land and facilitating complementary activities such as shared parking, access and multi-modal facilities to manage overall impacts to the community. Mixed-use developments can also serve as key points of orientation for designing the transportation system, including transit services.

The functional, physical and thematic integration of uses within a pedestrian-oriented development template distinguishes mixed-use development from other more conventional projects. Such developments occur in both vertical (floor area-intensive) and horizontally (land area-intensive) integrated formats. The guidelines should balance necessary structure to facilitate such developments while allowing the flexibility to achieve a successful synergistic composition.

To this end, all mixed-use developments shall substantially demonstrate or exhibit the following characteristics:

- ~~The residential component shall be limited to a range of approximately 30-60% of the overall gross floor area (GFA) or total net site area, whichever is greater; and~~
- There shall be a residential component within the project, and it should be sized in a manner so it is commensurate with the intended scale and intensity of the overall project.
- Functional, physical and spatial integration of land uses and project components; and
- Pedestrian-oriented scale and design with a full range of amenities to promote and support pedestrian and multi-modal activity; and
- Architectural and thematic integration of project components.

NEIGHBORHOOD COMMERCIAL MIXED USE (NCMU)

Denotes areas suitable for a mixture of commercial and residential uses near the intersection of two arterial streets. Residential uses may be vertically and/or horizontally integrated. Vertical integration of residential uses over commercial and pedestrian office uses is encouraged in a contextual urban form. Residential uses shall not exceed 12 du/ac.

COMMUNITY COMMERCIAL MIXED USE (CCMU)

Denotes areas suitable for a mixture of commercial and residential uses proximate to a community-scale commercial center. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to commercial uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 18 du/ac.

REGIONAL COMMERCIAL MIXED USE (RCMU)

Denotes areas suitable for a mixture of regional-scale commercial and residential uses located near major transportation corridors. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to commercial uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 25 du/ac.

BUSINESS PARK MIXED USE (BPMU)

Denotes areas suitable for a mixture of employment center, ancillary commercial services and supporting residential uses located in appropriate locations on or near major transportation corridors. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to non-residential uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 25 du/ac.

SPORTS COMPLEX MIXED USE (SCMU)

Denotes areas suitable for a mixture of pedestrian-oriented employment, commercial/retail services, recreational/tourism uses and residential uses within the designated Peoria Sports Complex Area. Residential uses are encouraged to be vertically integrated and support a pedestrian oriented mixed use environment. Horizontally-integrated residential uses shall occupy visual locations that are secondary to non-residential uses and occur sparingly. All uses should provide clear pedestrian links and facilitate the development of a mixed use urban village. The characteristics of this designation are more specifically described within the *Peoria Sports Complex Area Urban Design Plan*.

TRANSIT ORIENTED DEVELOPMENT (TOD)

18-35 DU/AC, TARGET DENSITY = 30 DU/AC

This category has been established by the City to further reduce household driving, lower regional congestion, expand mobility choices that reduce dependence on the automobile, and accommodate more healthy and active lifestyles. Denotes areas along designated major transportation corridors such as Grand Avenue, Bell Road, Loop 101, Loop 303, Northern Avenue, and along Commercial Core. This category accommodates a full range of urban development that includes a mixture of housing, office, retail and/or other amenities that are integrated into a walkable neighborhood and located within close proximity to quality public transportation. Developments are required to provide a retail and / or office component in proportion to the entire project and dedicate enhanced pedestrian access to adjacent paths, trails, open space and commercial development. Projects shall be reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities.

PARK / OPEN SPACE (P/OS)

The Park/Open Space category accommodates the full range of public, private and semi-private passive and/or active park/open space and recreational opportunities. There are generally ~~four~~two types of

Park/Open Space ~~Land~~ ~~u~~Uses: Developed Open Space ~~and~~ Natural Open Space, ~~Water and State Land.~~

Developed Open Space includes public or private recreation areas including, but not limited to, parks, playfields, paths, plazas, retention basins and golf courses. Developed Open Space areas should be integrated into the community and are intended to provide connectivity between neighborhoods and employment centers. Recreational amenities within this type of Park/Open Space serve both residents and visitors and enhance the community's quality of life and overall public health.

Natural Open Space applies to locations set aside to preserve natural, scenic and/or significant environmental or cultural sites. It is intended that lands within this category remain as permanent open space and often are the result of rezoning actions where developers have agreed to conserve part of a property in return for placing an agreed-upon intensity in a less environmentally sensitive area. Low-impact recreational activities, such as hiking, equestrian riding, or mountain bicycling trails may be suitable for these sensitive areas.

~~Water areas identified on the land use map as Park/Open Space include water that can be used for outdoor recreation, events, preservations of natural resources, or for quality of life and public health. This category includes private and public lakes and canals, the Agua Fria River and New River.~~

State Trust Lands (and privately held lands identified as Park / Open Space) may be developed at a maximum density of one dwelling unit per acre per state legislative requirements.

PUBLIC / QUASI-PUBLIC (P/QP)

Denotes areas primarily utilized for civic use, and educational uses. The two types are generally described below.

Civic Use is land primarily related to conducting civic business, providing municipal services, or advancing recreational or cultural activities. The buildings may be city owned, or operated by quasi-public or non-profit entities. Civic business includes City government facilities, and police and fire stations. Municipal services include, but are not limited to, water, wastewater and reclamation facilities, well sites, substations, and other public facilities. Recreational uses include both recreational and cultural uses. Specifically, land is primarily used for active or passive recreation or cultural activities; however, it does not necessarily qualify as open space due to significant site infrastructure. For example, this would include the libraries, the Center for the Performing Arts, museums and similar uses. This category is reflective of the land uses and not determined on the basis of land ownership, as there may be instances where government-owned properties are utilized for recreation or residences, and likewise, government services provided from leased private property.

Educational Uses includes lands utilized for primary, secondary or graduate education, including public and private facilities and their associated uses, such as playgrounds, ball-fields, gymnasiums, etc.

WATER

~~Water areas identified on the land use map as Park/Open Space include water that can be used for outdoor recreation, events, preservations of natural resources, or for quality of life and public health. This category includes private and public lakes and canals, floodways, the Agua Fria River and New River.~~

RESIDENTIAL TARGET DENSITIES

The City of Peoria has established a residential density range and target densities for each of the land use designations shown below in Table 2-1. The proposed target density within each range is generally considered the maximum allowable density for those projects meeting the minimum City requirements. Projects may be permitted to exceed the target, up to the maximum density specified below. Refer to Conformity Determination for additional information.

TABLE 2-1 -- Land Use Designations and Target Density

Land Use Designation	Density Range	Target Density
Estate Density Residential	0.0 - 2.0 du/ac	1 du/ac
Low Density Residential	2.0 - 5.0 du/ac	3 du/ac
Medium Density Residential	5.0 - 8.0 du/ac	6 du/ac
Medium-High Density Residential	8.0-15.0 du/ac	12 du/ac
High Density Residential	15+ du/ac	18 du/ac
Transit Oriented Development	18 - 35 du/ac	30 du/ac
Residential Components of Mixed Use Areas		
Neighborhood Commercial Mixed Use	N/A	12 du/ac
Community Commercial Mixed Use	N/A	18 du/ac
Regional Commercial Mixed Use	N/A	25 du/ac
Business Park Mixed Use	N/A	25 du/ac
Sports Complex Mixed Use	N/A	N/A

LAND USE DESIGNATION AND ZONING DISTRICT CORRELATION

Table 2-2 illustrates the correlation between zoning districts and the General Plan Land Use Designations. The City uses this correlation table as a [general](#) guide when determining the consistency [and fit](#) of [a](#) rezoning proposal with the Land Use Plan. Other factors such as conformity to the community character, land use compatibility, availability and capacity of public services and facilities, and preservation of environmental features may also be considered in determining if a zoning district is appropriate, which is discussed in more detail later in this Chapter.

TABLE 2-2 -- General Plan Land Use Designations/ Zoning Correlation

General Plan Land Use Designation	Density (du/ac)	Zoning Districts (See Note 1)
Estate Density Residential	0-2	AG, SR-43/35, R1-43, R1-35, R1-18
Low Density Residential	2-5	R1-12, R1-10, R1-8
Medium Density Residential	5-8	R1-6, RM-1
Medium High Density Residential	8-15	RM-1
High Density Residential	15+	RM-1
Office	N/A	O-1, C-1
Neighborhood Commercial	N/A	PC-1, C-1, C-2
Community Commercial	N/A	PC-2, C-2, C-3, C-4
Regional Commercial	15+	C-4, C-5
Business Park	N/A	BPI
Business Park / Industrial	N/A	BPI, PI-1, I-1
Industrial	N/A	PI-1, I-1, I-2

General Plan Land Use Designation	Density (du/ac)	Zoning Districts (See Note 1)
Park / Open Space (See Note 2)	0-1	SR-43/35, R1-43, R1-35
Transit Oriented Development	18-35	Planned Area Development
Mixed Use (See Note 3)	Variable	CCM, CRM, Planned Area Development
Neighborhood Commercial Mixed Use(See Note 3)	12	Planned Area Development
Community Commercial Mixed Use(See Note 3)	18	Planned Area Development
Regional Commercial Mixed Use(See Note 3)	25	Planned Area Development
Business Park Mixed Use(See Note 3)	25	Planned Area Development
Sports Complex Mixed Use(See Note 4)	N/A	Planned Area Development
Public / Quasi-Public(See Note 3)	N/A	All Zones

Notes:

- 1 While A-a PAD (10-600 acres) or PCD (600+ acres) may be used to implement any of the land use designations identified above, the City will evaluate the consistency and fit of residential projects in conjunction with the correlating zoning districts within a land use designation. For Estate Density Residential (0-2 du/ac), a majority of the lots within a project area shall be at least 18,000 square feet in area. For Low Density Residential (2-5 du/ac), a majority of the lots within a project area shall be at least 8,000 square feet in area.
- 2 Parks and other open space may be located in any zoning district.
- 3 Refer to the relevant sections in the Loop 303 Specific Area Plan, Old Town Revitalization Plan or General Plan Mixed-Use Guidelines (Land Use Element) for the density prescriptions.
- 4 Refer to the relevant section in the Peoria Sports Complex Urban Design Study for the housing and density concepts.

CONFORMITY DETERMINATION

The land use designations identified and described previously are meant to clarify the City's intent and location where those types of uses may be located, while Tables 2-1 and 2-2 establish the target densities and corresponding zoning districts to further define where those types of uses are recommended. The City strongly supports the target density for each residential designation and the corresponding zoning districts, and utilizes them as the benchmark in determining the appropriateness of a development proposal. Development proposals that exceed the target density, or propose another zoning designation, may be considered appropriate if they further Peoria's desired character and vision, and are commensurate to the overall public benefit.

In such cases where another zoning designation is proposed or target density exceeded, the development proposal should exhibit a superior quality and design and/or which provide amenities, dedications or improvements above and beyond the minimum City standards. These may include, but are not limited to:

- Community character and sense of place:
 - Enhanced entry/gateway monumentation and overall community theming; or
 - Capitalization on a location's assets to create destinations within a project;
- Promotion of development diversity by providing substantial variation in product elevations, types or lot sizes;
- Open Space:
 - A sizeable percentage of area set aside as open space, above the minimum required; or
 - Minimum required open space with enhanced amenities must be provided on site; or

- Meaningfully enhanced landscaping treatments for common areas.
- Preservation and retention of environmentally sensitive areas, such as:
 - Utilization of clustering, flag lots and other design methods to create compact development to reduce overall impact of development to sensitive areas;
 - Dedication and preservation of unique environmental features, including but not limited to hillside peaks, wildlife habitat, and significant wash corridors;
 - Significant preservation and integration of salvaged native desert vegetation into the site design;
 - Restoration of “wildcat” trails and scarred areas back to natural conditions.
- Reduced demand on new or existing infrastructure facilities:
 - Incorporation of significant and measurable water conservation measures, and/or additional renewable water resources in a quantity sufficient to offset demand above the target density;
 - Infilling of vacant areas and/or redevelopment of underdeveloped property;
- Community and Public Facilities (Schools, Public Facilities, Trails and Active Parks):
 - Dedication of land and/or improvements for municipal facilities such as fire or police stations, libraries and City parks;
 - Dedication of land for educational facilities; or
 - Dedicated and improvement of additional trail segments above City requirements;
 - Installation of a community-wide recreational feature or series of upgraded neighborhood amenities.
- A high level of interconnectivity throughout community:
 - Increased pedestrian and multi-modal connectivity by designing trails that connect open spaces. Trails are separated from roadways and enable bicyclists, horse riders and pedestrians to travel throughout the development;
 - Construction of identified pedestrian/bicycle paths and trails where there is a deficiency.

Density increases exceeding the target density may also be granted for development projects located in designated infill areas according to the formula below:

Projects less than 10 acres in total size:

- An increase of up to one (1) dwelling unit per acre above the target for the category.

Projects more than or equal to ten (10) acres in size:

- An increase up to two (2) dwelling units per acre above the target for the category.

City staff will review and provide a recommendation to the Planning and Zoning Commission and City Council. The City Council will make the final determination of appropriate zoning designation and residential density based on the merits of the proposed development.

CALCULATION OF DWELLING UNITS AND POPULATION DENSITIES

Residential land use categories and target densities are critical factors in assessing future population capacity. The density ranges and target densities provide the City with the tools to ensure future

residential communities are appropriate to the natural and manmade landscape and available infrastructure. The City's density formula gives credit to and accounts for fully dedicated school sites.

The following formula is used to determine a project's density:

$$D = du/A-(c+i+n)$$

D = Residential Density

du = Total Number of Dwelling Units in a Project

A = Total Site Area (gross acres, including dedicated school sites*)

c = Total Commercial Land Area

i = Total Industrial Land Area

n = Non-Dedicated School Sites

* = dedicated school sites included in A

Table 2-3, *Population Density*, provides a general overview of the population densities that relate to the identified target densities. Target densities are used for analysis because they represent the development intensity most desired under the land use designation and serve as an approximate average for analysis purposes. In order to encourage sustainable development that would preserve ecologically sensitive areas, historical sites, open space and other unique characteristics of the land being subdivided, sensitive site design such as cluster development that might reduce the average lot sizes and increase community open space without changing the target density would be encouraged.

For example, a 50-acre piece of land might be subdivided into 50 one-acre parcels, each with a residential dwelling. Under a cluster design, the plan would still call for 50 dwellings, but this time each would be located on half-acre parcels, "clustered" together in groups. This would only use 25 acres of land for residences and would leave 25 acres of open space. Table 2-3 serves as an analytical tool showing population density under traditional layout.

TABLE 2-3 -- Population Density

Designation	Target Density	Anticipated Units Per Square Mile	People Per Square Mile**
Estate Density Residential	1 du/ac	512	1,331
Low Density Residential	3 du/ac	1536	3,994
Medium Density Residential	6 du/ac	3072	7,987
Medium-High Density Residential	12 du/ac	6144	11,674
High Density Residential	18 du/ac	9216	17,510

** The population density (household size) for Estate Density Residential (0-2 du/ac) through Medium Density Residential (5-8du/ac) is 2.66 persons per unit. The population density (household size) for Medium-High Density Residential (8-15 du/ac) and High Density Residential (15+ du/ac) is 1.9 persons per unit.

Because of the large amount of mountainous areas and pristine Sonoran desert within the City, the predominant residential category by geographic area in the Land Use Plan is Low 2-5. The Low Density Residential 2-5 category also produces the greatest number of dwelling units with over 85,000 units. Also shown in Table 2-4, Net Acreage, Dwelling Units and Population of Residential Lands, is the number of dwelling units and population generated by each category. The mixed-use category requires the integration of a residential component into the development plan. For analysis purposes it is projected that residential densities would likely occur in the high density range as part of an integrated proposal.

TABLE 2-4 -- Net Acreage, Dwelling Units and Population of Residential Lands

Land Use Category	Net Acreage	Dwelling Units	Population
Estate Density Residential	23,068	23,068	47,982
Low Density Residential	28,380	85,140	177,092
Medium Density Residential	7,169	43,014	89,475
Medium-High Density Residential	1,311	15,732	23,918
High Density Residential	1,252	22,536	34,247
Mixed-Use*	2,328	11,164	53,177
TOTAL	63,509	200,654	425,891

* Acreage based on assumed 50% commercial and 50% residential land use distribution within each category.

2.D PUBLICLY HELD LANDS AND STATE TRUST LANDS:

Throughout the City, there are large areas of publicly held properties (Figure 2.2) that have specified land use designations upon them which are clearly defined by the General Plan. These properties are generally owned and managed by the Arizona State Land Department (ASLD), the Bureau of Land Management (BLM) or the Bureau of Reclamation (BOR). It is important to note that although it is the City's goal to protect these lands for desired development or preservation in their natural state, the potential does exist for such uses as mineral extraction and sand and gravel operations. For State Constitutional reasons, the City has very limited authority over such uses; however, the City has maintained and will continue to maintain solid relationships with these public entities to promote reasonable operational procedures and site restoration through intergovernmental agreements (IGA) and / or memorandums of understanding (MOU). A brief synopsis, including Mission and Vision Statements for the ASLD, BLM and BOR is provided below.

ARIZONA STATE LAND DEPARTMENT ~~(ASLD)~~

The Arizona State Land Department (ASLD) was created in 1912 concurrent with the establishment of Arizona statehood, when the Federal government granted Arizona public lands for various state purposes.

Mission Statement:

To manage State Trust lands and resources to enhance value and optimize economic return for the Trust beneficiaries, consistent with sound stewardship, conservation, and business management principles supporting socioeconomic goals for citizens here today and generations to come. To manage and provide support for resource conservation programs for the well-being of the public and the State's natural environment.

All uses of the land must benefit the Trust, a fact that distinguishes it from the way other public land may be used, such as the BLM or 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, or for agricultural or natural resource extraction uses.

Therefore, for planning purposes State Land property should be viewed as developable property, in much the same way as private land. However, State Land parcels with high scenic value or habitat attributes may be designated or otherwise preserved for conservation, pursuant to applicable State laws. Currently, ASLD manages approximately 43.7 square miles (close to 28,000 acres) of land in Peoria. The City of Peoria actively pursues the planning of State Trust Lands located within the planning area and will continue to work closely with the ASLD.

The revenue received through State Land transactions is directed to 13 public Trustees, including public schools, correctional facilities and other publicly funded services. The Common Schools (K-12) are the largest beneficiary owning approximately 87% of the land and receiving close to 90% of the revenue.

BUREAU OF LAND MANAGEMENT ~~(BLM)~~

The Bureau of Land Management (BLM) is a federal agency that provides for a wide variety of users without compromising the long-term health and diversity of the land. BLM also focuses on preserving the natural, cultural and historical resource values. They are committed to using the best scientific information to make decisions, in collaboration with other agencies, states, tribal governments and the public. They work to understand the needs of rural and urban publics, and are committed to recovering a fair return for the use of publicly owned resources for the American taxpayers. The BLM owns approximately 26 square miles (over 16,500 acres) of land in the Peoria MPA, the majority of which is located in northern Peoria above State Route 74.

Mission Statement:

The BLM is responsible for managing the nation's public lands and resources in a combination of ways which best serve the needs of the American people. The BLM balances recreational, commercial, scientific and cultural interests and strives for long-term protection of renewable and nonrenewable resources, including range, timber, minerals, recreation, watershed, fish and wildlife, wilderness and natural, scenic, scientific and cultural values. It is the mission of the BLM to sustain the health, diversity and productivity of the public lands for the use and enjoyment of present and future generations.

Vision Statement:

The BLM provides for a wide variety of users without compromising the long-term health and diversity of the land and without sacrificing natural, cultural and historical resource values. We are committed to using the best scientific information to make decisions, in collaboration with other agencies, states, tribal governments and the public. We work to understand the needs of rural and urban publics, and we are committed to recovering a fair return for the use of publicly owned resources for the American taxpayers.

BLM in Arizona:

BLM Arizona administers 12.2 million surface acres of public lands, along with another 17.5 million subsurface acres within the state. Field Offices throughout the state provide on-the-ground field management: Arizona Strip, Hassayampa, Kingman, Lake Havasu, Lower Sonoran, Safford, Tucson and Yuma. Arizona BLM management, coordination and direction come from the Arizona State Office, which is guided by State Director Jim Kenna.

BUREAU OF RECLAMATION ~~(BOR)~~

The Bureau of Reclamation (BOR) is a Federal agency whose mission is to "manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the

American public." The BOR property manages approximately 21.9 square miles (over 14,000 acres) of land in Peoria, primarily located around Lake Pleasant.

Mission Statement:

The mission of the Bureau of Reclamation is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American public.

Vision Statement:

Through leadership, use of technical expertise, efficient operations, responsive customer service and the creativity of people, Reclamation will seek to protect local economies and preserve natural resources and ecosystems through the effective use of water.

The Commissioner's plan for how Reclamation will attain its vision:

- Directing our leadership and technical expertise in water resources development and in the efficient use of water through initiatives including conservation, reuse, and research.
- Protecting the public and the environment through the adequate maintenance and appropriate operation of Reclamation's facilities.
- Managing Reclamation's facilities to fulfill water user contracts and protect and/or enhance conditions for fish, wildlife, land, and cultural resources.
- Working with Reclamation's customers and stakeholders to achieve mutual objectives.
- Assisting the Secretary in fulfilling Indian Trust responsibilities.
- Implementing innovative, sound business practices with timely and cost-effective, measurable results.
- Promoting a culturally diverse workforce which encourages excellence, creativity, and achievement.

Understanding and striving to attain our vision are critical to effectively implement the Government Performance and Results Act. GPRA was enacted in 1993 to improve public confidence in Federal agency performance by holding agencies accountable for achieving program results; and to improve congressional decision making by clarifying and stating program performance goals, measures, and costs "up front." Basic GPRA requirements include:

- 6-year Strategic Plan
- Annual Performance Plans
- Annual Performance Reports

2.E SPECIFIC STUDY AREAS, LAND USE OVERLAYS, AND APPROVED MASTER PLANS

As the City plans for the future and continually faces new development challenges, specific areas are identified that relate to a desired development opportunity requiring further research. The Aviation Study Area identified in the northeast region of the Land Use Plan delineates an area that may be a potential site for the development of a general aviation airport. Until further studies and funding can substantiate this possibility, the study area serves as a notation to potential developers and residents.

The City has developed several approved specific areas planning overlays that identify goals and implementation measures addressing key issues in defined areas. Five such overlays are delineated on the Land Use Plan. They are as follows:

- Loop 303 Specific Area Plan
- North Peoria Redevelopment Area
- Downtown Peoria Redevelopment Area
- Old Town Specific Area Plan
- Triana Park Specific Area Plan

The Land Use Plan also identifies six approved development plans and their approved uses. They are as follows:

- Camino A Lago Specific Area Plan
- Vistancia North Planned Community
- Lake Pleasant Heights Planned Community
- Saddleback Heights Planned Community
- West Wing Mountain Planned Community
- Vistancia South Planned Community

As future development occurs and as the City develops specific area plan overlays, the Land Use Plan will be updated to reflect these changes. Future studies may address areas for resorts, master planned communities, college or community college sites, health care campuses, transportation corridors, or transit-oriented development areas.

LAKE PLEASANT PARKWAY CORRIDOR

Lake Pleasant Parkway is a special roadway that serves Sonoran Desert areas of northeastern Peoria. It is planned as the only north/south arterial street that connects Deer Valley Road and SR-74. In 2000 the City adopted the Lake Pleasant Parkway Corridor Specific Area Plan (LPPCSAP) to establish written policy regarding the corridor. The purposes of the plan were to:

- Identify the significant resources in the area of the corridor,
- Identify current and future trends affecting the corridor, and
- Provide planning policies and guidelines to best maximize the Parkway Corridor's environmental and economic potential.

Protection policies for the north Peoria desert areas were originally outlined in the Desert Lands Conservation Master Plan. Policies that should be utilized to guide the formation of development regulations are listed below.

- Provide development standards to protect the scenic views from the roadway and provide a uniform appearance for developments fronting on the corridor,
- Provide planning for the corridor that would limit the development of retail projects to identified nodes and in so doing control strip commercial development and open view corridors,
- Protect the traffic capacity of the parkway by limiting development that would need direct access to an arterial street,
- Protect residential neighborhoods from commercial traffic and encourage cluster or nodal neighborhood development,
- Plan for regional trails, pedestrian and bicycle linkages,
- Protect against noise pollution through sound studies and wall design / placement,

- Protect native plants and conservation features within the corridor, and
- Control outdoor lighting.

These policies and controls have been gradually included in this and other planning documents. Updates to this element, adoption of the Loop 303 Specific Area Plan and regular updates to the Peoria Zoning Ordinance provide much of the protection that the purposes and goals were designed to accomplish. The City has created expanded residential and commercial General Plan categories that are effective in conveying City policy in the location of nodal and cluster type uses. The City of Peoria has also adopted a Desert Lands Conservation Ordinance, a Parks, Recreation and Open Spaces Master Plan and updated the Landscape Ordinance to codify protection policy included in the plan.

In 2005 the City adopted the Loop 303 Corridor Specific Area Plan that makes available planning policy for the Lake Pleasant Parkway from Dixileta Drive to Old Carefree Highway, and for Old Carefree Highway and SR-74 from Lake Pleasant Parkway to the Agua Fria River bridge. This plan superseded the land use and transportation planning of the LPPCSAP for these parts of Lake Pleasant Parkway, the Carefree Highway and SR-74.

LAND USE PLANNING FOR THE LAKE PLEASANT PARKWAY CORRIDOR

Land Use planning for the parkway corridor is designed to be unique. Overall planning is included in this element and the Loop 303 Specific Area Plan. Policies for the corridor encourage nodal and cluster type development to allow for open spaces between developments to open view corridors where these spaces occur. Small office areas providing essential services to neighborhoods should be located away from major nodal development or as a transition to less intensive uses and near access points to the Lake Pleasant Parkway. Office areas along the corridor are may be supported in the locations shown below.

Intersection	Compatibility Criteria	Uses Allowed
Yearling Road	1. Scale and Architecture	Office Only
Pinnacle Peak Road	2. Height	

Commercial nodes are planned to be located at various intersections along Lake Pleasant Parkway, Old Carefree Highway and SR-74 with a regional employment center located north of Dynamite Boulevard. Planning for these “nodes” is as shown in the table below.

Intersection	LPPCSAP	Peoria General Plan	LOOP 303 SAP
Deer Valley Road	Community Node	Community Commercial	
Happy Valley Road	Community Node	Community Commercial	
Dynamite Boulevard	Community Node		Community Commercial
SR-74	Regional Node		Community Commercial
El Mirage/Castle Hot Springs Rd	Community Node	Community Commercial	
Sarival Avenue	Community Node	Community Commercial	
North of Dynamite Boulevard	Employment Center		Employment Center

Buffer policies first established in the LPPCSAP are effective in changing perceptions of the roadway to evoke a more scenic desert driving experience. Buffers are supplemental distances between the roadway and development that enhance view corridors for observation of additional amenities on the horizon and afford richer desert experiences with Sonoran Desert plants along the roadway. Buffers should continue to be used as shown in the table below.

Urban Section (Rose Garden Ln to Happy Valley Rd)	Suburban Section (Happy Valley Rd to Dynamite Blvd)	Rural Section (North of Dynamite Blvd)
Buffer - 15 feet	Buffer - 30 feet	Buffer - 50 feet

CIRCULATION

Circulation policies for Lake Pleasant Parkway are now shown in the Loop 303 SAP and the Circulation Element of the Peoria General Plan. These policies are designed to preserve a desert driving experience along the parkway and internalize circulation occurring in residential neighborhoods. Access to the parkway is limited to mile and half-mile street intersections.

RESIDENTIAL NEIGHBORHOODS

Residential development is encouraged adjacent to the parkway. Development guidelines for neighborhoods and individual housing projects are found in the City's Zoning Ordinance and Design Review Guidelines. Circulation policies should guide subdivision design to limit access to the parkway and intrusion of external traffic into the neighborhood.

Essential to the concept of sustainable neighborhoods is the proximity of shopping and services. Where possible, neighborhoods should be walkable with services, parks, schools, and shopping within reasonable walking distances. Community and regional commercial nodes are limited to designated intersections.

TRAILS

Pedestrian, bicycle and multi-use trail policies for this part of Peoria are now contained in this General Plan and the Parks, Recreation, Open Space and Trails Master Plan published by the Community Services Department.

ENVIRONMENTAL PROTECTION

Protection of native plants, conservation features, noise pollution and dark skies are currently being implemented through various sections of the City's Zoning Ordinance. Preservation and use of native plants, archaeological sites, washes, rock outcroppings and other unique desert features is the primary function of the Desert Lands Conservation Overlay district. Limitation of artificial lighting in desert areas is also addressed in the Peoria Zoning Ordinance.

**FIGURE 2-1
LAND USE PLAN / MAP**

**FIGURE 2-2
PUBLIC LAND OWNERSHIP MAP**

14. PLAN ADMINISTRATION

The successful preparation of the Peoria General Plan was a prodigious effort requiring months of extensive community involvement, the engagement of all levels of government, the coordinated efforts of numerous City departments, the review and support of adjacent communities, the State Department of Commerce and the local business community. However, much work remains to be done. More specifically, an outstanding plan will do the community little good if relegated to “sitting on the shelf.” To obtain the most out of the Peoria General Plan, a major focus needs to be placed on plan administration.

The Plan Administration section is organized in the following manner:

- 14.a. General Plan Implementation
- 14.b. General Plan Update
- 14.c. General Plan Amendments
- 14.d. Notification Requirements
- 14.e. Public Participation Process
- 14.f. Adoption
- 14.g. Classifying General Plan Amendments
- 14.h. Implementation Program

The purpose of this section is to examine each of these components in detail and to provide guidelines for ensuring that the Peoria General Plan is implemented, amended when necessary and regularly updated. Although each of these components is unique, they have at least one common denominator. To be successful, they must be comprehensive or inclusive in scope. At the local government level, this means that all City departments should understand the plan and use it as a foundation for making decisions. At another level, other units of government should be cognizant of the goals and objectives of the Peoria General Plan and coordinate their efforts to complement the Plan. Finally, the general public and the local business community should understand and support the Plan. When all of these entities are working in concert to achieve the common goals and objectives articulated in the Plan, significant progress can be made and all aspects of the Plan administration will be successful.

14.A. GENERAL PLAN IMPLEMENTATION

Although every community’s implementation program should be unique and based upon specific goals, objectives and resources, state legislation provides a common starting point for plan implementation. Recognizing the importance of plan implementation, the Arizona legislature has mandated municipal planning agencies to undertake the following actions to effectuate the plan:

- Investigate and make recommendations to the legislative body upon reasonable and practical means for putting into effect the General Plan in order that it will serve as a pattern and guide for the orderly growth and development of the municipality and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The recommended measures may include plans, regulations, financial reports and capital budgets.
- Render an annual report to the legislative body on the status of the plan and progress in its application.

- Endeavor to promote public interest in and understanding of the General Plan and regulations relating to it.
- Consult and advise with the general public, public officials and agencies, public utility companies, civic, educational, and other organizations to advance the vision and goals of the General Plan.
- Upon adoption of a General Plan, every governmental, judicial and quasi-judicial agency or commission should provide a list of proposed plans for capital improvements or construction within or partially within the City of Peoria. The agency shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the municipal planning agency for review and report to such agency as to conformity with the adopted General Plan.
- All acquisitions and dispositions of real property shall be reported to the Community Development Department to ensure conformity with the General Plan and supporting Specific Area Plans. The planning agency shall render its report as to conformity with such adopted General Plan within forty days after submittal.

Therefore, when preparing Peoria's implementation program, the foundation of the plan should acknowledge these mandates and insert them into the implementation program as essential starting points.

In many ways, the most important element of the entire planning process is plan implementation. If the planning process is successful, one of the major benefits of preparing a General Plan is engaging and energizing the entire community. If community involvement was comprehensive, and political support from the Mayor, Council and Plan Commission is enthusiastic, the foundation has been laid to successfully implement the goals and objectives of the Peoria General Plan. To accomplish this, an implementation plan or action plan is necessary.

Each Element of the General Plan includes an Implementation Program that includes:

Implementation Measure	Lists the action necessary to carry out each element of the General Plan.
Lead Department/Agency	Identifies the responsible City department for accomplishing that particular measure.
Projected Timeframe	Identifies and prioritizes the timeframe for the measure to be initiated.
Potential Funding Sources	Lists the potential funding, City staff, volunteer or other community resource necessary to carry out the implementation action.

14.B. GENERAL PLAN UPDATE

In accordance with Arizona State Statutes (A.R.S. 9-461.06), the General Plan is effective for a period of ten years, at which time the governing body shall either adopt a new General Plan or re-adopt the existing General Plan. In the interim, the Planning and Zoning Commission, the Community Development Department, and other City departments should review, monitor, and provide recommendations for amendments on an annual basis to ensure that goals, objectives, and policies continue to meet the changing needs of the community, that data is up-to-date, and that the implementation program is functioning properly.

14.C. GENERAL PLAN AMENDMENTS

RATIONALE FOR AMENDING THE GENERAL PLAN

The planning process leading up to the adoption of a General Plan is a rigorous process involving many formal and informal public meetings and public hearings over a considerable period of time. These meetings were supplemented with individual interviews, written surveys, and other methods that were used to determine the community's goals and objectives regarding the development of the City of Peoria. To make changes to the Plan might invalidate the entire process and undermine community confidence. Additionally, a typical amendment to a General Plan usually entails less public scrutiny and is less comprehensive in scope.

Nonetheless, the City must continually reexamine the Plan to respond to the changing social, economic, and other demographic trends associated with dynamic growth within the City and region. Development pressures directly impact land use, traffic patterns, socio-economic conditions, provision of City services, and a host of other factors which must be addressed so that the General Plan remains effective and relevant. Significant changes in any of these factors can trigger a need to amend the Peoria General Plan. Because the General Plan is, by its very nature, general, an in-depth examination of a specific property or area within the community may reveal characteristics that are inconsistent with the policies and details of the Plan. This in no way, however, negates the intent or guidance set forth in the Plan to provide for orderly growth and development within the City or adequate service provision for residents.

The most prudent policy when considering Plan amendments is to carefully evaluate the benefits to the community and consistency with the Plan's guidance and overall intent, and by maintaining a balance between inflexible adherence to the Plan (resulting in few or no amendments) and an over-elastic flexibility (resulting in indiscriminate changes).

STATUTORY REQUIREMENTS FOR AMENDING THE GENERAL PLAN

The manner of amending the General Plan is set forth in Arizona Revised Statutes, specifically, A.R.S. 9-461.06. The City, public or private agencies, and private individuals may initiate a proposal for a General Plan Amendment. Major Amendments are subject to an annual process whereby all Major Amendment proposals are considered during the same time frame as scheduled by the local government. Major Amendment proposals must be considered for approval during the same calendar year in which they were initiated, and are subject to enhanced requirements for the notification, participation, and adoption processes.

If the City determines that severe hardship could be created for the City, the City Council may direct the initiation of the Plan Amendment process. However, amendments to the Peoria General Plan cannot be enacted as emergency measures and are subject to public referendum.

Local governments must adopt written procedures to provide structured, predictable, and continuous public participation in the development and consideration of amendments to the General Plans from all geographic, ethnic, and economic areas of the City of Peoria. These procedures should provide for the following:

- The broad dissemination of proposals and alternatives.
- The opportunity for written comments.
- Public hearings after effective notice.
- Open discussions, communications programs, and information services.

- Consideration of public comments.
- Consulting with and advising public officials and agencies, the County, school districts, associations of governments, public land management agencies, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the General Plan.

The City of Peoria meets and exceeds statutory requirements in an effort to provide a wide dissemination of information related to plan amendments, encourage and support constructive discussion in the community, and ensure that changes to the Plan are supported by the community. Peoria provides notice to the public, public agencies, property owners, and other entities through Official Public Notice and also through a Public Participation Process as outlined below.

14.D. NOTIFICATION REQUIREMENTS

PRIVATELY-INITIATED AMENDMENTS:

Owner/applicant(s) shall notice privately-initiated amendments in the same manner as a rezoning request, as outlined within Article 14-39 of the Zoning Ordinance. In addition to the applicant's notice, city staff will mail a notice of application and notice of hearing to each neighborhood association and home owners associations registered with the City and affiliated with a neighborhood located within one (1) mile of the subject property, along with publish a newspaper ad, in accordance with Article 14-39 of the Zoning Ordinance.

CITY-INITIATED AMENDMENTS:

City-initiated amendments are initiated by staff and often impact a substantial portion of the City, more so than typically associated with privately-initiated applications. In some instances, the amendment encompasses the entire City. Consequently, the notification procedures listed below allow the City to incorporate an array of communication methods intended to reach a larger audience.

- At a minimum, city staff shall notice each real property owner within the impacted area at least once by one of the methods: postcard, water bill inserts, direct mailing or drop flyer.
- Staff may supplement notification by utilizing methods such as, but not limited to, social media, websites, posting of notices at recreational or community centers, and Peoria Channel 11.

14.E. PUBLIC PARTICIPATION PROCESS

60-DAY REVIEW

To ensure adequate scrutiny of proposals for Major Amendments to the General Plan, State Statutes mandate that local governments provide notice of the proposal a minimum of sixty (60) days prior to providing notice of public hearing. Staff will transmit the proposal to the Planning and Zoning Commission and City Council and provide review copies to the following entities:

- The planning agency of the county in which the municipality is located.
- Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
- The regional planning agency within which the municipality is located.

- The department of commerce or any other state agency that is subsequently designated as the General Planning agency for this state.
- The Arizona Department of Water Resources
- Any person or entity that requests in writing to receive a copy of the proposal.

All recipients will have the opportunity to submit written comments that will then be transmitted to the Planning and Zoning Commission and the City Council in advance of any briefing, public meeting, or hearing.

NEIGHBORHOOD MEETING

For all Major and Minor Amendments to the General Plan, applicants shall provide a Citizen Participation Process report. The purpose of the Public Participation Process is to ensure that the community is informed of proposed changes to the General Plan and provide a forum for public involvement and resolution of concerns prior to the public hearing process. In accordance with State Statutes, the City must adopt written procedures to provide effective, early, and continuous public participation in the development and amendments of general plans. The Statutes call for the broad dissemination of information and an opportunity for public discussion and comment. Peoria's Public Participation Plan exceeds statutory requirements.

Within forty five (45) days of filing a Minor General Plan Amendment with the Peoria Planning Division, the applicant shall hold a meeting with affected residents as defined in Article 14-39-6F of the Zoning Ordinance. Following the meeting, the applicant shall provide a written report to the Planning Division setting forth points discussed, an attendance list with attendee addresses and any modifications to the proposed plan. In the event that substantial revisions are made to the proposed plan, planning staff may, at its discretion, require that the applicant hold additional meetings with the affected residents and provide the respective reports. In the event that a rezoning application is filed concurrently with the General Plan Amendment application, a single Participation Plan meeting all required criteria shall suffice.

14.F. ADOPTION

Major Amendments are subject to more stringent requirements for adoption than are Minor Amendments. Major Amendments to the General Plan require a minimum of two public hearings, at distinct locations, before the Planning and Zoning Commission, and a third public hearing before the City Council. Minor Amendments require a minimum of one public hearing before the Planning and Zoning Commission. Approval of a Major Amendment requires the affirmative vote of at least two-thirds of the members of the Peoria City Council.

For both Major and Minor Amendments to the General Plan, the City shall find that the proposal substantially demonstrates or exhibits conformance with the following evaluative criteria. Approval of General Plan Amendments is based on the five criteria shown below, with the fifth criterion being applicable only to Major Amendments, which shall be considered in concert to determine the merit of the project in meeting the intent of the General Plan.

- i) The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use or change proposed in the amendment.
- ii) The amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

- iii) The amendment will not adversely impact the community as a whole or a portion of the community by:
 - Significantly altering acceptable existing land use patterns,
 - Requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
 - Adversely impacting existing uses because of increased traffic on existing systems, or
 - Affecting the livability of the area or the health and safety of the residents.
- iv) That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

For Major Amendments to the General Plan, the City shall consider the following evaluative criterion together with the above criteria:

- v) Provides a positive benefit to the community without unduly impacting the City's water supplies as demonstrated through the application of the economic value per gallon of water measure contained within the City's adopted Principles of Sound Water Management.

14.G. CLASSIFYING GENERAL PLAN AMENDMENTS

A major amendment is triggered when a development proposal submitted for consideration by the City results in a change to the land use plan that would substantially alter the City's planned mixture or balance of land uses. Proposals that do not meet the substantiality test are either (a) Minor General Plan Amendments; or (b) do not require any General Plan Amendment. The City has identified the following variables to determine whether a development proposal necessitates an amendment and to delineate the type, if applicable.

MAJOR GENERAL PLAN AMENDMENTS

TABLE 14.2 -- Major General Plan Amendments

Number	Major Amendment Criteria
1.	A change in residential land use designation exceeding 80 acres AND: • Two-step change in residential land use category OR • Change to a non-residential or mixed-use land use designation except Park/Open Space and Public/Quasi Public. • Park/Open Space land use designation changes to land use designations other than Residential 0-2 dwelling units per acre or Public/Quasi-Public land use designations. • Changes to Specific Area Plans or other Area Plans that increase the total number of dwelling units or non-residential intensity (GFA or FAR) by more than 10%.
2.	A change in non-residential or mixed-use land use designation exceeding 80 acres.
3.	Any material alteration, deletion or change to the functional classification of any roadway identified on the Circulation Plan, except <u>in the following situations which shall be deemed as a minor amendment to the General Plan: that a</u> • <u>Downgrade of a functional classification of a roadway not identified within the City's Infrastructure Improvement Plans (IIP); or</u> • <u>Minor shifts in alignment as determined by City Traffic Engineer; or</u> • <u>Amendments to the Circulation Plan resulting from an amended Specific Area Plan-shall be deemed a minor amendment to the General Plan.</u>

4.	Any proposal that in aggregate includes changes in land use designations exceeding 320 acres.
5.	Planning Area Boundary changes.
6.	Text changes to the General Plan that conflict with or alter the intent of any goal, objective or policy as determined by the Community Development Director or designee.

MINOR GENERAL PLAN AMENDMENTS

- i) All other changes not expressly classified as a Major General Plan Amendment and/or exempt (“No General Plan Amendment required”).

NO GENERAL PLAN AMENDMENT REQUIRED

- i) No amendment is required if the zoning change results in a correlative district within the underlying land use category as described in more detail within Section 2 Land Use Element, and results in a project density that is within the range illustrated in Table 14.3 (General Plan / Zoning Correlation); and

For example, if a proposal seeks to rezone a site from R1-35 to R1-18, no amendment would be required. Both zoning districts result in a density and character that advances the Residential Estate designation as described in the Land Use Element. Secondly, it should be noted that the Plan encourages a diversity of housing types to meet the needs of all income and age segments.

- ~~ii) Projects requesting a change of land use density from Residential Medium (5-8 du/ac) to Residential Low (2-5 du/ac) or Residential Low (2-5 du/ac) to Residential Estate (0-2 du/ac) may be processed without the requirement for a General Plan amendment and shall be deemed compliant with the Land Use Element of the General Plan; and~~
- ~~iii) Any minor shift in alignment to any roadway without change in functional classification, as determined by the Engineering Director.~~

TABLE 14.3 -- General Plan Land Use Designations / Density Correlation

General Plan Land Use Designation	Density (du/ac)
Estate Density Residential	0.0 - 2.0 du/ac
Low Density Residential	2.0 - 5.0 du/ac
Medium Density Residential	5.0 - 8.0 du/ac
Medium-High Density Residential	8.0-15.0 du/ac
High Density Residential	15+ du/ac
Office Commercial	n/a
Neighborhood Commercial	n/a
Community Commercial	n/a
Regional Commercial	15+
Business Park	n/a
Business Park / Industrial	n/a
Industrial	n/a
Park / Open Space ²	0-1
Public / Quasi-Public	n/a
Mixed-Use Designations	See Below ³

Notes:

- 1 A PAD (10-600 acres) or PCD (600+ acres) may be used to implement any of the land use designations identified above.
- 2 Parks and other open space may be located in any zoning district.

- 3 Refer to the relevant sections in the Loop 303 Specific Area Plan, Central Peoria Revitalization Plan or General Plan Mixed-Use Guidelines (Land Use Element) for the density prescriptions.

14.H. IMPLEMENTATION PROGRAM

The Implementation Program for the City of Peoria General Plan establishes specific measures that will lead to plan achievement. The intent of the Implementation Program is to organize the listing of near-term implementation activities derived from the Goals, Objectives and Policies within each Element and prioritize them for timely completion. The following table contains a series of implementation tasks have been organized in 'On-going', 'Short', 'Mid' and 'Long' term priorities. Short-term tasks are intended to be implemented within 1-3 years; Mid-term tasks in 3-6 years; and Long-term tasks in 6-10 years. On-going tasks generally refer to items requiring routine maintenance such as the upkeep of lists or existing programs. Also included in the table is information pertaining to the respective departments responsible for each task.

TABLE 14.4 -- Implementation Tasks

Task Number	Task Description	Key Department(s)	Priority
1a	Evaluate the General Plan annually to ensure its effectiveness and provide regular updates to the Plan that further the City's Economic Development strategies.	PCD / EDS	On-going
1b	Evaluate the General Plan annually to ensure conformance with changes to State Law	PCD	On-going
2	Enhance and maintain a sustainability website.	PCD / EDS	On-going
3	Identify existing and future high volume intersections for additional pedestrian refuge areas and safety amenities.	ENG	On-going
4	Identify funding for transportation improvements in identified Growth Areas.	ENG / PW-UT	On-going
5	Implement the recommendations from the Old Town Revitalization and Peoria Sports Complex District Plans	PCD / EDS	On-going
6	Identify and coordinate transportation and infrastructure projects within the 10-year CIP.	PCD / EDS / PW-UT/ CS	On-going
7	Develop a strategic plan and funding strategy to identify and improve ROW landscaping, lighting, and amenities within mature neighborhoods.	CS / ENG / PW-UT	On-going
8	Continue to update the requirements within the Zoning Ordinance for compliance with special needs housing (i.e. recent legislation, dispersal requirements).	PCD	On-going
9	Establish Northern Peoria Public School Joint Use /	CS	On-going

	Compact (i.e. through Memorandum of Understanding).		
10	Participate in APS/SRP Major Facility Siting Studies.	ENG / PW-UT / PCD / EDS	On-going
11	Update Glendale/ Peoria Area Drainage Master Plan (ADMP)	ENG / PW-UT / City of Glendale / MCFCD / Consultants	On-going
12	Update North Peoria's Area Drainage Master Plan (ADMP)	ENG / PW-UT / MCFCD / Consultants	On-going
13	Identify costs of expansion of City operations and facilities	Finance / Budget	On-going
14	Continuously evaluate and update (as necessary) the Impact Fee Structure	Finance / Budget	On-going
15	Develop a system for monitoring indicators of growth and changes in land use ratios	Finance / Consultant	On-going
16	Incorporate CPTED principles into the Zoning Ordinance and Design Review Manual	PCD / Police Department	On-going
17	Adopt an Old Town Peoria Revitalization Plan	PCD	Short
18	Adopt the Peoria Sports Complex District Specific Area Plan	PCD	Short
19	Identify incentive strategies (i.e. density/FAR bonus, zoning flexibility) for providing "Smart Growth" components (i.e. affordable housing, underground parking, streetscape, pedestrian orientation, open space linkages and preservation).	PCD / EDS	Short
20	Develop a mixed-use development program that addresses regulatory and infrastructure constraints.	PCD / EDS/ Fire Dept / ENG / PW-UT	Short
21	Develop appropriate strategies to encourage sustainable developments such as transit-oriented development (TOD)	PCD / ENG/ EDS	Short
22	Develop a long-range Traffic Management Plan incorporating ITS.	ENG / PW-UT	Short
23	Develop roadway design features that enhance bicycle & pedestrian use & access.	CS / ENG / PCD	Short
24	Develop transit and pedestrian-oriented site design guidelines.	PCD / ENG	Short
25	Develop an Infill Incentive Plan and Delineate Infill Areas / Criteria.	PCD / EDS	Short
26	Prepare an Old Town Transit Station Design Concept	CS / ENG	Short

	Report.		
27	Produce development and design guidelines for the Old Town District as defined by the Old Town Peoria Revitalization Plan	PCD	Short
28	Update the requirements within the Zoning Ordinance to reflect housing-type preference changes and to increase housing-type diversity.	PCD	Short
29	Update the Integrated Utility Infrastructure Master Plan	PCD / PW-UT	Short
30	Develop a conservation strategy to promote sustainability principles	Citywide	Short
31	Develop an Open Space Acquisition and Conservation Plan	PCD	Short
32	Evaluate and implement programs to improve data collection and reporting on water production and water delivered and billed to customers.	PW-UT	Short
33	Continue to develop water conservation programs to achieve permanent reductions in water demands.	PW-UT	Short
34	Permit service area water supply wells as recovery wells.	PW-UT	Short
35	Incorporate new development fee structure for wastewater, potable water and solid waste facilities	Finance / Consultant	Short
36	Update the Emergency Evacuation Plan	Fire Department	Short
37	Update designated truck routes	ENG / PW-UT	Short
38	Develop a Multi-Modal Transportation Plan for the purposes of expanding transit opportunities	ENG / PCD / CS / PW-UT	Short
39	Develop incentives promoting private development in Growth Areas.	PCD / EDS	Mid
40	Identify funding resources for the expansion of bicycle facilities and transit related improvements	ENG	Mid
41	Develop an adaptive reuse strategy to revitalize vacant and underutilized buildings.	PCD / EDS	Mid
42	Update and expand the Historic Resources Survey.	PCD	Mid
43	Develop a Zoning District that promotes Transit Oriented Development (TOD)	PCD	Mid
44	Develop a rehabilitation and revitalization plan for mature neighborhoods.	PCD / CS / ENG / PW-UT	Mid

45	Update City Integrated Utility Infrastructure Master Plan	PW-UT	Mid
46	Evaluate the Zoning Ordinance for techniques promoting housing affordability (i.e. reduce on-site parking requirements, incentives to increase family size units).	PCD	Long
47	Continue the groundwater quantity and quality monitoring program initiated in the earlier strategy.	PW-UT	Long
48	If they become available, evaluate the feasibility or purchase of low priority CAP supplies.	PW-UT	Long
49	Evaluate participation in Arizona Water Banking Authority (AWBA) and CAP groundwater recovery programs.	PW-UT	Long
50	Assess whether the CAP-SRP interconnect capacity (10 cfs) is necessary to meet City water supply goals.	PW-UT	Long
51	Develop infrastructure that is compatible with the available water resources and location of water demands.	PW-UT	Long
52	Continue evaluation of the need for WTPs to serve the needs of the northern areas of the City that lack groundwater availability.	PW-UT	Long
53	Use groundwater credits for recovery pumping, in lieu of CAGRD replenishment obligation to meet Designation of Assured Water Supply requirements	PW-UT	Extended
54	Develop the recharge capacity and reuse opportunities for the reclaimed water that are produced from the Butler, Beardsley, and Jomax Water Reclamation Plants.	PW-UT	Extended
55	Evaluate need for imported water.	PW-UT	Extended
56	Continue evaluation of need for WTPs to serve the northern areas of the City that lack groundwater availability.	PW-UT	Extended
57	Participate in development and implementation of CAP wheeling policies.	PW-UT	Extended
58	Participate in the development of additional groundwater management rules and regulations.	PW-UT	Extended
59	Continue the groundwater quantity and quality monitoring program initiated in the earlier strategy.	PW-UT	Extended
60	Continue the groundwater quantity and quality monitoring program.	PW-UT	Extended

61	Recharge CAP water at the Agua Fria and Hieroglyphic Mountain recharge facilities in order to maintain a reserve of groundwater credits.	PW-UT	Extended
62	Continue to recharge and directly use effluent to develop groundwater credits and extend usefulness of other water supplies.	PW-UT	Extended

PCD – Planning & Community Development Department

EDS – Economic Development Services Department

ENG – Engineering Department

PW-UT – Public Works / Utilities Department

CS – Community Services Department

MCFCDD – Maricopa County Flood Control District



Amendments to the Peoria General Plan 2018 Annual Amendment Cycle

Please be advised that the annual Peoria General Plan Major Amendment 60-day review period is now underway. Public hearings are anticipated to be held before the Planning & Zoning Commission on November 1, 2018 and November 15, 2018 and before the City Council on December 4, 2018.

In an effort to conserve resources, the Planning & Community Development Department has elected to transmit the information electronically. The information is also available for viewing online at:

<https://www.peoriaaz.gov/government/departments/planning-and-community-development>

Hard copies are available for viewing at the City of Peoria Public Libraries and at the Planning Counter at the addresses provided below. If a printed copy is needed, please contact staff so one can be provided.

Main Library

8463 W. Monroe Street
Peoria, AZ 85345

Sunrise Mountain Library

21109 N. 98th Avenue
Peoria, AZ 85382

Peoria Planning Counter

9875 N. 85th Avenue
Peoria, AZ 85345

2018 Major General Plan Proposed Amendments

Below is a brief description of each amendment. Please provide all comments to the designated staff contact below no later than **October 8, 2018**.

GPA 18-0002 Circulation Map Update - A City-initiated amendment.

This request is an amendment to Chapter 3: Circulation Element within the General Plan, which includes the Circulation Plan Map. Proposed changes include road classifications changes (e.g. from collector to arterial roadway), road additions and deletions, and alignment adjustments to better reflect the existing conditions and future needs of the city, and to maintain a document that is current with local and regional planning efforts.

GPA 18-0003 Land Use Map Update - A City-initiated amendment.

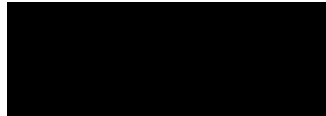
This request is an amendment to Chapter 2: Land Use Element within the General Plan, which includes the Land Use Map. For this amendment, the City is proposing city-wide land use map amendments. There are a number of instances where the Land Use Map does not accurately reflect the existing land uses occurring on the property. The proposed changes to the Land Use Map will better reflect existing conditions and appropriate future designations. Additionally, there are two property owner requests to change associated land use categories on their respective properties, which are generally in the vicinity of the Vistancia master planned community and near 83rd Avenue and Butler Drive.

GPA 18-0004 Land Use Element and Plan Administration Text Updates - A City-initiated amendment. This request consists of text amendments to Chapter 2: Land Use Element and Chapter 14: Plan Administration within the General Plan.

- 1) Modifications to the Land Use Element include refinement of certain land use category descriptions to better position the General Plan for the larger comprehensive update occurring in 2019. For example, this amendment proposes to formally recognize waterways as a separate land use category, which allows better recognition and preservation of these areas.
- 2) Modifications to the Plan Administration Element are intended to further define and clarify the major/minor amendment criteria within *Section 14.G. Classifying General Plan Amendments*.

Thank you in advance for your participation in our 2018 Major General Plan Amendment process.

Sincerely,



Lorie Dever
Principal Planner

Please Direct Comments To:

Lorie Dever
Phone: 623-773-5168
Lorie.Dever@peoriaaz.gov

60 Day Review Notification List

<u>Agency</u>	<u>Position</u>	<u>Individual</u>	<u>Address</u>	<u>Email</u>
Arizona Commerce Authority	Senior Vice President of Marketing and Communicatio	Susan Marie	333 N. Central Ave. Suite #1900 Phoenix, AZ 85004	
Arizona Department of Water Resources	Director	Thomas Buschatzke	3550 N. Central Ave. #2 Phoenix, AZ 85012	
Arizona Public Service	Arizona Economic Development Manager	David Bentler	P.O. Box 53999 M.S. 8010 Phoenix, AZ 85072-3999	
Arizona State Land Department	Planning and Engineering Section Manager	Mark Edelman	1616 W. Adams Street Phoenix, AZ 85007	
Arizona State Land Department	Project Manager	Micah Horowitz	1616 W. Adams Street Phoenix, AZ 85007	
Arizona State Land Department	Deputy Commissioner	Wesley Mehl	1616 W. Adams Street Phoenix, AZ 85007	
Arizona State Land Department	Commissioner	Lisa Atkins	1616 W. Adams Street Phoenix, AZ 85007	
Arizona Department of Transportation	Director	John Halikowski	206 S. 17th Ave. M.D. 100A Phoenix, AZ 85007	
Arizona Department of Transportation	Transportation Engineer	Tony Abbo	206 S. 17th Ave. M.D. 100A Phoenix, AZ 85007	
Arizona Department of Transportation	Right of Way Administrator	Paula Gibson	205 S. 17th Ave. M.D. 612E Phoenix, AZ 85007	
Bureau of Land Management	District Manager	Leon Thomas	21605 N. 7th Ave. Phoenix, AZ 85027	
Bureau of Land Management	State Director	Raymond Suazo	1 N. Central Ave. Suite #800 Phoenix, AZ 85004-4427	
Bureau of Reclamation	Lower Colorado Region - Phoenix Manager	Leslie Meyers	6150 W. Thunderbird Rd. Glendale, AZ 85306-4001	
City of Glendale	City Manager	Kevin Phelps	5850 W. Glendale Ave. Glendale, AZ 85301	
City of Glendale	Planning Director	David Williams	5850 W. Glendale Ave. Glendale, AZ 85301	
City of Glendale	Mayor	Jerry Weiers	5850 W. Glendale Ave. Glendale, AZ 85301	
City of Peoria	Mayor and Council	Various	8401 W. Monroe St. Peoria, AZ 85345	
City of Peoria	City Manager	Jeff Tyne	8401 W. Monroe St. Peoria, AZ 85345	
City of Peoria	Deputy City Manager	Andy Granger	8401 W. Monroe St. Peoria, AZ 85345	
City of Peoria	Deputy City Manager	Katie Gregory	8401 W. Monroe St. Peoria, AZ 85345	
City of Peoria	Deputy City Manager	Erik Strunk	8401 W. Monroe St. Peoria, AZ 85345	
City of Peoria	Planning and Zoning Commission	Various	8401 W. Monroe St. Peoria, AZ 85345	
City of Peoria	Leadership Team	Various	8401 W. Monroe St. Peoria, AZ 85345	
City of Phoenix	Assistant Director	Sandra Hoffman	200 W. Washington St. 3rd Floor Phoenix, AZ 85003-1611	
City of Phoenix	Planning and Development Director	Alan Stephenson	200 W. Washington St. 2nd Floor Phoenix, AZ 85003-1611	
City of Phoenix	Mayor	Thelda Williams	200 W. Washington St. Phoenix, AZ 85003	
City of Surprise	City Manager	Bob Wingenroth	16000 N. Civic Center Dr. Surprise, AZ 85374	
City of Surprise	Mayor	Sharon Wolcott	16000 N. Civic Center Dr. Surprise, AZ 85374	
City of Surprise	Community Development Director	Eric Fitzer	16000 N. Civic Center Dr. Surprise, AZ 85374	
Deer Valley Unified School District	Superintendent	Curtis Finch	20402 N. 15th Ave. Phoenix, AZ 85027	
Deer Valley Unified School District	Data Analysis and Accountability Manager	Mary Beth Hyland	20402 N. 15th Ave. Phoenix, AZ 85027	
Home Builders Association of Central Arizona	Vice President of Municipal Affairs	Jackson Moll	7740 N. 16th St. Suite 385 Phoenix, AZ 85020	
Luke Air Force Base	Ops Specialist - Community Initiatives Team	Christopher Toale	14185 W. Falcon Street Luke AFB, AZ 85309-1629	
Luke Air Force Base	Deputy Director of Community Initiatives Team	Barbara Plante	14185 W. Falcon Street Luke AFB, AZ 85309-1629	
Maricopa Association of Governments	Senior Planning Project Manager	Scott Wilken	302 N. 1st Ave. Suite #300 Phoenix, AZ 85003	
Maricopa County	Planning and Development Director	Jennifer Pokorski	501 N. 44th St. Suite #200 Phoenix, AZ 85008	
Morristown	Superintendent	Gregory Sackos	P.O. Box 98 Morristown, AZ 85342	
Nadaburg School District	Superintendent	Rick Stephen	32919 Center Street Wittman, AZ 85361	
North County Fire District	Fire Chief	Robert Biscoe	18818 N. Spanish Garden Dr. Sun City West, AZ 85375	
Peoria Chamber of Commerce	President/CEO	Guy Erickson	8385 W. Mariners Way Ste. 3 Peoria, AZ 85382	
Peoria Unified School District	Office of Research and Planning	Mike Maas	6330 W. Thunderbird Rd. Peoria, AZ 85306	
Peoria Unified School District	Superintendent	Linda Palles Thompson	6330 W. Thunderbird Rd. Peoria, AZ 85306	
Salt River Project	Economic Development Sr. Project Manager	Gretchen Kitchel	P.O. Box 52025 M.S. ISB 685 Phoenix, AZ 85072	
Southwest Gas	Distribution Engineer	Larry Holly	P.O. Box 52075 Phoenix, AZ 85072	

60 Day Review Notification List				
Agency	Position	Individual	Address	Email
Sun City Fire District	Fire Chief	Ron Deadman	18602 N. 99th Ave. Sun City, AZ 85373	
Valley Metro	CEO	Scott Smith	101 N. 1st Ave. Suite #1300 Phoenix, AZ 85003	
Yavapai County	Development Services Director	David Williams	1120 Commerce Dr. Prescott, AZ 86303	



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

29 August 2018

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Lorie Dever
Principal Planner
City of Peoria
9875 N. 85th Ave.
Peoria AZ 85345

Re: Peoria Major General Plan Amendment Draft

Dear Ms. Dever

Thank you for the opportunity to provide comments for the 60-Day Review Draft of the Peoria General Plan Amendment. We applaud the city for its continued support of the Luke Air Force Base mission.

The proposed updates cover the Circulation Map, and Land Use Map Elements as well as text updates to the Land Use Element and Plan Administration. The Peoria Planning Area is located outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and largely outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, the Peoria General Plan Amendments will not negatively impact the flying operations at Luke AFB.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A black rectangular box redacting the signature of James R. Mitchell.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

October 5, 2018

Lorie Dever, Principal Planner
City of Peoria, Planning and Zoning
8401 West Monroe Street
Peoria, AZ 85345

RE: City of Peoria Major General Plan Update

Dear Ms. Dever:

Thank you for the opportunity to comment on the City of Peoria's Major General Plan Amendment. Through analyzation of the Phoenix 2015 Land Use Map and the proposed modifications for the Peoria Land Use Map, one point of potential conflict was identified.

In the general area of the Loop 303 and New River Wash, the proposed land use map depicts a land use classification of "Business Park". East of the New River Wash and within the City of Phoenix, the Phoenix 2015 Land Use Map identifies that area as "Residential, 2-5 dwelling units per acre".

The remainder of the proposed Land Use Map changes do not border the City of Phoenix boundary.

Please contact Kaelee Wilson at (602) 534-7696 if you require any additional information.

Sincerely,

[Redacted Signature]
Alan Stephenson
Planning & Development Director

cc: City of Peoria file
Samantha Keating

2018 Major General Plan Amendment Cycle - Public Comment Errata Sheet

Item	Figure or Section	Page No.	From	Comment	Response
1	Chapter 2: Land Use - 2.C Land Use Plan	2-10	Commission Jeff Nelson	Can we add a description for MPA, an acronym we use later in the document, i.e. "Peoria MPA" (Page 32)?	Description of Municipal Planning Area (MPA) added to Chapter 2.
2	Chapter 2: Land Use	2-21	Commission Jeff Nelson	ASLD: Extra space in text	Extra spaces removed.
3	Chapter 2: Land Use	2-22	Commission Jeff Nelson	BLM: Insert "...is a federal agency that..." Need to clarify this is a federal agency, not state agency.	Text revised to clarify BLM is federal agency.
4	Chapter 2: Land Use	2-22	Commission Jeff Nelson	BLM: Not sure why (Mission Statement) this is italicized?	The mission statements of the various agencies were italicized to distinguish them as sourced material compared with normal text.
5	Chapter 2: Land Use	2-22	Commission Jeff Nelson	BOR: Extra space	Extra space removed.
6	Chapter 2: Land Use	2-23	Commission Jeff Nelson	BOR: Curious why we pointed out how much land BOR manages but have removed acreage managed by BLM. Also, I'd add "currently manages" in this sentence as I assume it can change? "The BOR currently manages approximately...."	Text was added to say "BLM owns approximately 26 square miles (over 16,500 acres) of land in the Peoria MPA..."
7	Chapter 14: Plan Administration	14-7	Commission Jeff Nelson	Criteria: So general plan amendment will now be required if we "down zone" any residential property, correct?	Yes, a general plan amendment will now be required when the applicant is proposing a less dense product than what was envisioned.
8	General		Luke Air Force Base	See Letter - "As described, the Peoria General Plan Amendments will not negatively impact the flying operations at Luke AFB."	Thank you for the correspondence. This will be included within the staff reports going to Commission and Council for consideration.
9	General		Eric Rozzell	I have seen the Peoria Plan and wonder why infrastructure is not included in the list. I specifically would like to know about our streets, which are a significant part of any city and are in need of substantial improvement in many areas. Revitalizing streets needs to be a priority.	The General Plan identifies the City's policy framework for the existing and future circulation network. Conversely, each year the City of Peoria invests significant time and resources to design, construct and maintain the infrastructure and facilities needed to deliver municipal services to residents and businesses. Because of the high costs associated with these capital assets, the city must carefully balance the need for such assets with our requirements to sustain a strong financial position. This is accomplished through the Capital Improvement Program (CIP) which is a 10-year plan for addressing present and future infrastructure needs.
10	Figure 2-1: Land Use Map	Figure 2-1	Christian Williams	I noticed your boundary for Camino a Lago SAP is off. It should include Casa Del Rey and Desert Star. Proposed Land Figure 2.1	Scribner's error found. Camino a Lago SAP boundary adjusted.
11	Figure 2-1: Land Use Map	Figure 2-1	Christian Williams	The NE Corner of Lake Pleasant and Deer Valley is zoned Neighborhood Commercial. We have unfilled commercial south of Deer Valley and far too much zoning for commercial at Happy Valley and Lake Pleasant Parkway. Anyway to zone this mixed use-commercial, office, or mixed-use residential? This would create a more dynamic community and add diversity to the center of the Camino a Lago community.	The parcel is designated as Community Commercial on the map; however, SAP areas are shaded in a manner that gives the illusion the area is Neighborhood Commercial. The property is zoned AG, which acts as a placeholder until development occurs. City staff will reach out during the comprehensive re-write to ensure commercial centers are appropriately designated in a manner to best position the properties for the future. No changes are recommended at this time.
12	Chapter 3: Circulation Plan	Figure 3-1	Shawn Kreuzwiesner	Happy Valley to Jomax realignment between Dysart and El Mirage. The County completed a corridor study to set the primary east-west route, west of 303. The study shifts the alignment from Happy Valley to Jomax with between El Mirage and Dysart. The proposed change with eliminate the preferred route and force traffic around the perimeter of the section parcel, making it a less effective transportation corridor. Has this change been coordinated with the County?	Based upon on continued analysis of this area, City Traffic Division staff is recommending elimination of the previous route at this time. Staff has coordinated the requested change with all applicable agencies and no comments have been received on this item.
13	Chapter 3: Circulation Plan	Figure 3-1	Shawn Kreuzwiesner	Collector used (sic) Loop 303, west of the Agua Fria River. The Loop 303 bridge over the Beardsley Canal was widened to allow for a future Collector to cross under Loop 303 for circulation. This should be added to the map to ensure it isn't forgotten.	This comment will be evaluated as part of the comprehensive re-write effort.
14	Chapter 3: Circulation Plan	Figure 3-1	Shawn Kreuzwiesner	Why is the map only showing one bridge at Vistanca Blvd and the CAP Canal. For consistency removed this or show all existing/future bridges in the City.	Map has been updated to reflect existing/future bridges over the CAP.
15	Chapter 3: Circulation Plan	Figure 3-1	Shawn Kreuzwiesner	The Map is showing the removal of the Collector connection between 99 th Ave and Lone Mountain Parkway. What is the justification for this removal? This would provide for another exit point for the north Tierra Del Rio and Pleasant Valley developments.	Staff is evaluating the circulation needs of this area in a collaborative effort between ASLD and the various property owners in the area. Based on existing entitlements, anticipated traffic within this area should sufficiently be handled by various local roads. As continued discussions occur in this area, additional changes to the Circulation Plan may be recommended as part of the comprehensive re-write process.
16	Chapter 3: Circulation Plan	Figure 3-1	Shawn Kreuzwiesner	The circulation plan is showing a collector just east of Loop 303 between Westland and Jomax Road. This road will require significant cut/full to complete and will impact to know archeology areas. Has a transportation study been completed for this area to lay out the roadways?	Staff is working within with ASLD and various property owners within the area to determine an appropriate street alignment for the area given existing site conditions and proximity to the Loop 303. No changes are proposed at this time; however, refinements to this area are anticipated as part of the re-write effort.
17	Chapter 3: Circulation Plan	Figure 3-1	Shawn Kreuzwiesner	The light blue dashed line being used to denote the Peoria City Limits causes some confusing when reading the map. South of Skunk Creek it appears to be showing local streets.	Staff is working within the existing confines of the current map styles. All maps, including the Circulation Map will be comprehensively updated as part of the re-write effort.

2018 Major General Plan Amendment Cycle - Public Comment Errata Sheet

18	Chapter 2: Land Use	Figure 2-1	Shawn Kreuzwiesner	The added precision to the Land Use map is very good. It would still be useful to show the two different categories of Open Space as defined in the text on the Map. More Specifically, there should be a way to distinguish between Natural Open Space and Improved Open Space. As displayed the map can be confusing as there is still a development entitlement on Open Space still owned by State Land or Private Owners. Scottsdale is a good example of how to show these different types of Open Space on the Land Plan.	This comment will be evaluated as part of the comprehensive re-write effort.
19	Chapter 2: Land Use	Page 2-2	Shawn Kreuzwiesner	Open Space, Conservation and Recreation Section (pg 2.2) The section is missing a reference to the city's adopted Sonoran Presentation Master Plan. The plan incorporated the elements of the other listed documents and provided one cohesive view on how to focus the city's open space pervasion efforts. I heard that a lot of really smart people and one engineer worked on it for many years to craft the documents.	Text regarding the CSMP and the Sonoran Preservation Program has been added.
20	Chapter 2: Land Use	Page 2-14	Shawn Kreuzwiesner	Mixed Use (MU) definition (pg 2.14) Removing the reference to the percentage of residential units in the category will make it difficult to master plan these areas as the water consumption, wastewater flows and traffic trips counts can vary widely. You kept the reference in the footnote to Table 2-4 to the percentages of residential to commercial – but this could be easily overlooked.	Elimination of the minimum residential percentage in this category allows a greater range of potential land uses for possible consideration when contemplating revitalizing aging centers. Additionally, staff believes this is an interim step in creating "main street" centers within the community. During the comprehensive update anticipated next year, staff and the consultant will work on redefining the land use categories to provide more flexibility and specificity to meet the city's future needs.
21	Chapter 14: Plan Administration	Section 14.F	Shawn Kreuzwiesner	Section 14.F Adoption To strengthen Peoria's stated commitments to sustainability a planning for its finite Water Resources, consider making the evaluation of the water supplies (criteria) apply to all General Plan changes, not just Major Amendments.	This comment will be evaluated as part of the comprehensive re-write effort.
22	Chapter 14: Plan Administration	Section 14.H	Shawn Kreuzwiesner	Consider a full review of Table 14.4. Some of the listed items have been completed and new policies/master plans adopted by the City Council. It would make sense to add a "continue to update" priority to the definitions at the start of the section to reflect that items have been completed and staff will work to keep them current and in alignment with the Council's adopted goals and the overall goals outlined in the General Plan.	Staff anticipates updating this entire section of the General Plan document as part of the comprehensive re-write effort.
23	Figure 2-1: Land Use Map	Figure 2-1	City of Phoenix	Potential area of conflict near Loop 303 and New River Wash. (See letter)	Thank you for the correspondence and follow-up conversation on this item. The enclosed letter and summary of conversation will be included within the staff reports going to Commission and Council for consideration.



2018 MAJOR GENERAL PLAN AMENDMENT

DATE / TIME: Aug 28, 2018

OPEN HOUSE #: 1

LOCATION: COP Development Services
POV Room

Name - Please Print	Join the eMail List	Have A Question? (Tell us how to contact you)	How did you hear about the meeting?
Linda Grice	[REDACTED]	No	☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____
Dawn Prince	[REDACTED]	No	☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☒ Other ☐ Webpage ☐ Nextdoor _____
			☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____
			☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____
			☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____
			☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____
			☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____



2018 MAJOR GENERAL PLAN AMENDMENT

DATE / TIME: 8/29/18

OPEN HOUSE #: 11

LOCATION: Cibola Resort

Name - Please Print	Join the eMail List	Have A Question? (Tell us how to contact you)	How did you hear about the meeting?
DAVID GRENIER	[REDACTED]		☒ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☒ Webpage ☐ Nextdoor _____
Jo M Ryan	[REDACTED]		☒ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☒ Webpage ☐ Nextdoor _____
Chuck / Carolyn Clark	[REDACTED]		☒ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____
Jerry Johnson	[REDACTED]		☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor <u>Newspaper</u>
Rob Kufuss	[REDACTED]		☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☒ Webpage ☐ Nextdoor _____
Brian GEESON	[REDACTED]		☒ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____
			☐ Email ☐ Facebook ☐ Friend/Family ☐ Flyer ☐ Twitter ☐ Other ☐ Webpage ☐ Nextdoor _____