

Chair
Clay Allsop

Vice-Chair
Tony Feiter

Secretary
Linda Grice

Member
Shawn
Hutchinson

Member
Jeff Nelson

Member
Bradley Shafer

Member
Joysaphine
Waitman

Addendum #1 12/3/2021

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, December 9, 2021
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



PUBLIC NOTICE REGARDING PEORIA PLANNING AND ZONING MEETING

Due to updated guidance received from the CDC regarding COVID-19 protocols in the workplace, all city employees and visitors should wear facial coverings inside city buildings, including the Council Chamber, regardless of vaccination status.

Members of the public can submit comments and questions regarding items on the meeting agenda by emailing planning@peoriaaz.gov no later than 5 p.m. on the day of the meeting.

For additional questions, please contact the Peoria Planning Department at (623) 773-7200

Special Meeting

6:30 PM

Convene
Opening Statement
Roll Call
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 Minutes

Discussion and possible action to approve the minutes of the November 4, 2021 meeting.

Regular Agenda

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

New Business

2 R Rovey Farms: Initial Zoning (Z21-14)

Discuss and possible action to apply Initial Zoning to the area known as Rovey Farms from Maricopa County zoned Rural 43 (RU-43) and Heavy Industrial (IND-3) District to City of Peoria Suburban Ranch (SR-43) and Heavy Industrial (I-2) Districts respectfully. The site consists of twenty-seven parcels totaling 207.9 acres, and is located at the northeast corner of 83rd Avenue and Northern Avenue.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action

3 R Legacy Point: Minor General Plan Amendment (GPA21-03)

Discussion and possible action to amend the 2040 Peoria General Plan Land Use Map for 78.3 acres from Employment Business Commerce to Traditional Residential (2 – 5 dwelling units per acres) to allow for the development of a master planned residential and industrial community known as Legacy Point. The subject area is located east of the northeast corner of 83rd Avenue and Northern Avenue.

This request has been proposed in combination with an associated Rezone (Case Z21-06). These cases may be presented together, but will be considered in two separate actions.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action

4 R **Legacy Point: Planned Area Development (Z21-06)**

Discussion and possible action to rezone approximately 346 acres of land from Suburban Ranch (SR-43), Intermediate Commercial (C-2), Light Industrial (I-1) and Heavy Industrial (I-2) to the proposed Legacy Point Planned Area Development (PAD) for the development of a master planned residential and industrial community. The proposed development is located at the northeast corner of 83rd Avenue and Northern Avenue.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action

Call To The Public (Non-Agenda Items)

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

Reports from Staff

5 R **Reports**

A. **Upcoming Special Events**

B. **Upcoming Commission Meeting Dates**

Planning and Zoning Commission Updates and Report of Current Events:

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

Adjournment

NOTE:

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

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

Public Notice

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

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

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 4, 2021**

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: Chair Clay Allsop, Vice-Chair Tony Feiter, Secretary Linda Grice, Commissioner Shawn Hutchinson, Commissioner Jeff Nelson, Commissioner Brad Shafer and Commissioner Joysaphine Waitman

Members Absent: None

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Chris Lemka – City Traffic Engineer, Michael Dynes – Assistant City Attorney, Cody Gleason – Principal Planner, Rick Williams – Senior Planner and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was dispensed with by Chair Clay Allsop.

Audience: None

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 Commissioner Joysaphine Waitman from the October 21, 2021 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meetings held on October 7, 2021 and October 21, 2021.

COMMISSION ACTION: Secretary Grice moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Nelson and upon vote, passed unanimously 7-0.

REGULAR AGENDA

New Business

3R Design Review Manual: Single-Family Residential

Presentation and possible discussion on the guidelines in the Building Form & Architecture section related to single-family residential, as proposed in the update to the Peoria Design Review Manual.

The staff report was presented by Ms. Lorie Dever, Planning Manager.

COMMISSION COMMENTS:

On the topic of Usable Open Space, Commissioner Waitman thinks we should look into hammock parks, disc frisbee and other unique amenities as they may attract working professionals that would stay in the city rather than commuting to other areas.

Commissioner Nelson would like to see dog parks incorporated into the list of amenities.

Commissioner Shafer stated that as we incorporate these unique amenities, which adds value to the community, it will set Peoria apart and people will want to live in Peoria because we do have these activity spaces.

Chair Allsop asked if these facilities are installed by Parks and Recreation or something the developer or HOA is maintaining.

Mr. Jacques stated that it refers to proposed developments and the required usable open space. Those usable spaces typically consist of a tot lot and a ramada, and the city is looking beyond that to promote a whole variety of amenities that are unique and multi-generational.

On the topic of Open Space and Recreation, Chair Allsop asked how staff determines how much usable space is required.

Mr. Jacques stated that each subdivision is required to devote a percentage of the project area as usable open space based on the total number of units proposed, in accordance with the requirements of the Peoria Design Review Manual. The developer will need to demonstrate how each of the amenities meet the intent and spirit of usable open space.

Secretary Grice is in favor of setting a minimum number of amenities or a higher quality of an amenity based on the overall value of the subdivision.

Vice-Chair Feiter commented that as long as developers are meeting the minimum open space requirements, drainage and retention requirements etc, they should not

be forced to create a certain amount of amenities. The free market will determine what is desirable and homebuyers will drive what needs to be there.

Further discussion ensued regarding restricting the number, type and quality of amenities that could be required and possible waivers.

On the subject of Building Form and Architecture, Ms. Dever presented to the Commission various single-family architectural elevations, roof types and styles both existing and proposed regulations. Ms. Dever then asked for feedback if the regulation was effective based on scenarios showing placement of same home floor plan and elevation being located either across the street or on an adjacent lot.

On the topic of Accessory Building and Structures, Ms. Dever asked the Commission if the design of accessory buildings should be regulated and if so, when and what design elements should be regulated?

Vice-Chair Feiter stated that whatever the Design Review Board sets in place, the requirements are subject to any Homeowner's Associations design guidelines.

Commissioner Hutchinson commented he agrees with the premise of square footage and height at 200 sq. ft. as to when design review starts.

Secretary Grice is in favor of having a sliding scale of requirements for example a 200 sq. ft. structure should coordinate with the main building, but if the accessory building is larger, it should match the main building in style and materials.

Commissioner Shafer commented there should be some flexibility in the requirements for homeowners that are not in an HOA that have erected an accessory building without a permit.

Commissioner Nelson commented that going forward, he is in favor of having feedback questions in advance to allow more thoughtful answers.

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

8R Reports from Staff

A. Upcoming Events

- Veteran's Day – November 11th
- Second Saturday – November 13th
- Redistricting Open Houses – November 15th
- Old Town Holiday Festival – December 11th

B. Upcoming Commission Meeting Dates

The next Commission meeting is November 18, 2021 in City Council Chambers. There will be no meeting on December 2nd and there will be a Special Meeting on December 9th.

Planning and Zoning Commission Updates and Report of Current Events:
None

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 8:36 pm.

Clay Allsop, Chair

Submitted by Della Ernest

Date

Date

DRAFT



PLANNING AND ZONING COMMISSION REPORT

Meeting December 9, 2021

Date:

Agenda Item: 2R

Case Name: Rovey Farms: Initial Zoning (Z21-14)

General Application Information

Proposal:

A request is to apply 'Initial Zoning' for a site proposed for annexation known as Rovey Farms located at the northeast corner of 83rd Avenue and Northern Avenue. This action would establish Suburban Ranch (SR-43) and Heavy Industrial (I-2) Districts in place of current Maricopa County Rural 43 (RU-43) and Heavy Industrial (IND-3).

Location:

Northeast corner of 83rd Avenue and Northern Avenue.

Project Acreage:

Approximately 207.9 Acres

Applicant:

City of Peoria

ATTACHMENTS:

Description

Staff Memo

Exhibit 1 - Vicinity Map

Exhibit 2 - Existing Zoning

Exhibit 3 - Proposed Zoning



PLANNING AND ZONING COMMISSION STAFF REPORT

Date December 9, 2021

To Planning and Zoning Commission

From Lorie Dever
Planning Manager

Subject **Rovey Farms: Initial Zoning**
Northeast corner of 83rd Avenue and Northern Avenue

PROPOSAL

The city is proposing to apply Initial Zoning for a 207.9 acre site proposed for annexation known as Rovey Farms located at the northeast corner of 83rd Avenue and Northern Avenue. This action would establish Suburban Ranch (SR-43) and Heavy Industrial (I-2) Districts in place of current Maricopa County Rural 43 (RU-43) and Heavy Industrial (IND-3).

APPLICATION INFORMATION

Case Numbers Rezone (Case Z21-14)

Applicant City of Peoria

Request(s) 1. Apply City of Peoria Suburban Ranch (SR-43) and Heavy Industrial (I-2) Districts in place of current Maricopa County Rural 43 (RU-43) and Heavy Industrial (IND-3) Zoning Districts.

BACKGROUND AND CONTEXT

The subject site, known as Rovey Farms, is located at the northeast corner of 83rd Avenue and Northern Avenue. It consists of twenty-seven parcels totaling 207.9 acres. (Exhibit 1)

Rovey Farms is a subset of a larger project known as Legacy Point, which is approximately 346 acres in size, and proposed to be a master planned community that includes single-family residential and large-scale industrial/employment uses. However, the specific parcels that comprise Rovey Farms (the subject of this request) are currently outside of the City of Peoria boundary limits, and are instead within Maricopa County. As a separate but concurrent effort, city staff is seeking to annex the Rovey Farm area as part of case ANX21-01, which is anticipated to be considered by City Council in January 2022.

Pursuant to Arizona Revised Statutes (ARS) §9-462.04(E) and ARS §9-471.L, the City must assign initial zoning to the property within six (6) months of effective date of annexation.

ROVEY FARMS INITIAL ZONING (CASE Z21-14)

Additionally, the corresponding initial zoning district cannot permit densities or uses more intense than that provided under the Maricopa County (County) zoning. Therefore as part of initial zoning applications, the City seeks to identify and establish equivalent or most analogous Peoria zoning district compared to what was granted within the County.

CONTEXT

The subject site is a vacant, irregularly shaped parcel consisting of approximately 207.9 gross acres located at the northeast corner of 83rd Avenue and Northern Avenue. There are two notches of industrial uses along the 83rd Avenue boundary of the site, which are already within the City of Peoria's jurisdictional limits.

From a larger contextual perspective, to the north of the site is the City of Peoria Pioneer Park. To the east is vacant agricultural land followed by 75th Avenue. To the south is the City of Glendale, and to the east is 83rd Avenue, followed by Harvest Church at the corner and the Villa Del Oeste community to the north of the church. (Exhibit 1)

APPLICANT'S PROPOSAL

Pursuant to ARS §9-462.04E and ARS §9-471.L, the City must assign City zoning to the annexed property within six (6) months following the effective date of adoption of the annexation. Typically city staff will either process applications to establish initial zoning concurrently with the annexation request or shortly thereafter annexation has occurred, based on discussions with the owner. In this instance, EMRLAND LLLP is seeking to establish initial zoning concurrently with the annexation request, which as noted before is advancing for City Council's consideration in January 2022.

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Vacant/Agricultural Land
<u>Property Size:</u>	207.9 gross acres

The majority of the site is zoned Maricopa County Rural Residential (RU-43), as shown in Exhibit 2. The RU-43 district's principal purpose is to conserve and protect farms and other open land uses, foster orderly growth in rural and agricultural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development. The closest City of Peoria zoning category to the Maricopa County Rural Residential (RU-43) Zoning District is City of Peoria Suburban Ranch (SR-43) Zoning District, as noted in Exhibit 3. More specifically, the SR-43 district is consistent with the RU-43 characteristics as it provides for and conserves existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

The corner of land adjacent to 83rd Avenue and Northern is currently zoned Heavy Industrial (IND-3) within Maricopa County. (Exhibit 2) The principal purpose of this zoning district is to provide for heavy industrial uses in locations which are suitable and appropriate, taking into consideration land uses on adjacent or nearby properties, access to a major street or highway,

rail service or other means of transportation, and the availability of public utilities while encouraging sustainable development practices. The most contiguous City of Peoria zoning district would be Heavy Industrial (I-2) as noted in Exhibit 3. More specifically, the I-2 is consistent with the Ind-3 characteristics as it is intended to accommodate certain industrial structures and uses, including largescale or very specialized industrial operations, having potential adverse environmental impacts on adjoining residential and commercial developments, and, to some extent, the nearby light industrial districts. The I-2 District is also the most intense industrial district allowed within the City of Peoria.

STAFF ANALYSIS

INITIAL ZONING

Establishment of initial corresponding zoning is often considered a perfunctory action given statutory requirements. More specifically, establishment of initial zoning regulated by Arizona Revised State Statutes, and such, does not permit densities and uses to be assigned to a property that are more intense than those permitted by Maricopa County prior to the annexation.

Given the characteristics of the property and the existing zoning granted within Maricopa County, the most analogous City of Peoria zoning category for each district is as follows:

- 1) County Rural Residential (RU-43) District is Peoria Suburban Ranch (SR-43) Zoning District.
- 2) County Heavy Industrial (IND-3) District is Peoria Heavy Industrial (I-2) Zoning District.

Staff believes the proposed zoning districts are in keeping with the criteria as outlined by applicable regulations; therefore, the request is consistent with the State Statutes.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

A neighborhood meeting is not required for an Initial Zoning application.

Support / Opposition

At the time of this writing, Staff has not received any stated opposition or support.

RECOMMENDATION

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

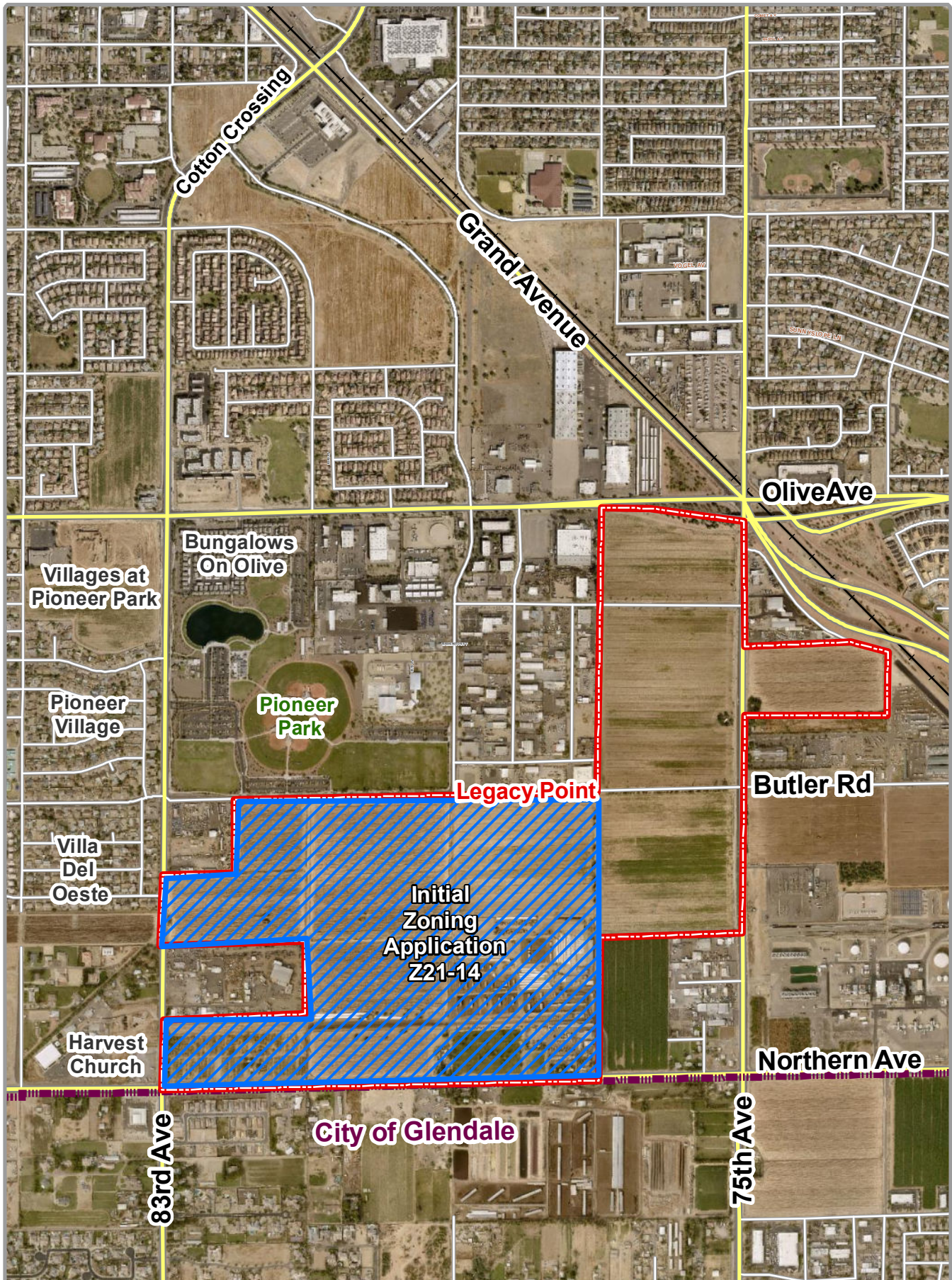
- 1) Recommend APPROVAL of Rezoning Case Z21-14 to the City Council, establishing initial zoning of the subject property to City of Peoria Suburban Ranch (SR-43) and Heavy Industrial (I-2) Districts respectively.**

STAFF CONTACT

Lorie Dever
Planning Manager
623-773-5168
Lorie.Dever@peoriaaz.gov

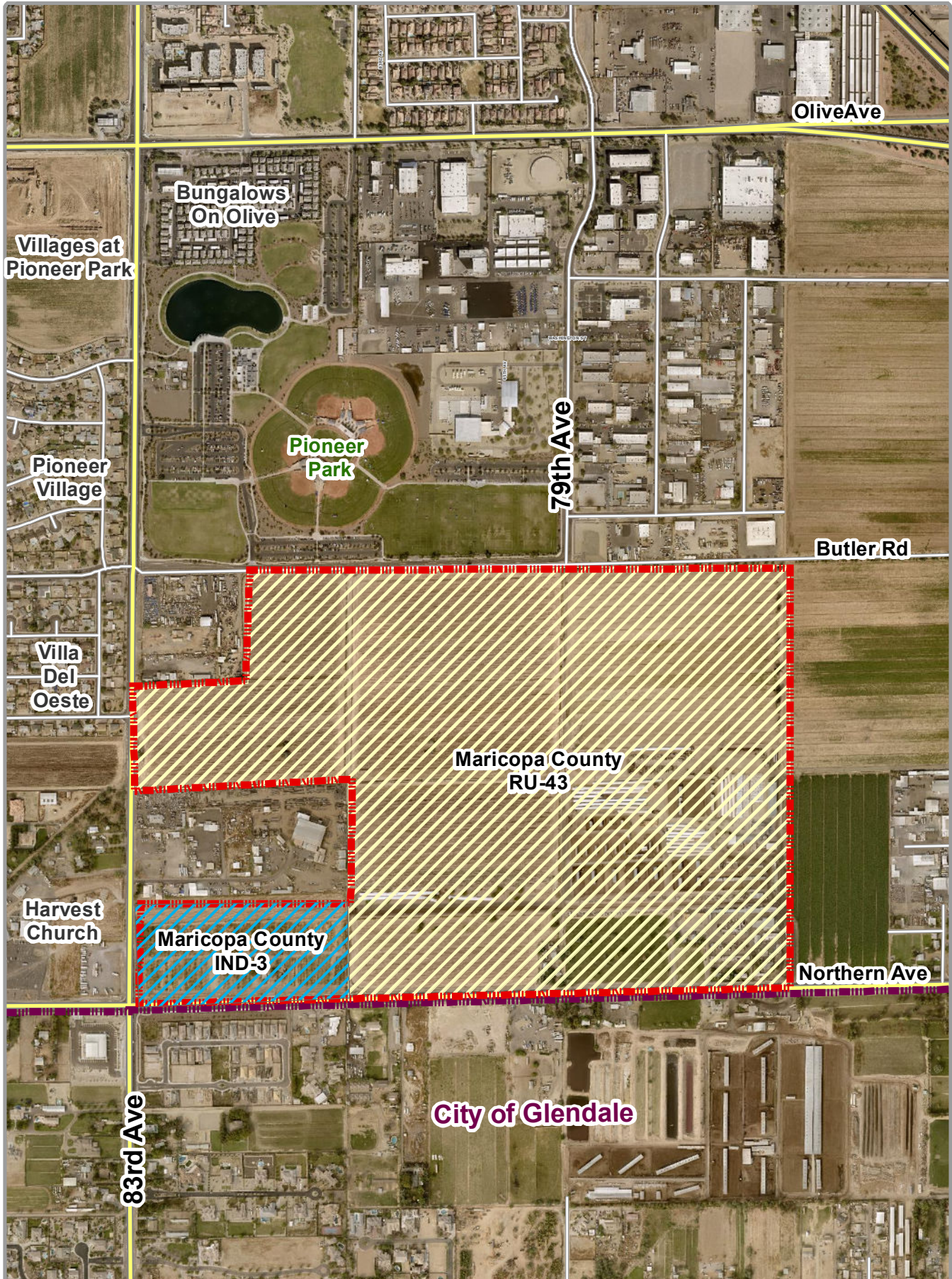
Z21-14 | Rovey Farms

Northeast corner of 83rd Ave and Northern Ave



Z21-14 | Rovey Farms

Northeast corner of 83rd Ave and Northern Ave



Z21-14 | Rovey Farms

Northeast corner of 83rd Ave and Northern Ave





PLANNING AND ZONING COMMISSION REPORT

Meeting December 9, 2021

Date:

Agenda Item: 3R

Case Name: Legacy Point: Minor General Plan Amendment (GPA21-03)

General Application Information

Proposal:

Amend the 2040 Peoria General Plan Land Use Map for 78.3 acres from Employment Business Commerce to Traditional Residential (2 – 5 dwelling units per acres) to allow for the development of a master planned residential and industrial community known as Legacy Point.

Location:

East of the northeast corner of 83rd Avenue and Northern Avenue.

Project Acreage:

78.3 acres

Applicant:

Shea Homes

Key Items For Consideration:

This request has been proposed in combination with an associated Rezone (Case Z21-06). These cases may be presented together, but will be considered in two separate actions.

Please note that the associated staff report, exhibits and findings are contained within the above cited agenda item to avoid redundancy.

ATTACHMENTS:

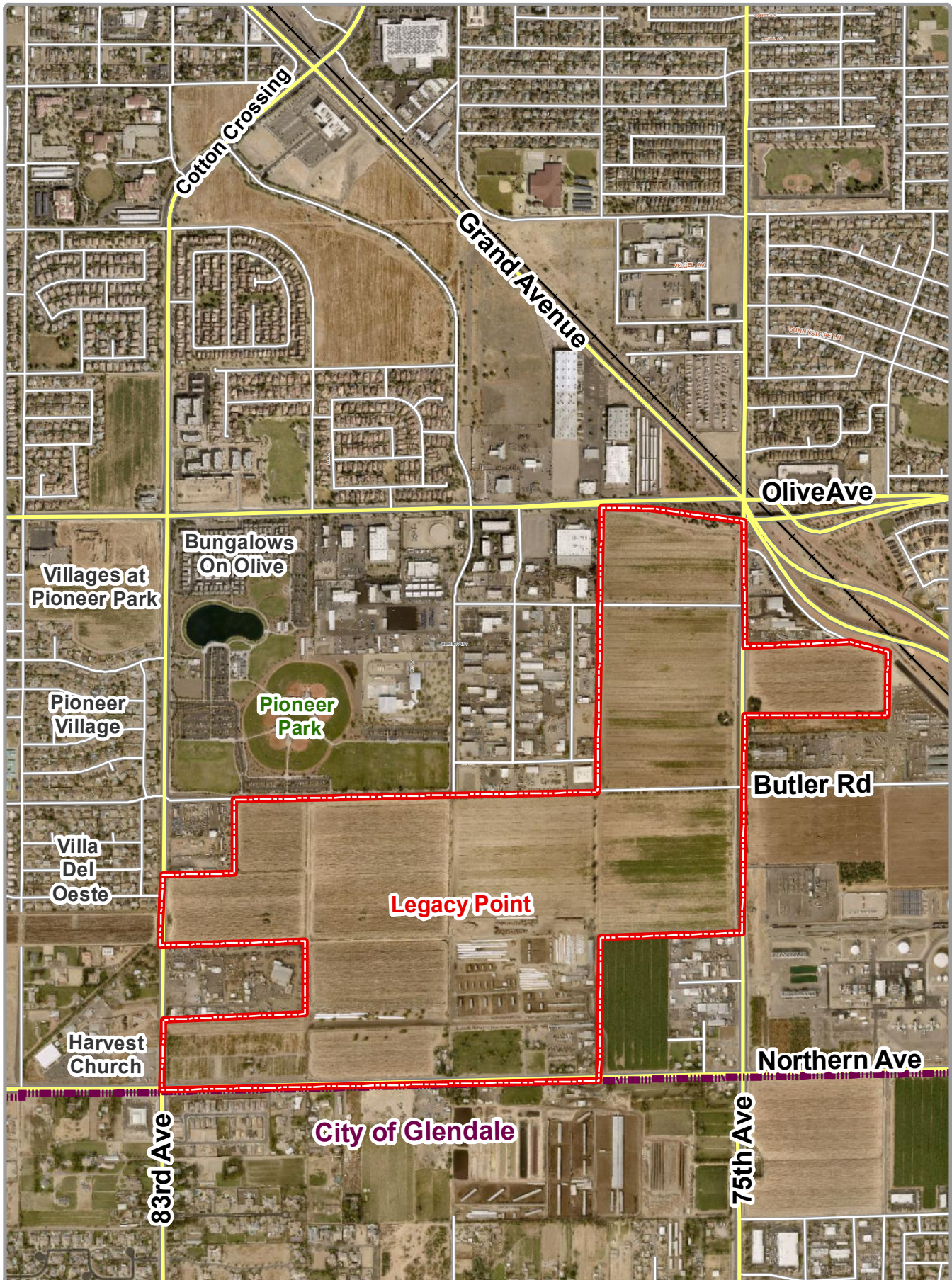
Description

Exhibit 1 - Vicinity Map

Exhibit 2 - Existing General Plan Map

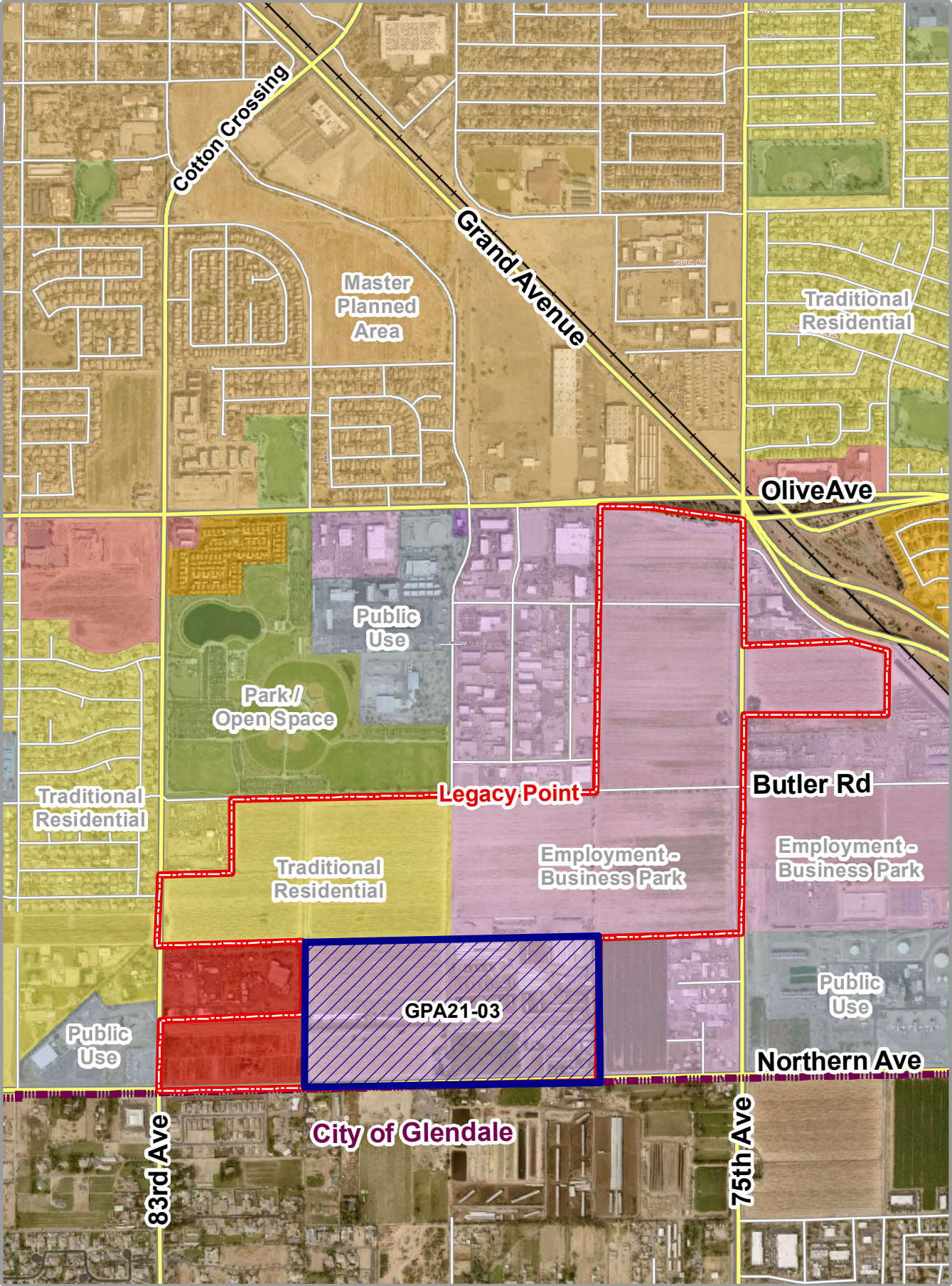
GPA21-03 | Legacy Point

Northeast corner of 83rd Ave and Northern Ave



GPA21-03 and Z21-06 | Legacy Point

Northeast corner of 83rd Ave and Northern Ave





PLANNING AND ZONING COMMISSION REPORT

Meeting December 9, 2021

Date:

Agenda Item: 4R

Case Name: Legacy Point: Planned Area Development (Z21-06)

General Application Information

Proposal:

Rezone approximately 346 acres of land from Suburban Ranch (SR-43), Intermediate Commercial (C-2), Light Industrial (I-1) and Heavy Industrial (I-2) to the proposed Legacy Point Planned Area Development (PAD) for the development of a master planned residential and industrial community.

Location:

Northeast corner of 83rd Avenue and Northern Avenue.

Project Acreage:

346 acres

Applicant:

Shea Homes

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - General Plan Map

Exhibit 4 - Zoning Map

Exhibit 5 - Project Narrative

Exhibit 6 - PAD Standards and Guidelines Report

Exhibit 7 - Citizen Outreach Report

Exhibit 8 - PUSD Correspondence



PLANNING AND ZONING COMMISSION

STAFF REPORT

Date December 9, 2021

To Planning and Zoning Commission

From Lorie Dever
Planning Manager

Subject Legacy Point
Minor General Plan Amendment and Planned Area Development
Northeast corner of 83rd Avenue and Northern Avenue

PROPOSAL

The applicant is seeking to amend the Peoria General Plan land use plan on 78.3 acres and rezone approximately 346 acres to accommodate the development of a master planned residential, mixed-use, and industrial community known as Legacy Point.

APPLICATION INFORMATION

Case Numbers General Plan Amendment (GPA21-03) and Rezone (Case Z21-06)

Applicant Matt Telban of Shea Homes

Request(s)

1. Amend the 2040 Peoria General Plan Land Use Map for 78.3 acres from Employment Business Commerce to Traditional Residential (2 – 5 dwelling units per acre)
2. Rezone approximately 346 acres from Suburban Ranch (SR-43), Intermediate Commercial (C-2), Light Industrial (I-1) and Heavy Industrial (I-2) to the proposed Legacy Point Planned Area Development (PAD) Zoning District.

LOCATION AND CONTEXT

SUBJECT SITE

The subject site, referred to herein as Legacy Point, is comprised of approximately 346 acres and located at the northeast corner of 83rd Avenue and Northern Avenue, as depicted in Exhibit 2. The property is irregular in shape and currently contains a variety of agricultural and dairy uses.

CONTEXT

From a larger contextual perspective, to the north of the site is the City of Peoria Pioneer Park. To the east is vacant agricultural land followed by 75th Avenue. To the south is the City of

Glendale, and to the east is 83rd Avenue, followed by Harvest Church at the corner and the Villa Del Oeste community to the north of the church. (Exhibit 2)

There are a number of parcels within the Legacy Point project area that are currently within Maricopa County's jurisdiction. As a separate matter, but concurrent process, the city is advancing the owner's annexation request (ANX21-01), along with seeking to simultaneously establish initial zoning for said property as part of Case Z21-14. Presuming successful completion of these items, the focus of the two requests presented herein would then modify the General Plan land use map on a portion of the property (Exhibit 3) along with a rezone for the entirety of the project (Exhibit 4) to allow for the development of a master planned community with the specified mix of uses identified herein. Each of these requests will be described and subsequently analyzed in more detail below.

APPLICANT'S PROPOSAL

Over the years the City of Peoria has had numerous discussions with the Rovey family regarding the development of the property, which until recently has not lead to any meaningful progress towards development. As noted within the applicant's general plan narrative, this has been due in part because of the Rovey family reluctance to terminate their dairy and extensive agricultural operations to facilitate any industrial development without a comprehensive development plan addressing the entire 346-acres. (Exhibit 5) Likewise, the City desired to have assurances in place that development within the area advanced the City's economic goals while also being mindful of existing residential communities and businesses within the immediate area. These applications mark the first time that this strategically located property has been presented with an opportunity for comprehensive development.

The applicant, Shea Homes, is proposing a minor general plan amendment and rezoning of the Rovey Farms dairy and agricultural area to allow for the development of a cohesive master planned community with a mix of residential, mixed-use and industrial uses, known as Legacy Point. Given this unique mix of uses, the applicant is proposing a Planned Area Development (or PAD) as an alternate to multiple conventional zoning districts to facilitate a more seamless and comprehensive development pattern within the project.

The residential portion of the community is led by Shea Homes, and the large-scale industrial/employment area is led by VanTrust Real Estate. Together, they are proposing a mix of development standards within the proposed Legacy Point PAD that are intended to activate the area for new residential growth while also facilitating expansion of Peoria's employment corridor through the use of an integrated master plan.

For reference purposes, the applicant is also concurrently processing an annexation and rezoning request on adjoining Rovey agricultural land within the City of Glendale to allow for the development of a similar sized residential community immediately south of Northern Avenue. (See Figure 5 in Exhibit 6, PAD Standards and Guidelines Report)

Legacy Point is intended to be developed in multiple phases based on land use as shown in the map included in Exhibit 1. Takedown of the residential property will occur in multiple phases

with the anticipated initial phase of single family residential west of 79th Avenue, north of Northern Avenue and south of the SRP power line easement. The residential phasing will permit continuing agricultural use of the undeveloped phases. The second phase of residential is planned east of 79th Avenue and south of the SRP power line easement. The third phase of residential will be west of 79th Avenue, north of the SRP power line easement and south of Butler Drive. The development phasing of the employment/industrial property, as well as the mixed use property, will be driven in part by market demand.

Due to the long-standing and extensive nature of the existing dairy and agricultural operations on the property, these uses are intended to continue unaffected until such time as a specific parcel within Legacy Point is acquired and development commenced. At which time the dairy/agricultural operations will cease only on the developing parcel, and the remaining balance of the dairy/agricultural operations will continue unaffected until such time as of that parcel's acquisition and development, and so forth. This acknowledgement of the legal non-conforming status upon entitlement between the parties is reflected within Exhibit 1, Conditions of Approval.

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Vacant/Agricultural Activities
<u>Proposed Use:</u>	Master Planned Community with residential, mixed-use and industrial uses.
<u>Property Size:</u>	346 gross acres
<u>Existing General Plan Amendment Acreage and Designation:</u>	78.3 Acres Employment Business Commerce
<u>Proposed General Plan Designation:</u>	Traditional Residential (2 – 5 dwelling units per acres)
<u>Existing Zoning:</u>	Suburban Ranch (SR-43)*, Intermediate Commercial (C-2), Light Industrial (I-1), and Heavy Industrial (I-2)* (*See Zoning Discussion below)
<u>Proposed Zoning:</u>	PAD with mix of development standards based on type of use

STAFF ANALYSIS

GENERAL PLAN AMENDMENT (GPA21-03)

The applicant is requesting to amend 78.3 acres from Employment Business Commerce to Traditional Residential (2-5 du/ac) for the area shown on the map. (Exhibit 3) Overall the project would consist of approximately 151 acres of residential, 175 acres of industrial/employment and 20 acres of mixed use. As proposed, the applicant has indicated the modification of the 78 acres

from employment to residential would allow a more unified residential community of multiple neighborhoods, both within Peoria as well as in Glendale. Additionally, they note that the resulting residential community would create a more unified development pattern with additional connectivity to Pioneer Park, the existing City of Peoria Regional Park to the north of the site. The remaining balance of area reserved for employment is further strengthened by the comprehensive approach to infrastructure, while remaining nimble in meeting market conditions as noted within their enclosed justification of the request. (Exhibit 5)

As with any amendment to the General Plan land use map, staff not only evaluates the impacts of the request on the property itself, an additional, more comprehensive evaluation on impacts to the immediate area and from a regional perspective occurs as well. While a reduction in area suitable for industrial uses can be cause for potential concern, the nature and the character of the larger community has evolved, beginning with the inclusion of the regional park near 83rd and Olive Avenue. With its inclusion in the area, it became a key asset and needed resource for the existing residential communities within the area, and has served the City well since its opening. At the same time, industrial land adjacent to more prominent transportation corridors within the valley continued to be developed while existing industrial land within this area remained vacant or slow to develop.

With the promotion of 83rd Avenue as a gateway into the City and a regional transit corridor, the adjacency of residential next to the transit line and the regional park are deemed compatible and highly desirable from a general plan goal and policy standpoint. What is then the appropriate balance between employment and residential uses within the city comes into question. The comprehensive approach and consolidation of industrial intensity along 75th Avenue by the VanTrust Real Estate group is desirable and has already resulted in renewed industrial interest to date. Likewise, having a unified and integrated master plan in which residential units work around existing constraints (e.g. Salt River Project electrical corridor) and are adequately buffered away from more intensive employment uses is deemed more advantageous than potential piecemeal development that can occur. Thus, staff believes the minor land use amendment resulting in the proposed residential, mixed-use and industrial development pattern is in keeping with the General Plan goals and policies for the above reasons, and those specifically cited below.

Conformance to Goals and Policies

As part of the General Plan analysis, staff identified relevant General Plan goals and policies as noted below.

Smart Growth Goals

- 1. Balanced Land Uses:** Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.

2. **Focused Growth:** Strategically focus new growth into areas of Peoria that enable the achievement of City goals for economic growth, fiscal sustainability, and environmental stewardship, and support the development of new, attractive neighborhoods.
5. **Complete Neighborhoods:** Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces.
11. **Connected Corridors:** Provide a continuous system of trails and open space corridors that connect parks, regional open space areas, and other destination points within and beyond the city limits of Peoria.

Policies

Balanced Land Uses

- LUC-3: Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.
- LUC-4: Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- LUC-5: Encourage residential developments that provide a mix of housing types and densities within a development project. Individual parcels within the development may be developed at higher or lower densities than allowed by the General Plan, provided that the net density of the entire development is within the allowed density Range.

Complete Neighborhoods

- CN-1: Promote efforts to make complete neighborhoods by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents.
- CN-2: Elevate design standards that require the development of neighborhood amenities and complementary uses in convenient, central locations of the neighborhood whenever feasible.
- CN-3: Protect the pattern and character of existing neighborhoods by requiring new infill development to have complimentary building forms and site features.
- CN-4: Encourage residential developments to incorporate design features that encourage walking within neighborhoods.

Growth and Sustainable Development

- GS-5: Consider the annexation of adjoining unincorporated properties if the annexation would improve the fiscal health of the City, provide a more efficient delivery of City services to the area, and/or create a more logical City boundary.
- GS-7: Accommodate land use proposals that target growth in the area of existing or planned infrastructure and services.

GENERAL PLAN AMENDMENT KEY FINDINGS

1. The proposed amendment is in conformance with the goals and policies set forth in the City of Peoria General Plan; and
2. The Traditional Residential land use designation is appropriate to achieve development pattern that balances the City's economic interests while creating a unified and integrated residential framework that capitalizes and builds on existing public assets.

REZONE (Z21-06)

As noted in previous discussion above, the city is simultaneously advancing the owner's annexation request, along with seeking to establish initial zoning for said property as part of Case Z21-14. Presuming successful completion of these items, the property would then contain the following mix of zoning districts: Suburban Ranch (SR-43), Intermediate Commercial (C-2), Light Industrial (I-1), and Heavy Industrial (I-2). (Exhibit 4)

ZONING HISTORY

A rezoning request from General Agriculture (AG) to Intermediate Commercial (C-2) and Light Industrial (I-1) area along 75th Avenue shown within the project was approved by City Council as part of case Z81-14.

PROPOSED PAD STANDARDS ANALYSIS

The intent of the Legacy Point PAD is to create a cohesive development that combines a highly desirable residential community coupled with employment generating uses such as light/flex industrial, light manufacturing, distribution, assembly, commercial, and office, as well as development standards that ensure appropriate design transitions between uses.

RESIDENTIAL

The residential portion of the Property will be developed using four (4) single family residential lot sizes proposed utilizing the following PAD designations R1-6-40 PAD, R1-6-45 PAD, R1-6-50 PAD and R1-6-60 PAD, will yield a diversity of product types and provide opportunities for multiple market segments and lifecycle housing options. A table summarizing the proposed development standards is provided below.

RESIDENTIAL AMENITIES AND OPEN SPACE

The Project includes approximately 28% of the residential gross site area, including the SRP corridor west of 79th Avenue, as open space, with a minimum 10% being "useable" open space. Project open space and amenities are located for accessibility with all homes being within walking distance of an amenity and linked through a multi-faceted pedestrian circulation system. Overall, the open space and amenities within the residential area will meet or exceed the requirements of the Peoria Design Review Manual.

Table 1 Residential Development Standards – Summary of Proposed Changes

Regulation	Peoria Zoning District Regulation (R1-6)	Proposed PAD Regulation (R1-6-40 PAD)	Proposed PAD Regulation (R1-6-45 PAD)	Proposed PAD Regulation (R1-6-50 PAD)	Proposed PAD Regulation (R1-6-60 PAD)
Min. Lot Area (sf)	6,000	4,600	5,175	5,750	7,200
Min. Lot Width (ft)	50	40	45	50	60
Min. Lot Depth (ft)	100	120⁴	120⁴	120⁴	125⁴
Max. Lot Coverage (%)	45	55	55	55	55
Max. Building Height (ft)	30	30	30	30	30
Front-facing garage setback ³	20	18	18	18	18
Interior Side (min/total)	5/8/13	5/5/10	5/5/10	5/5/10	5/5/10

MIXED-USE

The mixed use parcel is intended as an integrative, adaptive property that will develop in response to market conditions and adjacent uses. In particular, the development standards proposed for this area are anticipated to correspond to the underlying Mixed Use – Neighborhood Village Center land use designation to support commercial, office, and higher density residential uses. The mixed use portion of the Project, zoning designation MU PAD, will be developed in accordance with the Multi-Family Residential (RM-1) and Intermediate Commercial (C-2) zoning districts with modified development standards to ensure flexibility as shown in Table 2 below.

Proposed uses for the mixed use property uses are varied, including commercial/retail to serve the surrounding neighborhoods; higher density residential as a transition from the non-residential employment uses north to the existing and proposed single family residential nearby; employment-based; or a combination of several different uses.

MIXED-USE AMENITIES AND OPEN SPACE

The open space and amenities for any residential within the mixed-use area will meet or exceed the requirements of the Peoria Design Review Manual.

Table 2 Mixed-Use Development Standards

Regulation	Peoria Zoning District (RM-1)	Proposed Pad Regulations (Residential)	Peoria Zoning District (C-2)	Proposed Pad Regulations (Non-Residential)
Min. Lot Area (sf)	N/R	N/R	N/R	N/R
Min. Lot Width (ft)	50	N/R	N/R	N/R
Min. Lot Depth (ft)	N/R	N/R	N/R	N/R
Maximum Density (du/ac)	18	18	-	-
Max. Lot Coverage (%)	50	N/R	N/R	N/R
Max. Building Height (ft)	48	48	48	48
Minimum Building Setbacks				
Front Setback (ft.)	20	15	15	15
Rear Setback (ft.)	15	15	20	20
Side Setback (ft.)	20	15	N/R	N/R
Corner Setback (ft.)	15	15	15	15
Distance Between Buildings (ft) ¹	-	10	-	-

INDUSTRIAL

The industrial portion of the Property will be developed in accordance with the Light Industrial (I-1) zoning district with modified development standards in order to:

- (i) Meet the level of expectation for today's market for industrial users,
- (ii) Collaborate with other manufacturing and industrial developments in the area, and
- (iii) Maximize employment opportunities as stated by the applicant with the PAD Standards and Guidelines report. (Exhibit 7)

The proposed industrial development standards are shown below in Table 3.

Table 3 Industrial Development Standards

Regulation	Peoria Zoning District (I-1)	Proposed Pad Regulations (I-1 Pad)
Minimum Size of Lot by Use		
Area (Acreage)	N/R	N/R
Width (ft)	80	80
Minimum Setbacks for Principal Buildings		
Front Setback (ft)	20	20
Least Side (ft)	0	0
Total Sides (ft)	20	20
Interior Setback (ft)	N/R	N/R
Rear Setback (ft)	25	25
Corner Setback (ft)	20	20
Setback from Residential Zoning District (ft) ***	50	50
Maximum Lot Coverage		
Percentage – by all Buildings	N/R	N/R
Maximum Building Height		
Principal Building Height (ft) **	48	56
Accessory Building Height and Setbacks (ft)	*	*

TRAFFIC / CONNECTIVITY

The Traffic Division has reviewed the projected phasing and collaborated with the applicant to ensure adequate infrastructure improvements, more specifically ingress/egress, is provided to the various phases and uses as the project develops. Specific improvements are described in more detail within the Conditions of Approval. (Exhibit 1)

WATER / SEWER

Water and sewer facilities exist adjacent to the site and have available capacity to serve the property.

PUBLIC SAFETY

There are no anticipated impacts to public safety due to this proposal.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1320 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Outreach Efforts

As a requirement of the rezoning application process, the applicant conducted a neighborhood meeting and provided a Citizen Participation Report detailing the results of the meeting. The applicant notified all property owners within a 600-foot radius of the site, all registered Homeowners' Associations within one (1) mile, adjacent jurisdictions, and affected school districts for the required neighborhood meeting.

A neighborhood meeting was held on August 12, 2021 at 5:30pm, virtually via the Teams meeting platform (Exhibit 8). Nineteen (19) participants were logged in to the meeting. Attendance primarily consisted of representatives from Salt River Project (SRP), the council assistant for the council district, City Planning staff, and members of the development team, along with a few members of the public. At the meeting, the development team presented the details of the project and answered the questions from the resident and SRP representatives.

The resident asked for clarification about the definition of the mixed-use zoning category. All remaining questions were asked by SRP in regards to coordination of the development plan review in regards to their facilities within the SRP easement area, and irrigation lines within the area.

Support / Opposition

At the time of this writing, Staff has not received any stated opposition or support.

REZONING KEY FINDINGS

Based on review of the proposed standards for the uses, both individually and collectively within the project, staff concurs that the proposed development plan and land use mix is appropriate, and would result in a development that would be in keeping with the character and development pattern for the area. More specifically, staff denotes the following key findings:

1. The proposed PAD rezoning is in conformance with the goals and objectives set forth in the City of Peoria General Plan;
2. This request will yield a diversity of housing product types and provide opportunities for multiple market segments and lifecycle housing options;

3. Proposal demonstrates unique and appropriate open space for the residential component of the development, while establishing a viable and comprehensive approach to the employment/industrial component;
4. The industrial development standards are appropriate to meet the level of expectation for evolving market conditions to industrial users' needs;
5. Proposed Mixed-Use development standards are appropriate and will provide an appropriate development pattern that is compatible to existing and future uses; and
6. The applicant/owner has submitted a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined in Exhibit 1.

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. PUSD has participated in the review of this project and has been in communication with the applicant regarding the proposal and school facilities in the area. PUSD has identified that the District is in support of the annexation and rezoning of the property to facility its development. Additionally, they note that the developer and the school district will continue to work diligently to finalize a Voluntary Developer Assistance Agreement in the future. (Exhibit 8)

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions, which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement, which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

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

- 1) **Recommend APPROVAL of General Plan Amendment Case GPA21-03 to the City Council.**
- 2) **Recommend APPROVAL of Rezoning Case Z21-06 to the City Council, subject to the attached Conditions of Approval in Exhibit 1.**

STAFF CONTACT

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Legacy Point



Northeast corner of 83rd Avenue and Northern Avenue
Case Z21-06

The amendment to the zoning district(s) for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The Parties acknowledge that there exists on-going dairy and agricultural operations on the property, which, upon annexation by the City of Peoria, may continue unaffected in its current form as a non-conforming use, so long as all non-conforming uses remain otherwise lawful, and subject to the provisions of §21-860 through §21-863 of the Peoria City Code, until such time as a parcel, or parcels, within Legacy Point commence construction for the purpose of development as defined in Ariz. Rev. Stat. Ann. § 9-463.05(T)(2). At which time, the dairy/agricultural operations will cease only on the parcel under development, and dairy/agricultural operations will continue unaffected on the remaining parcel(s).
2. The development shall substantially conform to the *Legacy Point* Planned Area Development (PAD) Standards and Guidelines Report, and Project Narrative contained within the 12/9/21 Planning and Zoning Commission staff report, except as modified herein.
3. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal unless modified herein.
4. Developer shall obtain written approval from SRP for any improvements within or crossing existing SRP easements and facilities prior to City final plat approval.
5. Developer shall underground existing overhead utilities and power lines rated less than 69-kV along its development frontage for all parcels within the Planned Area Development (PAD) limits.
6. Developer shall underground or remove irrigation ditches and facilities on each parcel as each parcel developments within the PAD limits, unless otherwise approved by the City Engineer. Private irrigation facilities shall not be installed or remain in public ROW or easements unless documentation can be provided to demonstrate prior rights of the facility to be within public ROW.
7. Developer shall extinguish existing Irrigation Grandfathered Rights (IGFR) with each parcel development within the PAD limits and transfer the extinguishment credit to City's Assured Water Supply program. Extinguishment of the IGFR shall be completed prior to City approval of final plat and engineering plans for each parcel as it develops.
8. Developer shall provide onsite drainage design with each parcel development to mitigate and route offsite flow per approved Master Drainage Study for Legacy Point, unless otherwise approved by City Engineer.
9. The Developer shall provide an updated Traffic Impact Analysis (TIA) as each phase of Legacy Point develops, unless otherwise determined by the City Traffic Engineer. A Final TIA shall be submitted for review and approval at the time of the first civil plan phase.

10. Legacy Point is intended to be developed in phases. While the exact timing is subject to refinement, the Developer shall be responsible for the following improvements noted below, unless otherwise approved by the City Engineer or designee:

A. Phase 1 Residential Area:

1) *Northern Avenue:*

Dedication and construction of minimum sixty-five (65) feet wide Right-of-Way (ROW) and half-street improvements, along with a twenty (20) feet wide landscape tract and improvements adjacent to the Phase 1 Residential Area. Landscape tract is to be located adjacent to and outside of ROW.

2) *Phase 1 Sidewalk Extension:*

a. Phase 1 Sidewalk Extension shall consist of constructing a sidewalk along Northern Avenue within the existing ROW, beginning from the western boundary of the Phase 1 Residential Area and tying into the sidewalk connection at the 83rd Avenue and Northern Avenue intersection.

b. The sidewalk extension may be constructed as an interim condition until such time as the Mixed-Use Parcel develops as noted below. Phase 1 Sidewalk Extension shall be a minimum six (6) feet wide concrete sidewalk. Interim condition sidewalk shall be constructed to standard condition as required per Peoria Engineering Standards upon development of adjacent parcels.

3) *79th Avenue:*

a. Dedication and construction of full-street improvements from intersection of 79th Avenue and Northern Avenue to the terminus of the Phase 1 Residential primary entrance. The Developer shall dedicate minimum seventy (70) feet ROW.

b. Developer shall dedicate and construct a twenty (20) feet wide landscape tract along the western side of 79th Avenue adjacent to Phase 1 Residential Area. Landscape tract is to be located adjacent to and outside of ROW.

4) *Interim Secondary Access:*

Developer shall construct and maintain interim secondary access to Northern Avenue until such time as construction of the entirety of Phase 2 Residential Area improvements within the City of Peoria are complete. The design of such access point(s) shall be shown and approved as part of the applicable preliminary plat.

5) *Internal Residential Subdivision Access:*

Developer shall provide minimum 50 feet ROW dedications for local street sections.

B. Phase 2 Residential Area:

1) *79th Avenue / Northern Avenue Intersection Improvements:*

a. Developer shall design and install new traffic signal and westbound right turn

lane at 79th Avenue / Northern Avenue. Installation and activation of the new traffic signal shall be completed prior to the issuance of the 73rd building permit (out of the projected 144 total units) within the Phase 2 Residential Area.

- b. Developer shall design and construct eastbound right turn lane at the time of the Legacy Point (Phase 2) 79th Avenue / Northern Avenue intersection improvements, or as part of City of Glendale Phase 2 Rovey residential improvements, whichever occurs first.
- c. Developer shall design and construct median improvements from the western boundary of the Phase 2 Residential area within City of Glendale to the eastern boundary of Phase 2 Residential Area within City of Peoria, unless otherwise approved by the City Engineer.
- d. Developer shall submit traffic signal construction plans and median plans with the initial parcel subdivision plat and construction plans for Phase 2 Residential Area, or as part of the City of Glendale Phase 2 Rovey residential improvements, whichever comes first.

2) *Northern Avenue:*

Dedication and construction of minimum sixty-five (65) feet wide ROW and half-street improvements, along with a twenty (20) feet wide landscape tract and improvements adjacent to the Phase 2 Residential Area. Landscape tract is to be located adjacent to and outside of ROW.

3) *75th Avenue / Northern Avenue Improvements:*

- a. Developer shall design and construct eastbound to southbound right turn lane with Legacy Point Phase 2 improvements or the City of Glendale Phase 2 Rovey residential improvements, as determined by the City Traffic Engineer.
- b. Developer shall provide an in-lieu payment for median design and installation within Northern Avenue for the portion of Northern Avenue extending from 75th Avenue to the eastern boundary of Phase 2 Residential Area. The amount of in-lieu payment will be determined from a design and cost estimate prepared and sealed by a professional engineer registered in Arizona.

4) *79th Avenue:*

- a. Dedication and construction of minimum seventy (70) feet ROW and full-street improvements from the terminus of the Phase 1 entry to the southern edge of the Salt River Project (SRP) easement area.
- b. Dedication and construction of twenty (20) feet wide landscape tract and improvements along the balance of the western side and the entire eastern side of the 79th Avenue from Northern Avenue to the southern edge of the Salt River Project (SRP) easement area. Landscape tract is to be located adjacent to and outside of ROW.

- c. South 79th Avenue Traffic Calming: One (1) roundabout shall be designed and constructed south of the Salt River Project (SRP) easement area, adjacent to the secondary residential entrances (adjacent to Parcels 1-A and 2-B north of Phase 1).
- d. Within 18 months of the first Phase 2 Residential Area Final Plat recordation, Developer shall dedicate the required ROW and begin construction for the following 79th Ave improvements:
 - Dedicate and construct minimum seventy (70) feet wide ROW and full-street improvements, along with twenty (20) feet wide landscape tract and improvements on each side of 79th Avenue from the southern edge of the Salt River Project (SRP) easement area to Butler Drive. Landscape tract is to be located adjacent to and outside of ROW.
 - North 79th Avenue Traffic Calming: One (1) roundabout adjacent to the Parcel 3-B residential subdivision entrance on 79th Avenue.
 - Design and construct an All-Way Stop at intersection of 79th Ave and Butler Drive.

Construction improvement plans for this section of 79th Ave shall be submitted to City for review and approval with the initial parcel subdivision plat and construction plan submittal for Phase 2. City acceptable form of financial assurance shall be posted with the City prior to final plat recordation of the last parcel development for Phase 2.

5) *Interim Secondary Access:*

Developer shall construct and maintain interim secondary access to Northern Avenue until such time as construction of the entirety of Phase 2 Residential Area improvements are complete. The design of such access point(s) shall be shown and approved as part of the applicable preliminary plat.

- 6) Internal Residential Subdivision Access: Developer shall provide minimum 50 feet ROW dedications for local streets.

C. Phase 3 Residential Area

- 1) Butler Drive: Developer shall provide minimum 35 feet half-street ROW dedication and improvements.
- 2) Pedestrian Crossing: Developer shall provide an enhanced pedestrian crossing near the Phase 3 Residential Area entrance on Butler Drive and the Pioneer Park parking lot entrance, subject to review and approval by the City Traffic Engineer.
- 3) Internal Residential Subdivision Access: Developer shall provide minimum 50 ROW dedications for local streets.

D. 83rd Avenue Improvements

Improvements to 83rd Avenue adjacent to the Phase 3 Residential Area and Mixed-Use Parcel shall be coordinated and provided in accordance with Maricopa County requirements. Developer shall provide minimum 65 feet half-street dedication and improvements along 83rd Avenue. Developer shall obtain Maricopa County approval of 83rd Ave offsite improvements prior to City approval of Phase 3 final plat and engineering plans.

E. Mixed-Use Parcel

- 1) Developer shall design and construct westbound to northbound right turn lane at the intersection of 83rd Avenue and Northern Avenue as part of the development of the Mixed-Use Parcel, or any development on a portion thereof.
- 2) Developer shall design and construct median improvements on Northern Avenue along the entire street frontage of the Mixed-Use Parcel.

F. Industrial Area

- 1) As part of each industrial site plan application, the Developer shall provide an updated master industrial access exhibit (Figure 6 within the Legacy Point narrative) showing minimum ingress/egress and cross-access locations for the industrial parcels within Legacy Point, unless otherwise approved by the City Engineer.
- 2) The Developer shall dedicate any necessary ROW, ingress/egress easements for each industrial parcel, at the time of final plat (or replat) of the applicable portion of the industrial area. Cross access and connectivity is required between the industrial parcels to replace the Butler Avenue collector road as identified on the on the Circulation Plan of the General Plan.
- 3) Future traffic signal(s) may be required along 75th Avenue (between Golden Avenue and Northern Avenue) as warranted by a TIA conducted with each phase of industrial development and approved by the City Engineer in order to maximize ingress and egress of truck traffic to and from the Legacy Point Industrial Area. At a minimum:
 - a. The Developer shall indicate potential location of future signal(s) along 75th Avenue within the TIA, as agreed to by the City Engineer. The location of the traffic signal(s) may be refined as additional phases or industrial parcels are developed, subject to review and approval by the City Engineer.
 - b. The Developer is responsible for the design and construction of the traffic signal improvements, unless otherwise agreed to by the City Engineer. Timing and construction of potential signal improvements shall be reflected within the TIA at the time of site plan submittal.



GPA21-03 and Z21-06 | Legacy Point

Northeast corner of 83rd Ave and Northern Ave

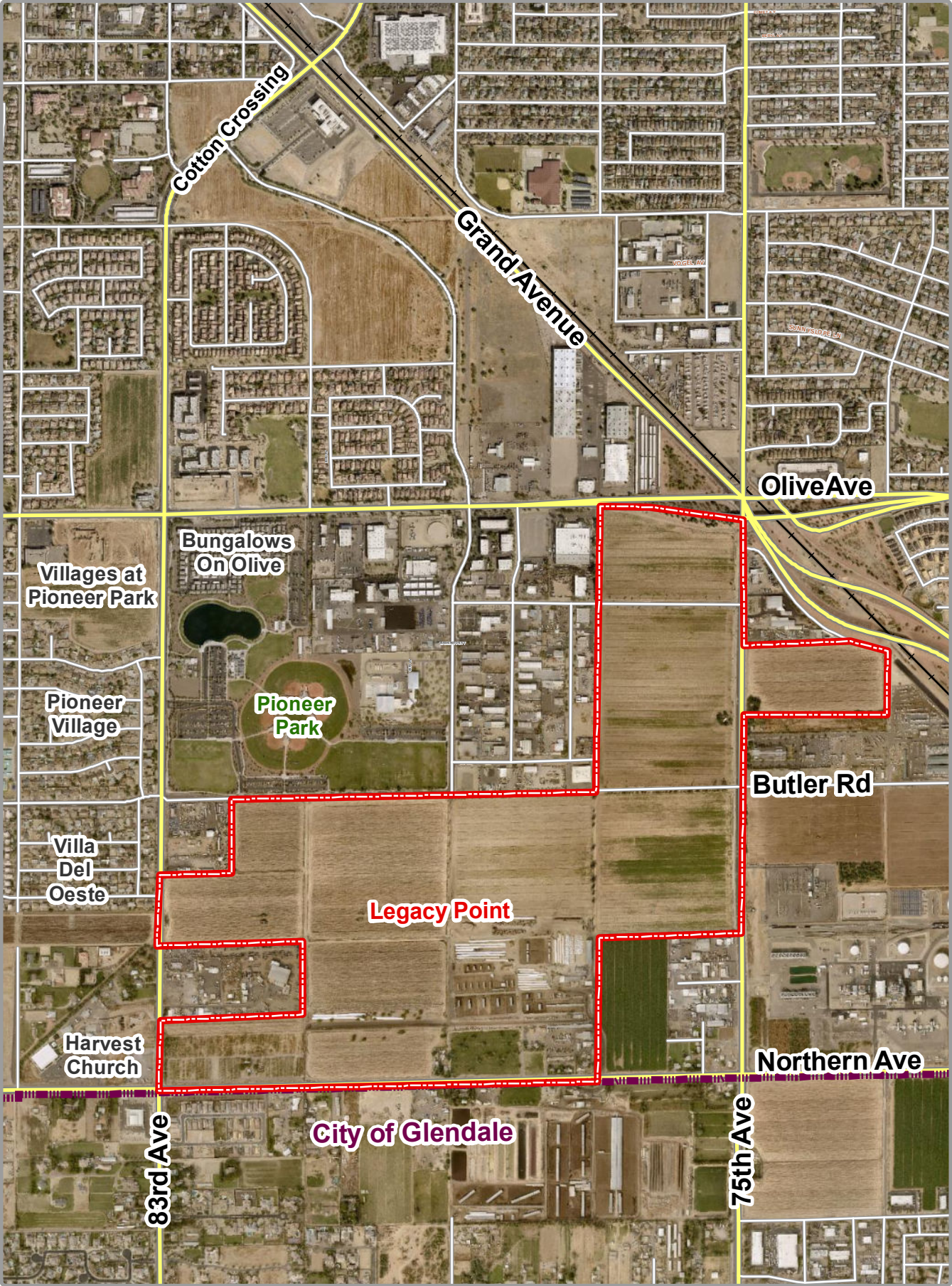
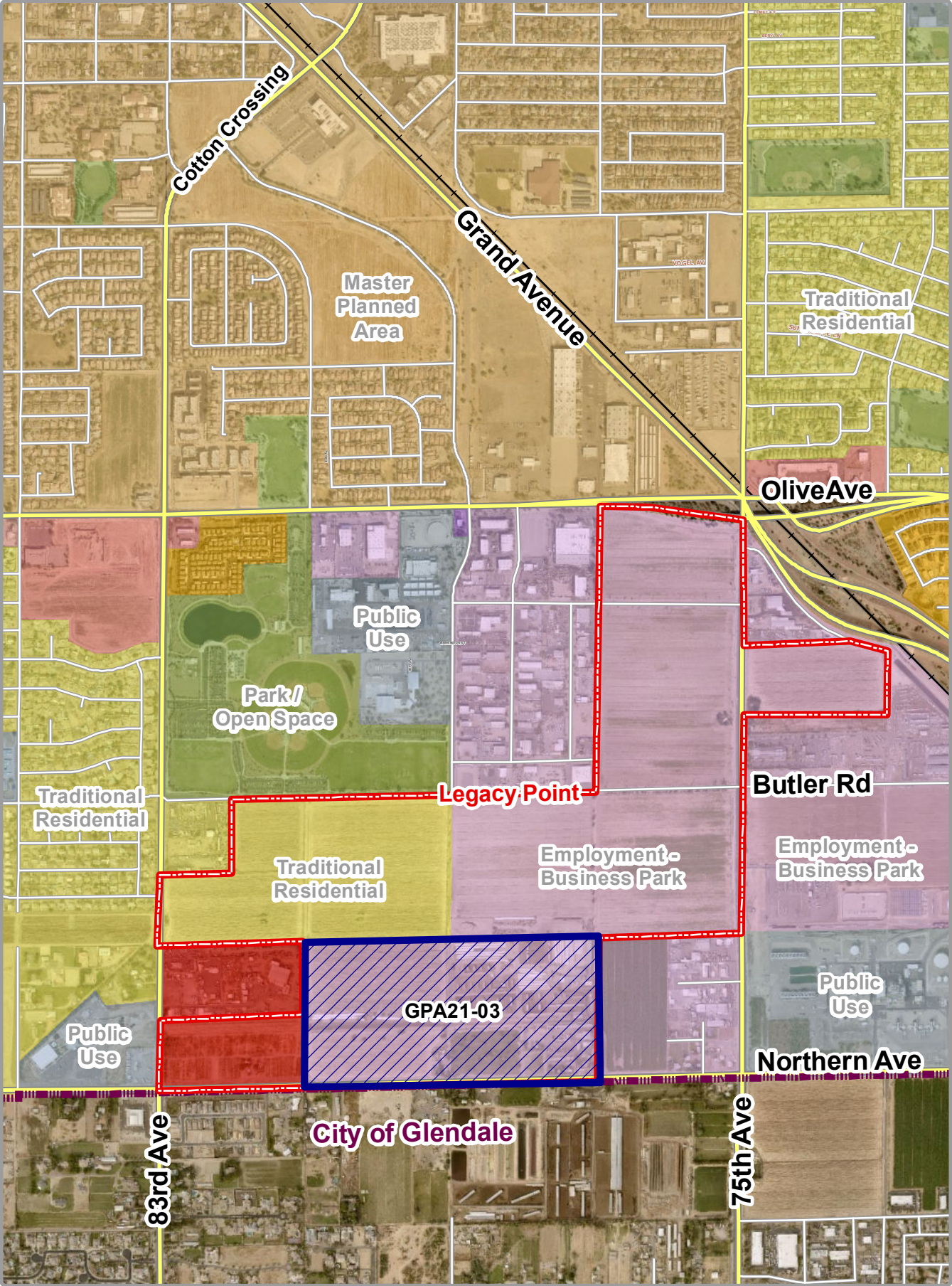


Exhibit 2 | Vicinity Map

GPA21-03 and Z21-06 | Legacy Point

Northeast corner of 83rd Ave and Northern Ave



GPA21-03 and Z21-06 | Legacy Point

Northeast corner of 83rd Ave and Northern Ave

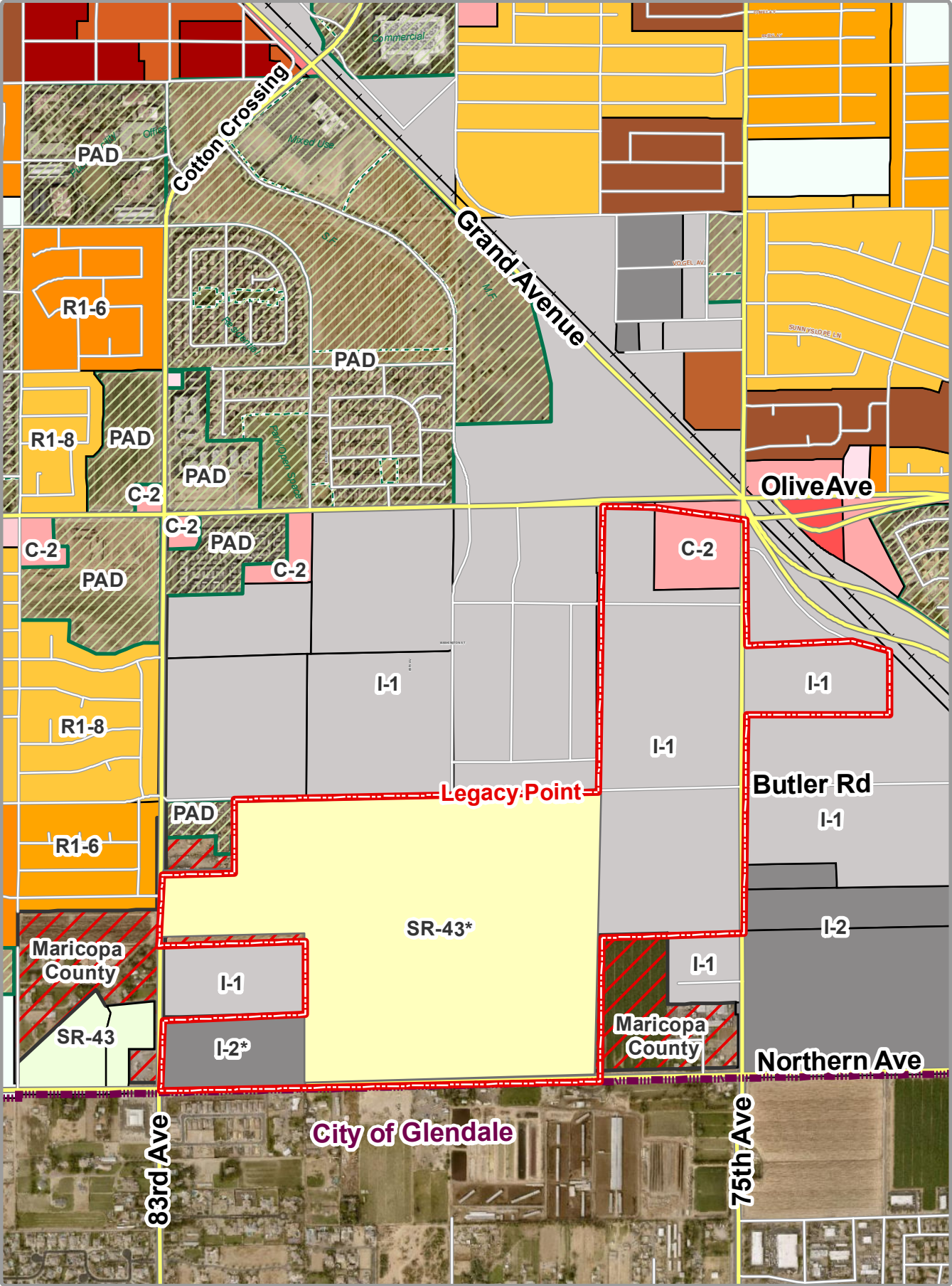


Exhibit 4 | Existing Zoning Map



Legacy Point

Planned Area Development Narrative

North of Northern Avenue, Between 75th & 83rd Avenue
Peoria, AZ

1st Submittal: May 13, 2021

2nd Submittal: September 8, 2021

3rd Submittal: November 30, 2021

Legacy Point

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1.0 Introduction

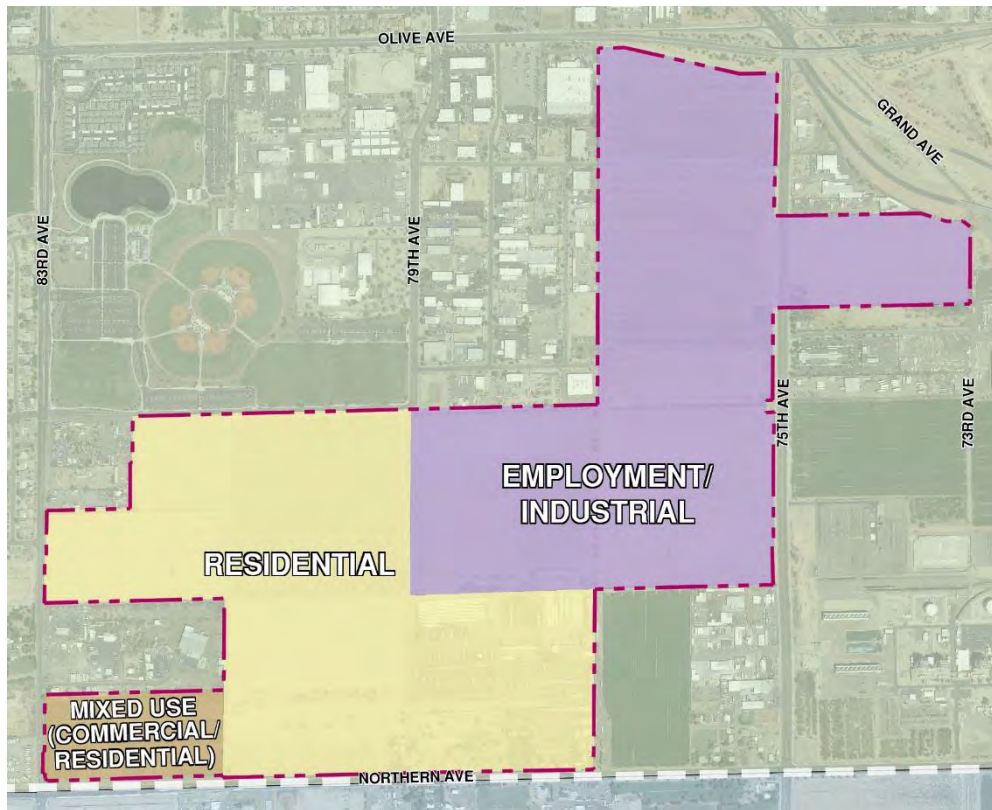
Shea Homes (the “Applicant”) is respectfully requesting the City of Peoria’s support for their goal and vision of creating a high-quality development with residential and employment uses. This request will include annexation, Minor General Plan Amendment (“GPA”), development agreement and a Planned Area Development (“PAD”) rezone to facilitate the development of Legacy Point, an approximately 346-gross acre property (the “Project”, “Property”, or “Development”).

Legacy Point will be a well-planned, market driven development that respects its relationship to surrounding areas, existing roadways and infrastructure, and connectivity to the adjacent community park through residential product segmentation related to market area and leverage of quality proven development partners.

This PAD represents a new and unique opportunity, which heretofore had not been available, to allow the Rovey Farms property to be developed as a cohesive master planned community, including single family residential, large-scale industrial/employment led by VanTrust and mixed use. Over the years the City of Peoria has had numerous discussions with the Rovey family regarding the development of the Property, which to date has not led to any meaningful progress towards development. The Rovey family has been reluctant to terminate their dairy and extensive agricultural operations to facilitate any industrial development without a comprehensive development plan addressing the entire 346-acres. Terminating a part of the dairy/agricultural operation to accommodate piecemeal industrial development did not make economic sense and was not compatible with the vision of the Rovey family. This application marks the first time that this strategically located property has been presented with an opportunity for comprehensive development. The Project’s location is in an area that bridges existing agricultural uses, industrial uses, established residential neighborhoods and the City of Peoria Municipal complex, which presents a singular occasion to activate this evolving area of Peoria for new residential uses while also facilitating growth of the existing employment corridor in an integrated master plan.

A PAD is the appropriate zoning district for this unique project as an alternate to multiple conventional zoning districts. The PAD will allow for a cohesive master planned community with single family residential, mixed use and industrial uses being designed and developed in harmony with the surrounding area. The development of this historically agricultural property, with a rich and distinctive heritage afforded by the legacy of the Rovey family, for both housing and employment will facilitate the area’s transition to a more urban development pattern. Refer to **Figure 1, Development Plan**, and below.

Development Plan



Overall, the project area is comprised of multiple parcels generally bounded by Northern Avenue to the south, Olive Avenue to the north, 75th Avenue to the east, and 83rd Avenue to the west, with a small parcel extending east to 73rd Avenue within Sections 35 and 36, Township 3 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona. See **Figure 2, Vicinity Map**. The proposed PAD development area is approximately 346-gross acres consisting of 151-acres of residential, 175-acres of employment/industrial uses (net 165.6 acres - exclusive of right-of-way) and 20-acres of mixed use.

At the request of the Rovey family, and as a condition of being able to bring forward this application, Shea Homes has committed its brand and experience to also entitle and develop the approximately 120-acres of Rovey family property just south of Northern Avenue in the Glendale planning area. The ultimate development plan for Legacy Point is to incorporate the 120-acres in Glendale with the 346-acres in Peoria to create a unified master planned community. But for Shea Homes' ability to put both the Peoria and Glendale parcels together in a comprehensive and integrated master plan, the Property could not be brought forth for development.

1.1 Existing Conditions

The Property is primarily used for agricultural purposes with associated fields, livestock areas, and ancillary uses for a dairy operation that will be terminated. The termination of the dairy will remove a use that has a significant impact on adjacent uses and limits

potential nearby development. An SRP power line corridor easement emanating from the SRP Agua Fria Generating Station east of 75th Avenue runs east to west bisecting the Property at the approximate mid-point between Northern Avenue and Butler Drive. There are no other significant structures or features associated with the Property.

The Project and surrounding area's current General Plan designations, zoning, and current land uses, including Glendale, are outlined in **Table 1, Surrounding Property Information** below.

Table 1 Surrounding Property Information

Location	General Plan Land Use Designation	Zoning	Current Use
Project Site	Traditional Residential (2-5 du/ac) ¹ Mixed Use Neighborhood Village Center ¹ Employment Business Commerce ¹	SR-43 ¹ I-1 ¹ I-2 ¹ C-2 ¹	Agriculture
North	Park/Open Space ¹ Employment Business Commerce ¹ Master Planned Area ¹	PAD ¹ I-1 ¹ C-3 ¹	Community Park, Industrial
East	Employment Business Commerce ¹ Public Use ¹ Light Industrial ² Parks and Open Space ²	RU-43 ³ I-1 ¹ I-2 ¹ M-1 ²	Agriculture Industrial, Power Generating Station Industrial
South	LDR 2.5 (1-2.5 du/ac) ² MDR 5 (3.5 -5 du/ac) ² Business Park ²	I-1 ¹ I-2 ¹ M-1 ² R1-6 ³	Agriculture Single-family residential Industrial
West	Public Use ¹ Traditional Residential (2-5 du/ac) ¹ LDR 2.5 (1-2.5 du/ac) ²	R1-7 ¹ PAD ¹ I-1 ¹ RU-43 ³ SR-43 ¹ R1-6 ³	Industrial Single-family residential, Church Commercial

1 - City of Peoria

2- City of Glendale

3- Maricopa County

1.2 Description of Request

Legacy Point intends to create additional housing and employment uses close to the City core and adjacent to major transportation corridors - Grand Ave/US 60, Northern Avenue upgraded as Northern Parkway and Loop 101 located 1.5 miles west. Rail access has been instrumental in attracting new industrial and employment development interest to the West Valley and the potential rail access for the Project is anticipated to influence interest in the Project.

As an infill property the Project embodies smart growth principles and maximizes available infrastructure while generating revenue, jobs and support for City services.

The proposed single family residential uses offer an opportunity to create a buffer of slightly higher density, high quality housing between the industrial uses to the east and the existing single family residential to the west. Adjacent to Pioneer Park and bisected by the SRP power line corridor, the site supports smart growth and a sustainable development pattern with a walkable community where residents can utilize the integrated pedestrian network to go to work, conduct business at the Municipal Complex, access recreational opportunities at Pioneer Park, socialize with others or shop.

The mixed use parcel will further enhance a sustainable development pattern through opportunities to develop a range of uses to meet the daily needs of the surrounding area. Proposed uses may include retail and service establishments, smaller employment facilities such as professional offices or healthcare facilities, and multi-family or attached single family residences compatible with abutting single family residences.

Developing the Project will create opportunities to maximize the transportation access, create integration and synergy with employment and industrial developments in the area, utilize existing infrastructure, create a sustainable mixed use community and provide new housing opportunities. The PAD regulations are tailored to the creation of the intended uses and are a reflection of the current market for both industrial and residential developments.

2.0 General Plan Conformance

Peoria's General Plan, known as PlanPeoriaAZ 2040 ("General Plan"), promotes an overall vision focused on wellness, quality, fiscal responsibility, strategic relationships, adaptability, forward thinking, and placemaking with goals which are intended to activate unused areas of the City and give them a sense of place.

The Project's Traditional Residential, Employment Business Commerce and Mixed Use Neighborhood Village Center land uses are supported by numerous General Plan Goals and Policies and are compatible with adjacent land uses. See **Figure 3, Existing General Plan Land Use** map.

Smart Growth: 3.8 GOALS AND POLICIES GOALS

- **1. Balanced Land Uses:** Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.

The Project offers a mix of diverse housing options with nearby employment opportunities, both existing and future. The Mixed Use Neighborhood Village Center parcel presents an

opportunity to satisfy market demands for higher density residential and/or commercial needs integrated with a unique sense of place.

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

The Project will facilitate the development of a long time dairy operation in unincorporated Maricopa County. The current use of the property is incompatible with development in the area, and an undesired long term use of the property. It will also facilitate the annexation of currently unincorporated property into the City of Peoria, which in turn gives the City of Peoria regulatory authority over the property.

The residential portion of the project area is strategically located and proximate to both downtown Peoria and Pioneer Park. The development of the project area will provide both new and attractive neighborhoods to an aging part of town, while also providing for additional economic growth, jobs and revenue for the City of Peoria and its residents.

- **5.Complete Neighborhoods:** Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces.

Providing for the development of new residential neighborhoods adjacent to Pioneer Park offers residents new residential options that are well served by community amenities.

- **11. Connected Corridors:** Provide a continuous system of trails and open space corridors that connect parks, regional open space areas, and other destination points within and beyond the city limits of Peoria.

Development of the project area will allow for the continuation and connection of multiple trails leading to and from Pioneer Park, thus providing current residents with complete pedestrian access to Pioneer Park.

POLICIES

Balanced Land Use

- **LUC-3**
Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

The development of new residential communities in established neighborhoods; new residential communities with convenient access to goods, services (multiple shopping and employment areas within a 1 mile radius) and community amenities (Pioneer Park).

- **LUC-4**
Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

The proposed project is clearly an infill project that will rehabilitate an area that is currently operating with an incompatible use (dairy operation). The proposed project will promote and provide both residential and employment opportunities proximate to walking, biking and transit opportunities.

- LUC-6
Locate commercial and employment uses in proximity to adequate transportation and utility infrastructure.

The land uses will facilitate not only the development of the residential portion, but also the development of the employment portion of the project. The employment portion of the project is substantial and located proximate to adequate transportation corridors (Grand Avenue and Northern Avenue) as well as existing utilities.

Complete Neighborhoods

- CN-1
Promote efforts to make complete neighborhoods by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents.
- CN-2
Elevate design standards that require the development of neighborhood amenities and complimentary uses in convenient, central locations of the neighborhood whenever feasible.
- CN-3
Protect the pattern and character of existing neighborhoods by requiring new infill development to have complimentary building forms and site features.
- CN-4
Encourage residential developments to incorporate design features that encourage walking within neighborhoods.

The residential neighborhoods are being designed to meet each and every one of these Complete Neighborhood policies. The proposed project is clearly infill development that will remove incompatible uses to be replaced with complementary uses. The proposed project includes enhanced architectural design and neighborhood amenities. The proposed project will protect the pattern and character of the existing neighborhoods to the west, while providing features that encourage walkability in the area.

Growth and Sustainable Development

- GS-5
Consider the annexation of adjoining unincorporated properties if the annexation would improve the fiscal health of the City, provide a more efficient delivery of City services to the area, and/or create a more logical City boundary.

The project includes annexation of a long-time unincorporated County island.

- GS-7
Accommodate land use proposals that target growth in the area of existing or planned infrastructure and services.

The project development is in an area of the City with existing infrastructure and services.

Traditional Residential supports a suburban lifestyle with appropriate density while maintaining a detached single-family character. The proposed gross density of the residential portion of the Project is 3.3 DU/ac and within the Traditional Residential GP density range of 2 to 5 DU/ac.

3.0 Zoning

The Project property is currently zoned Suburban Ranch (SR-43), Light Industrial (I-1), Heavy Industrial (I-2) and Intermediate Commercial (C-2).

The intent of the Legacy Point PAD is to create a cohesive development that combines a highly desirable residential community coupled with employment generating uses such as light/flex industrial, light manufacturing, distribution, assembly, commercial, and office, as well as development standards that ensure appropriate design transitions between uses. Refer to **Figure 4, Existing Zoning** map and **Figure 5, Proposed Zoning** map. The proposed PAD zoning is compatible with the surrounding area.

The residential portion of the Property will be developed in accordance with the Single Family Residential R1-6 zoning district with modified development standards. The four (4) single family residential lot sizes proposed utilizing the following PAD designations (R1-6-40 PAD, R1-6-45 PAD, R1-6-50 PAD and R1-6-60 PAD), will yield a diversity of product types and provide opportunities for multiple market segments and lifecycle housing options. The Project includes approximately 28% of the R1-6 PAD gross site area, including the SRP corridor west of 79th Avenue, as open space with a minimum 10% being useable open space. Project open space and amenities are located for accessibility with all homes being within walking distance of an amenity and linked through a multi-faceted pedestrian circulation system.

The industrial portion of the Property will be developed in accordance with the Light Industrial (I-1) zoning district with modified development standards in order to (i) meet the level of expectation for today's market for industrial users, (ii) collaborate with other manufacturing and industrial developments in the area, and (iii) maximize employment opportunities.

The mixed use parcel is intended as an integrative, adaptive property that will develop in response to market conditions and adjacent uses. The mixed use portion of the Project, zoning designation MU PAD, will be developed in accordance with the Multi-Family Residential (RM-1) and Intermediate Commercial (C-2) zoning districts with modified development standards to ensure flexibility. Proposed uses for the mixed use property uses are varied, including commercial/retail to serve the surrounding neighborhoods; higher density residential as a transition from the non-residential employment uses north to the existing and proposed single family residential nearby; employment-based; or a combination of several different uses.

4.0 Location and Accessibility

Project circulation and access is provided primarily by the existing roadway network. Existing streets abut all Project boundaries. Refer to **Figure 6, Street Circulation Plan** and **Figure 7, Street Cross Sections**. **Figure 7** depicts non-standard street sections. A traffic impact study ("TIA") has been prepared for the Legacy Point development.

Access to the Phase I residential area, which is west of 79th Avenue and south of the SRP easement, will be taken from Northern Avenue and 79th Avenue. The full-street improvements of 79th Avenue north from the intersection of 79th Avenue and Northern Avenue to the entrance for Parcel 1-B will be constructed with Phase 1 residential development. An interim secondary access from Phase I to Northern Avenue will be provided to meet fire safety requirements for two separate access points to homes within Phase I.

Access to the Phase II residential area, which is east of 79th Avenue and south of the SRP easement, will be taken from 79th Avenue. Full improvements for 79th Avenue will be constructed from the entrance for Parcel 1-B north to the limits of Phase II residential and the southern edge of the SRP easement. An interim secondary access from Phase II to Northern Avenue will be provided to meet fire safety requirements for two separate access points to homes within Phase II. The interim access to Northern Avenue in Phases I and II will be closed when Phase 2 residential improvements are complete.

Access to the Phase III residential area, which is west of 79th Avenue between the south limits of the SRP easement and Butler Drive, will be taken from Butler Drive, 83rd Avenue and 79th Avenue. 79th Avenue construction from Phase II residential at the southern limit of the SRP easement north to Butler Drive will be commenced within eighteen (18) months of the initial Phase 2 residential area final plat recordation. 83rd Avenue improvements shall be coordinated and constructed per Maricopa County approval.

Access to the mixed use project on the northeast corner of Northern Avenue and 83rd Avenue will be taken from 83rd Avenue and Northern Avenue in accordance with the TIA. Access improvements shall to be constructed as part of the development of any portion of the mixed use parcel.

Access to the industrial property will be taken from existing 75th Avenue, Golden Lane and Seldon Lane per the TIA. A future private access drive will connect to Seldon Lane at the 76th Avenue alignment and connect to 75th Avenue through the industrial property in lieu of the extension of Butler Drive due to utility and right of way conflicts. Cross access and connectivity between the industrial parcels is required to replace the Butler Drive collector road. The industrial land is in the preliminary planning stages and specific site plans are not yet available. When individual site plans or development phases for the industrial area are submitted for approval a traffic impact analysis shall be conducted with each one that more specifically focuses on traffic generated by the industrial development individual user(s), truck access and recommended offsite roadway improvements to mitigate their traffic impacts. These improvements may include future traffic signal(s). Design and construction of any traffic signal(s) will be the responsibility of the industrial developer.

Northern Avenue runs along the southern Project boundary and is currently classified as a City of Peoria Parkway with a right of way width of 130-feet. Right of way dedication and half-street improvements will be required along the Project's frontage at the time of development of the adjacent property or as approved by the City Engineer. Northern Avenue improvements shall include a raised median or in-lieu payment for same as part of the phased improvements. A new traffic signal shall be designed and constructed at the intersection of Northern Avenue and 79th Avenue as part of the Phase II residential improvements.

Northern Avenue will ultimately be upgraded to the Northern Parkway, creating a major east/west transportation corridor connecting Grand Avenue/US 60 to the Loop 101 and Loop 303. According to previous discussions with the City, current funding has the Parkway extending from the west to 91st Avenue and does not include improvements adjacent to the Property. When funded, per the Maricopa County Department of Transportation (MCDOT) Final Scoping Plans for the Construction of Northern Parkway – Loop 101 to Grand Avenue, Project No. TT0573, the ultimate right of way for Northern Parkway will remain 130-feet.

83rd Avenue runs along the western Project boundary and is classified as a Principal Arterial in Maricopa County with an ultimate right of way width of 130-feet. Dedication and improvements will be required along the Project's frontage. Access to 83rd Avenue is planned from Phase III residential, aligning with the Las Palmaritas Drive serving the single family residential on the west, and from the mixed use parcel.

Per the TIA, Butler Drive is planned as a 70-foot wide Minor Collector providing access along the northern boundary of Phase III residential connecting 83rd Avenue to 79th Avenue. The north half of Butler Drive was improved with the development of Pioneer Park. Dedication and half-street improvements will be required along the Project's Phase III residential frontage, including a pedestrian crossing to Pioneer Park. Due to the existing developments on the proposed Butler Drive alignment east of 79th Avenue, Butler Drive will terminate at three-way intersection at 79th Avenue, providing access to Legacy Point, Pioneer Community Park and existing development in the area. Access to the industrial site will be taken from an extension of existing Seldon Lane (which is one block north of Butler Drive) which connects to a future private access drive which will connect to 75th Avenue. The private access drive will be covered by an easement to the City for emergency access and utility services.

79th Avenue will be constructed per an approved modification of the City of Peoria's Minor Collector standard with 70-feet of right of way and a 20-foot wide landscape buffer on each side. The street section will consist of two (2) travel lanes, a median, a bike lane on each side, and detached sidewalks. See **Figure 8, Roadway/SRP Trail Standards** for a cross sectional illustration of 79th Avenue. It will connect Northern Avenue to Butler Drive, and continue further north to Olive Avenue via the existing road. The new roadway shifts off the traditional mid-section alignment in a curvilinear fashion to eliminate a straight thoroughfare through the Project, providing traffic calming and a more aesthetic streetscape for the residential portions of the Project, see **Figure 27** for a rendered illustration of the intersection of 79th Avenue and Northern Avenue. 79th Avenue serves all three residential phases and provides vehicular connectivity for Legacy Point. No access from the industrial property to 79th Avenue south of Butler Drive will be permitted. A new traffic signal will be constructed at Northern Avenue and

79th Avenue as part of the Phase II residential improvements. Turn lanes will be constructed on 79th Avenue per the TIA.

75th Avenue generally runs along the eastern Project boundary and is classified as an Arterial with 130-feet of right of way. It has been previously improved with curb, gutter and sidewalk. It is anticipated that landscaping and street light improvements will be required along the Project's frontage. 75th Avenue, along with Golden Lane, will serve as the primary access for the industrial property.

A non-motorized pedestrian network serves the Project, providing walkability and connectivity to public and private open spaces and/or recreational amenities. See **Figure 10, Residential Open Space & Pedestrian Circulation Plan**. Sidewalks serving the homes connect to trails that meander throughout the Project, enhancing residents' access to recreational opportunities. Legacy Point is situated adjacent to an existing Community Park and the Project design will ensure easy access to the park for the residents. A pedestrian trail within the SRP power line corridor west of 79th Avenue allows for connectivity and walkable access to the various land uses within the Project as well as regional connectivity. **Figure 28** is a rendering of the pedestrian trail. See **Figure 8, Roadway/SRP Trail Standards** for a cross sectional illustration of the pedestrian trail.

5.0 Legal Description

The Property legal description is provided under separate cover.

6.0 Preliminary Development Plan

The PAD, as depicted in the **Conceptual Site Plan** shown in **Figure 9** will be zoned R1-6 PAD for the single family residential uses, I-1 PAD for the industrial uses and MU-PAD for the mixed use parcel.

6.1 Residential

The residential portion of the PAD will be zoned R1-6 PAD. This will allow for new single-family residential development that will be a catalyst for a transformative change to the area near the heart of Peoria. The development character will be at a scale and density that provides an appropriate and compatible transition between the planned and existing employment uses and the surrounding residential development in the area. The character of Legacy Point will reflect a younger Arizona family style with contemporary materials and simple forms reflecting a fresh community theme. Streets and parks will be well landscaped and shaded with trees to extend usage through warmer seasons and provide a prideful, attractive environment for the residents and City. An aerial rendering of the residential neighborhoods is illustrated in **Figure 24**,

Residential development is proposed on approximately 151-acres in three phases as depicted on the conceptual site plan with a maximum of 497 single family lots. Proposed lot sizes include 40' x 120'; 45' x 120'; 50' x 120'; and 60' x 125'. These lot sizes are consistent with nearby subdivisions, particularly the more recent ones. Residential gross density is within the density range of the proposed Traditional Residential (2 – 5 du/ac) land use designation with an overall gross density of 3.3

DU/ac for residential Phases I, II and III. The proposed neighborhoods reflect a traditional community design focused on lots with private yards, community amenities and open spaces connecting the neighborhoods, and internal and external connectivity. Specific parcel densities, lot sizes and areas may be revised during the platting process but the maximum number of dwelling units per the approved PAD for the Project will not be exceeded. . The conceptual residential layout depicted on Figure 9 is graphical in nature and subject to change as the project continues through the development process.

The residential site plan proposes a master planned residential community with approximately 28% of the gross site area allocated to open space, including the SRP corridor west of 79th Avenue. Useable open space includes recreational facilities, pedestrian trails, gathering spaces, active and passive amenities and improved retention areas. A minimum of 10% of the gross residential area will be useable open space area. Refer to **Figure 10, Residential Open Space & Pedestrian Circulation Plan**. Residences will access and enjoy shaded play and social areas, passive turf spaces for a variety of play pick-up games/sports, exercising and playing with pets. As shown on Figure 10, a community pool and focal event space with parking will be provided for residents, allowing for family events and pool parties. Refer to **Figure 11, Residential Primary Amenity Example** for an illustration of the community pool and **Figure 12, Residential Secondary Amenity Example** for an illustration of a proposed play structure amenity. **Figure 25** is a rendered perspective of the community pool. Multi-generational recreational amenities are proposed including playground equipment, bocce court, cornhole and a fire pit. Ramadas, seating areas and an outdoor kitchen provide shaded gathering spaces with seating for social interaction. Open space and amenities will be maintained by the Homeowner Association (“HOA”). Active amenity areas may incorporate some or all of these recreational facilities in addition to a community pool. Exact open space uses, sizes, locations and facilities within each parcel will be determined at the time of platting.

Legacy Point residents will enjoy meaningful interaction and enhanced quality of life through the pedestrian circulation system and multiple amenity areas, refer to **Figure 10, Residential Open Space & Pedestrian Circulation Plan**. The SRP corridor serves as a central open space providing connectivity to all residents and serving as a transition between land uses. Integrated trails and sidewalks link all neighborhoods to this central open space and provide non-vehicular access to all recreation amenities and adjacent property. Recreation areas and open spaces are within walking distance of all homes and have been designed to enhance community safety and security through careful design and siting. Recreation area safety will be further enhanced with lighting. Refer to **Figure 13, Lighting for proposed residential light fixtures**.

6.2 Industrial

VanTrust and the Rovey Family have entered into a partnership to develop the approximately 165- acres of industrial land included within the PAD. VanTrust is developing conceptual site plans with the Rovey Family to accommodate industrial buildings of varying sizes in an effort to appeal to a variety of tenants. The plans, exhibits, and images presented herein are conceptual only and intended to convey the

type, intensity, and quality of development expected within the industrial portion of the Project. VanTrust has seen steady tenant activity with multiple industrial users expressing interest in the Project, and once specific users are identified, appropriate applications (preliminary/final plat, site plan, building architecture, landscaping, signage, etc.) will be submitted for review by Peoria staff.

6.3 Mixed Use

Specific users for the mixed use property have not been identified at this time. Horizontal integration of the land uses is envisioned, with appropriate connectivity and shared common areas. Multi-family development will not occupy more than 50% of the gross parcel area. Once specific users are identified, appropriate applications (preliminary/final plat, site plan, building architecture, landscaping, signage, etc.) will be submitted for review by Peoria staff.

7.0 Permitted Uses

7.1 Residential

Residential uses shall be in accordance with Sections 21-416 Permitted Uses, 21-417 Conditional Use Permits, and 21-418 Permitted Accessory Uses of the City of Peoria Zoning Ordinance.

7.2 Industrial

7.2.1 Principally Permitted Uses

Professional, administrative or business offices
Auto sound system installation, auto glass tinting and repair and similar uses*
Auto body repair and painting facilities *
Automobile Diagnostic and/or service establishment, including engine and transmission overhaul, repair facilities and similar services*, **
Boat & RV Repair **
Emissions testing facilities
Dance, theatrical, art, music studio and similar uses
Health and exercise center
Call center
Commercial laundry and dying plant
Contractor's storage yard, including outdoor storage of construction equipment and materials**
Data Center
Essential public service or utility installation
Machine shops
Manufacturing, fabrication, and processing of goods
Moving company storage and transfer facility **
Moving truck, trailer and equipment rental
Screened Outdoor storage
Parcel delivery service
Printing and publishing facilities
Railroad Shops and similar heavy service facilities**
Research laboratories *

Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity.
Excludes live animals, explosive & storage of flammable liquids & gases
Plumbing, heating, and air-conditioning sales and services
Retail decorative rock sales
Public buildings
Higher or specialized education facilities (e.g. Vo-tech, college etc.)
Public utility buildings, structures, uses, facilities and equipment*
Equipment sales, rental and storage yard
Farmers markets
Monument sales and engraving shops
Outdoor sales and display area subject to special limitations *
Plant nursery, retail
Plant nursery, wholesale
Retail sales of building materials subject to special limitations *
Sales and storage of grain, feed, seed, fertilizer, farm and garden supplies **
Swimming pool and spa sales
Upholstery shops
Wholesale produce storage or markets
Ambulance service facility
Emergency medical care facility *
Medical, dental optician or health, clinics and laboratories
Veterinary hospitals subject to special limitations *
Veterinary offices and clinics, excluding animal boarding *
Appliance repair
Auction houses and estate sales
Blueprint shops
Cabinet and carpentry shops
Custom dressmaking, furrier, millinery or tailor shops *
Locksmiths
Pest control services
Photographic developing and printing
Recording studios
Watch and clock repair shops
Rail and motor freight terminals and facilities
School bus parking and maintenance facilities **

*Subject to special limitations (see Section 21-505 of the City of Peoria Zoning Ordinance)

** Any uses located within 200 feet of a residential district shall be subject to a Conditional Use Permit.

7.2.2 Permitted Conditional Uses

Conditional Use Permit required. See Section 21-321 of the City of Peoria Zoning Ordinance.

Auto auctions
Automobile dealerships, boat, RV, or motorcycle sales, including outdoor sales and rental**
Car wash, automated; self-service
Environmental Remediation Facility
Manufacturing of chemical and allied products, petroleum and coal products, leather and tanning, wool pulling/scouring, explosives, fertilizers, detergents, soaps and animal fat by-products, sugars, starches, serums, toxins and viruses, oils and fats, animal and vegetable
Manufacturing of lumber and wood products, primary metal industries, fabricating metal products, machinery, and transportation equipment excluding ore reduction and smelting, production or refining of petroleum, gas, or hydrocarbons
Mini-storage warehouses, RV, boat, and trailer storage indoor, and/or screened only*
Restaurants, with and without drive-through or drive up*
Recycling Collection Facility*
Bus terminals **

7.2.3 Permitted Accessory Uses

Copy center
Living quarters for night guards
Restaurants, without drive-through facilities
Outdoor dining and seating areas

*Subject to special limitations (see Section 21-505 of the City of Peoria Zoning Ordinance)

7.3 Mixed Use

Permitted uses for the Mixed Use parcel shall be in accordance with the Permitted Principal Uses, Permitted Conditional Uses and Permitted Accessory Uses set forth in the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) (Chapter 21-424) and Intermediate Commercial (C-2) (Chapter 21-500) zoning districts except as modified by this PAD.

Multi-family residential uses shall not be more than 50% of the gross parcel area and shall be appropriately integrated with connectivity, shared common areas and compatible uses. There shall be no limitation on vertical multi-family residential uses.

The following C-2 uses shall not be permitted:

Bonding Companies & Non-Chartered Financial

Automobile Related uses except:

Auto Parts and Accessory Store

Auto Sound System Installation, Auto Glass Tinting and Repair and similar uses #

Automobile Rental Facility, limit to six (6) vehicles #

Parking Space with Electric Vehicle Charging Equipment *22 (Accessory use only)

Catering Establishment
Adult Uses
Convention, Exhibition Centers and similar uses
Golf Courses
Resorts
Mini-Storage Warehouses, RV, Boat, and Trailer Storage indoor, and/or screened only
Moving Truck, Trailer and Equipment Rental
Donation/Recycling Drop-Off Boxes
Donation Center
Retail Decorative Rock Sales
Large-Scale Retail
Outdoor Sales and Display Area
Sales and Storage of grain, feed, seed, fertilizer, farm and garden supplies
Ambulance Service Facility
Boarding and Training Kennels
Transportation uses

8.0 Project Development Standards

As reflected in Tables 2-4 below, the development standards for the Legacy Point PAD have been created to facilitate a unique residential/industrial/mixed use development. The proposed development standards for the single family residences will provide flexibility for an attractive multi-phase community with a variety of lot sizes and home styles that is compatible with the surrounding area and provides housing diversity. The proposed standards for the industrial area will permit the development of a highly attractive and unique large-scale industrial, warehouse and manufacturing development representative of the types of development along the Loop 101 and 303 corridors. Development standards for the mixed use property will establish flexible design regulations while creating a design and site configuration to minimize impacts on adjacent property.

Should a conflict exist between any provision in this PAD and the Peoria Zoning Ordinance, the PAD shall apply.

8.1 Residential

8.1.1 Development Standards

The residential portion of this PAD, designated as R1-6 PAD, will allow a range of housing options. Residential development standards are based on the City's R1-6 zoning district. Deviations from the Code are noted in **bold text**. See **Table 2, Residential Development Standards** below.

Table 2 Residential Development Standards

Residential Development Standards					
REGULATION	BASE PEORIA ZONING DISTRICT REGULATION (R1-6)	PROPOSED PAD REGULATIONS (R1-6-40 PAD)	PROPOSED PAD REGULATIONS (R1-6-45 PAD)	PROPOSED PAD REGULATIONS (R1-6-50 PAD)	PROPOSED PAD REGULATIONS (R1-6-60 PAD)
Min. Lot Area (sf)	6,000	4,600	5,175	5,750	7,200
Min. Lot Width (ft)	50	40	45	50	60
Min. Lot Depth (ft)	100	120 ⁴	120 ⁴	120 ⁴	125 ⁴
Max. Lot Coverage (%)	45	55	55	55	55
Max. Building Height (ft)	30	30	30	30	30
Front Setback (ft.)					
Side-entry garage ¹	10 ²	10 ²	10 ²	10 ²	10 ²
Front-facing garage ³	20	18	18	18	18
Interior Side (min/total)	5/8/13	5/5/10	5/5/10	5/5/10	5/5/10
Rear	15	15	15	15	15
Corner	10	10	10	10	10

¹ Side-entry garages shall be prohibited on corner lots

² Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.

³ Where front-facing garages or side entry garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

⁴ Minimum lot depth may be decreased by 5-feet when fronting a street knuckle or cul-de-sac

8.1.2 Accessory Use Development Standards

See Section 21-422 of the City of Peoria Zoning Ordinance.

8.1.3 Open Space Requirements

Residential open space requirements shall comply with Chapter 3 of the City of Peoria Design Review Manual dated August 2008, Single-Family Residential Development.

8.1.4 Parking

The Legacy Point PAD shall comply with the requirements of Sections 21-824 and 825 of the City of Peoria Zoning Ordinance for Off-Street Parking.

8.1.5 Enhanced Design Review Standards

Design standards shall comply with Chapter 3 of the City of Peoria Design Review Manual dated August 2008, Single-Family Residential Development except as modified per this PAD.

8.1.6 General Property Development Standards

See Section 21-419 of the City of Peoria Zoning Ordinance.

8.2 Industrial

8.2.1 Development Standards

The Industrial portion of this PAD, designated as I-1 PAD, will allow employment generating uses that capitalize on the accessibility and proximity to the Grand Avenue/US-60 corridor and the future Northern Parkway. The Industrial PAD designated property will allow industrial development per the modified I-1 development standards (deviations from base standards denoted in **bold**) as shown in **Table 3** below.

Table 3 Industrial Development Standards

Industrial Development Standards		
REGULATION	BASE PEORIA ZONING DISTRICT REGULATION (I-1)	PROPOSED PAD REGULATIONS (I-1 PAD)
Minimum Size of Lot by Use		
Area (Acreage)	N/R	N/R
Width (ft)	80	80
Minimum Setbacks for Principal Buildings		
Front Setback (ft)	20	20
Least Side (ft)	0	0
Total Sides (ft)	20	20
Interior Setback (ft)	N/R	N/R
Rear Setback (ft)	25	25
Corner Setback (ft)	20	20
Setback from Residential Zoning District (ft) ***	50	50
Maximum Lot Coverage		
Percentage – by all Buildings	N/R	N/R
Maximum Building Height		
Principal Building Height (ft) **	48	56
Accessory Building Height and Setbacks (ft)	*	*

N/R No minimum requirements.

* All regulations and development standards applicable to the principal building shall apply

** Building Height: Where a setback from residential zoning district applies, the building shall be limited to a maximum height of forty (40) feet at the setback line. The building height may be increased by one (1) foot per each three (3) feet of additional setback to the maximum height as prescribed by the applicable district.

Non-habitable/mechanical equipment areas may exceed height limitations, subject to design review approval.

Building height shall be limited to a maximum height of forty-eight (48) feet within two hundred (200) feet of a residential zoning district abutting 79th Avenue

8.2.2 Screening, Fencing and Walls

Screening, Walls and Fence requirements shall comply with the requirements of Sections 21-804 and 21-805 of the City of Peoria Zoning Ordinance and the City of Peoria Design Review Manual standards in place at the time of zoning approval for the industrial property except as modified per this PAD.

Screening and buffering will enhance the development's architecture while providing security and traffic safety for users on the property. Per City Code, loading areas and delivery bays will be screened from public view. Screening and buffering along 79th Avenue will have complementary design elements with the abutting residential parcels. Truck loading and dock areas will be located in areas for functional efficiency without detracting from the aesthetics of the overall industrial development to the extent feasible within the confines of an individual user. Loading docks, service bays, outdoor storage and onsite parking lots shall be screened from street view by any combination of walls, and landscaped berms as appropriate for the use and subject to Peoria review and approval as part of the design review process.

8.2.3 Performance Standards

The Legacy Point PAD shall comply with the requirements of Section 21-806 of the City of Peoria Zoning Ordinance for Performance Standards.

8.2.4 Parking

The Legacy Point PAD shall comply with the requirements of Sections 21-824 and 825 of the City of Peoria Zoning Ordinance for Off-Street Parking and Section 21-826 of the City of Peoria Zoning Ordinance for Off-Street Loading except as modified per this PAD. These modifications meet current industry standards for similar non-residential uses.

8.2.5 Zoning Ordinance Modifications

- Parking lot landscape island: One (1) parking lot island for every ten (10) parking spaces in front of the building. Landscape islands within delivery/loading/gated operations area are exempt from parking island requirement.
- Parking stall dimensions: Standard spaces 9-feet wide by 18-feet long; accessible parking spaces per ADA Standards for Accessible Design.

- Minimum parking ratios for industrial buildings:
 - Office space: 2/1,000 sq. ft.
 - Warehouse space: 0.5/1,000 sq. ft.
 - Retail/showroom: 1/500 sq. ft
 - Manufacturing: 0.5/1,000 sq. ft

8.2.6 Enhanced Design Review Standards

The following design standards replace Chapter 2, Section 20-78-2.IV.C of the City of Peoria Design Review Manual in its entirety.

- Wall forms shall be articulated with changes on massing, colors, or materials. Such a change in horizontal walls shall occur at appropriate intervals for the scale of the building.
- Pre-cast walls/tilt-up shall incorporate reveals, recessed glazing, and/or accents to articulate the building exterior.
- At entries, design elements/materials that enhance the aesthetic of the building shall be incorporated.
- Overhead doors shall not front on any public street unless properly screened.

8.3 Mixed Use

As depicted on **Figure 1, Development Plan**, there is approximately 20-acres of land at the northeast corner of 83rd Avenue and Northern Avenue designated as MU PAD. The development standards proposed for this area are anticipated to correspond to the underlying Mixed Use – Neighborhood Village Center land use designation to support commercial, office, and higher density residential uses. Development standards for the mixed use property will provide flexible design regulations while establishing criteria for design and site configuration to minimize impacts on adjacent property.

8.3.1 Development Standards

The MU PAD designated property will allow development per the modified RM-1 and C-2 development standards (deviations from base standards denoted in **bold**) as shown in **Table 4** below.

Table 4 Mixed Use Development Standards

Mixed Use Development Standards				
REGULATION	BASE PEORIA ZONING DISTRICT REGULATION (RM- 1)	PROPOSED PAD REGULATIONS (RESIDENTIAL)	BASE PEORIA ZONING DISTRICT REGULATION (C- 2)	PROPOSED PAD REGULATIONS (NON RESIDENTIAL)
Min. Lot Area (sf)	N/R	N/R	N/R	N/R
Min. Lot Width (ft)	50	N/R	N/R	N/R
Min. Lot Depth (ft)	N/R	N/R	N/R	N/R
Maximum Density (du/ac- as calculated by Peoria General Plan)	18	18	-	-
Max. Lot Coverage (%)	50	N/R	N/R	N/R
Max. Building Height (ft)	48	48	48	48
Minimum Building Setbacks				
Front Setback (ft.)	20	15	15	15
Rear Setback (ft.)	15	15	20	20
Side Setback (ft.)	20	15	N/R	N/R
Corner Setback (ft.)	15	15	15	15
Distance Between Buildings (ft) ¹	-	10	-	-

¹ Interior setbacks shall be zero (0) feet

8.3.2 Accessory Use Standards

Residential uses - Development standards for accessory uses shall comply with the standards established in Section 21-422 of the City of Peoria Zoning Ordinance. Non-residential uses - All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 21-825 of the City of Peoria Zoning Ordinance.

8.3.3 Open Space Requirements

Open space and amenities shall comply with the requirements of Chapter 3 and Chapter 4 of the City of Peoria Design Review Manual dated August 2008, as applicable, except as modified per this PAD.

8.3.4 Parking

The Legacy Point PAD shall comply with the requirements of Sections 21-824 and 825 of the City of Peoria Zoning Ordinance for Off-Street Parking and Section 21-826 of the City of Peoria Zoning Ordinance for Off-Street Loading.

8.3.5 Enhanced Design Review Standards

Design standards shall comply with Chapter 3 and Chapter 4 of the City of Peoria Design Review Manual dated August 2008, as applicable, except as modified per this PAD.

8.3.6 General Property Development Standards

See Sections 21-419 and 21-206, as applicable, of the City of Peoria Zoning Ordinance.

9.0 Project Signage Standards

The Legacy Point PAD will provide for functional and attractive signage that complements the architecture of the overall Project yet ensures the components express a cohesive identity while meeting the needs of the individual users. **Figure 14, Monumentation and Signage** exhibit depicts conceptual locations for Project entry monuments. **Monument Details** at **Figure 15** illustrates a residential entry monument. Refer to **Figure 26** for a rendering of a residential parcel entry. Monument locations and design details will be finalized through site plan review and approval at a later date. The mixed use parcel will identify entry monument locations and design details once future users are identified. A developer may consider designing a comprehensive sign plan to provide for attractive and consistent signage for tenants and/or residents of the residential, mixed use and/or industrial developments.

The Legacy Point PAD shall comply with the requirements of the Sign Code, Sections 21-827 through 21-837 of the City of Peoria Zoning Ordinance for signage requirements.

10.0 Project Screening, Walls, and Fence

Screening, Walls and Fence requirements shall comply with the requirements of Sections 21-804 and 21-805 of the City of Peoria Zoning Ordinance and the City of Peoria Design Review Manual dated August 2008, except as modified per this PAD. The residential, industrial and mixed use property will have complementary design elements and thematic character while meeting the needs of their respective users. Project connectivity will be achieved through the use of similar materials for functional components such as key elements and accents in monuments or walls. The visual connection between residential, industrial adjacent to 79th Avenue, and mixed use developments will be achieved through harmonious materials, colors and architectural style. Entry monuments, wall colors, materials, and forms will be similar in scale and quality.

Sound mitigation for residential uses abutting arterial roadways and parkways will be addressed as part of the design review process. Community walls abutting arterial roadways and parkways, and industrial walls abutting 79th Avenue will be a minimum 8-feet in height.

Onsite landscaping will occur with the development of individual parcels. Offsite landscaping will be installed along individual parcel frontages with the development of individual parcels. Entry monuments, walls and screening will be determined as to what is appropriate for individual users and parcels. Monument and wall locations and design details will be finalized through site plan review and approval at a later date. A conceptual **Screening, Fencing and Walls** exhibit at **Figure 16** depicts the residential area walls and fences, and the industrial wall

abutting 79th Avenue; and corresponding conceptual **Wall Details** at **Figure 17A** depicts illustrative examples of the type and character of the walls that are anticipated to be installed. **Industrial Wall Details** at **Figure 17B** depicts illustrative examples of the type and character of the walls that are anticipated to be installed in the industrial area, except along 79th Avenue.

11.0 Project Lighting

The Legacy Point PAD shall comply with the requirements of Section 21-802.F of the City of Peoria Zoning Ordinance for Exterior Lighting and the City of Peoria Design Review Manual dated August 2008, except as modified per this PAD.

12.0 Project Landscape Design

The Legacy Point PAD shall comply with the requirements of Section 21-818 of the City of Peoria Zoning Ordinance for General Landscape Requirements and the City of Peoria Design Review Manual dated August 2008, except as modified per this PAD. Onsite landscaping will occur with the development of individual parcels. Offsite landscaping will be installed along parcel frontages with the development of individual parcels.

Use of native vegetation and low water plants shall conform to the Phoenix Active Management Areas Low Water Using Plant List, and be planted in conjunction with an efficient water system.

12.1 Residential Landscape Character

The landscape character envisioned for Legacy Point residential supports the desert theme and vision. Landscape for the community consists of a balanced blend of lush and desert appropriate plant materials arranged in formal and informal patterns along straight and meandering sidewalks, with emphasis on shade and color along the street. Neighborhood entries will be highlighted by unique portal elements framed by large shade trees. Community walls will be designed to complement the modern aesthetic. This character shall be incorporated into individual neighborhood landscape themes.

Private Residential Landscaping

A diversity of plant materials is encouraged on residential lots. Plant materials will include a variety of desert appropriate plants to provide seasonal color, texture, foliage interest and screening capabilities. Trees within front yards should be located to maximize canopy coverage and shade potential. Hydroseed is not allowed on residential lots.

Park Landscaping

Landscaping in parks, open spaces and pedestrian trail areas shall include a diversity of desert appropriate plants materials and a strategic use of trees to create nodes of shade. Turf should be used only where functionally appropriate for recreational fields, useable open spaces and as a complement to shaded nodes.

Groundcover

All exposed and unpaved natural soil within developed areas will be planted with turf, hydroseed, groundcover or covered with decomposed granite. Turf will be sensitively

used in deference to the desert environment, but may be strategically used as part of the community streetscape and at community entries as well as within both passive and active open space and recreation areas.

Streetscape Furniture

Benches, trash receptacles, shade structures, landscape lighting and paving materials will contribute significantly to the character of the public environment. These elements will be incorporated where appropriate along community streets and in public areas. A consistent style of public streetscape elements will be used throughout Legacy Point to reinforce the overall community theme.

12.2 Residential Landscape Palette

Desert plants are suggested for use in all neighborhoods and are subject to specific characteristics due to cold tolerance, soil conditions, or other special microclimatic needs.

12.3 Decomposed Granite

The granite color utilized in Legacy Point is Express Gold, Express Brown, or Express Date Creek, or other approved equal, three-quarter inch (3/4") screened.

12.4 Irrigation

Automatic irrigation systems are required for all planting areas.

Areas requiring overhead spray shall be minimized and shall be restricted to turf and flowerbeds. All other areas must use drip irrigation.

12.5 Residential Street and Front Yard Landscape

Parcel developers shall install landscaping along neighborhood streets and corner lot side yards per the approved subdivision landscape plans. All landscaping must be installed prior to occupancy of any residence.

Front Yard Paving

The minimum width of an entry walk is three feet (3').

Front Yard Planting

Parcel developers are responsible for design and installation of all front yard landscape. Each parcel developer shall submit one design alternative relative to a desert planting scheme and one design alternative in an enhanced/"green" planting scheme.

Front yards shall be landscaped to reinforce the community theme stated in **Section 13.1 Landscape Character**. A minimum of two trees is required in each front yard. One tree must be a 36" box (min.) and the other a 24" box (min.). One of the two trees must be planted between four (4) and eight (8) feet behind the sidewalk.

Minimum Tree Quantity	2 ⁽¹⁾
Minimum Tree Size	24" box
Primary Tree Type at Street	Shade
Secondary Tree Type	Accent

Planting Character	Formal or Informal
Minimum Shrub Size	5 gallon
Minimum Accent Plant Size	1 gallon
Minimum Ground Cover Size	1 gallon
Organic Ground Plane Materials	Turf and Ground Cover
Decomposed Granite Color ⁽²⁾	“Express Gold, or Express Brown or Express Date Creek” or other approved
Decomposed Granite Size	¾” screened
Minimum Organic Coverage	50% ⁽³⁾

¹One additional 24-inch box tree for every 30 linear feet shall be planted along landscape strips between product walls and curbs along corner side and rear property lines or at the ends of cul-de-sacs where planting area is a minimum of 5 feet wide.

²Decomposed granite is required under all shrub and ground cover plantings.

³The percentage shown for organic coverage is at two year’s growth and applies to plants (shrubs, turf and ground covers) at the ground plane only, not tree canopies.

Front Yard Landscape Requirements

Trees should be spaced at least fifteen feet (15’) apart. If trees need to be spaced more closely, they should be of the same species.

Each front yard must contain at least four different species of shrubs and/or ground covers. Plants should be used in groupings of similar species to provide mass and structure to the yard.

Parcel developers are encouraged to offer homebuyers upgrade options for front yard landscaping. Upgrades can include denser planting, larger plant sizes, special paving, boulder clumps, contouring, landscape lighting, etc.

Decomposed Granite

Only decomposed granite or native granite rock are acceptable as landscape material. River rock, crushed rock, artificially colored or naturally mined rock that is uncommon to the site shall not be permitted.

Corner Lot Side Yards and Rear Yards

All areas between a product or retaining wall and the back-of-curb or sidewalk, as well as those rear yards which are visible from common areas, shall be planted with a landscape palette consistent with the parcel theme. Minimum requirements are:

- o 50% organic coverage at two years’ growth.
- o Full coverage of the ground plane with ground cover and/or gravel mulch.
- o One 24-inch box tree for every 30 linear feet along the wall facing the street where planting area is more than 5 feet in width.

12.6 Industrial Landscape Character

The landscape theme for the Legacy Point industrial area consists of all Low Water Use plant materials and shall conform to the Phoenix Active Management Areas Low Water Using Plant List. A lush landscape appearance will be achieved through the careful placement of colorful shrubs, accents of spikey material and flowering ground covers. The trees will provide fast growing shade for the parking areas and entrances to the buildings. The landscape design is a combination of formal and semi-formal masses of singular plants in rows with colorful accent plants that will look good year-round and create a dynamic landscape architectural theme.

Hybrid fan palms are used at the main entries and along entry drives and streetscape to accent the entries and help create a sense of arrival. The pedestrian walkways from the parking lots will be shaded and have decorative paving highlights to create an enhanced pedestrian experience.

The industrial area will feature well landscaped parking areas to create a shaded pedestrian friendly atmosphere. Unscreened parking areas shall include planted islands at the ratio provided herein. Subject to appropriate screening, delivery/loading/gated operational areas shall be excluded from planted islands and landscape planting.

Irrigation

The irrigation system is a low flow automatic drip system. The emitters will deliver water directly to each plant and tree to minimize waste. The electric controller will allow for proper scheduling for different times of the year and as the plants mature the water can be controlled to eliminate overwatering and promote healthy plants. The trees and shrubs will be valved separately to maximize watering efficiency.

13.0 Design Guidelines

13.1 Residential Design Guidelines

13.1.1 Architectural Design

Building architecture plays an important role in creating the backdrop for the public spaces and the streetscape within Legacy Point, but is equally important in establishing the overall community identity. Architecture will promote core values that place strong emphasis on function, durability and visual appeal.

Function: Home designs will be based on simple building blocks and roof forms that have a direct relationship to internal functionality. Homes will be designed with a strong street orientation including porches and/or front entries designed to foster community neighborliness and social interaction among community residents. Shade elements will be thoughtfully integrated to provide protection from the desert sun.

Durability: Building articulation, materials, landscaping and color schemes will have a relationship to the Arizona desert and be selected to create a sense of timelessness within the community.

Visual Appeal: Modern design elements and architecture with a local flavor will be complimented by well-articulated public spaces including porches, and patios, or entry courtyards with meaningful front door design, and thoughtful design and material selection for garage doors. Minimal setbacks will be utilized to promote a compact, walkable neighborhood and landscaping will play an important role in creating the overall landscape vision for each home, street and neighborhood. Neighborhoods may include a mix of single story and two story homes to provide diversity in the street façade.

This approach to architectural direction will apply to all residential structures, including schools and recreational facilities. It is envisioned that this more honest approach to core architectural values will create a unique and refreshing persona for Legacy Point as well as provide a set of tools for the building designers and architects that allow them to be more respectful to time tested architectural styles.

Residential homes will offer a variety of architectural styles and options as required by Chapter 3 of the City of Peoria Design Review Manual, Single-Family Residential Development. The architectural renderings in Figure 19, Architectural Representative Example – Residential are a representative example of the high quality housing product produced by Shea Homes. The homes for Legacy Point are still in the development stage and are anticipated to stretch beyond the traditional style depicted and be designed with a more desert contemporary or modern style appropriate to the unique urban vernacular of Peoria. Each elevation will be developed in accordance with the City’s Design Review requirements or as modified by this PAD.

13.1.2 Residential Architectural Styles

Contemporary architectural styles that are compatible within Legacy Point include the following:

- **“Adobe Ranch”** style: with a mix of hip, Dutch gables, sheds and gable roof masses, “adobe slump” brick veneer on some elevations (per plan), decorative shutters (per plan), and other features, this style will evoke an “Arizona” ranch aesthetic found in some historical Phoenix architecture but with a more crisp, contemporary interpretation of the ranch-style living so popular in the Arizona market for many decades. S-shaped roof tile, theme specific window mullions, and occasional iron features also accentuate this theme.
- **“Contemporary Craftsman”** style: this style has historic detailing like gable brackets, stone veneers, and flat roof tile. Transitioning this theme toward a more contemporary expression are elements like strategic placement of stone veneer, and crisp, clean details and a mix of roof massing like gables, Dutch gables, and sheds. Craftsman “style” window mullions also distinguishes this theme.
- **“Southwest”** style: this style borrows elements of simple detailing from both Spanish and Ranch styles but is primarily distinguished by the prominence of hip roof massing throughout the theme, S-shaped roof tile, some adobe

slump brick veneer and theme specific window mullions also accentuate this theme.

- **“Hill Country”** style: prominent 7:12 pitched gable roof massing with a mixture of shed and “Dutch” gable masses will distinguish the aesthetic of this theme. Color blocking of certain masses or recessed areas and the use of more contemporary stone veneers provide texture and/or color to certain massing and create a fresh, clean style reminiscent of the Austin Hill Country or even Napa Valley. Sand finish stucco and simple window detailing round out this theme. Flat tile complements this theme.
- **“Spanish”** style: simple styling and details like recessed windows, S-shaped roof tile, a mixture of hip and gable roof masses, and simple coloring all will lend authenticity to this historical style while creating a crisper, transitional appeal. Another feature that exemplifies this style are the subtle arches at the entries and garage recesses and theme specific window mullions.
- **“Transitional”** style: combining elements of both “historical” and “modern” architecture, this style relies on predominantly parapet massing (no roof tile) and flat roof elements. Other features of this more contemporary style include asymmetric massing, corner window features, “eyebrow” style iron awnings over entries or windows, stone or slump brick tower masses and use of “wood-like” siding veneers. Strategic color-blocking of certain masses are also sometimes present with this style.
- **“Modern” or “Contemporary”** style: this theme combines flat roof features, parapets, iron awnings, asymmetric masses, and other features that lend to a more “modern” or even “industrial” feel. Color blocking of certain masses, strategic window placement/groupings, and clean, crisp, simple lines accentuate this theme.

13.1.3 Design Guidelines

Single Family Detached Development

These design guidelines are intended to supplement the City of Peoria Design Review Manual, Chapter 3, Single-Family Residential, dated August 2008.

(a) Design Overview

Plotting of structures should emphasize diversity and scale along the street, minimizing the monotony often seen in subdivision design. Diversity and scale achieved through creative planning techniques such as varied setbacks and building massing, variable lot widths, recessed and side-on garages, and enhanced corner lot treatments are recommended. RV garage options may be offered.

(b) Street Presence

Homes will be designed as distinctive buildings that compose, as a group within an individual block, a cohesive street presence. Homes must be well detailed and articulated, and will incorporate the following design concepts:

Front Elevations

Front elevations must incorporate a combination of the following design elements sufficient to achieve the overall architectural design goals of function and visual appeal:

- ❖ Front elevation outdoor living spaces, such as a front porch, patio or entry courtyard.
- ❖ Modern roof forms such as sloping roofs with gables and hips or flat parapet masses.
- ❖ A signature architectural or design element that provides a unique identity to the home, such as a focal front entry, detailed window treatment and articulation, or unique garage door design or treatment.

Side Elevations

- ❖ Side elevations of homes adjacent to streets or community open space areas, such as neighborhood parks, should be one story in height. Alternatively, for two-story homes, such side elevations may have a one story element along the exposed lot line and the length of the one story element should be at least 25% of the total side elevation length.
- ❖ If more than 25% of a side elevation is exposed and not screened by a solid wall, then the side elevation shall include upgraded architectural details consistent with those required for the front elevation.
- ❖ Door and/or window openings are required on side elevations and shall be articulated.

Rear Elevations

- ❖ Rear elevations adjacent to streets or community open space areas shall include articulation to the building mass that consists of a minimum of one of the following:
 - o Variation in roof planes.
 - o Second story balcony or roof deck with or without a roof element. Roof elements must be consistent in design with the main portion of the building.
 - o Covered patio with a roof treatment consistent in design with the main portion of the building.
 - o Principal or feature window.
- ❖ Two-story rear elevations next to streets or community open space shall have architectural treatments consistent with the front elevation.

- ❖ Door and window openings are required on rear elevations and shall be articulated.

Corner Lots

- ❖ Homes on corner lots must be sited and designed to present an attractive elevation to both street frontages employing design strategies that include landscaping elements, house massing, architectural detailing, or wrap-around porches.
- ❖ Perimeter wall fences on corner lots that encompass part of the side yard shall not be closer than 20 feet to the front elevation.
- ❖ A landscape area is required between a perimeter wall fence on a corner lot and the adjacent public sidewalk and street.

Terminus Lots

- ❖ Homes on lots that terminate streets or view corridors should be designed to take advantage of site specific conditions and should be particularly well composed and articulated.

Garage Treatment

- ❖ Garage doors are an important architectural element of the home. Design treatments such as stepping back garage doors from the main front elevation, splitting up garages, articulating garage doors, and creatively addressing where cars are parked not only help minimize the dominance of the garage, but also incorporate the garage as a meaningful component of both the building and the streetscape.
- ❖ The architectural design of garage doors must contribute to a visually interesting street frontage.
- ❖ Garage door treatments should reflect the architectural style of the home.
- ❖ A variety of compatible garage door designs must be utilized throughout an individual neighborhood block to contribute towards streetscape diversity.
- ❖ All garage doors must be recessed a minimum of 6" from the face of the exterior of the garage wall. Pop outs may not be used to achieve the 6" recess.
- ❖ No more than two garage doors may face the street, although one may be a two-car garage door. Additional garages must be side loaded or set behind the front façade of the home.

Front Porches, Courtyards and Public Spaces

- ❖ Utilize shaded, usable front porches, patios or entry courtyards to encourage activity within the public realm of the front yard that contribute meaningfully towards creating a socially interactive street.

- ❖ Encourage house designs that have active use areas at the front of the house to increase use of the front porch, patio or courtyard.

(c) Driveways

The following criteria shall apply:

- o Driveways serving two-car front loaded garages or any side-loaded garage are limited to 18 feet in width.
- o Driveways serving three-car front loaded garages or larger are limited to 28 feet in width.
- o The minimum backing distance for a side-loaded garage is 24 feet of pavement. The driveway shall be separated from the side property line by at least 4 feet.
- o Front loaded driveways shall be set back from side property lines by a minimum of six feet (6').

❖ Driveway Enhancement Requirements

Driveways serving all single family residential homes shall be enhanced. Enhancement options may include exposed aggregate, stained or integral color, contrasting bands or textures, stamped concrete, paving blocks, planting cutouts, or similar treatments. Decorative scoring is encouraged but is not considered an enhancement by itself. Salt finish gray concrete is also not an enhancement.

❖ Variation and Diversity

Each block shall contain a variety of floor plans and building elevations to create a diverse streetscape. A minimum separation of at least three lots shall be maintained for models with same elevation, colors or materials. A minimum of three different floor plans and three different elevations must be offered for each product line.

A mix of materials, colors and façade treatments shall be employed within each residential neighborhood block.

(d) Roof Forms

- ❖ A variety of roof forms and roof materials will be used within each block length to promote diversity within the streetscape. Roof forms should be functional and purposeful in design.
- ❖ A wide variety of roof materials are encouraged such as flat concrete tile, metal roofs, barrel tile, and architectural flat shingles. A minimum of two different roof options in at least two different color schemes must be offered for all homes.
- ❖ Pitched roof pitches should range from 1:12 to 7:12. Rake and eave overhangs must be a minimum of 12" when appropriate to the architectural style
- ❖ Rooftop equipment is not allowed in single-residence structures (except for photovoltaic systems) and must be architecturally

integrated within the volume of the building. Antenna and satellite dishes may not be placed more than ten (10') above the ground.

- ❖ Flat roof forms could be utilized when appropriate to the architectural style

(e) Building Height and Massing

Building height and massing must be designed to reinforce a cohesive and visually interesting streetscape by incorporating the following design techniques.

- o Changes in volume, building plane, sloping roofs or porches should be used to reduce the perceived scale of the structure.
- o Basic architectural shapes and volumes, and uncluttered architectural details are encouraged.

(f) Building Materials and Color

- o Building materials and colors should reflect the architectural character of the home.
- o Variety in building materials and colors is encouraged within a neighborhood, and should also compliment the natural environment.
- o A minimum of three distinct color schemes must be offered for each architectural style.
- o A simple and harmonious application of materials is encouraged.

(g) Setbacks

❖ **Ancillary Equipment**

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common area and any open space corridor, by a masonry wall at least one foot higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match the design, color and exterior texture of the home. Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three feet away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, a landscape buffer may be used as an alternative.

All air-conditioning units must be ground mounted. The top of any unit may not exceed 36 inches from finished floor grade.

❖ **Balconies**

Balconies may extend six feet (6') into the rear building setback but must stay within the front and side building envelope. Covered

balconies must remain within the building envelope. Balconies shall be designed to complement the architecture of the home.

❖ **Patio Covers**

Rear patio covers, as measured to fascia, may extend half way into the rear building setback provided the maximum roof pitch is 4:12. Colors, materials and textures must match the existing body of the home. Patio covers shall be designed to complement the architecture of the building.

❖ **Trellises**

Trellis supports may encroach six feet (6') into the front yard setback and the edge of the trellis may encroach seven feet (7'). Trellises shall not exceed the height of the first story and may cover a maximum of fifty percent of the front width of the home. Trellises on the rear of the home are considered to be patio covers or accessory structures and must follow setback criteria for accessory structures and patio covers.

(h) Architectural Screening, Shade Devices

Screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the buildings and the neighborhood. Colored window shading, steel or plastic shutters are not permitted.

❖ **Ramadas and Gazebos**

- o All ramada and gazebos must be detached from the existing building.
- o The height of any ramada or gazebo shall not exceed ten feet (10') above the floor level of the existing home.
- o The size of such structure shall not exceed one hundred fifty (150) square feet of area.
- o To ensure an open, airy appearance, no side of any ramada or gazebo may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.
- o All ramadas and gazebos shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color and materials of the home.

13.2 Industrial Design Guidelines

13.2.1 Architectural Design

Development in the industrial area will utilize building materials and architecture suitable for a large-scale industrial site with a range of building sizes while meeting the needs of individual users. A wide variety of building materials may be used. The architectural renderings in Figure 19, Architectural Representative

Examples – Industrial are a representative example of the anticipated industrial developments. Each industrial project will be designed in accordance with the City's Design Review requirements or as modified by this PAD.

13.3 Mixed Use Design Guidelines

13.3.1 Architectural Design

Development in the mixed use area will utilize building materials and architecture suitable for a variety of uses with a range of building sizes while meeting the needs of individual users. A wide variety of building materials may be used. Each mixed use project will be designed in accordance with the City's Design Review requirements or as modified by this PAD.

14.0 Infrastructure and Utilities

14.1 Water

The City of Peoria will be the water service provider for Legacy Point, and the water infrastructure will be owned and operated by the City of Peoria. The proposed site consists of three residential phases, and future mixed-use and industrial development. The residential portion of Legacy Point located within Peoria which is anticipated to be developed in three phases, see **Figure 20, Future Water Improvements**. The rezone request contains the industrial, mixed-use, and residential components of the Project and anticipated water demands for each land use are identified in the Master Water Report. Conceptual water infrastructure for serving the Project, including water line sizes and alignments, are identified and evaluated which will subsequently become the basis of design for more detailed studies provided with each individual parcel as the Project develops. The industrial and mixed use portions of the Project will be further detailed in subsequent reports as individual site plans become available.

The residential portions of the Project are anticipated to be developed in three phases. The industrial and mixed-use portions are anticipated to develop independently of the residential portions. Water reports will be submitted to the City for review and approval as each phase or site plan of the Project develops to demonstrate that the proposed water infrastructure for said phase or site plan will provide adequate service and meet all City requirements. As the Project is developed, the water system will be constructed so that each phase or site plan meets all applicable City of Peoria water system requirements for pressure, fire flow, as well as providing for two points of connection to the City's existing water system. The water infrastructure within each phase or site plan will be installed as said phase is developed. All water system infrastructure will be sized for build-out conditions. Water infrastructure needed to serve each phase or use will be determined during the preliminary plat/site plan process.

The City of Peoria water service area is within the Phoenix Active Management Area (AMA), which is designated by the Arizona Department of Water Resources as having an assured and adequate water supply (ADWR, 2020). The development will work with the City to extinguish existing Irrigation Grandfathered Rights (IGFR) and transfer the Extinguishment Credit to the City's Assured Water Supply program.

14.2 Wastewater

The City of Peoria will be the wastewater service provider for the Project, and the wastewater infrastructure for the Project will be owned and operated by the City of Peoria. The proposed site consists of three residential phases, and future mixed-use and industrial development. The residential portion of Legacy Point located within Peoria which is anticipated to be developed in three phases. The industrial and mixed use portions of the Project will be further detailed in subsequent reports as individual site plans become available.

The proposed Project wastewater collection system has been designed based on City of Peoria design criteria as outlined in the City's Engineering Design Standards (City of Peoria, 2021), and the Integrated Water Utilities Master Plan (Carollo, 2015). See **Figure 22, Future Wastewater Improvements**.

For any given phase, the downstream sewer mains required to serve that phase will be constructed at the same time as the sewer mains within that phase. Sewer infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

14.3 Drainage

The Project site is included in the Glendale Area Stormwater Management Plan (SMP) study area that was prepared by Kimley-Horn and Associates, Inc. in July 2011. This plan updated the original 1986 SMP prepared by the City of Glendale. Subsequent regional drainage analysis was conducted in 2014 and 2016 by Entellus and Wood Patel (the *Peoria Storm Drain Master Plan* and *Grand Avenue Floodplain Delineation Study*, respectively). These studies present the most recent regional hydrologic and hydraulic modeling for the area surrounding the site.

The proposed site consists of three residential phases, and future mixed-use and industrial development. This rezone request contains the industrial, mixed use, and residential components of Legacy Point, however the industrial and mixed use portions will be further detailed in subsequent reports as individual site plans become available. See **Figure 22, Drainage - Existing Conditions Map** and **Figure 23, Future Offsite Conditions Map**.

The Project will be developed in accordance with Maricopa County and City of Peoria drainage policies and standards. The Project's improvements will allow onsite stormwater runoff from the Project to be routed via street flow and, where necessary, storm drain pipes to onsite retention basins. Runoff will be designed to drain via surface flow to low points situated throughout the site where inlets

will be placed to capture the runoff from the street and discharge it to retention basins.

It is intended that each parcel of development will need to submit individual plans and reports, as necessary, showing that they are in conformance with the assumptions and guidelines reflected in this Master Drainage Report. Each of these parcels will independently manage its own stormwater. Provisions will be made to ensure that the development of each parcel will not adversely affect the development of the future phases. The Master Drainage Report submitted with this PAD only addresses the retention management for the residential portion of this Project. Future industrial retention requirements will be analyzed in the forthcoming preliminary and final reports.

14.4 Services

Services for the Project are listed below:

- | | |
|------------------|-------------------------|
| • Electrical | SRP |
| • Communications | Cox and/or Century Link |
| • Natural Gas | Southwest Gas |
| • Refuse | City of Peoria |
| • Police | City of Peoria |
| • Fire | City of Peoria |

15.0 Schools

The schools serving the Project are Cotton Boll Elementary, a K-8 school located approximately $\frac{1}{4}$ mile west of the Project at 8540 W. Butler Drive, and Raymond S. Kellis High School located approximately $\frac{3}{4}$ mile southwest of the Project at 8990 W. Orangewood Avenue in Glendale. The Peoria Unified School District (“District”) serves both elementary and high school students. The District has been contacted about the Project.

16.0 Project Phasing

Legacy Point is intended to be developed in multiple phases based on land use. Takedown of the residential property will occur in multiple phases with the anticipated initial phase of single family residential west of 79th Avenue, north of Northern Avenue and south of the SRP power line easement. The residential phasing will permit continuing agricultural use of the undeveloped phases. The second phase of residential is planned east of 79th Avenue and south of the SRP power line easement. The third phase of residential will be west of 79th Avenue, north of the SRP power line easement and south of Butler Drive. The development phasing of the employment/industrial property, as well as the mixed use property, will be driven by market demand.

The intent is to install infrastructure, and improve street frontage and access adjacent to each parcel as it is developed, subject to an agreement with the City. Individual site plans for the employment/industrial and mixed use property will be submitted by individual users for their respective sites.

The actual development phasing of the Project will be based on market conditions, industry factors and/or business considerations, and development may occur in any land use at any time.

17.0 Summary

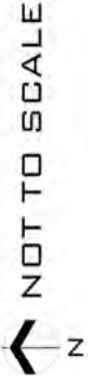
The proposed Legacy Point PAD and Minor General Plan Amendment will allow the development of a cohesive master planned project consisting of a single family residential community, mixed use parcel and large-scale industrial center in a single entitlement where people can live, work and play. The Project is consistent with prevailing land use and development patterns in the area and provides a transition of uses from the industrial development along Grand Avenue/US 60 through single-family residential and mixed uses to the existing surrounding community. The transportation access and balance of residential and non-residential uses will engender economic success in the heart of the City of Peoria.

Approval of the proposed annexation, General Plan Amendment, development agreement and Planned Area Development rezone will (i) facilitate the framework to create Legacy Point, with its unmatched land area, strategic location, and unique mix of uses that is reflective of the rich legacy and character of the Rovey Family, and (ii) introduce new residential and employment opportunities to a strategic area within the City of Peoria.

FIGURES

FIGURE 1

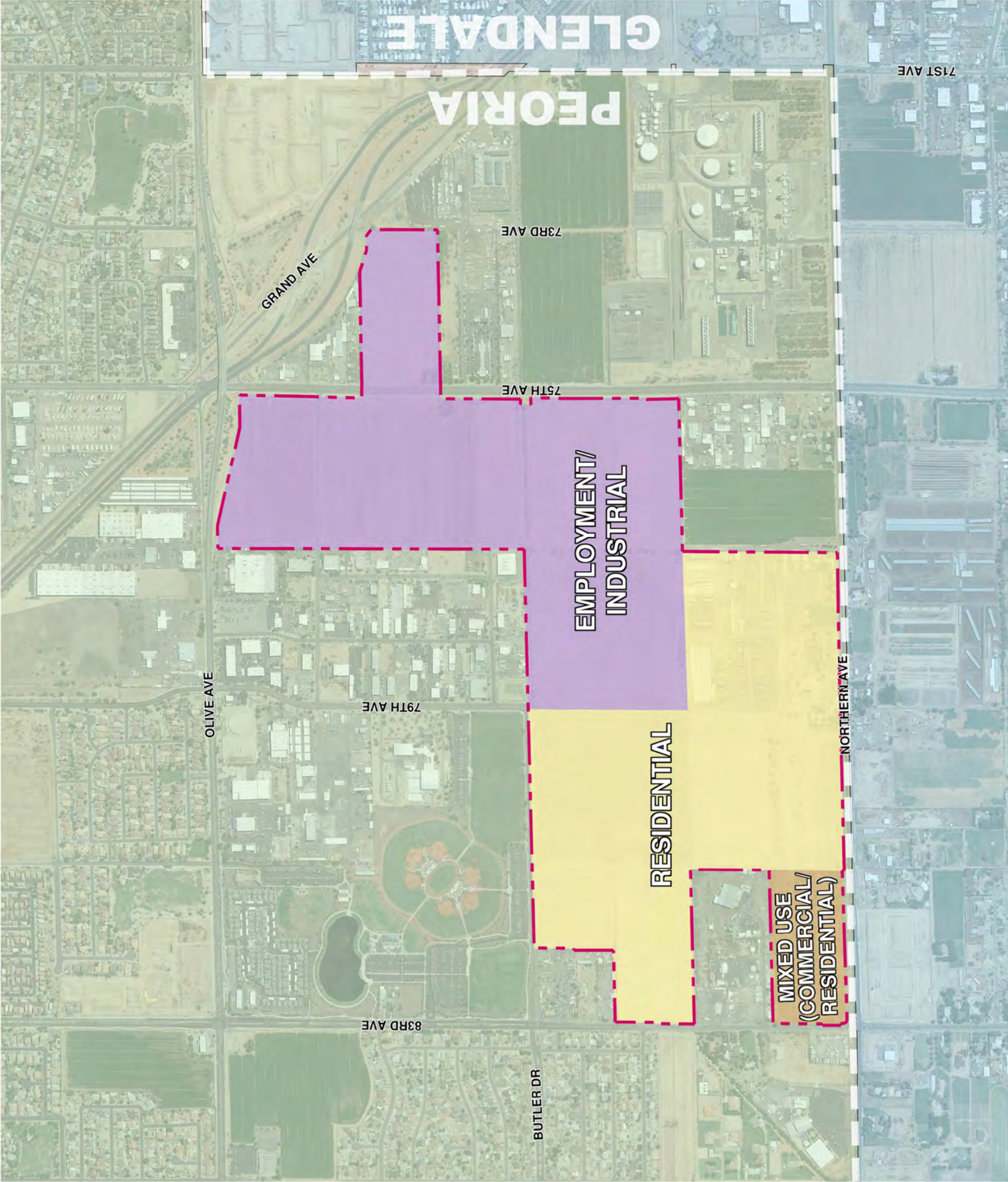
DEVELOPMENT PLAN



LEGEND

- Project Boundary
- Proposed Collector Street Alignment

Land Use	Gross Acreage
Residential	150.88
Employment/Industrial	174.60
Mixed Use	20.14
Total	345.62



LEGACY POINT

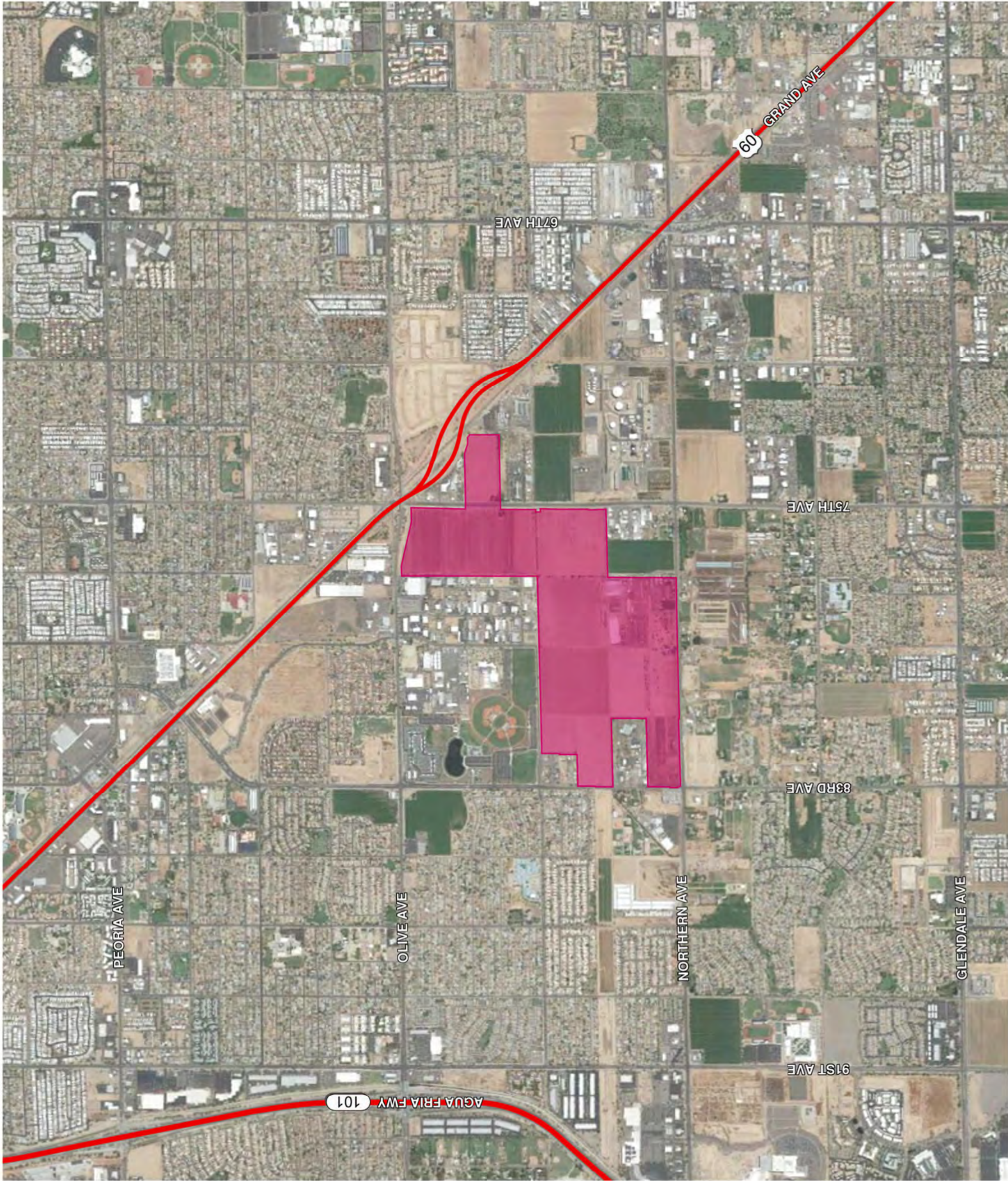
PEORIA, ARIZONA

FIGURE 2
VICINITY MAP

NOT TO SCALE

LEGEND

Project Boundary



LEGACY POINT
PEORIA, ARIZONA

**FIGURE 5
PROPOSED ZONING**

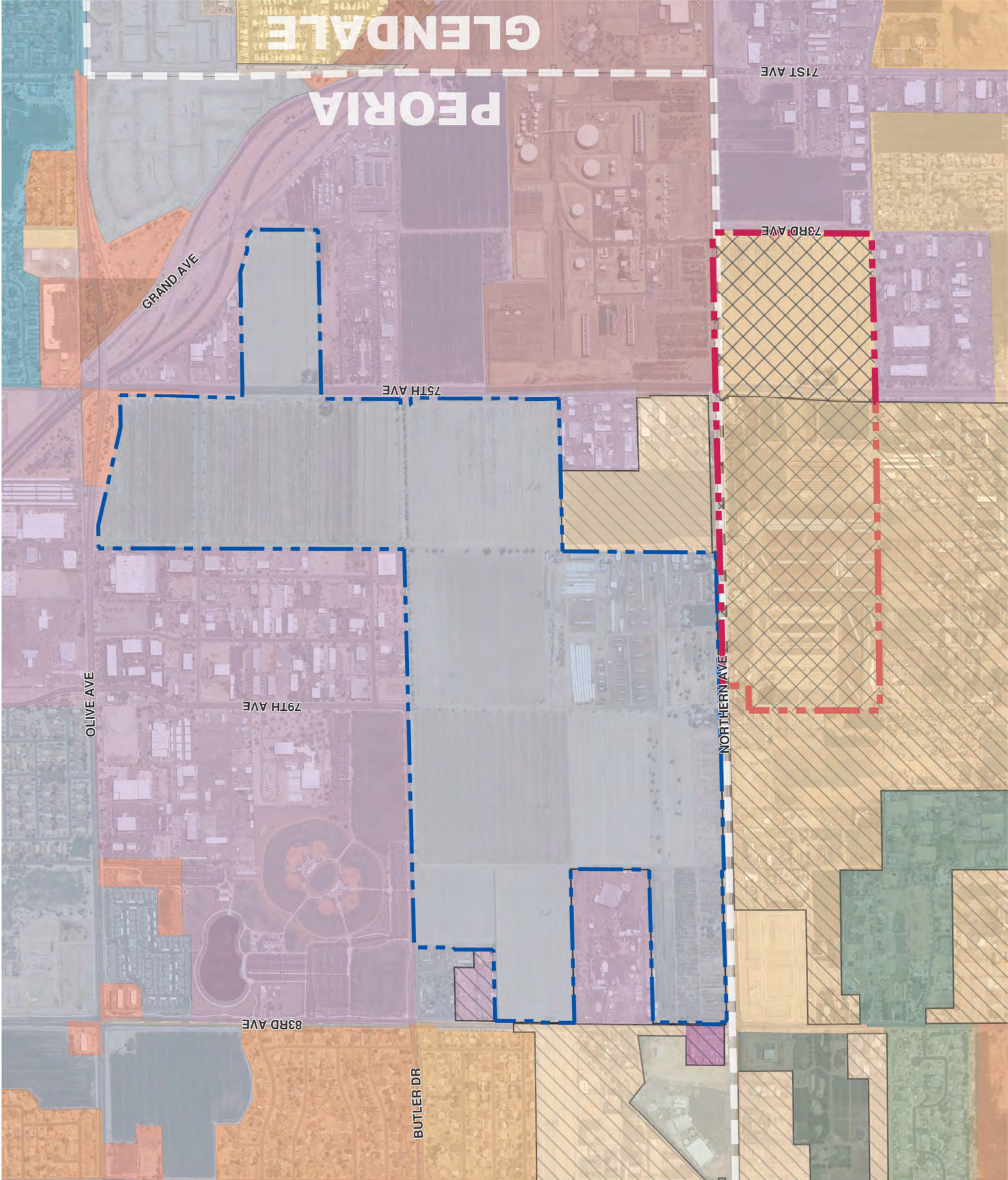
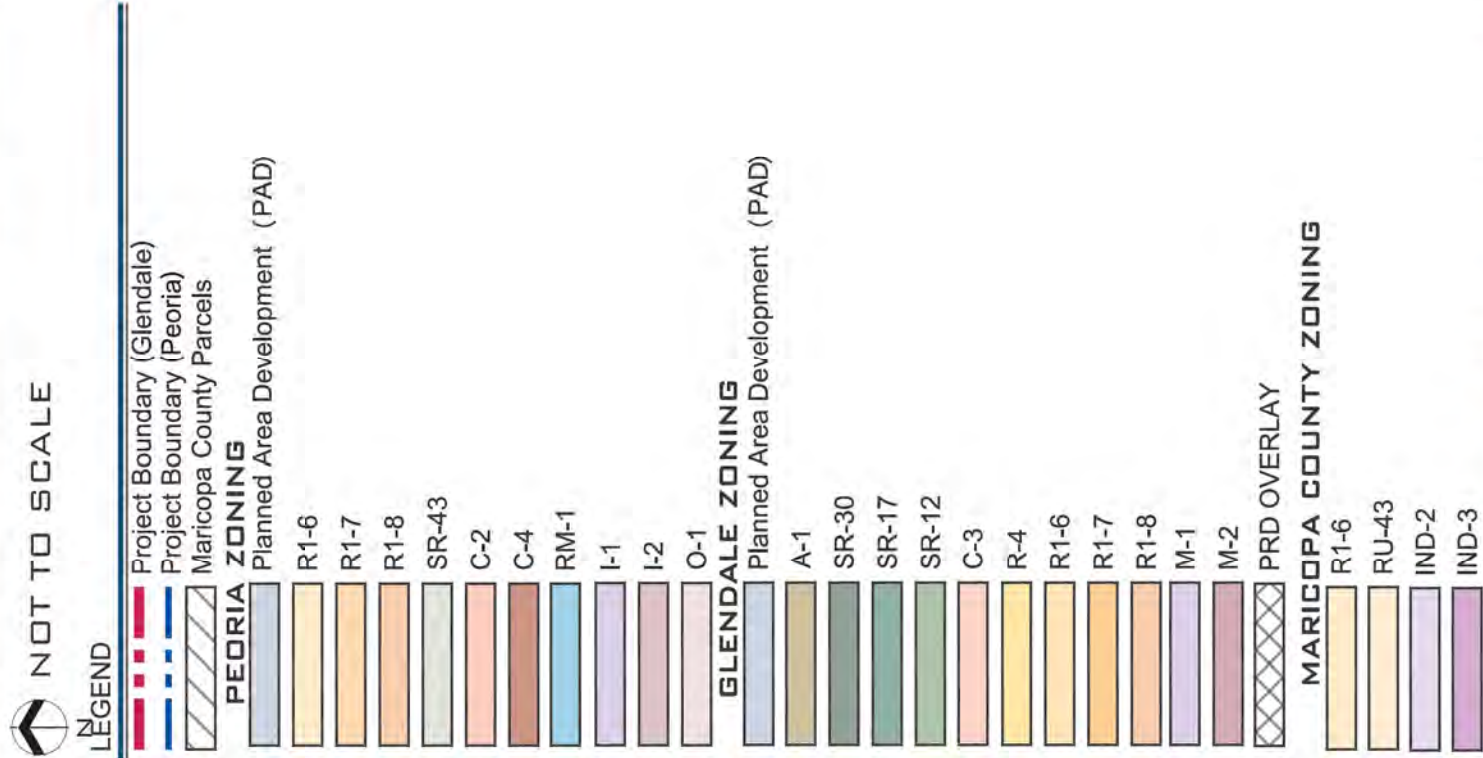
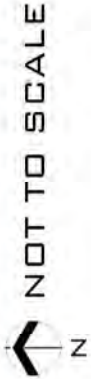


FIGURE 4

EXISTING ZONING



LEGEND

- Project Boundary (Peoria)
- Project Boundary (Glendale)
- Maricopa County Parcels

PEORIA ZONING

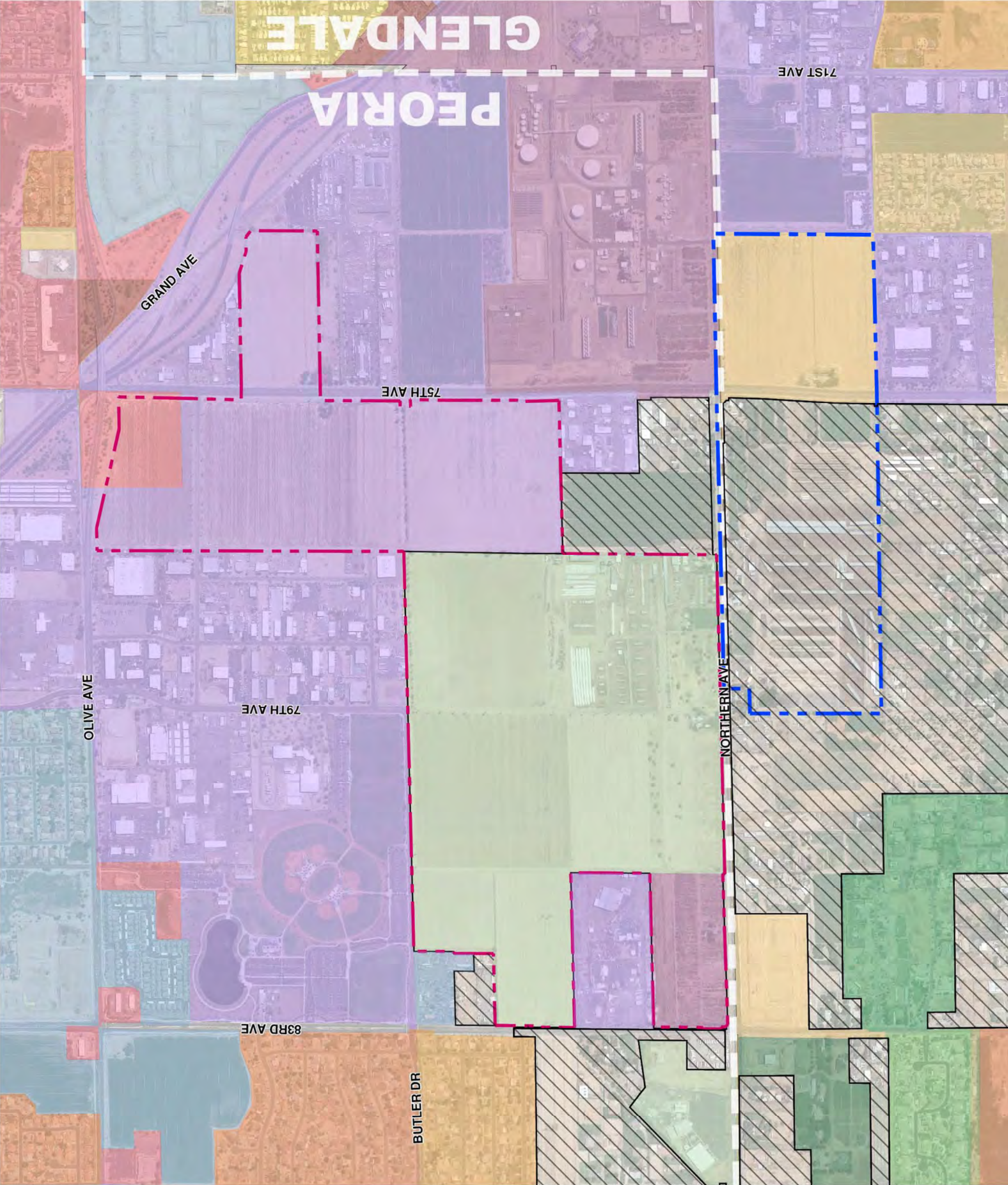
- Planned Area Development (PAD)
- R1-6
- R1-7
- R1-8
- SR-43
- C-2
- C-4
- I-1
- I-2
- O-1

GLENDALE ZONING

- A-1
- SR-30
- SR-17
- SR-12
- R1-4
- R1-6
- R1-7
- R1-8
- M-1
- M-2

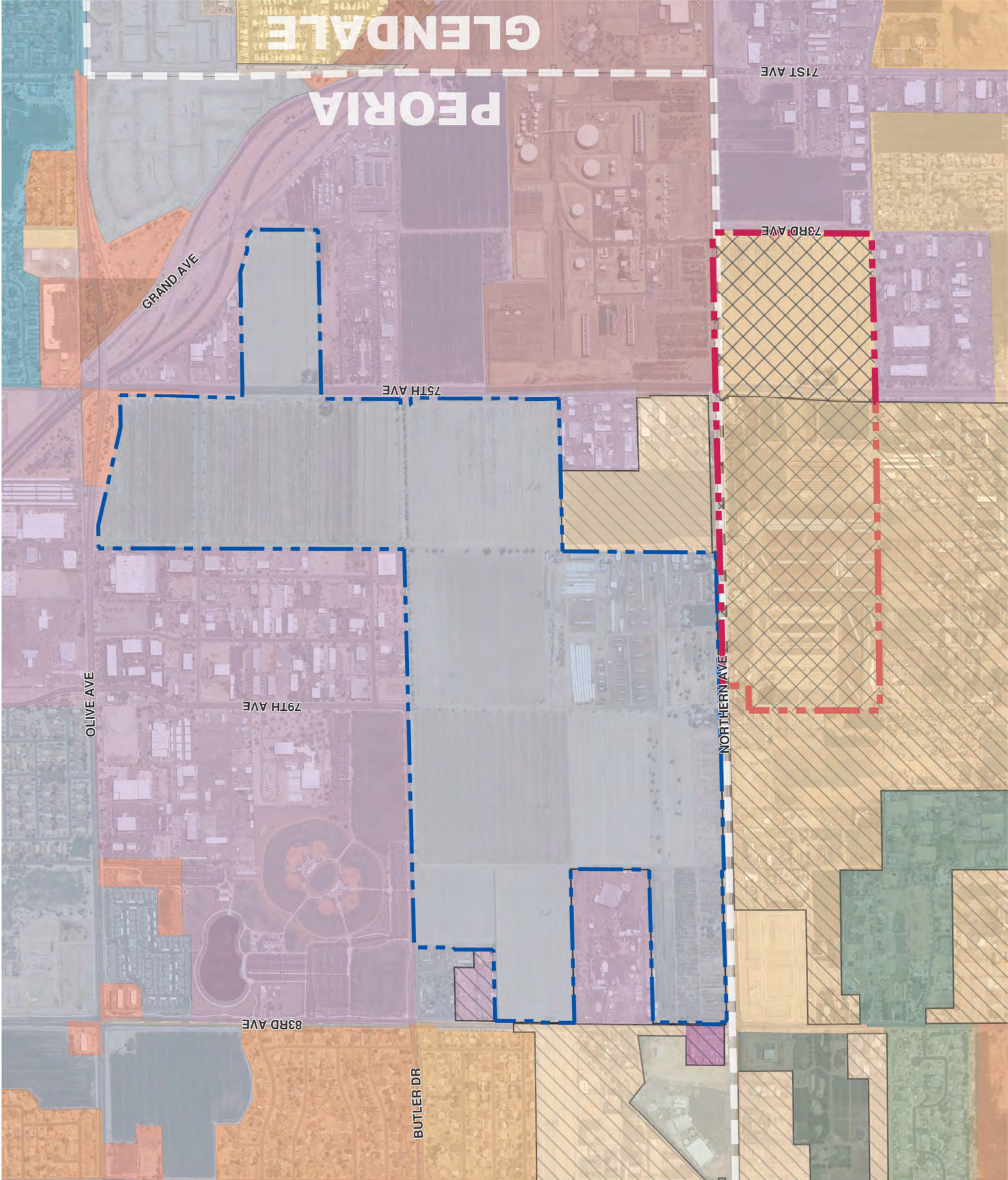
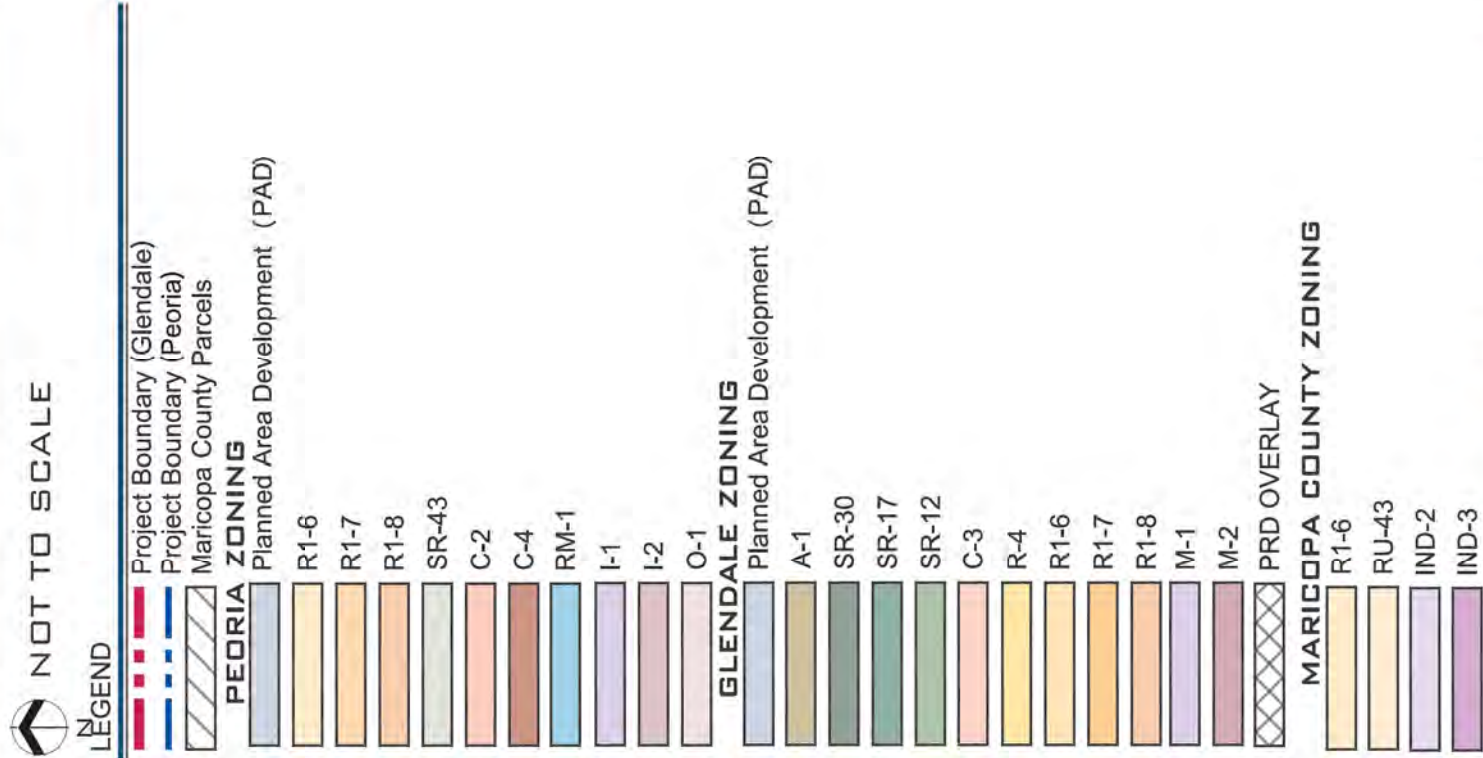
MARICOPA COUNTY ZONING

- RU-43
- IND-3



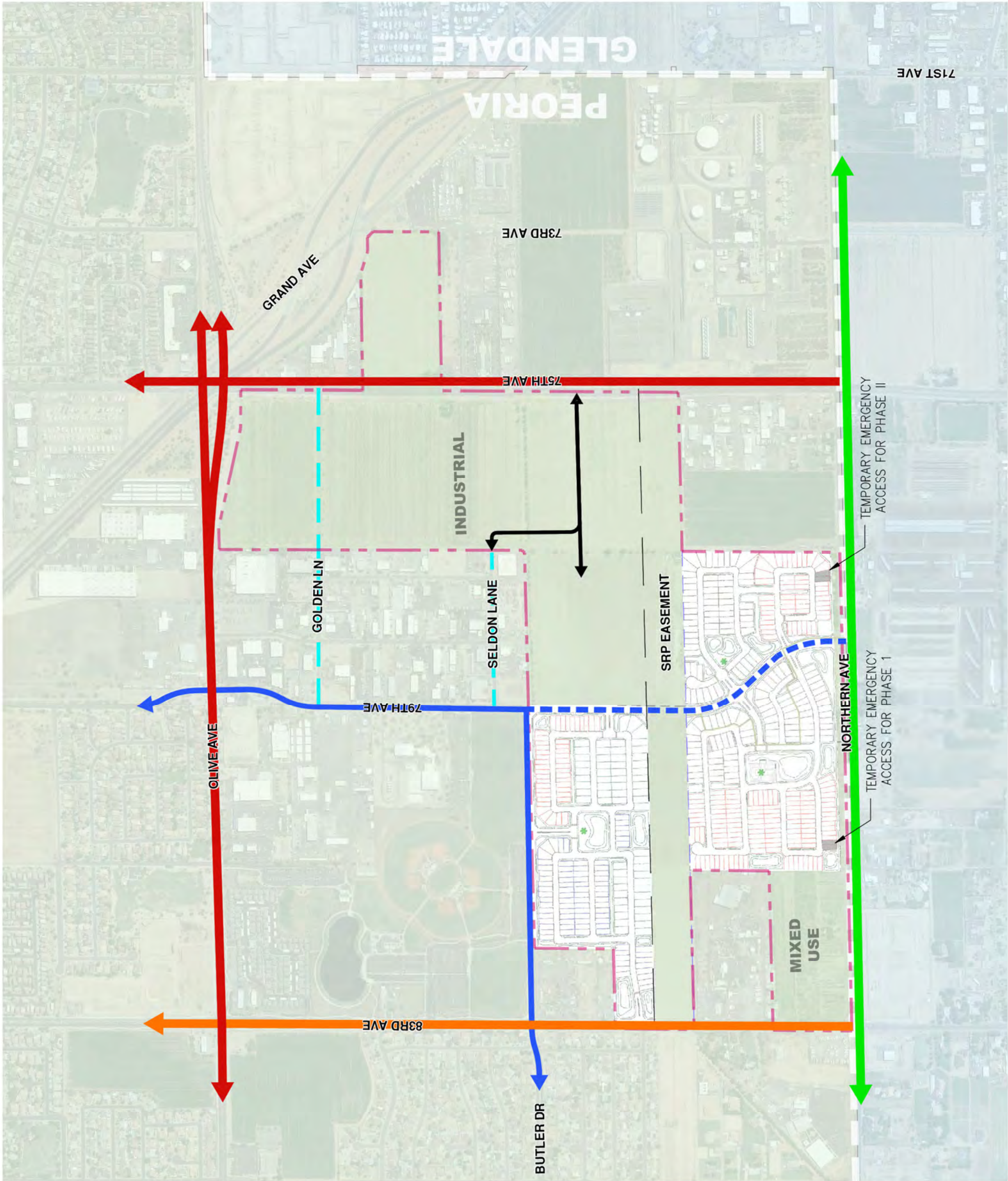
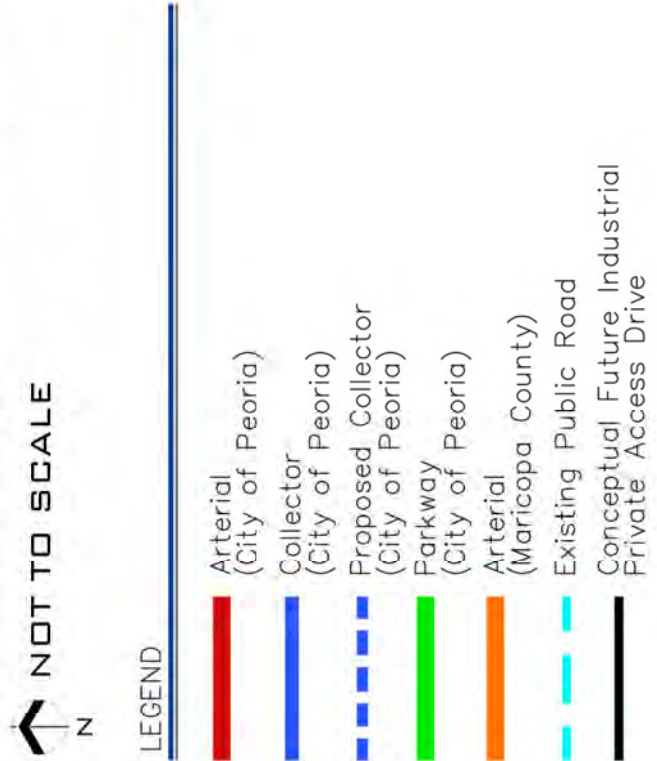
LEGACY POINT
PEORIA, ARIZONA

**FIGURE 5
PROPOSED ZONING**



LEGACY POINT
PEDRIA, ARIZONA

FIGURE 6
STREET CIRCULATION PLAN

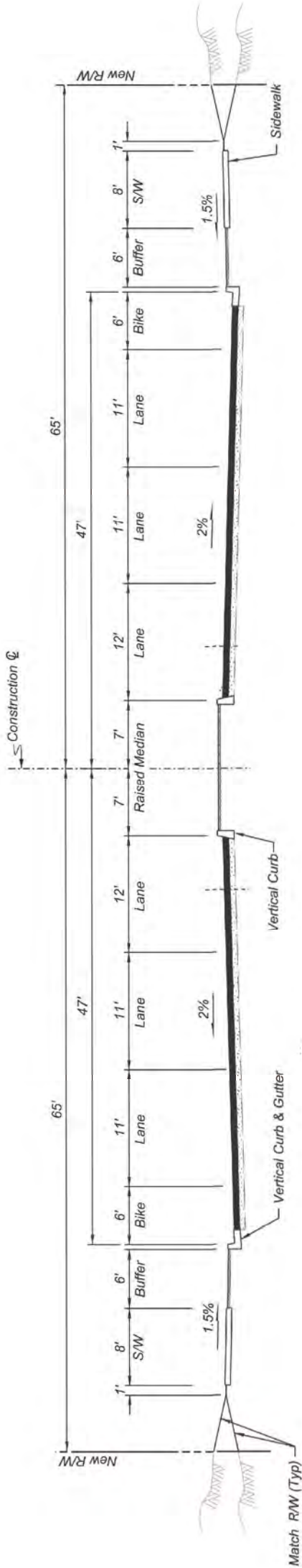


Conceptual Layout is graphical in nature and subject to change as the project continues through the development process.

FIGURE 7

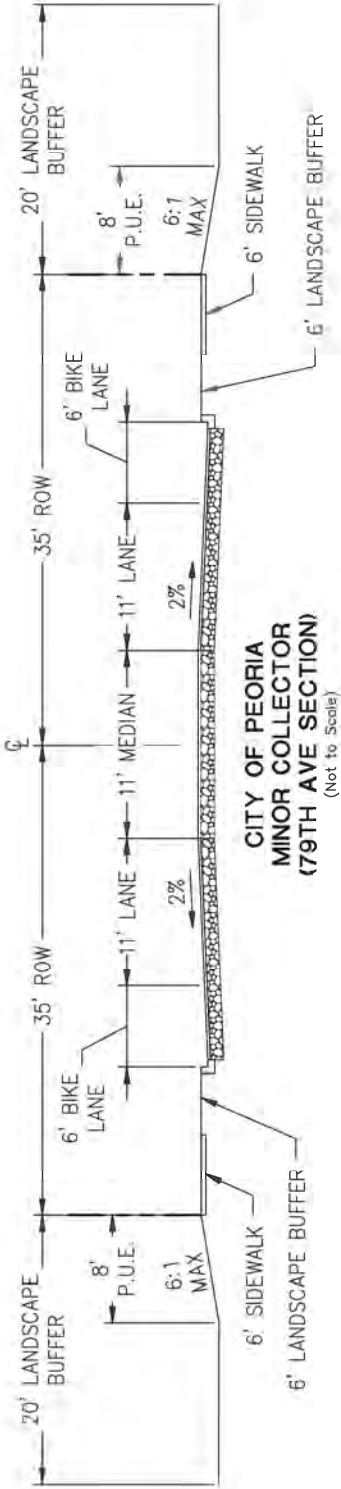
STREET CROSS SECTIONS

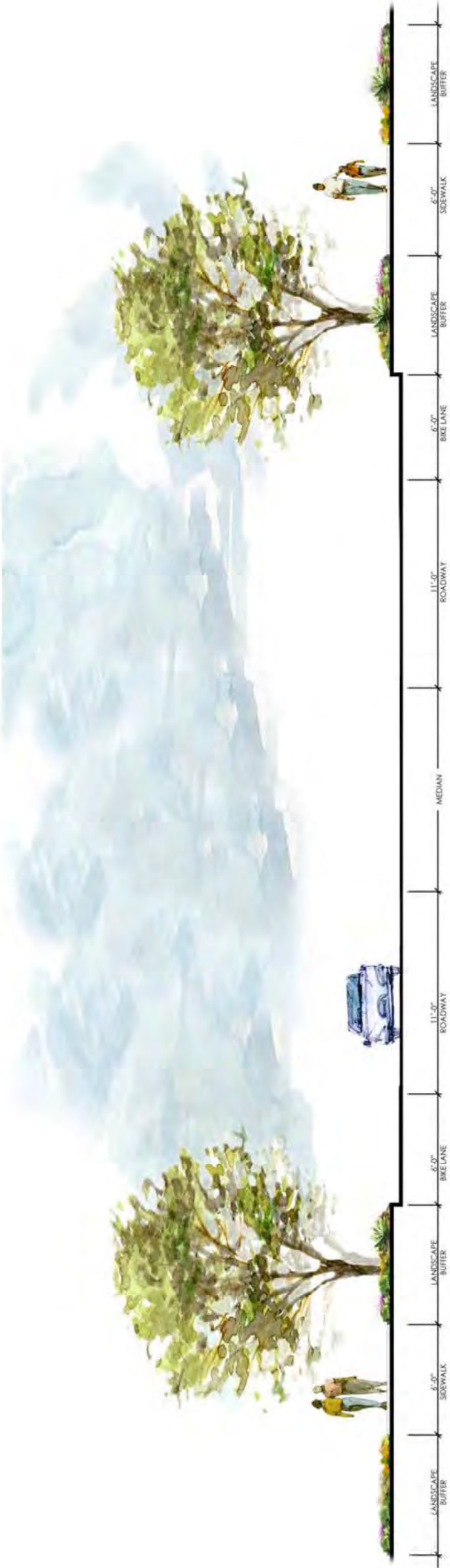
NOT TO SCALE



NORTHERN AVENUE ULTIMATE SECTION
6-Lane Typical Section 91st Ave to 75th Ave
NTS

MCDOT - Northern Parkway - Loop 101 to Grand Ave.
Project No. TT0573 - Final Scoping Plans





Minor Collector Road - 79th Avenue



Pedestrian Trail Connection - SRP Corridor

FIGURE 8

NOTE: DRAWINGS NOT TO SCALE
NOTE: ALL FINAL ROADWAY DIMENSIONS TO BE DETERMINED DURING PAD PROCESS.
ALL FINAL TRAIL DIMENSIONS COORDINATED WITH SRP.

OLIVE AVE

GOLDEN LN

79TH AVE

83RD AVE

BUTLER DR

75TH AVE

NORTHERN AVE

INDUSTRIAL

MIXED USE

SRP CORRIDOR

PARCEL 1-A
119 LOTS
27 AC

PARCEL 1-B
54 LOTS
18 AC

PARCEL 2-A
50 X 120
25 LOTS
25 AC

PARCEL 2-B
50 X 120
25 LOTS
25 AC

PARCEL 3-A
45 X 120
25 LOTS
25 AC

PARCEL 3-B
40 X 120
25 LOTS
25 AC

PARCEL 3-C
50 X 120
25 LOTS
25 AC

RETENTION BASIN (TYP.)

20' LANDSCAPE BUFFER (TYP.)

PEORIA GLENDALE

TEMPORARY EGRESS ACCESS FOR PHASE 1

TEMPORARY EGRESS ACCESS FOR PHASE 2

CONCEPTUAL SITE PLAN



-  Project Boundary
 Phase Line
 Trail
 Power Transmission Tower
 Amenity Location

Land Use	Gross Acreage
Peoria PAID	
Residential	150.88
Employment/Industrial	174.60
Mixed Use	20.14
Total	345.62

LEGACY POINT	Conceptual Site Plan						
	RESIDENTIAL SITE DATA TABLE						
Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	Net Area (acres)*	Net Density (DU/AC)	
Phase I	-	-	-	-	-	-	
1-A **	40 x 120	119	27	4.4	25	4.8	
1-B	50 x 120	51	16	3.2	15	3.4	
Sub-Total	-	170	43	4.0	40	4.3	
Phase II	-	-	-	-	-	-	
2-A	50 x 120	92	25	3.7	23	4.0	
2-B **	40 x 120	52	13	4.0	11	4.7	
Sub-Total	-	144	38	3.8	34	4.2	
Phase III	-	-	-	-	-	-	
3-A	45 x 120	82	23	3.6	23	3.6	
3-B	40 x 120	44	10	4.4	9	4.9	
3-C	60 x 125	62	17	3.6	17	3.6	
Sub-Total	-	188	50	3.8	49	3.8	
TOTAL	-	502	131	3.8	123	4.1	
SRP CORRIDOR	-	-	20	-	19	-	
GRAND TOTAL	-	502	151	3.3	142	3.5	

Notes:

- 1) Net area excludes half ROW of Northern Parkway and full ROW for 79th Ave.
- 2) ** Lot count includes the two lots being used as temporary emergency access.
- 3) Road curbing, median, trails and landscaping to meet SRP requirements within the SRP corridor easement.
- 4) Minimum 30' wide tract between lots.
- 5) Conceptual layout is graphical in nature and subject to change as the project continues through the development process.



FIGURE 10







PROJECT:	ORDERING:
TYPE:	COMMENTS:

OVERVIEW

The VLO Accent Light is unsurpassed in both style and performance. The VLO combines advanced LED, Driver & Optic technology with premium materials. A single fixture provides the installer the option to select three different lumen outputs reducing installation complexity and increasing in-field versatility.

FEATURES

- High lumens in small body
- Variable lumen output
- Advanced optics provide superb center to edge uniformity
- Available beam angle: 15°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection (6 kV)
- IP66 rated

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen output	400	850	835
Input voltage	9-15	9-15	9-15
Power (W) @ 15VDC	8.5	12.5	17
Power (W) @ 15VDC	5.25	8.5	12
Efficacy (Lm/W@DC)	76	70	69

SPECIFICATIONS	
Fixture	
Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step
Fixture can be used in UP or DOWN position	
Input	
Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 – 63Hz
Input Current	2.55A Max @ 9VAC
Input Current	994 Ma
Efficacy	>70 L/W @ 12VDC
Power Factor	>0.7 @ 15V
Output	
Lumen Level 3 (max)	835
Lumen Level 2 (mid)	600
Lumen Level 1 (standard)	400 (factory setting)
Environmental	
Environmental Protection Rating	Wet, IP 66
Operation Ambient Temperature	-25°C - +40°C
Expected Life Time (L70)	50K Hours
Mechanical & Housing Specification	
Length	6" / 154 mm
Width	2.7" / 69 mm
Height	4.2" / 106 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	AZT, BKT, CBR, WHT
Weight	Alum 24 oz / 0.7kg, Brass 48oz / 1.4kg

- AVAILABLE FINISHES
- AZT

Architectural Bronze
- BKT

Black Back
- CBR

Centennial Brass
- WHT

White Back Wire (35° only)

LOW VOLTAGE UPLIGHT

2800K Louvered LED Bollard Textured Architectural Bronze

16130AZT28 (Textured Architectural Bronze)



Project Name:

Location:

Type:

Qty:

Comments:

Certifications/Qualifications	
Prop65	Yes www.kichler.com/warranty
Dimensions	
Height	4.25"
Length	4.00"
Width	2.50"
Electrical	
Operating Voltage Range	12 VAC 12V
Light Source	Not Included
Lamp Included	T5 WEDGE
Lamp Type	Incandescent
Light Source Max or Nominal Watt	1.50
Mounting/Installation	Wet
Location Rating	
PICTURE ATTRIBUTES	
Housing	
Primary Material	BRASS
Product/Ordering Information	
SKU	15478CBR
Finish	Centennial Brass
LPC	763927466349
Finish Options	
Centennial Brass	
Textured Architectural Bronze	
Textured Black	

Kichler

2711 East Phoenix Valley Blvd (Corner of 2nd) #1070 Suite 101
Tolleson, AZ 85058-5702 or toll-free: 800-541-5411

Note:

1) Information provided is subject to change without notice.
2) Values are in feet or in typical values when measuring small objects.
3) Values are in inches or in typical values when measuring small objects.
4) Values are in feet or in typical values when measuring small objects.
5) Values are in inches or in typical values when measuring small objects.
6) Values are in feet or in typical values when measuring small objects.
7) Values are in inches or in typical values when measuring small objects.
8) Values are in feet or in typical values when measuring small objects.
9) Values are in inches or in typical values when measuring small objects.
10) Values are in feet or in typical values when measuring small objects.

KICHLER

LOW VOLTAGE PATHLIGHT

SPECIFICATIONS	
Certifications/Qualifications	
Prop65	Yes www.kichler.com/warranty
Dimensions	
Height	4.25"
Length	4.00"
Width	2.50"
Electrical	
Operating Voltage Range	12 VAC 12V
Light Source	Not Included
Lamp Included	T5 WEDGE
Lamp Type	Incandescent
Light Source Max or Nominal Watt	1.50
Mounting/Installation	Wet
Location Rating	
PICTURE ATTRIBUTES	
Housing	
Primary Material	BRASS
Product/Ordering Information	
SKU	15478CBR
Finish	Centennial Brass
LPC	763927466349
Finish Options	
Centennial Brass	
Textured Architectural Bronze	
Textured Black	

KICHLER

LOW VOLTAGE WALL WASH

*LIGHTING FIXTURES MAY BE REFINED DURING THE DEVELOPMENT PROCESS.

W OLIVE AVE

83RD AVENUE

BUTLER AVENUE

79TH AVENUE

GOLDEN LN

75TH AVENUE

NORTHERN AVENUE

FIGURE 14

PAD INDUSTRIAL

SRP CORRIDOR

SRP CORRIDOR

PAD MIXED USE

PEORIA PLANNING AREA

GLENDALE PLANNING AREA

LEGEND

PROJECT BOUNDARY

LINE OF SIGHT

RESIDENTIAL ENTRY SIGNAGE/
MONUMENTATION

MIXED USE &
INDUSTRIAL ENTRY SIGNAGE/
MONUMENTATION
FINAL LOCATIONS TO BE
DETERMINED

LANDSCAPE TRACTS

PAD INDUSTRIAL
BOUNDARY

PAD MIXED-USE

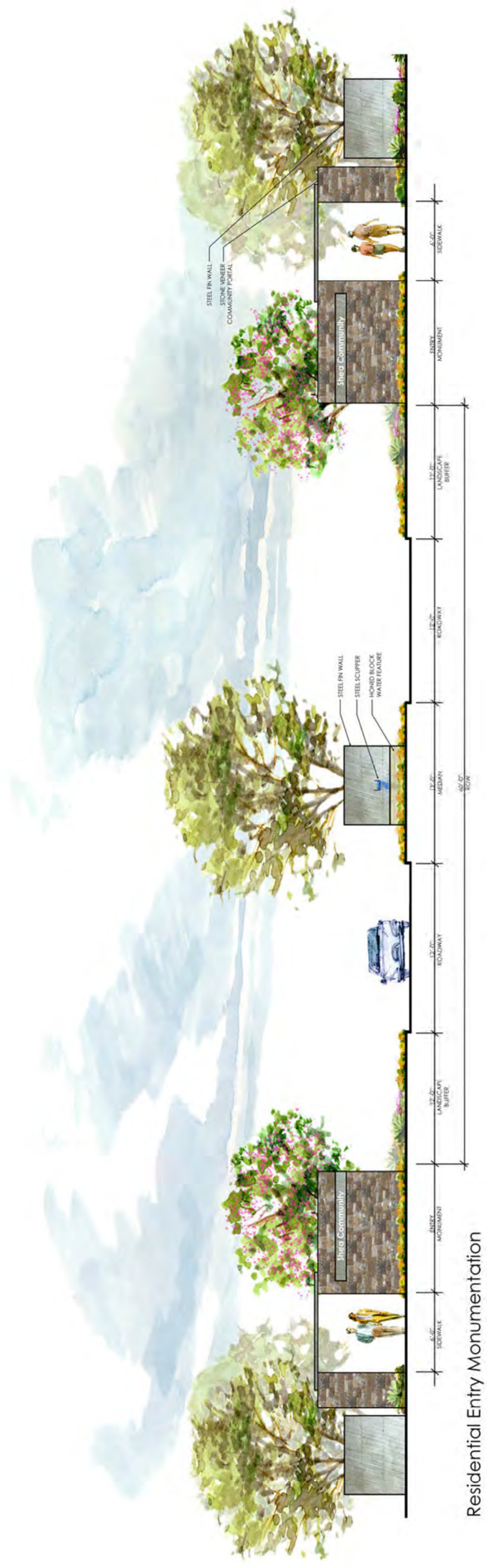


FIGURE 15

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

NOTE: DRAWINGS NOT TO SCALE.

NOTE: ALL FINAL ROADWAY DIMENSIONS TO BE DETERMINED DURING PAD PROCESS.

NOTE: ALL FINAL TRAIL DIMENSIONS, LOCATION, AND SPECIES TO BE COORDINATED WITH SRP.

GREY|PICKETT

LEGACY POINT

PEDRIA, ARIZONA

RESIDENTIAL ENTRY MONUMENTATION





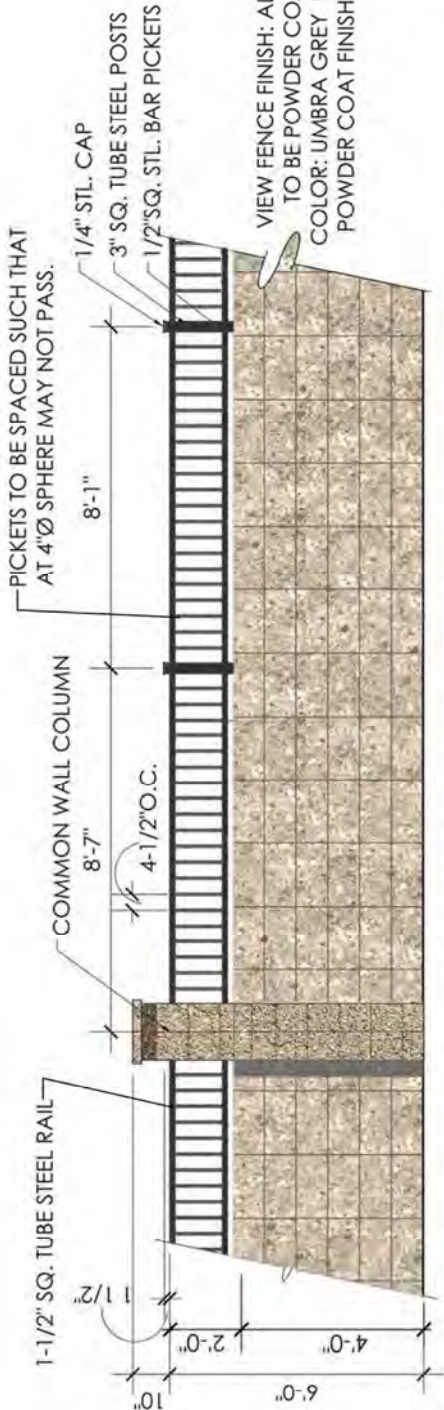
FIGURE 16





COMMUNITY WALL / INDUSTRIAL WALL #1 ELEVATION

NOTE: WALLS TO BE 8'-0" TALL ALONG NORTHERN AVENUE, INDUSTRIAL WALL ONLY ON 79TH AVE.
*COMMUNITY WALLS SHALL INCORPORATE REGULAR UNDULATION



PARTIAL VIEW FENCE ELEVATION



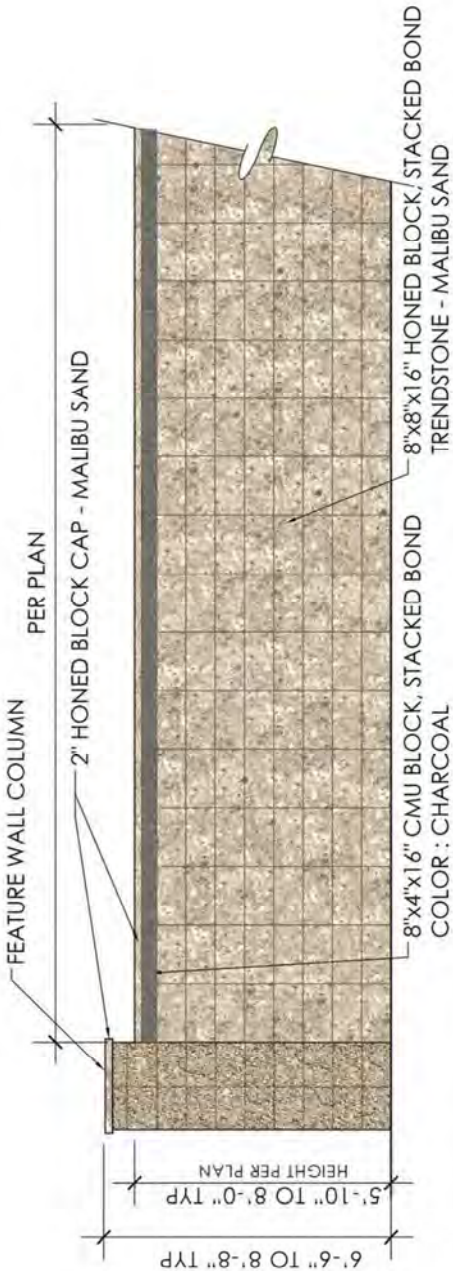
MAIL BOX CLUSTER - FRONT ELEVATION



LEGACY POINT

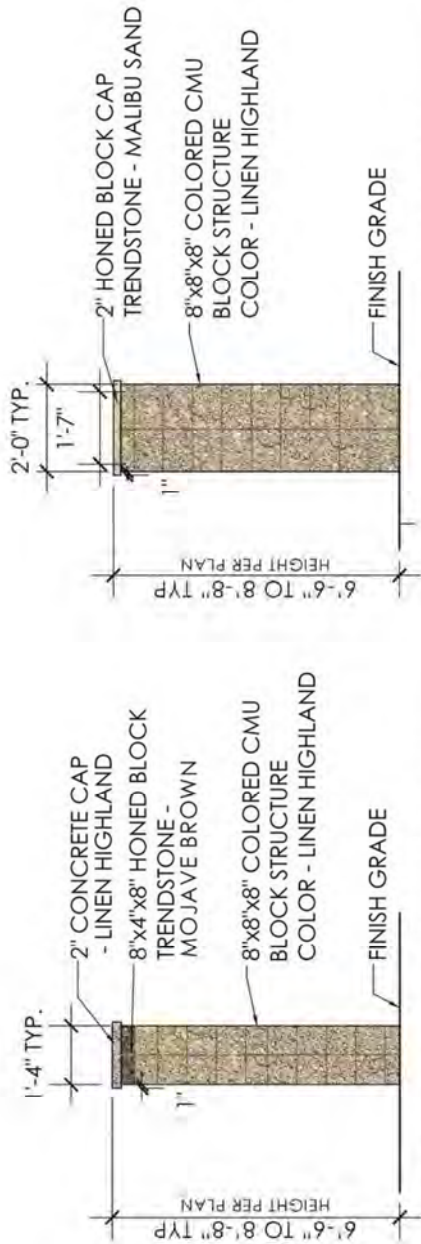
PEORIA, ARIZONA

WALL DETAILS

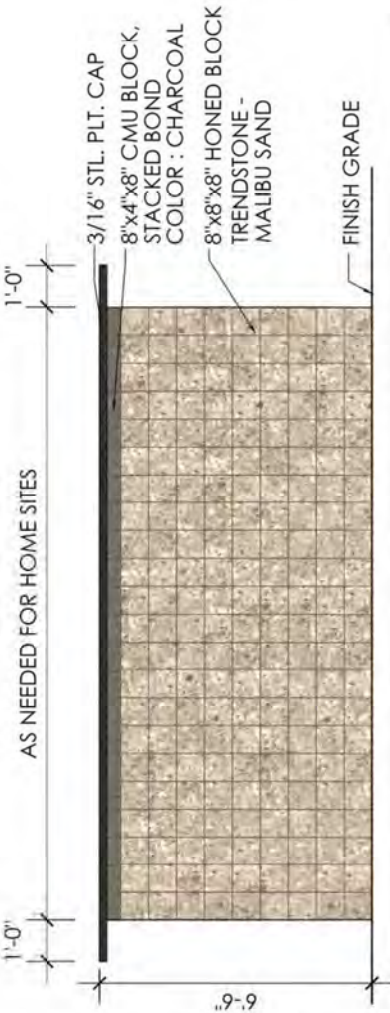


COMMUNITY WALL / INDUSTRIAL WALL #2 ELEVATION

NOTE: WALLS TO BE 8'-0" TALL ALONG NORTHERN AVENUE, INDUSTRIAL WALL ONLY ON 79TH AVE.
*COMMUNITY WALLS SHALL INCORPORATE REGULAR UNDULATION

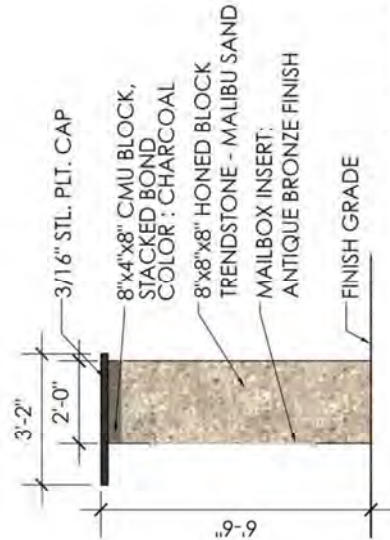


COMMON WALL COLUMN



MAIL BOX CLUSTER - REAR ELEVATION

FEATURE WALL COLUMN



MAIL BOX CLUSTER - SIDE ELEVATION

FIGURE 17A





LEGACY POINT

PEDRIA, ARIZONA

FIGURE 1 9B

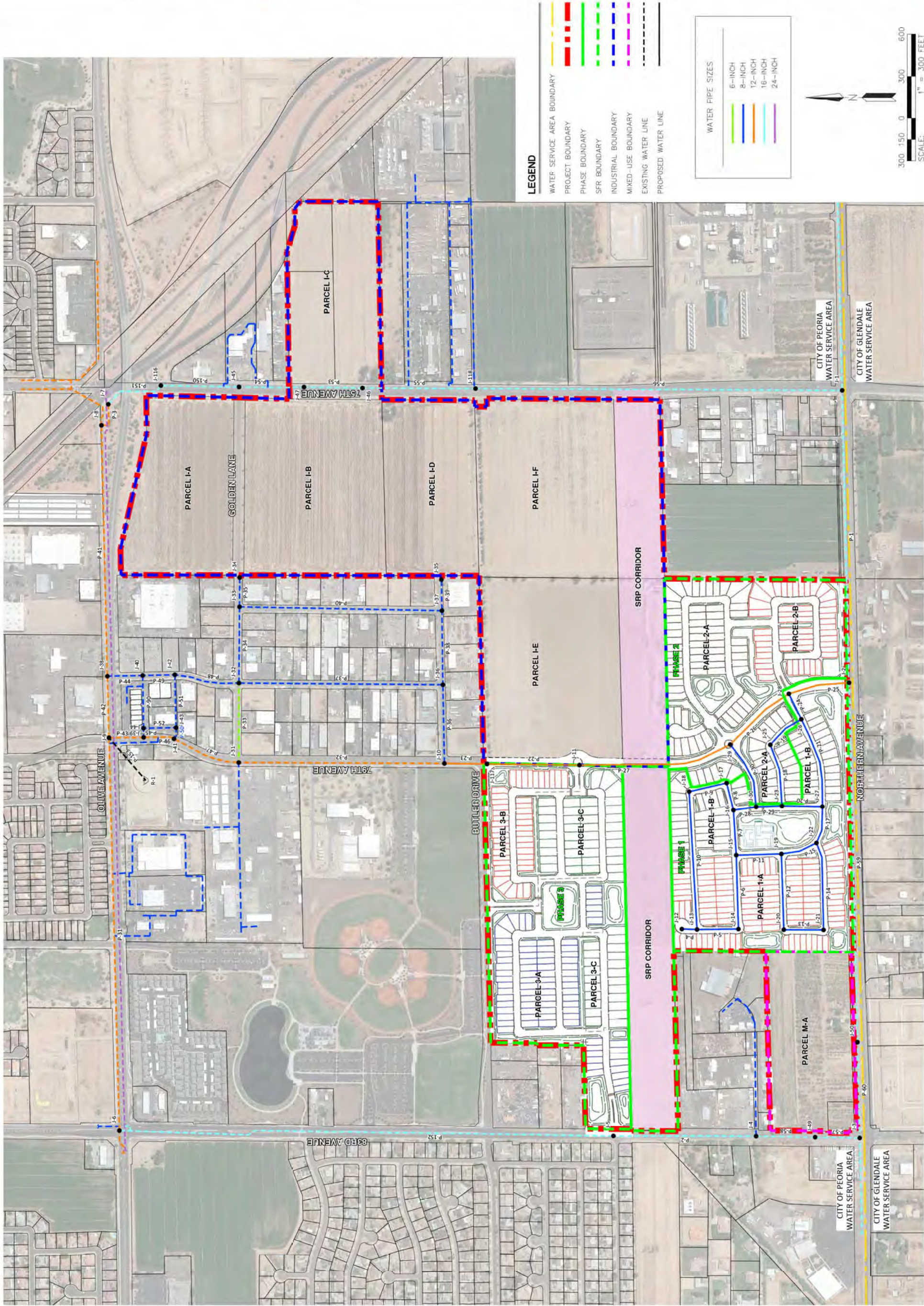
ARCHITECTURAL REPRESENTATIVE EXAMPLES- INDUSTRIAL



NORTHEAST OF 83RD AVE & NORTHERN AVE
PEORIA, ARIZONA

FIGURE 20 - PHASE 1 WATER IMPROVEMENTS

REV:

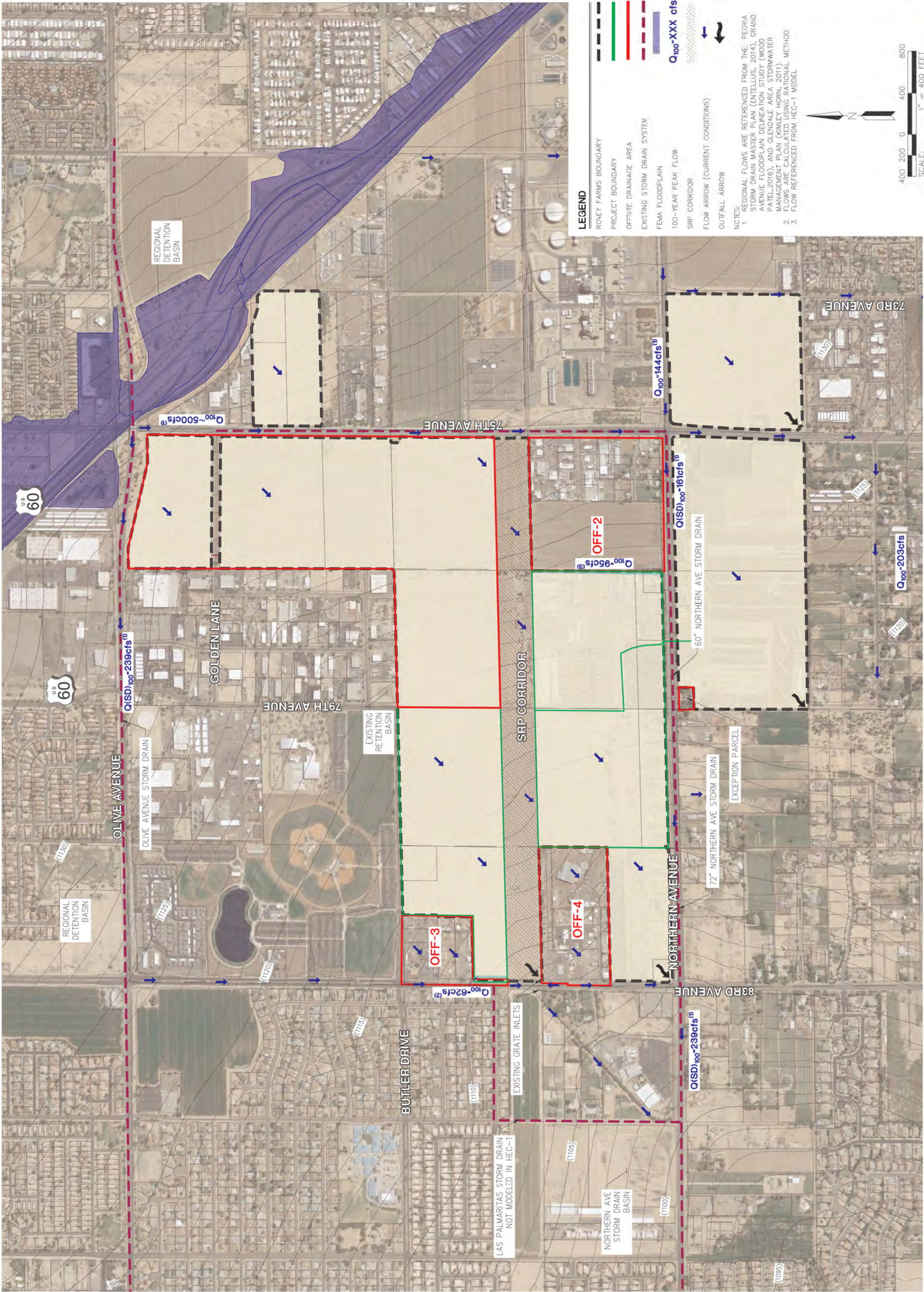


NORTHEAST OF 83RD AVE & NORTHERN AVE
PEORIA, ARIZONA



HILGART WILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E HIGHLAND AVE, STE 250 | PHOENIX, AZ 85016
www.hilgartwilson.com | P: 602.490.0535 | F: 602.368.2436





HILGARTWILSON	PROJ NO.: 2143	DATE: DEC 2021	SCALE: 1" = 400'	DRAWN: SL	DESIGNED: HW	APPROVED: AT
DWG. NO. 3						
SHT. 3 OF 17						

LEGACY POINT

CITY OF PEORIA, ARIZONA

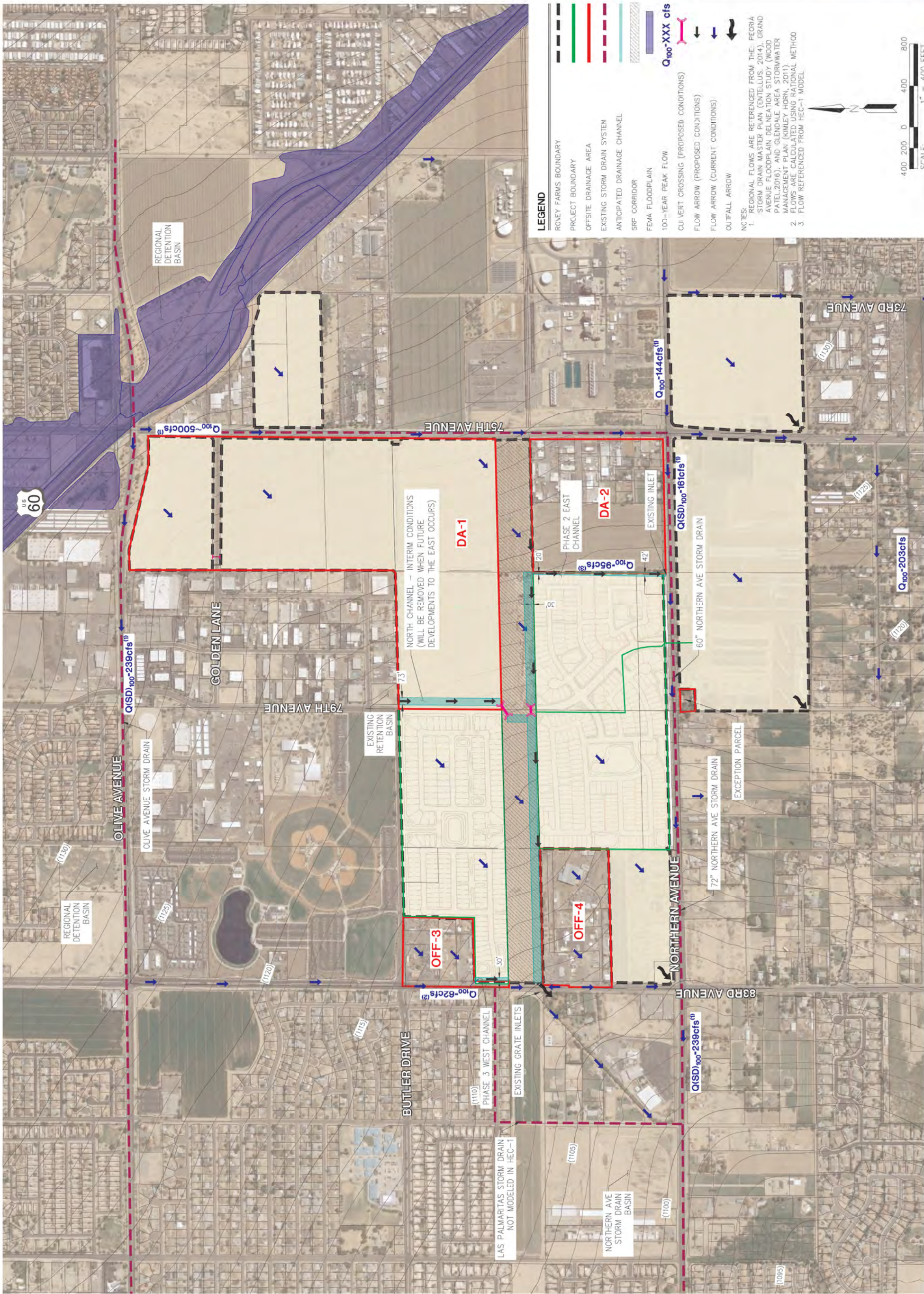
FIG 23: EXISTING CONDITIONS MAP

HILGARTWILSON

ENGINEER | PLAN | SURVEY | MANAGE

2141 E. HIGHWAY AVE. STE 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

REV.:



LEGACY POINT

PEORIA, ARIZONA

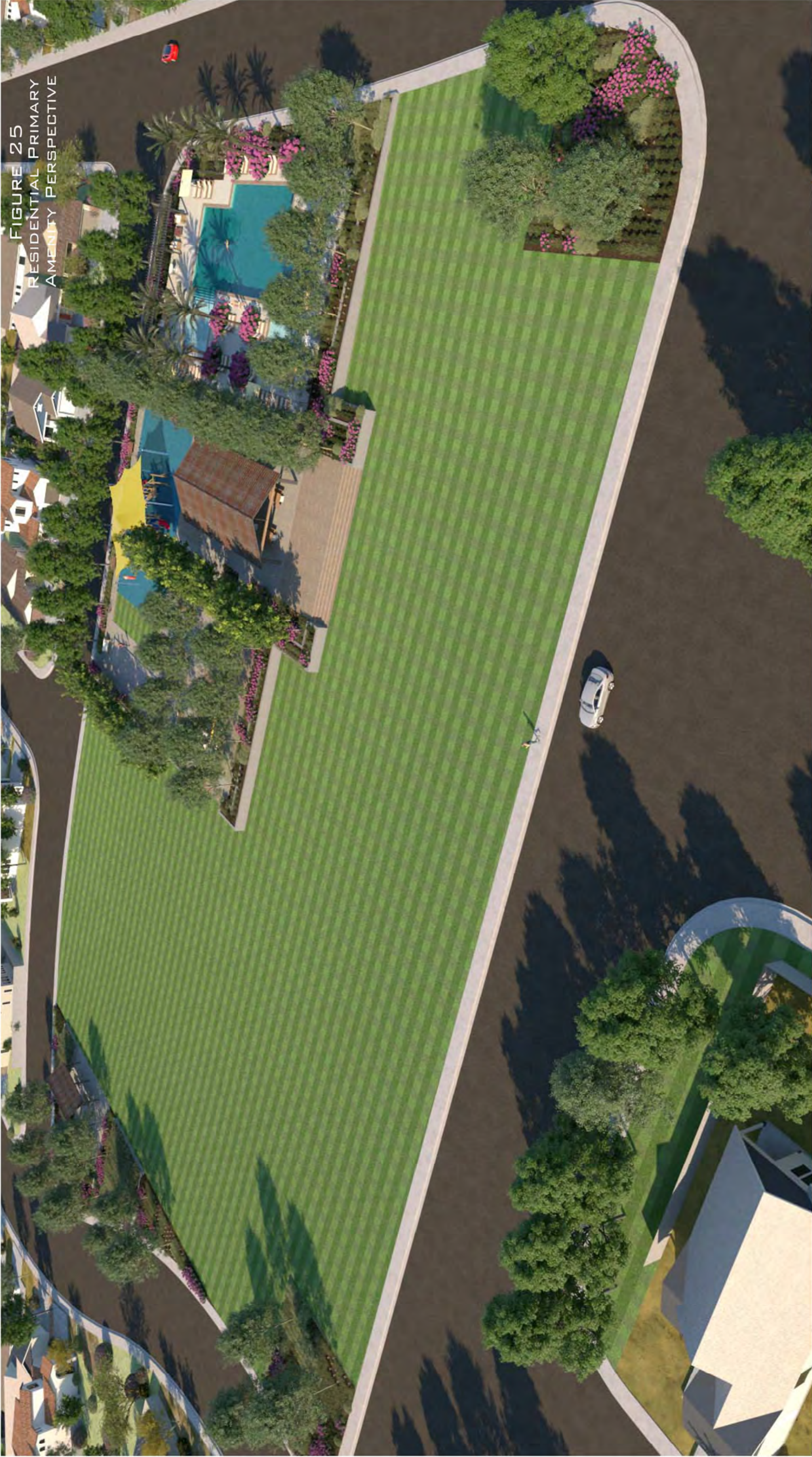
FIGURE 24
RESIDENTIAL NEIGHBORHOODS
AERIAL PERSPECTIVE



LEGACY POINT

PEORIA, ARIZONA

FIGURE 25
RESIDENTIAL PRIMARY
AMENITY PERSPECTIVE



LEGACY POINT

PEORIA, ARIZONA

FIGURE 26
RESIDENTIAL PARCEL ENTRY
RENDERING



LEGACY POINT

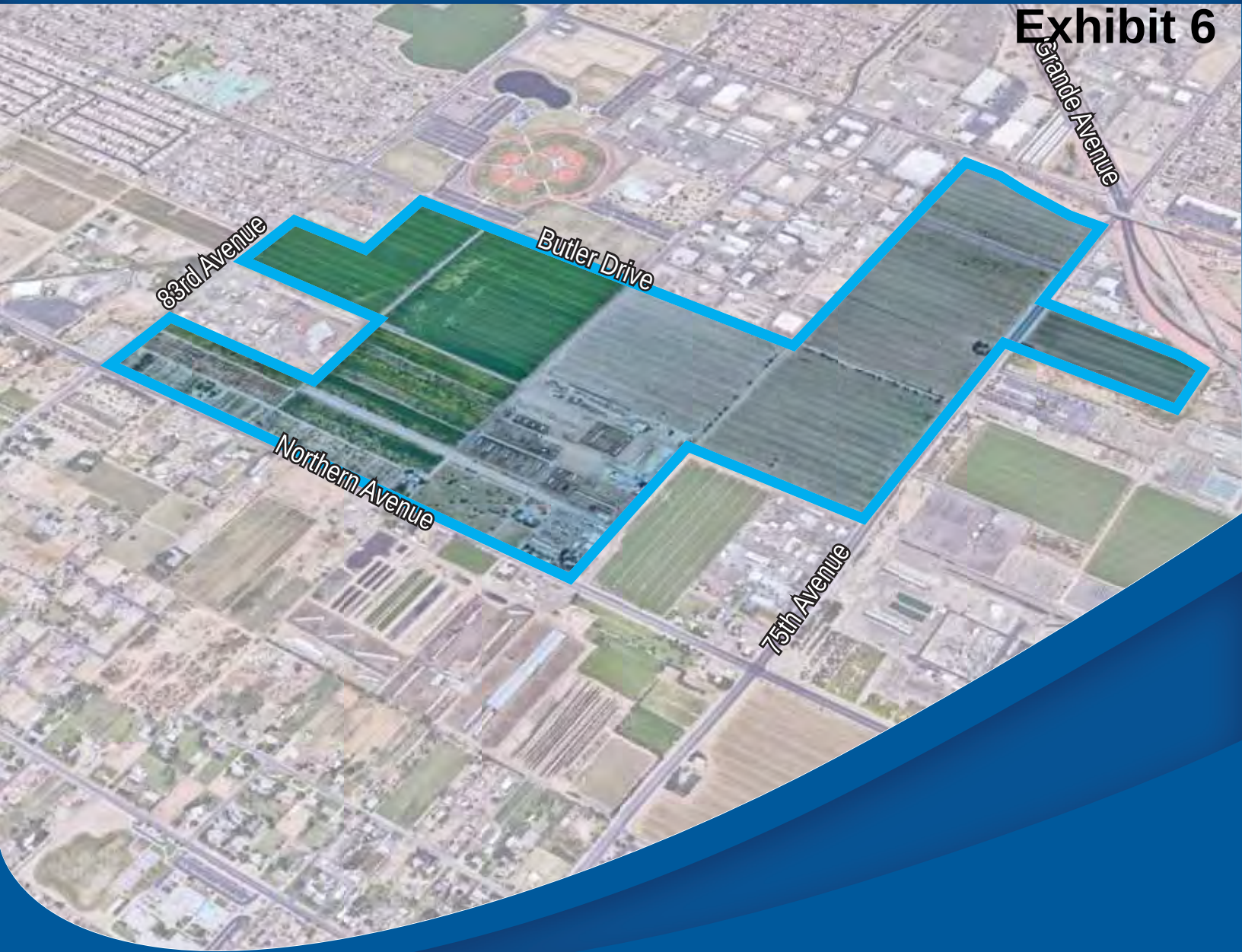
PEORIA, ARIZONA

FIGURE 27
INTERSECTION OF 79TH AVE AND
NORTHERN AVE RENDERING





FIGURE 28
PEDESTRIAN TRAIL RENDERING



Legacy Point

PAD Standards and Guidelines Report

North of Northern Avenue, Between 75th & 83rd Avenue
Peoria, AZ

1st Submittal: September 8, 2021

2nd Submittal: November 30, 2021

Legacy Point

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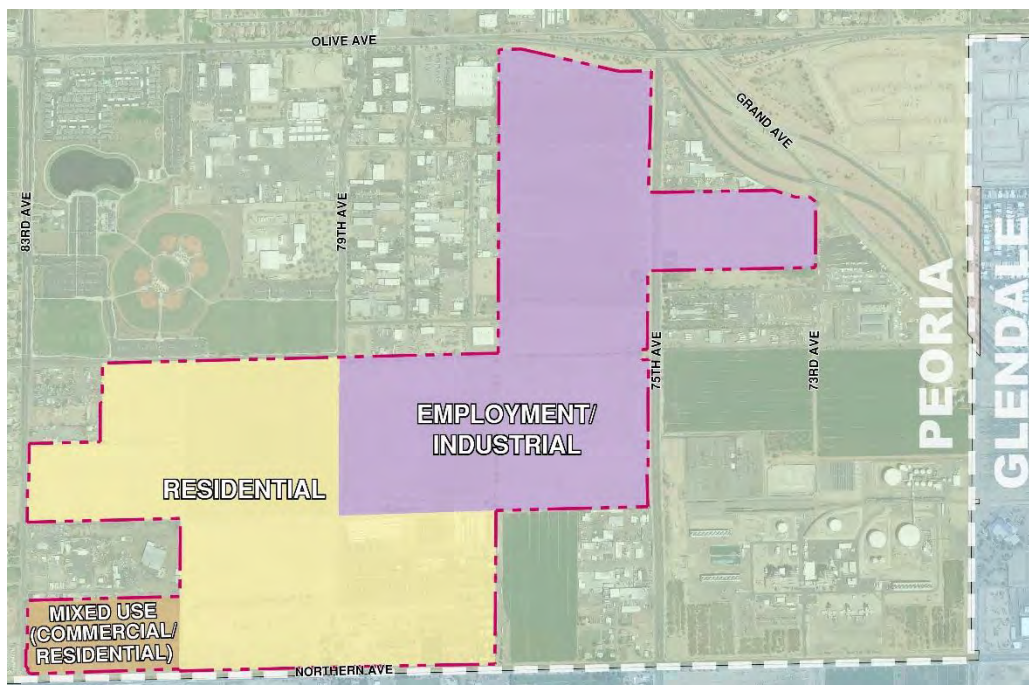
1.0 Introduction

Shea Homes (the “Applicant”) respectfully requests the City of Peoria’s support for the rezoning of an approximately 346-gross acre property from SR-43 (Suburban Ranch) and I-2 (Heavy Industrial) to Planned Area Development (“PAD”) to facilitate the development of the Rovey Farms dairy and agricultural property to support their goal and vision of creating a high-quality development with residential and employment uses to be called Legacy Point, (the “Project”, “Property”, or “Development”).

This PAD will allow the property to be developed as a cohesive master planned community, including single family residential led by Shea Homes, large-scale industrial/employment led by VanTrust Real Estate and a future mixed use project. The Project’s location is in an area that bridges existing agricultural uses, industrial uses, established residential neighborhoods and the City of Peoria Municipal complex, which presents a singular occasion to activate this evolving area of Peoria for new residential uses while also facilitating growth of the existing employment corridor in an integrated master plan.

A PAD is the appropriate zoning district for this unique project as an alternate to multiple conventional zoning districts while established standards for both housing and employment uses, facilitating the area’s transition to a more urban development pattern. Refer to **Figure 1, Development Plan**, and below.

Development Plan



Overall, the project area is comprised of multiple parcels generally bounded by Northern Avenue to the south, Olive Avenue to the north, 75th Avenue to the east, and 83rd Avenue to the west, with a small parcel extending east to 73rd Avenue within Sections 35 and 36,

Township 3 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona. See **Figure 2, Vicinity Map**. The proposed PAD development area is approximately 346-gross acres consisting of 151-acres of residential, 175-acres of employment/industrial uses (net 165.6 acres - exclusive of right-of-way) and 20-acres of mixed use.

Shea Homes has also entitled and will develop the approximately 120-acres of Rovey family property just south of Northern Avenue in the Glendale planning area. The ultimate development plan for Legacy Point will incorporate the 120-acres in Glendale with the 346-acres in Peoria as a unified master planned community.

1.1 Existing Conditions

The Property is primarily used for agricultural purposes with associated fields, livestock areas, and ancillary uses for a dairy operation that will be terminated. The termination of the dairy will remove a use that has a significant impact on adjacent uses and limits potential nearby development. An SRP power line corridor easement emanating from the SRP Agua Fria Generating Station east of 75th Avenue runs east to west bisecting the Property at the approximate mid-point between Northern Avenue and Butler Drive. There are no other significant structures or features associated with the Property.

The Project and surrounding area's current General Plan designations, zoning, and current land uses, including Glendale, are outlined in **Table 1, Surrounding Property Information** below.

Table 1 Surrounding Property Information

Location	General Plan Land Use Designation	Zoning	Current Use
Project Site	Traditional Residential (2-5 du/ac) ¹ Mixed Use Neighborhood Village Center ¹ Employment Business Commerce ¹	SR-43 ¹ I-1 ¹ I-2 ¹ C-2 ¹	Agriculture
North	Park/Open Space ¹ Employment Business Commerce ¹ Master Planned Area ¹	PAD ¹ I-1 ¹ C-3 ¹	Community Park, Industrial
East	Employment Business Commerce ¹ Public Use ¹ Light Industrial ² Parks and Open Space ²	RU-43 ³ I-1 ¹ I-2 ¹ M-1 ²	Agriculture Industrial, Power Generating Station Industrial
South	LDR 2.5 (1-2.5 du/ac) ² MDR 5 (3.5 -5 du/ac) ² Business Park ²	I-1 ¹ I-2 ¹ M-1 ² R1-6 ³	Agriculture Single-family residential Industrial
West	Public Use ¹ Traditional Residential (2-5 du/ac) ¹ LDR 2.5 (1-2.5 du/ac) ²	R1-7 ¹ PAD ¹ I-1 ¹ RU-43 ³ SR-43 ¹ R1-6 ³	Industrial Single-family residential, Church Commercial

1 - City of Peoria

2- City of Glendale

3- Maricopa County

2.0 General Plan Conformance

Peoria's General Plan, known as PlanPeoriaAZ 2040 ("General Plan"), promotes an overall vision focused on wellness, quality, fiscal responsibility, strategic relationships, adaptability, forward thinking, and placemaking with goals which are intended to activate unused areas of the City and give them a sense of place.

The Project's Traditional Residential, Employment Business Commerce and Mixed Use Neighborhood Village Center land uses are supported by numerous General Plan Goals and Policies and are compatible with adjacent land uses. See **Figure 3, Existing General Plan Land Use** map.

Smart Growth: 3.8 GOALS AND POLICIES GOALS

- **1. Balanced Land Uses:** Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.

The Project offers a mix of diverse housing options with nearby employment opportunities, both existing and future. The Mixed Use Neighborhood Village Center parcel presents an opportunity to satisfy market demands for higher density residential and/or commercial needs integrated with a unique sense of place.

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

The Project will facilitate the development of a long time dairy operation in unincorporated Maricopa County. The current use of the property is incompatible with development in the area, and an undesired long term use of the property. It will also facilitate the annexation of currently unincorporated property into the City of Peoria, which in turn gives the City of Peoria regulatory authority over the property.

The residential portion of the project area is strategically located and proximate to both downtown Peoria and Pioneer Park. The development of the project area will provide both new and attractive neighborhoods to an aging part of town, while also providing for additional economic growth, jobs and revenue for the City of Peoria and its residents.

- **5. Complete Neighborhoods:** Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces.

Providing for the development of new residential neighborhoods adjacent to Pioneer Park offers residents new residential options that are well served by community amenities.

- **11. Connected Corridors:** Provide a continuous system of trails and open space corridors that connect parks, regional open space areas, and other destination points within and beyond the city limits of Peoria.

Development of the project area will allow for the continuation and connection of multiple trails leading to and from Pioneer Park, thus providing current residents with complete pedestrian access to Pioneer Park.

POLICIES

Balanced Land Use

- **LUC-3**
Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

The development of new residential communities in established neighborhoods; new residential communities with convenient access to goods, services (multiple shopping and employment areas within a 1 mile radius) and community amenities (Pioneer Park).

- LUC-4
Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

The proposed project is clearly an infill project that will rehabilitate an area that is currently operating with an incompatible use (dairy operation). The proposed project will promote and provide both residential and employment opportunities proximate to walking, biking and transit opportunities.

- LUC-6
Locate commercial and employment uses in proximity to adequate transportation and utility infrastructure.

The land uses will facilitate not only the development of the residential portion, but also the development of the employment portion of the project. The employment portion of the project is substantial and located proximate to adequate transportation corridors (Grand Avenue and Northern Avenue) as well as existing utilities.

Complete Neighborhoods

- CN-1
Promote efforts to make complete neighborhoods by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents.
- CN-2
Elevate design standards that require the development of neighborhood amenities and complimentary uses in convenient, central locations of the neighborhood whenever feasible.
- CN-3
Protect the pattern and character of existing neighborhoods by requiring new infill development to have complimentary building forms and site features.
- CN-4
Encourage residential developments to incorporate design features that encourage walking within neighborhoods.

The residential neighborhoods are being designed to meet each and every one of these Complete Neighborhood policies. The proposed project is clearly infill development that will remove incompatible uses to be replaced with complementary uses. The proposed project includes enhanced architectural design and neighborhood amenities. The proposed project will protect the pattern and character of the existing neighborhoods to the west, while providing features that encourage walkability in the area.

Growth and Sustainable Development

- GS-5
Consider the annexation of adjoining unincorporated properties if the annexation would improve the fiscal health of the City, provide a more efficient delivery of City services to the area, and/or create a more logical City boundary.

The project includes annexation of a long-time unincorporated County island.

- GS-7
Accommodate land use proposals that target growth in the area of existing or planned infrastructure and services.

The project development is in an area of the City with existing infrastructure and services.

Traditional Residential supports a suburban lifestyle with appropriate density while maintaining a detached single-family character. The proposed gross density of the residential portion of the Project is 3.3 DU/ac and within the Traditional Residential GP density range of 2 to 5 DU/ac.

3.0 Zoning

The Project property is currently zoned Suburban Ranch (SR-43), Light Industrial (I-1), Heavy Industrial (I-2) and Intermediate Commercial (C-2).

The intent of the Legacy Point PAD is to create a cohesive development that combines a highly desirable residential community coupled with employment generating uses such as light/flex industrial, light manufacturing, distribution, assembly, commercial, and office, as well as development standards that ensure appropriate design transitions between uses. Refer to **Figure 4, Existing Zoning** map and **Figure 5, Proposed Zoning** map. The proposed PAD zoning is compatible with the surrounding area.

The residential portion of the Property will be developed in accordance with the Single Family Residential R1-6 zoning district with modified development standards. The four (4) single family residential lot sizes proposed utilizing the following PAD designations (R1-6-40 PAD, R1-6-45 PAD, R1-6-50 PAD and R1-6-60 PAD), will yield a diversity of product types and provide opportunities for multiple market segments and lifecycle housing options. The Project includes approximately 28% of the R1-6 PAD gross site area, including the SRP corridor west of 79th Avenue, as open space, with a minimum 10% being “useable” open space. Project open space and amenities are located for accessibility with all homes being within walking distance of an amenity and linked through a multi-faceted pedestrian circulation system.

The industrial portion of the Property will be developed in accordance with the Light Industrial (I-1) zoning district with modified development standards in order to (i) meet the level of expectation for today’s market for industrial users, (ii) collaborate with other manufacturing and industrial developments in the area, and (iii) maximize employment opportunities.

The mixed use parcel is intended as an integrative, adaptive property that will develop in response to market conditions and adjacent uses. The mixed use portion of the Project, zoning designation MU PAD, will be developed in accordance with the Multi-Family Residential (RM-1) and Intermediate Commercial (C-2) zoning districts with modified development standards to ensure flexibility. Proposed uses for the mixed use property uses are varied, including commercial/retail to serve the surrounding neighborhoods; higher density residential as a

transition from the non-residential employment uses north to the existing and proposed single family residential nearby; employment-based; or a combination of several different uses.

4.0 Location and Accessibility

Project circulation and access is provided primarily by the existing roadway network. Existing streets abut all Project boundaries. Refer to **Figure 6, Street Circulation Plan** and **Figure 7, Street Cross Sections**. **Figure 7** depicts non-standard street sections. A traffic impact study (“TIA”) has been prepared for the Legacy Point development.

Access to the Phase I residential area, which is west of 79th Avenue and south of the SRP easement, will be taken from Northern Avenue and 79th Avenue. The full-street improvements of 79th Avenue north from the intersection of 79th Avenue and Northern Avenue to the entrance for Parcel 1-B will be constructed with Phase 1 residential development. An interim secondary access from Phase I to Northern Avenue will be provided to meet fire safety requirements for two separate access points to homes within Phase I.

Access to the Phase II residential area, which is east of 79th Avenue and south of the SRP easement, will be taken from 79th Avenue. Full improvements for 79th Avenue will be constructed from the entrance for Parcel 1-B north to the limits of Phase II residential and the southern edge of the SRP easement. An interim secondary access from Phase II to Northern Avenue will be provided to meet fire safety requirements for two separate access points to homes within Phase II. The interim access to Northern Avenue in Phases I and II will be closed when Phase 2 residential improvements are complete.

Access to the Phase III residential area, which is west of 79th Avenue between the south limits of the SRP easement and Butler Drive, will be taken from Butler Drive, 83rd Avenue and 79th Avenue. 79th Avenue construction from Phase II residential at the southern limit of the SRP easement north to Butler Drive will be commenced within eighteen (18) months of the initial Phase 2 residential area final plat recordation. 83rd Avenue improvements shall be coordinated and constructed per Maricopa County approval.

Access to the mixed use project on the northeast corner of Northern Avenue and 83rd Avenue will be taken from 83rd Avenue and Northern Avenue in accordance with the TIA. Access improvements shall to be constructed as part of the development of any portion of the mixed use parcel.

Access to the industrial property will be taken from existing 75th Avenue, Golden Lane and Seldon Lane per the TIA. A future private access drive will connect to Seldon Lane at the 76th Avenue alignment and connect to 75th Avenue through the industrial property in lieu of the extension of Butler Drive due to utility and right of way conflicts. Cross access and connectivity between the industrial parcels is required to replace the Butler Drive collector road. The industrial land is in the preliminary planning stages and specific site plans are not yet available. When individual site plans or development phases for the industrial area are submitted for approval a traffic impact analysis shall be conducted with each one that more specifically focuses on traffic generated by the industrial development individual user(s), truck access and recommended offsite roadway improvements to mitigate their traffic impacts.

These improvements may include future traffic signal(s). Design and construction of any traffic signal(s) will be the responsibility of the industrial developer.

Northern Avenue runs along the southern Project boundary and is currently classified as a City of Peoria Parkway with a right of way width of 130-feet. Right of way dedication and half-street improvements will be required along the Project's frontage at the time of development of the adjacent property or as approved by the City Engineer. Northern Avenue improvements shall include a raised median or in-lieu payment for same as part of the phased improvements. A new traffic signal shall be designed and constructed at the intersection of Northern Avenue and 79th Avenue as part of the Phase II residential improvements.

Northern Avenue will ultimately be upgraded to the Northern Parkway, creating a major east/west transportation corridor connecting Grand Avenue/US 60 to the Loop 101 and Loop 303. According to previous discussions with the City, current funding has the Parkway extending from the west to 91st Avenue and does not include improvements adjacent to the Property. When funded, per the Maricopa County Department of Transportation (MCDOT) Final Scoping Plans for the Construction of Northern Parkway – Loop 101 to Grand Avenue, Project No. TT0573, the ultimate right of way for Northern Parkway will remain 130-feet.

83rd Avenue runs along the western Project boundary and is classified as a Principal Arterial in Maricopa County with an ultimate right of way width of 130-feet. Dedication and improvements will be required along the Project's frontage. Access to 83rd Avenue is planned from Phase III residential, aligning with the Las Palmaritas Drive serving the single family residential on the west, and from the mixed use parcel.

Per the TIA, Butler Drive is planned as a 70-foot wide Minor Collector providing access along the northern boundary of Phase III residential connecting 83rd Avenue to 79th Avenue. The north half of Butler Drive was improved with the development of Pioneer Park. Dedication and half-street improvements will be required along the Project's Phase III residential frontage, including a pedestrian crossing to Pioneer Park. Due to the existing developments on the proposed Butler Drive alignment east of 79th Avenue, Butler Drive will terminate at three-way intersection at 79th Avenue, providing access to Legacy Point, Pioneer Community Park and existing development in the area. Access to the industrial site will be taken from an extension of existing Seldon Lane (which is one block north of Butler Drive) which connects to a future private access drive which will connect to 75th Avenue. The private access drive will be covered by an easement to the City for emergency access and utility services.

79th Avenue will be constructed per an approved modification of the City of Peoria's Minor Collector standard with 70-feet of right of way and a 20-foot wide landscape buffer on each side. The street section will consist of two (2) travel lanes, a median, a bike lane on each side, and detached sidewalks. See **Figure 8, Roadway/SRP Trail Standards** for a cross sectional illustration of 79th Avenue. It will connect Northern Avenue to Butler Drive, and continue further north to Olive Avenue via the existing road. The new roadway shifts off the traditional mid-section alignment in a curvilinear fashion to eliminate a straight thoroughfare through the Project, providing traffic calming and a more aesthetic streetscape for the residential portions of the Project, see **Figure 27** for a rendered illustration of the intersection of 79th Avenue and Northern Avenue. 79th Avenue serves all three residential phases and provides vehicular

connectivity for Legacy Point. No access from the industrial property to 79th Avenue south of Butler Drive will be permitted. A new traffic signal will be constructed at Northern Avenue and 79th Avenue as part of the Phase II residential improvements. Turn lanes will be constructed on 79th Avenue per the TIA.

75th Avenue generally runs along the eastern Project boundary and is classified as an Arterial with 130-feet of right of way. It has been previously improved with curb, gutter and sidewalk. It is anticipated that landscaping and street light improvements will be required along the Project's frontage. 75th Avenue, along with Golden Lane, will serve as the primary access for the industrial property.

A non-motorized pedestrian network serves the Project, providing walkability and connectivity to public and private open spaces and/or recreational amenities. See **Figure 10, Residential Open Space & Pedestrian Circulation Plan**. Sidewalks serving the homes connect to trails that meander throughout the Project, enhancing residents' access to recreational opportunities. Legacy Point is situated adjacent to an existing Community Park and the Project design will ensure easy access to the park for the residents. A pedestrian trail within the SRP power line corridor west of 79th Avenue allows for connectivity and walkable access to the various land uses within the Project as well as regional connectivity. **Figure 28** is a rendering of the pedestrian trail. See **Figure 8, Roadway/SRP Trail Standards** for a cross sectional illustration of the pedestrian trail.

5.0 Legal Description

The Property legal description is provided under separate cover.

6.0 Preliminary Development Plan

The PAD, as depicted in the **Conceptual Site Plan** shown in **Figure 9** will be zoned R1-6 PAD for the single family residential uses, I-1 PAD for the industrial uses and MU-PAD for the mixed use parcel.

6.1 Residential

The residential portion of the PAD will be zoned R1-6 PAD. This will allow for new single-family residential development that will be a catalyst for a transformative change to the area near the heart of Peoria. The development character will be at a scale and density that provides an appropriate and compatible transition between the planned and existing employment uses and the surrounding residential development in the area. An aerial rendering of the residential neighborhoods is illustrated in **Figure 24**,

Residential development is proposed on approximately 151-acres in three phases as depicted on the conceptual site plan with a maximum of 497 single family lots. Proposed lot sizes include 40' x 120'; 45' x 120'; 50' x 120'; and 60' x 125'. These lot sizes are consistent with nearby subdivisions, particularly the more recent ones. Residential gross density is within the density range of the proposed Traditional Residential (2 – 5 du/ac) land use designation with an overall gross density of 3.3 DU/ac for residential Phases I, II and III. The proposed neighborhoods reflect a traditional community design focused on lots with private yards, community amenities

and open spaces connecting the neighborhoods, and internal and external connectivity. Specific parcel densities, lot sizes and areas may be revised during the platting process but the maximum number of dwelling units per the approved PAD for the Project will not be exceeded. The conceptual residential layout depicted on Figure 9 is graphical in nature and subject to change as the project continues through the development process

The residential site plan proposes a master planned residential community with approximately 28% of the gross site area allocated to open space, including the SRP corridor west of 79th Avenue. Useable open space includes recreational facilities, pedestrian trails, gathering spaces, active and passive amenities and improved retention areas. A minimum of 10% of the gross residential area will be useable open space area. Refer to **Figure 10, Residential Open Space & Pedestrian Circulation Plan**. Residences will access and enjoy shaded play and social areas, passive turf spaces for a variety of play pick-up games/sports, exercising and playing with pets. As shown on Figure 10, a community pool and focal event space with parking will be provided for residents, allowing for family events and pool parties. Refer to **Figure 11, Residential Primary Amenity Example** for an illustration of the community pool and **Figure 12, Residential Secondary Amenity Example** for an illustration of a proposed play structure amenity. **Figure 25** is a rendered perspective of the community pool. Multi-generational recreational amenities are proposed including playground equipment, bocce court, cornhole and a fire pit. Ramadas, seating areas and an outdoor kitchen provide shaded gathering spaces with seating for social interaction. Open space and amenities will be maintained by the Homeowner Association (“HOA”). Active amenity areas may incorporate some or all of these recreational facilities in addition to a community pool. Exact open space uses, sizes, locations and facilities within each parcel will be determined at the time of platting.

Legacy Point residents will enjoy meaningful interaction and enhanced quality of life through the pedestrian circulation system and multiple amenity areas, refer to **Figure 10, Residential Open Space & Pedestrian Circulation Plan**. The SRP corridor serves as a central open space providing connectivity to all residents and serving as a transition between land uses. Integrated trails and sidewalks link all neighborhoods to this central open space and provide non-vehicular access to all recreation amenities and adjacent property. Recreation areas and open spaces are within walking distance of all homes and have been designed to enhance community safety and security through careful design and siting. Recreation area safety will be further enhanced with lighting. Refer to **Figure 13, Lighting** for proposed residential light fixtures.

6.2 Industrial

VanTrust and the Rovey Family have entered into a partnership to develop the approximately 165-acres of industrial land included within the PAD. VanTrust is developing conceptual site plans with the Rovey Family to accommodate industrial buildings of varying sizes in an effort to appeal to a variety of tenants. The plans, exhibits, and images presented herein are conceptual only and intended to convey the type, intensity, and quality of development expected within the industrial portion of the Project. VanTrust has seen steady tenant activity with multiple industrial users

expressing interest in the Project, and once specific users are identified, appropriate applications (preliminary/final plat, site plan, building architecture, landscaping, signage, etc.) will be submitted for review by Peoria staff.

6.3 Mixed Use

Specific users for the mixed use property have not been identified at this time. Horizontal integration of the land uses is envisioned, with appropriate connectivity and shared common areas. Multi-family development will not occupy more than 50% of the gross parcel area. Once specific users are identified, appropriate applications (preliminary/final plat, site plan, building architecture, landscaping, signage, etc.) will be submitted for review by Peoria staff.

7.0 Permitted Uses

7.1 Residential

Residential uses shall be in accordance with Sections 21-416 Permitted Uses, 21-417 Conditional Use Permits, and 21-418 Permitted Accessory Uses of the City of Peoria Zoning Ordinance.

7.2 Industrial / Business Park

7.2.1 Principally Permitted Uses

Professional, administrative or business offices
Auto sound system installation, auto glass tinting and repair and similar uses*
Auto body repair and painting facilities *
Automobile Diagnostic and/or service establishment, including engine and transmission overhaul, repair facilities and similar services*, **
Boat & RV Repair **
Emissions testing facilities
Dance, theatrical, art, music studio and similar uses
Health and exercise center
Call center
Commercial laundry and dyeing plant
Contractor's storage yard, including outdoor storage of construction equipment and materials**
Data Center
Essential public service or utility installation
Machine shops
Manufacturing, fabrication, and processing of goods
Moving company storage and transfer facility **
Moving truck, trailer and equipment rental
Screened Outdoor storage
Parcel delivery service
Printing and publishing facilities
Railroad Shops and similar heavy service facilities**
Research laboratories *
Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity.
Excludes live animals, explosive & storage of flammable liquids & gases

Plumbing, heating, and air-conditioning sales and services
Retail decorative rock sales
Public buildings
Higher or specialized education facilities (e.g. Vo-tech, college etc.)
Public utility buildings, structures, uses, facilities and equipment*
Equipment sales, rental and storage yard
Farmers markets
Monument sales and engraving shops
Outdoor sales and display area subject to special limitations *
Plant nursery, retail
Plant nursery, wholesale
Retail sales of building materials subject to special limitations *
Sales and storage of grain, feed, seed, fertilizer, farm and garden supplies **
Swimming pool and spa sales
Upholstery shops
Wholesale produce storage or markets
Ambulance service facility
Emergency medical care facility *
Medical, dental optician or health, clinics and laboratories
Veterinary hospitals subject to special limitations *
Veterinary offices and clinics, excluding animal boarding *
Appliance repair
Auction houses and estate sales
Blueprint shops
Cabinet and carpentry shops
Custom dressmaking, furrier, millinery or tailor shops *
Locksmiths
Pest control services
Photographic developing and printing
Recording studios
Watch and clock repair shops
Rail and motor freight terminals and facilities
School bus parking and maintenance facilities **

*Subject to special limitations (see Section 21-505 of the City of Peoria Zoning Ordinance)

** Any uses located within 200 feet of a residential district shall be subject to a Conditional Use Permit.

7.2.2 Permitted Conditional Uses

Conditional Use Permit required. See Section 21-321 of the City of Peoria Zoning Ordinance

Auto auctions
Automobile dealerships, boat, RV, or motorcycle sales, including outdoor sales and rental**
Car wash, automated; self-service

Environmental Remediation Facility

Manufacturing of chemical and allied products, petroleum and coal products, leather and tanning, wool pulling/scouring, explosives, fertilizers, detergents, soaps and animal fat by-products, sugars, starches, serums, toxins and viruses, oils and fats, animal and vegetable

Manufacturing of lumber and wood products, primary metal industries, fabricating metal products, machinery, and transportation equipment excluding ore reduction and smelting, production or refining or petroleum, gas, or hydrocarbons

Mini-storage warehouses, RV, boat, and trailer storage indoor, and/or screened only*

Restaurants, with and without drive-through or drive up*

Recycling Collection Facility*

Bus terminals **

7.2.3 Permitted Accessory Uses

Copy center

Living quarters for night guards

Restaurants, without drive-through facilities

Outdoor dining and seating areas

*Subject to special limitations (see Section 21-505 of the City of Peoria Zoning Ordinance)

7.3 Mixed Use

Permitted uses for the Mixed Use parcel shall be in accordance with the Permitted Principal Uses, Permitted Conditional Uses and Permitted Accessory Uses set forth in the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) (Chapter 21-424) and Intermediate Commercial (C-2) (Chapter 21-500) zoning districts except as modified by this PAD.

Multi-family residential uses shall not be more than 50% of the gross parcel area and shall be appropriately integrated with connectivity, shared common areas and compatible uses. There shall be no limitation on vertical multi-family residential uses.

The following C-2 uses shall not be permitted:

Bonding Companies & Non-Chartered Financial

Automobile Related uses except:

Auto Parts and Accessory Store

Auto Sound System Installation, Auto Glass Tinting and Repair and similar uses #

Automobile Rental Facility, limit to six (6) vehicles #

Parking Space with Electric Vehicle Charging Equipment *22 (Accessory use only)

Catering Establishment

Adult Uses

Convention, Exhibition Centers and similar uses

Golf Courses

Resorts

Mini-Storage Warehouses, RV, Boat, and Trailer Storage indoor, and/or screened only
Moving Truck, Trailer and Equipment Rental

Donation/Recycling Drop-Off Boxes

Donation Center

Retail Decorative Rock Sales

Large-Scale Retail

Outdoor Sales and Display Area

Sales and Storage of grain, feed, seed, fertilizer, farm and garden supplies

Ambulance Service Facility

Boarding and Training Kennels

Transportation uses

8.0 Project Development Standards

As reflected in Tables 2-4 below, the development standards for the Legacy Point PAD have been created to facilitate a unique residential/industrial/mixed use development. The proposed development standards for the single family residences will provide flexibility for an attractive multi-phase community with a variety of lot sizes and home styles that is compatible with the surrounding area and provides housing diversity. The proposed standards for the industrial area will permit the development of a highly attractive and unique large-scale industrial, warehouse and manufacturing development representative of the types of development along the Loop 101 and 303 corridors. Development standards for the mixed use property will establish flexible design regulations while creating a design and site configuration to minimize impacts on adjacent property.

Should a conflict exist between any provision in this PAD and the Peoria Zoning Ordinance, the PAD shall apply.

8.1 Residential

8.1.1 Development Standards

The residential portion of this PAD, designated as R1-6 PAD, will allow a range of housing options. Residential development standards are based on the City's R1-6 zoning district. Deviations from the Code are noted in **bold** text. See **Table 2, Residential Development Standards** below.

Table 2 Residential Development Standards

Residential Development Standards					
REGULATION	BASE PEORIA ZONING DISTRICT REGULATION (R1-6)	PROPOSED PAD REGULATIONS (R1-6-40 PAD)	PROPOSED PAD REGULATIONS (R1-6-45 PAD)	PROPOSED PAD REGULATIONS (R1-6-50 PAD)	PROPOSED PAD REGULATIONS (R1-6-60 PAD)
Min. Lot Area (sf)	6,000	4,600	5,175	5,750	7,200
Min. Lot Width (ft)	50	40	45	50	60
Min. Lot Depth (ft)	100	120 ⁴	120 ⁴	120 ⁴	125 ⁴
Max. Lot Coverage (%)	45	55	55	55	55
Max. Building Height (ft)	30	30	30	30	30
Front Setback (ft.)					
Side-entry garage ¹	10 ²	10 ²	10 ²	10 ²	10 ²
Front-facing garage ³	20	18	18	18	18
Interior Side (min/total)	5/8/13	5/5/10	5/5/10	5/5/10	5/5/10
Rear	15	15	15	15	15
Corner	10	10	10	10	10

¹ Side-entry garages shall be prohibited on corner lots

² Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.

³ Where front-facing garages or side entry garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

⁴ Minimum lot depth may be decreased by 5-feet when fronting a street knuckle or cul-de-sac

8.1.2 Accessory Use Development Standards

See Section 21-422 of the City of Peoria Zoning Ordinance.

8.1.3 Open Space Requirements

Residential open space requirements shall comply with Chapter 3 of the City of Peoria Design Review Manual dated August 2008, Single-Family Residential Development.

8.1.4 Parking

The Legacy Point PAD shall comply with the requirements of Sections 21-824 and 825 of the City of Peoria Zoning Ordinance for Off-Street Parking.

8.1.5 Enhanced Design Review Standards

Design standards shall comply with Chapter 3 of the City of Peoria Design Review Manual dated August 2008, Single-Family Residential Development except as modified per this PAD.

8.1.6 General Property Development Standards

See Section 21-419 of the City of Peoria Zoning Ordinance.

8.2 Industrial

8.2.1 Development Standards

The Industrial portion of this PAD, designated as I-1 PAD, will allow employment generating uses that capitalize on the accessibility and proximity to the Grand Avenue/US-60 corridor and the future Northern Parkway. The Industrial PAD designated property will allow industrial development per the modified I-1 development standards (deviations from base standards denoted in **bold**) as shown in **Table 3** below.

Table 3 Industrial Development Standards

Industrial Development Standards		
REGULATION	BASE PEORIA ZONING DISTRICT REGULATION (I-1)	PROPOSED PAD REGULATIONS (I-1 PAD)
Minimum Size of Lot by Use		
Area (Acreage)	N/R	N/R
Width (ft)	80	80
Minimum Setbacks for Principal Buildings		
Front Setback (ft)	20	20
Least Side (ft)	0	0
Total Sides (ft)	20	20
Interior Setback (ft)	N/R	N/R
Rear Setback (ft)	25	25
Corner Setback (ft)	20	20
Setback from Residential Zoning District (ft) ***	50	50
Maximum Lot Coverage		
Percentage – by all Buildings	N/R	N/R
Maximum Building Height		

Principal Building Height (ft) **	48	56
Accessory Building Height and Setbacks (ft)	*	*

N/R No minimum requirements.

* All regulations and development standards applicable to the principal building shall apply

** Building Height: Where a setback from residential zoning district applies, the building shall be limited to a maximum height of forty (40) feet at the setback line. The building height may be increased by one (1) foot per each three (3) feet of additional setback to the maximum height as prescribed by the applicable district.

Non-habitable/mechanical equipment areas may exceed height limitations, subject to design review approval.

Building height shall be limited to a maximum height of forty-eight (48) feet within two hundred (200) feet of a residential zoning district abutting 79th Avenue

*** The setback shall be applied to sides which abut or are adjacent to a residential zoning district, as established in Section 21-415.A or as designated residential on a PAD or PCD. Where a side is adjacent to a residential zoning district, said setback shall be applied when the abutting right-of-way is a collector or lower classification as identified on the Peoria General Plan and Street Classification Map.

8.2.2 Screening, Fencing and Walls

Screening, Walls and Fence requirements shall comply with the requirements of Sections 21-804 and 21-805 of the City of Peoria Zoning Ordinance and the City of Peoria Design Review Manual standards in place at the time of zoning approval for the industrial property except as modified per this PAD.

Screening and buffering will enhance the development's architecture while providing security and traffic safety for users on the property. Per City Code, loading areas and delivery bays will be screened from public view. Screening and buffering along 79th Avenue will have complementary design elements with the abutting residential parcels. Truck loading and dock areas will be located in areas for functional efficiency without detracting from the aesthetics of the overall industrial development to the extent feasible within the confines of an individual user. Loading docks, service bays, outdoor storage and onsite parking lots shall be screened from street view by any combination of walls and landscaped berms as appropriate for the use and subject to City review and approval as part of the design review process.

8.2.3 Performance Standards

The Legacy Point PAD shall comply with the requirements of Section 21-806 of the City of Peoria Zoning Ordinance for Performance Standards.

8.2.4 Parking

The Legacy Point PAD shall comply with the requirements of Sections 21-824 and 825 of the City of Peoria Zoning Ordinance for Off-Street Parking and Section 21-826 of the City of Peoria Zoning Ordinance for Off-Street Loading except as modified per this PAD. These modifications meet current industry standards for similar non-residential uses.

8.2.5 Zoning Ordinance Modifications

- Parking lot landscape island: One (1) parking lot island for every ten (10) parking spaces in front of the building. Landscape islands within delivery/loading/gated operations area are exempt from parking island requirement.
- Parking stall dimensions: Standard spaces 9-feet wide by 18-feet long; accessible parking spaces per ADA Standards for Accessible Design.
- Minimum parking ratios for industrial buildings:
 - Office space: 2/1,000 sq. ft.
 - Warehouse space: 0.5/1,000 sq. ft.
 - Retail/showroom: 1/500 sq. ft.
 - Manufacturing: 0.5/1,000 sq. ft.

8.2.6 Enhanced Design Review Standards

The following design standards replace Chapter 2, Section 20-78-2.IV.C of the City of Peoria Design Review Manual in its entirety.

- Wall forms shall be articulated with changes on massing, colors, or materials. Such a change in horizontal walls shall occur at appropriate intervals for the scale of the building.
- Pre-cast walls/tilt-up shall incorporate reveals, recessed glazing, and/or accents to articulate the building exterior.
- At entries, design elements/materials that enhance the aesthetic of the building shall be incorporated.
- Overhead doors shall not front on any public street unless properly screened.

8.3 Mixed Use

As depicted on **Figure 1, Development Plan**, there is approximately 20-acres of land at the northeast corner of 83rd Avenue and Northern Avenue, designated as MU PAD. The development standards proposed for this area are anticipated to correspond to the underlying Mixed Use – Neighborhood Village Center land use designation to support commercial, office, and higher density residential uses. Development standards for the mixed use property will provide flexible design regulations while establishing criteria for design and site configurations to minimize impacts on adjacent property.

8.3.1 Development Standards

The MU PAD designated property will allow development per the modified RM-1 and C-2 development standards (deviations from base standards denoted in **bold**) as shown in **Table 4** below.

Table 4 Mixed Use Development Standards

Mixed Use Development Standards				
REGULATION	BASE PEORIA ZONING DISTRICT REGULATION (RM- 1)	PROPOSED PAD REGULATIONS (RESIDENTIAL)	BASE PEORIA ZONING DISTRICT REGULATION (C-2)	PROPOSED PAD REGULATIONS (NON RESIDENTIAL)
Min. Lot Area (sf)	N/R	N/R	N/R	N/R
Min. Lot Width (ft)	50	N/R	N/R	N/R
Min. Lot Depth (ft)	N/R	N/R	N/R	N/R
Maximum Density (du/ac- as calculated by Peoria General Plan)	18	18	:	:
Max. Lot Coverage (%)	50	N/R	N/R	N/R
Max. Building Height (ft)	48	48	48	48
Minimum Building Setbacks				
Front Setback (ft.)	20	15	15	15
Rear Setback (ft.)	15	15	20	20
Side Setback (ft.)	20	15	N/R	N/R
Corner Setback (ft.)	15	15	15	15
Distance Between Buildings (ft) ¹	:	10	:	:

¹ Interior setbacks shall be zero (0) feet

8.3.2 Accessory Use Standards

Residential uses - Development standards for accessory uses for shall comply with the standards established in Section 21-422 of the City of Peoria Zoning Ordinance. Non-residential uses - All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 21-825 of the City of Peoria Zoning Ordinance.

8.3.3 Open Space Requirements

Open space and amenities shall comply with the requirements of Chapter 3 and Chapter 4 of the City of Peoria Design Review Manual, as applicable, except as modified per this PAD.

8.3.4 Parking

The Legacy Point PAD shall comply with the requirements of Sections 21-824 and 825 of the City of Peoria Zoning Ordinance for Off-Street Parking and Section 21-826 of the City of Peoria Zoning Ordinance for Off-Street Loading.

8.3.5 Enhanced Design Review Standards

Design standards shall comply with Chapter 3 and Chapter 4 of the City of Peoria Design Review Manual dated August 2008, as applicable, except as modified per this PAD.

8.3.6 General Property Development Standards

See Sections 21-419 and 21-206, as applicable, of the City of Peoria Zoning Ordinance.

9.0 Project Signage Standards

The Legacy Point PAD will provide for functional and attractive signage that complements the architecture of the overall Project yet ensures the components express a cohesive identity while meeting the needs of the individual users. **Figure 14, Monumentation & Signage** exhibit depicts conceptual locations for Project entry monuments. **Monument Details** at **Figure 15** illustrates a residential entry monument. Refer to **Figure 26** for a rendering of a residential parcel entry. Monument locations and design details will be finalized through site plan review and approval at a later date. The mixed use parcel will identify entry monument locations and design details once future users are identified. A developer may consider designing a comprehensive sign plan to provide for attractive and consistent signage for tenants and/or residents of the residential, mixed use and/or industrial developments.

The Legacy Point PAD shall comply with the requirements of the Sign Code, Sections 21-827 through 21-837 of the City of Peoria Zoning Ordinance for signage requirements.

10.0 Project Screening, Walls, and Fence

Screening, Walls and Fence requirements shall comply with the requirements of Sections 21-804 and 21-805 of the City of Peoria Zoning Ordinance and the City of Peoria Design Review Manual dated August 2008, except as modified per this PAD. The residential, industrial and mixed use property will have complementary design elements and thematic character while meeting the needs of their respective users. Project connectivity will be achieved through the use of similar materials for functional components such as key elements and accents in monuments or walls. The visual connection between residential, industrial adjacent to 79th Avenue, and mixed use developments will be achieved through harmonious materials, colors and architectural style. Entry monuments, wall colors, materials, and forms will be similar in scale and quality.

Sound mitigation for residential uses abutting arterial roadways and parkways will be addressed as part of the design review process. Community walls abutting arterial roadways and parkways, and industrial walls abutting 79th Avenue will be a minimum 8-feet in height.

Onsite landscaping will occur with the development of individual parcels. Offsite landscaping will be installed along individual parcel frontages with the development of individual parcels. Entry monuments, walls and screening will be determined as to what is appropriate for individual users and parcels. Monument and wall locations and design details will be finalized through site plan review and approval at a later date. A conceptual **Screening, Fencing and Walls** exhibit at **Figure 16** depicts the residential area walls and fences, and the industrial wall

abutting 79th Avenue; and corresponding conceptual **Wall Details** at **Figure 17A** depicts illustrative examples of the type and character of the walls that are anticipated to be installed. **Industrial Wall Details** at **Figure 17B** depicts illustrative examples of the type and character of the walls that are anticipated to be installed in the industrial area, except along 79th Avenue.

11.0 Project Lighting

The Legacy Point PAD shall comply with the requirements of Section 21-802.F of the City of Peoria Zoning Ordinance for Exterior Lighting and the City of Peoria Design Review Manual dated August 2008, except as modified per this PAD.

12.0 Project Landscape Design

The Legacy Point PAD shall comply with the requirements of Section 21-818 of the City of Peoria Zoning Ordinance for General Landscape Requirements and the City of Peoria Design Review Manual dated August 2008, except as modified per this PAD. Onsite landscaping will occur with the development of individual parcels. Offsite landscaping will be installed along parcel frontages with the development of individual parcels.

Use of native vegetation and low water plants shall conform to the Phoenix Active Management Areas Low Water Using Plant List, and be planted in conjunction with an efficient water system.

12.1 Residential Landscape Character

The landscape character envisioned for Legacy Point residential supports the desert theme and vision. Landscape for the community consists of a balanced blend of lush and desert appropriate plant materials arranged in formal and informal patterns along straight and meandering sidewalks, with emphasis on shade and color along the street. Neighborhood entries will be highlighted by unique portal elements framed by large shade trees. Community walls will be designed to complement the modern aesthetic. This character shall be incorporated into individual neighborhood landscape themes.

Private Residential Landscaping

A diversity of plant materials is encouraged on residential lots. Plant materials will include a variety of desert appropriate plants to provide seasonal color, texture, foliage interest and screening capabilities. Trees within front yards should be located to maximize canopy coverage and shade potential. Hydroseed is not allowed on residential lots.

Park Landscaping

Landscaping in parks, open spaces and pedestrian trail areas shall include a diversity of desert appropriate plants materials and a strategic use of trees to create nodes of shade. Turf should be used only where functionally appropriate for recreational fields, useable open spaces, and as a complement to shaded nodes.

Groundcover

All exposed and unpaved natural soil within developed areas will be planted with turf, hydroseed, groundcover or covered with decomposed granite. Turf will be sensitively used in deference to the desert environment, but may be strategically used as part of the community streetscape and at community entries as well as within both passive and active open space and recreation areas.

Streetscape Furniture

Benches, trash receptacles, shade structures, landscape lighting and paving materials will contribute significantly to the character of the public environment. These elements will be incorporated where appropriate along community streets and in public areas. A consistent style of public streetscape elements will be used throughout Legacy Point to reinforce the overall community theme.

12.2 Residential Landscape Palette

Desert plants are suggested for use in all neighborhoods and are subject to specific characteristics due to cold tolerance, soil conditions, or other special microclimatic needs.

12.3 Decomposed Granite

The granite color utilized in Legacy Point is Express Gold, Express Brown, or Express Date Creek, or other approved equal, three-quarter inch (3/4") screened.

12.4 Irrigation

Automatic irrigation systems are required for all planting areas.

Areas requiring overhead spray shall be minimized and shall be restricted to turf and flowerbeds. All other areas must use drip irrigation.

12.5 Residential Street and Front Yard Landscape

Parcel developers shall install landscaping along neighborhood streets and corner lot side yards per the approved subdivision landscape plans. All landscaping must be installed prior to occupancy of any residence.

Front Yard Paving

The minimum width of an entry walk is three feet (3').

Front Yard Planting

Parcel developers are responsible for design and installation of all front yard landscape. Each parcel developer shall submit one design alternative relative to a desert planting scheme and one design alternative in an enhanced/"green" planting scheme.

Front yards shall be landscaped to reinforce the community theme stated in **Section 12.1 Landscape Character**. A minimum of two trees is required in each front yard. One tree must be a 36" box (min.) and the other a 24" box (min.). One of the two trees must be planted between four (4) and eight (8) feet behind the sidewalk.

Minimum Tree Quantity	2 ⁽¹⁾
Minimum Tree Size	24" box
Primary Tree Type at Street	Shade
Secondary Tree Type	Accent
Planting Character	Formal or Informal
Minimum Shrub Size	5 gallon
Minimum Accent Plant Size	1 gallon
Minimum Ground Cover Size	1 gallon
Organic Ground Plane Materials	Turf and Ground Cover
Decomposed Granite Color ⁽²⁾	"Express Gold, or Express Brown or Express Date Creek" or other approved
Decomposed Granite Size	¾" screened
Minimum Organic Coverage	50% ⁽³⁾

¹ One additional 24-inch box tree for every 30 linear feet shall be planted along landscape strips between product walls and curbs along corner side and rear property lines or at the ends of cul-de-sacs where planting area is a minimum of 5 feet wide.

² Decomposed granite is required under all shrub and ground cover plantings.

³ The percentage shown for organic coverage is at two year's growth and applies to plants (shrubs, turf and ground covers) at the ground plane only, not tree canopies.

Front Yard Landscape Requirements

Trees should be spaced at least fifteen feet (15') apart. If trees need to be spaced more closely, they should be of the same species.

Each front yard must contain at least four different species of shrubs and/or ground covers. Plants should be used in groupings of similar species to provide mass and structure to the yard.

Parcel developers are encouraged to offer homebuyers upgrade options for front yard landscaping. Upgrades can include denser planting, larger plant sizes, special paving, boulder clumps, contouring, landscape lighting, etc.

Decomposed Granite

Only decomposed granite or native granite rock are acceptable as landscape material. River rock, crushed rock, artificially colored or naturally mined rock that is uncommon to the site shall not be permitted.

Corner Lot Side Yards and Rear Yards

All areas between a product or retaining wall and the back-of-curb or sidewalk, as well as those rear yards which are visible from common areas, shall be planted with a landscape palette consistent with the parcel theme. Minimum requirements are:

- 50% organic coverage at two years' growth.
- Full coverage of the ground plane with ground cover and/or gravel mulch.

- One 24-inch box tree for every 30 linear feet along the wall facing the street where planting area is more than 5 feet in width.

12.6 Industrial Landscape Character

The landscape theme for the Legacy Point industrial area consists of all Low Water Use plant materials and shall conform to the Phoenix Active Management Areas Low Water Using Plant List. A lush landscape appearance will be achieved through the careful placement of colorful shrubs, accents of spikey material and flowering ground covers. The trees will provide fast growing shade for the parking areas and entrances to the buildings. The landscape design is a combination of formal and semi-formal masses of singular plants in rows with colorful accent plants that will look good year-round and create a dynamic landscape architectural theme.

Hybrid fan palms are used at the main entries and along entry drives and streetscape to accent the entries and help create a sense of arrival. The pedestrian walkways from the parking lots will be shaded and have decorative paving highlights to create an enhanced pedestrian experience.

The industrial area will feature well landscaped parking areas to create a shaded pedestrian friendly atmosphere. Unscreened parking areas shall include planted islands at the ratio provided herein. Subject to appropriate screening, delivery/loading/gated operational areas shall be excluded from planted islands and landscape planting.

Irrigation

The irrigation system is a low flow automatic drip system. The emitters will deliver water directly to each plant and tree to minimize waste. The electric controller will allow for proper scheduling for different times of the year and as the plants mature the water can be controlled to eliminate overwatering and promote healthy plants. The trees and shrubs will be valved separately to maximize watering efficiency.

13.0 Design Guidelines

13.1 Residential Design Guidelines

13.1.1 Architectural Design

Building architecture plays an important role in creating the backdrop for the public spaces and the streetscape within Legacy Point, but is equally important in establishing the overall community identity. Architecture will promote core values that place strong emphasis on function, durability and visual appeal.

Function: Home designs will be based on simple building blocks and roof forms that have a direct relationship to internal functionality. Homes will be designed with a strong street orientation including porches and/or front entries designed to foster community neighborliness and social interaction among community residents. Shade elements will be thoughtfully integrated to provide protection from the desert sun.

Durability: Building articulation, materials, landscaping and color schemes will have a relationship to the Arizona desert and be selected to create a sense of timelessness within the community.

Visual Appeal: Modern design elements and architecture with a local flavor will be complimented by well-articulated public spaces including porches, and patios, or entry courtyards with meaningful front door design, and thoughtful design and material selection for garage doors. Minimal setbacks will be utilized to promote a compact, walkable neighborhood and landscaping will play an important role in creating the overall landscape vision for each home, street and neighborhood. Neighborhoods may include a mix of single story and two story homes to provide diversity in the street façade.

This approach to architectural direction will apply to all residential structures, including schools and recreational facilities. It is envisioned that this more honest approach to core architectural values will create a unique and refreshing persona for Legacy Point as well as provide a set of tools for the building designers and architects that allow them to be more respectful to time tested architectural styles.

Residential homes will offer a variety of architectural styles and options as required by Chapter 3 of the City of Peoria Design Review Manual, Single-Family Residential Development. The architectural renderings in **Figure 18, Architectural Representative Example – Residential** are a representative example of the high quality housing product produced by Shea Homes. The homes for Legacy Point are still in the development stage and are anticipated to stretch beyond the traditional style depicted and be designed with a more desert contemporary or modern style appropriate to the unique urban vernacular of Peoria. Each elevation will be developed in accordance with the City's Design Review requirements or as modified by this PAD.

13.1.2 Residential Architectural Styles

Contemporary architectural styles that are compatible within Legacy Point include the following:

- **“Adobe Ranch”** style: with a mix of hip, Dutch gables, sheds and gable roof masses, “adobe slump” brick veneer on some elevations (per plan), decorative shutters (per plan), and other features, this style will evoke an “Arizona” ranch aesthetic found in some historical Phoenix architecture but with a more crisp, contemporary interpretation of the ranch-style living so popular in the Arizona market for many decades. S-shaped roof tile, theme specific window mullions, and occasional iron features also accentuate this theme.
- **“Contemporary Craftsman”** style: this style has historic detailing like gable brackets, stone veneers, and flat roof tile. Transitioning this theme toward a more contemporary expression are elements like strategic placement of stone veneer, and crisp, clean details and a mix of roof massing like gables, Dutch gables, and sheds. Craftsman “style” window mullions also distinguishes this theme.

- **“Southwest”** style: this style borrows elements of simple detailing from both Spanish and Ranch styles but is primarily distinguished by the prominence of hip roof massing throughout the theme. S-shaped roof tile, some adobe slump brick veneer and theme specific window mullions also accentuate this theme.
- **“Hill Country”** style: prominent 7:12 pitched gable roof massing with a mixture of shed and “Dutch” gable masses will distinguish the aesthetic of this theme. Color blocking of certain masses or recessed areas and the use of more contemporary stone veneers provide texture and/or color to certain massing and create a fresh, clean style reminiscent of the Austin Hill Country or even Napa Valley. Sand finish stucco and simple window detailing round out this theme. Flat tile complements this theme.
- **“Spanish”** style: simple styling and details like recessed windows, S-shaped roof tile, a mixture of hip and gable roof masses, and simple coloring all will lend authenticity to this historical style while creating a crisper, transitional appeal. Another feature that exemplifies this style are the subtle arches at the entries and garage recesses and theme specific window mullions.
- **“Transitional”** style: combining elements of both “historical” and “modern” architecture, this style relies on predominantly parapet massing (no roof tile) and flat roof elements. Other features of this more contemporary style include asymmetric massing, corner window features, “eyebrow” style iron awnings over entries or windows, stone or slump brick tower masses and use of “wood-like” siding veneers. Strategic color-blocking of certain masses are also sometimes present with this style.
- **“Modern” or “Contemporary”** style: this theme combines flat roof features, parapets, iron awnings, asymmetric masses, and other features that lend a more “modern” or even “industrial” feel. Color blocking of certain masses, strategic window placement/groupings, and clean, crisp, simple lines accentuate this theme.

13.1.3 Design Guidelines

Single Family Detached Development

These design guidelines are intended to supplement the City of Peoria Design Review Manual, Chapter 3, Single-Family Residential, dated August 2008.

(a) Design Overview

Plotting of structures should emphasize diversity and scale along the street, minimizing the monotony often seen in subdivision design. Diversity and scale achieved through creative planning techniques such as varied setbacks and building massing, variable lot widths, recessed and side-on garages, and enhanced corner lot treatments are recommended. RV garage options may be offered.

(b) Street Presence

Homes will be designed as distinctive buildings that compose, as a group within an individual block, a cohesive street presence. Homes must be well detailed and articulated, and will incorporate the following design concepts:

Front Elevations

Front elevations must incorporate a combination of the following design elements sufficient to achieve the overall architectural design goals of function and visual appeal:

- ❖ Front elevation outdoor living spaces, such as a front porch, patio or entry courtyard.
- ❖ Modern roof forms such as sloping roofs with gables and hips or flat parapet masses.
- ❖ A signature architectural or design element that provides a unique identity to the home, such as a focal front entry, detailed window treatment and articulation, or unique garage door design or treatment.

Side Elevations

- ❖ Side elevations of homes adjacent to streets or community open space areas, such as neighborhood parks, should be one story in height. Alternatively, for two-story homes, such side elevations may have a one story element along the exposed lot line and the length of the one story element should be at least 25% of the total side elevation length.
- ❖ If more than 25% of a side elevation is exposed and not screened by a solid wall, then the side elevation shall include upgraded architectural details consistent with those required for the front elevation.
- ❖ Door and/or window openings are required on side elevations and shall be articulated.

Rear Elevations

- ❖ Rear elevations adjacent to streets or community open space areas shall include articulation to the building mass that consists of a minimum of one of the following:
 - o Variation in roof planes.
 - o Second story balcony or roof deck with or without a roof element. Roof elements must be consistent in design with the main portion of the building.
 - o Covered patio with a roof treatment consistent in design with the main portion of the building.
 - o Principal or feature window.
- ❖ Two-story rear elevations next to streets or community open space shall have architectural treatments consistent with the front elevation.
- ❖ Door and window openings are required on rear elevations and shall be articulated.

Corner Lots

- ❖ Homes on corner lots must be sited and designed to present an attractive elevation to both street frontages employing design strategies that include landscaping elements, house massing, architectural detailing, or wrap-around porches.
- ❖ Perimeter wall fences on corner lots that encompass part of the side yard shall not be closer than 20 feet to the front elevation.

- ❖ A landscape area is required between a perimeter wall fence on a corner lot and the adjacent public sidewalk and street.

Terminus Lots

- ❖ Homes on lots that terminate streets or view corridors should be designed to take advantage of site specific conditions and should be particularly well composed and articulated.

Garage Treatment

- ❖ Garage doors are an important architectural element of the home. Design treatments such as stepping back garage doors from the main front elevation, splitting up garages, articulating garage doors, and creatively addressing where cars are parked not only help minimize the dominance of the garage, but also incorporate the garage as a meaningful component of both the building and the streetscape.
- ❖ The architectural design of garage doors must contribute to a visually interesting street frontage.
- ❖ Garage door treatments should reflect the architectural style of the home.
- ❖ A variety of compatible garage door designs must be utilized throughout an individual neighborhood block to contribute towards streetscape diversity.
- ❖ All garage doors must be recessed a minimum of 6" from the face of the exterior of the garage wall. Pop outs may not be used to achieve the 6" recess.
- ❖ No more than two garage doors may face the street, although one may be a two-car garage door. Additional garages must be side loaded or set behind the front façade of the home.

Front Porches, Courtyards and Public Spaces

- ❖ Utilize shaded, usable front porches, patios or entry courtyards to encourage activity within the public realm of the front yard that contribute meaningfully towards creating a socially interactive street.
- ❖ Encourage house designs that have active use areas at the front of the house to increase use of the front porch, patio or courtyard.

(c) Driveways

The following criteria shall apply:

- o Driveways serving two-car front loaded garages or any side-loaded garage are limited to 18 feet in width.
- o Driveways serving three-car front loaded garages or larger are limited to 28 feet in width.
- o The minimum backing distance for a side-loaded garage is 24 feet of pavement. The driveway shall be separated from the side property line by at least 4 feet.
- o Front loaded driveways shall be set back from side property lines by a minimum of six feet (6').
- o

❖ Driveway Enhancement Requirements

Driveways serving all single family residential homes shall be enhanced. Enhancement options may include exposed aggregate, stained or integral color, contrasting bands or textures, stamped concrete, paving blocks, planting cutouts, or similar treatments. Decorative scoring is encouraged but is not considered an enhancement by itself. Salt finish gray concrete is also not an enhancement.

❖ Variation and Diversity

Each block shall contain a variety of floor plans and building elevations to create a diverse streetscape. A minimum separation of at least three lots shall be maintained for models with same elevation, colors or materials. A minimum of three different floor plans and three different elevations must be offered for each product line.

A mix of materials, colors and façade treatments shall be employed within each residential neighborhood block.

(d) Roof Forms

- ❖ A variety of roof forms and roof materials will be used within each block length to promote diversity within the streetscape. Roof forms should be functional and purposeful in design.
- ❖ A wide variety of roof materials are encouraged such as flat concrete tile, metal roofs, barrel tile, and architectural flat shingles. A minimum of two different roof options in at least two different color schemes must be offered for all homes.
- ❖ Pitched roof pitches should range from 1:12 to 7:12. Rake and eave overhangs must be a minimum of 12" when appropriate to the architectural style
- ❖ Rooftop equipment is not allowed in single-residence structures (except for photovoltaic systems) and must be architecturally integrated within the volume of the building. Antenna and satellite dishes may not be placed more than ten (10') above the ground.
- ❖ Flat roof forms could be utilized when appropriate to the architectural style

(e) Building Height and Massing

Building height and massing must be designed to reinforce a cohesive and visually interesting streetscape by incorporating the following design techniques.

- o Changes in volume, building plane, sloping roofs or porches should be used to reduce the perceived scale of the structure.
- o Basic architectural shapes and volumes, and uncluttered architectural details are encouraged.

(f) Building Materials and Color

- o Building materials and colors should reflect the architectural character of the home.

- o Variety in building materials and colors is encouraged within a neighborhood, and should also compliment the natural environment.
- o A minimum of three distinct color schemes must be offered for each architectural style.
- o A simple and harmonious application of materials is encouraged.

(g) Setbacks

❖ Ancillary Equipment

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common area and any open space corridor, by a masonry wall at least one foot higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match the design, color and exterior texture of the home. Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three feet away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, a landscape buffer may be used as an alternative.

All air-conditioning units must be ground mounted. The top of any unit may not exceed 36 inches from finished floor grade.

❖ Balconies

Balconies may extend six feet (6') into the rear building setback but must stay within the front and side building envelope. Covered balconies must remain within the building envelope. Balconies shall be designed to complement the architecture of the home.

❖ Patio Covers

Rear patio covers, as measured to fascia, may extend half way into the rear building setback provided the maximum roof pitch is 4:12. Colors, materials and textures must match the existing body of the home. Patio covers shall be designed to complement the architecture of the building.

❖ Trellises

Trellis supports may encroach six feet (6') into the front yard setback and the edge of the trellis may encroach seven feet (7'). Trellises shall not exceed the height of the first story and may cover a maximum of fifty percent of the front width of the home. Trellises on the rear of the home are considered to be patio covers or accessory structures and must follow setback criteria for accessory structures and patio covers.

(h) Architectural Screening, Shade Devices

Screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the buildings and the

neighborhood. Colored window shading, steel or plastic shutters are not permitted.

❖ Ramadas and Gazebos

- o All ramada and gazebos must be detached from the existing building.
- o The height of any ramada or gazebo shall not exceed ten feet (10') above the floor level of the existing home.
- o The size of such structure shall not exceed one hundred fifty (150) square feet of area.
- o To ensure an open, airy appearance, no side of any ramada or gazebo may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.
- o All ramadas and gazebos shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color and materials of the home.

13.2 Industrial Design Guidelines

13.2.1 Architectural Design

Development in the industrial area will utilize building materials and architecture suitable for a large-scale industrial site with a range of building sizes while meeting the needs of individual users. A wide variety of building materials may be used. The architectural renderings in **Figure 19, Architectural Representative Examples – Industrial** are a representative example of the anticipated industrial developments. Each industrial project will be designed in accordance with the City's Design Review requirements or as modified by this PAD.

13.3 Mixed Use Design Guidelines

13.3.1 Architectural Design

Development in the mixed use area will utilize building materials and architecture suitable for a variety of uses with a range of building sizes while meeting the needs of individual users. A wide variety of building materials may be used. Each mixed use project will be designed in accordance with the City's Design Review requirements or as modified by this PAD.

14.0 Infrastructure and Utilities

14.1 Water/Wastewater

14.1.1 Water

The City of Peoria will be the water service provider for Legacy Point, and the water infrastructure will be owned and operated by the City of Peoria. The proposed site consists of three residential phases, and future mixed-use and industrial development. The residential portion of Legacy Point located within Peoria which is anticipated to be developed in three phases, see **Figure 20, Future Water Improvements**. The rezone request contains the industrial, mixed-use, and residential components of the Project and anticipated water demands for each land use are identified in the Master Water Report.

Conceptual water infrastructure for serving the Project, including water line sizes and alignments, are identified and evaluated which will subsequently become the basis of design for more detailed studies provided with each individual parcel as the Project develops. The industrial and mixed use portions of the Project are will be further detailed in subsequent reports as individual site plans become available.

The residential portions of the Project are anticipated to be developed in three phases. The industrial and mixed-use portions are anticipated to develop independently of the residential portions. Water reports will be submitted to the City for review and approval as each phase or site plan of the Project develops to demonstrate that the proposed water infrastructure for said phase or site plan will provide adequate service and meet all City requirements. As the Project is developed, the water system will be constructed so that each phase or site plan meets all applicable City of Peoria water system requirements for pressure, fire flow, as well as providing for two points of connection to the City's existing water system. The water infrastructure within each phase or site plan will be installed as said phase or site plan is developed. All water system infrastructure will be sized for build-out conditions. Water infrastructure needed to serve each phase or use will be determined during the preliminary plat/site plan process.

The City of Peoria water service area is within the Phoenix Active Management Area (AMA), which is designated by the Arizona Department of Water Resources as having an assured and adequate water supply (ADWR, 2020). The development will work with the City to extinguish existing Irrigation Grandfathered Rights (IGFR) and transfer the Extinguishment Credit to the City's Assured Water Supply program.

14.1.2 Wastewater

The City of Peoria will be the wastewater service provider for the Project, and the wastewater infrastructure for the Project will be owned and operated by the City of Peoria. The proposed site consists of three residential phases, and future mixed-use and industrial development. The residential portion of Legacy Point located within Peoria is anticipated to be developed in three phases. The industrial and mixed use portions of the Project will be further detailed in subsequent reports as individual site plans become available.

The proposed Project wastewater collection system has been designed based on City of Peoria design criteria as outlined in the City's Engineering Design Standards (City of Peoria, 2021), and the Integrated Water Utilities Master Plan (Carollo, 2015). See **Figure 21, Future Wastewater Improvements**.

For any given phase, the downstream sewer mains required to serve that phase will be constructed at the same time as the sewer mains within that phase. Sewer infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

14.1.3 Drainage

The Project site is included in the Glendale Area Stormwater Management Plan (SMP) study area that was prepared by Kimley-Horn and Associates, Inc. in July 2011. This plan updated the original 1986 SMP prepared by the City of Glendale. Subsequent regional drainage analysis was conducted in 2014 and 2016 by Entellus and Wood Patel (the *Peoria Storm Drain Master Plan* and *Grand Avenue Floodplain Delineation Study*, respectively). These studies present the most recent regional hydrologic and hydraulic modeling for the area surrounding the site.

The proposed site consists of three residential phases, and future mixed-use and industrial development. This rezone request contains the industrial, mixed use, and residential components of Legacy Point, however the industrial and mixed use portions will be further detailed in subsequent reports as individual site plans become available. See **Figure 22, Drainage - Existing Conditions Map** and **Figure 23, Future Offsite Conditions Map**.

The Project will be developed in accordance with Maricopa County and City of Peoria drainage policies and standards. The Project's improvements will allow onsite stormwater runoff from the Project to be routed via street flow and, where necessary, storm drain pipes to onsite retention basins. Runoff will be designed to drain via surface flow to low points situated throughout the site where inlets will be placed to capture the runoff from the street and discharge it to retention basins.

It is intended that each parcel of development will need to submit individual plans and reports, as necessary, showing that they are in conformance with the assumptions and guidelines reflected in this Master Drainage Report. Each of these parcels will independently manage its own stormwater. Provisions will be made to ensure that the development of each parcel will not adversely affect the development of the future phases. The Master Drainage Report submitted with this PAD only addresses the retention management for the residential portion of this Project. Future industrial retention requirements will be analyzed in the forthcoming preliminary and final reports.

14.1.4 Services

Services for the Project are listed below:

- Electrical SRP
- Communications Cox and/or Century Link
- Natural Gas Southwest Gas
- Refuse City of Peoria
- Police City of Peoria
- Fire City of Peoria

15.0 Schools

The schools serving the Project are Cotton Boll Elementary, a K-8 school located approximately $\frac{1}{4}$ mile west of the Project at 8540 W. Butler Drive, and Raymond S. Kellis High School located approximately $\frac{3}{4}$ mile southwest of the Project at 8990 W. Orangewood Avenue in Glendale. The Peoria Unified School District (“District”) serves both elementary and high school students. The District has been contacted about the Project.

16.0 Project Phasing

Legacy Point is intended to be developed in multiple phases based on land use. Takedown of the residential property will occur in multiple phases with the anticipated initial phase of single family residential west of 79th Avenue, north of Northern Avenue and south of the SRP power line easement. The residential phasing will permit continuing agricultural use of the undeveloped phases. The second phase of residential is planned east of 79th Avenue and south of the SRP power line easement. The third phase of residential will be west of 79th Avenue, north of the SRP power line easement and south of Butler Drive. The development phasing of the employment/industrial property, as well as the mixed use property, will be driven by market demand.

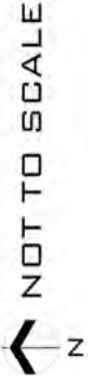
The intent is to install infrastructure, and improve street frontage and access adjacent to each parcel as it is developed. Individual site plans for the employment/industrial and mixed use property will be submitted by individual users for their respective sites.

The actual development phasing of the Project will be based on market conditions, industry factors and/or business considerations, and development may occur in any land use at any time.

FIGURES

FIGURE 1

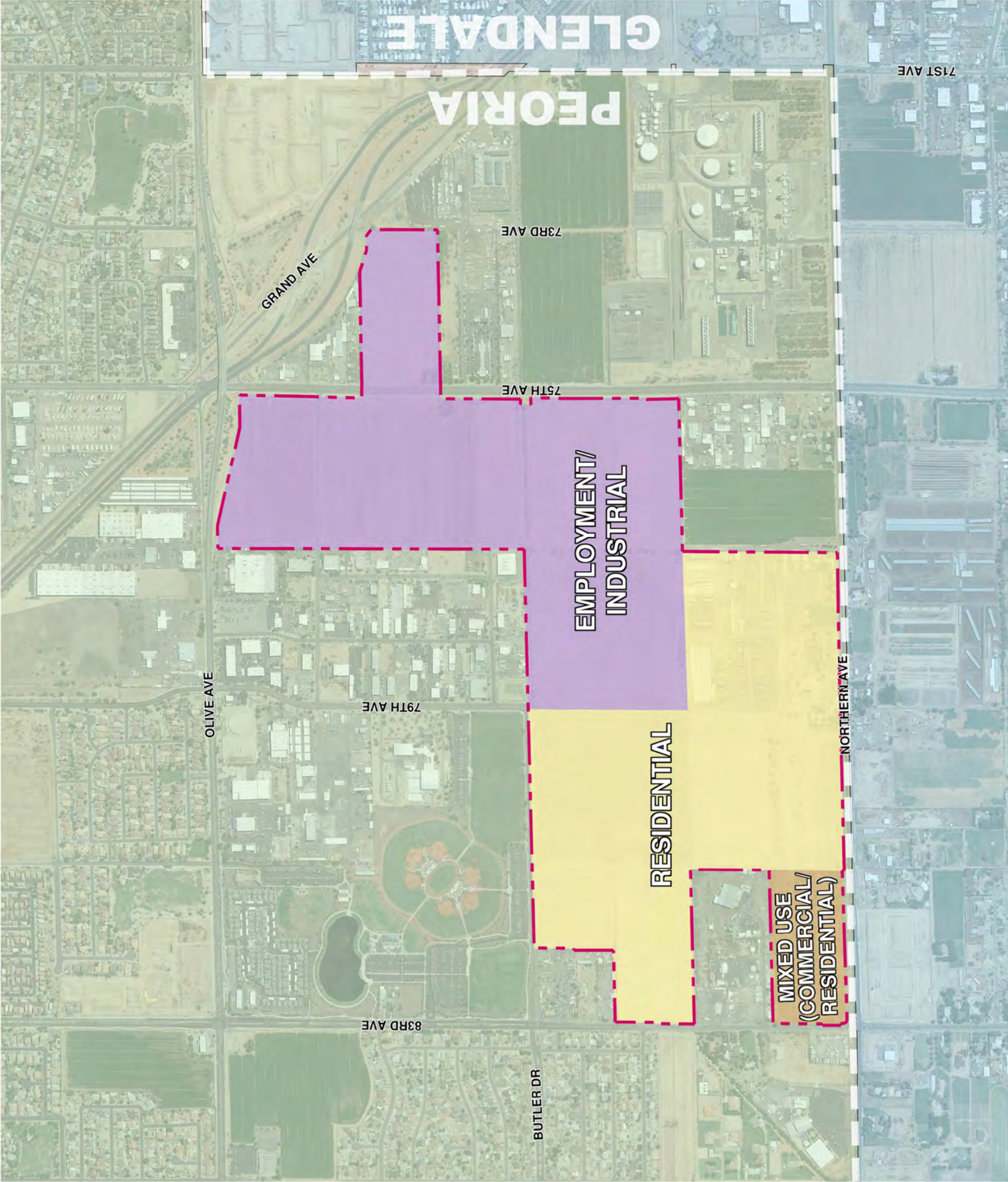
DEVELOPMENT PLAN



LEGEND

- Project Boundary
- Proposed Collector Street Alignment

Land Use	Gross Acreage
Residential	150.88
Employment/Industrial	174.60
Mixed Use	20.14
Total	345.62



LEGACY POINT

PEORIA, ARIZONA

FIGURE 2
VICINITY MAP

NOT TO SCALE

LEGEND

Project Boundary

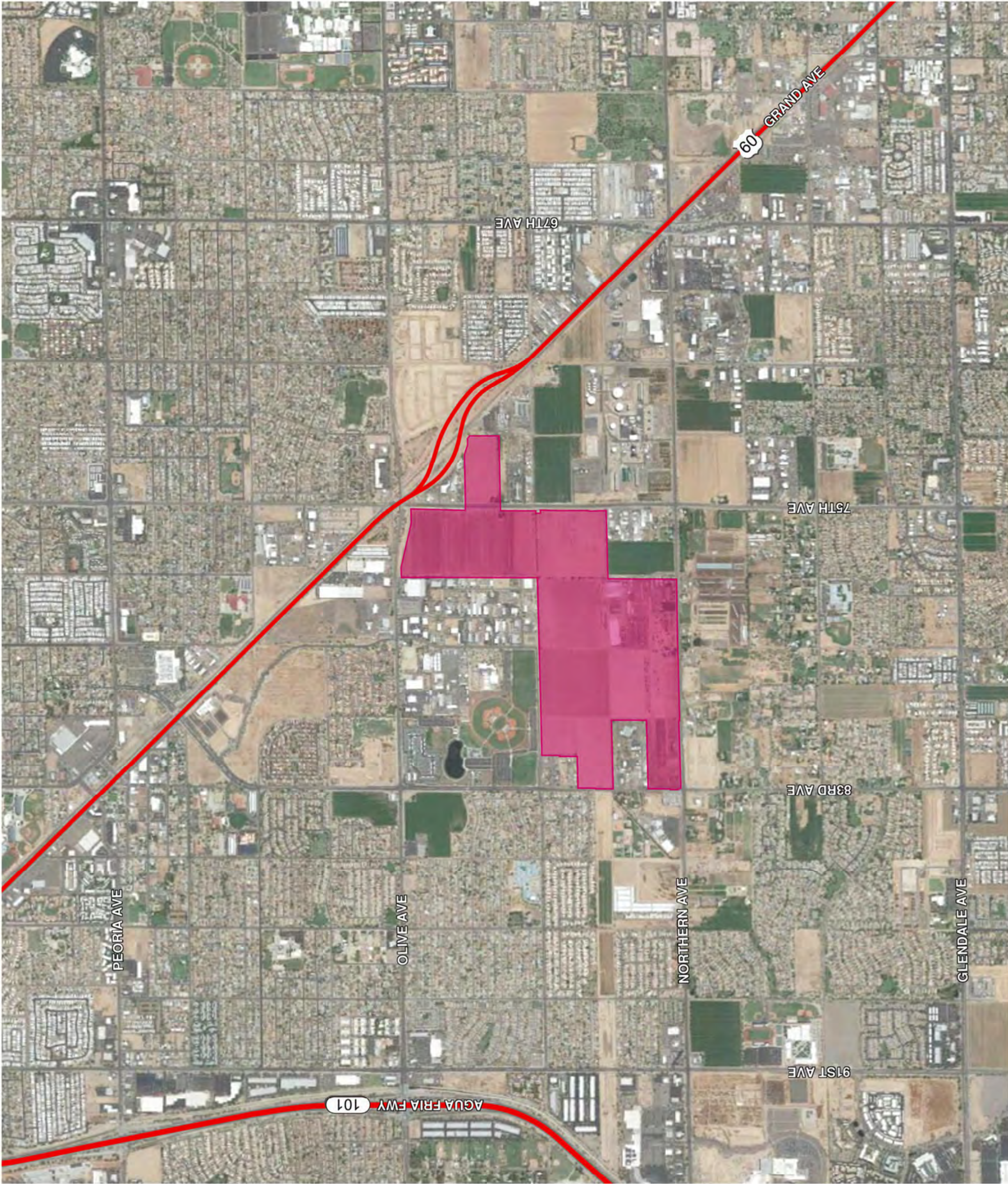
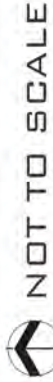


FIGURE 5

PROPOSED ZONING



LEGEND

Project Boundary (Glendale)

Project Boundary (Peoria)

Maricopa County Parcels

PEORIA ZONING

Planned Area Development (PAD)

R1-6

R1-7

R1-8

SR-43

C-2

C-4

RM-1

I-1

I-2

O-1

GLENDALE ZONING

Planned Area Development (PAD)

A-1

SR-30

SR-17

SR-12

C-3

R-4

R1-6

R1-7

R1-8

M-1

M-2

PRD OVERLAY

MARICOPA COUNTY ZONING

R1-6

RU-43

IND-2

IND-3

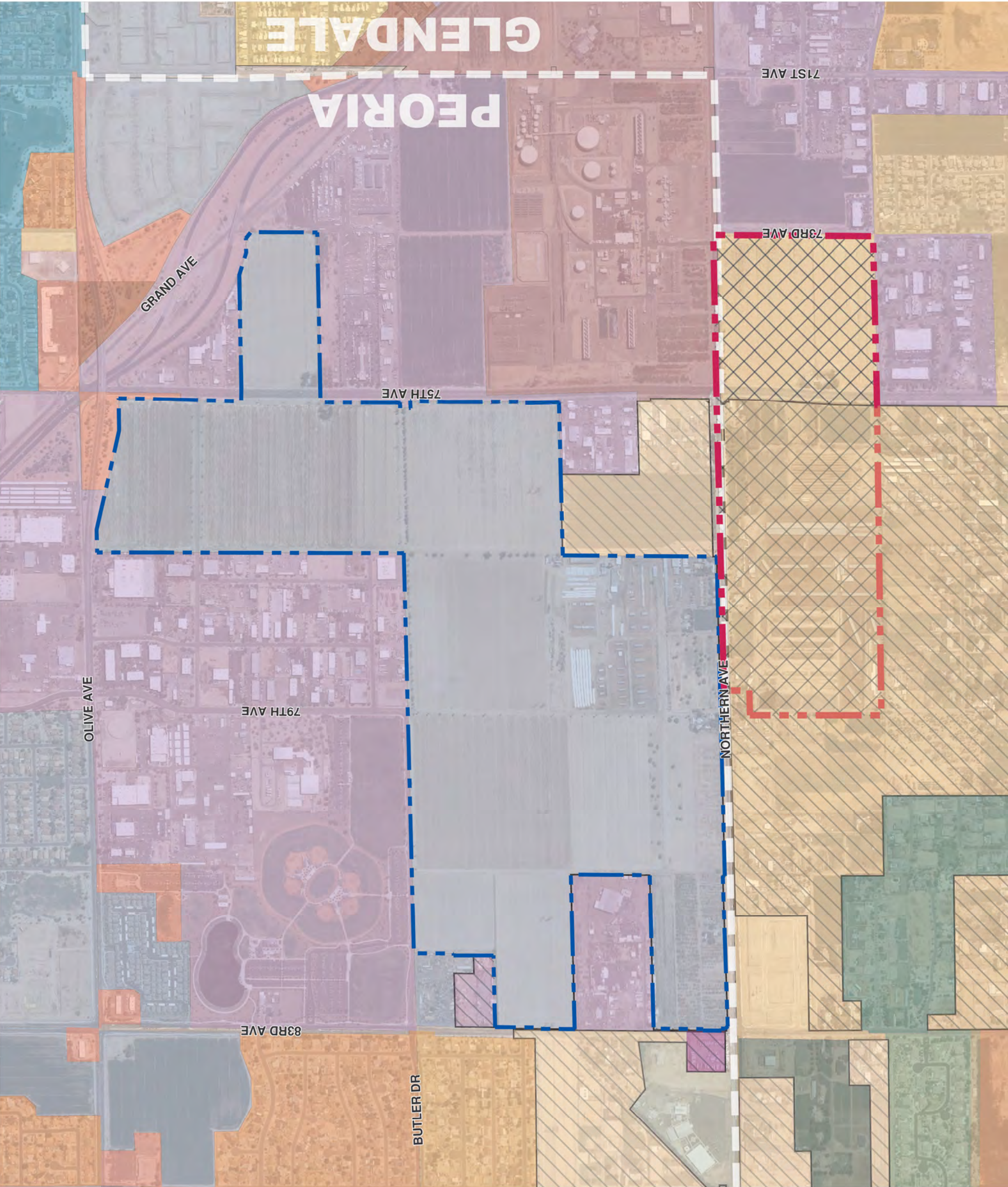
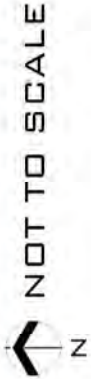


FIGURE 4

EXISTING ZONING



LEGEND

- Project Boundary (Peoria)
- Project Boundary (Glendale)
- Maricopa County Parcels

PEORIA ZONING

- Planned Area Development (PAD)
- R1-6
- R1-7
- R1-8
- SR-43
- C-2
- C-4
- I-1
- I-2
- O-1

GLENDALE ZONING

- A-1
- SR-30
- SR-17
- SR-12
- R1-4
- R1-6
- R1-7
- R1-8
- M-1
- M-2

MARICOPA COUNTY ZONING

- RU-43
- IND-3

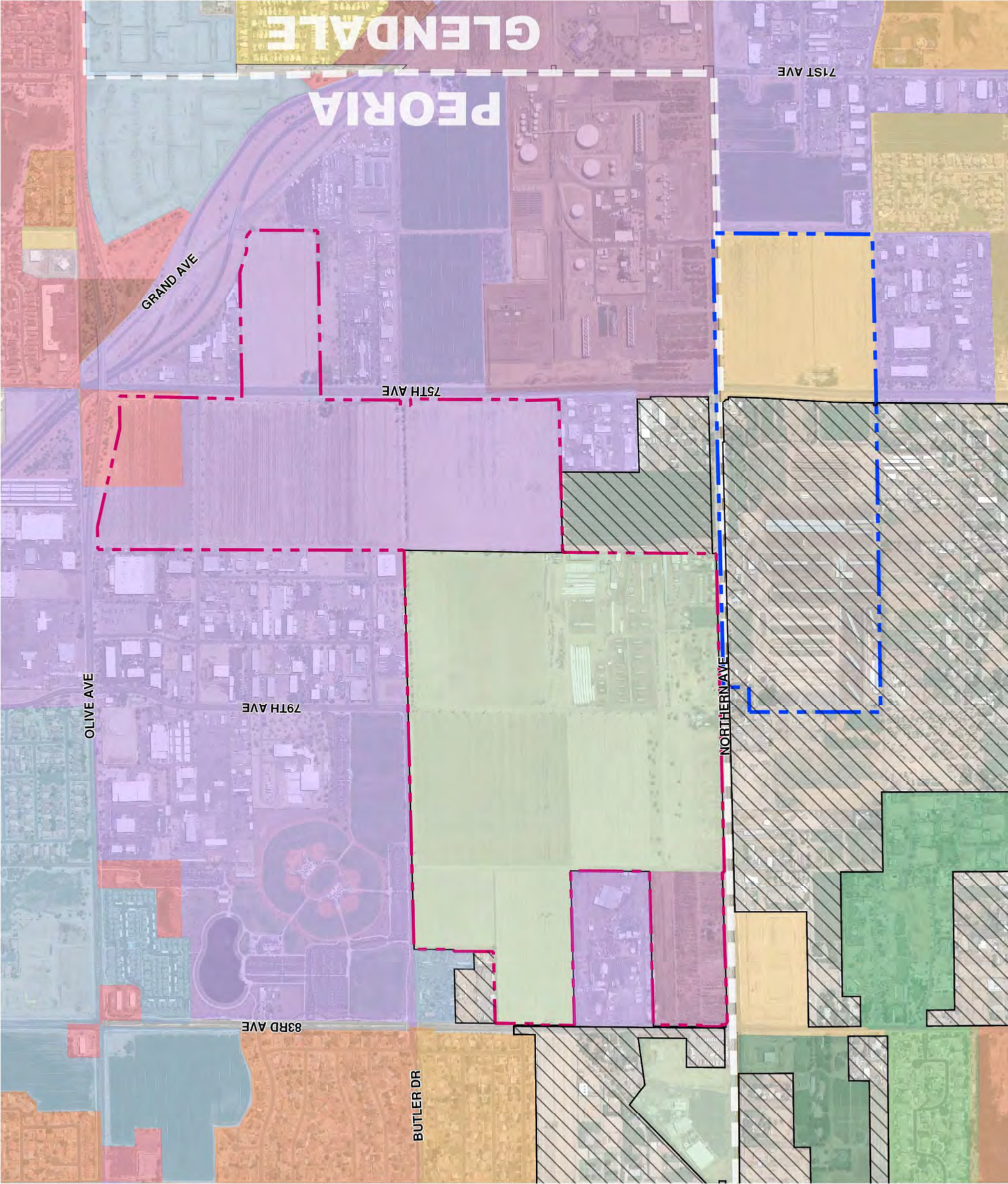
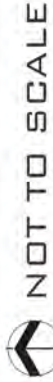


FIGURE 5

PROPOSED ZONING



LEGEND

Project Boundary (Glendale)

Project Boundary (Peoria)

Maricopa County Parcels

PEORIA ZONING

Planned Area Development (PAD)

R1-6

R1-7

R1-8

SR-43

C-2

C-4

RM-1

I-1

I-2

O-1

GLENDALE ZONING

Planned Area Development (PAD)

A-1

SR-30

SR-17

SR-12

C-3

R-4

R1-6

R1-7

R1-8

M-1

M-2

PRD OVERLAY

MARICOPA COUNTY ZONING

R1-6

RU-43

IND-2

IND-3

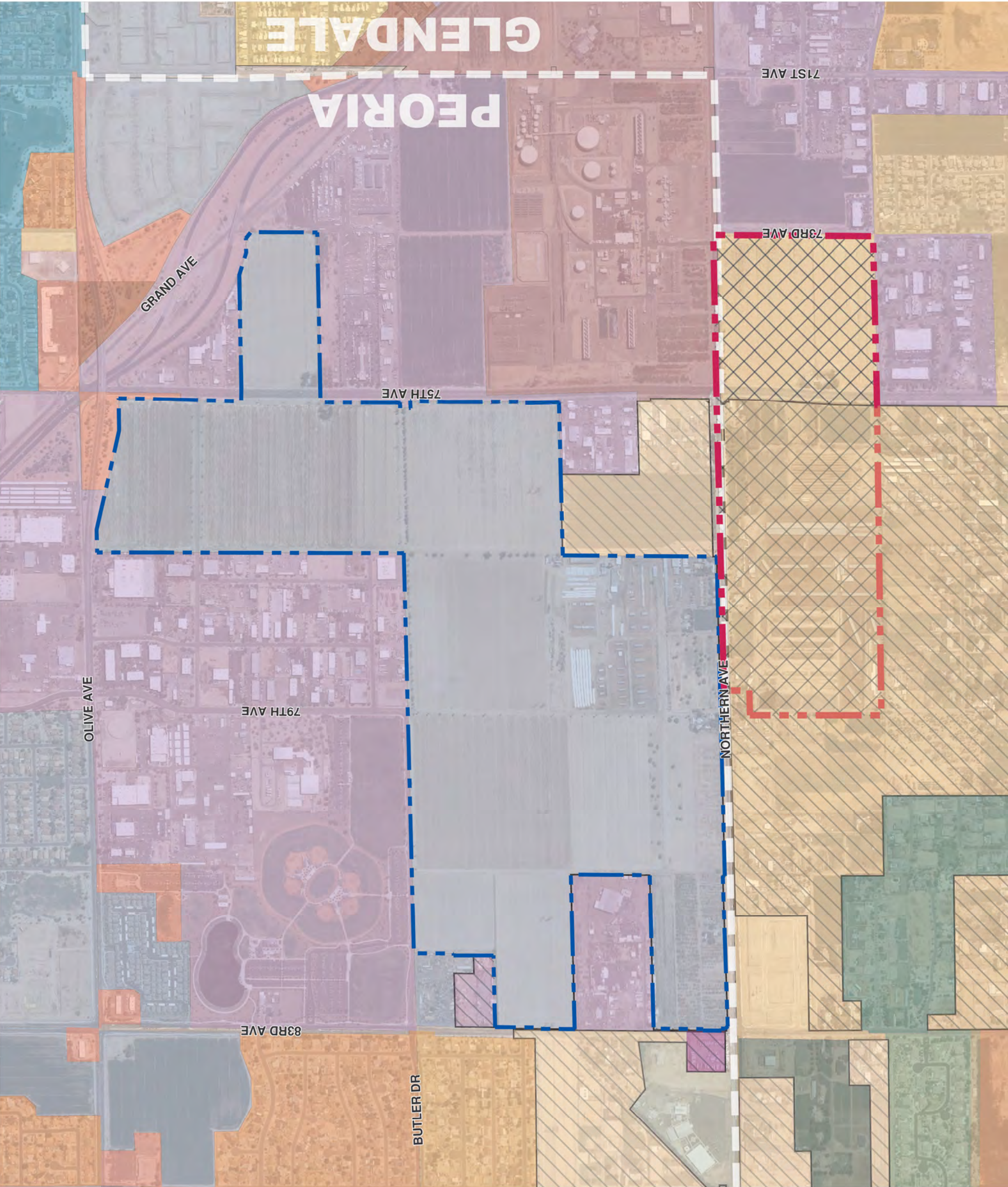
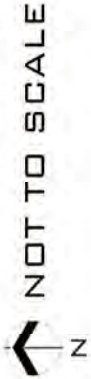


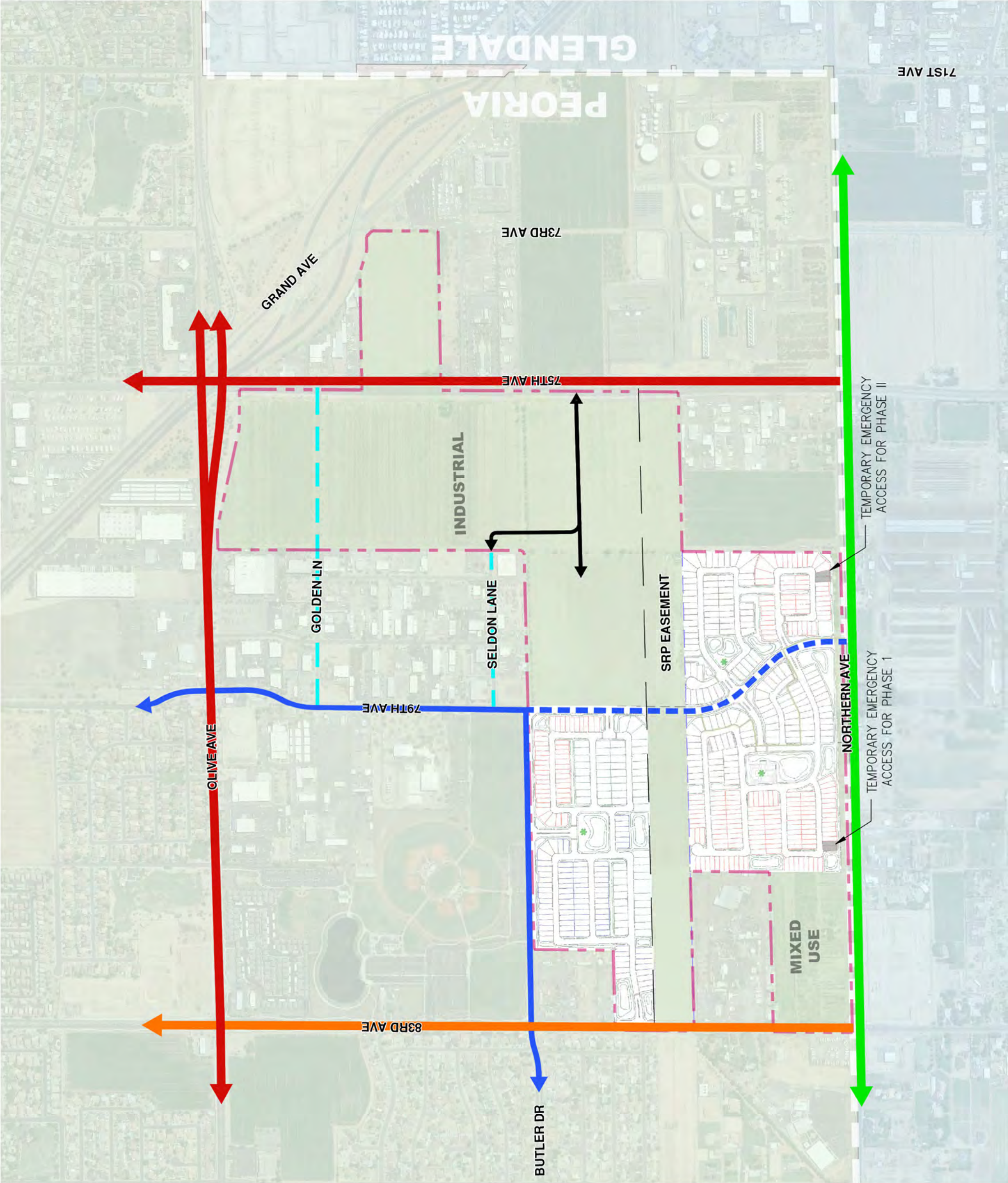
FIGURE 6

STREET CIRCULATION PLAN



LEGEND

- Arterial (City of Peoria)
- Collector (City of Peoria)
- Proposed Collector (City of Peoria)
- Parkway (City of Peoria)
- Arterial (Maricopa County)
- Existing Public Road
- Conceptual Future Industrial Private Access Drive

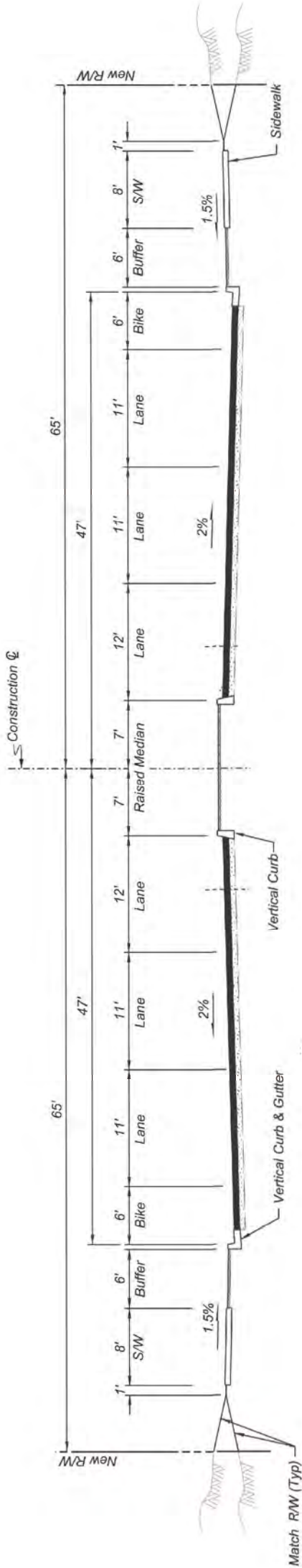


Conceptual Layout is graphical in nature and subject to change as the project continues through the development process.

FIGURE 7

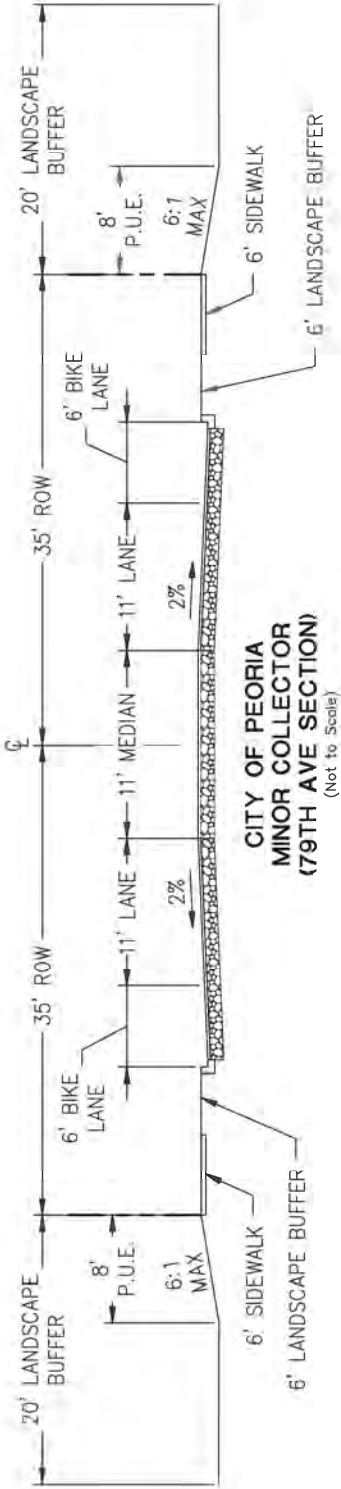
STREET CROSS SECTIONS

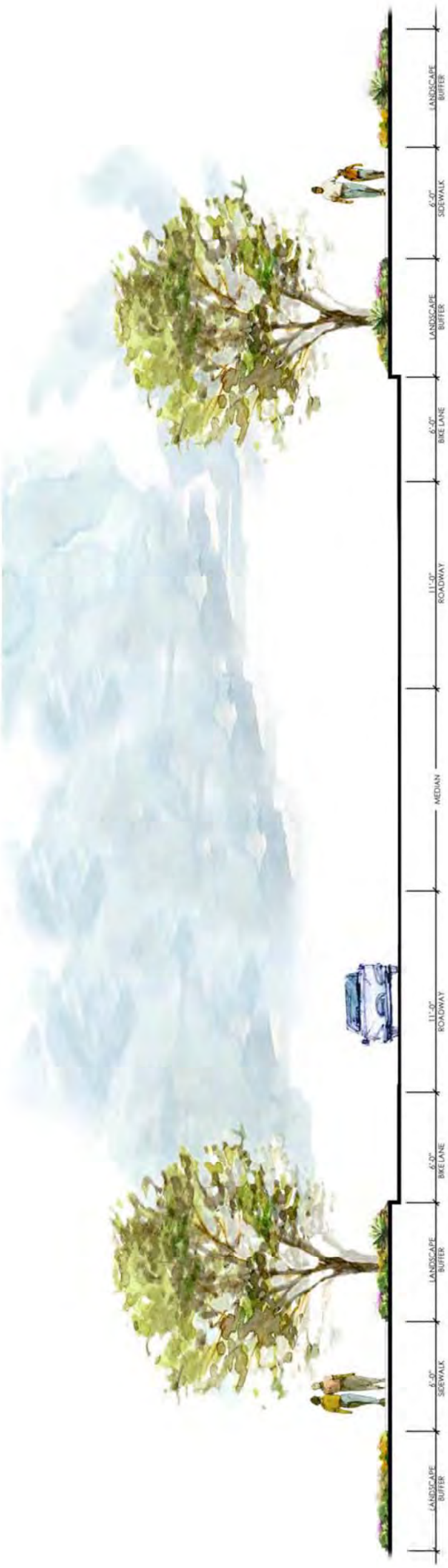
NOT TO SCALE



NORTHERN AVENUE ULTIMATE SECTION
6-Lane Typical Section 91st Ave to 75th Ave
NTS

MCDOT - Northern Parkway - Loop 101 to Grand Ave.
Project No. TT0573 - Final Scoping Plans





Minor Collector Road - 79th Avenue



Pedestrian Trail Connection - SRP Corridor

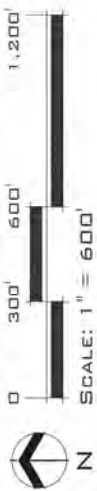
LEGACY POINT
PEORIA, ARIZONA
ROADWAY/SRP TRAIL STANDARDS

FIGURE 8

NOTE: DRAWINGS NOT TO SCALE
NOTE: ALL FINAL ROADWAY DIMENSIONS TO BE DETERMINED DURING PAD PROCESS.
ALL FINAL TRAIL DIMENSIONS COORDINATED WITH SRP.

FIGURE 9

CONCEPTUAL SITE PLAN



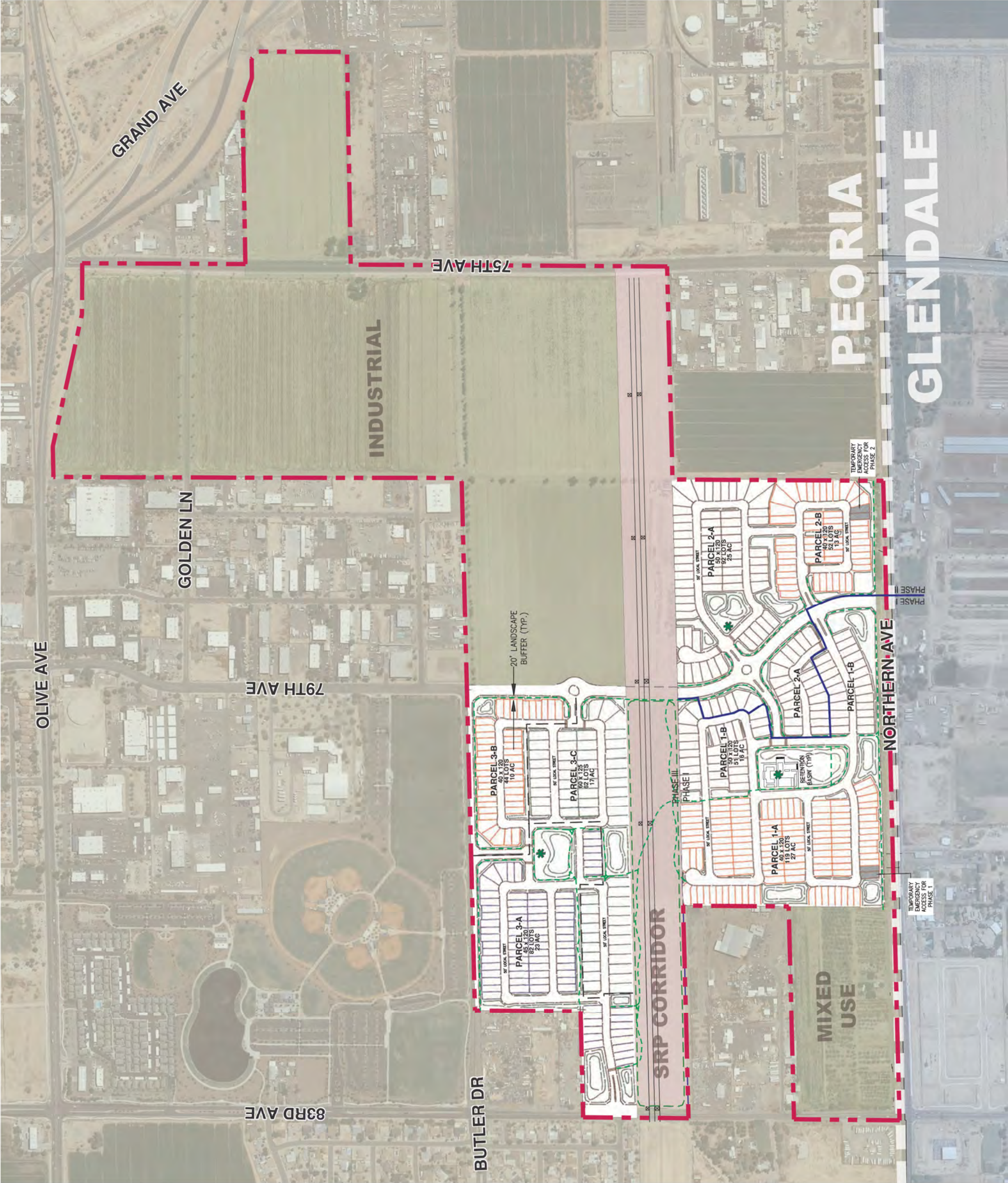
LEGEND

- Project Boundary
- Phase Line
- Trail
- Power Transmission Tower
- Amenity Location

Land Use	Gross Acreage	
	Peoria PAD	
Residential		150.88
Employment/Industrial		174.60
Mixed Use		20.14
Total		345.62

Conceptual Site Plan						
RESIDENTIAL SITE DATA TABLE						
Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	Net Area (acres)*	Net Density (DU/AC)
Phase I						
1-A**	40 x 120	119	27	4.4	25	4.8
1-B	50 x 120	51	16	3.2	15	3.4
Sub-Total	-	170	43	4.0	40	4.3
Phase II						
2-A	50 x 120	92	25	3.7	23	4.0
2-B**	40 x 120	52	13	4.0	11	4.7
Sub-Total	-	144	38	3.8	34	4.2
Phase III						
3-A	45 x 120	82	23	3.6	23	3.6
3-B	40 x 120	44	10	4.4	9	4.9
3-C	60 x 125	62	17	3.6	17	3.6
Sub-Total	-	188	50	3.8	49	3.8
TOTAL	-	502	131	3.8	123	4.1
SRP CORRIDOR	-	-	20	-	19	-
GRAND TOTAL	-	502	151	3.3	142	3.5

- Notes:
- * Net area excludes half RW of Northern Parkway and full RW for 79th Ave.
 - ** Lot count includes the two lots being used as temporary emergency access.
 - Road curbing, median, trails and landscaping to meet SRP requirements within the SRP corridor easement.
 - Minimum 30' wide tract between lots.
 - Conceptual layout is graphical in nature and subject to change as the project continues through the development process.





* CONCEPTUAL LAYOUT IS GRAPHICAL IN NATURE AND SUBJECT TO CHANGE AS THE PROJECT CONTINUES THROUGH THE DEVELOPMENT PROCESS.

TEMPORARY
EMERGENCY ACCESS
FOR PHASE I

GLENDAL

83RD AVE

BUTLER DR

9TH AVE

SRP CORRIDOR

SRP CORRIDOR

PAD
MIXED USE

LEGACY POINT

PEORIA, ARIZONA
RESIDENTIAL OPEN SPACE & PEDESTRIAN CIRCULATION PLAN



FIGURE 10

LEGEND

PROJECT BOUNDARY

PEDESTRIAN TRAIL / SIDEWALK

LINE OF SIGHT

PRIMARY AMENITY
ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO:
PARKING LOT
PARKING GARAGE
COMMUNITY POOL
COMMUNITY GARDEN
RESTROOM BUILDING
SPORT COURTS

SECONDARY AMENITY
ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO:
PARKING LOT
PARKING GARAGE
PLAY EQUIPMENT

PAVERS

LANDSCAPE TRACTS

PAD INDUSTRIAL BOUNDARY

PAD MIXED-USE

PEDESTRIAN TRAIL CONNECTION TO BE COORDINATED WITH SRP

CALCULATIONS

OPEN SPACE REQUIREMENTS = 9%

TOTAL ACREAGE = 140.16 AC
INCLUDING SRP CORRIDOR

OPEN SPACE PROVIDED = 42.7 AC
INCLUDING SRP CORRIDOR (19.82 AC)

PERCENTAGE PROVIDED = 28.8%
(MINIMUM OF 12.61 ACRES REQUIRED)

INDUSTRIAL ACREAGE = 204.56 AC





12V LED Large Accent Light
with Variable Lumen Output (VLO)

1501B-16020



PROJECT:	ORDERING:
TYPE:	COMMENTS:

OVERVIEW

The VLO Accent Light is unsurpassed in both style and performance. The VLO combines advanced LED, Driver & Optic technology with premium materials. A single fixture provides the installer the option to select three different lumen outputs reducing installation complexity and increasing in-field versatility.

FEATURES

- High lumens in small body
- Variable lumen output
- Advanced optics provide superb center to edge uniformity
- Available beam angle: 15°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection (6 kV)
- IP66 rated

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen output	400	850	835
Input voltage	9-15	9-15	9-15
Power (W) @ 15VDC	8.5	12.5	17
Power (W) @ 15VDC	5.25	8.5	12
Efficacy (Lm/W@DC)	76	70	69

SPECIFICATIONS	
Fixture	
Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step
Fixture can be used in UP or DOWN position	
Input	
Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 – 63Hz
Input Current	2.55A Max @ 9VAC
Input Current	994 Ma
Efficacy	>70 L/W @ 12VDC
Power Factor	>0.7 @ 15V
Output	
Lumen Level 3 (max)	835
Lumen Level 2 (mid)	600
Lumen Level 1 (standard)	400 (factory setting)
Environmental	
Environmental Protection Rating	Wet, IP 66
Operation Ambient Temperature	-25°C - +40°C
Expected Life Time (L70)	50K Hours
Mechanical & Housing Specification	
Length	6" / 154 mm
Width	2.7" / 69 mm
Height	4.2" / 106 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	AZT, BKT, CBR, WHT
Weight	Alum 24 oz / 0.7kg, Brass 48oz / 1.4kg

1501B-16020

12-10-4897 12/21 A#

KICHLER.

LOW VOLTAGE UPLIGHT



2800K Louvered LED Bollard Textured Architectural Bronze

16130AZT28 (Textured Architectural Bronze)



Project Name:

Location:

Type:

Qty:

Comments:

Certifications/Qualifications	
Prop65	Yes
www.kichler.com/warranty	
Dimensions	
Height	4.25"
Length	4.00"
Width	2.50"
Electrical	
Operating Voltage Range	12 VAC
Voltage	12V
Light Source	Not Included
Lamp Included	T5 WEDGE
Lamp Type	Incandescent
Light Source	Max or Nominal Watt
Max or Nominal Watt	1.50
Mounting/Installation	
Location Rating	Wet
PICTURE ATTRIBUTES	
Housing	
Primary Material	BRASS
Product/Ordering Information	
SKU	15478CBR
Finish	Centennial Brass
LPC	763927466349
Finish Options	
Centennial Brass	
Textured Architectural Bronze	
Textured Black	

Kichler

2711 East Phoenix Valley Blvd (Corner of 2nd) #1070 Suite 1070
Toll Free: 866.508.5702 or 800.878.4444

Note:

1) Information provided is subject to change without notice.
2) Values are subject to typical values when measuring under standard conditions.
3) Incandescent Equivalent: The incandescent equivalent in wattage and lumens of a luminaire and its full reference.

KICHLER.

LOW VOLTAGE PATHLIGHT

Certifications/Qualifications	
Prop65	Yes
www.kichler.com/warranty	
Dimensions	
Height	29.50"
Width	6.25"
Electrical	
Operating Voltage Range	9-15V
Voltage	12V
Photometrics	
Color Rendering Index	73
Kelvin Temperature	2813K
Primary Lamping	
Lamp Included	Included
Lamp Type	LED
Light Source	LED
Max or Nominal Watt	3.57
Product/Ordering Information	
SKU	16130AZT28
Finish	Bronze
LPC	763927481212
Specifications	
Material	ALUMINUM
Additional Finishes	
Textured Architectural Bronze	
Textured Black	

Kichler

2711 East Phoenix Valley Blvd (Corner of 2nd) #1070 Suite 1070
Toll Free: 866.508.5702 or 800.878.4444

Note:

1) Information provided is subject to change without notice.
2) Values are subject to typical values when measuring under standard conditions.
3) Incandescent Equivalent: The incandescent equivalent in wattage and lumens of a luminaire and its full reference.

KICHLER.

LOW VOLTAGE WALL WASH

Certifications/Qualifications	
Prop65	Yes
www.kichler.com/warranty	
Dimensions	
Height	4.25"
Length	4.00"
Width	2.50"
Electrical	
Operating Voltage Range	12 VAC
Voltage	12V
Light Source	Not Included
Lamp Included	T5 WEDGE
Lamp Type	Incandescent
Light Source	Max or Nominal Watt
Max or Nominal Watt	1.50
Mounting/Installation	
Location Rating	Wet
PICTURE ATTRIBUTES	
Housing	
Primary Material	BRASS
Product/Ordering Information	
SKU	15478CBR
Finish	Centennial Brass
LPC	763927466349
Finish Options	
Centennial Brass	
Textured Architectural Bronze	
Textured Black	

Kichler

2711 East Phoenix Valley Blvd (Corner of 2nd) #1070 Suite 1070
Toll Free: 866.508.5702 or 800.878.4444

Note:

1) Information provided is subject to change without notice.
2) Values are subject to typical values when measuring under standard conditions.
3) Incandescent Equivalent: The incandescent equivalent in wattage and lumens of a luminaire and its full reference.

KICHLER.

12V Mini Wall Wash Centennial Brass

15478CBR

SPECIFICATIONS

Certifications/Qualifications	
Prop65	Yes
www.kichler.com/warranty	
Dimensions	
Height	4.25"
Length	4.00"
Width	2.50"
Electrical	
Operating Voltage Range	12 VAC
Voltage	12V
Light Source	Not Included
Lamp Included	T5 WEDGE
Lamp Type	Incandescent
Light Source	Max or Nominal Watt
Max or Nominal Watt	1.50
Mounting/Installation	
Location Rating	Wet
PICTURE ATTRIBUTES	
Housing	
Primary Material	BRASS
Product/Ordering Information	
SKU	15478CBR
Finish	Centennial Brass
LPC	763927466349
Finish Options	
Centennial Brass	
Textured Architectural Bronze	
Textured Black	

15478CBR

#1070 Suite 1070 (Corner of 2nd) East Phoenix Valley Blvd

*LIGHTING FIXTURES MAY BE REFINED DURING THE DEVELOPMENT PROCESS.

LEGACY POINT

PEORIA, ARIZONA

RESIDENTIAL LIGHTING

FIGURE 13

GREY|PICKETT

W OLIVE AVE

FIGURE 14

83RD AVENUE

79TH AVENUE

GOLDEN LN

BUTLER AVENUE

SRP CORRIDOR

SRP CORRIDOR

75TH AVENUE

PAD
MIXED USE

PAD
INDUSTRIAL

PEORIA PLANNING AREA

NORTHERN AVENUE

GLENDALE PLANNING AREA

LEGEND

PROJECT BOUNDARY

LINE OF SIGHT

RESIDENTIAL ENTRY
SIGNAGE/
MONUMENTATION

MIXED USE &
INDUSTRIAL ENTRY
SIGNAGE/
MONUMENTATION
FINAL LOCATIONS TO BE
DETERMINED

LANDSCAPE TRACTS

PAD INDUSTRIAL
BOUNDARY

PAD MIXED-USE

LEGACY POINT

PEORIA, ARIZONA
MONUMENTATION / SIGNAGE

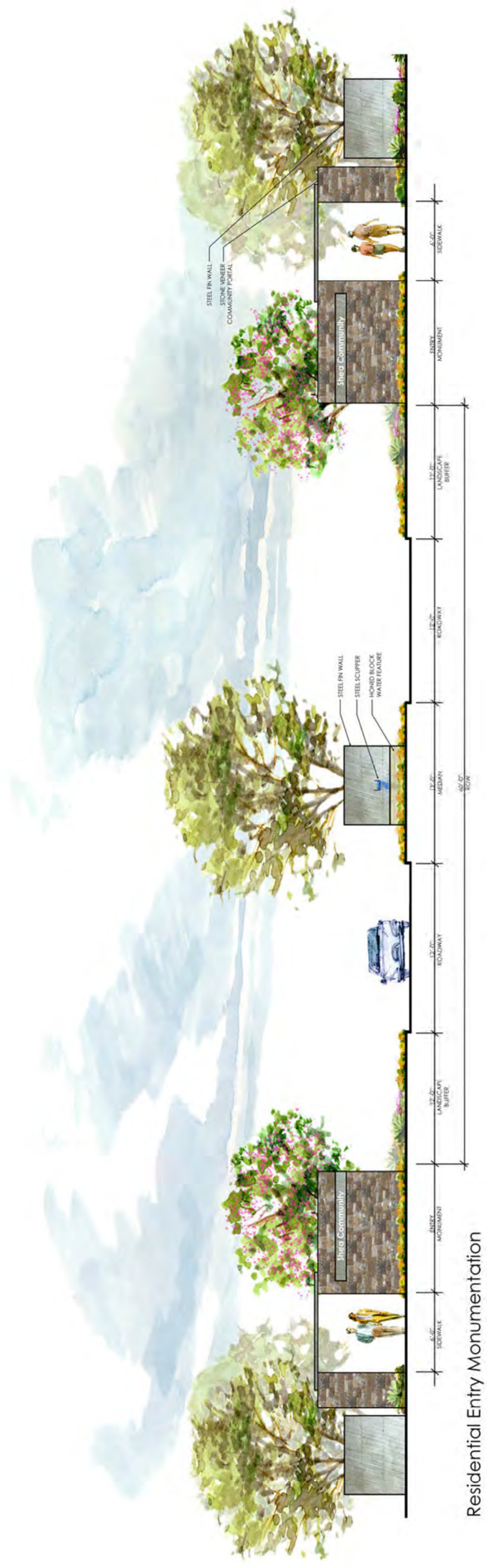


FIGURE 15

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

NOTE: DRAWINGS NOT TO SCALE.

NOTE: ALL FINAL ROADWAY DIMENSIONS TO BE DETERMINED DURING PAD PROCESS.

NOTE: ALL FINAL TRAIL DIMENSIONS, LOCATION, AND SPECIES TO BE COORDINATED WITH SRP.

GREY|PICKETT

LEGACY POINT

PEDRIA, ARIZONA

RESIDENTIAL ENTRY MONUMENTATION





FIGURE 16



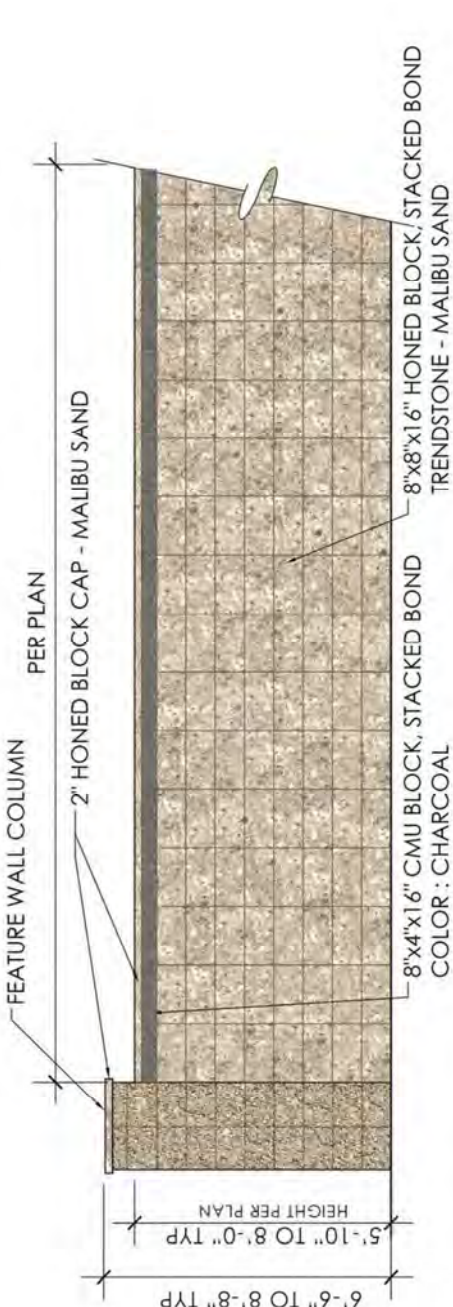
LEGACY POINT
PEDORIA, ARIZONA
SCREENING, FENCING & WALLS



COMMUNITY WALL / INDUSTRIAL WALL #1 ELEVATION

NOTE: WALLS TO BE 8'-0" TALL ALONG NORTHERN AVENUE, INDUSTRIAL WALL ONLY ON 79TH AVE.

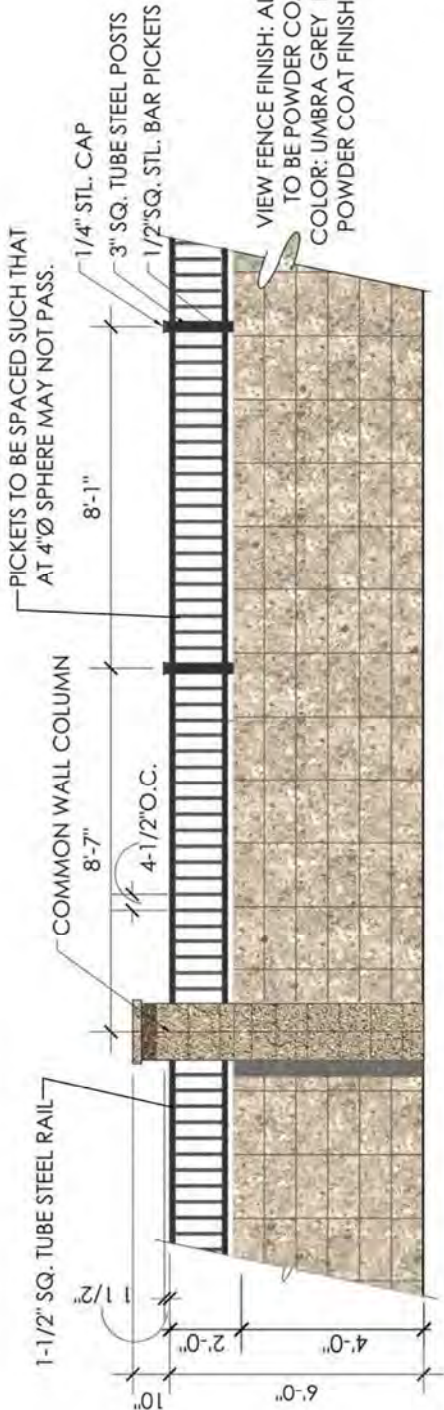
***COMMUNITY WALLS SHALL INCORPORATE REGULAR UNDULATION**



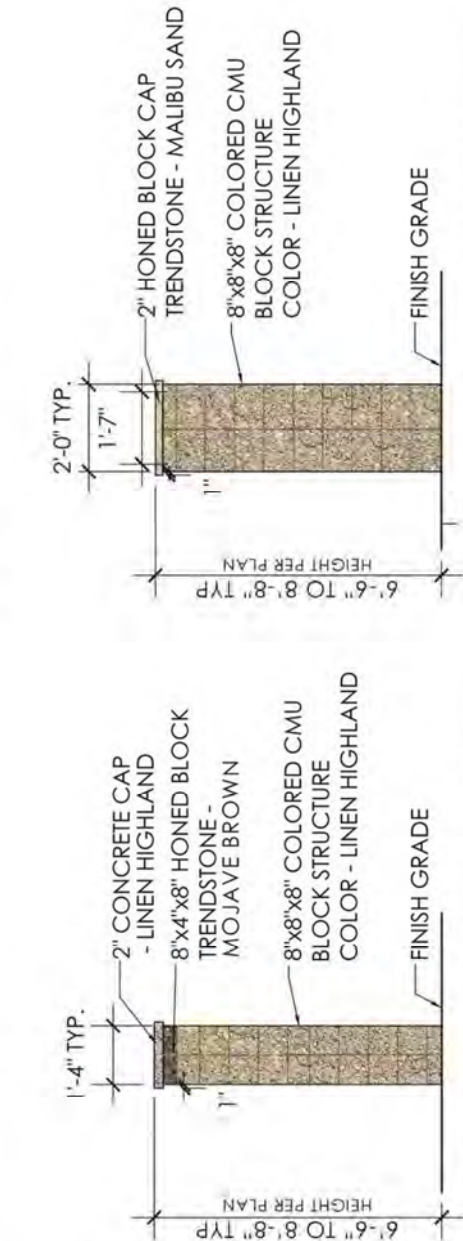
COMMUNITY WALL / INDUSTRIAL WALL #2 ELEVATION

NOTE: WALLS TO BE 8'-0" TALL ALONG NORTHERN AVENUE, INDUSTRIAL WALL ONLY ON 79TH AVE.

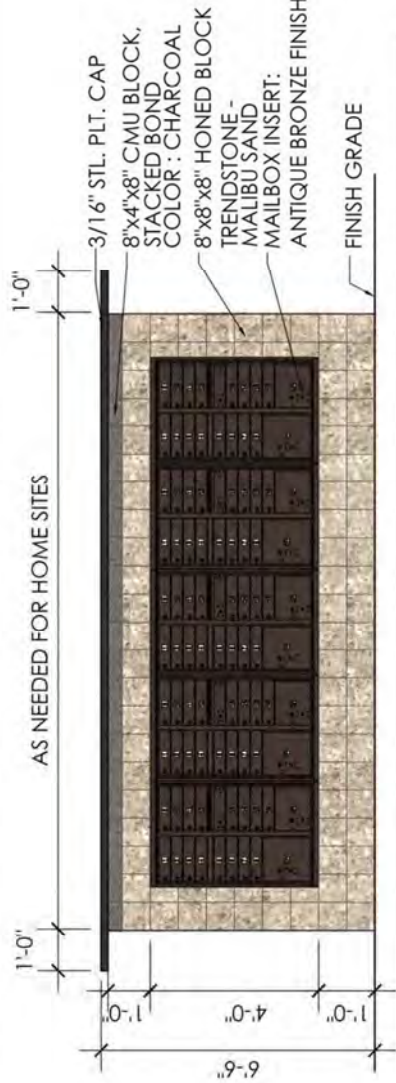
***COMMUNITY WALLS SHALL INCORPORATE REGULAR UNDULATION**



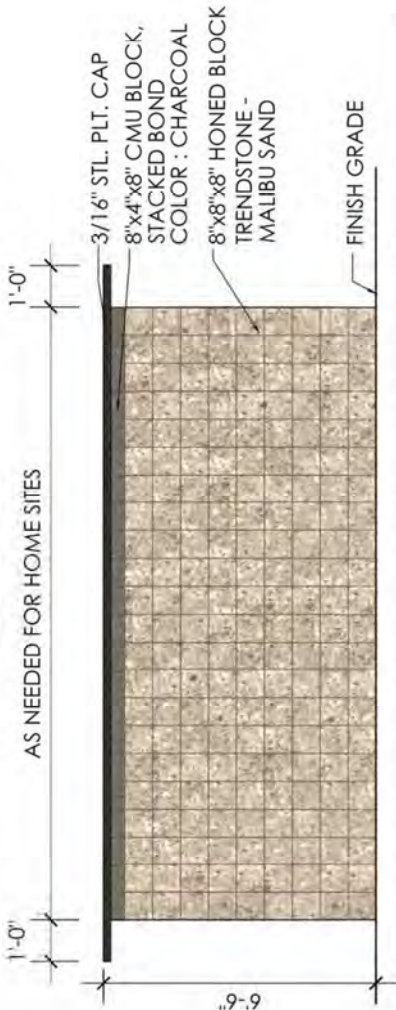
PARTIAL VIEW FENCE ELEVATION



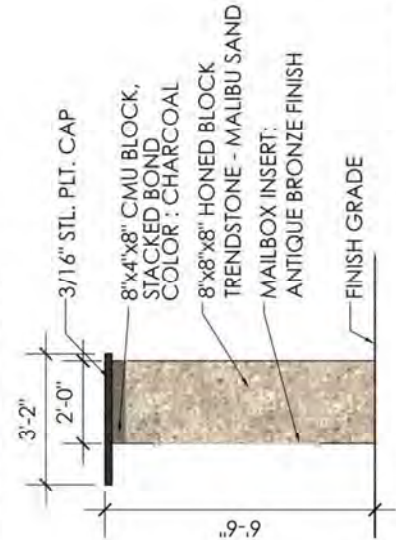
COMMON WALL COLUMN



MAIL BOX CLUSTER - FRONT ELEVATION



MAIL BOX CLUSTER - REAR ELEVATION



MAIL BOX CLUSTER - SIDE ELEVATION





LEGACY POINT

PEORIA, ARIZONA

FIGURE 19A

ARCHITECTURAL REPRESENTATIVE

EXAMPLES- INDUSTRIAL



PEDORIA, ARIZONA

FIGURE 19B



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0335
F: 602.368.2436
PROJECT MANAGER:
R. GUBSER, AICP
PROJECT NUMBER: 2143
MARCH 2021

FIGURE 20 - PHASE 1 WATER IMPROVEMENTS

NORTHEAST OF 83RD AVE & NORTHERN AVE
PEORIA, ARIZONA

PEORIA, ARIZONA

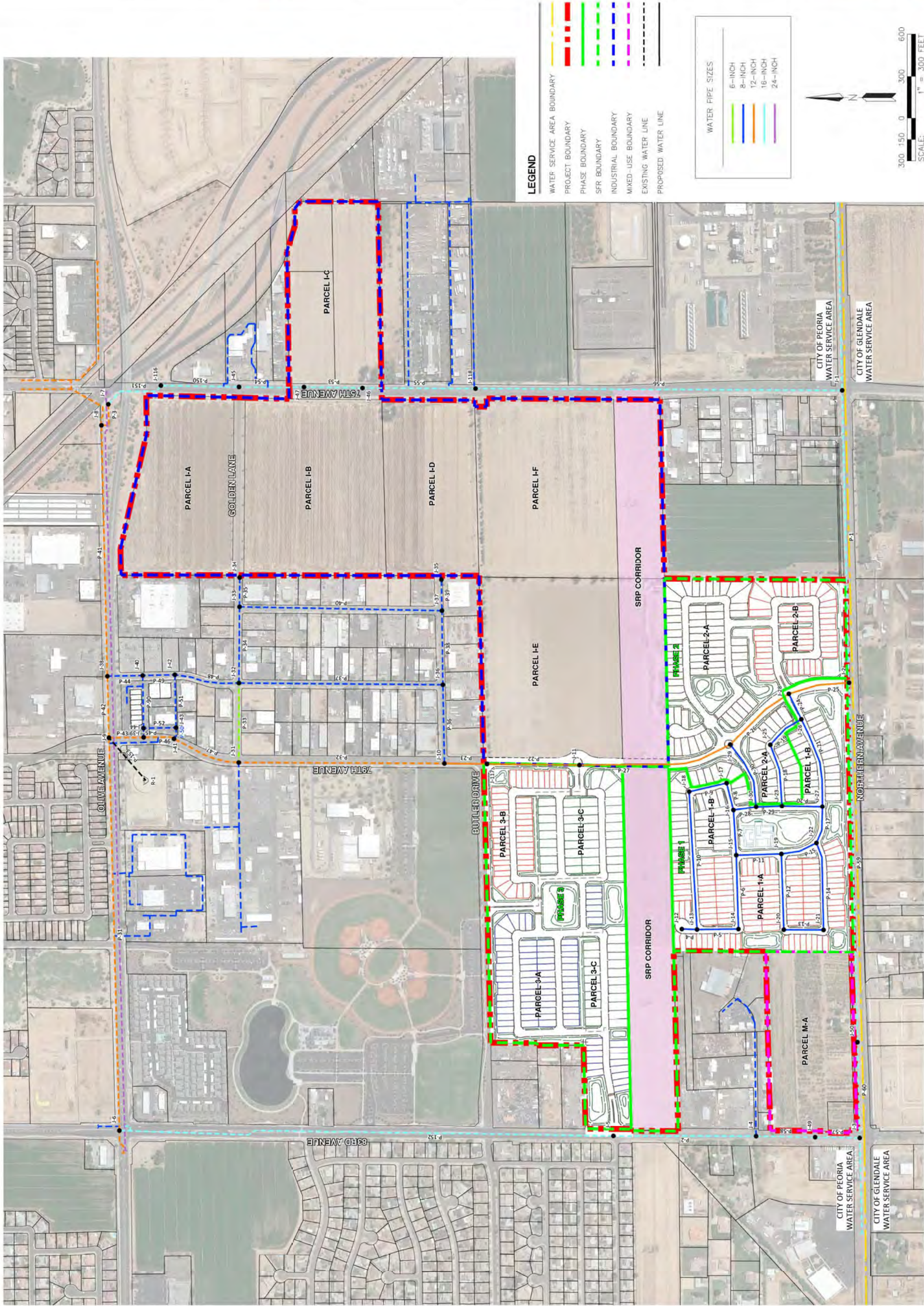


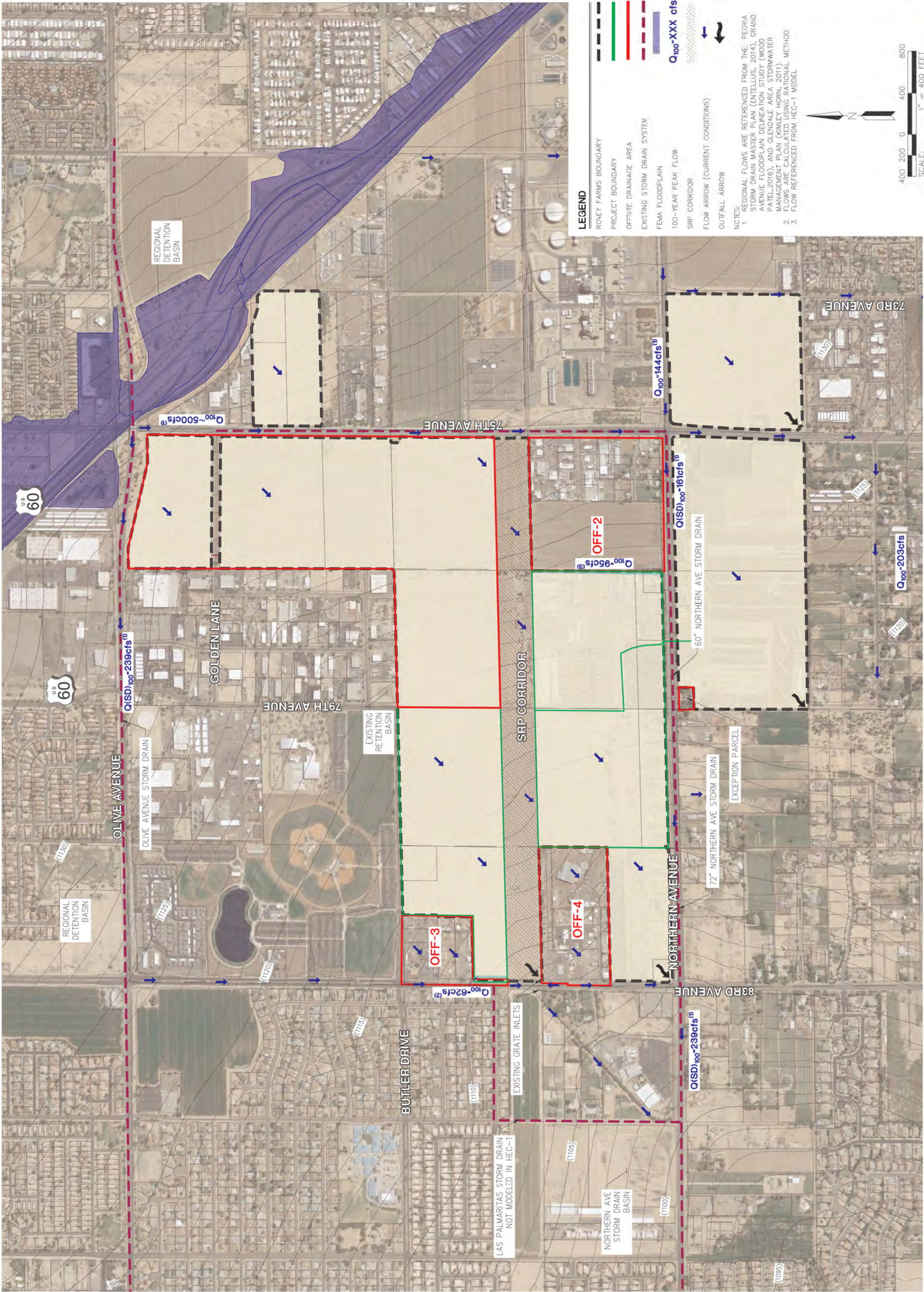
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwills.com

2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436

ENGINEER | PLAN | SURVEY | MANAGE

REV.:





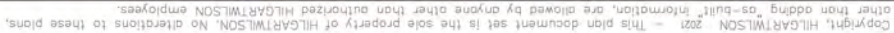
HILGARTWILSON	PROJ NO.: 2143	DATE: DEC 2021	SCALE: 1" = 400'	DRAWN: SL	DESIGNED: HW	APPROVED: AT
DWG. NO. 3						
SHT. 3 OF 17						

LEGACY POINT
CITY OF PEORIA, ARIZONA

FIG 23: EXISTING CONDITIONS MAP

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHWAY AVE. STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

REV.:



LEGACY POINT

PEORIA, ARIZONA

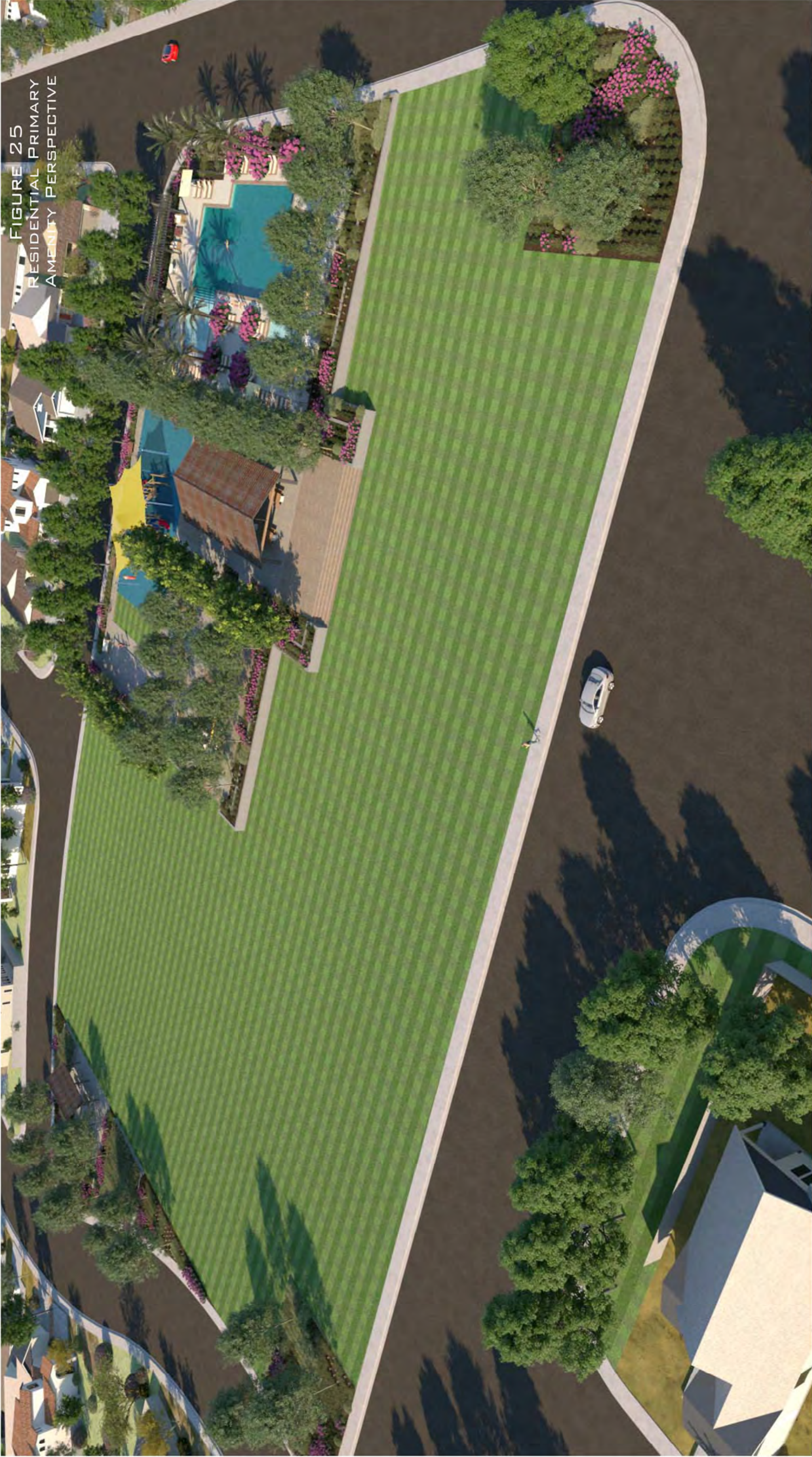
FIGURE 24
RESIDENTIAL NEIGHBORHOODS
AERIAL PERSPECTIVE



LEGACY POINT

PEORIA, ARIZONA

FIGURE 25
RESIDENTIAL PRIMARY
AMENITY PERSPECTIVE



LEGACY POINT

PEORIA, ARIZONA

FIGURE 26
RESIDENTIAL PARCEL ENTRY
RENDERING



LEGACY POINT

PEORIA, ARIZONA

FIGURE 27
INTERSECTION OF 79TH AVE AND
NORTHERN AVE RENDERING





FIGURE 28
PEDESTRIAN TRAIL RENDERING



Legacy Point

Citizen Participation Plan

North of Northern Avenue, Between 75th & 83rd Avenue
Peoria, AZ

1st Submittal: September 8th, 2021



Project Team

Matt Telban
Shea Homes
8800 North Gainey Center Drive
Suite 350
Scottsdale, AZ 85258
602.616.3257

Keith Earnest
Jenna Borcharding
VanTrust Real Estate
2525 East Camelback Road
Suite 880
Phoenix, AZ 85016
602.732.4210

Engineer/Planner

Nguyen Lam, PE
Rob Gubser, AICP
HILGARTWILSON, LLC
2141 East Highland Avenue
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Phoenix, AZ 85016
Phone: 602.490.0535

Land Use Attorney

Paul Gilbert
Jeff Blilie
Beus Gilbert McGroder, PLLC
701 North 44th Street
Phoenix, AZ 85008
Phone: 480.429.3000

Landscape Architect

Wendell Pickett
Greedy|Pickett
7144 East Stetson Drive
Suite 205
Scottsdale, AZ 85251
480.609.0009

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Parties Affected by Proposal	2
Inquiries	2
Response Procedures.....	2
Status Procedures.....	3

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Notification Letter

Exhibit 3 – Neighborhood Meeting Report

Exhibit 4 – Notification Area Map and Mailing List

Project Description

HILGARTWILSON, on behalf of Shea Homes (the “Applicant”) has submitted development applications for an annexation of approximately 200 gross-acres, a Minor General Plan Amendment, and a Planned Area Development (PAD) rezone in order to develop the Rovey Farms property for the Legacy Point PAD (“Project”). Legacy Point is intended to be a cohesive master planned development with residential, employment and mixed use areas. The development opportunity presented by the consolidation of multiple parcels presents a unique opportunity to activate this evolving area of Peoria and make it an area for new families to reside near future employment areas and along key transportation routes in the City of Peoria (the “City”).

Overall, the project area is comprised of multiple parcels totaling 346-gross acres generally bounded by Northern Avenue to the south, Olive Avenue to the north, 75th Avenue to the east, with a small parcel extending east to 73rd Avenue, and 83rd Avenue to the west. The Property’s current jurisdiction is a combination of unincorporated Maricopa County and the City within Sections 35 and 36, Township 3 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona. See **Exhibit 1, Vicinity Map**. The Project also includes 120 gross-acres of residential use south of Northern Avenue within the City of Glendale. Entitlement efforts are being concurrently pursued with Glendale.

The Property is primarily used for agricultural purposes with associated fields, livestock areas, and ancillary uses for a dairy operation that will be terminated. The site is currently zoned I-1 (Light Industrial) and C-2 (Intermediate Commercial) within the City of Peoria and IND-3 (Heavy Industrial) and Rural-43 (Rural Residential – One Dwelling Unit per Acre) within Maricopa County. A General Plan amendment for approximately 78-acres between Northern Avenue and the SRP power line corridor is requested to amend the land use designation from Employment Business Commerce to Traditional Residential (2 – 5 du/ac). Concurrent applications to annex 200 gross-acres and the subsequent rezone to PAD (Planned Area Development) are being processed.

Notification Technique

A neighborhood meeting and notification letter, and sign postings were determined to be the appropriate public notification techniques for this project. A notification letter providing background information pertinent to the Project was mailed out to 606 surrounding property owners and other parties within the City-prescribed 1320-foot notification radius out on July 26th, 2021 (see **Exhibit 2, Notification Letter**). A Neighborhood meeting detailing the Project entitlements and development plans was held on August 12th, 2021. A neighborhood meeting report summary is attached as **Exhibit 3, Rovey Farms Neighborhood Meeting Report**. Signs will be posted on the property as required by the City.

Notification List

The notification area includes property owners within a 1320-foot radius of the property. Additionally, notice letters will go out to a list of Homeowner’s Associations, Registered

Neighborhoods, “Interested Properties” and “Additional Notification” addresses provided by the City. The notification letter will be mailed to:

- a) All property owners identified within the notification area map.
- b) All relevant Homeowners Associations and Registered Neighborhood Groups and their representatives as provided by the City.
- c) All those noted as Interested Parties provided by the City.
- d) All those noted on the Additional Notification list as provided by the City.

A notification area map showing parcels within the City-prescribed 1320-foot radius and the corresponding mailing list is provided in **Exhibit 4, Notification Area Map and List**.

Parties Affected by Proposal

The parties affected by the rezoning application may include property owners within 1320-feet of the Property as identified by the Maricopa County Assessor’s Map, and homeowners associations, registered neighborhood organizations and other interested individuals/companies as identified by the City of Peoria. There are multiple industrial warehouses and a community park and Roundtree Ranch, a master planned community to the north within the City of Peoria. Salt River Project facilities and other industrial properties within the City of Peoria and large lot residential within Maricopa County lie to the east. The notice area within the City of Glendale is located south of Northern Avenue and includes large lot residential properties within Maricopa County and industrial properties. There are single family and large lot residential properties, and industrial properties within the City of Peoria to the west as well as large lot and single family residential under jurisdiction of Maricopa County.

Being that the proposed use of the Project is residential and employment use in lieu of dairy and agricultural operations, it is anticipated that surrounding property owners will be minimally affected.

Inquiries

Inquiries have been documented in the neighborhood meeting report summary.

Response Procedures

The Applicant shall respond to any citizens that express interest or concern. Individual meetings will be conducted upon specific request. Surrounding property owners will be notified via a second notification letter following any major changes to the development plan.

The City of Peoria will be available to answer questions regarding the review and public hearing process. Parties affected by the proposal may also make their feelings known by writing to the City of Peoria Planning and Zoning Department, 9875 N. 85th Avenue, 1st Floor Peoria, AZ 85345; the letter will be made part of the case file.

Status Procedures

The Applicant shall keep the City of Peoria informed of the status of its citizen participation efforts. A copy of the rezoning application and annexation containing the complete details of the requests shall be kept on file with the City of Peoria. Appropriate affidavits sign posting(s) concerning the future public hearings will be filed with the City of Peoria.

EXHIBIT 1

VICINITY MAP

ROVEY FARMS

PEORIA, ARIZONA

FIGURE 1
VICINITY MAP

NOT TO SCALE

LEGEND

Project Boundary

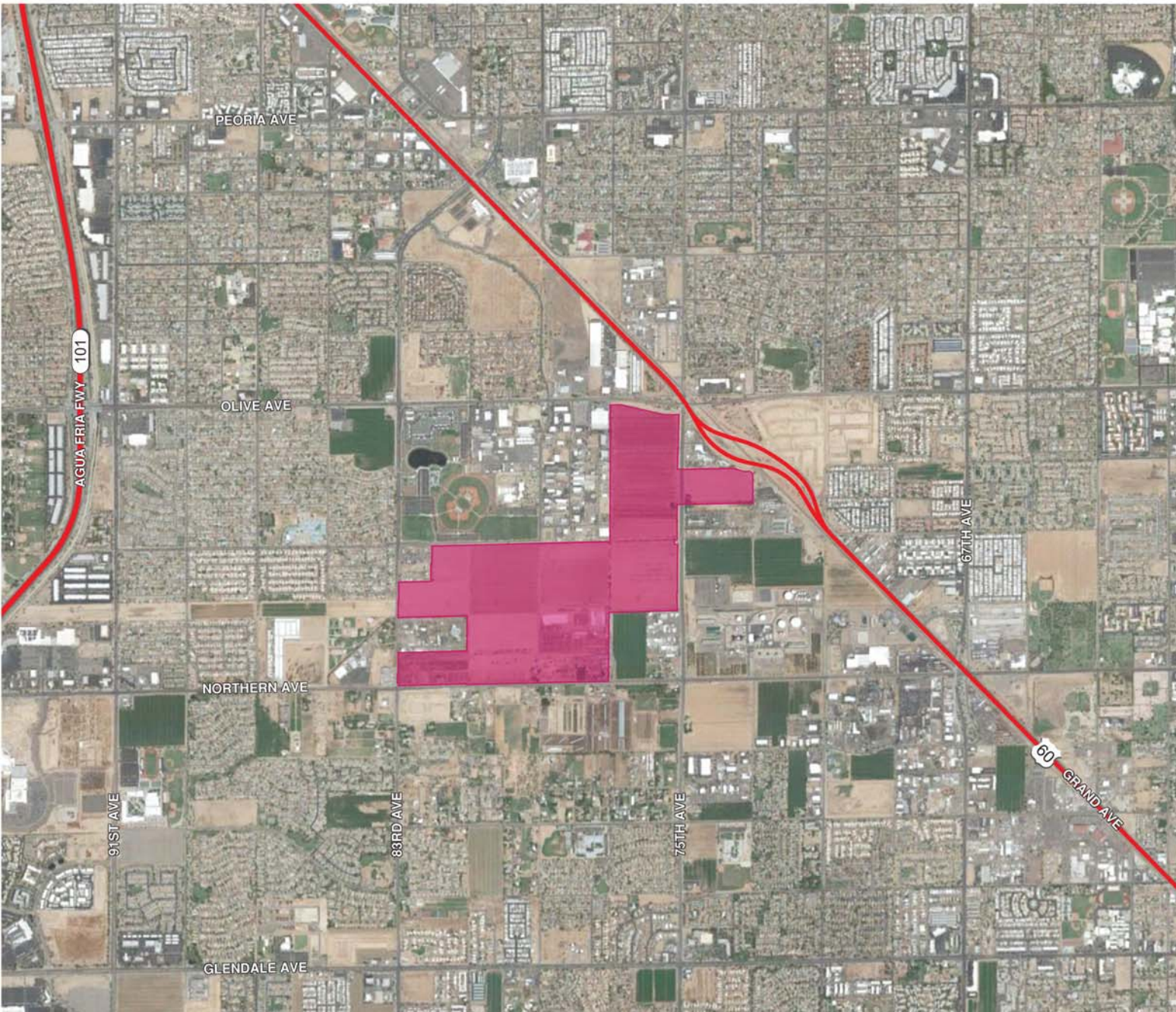


EXHIBIT 2

NOTIFICATION LETTER

July 26, 2021

Subject: Rovey Farms Rezoning

Dear Neighbor and/or Interested Party:

This letter is to inform you that our firm represents Shea Homes, ("Applicant") who has applied for rezoning with the City of Peoria in order to develop Rovey Farms, a master planned community that will include a mix of residential, mixed use and employment/industrial type uses. Rovey Farms consists of 346-acres within Peoria, generally bounded by Northern Avenue to the south, Olive Avenue to the north, 75th Avenue to the east, and 83rd Avenue to the west, with a small parcel extending east to 73rd Avenue in the Acacia Council District as shown on the enclosed Vicinity Map. In conjunction with the rezoning application from Rural-43 (RU-43) and Heavy Industrial (IND-3) in Maricopa County, and Light Industrial (I-1) and Intermediate Commercial (C-2) in Peoria to Planned Area Development (PAD) in Peoria, applications for annexation of approximately 200-acres and a minor General Plan amendment for approximately 78-acres between Northern Avenue and the SRP power line corridor from the Employment Business Commerce to Traditional Residential (2.5 – 5 dwelling units/acre) have been submitted and are being processed.

The Rovey Farms project area consists of multiple pieces of land to the north of Northern Avenue currently being used for agricultural purposes by the Rovey family. It is the intention of the Applicant to use this property to construct new housing and employment uses close to the City core and to two major transportation corridors: Grand Ave/US 60 and Loop 101 located 1.5 miles west.

A PAD is the appropriate zoning district for this unique project as an alternate to multiple conventional zoning districts. The PAD will allow for a cohesive master planned community with single-family residential, mixed use and industrial uses being designed and developed in harmony with the surrounding area.

A vicinity map and development plan are enclosed on the back of this letter for your review. If you would like to learn more about the project, **we will be hosting a virtual neighborhood open house meeting on August 12, 2021 from 5:30 pm to 6:30 pm.** We will make a live presentation via web conference during which we will describe the project and display project plans and exhibits. Comments and questions will be accepted at the meeting. Once the presentation is over, participants will be able to submit questions that will be answered live via webcam by the development team. If you are unable to attend, please write, email, or call me at the contact information below. You may also contact Lorie Dever with the City of Peoria at 623-773-7200.

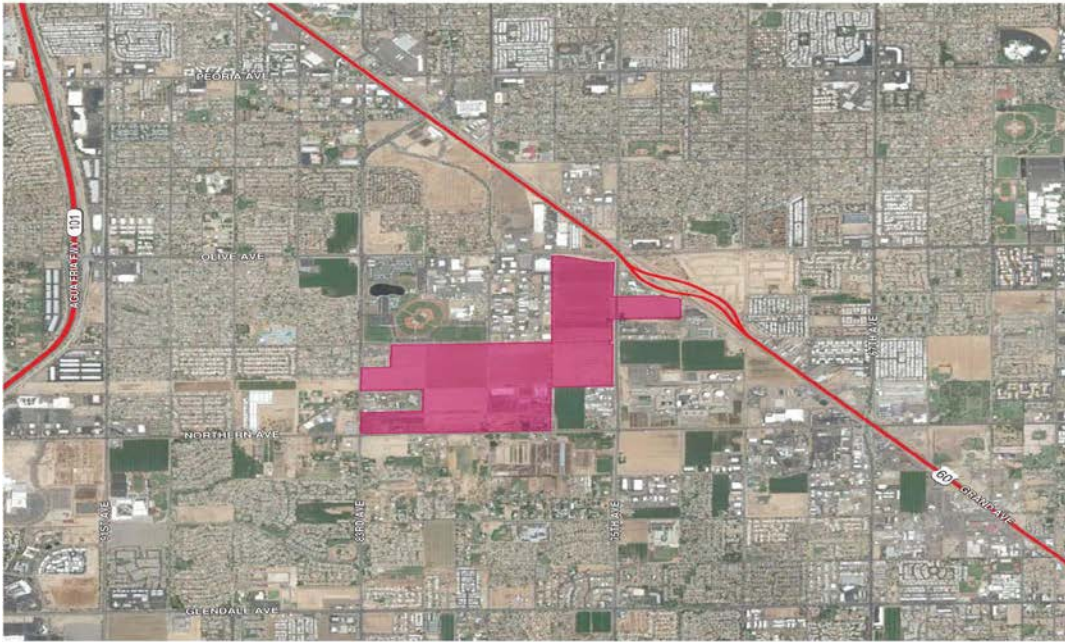
IF YOU WOULD LIKE TO PARTICIPATE: Please email Joseph Vance at jvance@hilgartwilson.com and request a link to the meeting. The only way that you will be able to access the meeting is by the link we will provide to you for the email address that is provided.

Sincerely,

Cindy Paddock

Cindy Paddock
HilgartWilson
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
602.490.0535
cpaddock@hilgartwilson.com

Enclosure: Vicinity Map
Development Plan



ROVEY FARMS PEORIA, ARIZONA

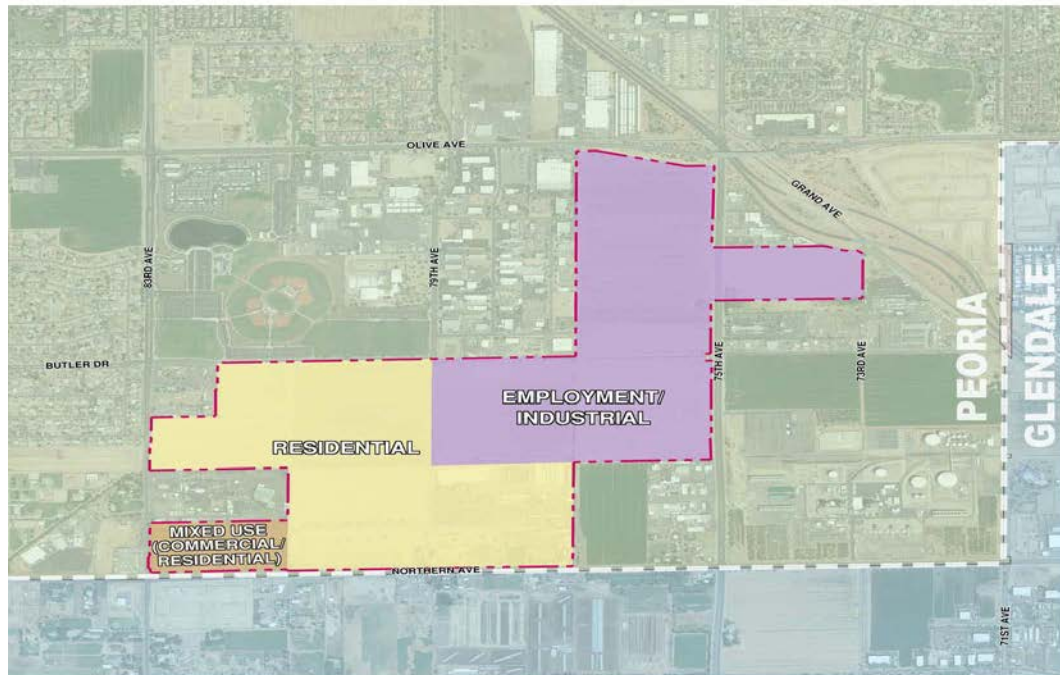
FIGURE 1
VICINITY MAP

NOT TO SCALE

LEGEND

Project Boundary

HILGARTWILSON
ENGINEERS | PLANNERS | SURVEYORS
1000 N. GILBERT AVENUE, SUITE 200
PEORIA, ARIZONA 86801
PH: 623.980.1234 FAX: 623.980.1235
WWW.HILGARTWILSON.COM



ROVEY FARMS PEORIA, ARIZONA

FIGURE 2
DEVELOPMENT PLAN

NOT TO SCALE

LEGEND

Project Boundary

Land Use	Gross Acreage
Residential	150.88
Employment/Industrial	174.60
Mixed Use	20.14
Total	345.62

HILGARTWILSON
ENGINEERS | PLANNERS | SURVEYORS
1000 N. GILBERT AVENUE, SUITE 200
PEORIA, ARIZONA 86801
PH: 623.980.1234 FAX: 623.980.1235
WWW.HILGARTWILSON.COM

EXHIBIT 3

**NEIGHBORHOOD MEETING
REPORT**

ROVEY FARMS NEIGHBORHOOD MEETING REPORT

Date: 8/12/2021

5:30 PM-6:30 PM

Attendees: 19

The Rovey Farms/Legacy Point Neighborhood Meeting commenced at 5:30 PM on August 12th, 2021 with 19 participants in attendance. Development team members in attendance included Beus Gilbert McGroder, VanTrust, Shea Homes, and HilgartWilson. Meeting participants included surrounding property owners and several representatives from the Salt River Project (SRP) Land and Electric divisions. Lorie Dever, Terri Smith and Towanda Heape with the City of Peoria were also in attendance.

Jeff Blilie with Beus Gilbert McGroder presented a high-level overview of the overall project and entitlement efforts that are being processed - rezoning, annexation, and a General Plan amendment. The presentation detailed current and proposed zoning, General Plan land use designations, and annexation areas pertinent to the Project. The overall development plan detailing areas planned for residential, industrial and mixed uses was presented.

Following the presentation, one participant asked for clarification on the definition of the mixed-use zoning category. All remaining questions were asked by SRP. A 330-foot electrical easement runs east-west through the middle of the Project area. SRP suggested coordination with their plan review team to aid in the overall planning of facilities within the easement. The planned extension of 79th Avenue from Olive Avenue south through the SRP easement to Northern Avenue was a topic of discussion as the road will likely be within the vicinity of an existing SRP pole at the intersection of 79th and Northern. HilgartWilson will review this matter and coordinate with SRP during the development process. Multiple SRP irrigation lines are located within the Project, with several north-south lines adjacent to 75th Avenue. Jenna Borcharding with VanTrust assured SRP that VanTrust would coordinate with them to ensure that the irrigation system was taken into consideration during the development process. Pam Hicks with SRP inquired about the proposed construction schedule. The development team estimated that it would likely be at least 24 months before homes are constructed. Ms. Hicks indicated that the sooner SRP is contacted regarding development the better, as land exchanges will likely be necessary for maintaining current irrigation systems.

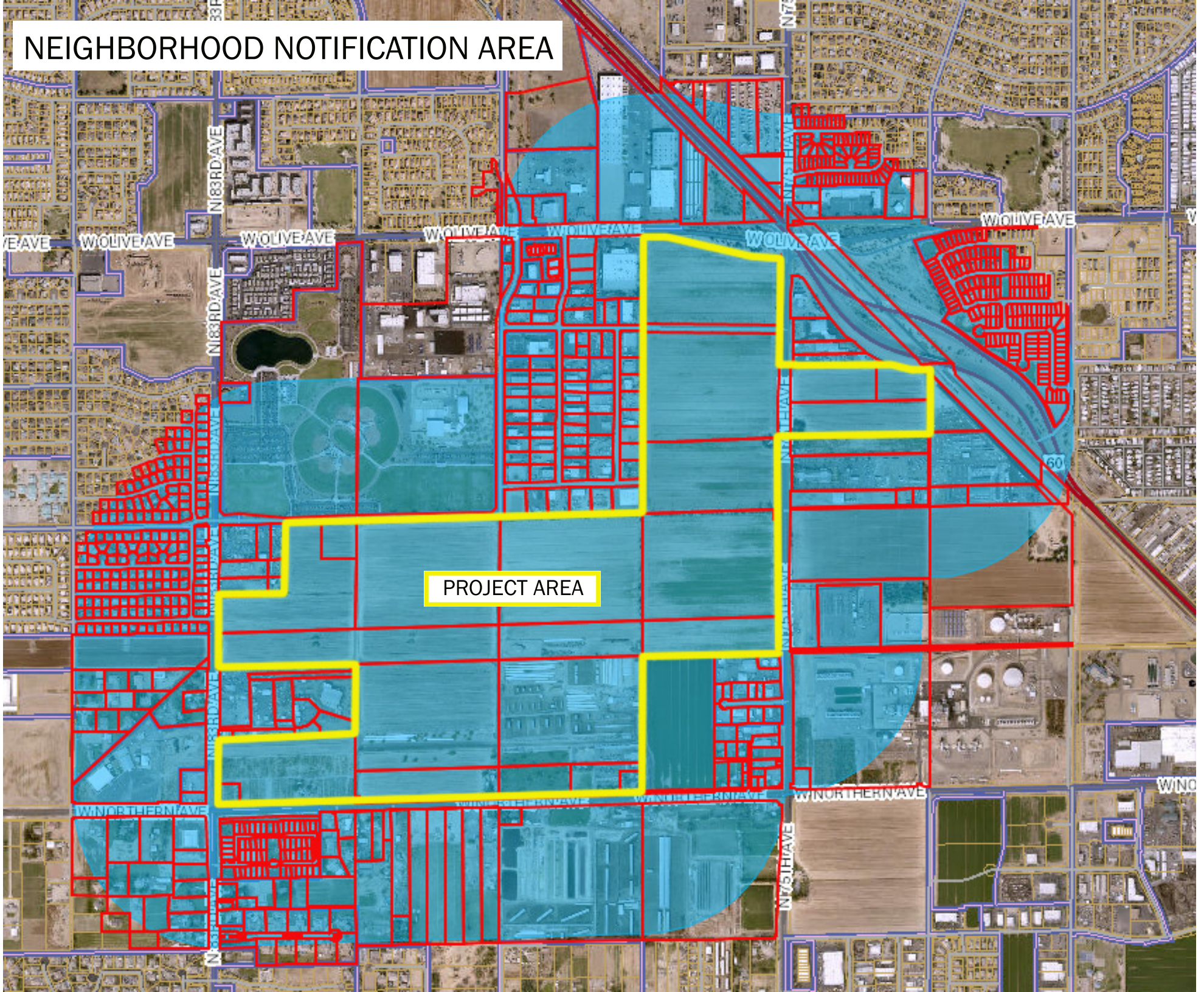
The meeting concluded at 5:57 PM.

EXHIBIT 4

**NOTIFICATION AREA MAP AND
MAILING LIST**

NEIGHBORHOOD NOTIFICATION AREA

PROJECT AREA



8/13/2021 ROVEY FARMS NEIGHBORHOOD MEETING MAILING LIST

Parcel Number	Owner	Mailing Address
143-22-010	ATCHISON TOPEKA & SANTA FE	
142-20-104	PAGE ANTONY	
142-25-105	KB HOME PHOENIX INC	
142-25-107		
142-25-158		
142-25-159		
142-25-160		
142-25-161		
142-25-162		
142-25-163		
142-25-164		
142-25-165		
142-25-166		
142-25-167		
142-33-020	CONTINENTAL FINANCIAL LLC	
142-23-013U 142-23-013V	STRICKLER DARYL G/ELIZABETH A	
142-33-024	TRUJILLO FRANCISCO/CONSUELA	
142-16-001C	EQUITY STORAGE LLC	
142-20-085 142-20-086	PERUSEK INVESTMENTS LLC	
142-34-301	AKIN PAIGE/RYAN	
142-20-132 142-20-133	DUKE COMMERCIAL PROPERTIES LLC	
142-20-113	JGJ REAL ESTATE EXPERTS LLC	
142-20-082	DE LA O PHIL JR	
142-34-335	VAN NGUYEN ANH	
142-20-066	GOMEZ FRANCISCO/GONZALES JAVIER/ETAL	
143-10-486	TAH MS-2 BORROWER LLC	
143-21-009A	NUM 1 JOB LLC	

142-23-016A	TRIXIE ENTERPRISES LLC
142-22-008B	PL BAKER PROPERTIES LLC
143-10-567	2018-3 IH BORROWER LP
143-10-005C	STAGE 3 MOTORSPORTS INC
142-34-355	TOVAR JOSE
142-20-003E 142-20-003E 142-20-003F 142-20-004C 142-22-002N 142-22-002S 142-22-002T 142-22-002U 142-22-002V 142-22-002W 142-22-009E 142-22-009F 142-22-012B 142-22-012D 142-22-013A 142-22-013D 142-22-013F 142-23-006A 142-23-006B 142-23-007D 142-23-007G 142-23-007J 142-23-007L 142-23-007N 142-23-007P 142-23-007Q 142-23-007R 142-23-007S 142-23-007T 142-23-012A 142-23-012B 142-24-011F 142-24-021B 143-21-010A 143-21-011 143-21-013C 143-21-013D	EMRLAND LLLP
142-23-022	JJLL ENTERPRISE LLC
143-10-565	CERBERUS SFR HOLDINGS V LP

143-10-531	CERBERUS SFR HOLDINGS II L P
142-20-126C	BEDTECH LLC
143-10-551	VELARDE FAMILY REVOCABLE LIVING TRUST
142-22-015 142-22-016	HAMBLIN DUANE
142-20-109	TRANSWESTERN PIPELINE COMPANY LLC
143-21-010F	FLIPPIN GARY/JULIE L
142-25-023A	CHURCH OF CHRIST 8027 W NORTHERN INC
142-33-058	SYKES FAMILY TRUST
142-16-001D	ARIZONA STATE OF
142-25-094	AUBURNE HOA
142-16-001B	ARIZONA STATE OF
142-33-029	BEST AMERICAN CAPITAL LLC
142-34-365	SCHMIDT BARRY N/KINAU W TR
142-20-056A 142-20-071	V J S ENTERPRISES LLC
142-23-016D	MULLINS LIVING TRUST
142-34-299	SLYKER ROBERT G JR TR/ANTHONY AND KAREN STEPPER FAMILY TRUST
142-20-146	CLBLK LLC
142-19-002 142-19-003 142-19-004B	GL SUNDIAL LLC
142-19-005	A T & S F
142-13-017	HE PEORIA PLACE PROPERTY LLC
142-22-001Q	PARKS FAMILY REVOCABLE TRUST
142-34-371	DEFRESE RICHARD/SANDRA
142-33-019	NGO ELIZABETH NGOAN

142-23-025 142-23-027	MARICOPA COUNTY DEPT OF TRANSPORTATION
143-10-578	LARSON RANDY L
142-20-124	FISHER DANNY L/ROSE NATALIE
142-20-057A	30253 TOMAS LLC
143-10-005G	GRAND AVE STATION LLC
142-23-014A 142-23-014B 142-23-014D	MCCOY PHILLIP M/KATHLEEN L
142-34-252	WB REAL ESTATE LLC
142-31-011A 142-31-029A	CHURCH OF CHRIST VALLEY CONGREGATION OF PHX
142-20-151	LUKE ERIC T/KATHRYN HANSEN/ETAL
142-20-143	VILLAGE HOLDINGS LLC
142-18-026C	EL DORADO 37 LLC
142-31-023G	RIVAS ANDRE CHRISTIAN/ADRIANN ELIZABETH
142-25-119	HOOK MARIA T DELA CRUZ
142-34-330	CHIU JOHN Y/AGNES TR
142-22-001T	MUNCY GARY C & MARSHA S
143-10-577	R ANGEL LIVING TRUST
142-16-005	OLIVE PARTNERS LLC
142-33-074	STU 2 LLC
142-15-231	ROUNDTREE RANCH HOMEOWNERS ASSOCIATION
142-33-236A	LOPEZ ELIAS M
142-33-005V	GONZALEZ INVESTMENTS LLC
142-33-113	ALTO ASSET COMPANY 2 LLC
142-20-117 142-20-118	GREENWAY PROPERTY LLC
143-10-540	LINDA A BECKETT 2012 LIVING TRUST

142-25-133	CORTEZ HOLDINGS LLP
142-33-242A	DUARTE SAUL
142-16-002S	WATTS INVESTMENTS L L C
142-20-102	H AND H MASONRY INC
142-33-048	WOLFE ANDREW
142-22-004A	JARAMILLO PONPOSO/NAVARRO-CARRANZA OLGA
142-20-150	16441 EAST 91ST STREET AZ REALTY CORP
142-18-026D	OSHIEM SCOT
142-25-093 142-25-095 142-25-096 142-25-097 142-25-098 142-25-099	AUBURNE HOA
142-33-002A 142-33-002D	BALL-SMITH LLC
142-20-098	VIOLETTE JAMES A JR
142-20-097	SWARTZ RONALD & BONNIE
142-20-093 142-25-008X 142-25-025	NAJEM MOHAMMAD/NAVEEN
143-21-010E	SAMCO LLC
142-20-084	GMD FAMILY TRUST
142-23-010B	BAKER PAUL E
142-20-090	MRL MORTGAGE LIMITED PARTNERSHIP
143-21-006 143-21-007A 143-21-015	WESTECH COMPONENTS INC
143-21-068	YSLAVA ROBERT T/JANINE L
143-21-067	GARGANO BRIAN R
143-21-066	GUTIERREZ JOSE ANTONIO/ALYSSA MARIE
143-21-065	COVENTRY AMBER LYNN
143-21-064	MANICKAM SUNDAR/ARUMUGAM SARANYA

143-21-063	ARCE FERNANDO BOJORQUEZ/BOJORQUEZ ESTELA
143-21-062	HART SHISHINDAY
143-21-101	RAMACHANDRAN ARUN SIVANANDI/ARUN RANJANA
143-21-061	SACKETT CANDACE LYNN/NAHOD LYNN KATHLEEN
143-21-102	THIYAGARAJAN RAMESH KUMAR/ARUMUGHAM RAMYA
143-21-060	PAULINO ELIZABETH
143-21-165	GARCIA ROBERT R
143-21-103	GUTIERREZ JUAN III/MICHAELSON KOURTNEY MARIE
143-21-166	TUTTLE JUSTIN/CHRISTA
143-10-489	HUANG RUI PING
143-21-157	VARGAS-ORTEGA SALOMON/VARGAS MARIA B MEDINA DE
143-21-104	WILLIAMS LATISHA R/COREY D
143-21-167	PENNELL TONY/JUDITH
143-21-140	CORONADO NORMA IRENE/GONZALEZ RAUL
143-21-156	NOYES IVETT RIOS
143-21-168	HERNANDEZ CHRISTINA L/GAMELL THERESA M
143-21-141	CHINNASWAMY CHANDRAGANTH
143-21-123	HUSSAINI MOHAMMAD ISHAQ
143-21-111	DELEON SUMMER JOY/LORENZO VALENTINE
143-21-169	GONZALEZ GEORGINA M BACA
143-21-110	MOSES DEXTER LAMAR
143-21-155	DAVIS TYLER GEORGE/AMPARANO VICTORIA LYNN
143-21-105	COMERAS ELLEN J/BERNSTEIN MYLES DAVID C
143-21-142	CHINNAIAN SASIDHARAN/MURUGESH JANANI
143-21-027	POTEET AMBER SKY/MITCHELL SHANE VICTOR

143-21-122	MARTIN PATRICIA/LOZANO ROSA
143-21-170	RUBIO JANETTE E CARRILLO
143-21-154	ESCOBAR ALBERTO OSWALDO OSORIO
143-21-026	BUTLER MARK ALAN/VARGAS DALIA HERNANDEZ
143-21-143	JAFARY KHAIRULLAH/SULTAN RIZWAN
143-21-171	MARTINEZ CAROLYN E
143-21-121	BAGHWANKUMAR VIDYUTHKUMAR/SIVABALASUBRAMANIA M RAJESWARIDEVI
143-21-109	DESALIS DANIEL DOUGLAS
143-21-025	KEMP VIRGINIA
143-21-153	OLAGUE JESUS
143-21-113	RANGASWAMY DINESH
143-21-106	CHENG CHRISTINA
143-21-024	TEJADA ELLIOTT JAMES GARCIA/MUNOZ JENNIFER
143-21-172	LITTLE TRAVIS BRENT/SCHENELEY D
143-21-144	RODRIGUEZ DAVID DURAN
143-21-120	RENN GRACIELA
143-21-152	TAPIA HEATHER
143-21-114	CAMARGO JULIAN A
143-21-023	TOMICKA AGATA
143-21-173	ROGERS-DYE DEBRA ANN/DYE BRADFORD WARREN
143-21-119	ADAMS LUCAS
143-21-108	PASILLAS GONZALEZ LAURA/MARIO
143-21-151	CARNEY ANDREW MICHAEL/KAITLAIN RENEA
143-21-145	HARRIS FAMILY TRUST

143-21-022	BRUGGNER MATTHEW GEORGE
143-21-174	AREVALO FREDY/YELENA V
143-21-150	VARA MARCOS/FREDDY
143-21-118	JONES ANDRE DANIEL/SARAH MARIE
143-21-021	REYNA VICTOR JR
143-21-146	GUZMAN ANDRE J/POLLARD-WRIGHT MARCUS D
143-21-115	MCCRIVEN KRISTINA
143-21-175	IGNACIO WILLIAM EARL JR
143-21-020	DURR CARLIE MICHELLE/DONALD L
143-10-529	LOPEZ DANIELLE M
143-21-117	BAKLANOV VLADIMIR
143-21-176	JIMENEZ JOEY GILBERT
143-21-147	NAVARRO ADAN
143-21-148	PAZOS MAYA
143-21-116	TOBIAS LUZ
142-22-007D 142-22-007H 142-33-242B	BAKER PAUL/COFFIN-BAKER LORENA J TR
143-10-530	LEO DEANNA
143-10-532	ROMO PATRICIA
143-10-533	OLIVER ALLEN/TYRA
143-10-534	MADRIGAL XOCHILT C
143-10-566	ACOSTA MIKE/BERNADETTE
143-10-535	GARDNER STEVEN R/ROBERTA L
143-10-572	HOWARD CHRISTOPHER
143-10-536	GAVINO HILLARY LIZETH
143-10-564	KENNEDY RALPH C/ANNA M
143-10-573	CHRIST EDWARD L/LAURA
143-10-537	SARTIRANA ROSANA
143-10-574	SPELL SONJA

142-25-111	PULLEY AUDREY S
143-10-563	KRAEMER PATRICK J/ANN
143-10-575	ISNEC JOHN JR/CINDY S
143-10-538	ALSALIH MURAD/ALSAADO NASEEMA
143-10-539	DE ANDA MARIO FRANCO/GONZALEZ MARISELA
143-10-576	GREENE RICHARD A TR
142-20-114	CARETAKER WEST LLC
143-10-561	WOOD DIANNE L
142-20-152	79TH OLIVE LLC
143-10-560	BLACK MARK/SARA
143-10-492	BROWN ALLISON J/SUMMER JACOB P
143-10-541	MCFADDEN STEPHEN L
143-10-559	CANDASO JOSEPH J/ELVINA A
143-10-579	DANECK DARRYL G/DARNEL M
143-10-491	SALO SALEAMAN
143-10-542	CORTEZ SYLVIA
143-10-558	CATIC EMIR/ALMEDINA
143-10-580	PERALTA ORLANDO/STACEY
143-10-490	ADDIE JUDY R
143-10-543	GONZALES TIMOTHY DONOVAN
143-10-557	BENSON ERIC ROBERT
143-10-581	BOROUMAND FARIBORZ
143-10-544	GORGEES IMAN A/QAHRAMAN WALEED/FADI/SLAIWA N
143-10-556	HUSSAINI GHULAM/LATIFA
143-10-582	HAVERLUCK TIMOTHY D/RACHEL TR
143-10-488	MOORE ROCHELLE A
143-10-545	QAHRAMAN EVAN W
143-10-555	TULLIS DAVID
143-10-583	TONER TROY R/BETTY A
143-10-487	NATAL ROBERTO/RODRIGUEZ HERAIZA

143-10-546	OROZCO JUAN C SEGOVIA/SEGOVIA EVANGELINA
143-10-554	GOODIN PAMELA JAYNE/RICHARD LEE
143-10-584	NGUYEN TRINH T
143-10-547	ROSENOF BRET A/SUZANNE V
143-10-553	HENRICUS LESLIE S/MALA M
143-10-585	GONZALEZ LAZARO/ELVA
143-10-485	DUNBAR LAURA E/ERIC J
143-10-548	BBM HOLDINGS LLC
143-10-193	RODRIGUEZ/JOEL ABEL/JESSICA BUENO
143-10-552	HAVERLUCK DANIEL E/MARSHA
143-10-586	RANDY K STANARD AND BONNIE M STANARD TRUST
143-10-484	REYES OMAR
143-10-483	PENA ERNEST J JR
143-10-587	WALDHOUSE RICHARD E
143-10-550	DAVIS NATALIE J/MICHAEL C
142-33-082	PREFERRED PIPING SYSTEMS INC
142-23-021	HATFIELD HOYT L TR
142-23-002B 142-23-002C 142-23-002D 142-23-002E 142-23-011A 142-23-011B 142-23-011C	THOMPSON FAMILY REVOCABLE TRUST
142-23-008A 142-23-008B 142-23-008C	SHARP HARVEY L/BERTHA E TR
142-22-001B 142-22-005	DELQUEST LIMITED PARTNERSHIP
142-20-074	ARIZONA ELK SOCIETY
143-21-052 143-21-053 143-21-054 143-21-055 143-21-080 143-21-081 143-21-082	GARRETT WALKER HOMES LLC

143-21-083 143-21-107 143-21-112 143-21-130 143-21-131 143-21-138 143-21-139	
143-21-049 143-21-075 143-21-077 143-21-079 143-21-084 143-21-085 143-21-086 143-21-087 143-21-088 143-21-089 143-21-090 143-21-091 143-21-092 143-21-097 143-21-124 143-21-125 143-21-126 143-21-127 143-21-128 143-21-129 143-21-133 143-21-134 143-21-135 143-21-136 143-21-137 143-21-158 143-21-159 143-21-160 143-21-161 143-21-050	GARRETT WALKER HOMES LLC
143-21-189	WEST POINTE ESTATES HOA
143-21-190 143-21-191 143-21-192 143-21-193 143-21-194 143-21-195 143-21-198 143-21-199 143-21-201 143-21-202 143-21-203 143-21-204	OLIVE GROVE HOMEOWNERS ASSOCIATION

143-21-205 143-21-206 143-21-207	
142-25-003E	DELGADO MARCELINO G/KARLA M
142-22-011B 142-22-013E	METZ WILLIAM E/REBECCA S
142-20-069	GOLDEN LANE & 78TH LLC
142-16-004 142-20-144 142-20-145	M&AG LLC
142-20-070	IN THE SADDLE LLC
142-31-005C 142-31-005D	REYES MARTIN L/ MARIA CARMEN
142-25-002E	WEEKLEY RICHARD W
142-20-052 142-20-062 142-20-063 142-20-064	OAK CRAFT INC
142-31-038	MURPHY MICHAEL J
142-25-002G 142-25-002N	HERNANDEZ FIDELIA MORALES/VILLALOBOS YARELY L
142-31-023E	VALENCIA GRISELDA
142-20-072	W M HOLDINGS LLC
142-20-073B	SUNBURST LANDSCAPING INC
142-20-073A 142-20-096	DONALD GABBARD AND CATHERINE DIPIETRO-GABBARD
142-34-332	ESPEJEL ENRIQUE/MARIA
142-20-153	WEST VALLEY VETERINARY VENTURES LLC
142-25-007Q	STORINO TRUST
142-24-011D	OGLE STEVE E/DONNA J
142-25-002H	MIRANDA HERNAN HUMBERTO
142-33-042	HOZAN DANIEL
142-25-157	MESCALL ERIC JOHN

142-25-007R	TRAN XUAN K/PHUNG HIEN
142-25-156	PATINO PHILOMENA/TIBBS GREGORY
142-25-155	SILBERG RYAN PETER/ROBERT DEAN
142-25-007T	JARDINES ISRAEL VAZQUEZ/VILLANUEVA MARTA
142-25-154	MONGA VARUN/GOSI SHIVA KUMAR YADAV/SURA ANUP VIJAY
142-25-007M 142-25-007U	ANDERSON RICHARD
142-23-013N 142-23-013X 142-23-013Y	GONZALES RAUL B & LUCY
142-33-003N	LUCKING MATTHEW R
142-23-005 142-23-013S	STRICKLER CHARLES D & MARTHA L
142-25-008R 142-25-008S 142-25-008T 142-25-008U	TAYLOR DIXIE/KENNETH M
142-25-075	GRUMLEY PATRICK
142-25-001D 142-25-001E 142-25-002L 142-25-002P	TAYLOR FAMILY TRUST
142-25-140	WHITE LARRY DAVID
142-25-117	DOLAN CHARLES/KIM NGUYEN
142-25-088	T&H REVOCABLE LIVING TRUST
142-25-139	HAGERICH DAVID/ORTIZ MARISA
142-25-141	EDWARDS TYVETTE S/CHARLES R JR
142-23-026	MARICOPA COUNTY DEPT OF TRANSPORTATION
142-25-116	VOSGIER JASON
142-25-087	CAPEN EDMUND A/KELLER MARGARET A
142-25-118	BARAJAS SHELLY MARIE/CHRISTIAN
142-25-138	SHAH RAJ

142-25-142	HAVEN LORETTA C
142-25-115	ESPARZA FABIAN/BELLA LISA
142-22-007J 142-22-007K 142-23-004B	BAKER PAUL E/LORENA J TR
142-33-017 142-33-053	SANCHEZ JAVIER JAY/CARMEN
142-25-137	APODAC COLLIN M/MELANIE A
142-25-143	HILL ERIC/TERESA
142-25-114	HARTMAN LAWRENCE EDWIN II
142-25-120	LACAVERA NAT L JR/DEANNE
142-25-136	DYE ANDREW
142-25-144	VILLASANO ABRAHAM/MORLING Y
142-22-001M	BIG BALTIC LLC
142-33-003S	WILLOBY DONALD FRANCIS/CHERYL JEAN TR
142-25-113	LUDWIG STEPHANIE M/AARON S
142-33-005U	PARSONS FAMILY TRUST
142-25-121	LEFF MICHAEL W/ DIANA M
142-22-001X	BONILLA LUIS C/PEDRAZA CARMEN ETAL
142-25-135	ZANGANA NOUR H
142-25-145	NERIA-AQUINO HUMBERTO
142-33-003Q	SCHELL NATALIE J
142-25-112	FEELEY JACOB F/MATIKA DAKOTA
142-25-122	PINA EDUARDO U MORA/MORA ANITA F
142-25-134	HALMAN GLORIA J
142-25-146	MENDOZA NES C/ERLINDA A
142-25-123	PANG GLENN/JENNIE A
142-33-003P	WILLOBY DONALD J/TARA L
142-25-147	ORTIZ ERNESTO JR/VANESSA C

142-22-001U	PARKS DONALD J JR/SUSAN M
142-20-088 142-20-089	GEIGER GERALD/DEBORAH L
142-25-148	LEWIS DEREK/TYSON
142-25-110	BENTLEY MICAH/ASHLEY
142-20-055	ESQUIVEL INES/LESLIE
142-25-124	HUTCHISON JARED/CALEB
142-25-132	FLORES GREGORY ERNEST/PITONES ADRIANA
142-25-149	MENA MARIO CAMPOS
142-25-109	LAULETTA CHARLES
142-25-125	BANUELOS ANGEL
142-25-089	WONG NEWMAN J/GARCIA MAURICA
142-19-004C	MARTIN LIVING TRUST
142-25-131	MCCLENDON SHERRI H
142-25-150	SEELEY TAISHA/DARIUS
142-25-108	ALBERTS ALANA CHRISTINE
142-25-086	CASTILLO ELISEO GOMEZ/RAMIREZ ANA ROSA
142-25-126	PATINO TONI A
142-25-106	VAN TY/NGUYEN LAI THI
142-25-090	REYES CARLOS E
142-25-085	SJOHOLM FAM TR/JOHN AND NITAYA CLARK REV TR
142-23-001B 142-23-001C 142-23-015B 142-23-016E 142-23-017 142-23-018A 142-23-018B 142-23-019 142-23-020 142-23-028	SUMMERS PROPERTIES LLC
142-33-003V	WONG LIM K/HUANG YIN P

142-25-001B 142-25-001C	DUEDE FAMILY TRUST
142-25-130	DO LONG
142-25-151	ESPARZA PAUL R/DE LA GARZA BEATRICE
142-25-127	HENDERSON CONNOR F/ASHLEY L
142-25-129	CANNON JOSEPH RYAN
142-25-152	CASTRO RUDY JR/RANGEL ANDREA MIRANDA
142-25-128	IH6 PROPERTY PHOENIX LP
142-25-153	MOLINA PRISCILLA
142-25-091	MJ HOLDINGS TRUST
142-25-084	MCGREW DAVID C/KATHY
142-25-007V	GARCIA-STEINHAUS BRENDA/STEINHAUS TIMOTHY E
142-31-023D	ORTIZ ERNESTO/HERNANDEZ MARIA M
142-25-092	SALGADO RAUL/URQUIDY NORA
142-25-083	GUZMAN VICTOR/LILLIANA
142-23-023B 142-23-024D	ARIZONA BOILER CO INC
142-33-016	RODRIGUEZ MANUEL G
142-33-015	TAYLOR RUBY
142-33-096	GAUTHIER ANNE C
142-33-070	HERNANDEZ VALENTE & ROSA
142-33-044	MARTINEZ BENNY P/ROSAJANE/NARES VERONICA T
142-33-069	AYALA GUADALUPE/MARIO
142-33-043	VERGANZA RAMIRO/MARIA
142-34-329	BRUNNER JAMES T/REBECCA A
142-33-018	CONTRERAS MARIA L
142-34-302	POAGE SUSAN L

142-34-266	TAPP CURTIS & VICTORIA L
142-33-045	URIARTE RAQUEL/BELEN
142-33-095	GOMEZ MIGUEL/ MERCEDES
142-33-071	HERNANDEZ TONY & SALLY
142-34-357	ARRIAGA DEBORAH J
142-33-099	ROMERO JESUS M
142-33-068	CHAYREZ ROSEMARY
142-34-300	TAULBORG DIANE KAY
142-34-328	MEYERS JAMES K
142-34-303	RENEE P KIRSCHNER REVOCABLE TRUST
142-34-267	CARLSON KATHERINE M TR
142-33-094	CRUZ DAMIAN RODRIGUEZ/SILVA NOLANDIS LOPEZ
142-33-072	KAREN A DUGAN TRUST
142-33-046	VALENZUELA ADALILA
142-34-356	MEDINA LETICIA
142-33-100	ROBLES MANUEL
142-33-067	MARTINEZ CHRISTINA M
142-33-041	ESCOBEDO ROBERT G SR/CYNTHIA M
142-34-327	BOZENSKI DENISE
142-34-304	RAMONI EDWARD TR
142-34-268	PEREZ JESUS E
142-33-011 142-33-073	GRADILLAS MARIA M
142-33-047	VELARDE JORGE/ MARTINA
142-33-101	ORTIZ VICTOR M
142-33-066	GONZALEZ-FLORES MANUEL
142-33-040	MOORE FAMILY LIVING TRUST
142-34-298	SANTA CRUZ RON A & LISA K

142-34-326 142-34-334	CORTINA ROBERT B JR
142-33-021	GARCIA VICTOR R
142-34-333	HUGHES STEVEN A/BRENDA L
142-33-092	ALCANTAR RUFUS G
142-34-354	GARZA CATALINA S
142-33-102	FABRICIO FRANK J
142-33-065	LOPEZ APOLINAR
142-33-039	MORENO FELIPE S & BLANCA JULIA
142-34-325	MILLER SCOTT J
142-33-022	TATE LAWRENCE D
142-31-002U	JORDAN JANET L
142-34-306	WOJCICKI GERALD S/JUDITH S
142-33-246	HARVEST CHURCH ASSEMBLY OF GOD INC
142-33-091	NOYES TIFFANY A
142-33-075	GRAHAM DIXIE L
142-33-049	CUADRA JOSE G
142-34-353	PAULSON JAY C/CAROL
142-33-103	HERNANDEZ ANTONIO RIVAS
142-33-064	VALENZUELA GILDA GISELA
142-33-038	COLLINS AMALIA/ALEJANDRO EVANGELINA C R/ETAL
142-34-324	DE PRETER GERRIT/VAN DEN NEST ANNICK
142-33-023	MEADE MELANIE
142-34-307	KHEDER YOUSIF H
142-34-336	SMITH DIANE ELIZABETH TR
142-33-104	MCCRACKEN KENNETH M/SHERRI L
142-34-337	CELAYA CRUZ M
142-33-105	FLORENDO ERVIN

142-21-003P	PEORIA CITY OF
142-33-106	VOGEL JENNA
142-16-002M 142-16-002R 142-20-125	PEORIA CITY OF
142-20-105 142-20-106 142-20-120 143-10-588 143-10-589 143-10-590	PEORIA CITY OF
142-21-008 142-21-009 142-34-374	PEORIA CITY OF
142-34-352	RUIZ LIZBETH GUADALUPE ZAMUDIO
142-33-107	VIDAL JOSE ANTONIO
142-33-063	LARRY A BYRD AND LISA N BYRD REVOCABLE TRUST
142-33-037	SALDATE JESUS S
142-34-323	CHAPMAN CHARLES M/RUBY
142-33-012	TRUONG ANH N
142-33-090	ALONZO ALICIA MARIE
142-33-076A	STRAPACH STEVEN J/SHIRLEY J
142-33-050	CARBAJAL RUFINO S
142-34-308	QUIHUIS JOSEPH MORRISON
142-34-338	FITZGERALD JUSTIN W TR
142-33-003X	SAUL DUARTE REVOCABLE TRUST
142-33-025	VOSS STEVE M/OLGA A
142-31-024C	BONE TRUST
142-34-351	YOUNG CHRISTINA
142-33-108	BUSTOS BIANCA SELINA/JORDAN JOSE CARLOS VEGA
142-33-062	CABRERA JOSE L/DEBORAH A
142-33-036	ESCOBAR IVONNE
142-34-322	SCANLON ALFRED T/LORRAINE C

142-33-077A	CORTEZ ROBERT R
142-34-339	BARRERA REY B/MARTINIANA F
142-33-089	DANNY CASTILLO AND ANNA MARIE CASTILLO REVOCABLE TRUST
142-33-026	GARCIA FAMILY TRUST
142-31-025	VAZQUEZ ANGEL/ISABEL/AMPARO ROCIO/JUAN PABLO
142-34-350	SOIMORA RANGSAN/SUTHIRAT
142-33-109	LANE COLIN RAY
142-33-061	ARZATE FAMILY REVOCABLE LIVING TRUST
142-33-035	JONGUITUD ESTEVAN
142-34-321	KELLER JAMES M/TERRY/TIPAY MATHEW S/ANTHONY C
142-33-010	VEGA MANUEL
142-33-088	VALDEZ SUSIE
142-33-078	CORTEZ ROBERT R & TERESA M
142-33-052	RUEDA IRENE LETICIA/MARIO
142-34-340	NAVARRETE JOSUE A
142-33-027	HERNANDEZ ABRAHAM
143-21-149	HOLLINGER ESTHER
142-34-349	RODRIGUEZ BRENDA
142-33-110	ORTEGA DOLORES AVILA
142-33-060	LOPEZ MARIA C/CONTRERAS ARTURO
142-33-034	BRINKMAN ALEXUS/MICHAEL ANDREW
142-33-087	PEREZ EMETERIO PAREDES
142-33-079	LYDIA V BERNAL REVOCABLE LIVING TRUST
142-34-341	CURRY SHARON L
142-33-009	GLANDER DARLENE C
142-31-037B	DRAPER MATTHEW A/ELIZABETH J
142-33-003W 142-33-003Y	WILSON FAMILY LIVING TRUST

142-33-028	RUIZ OSCAR/KRYSTAL
142-31-026	ORTIZ ERNESTO/HERNANDEZ MARIA
142-34-348	RENTROPE NADINE M/RAY C
142-33-059	CORDOVA ANGELITA
142-33-241	HERNANDEZ CAMILO
142-33-033	LEISTER TAMMIE LYNN
142-33-080	RODRIGUEZ LUIS R/ALARCON ELVIA TORRES
142-33-054	HENSE BOBBY RAY SR/VIRGINIA L
142-34-342	COLLINS MARTINE
142-33-008 142-33-013	ESTRADA RUBEN JIMENEZ & ANNAMARIA
142-33-083	BARAONA SAUL EDGAR
142-33-112	SHOFFNER VALORIE A/MATTISON VALORIE
142-33-032	LOYA JORGE ARTURO SANCHEZ/DUARTE BERTHA MARQUEZ
142-33-081	CHACON ADELA M
142-33-055	SHEPARD CHARLES W & PAULINE F
142-22-003B	ABLE DRYWALL INC
142-33-007	RAMIREZ FAMILY LIVING TRUST
142-33-084	ORTIZ ROSE
142-33-097	BECERRA ANACLETO S & SUSANA V
142-33-030	SANTAMARIA MANUEL J/YOLANDA
142-33-057	SANCHEZ JAVIER/CARMEN
142-33-031	MOSES SHAY P
142-33-056	FONSECA FELIPE/SANCHEZ SARA
142-31-002Q	VAZQUEZ JOSE LUIS PENA/MORALES JOSEFINA TERRAZAS
142-34-359	JOSEPH LAWRENCE BARELA TRUST
142-34-360	HASAN MOHAMMED/FATEMA
142-34-361	HOCHSTETLER VICKI
142-34-331	BEAN DAVID H & NANCY L

143-21-002A 143-21-002B	AARON PROPERTIES LTD
143-21-003	YOUNGER BROTHERS HOLDINGS III LLC
143-21-010D	WESTECH LUMBER LLC
142-18-026A	KNOWLTON FAMILY LIVING TRUST
142-34-362	CAMACHO MANUEL JR/SHEENA
142-31-023F	VEGA JESUS C/NIDIA I
142-20-067	JJM INVESTMENTS LLC
142-34-363	CRABTREE DONALD G/MARGARET A
142-20-087	8556 PEORIA LLC
142-20-107 142-20-108 142-20-115 142-20-116	F&J RUIZ HOLDINGS LLC
142-34-364	CASTANEDA GABRIEL
143-10-005E	SUNNYSLOPE ESTATES LLC
142-31-037D	VEGA JAIME C/AGUILAR MARICELA PINA
142-20-119 142-20-123	RINGLER KEITH
142-34-366	LARSEN RORY/ROBYN
142-34-367	RUBLE LISA/JOHN II
142-34-368	SCHIRO-ARNS LIVING TRUST
142-20-121 142-20-122	SHARRO LLC
142-34-369	TEEGEN DANNY/WOODWORTH SHARON
142-20-101	JMM 8657 LLC
142-20-081	DELAO PHIL JR
142-20-083	NFW HOLDINGS LLC
142-20-091	PHASE 2 ENTERPRISE INC
142-20-100	WILSON & WILSON LLC
142-34-370	STEWART RICHARD/JUDITH
142-20-099 142-20-110 142-20-134	DCMS PROPERTIES LLC
142-34-372	PAXTON TERRY D/MARY K
143-21-078	SILVA ALEXIS OMAR/MARQUEZ ANGEL SILVA
143-21-076	CHAO RONALD/PRUITT VICTORIA
142-20-079	MANCO PROPERTIES LLC
142-20-094	T A LITTEN LLC

143-21-098	UPDEGRAFF MARTIN/ROSLYN
143-21-099	MOHANDASS RAJMOHAN/DURAIRAJAN NAVEENA MUTHUSAMY
142-20-135	CABO HOLDINGS LLC
143-21-096	KABBA MOHAMED K/TURAY SALAMATU
143-21-100	SHANTHI PRAVEEN KUMAR SIVASUBRAMANI
143-21-095	GUZMAN JOSE PARRA
143-21-094	NICHOLS DAVID K
143-21-093	WYANT MATTHEW
142-21-002G	RSW PROPERTIES LLC
143-21-188	CHACON JOSE MOISES
143-21-187	CLASEN ADAM NICKOLAS/VANLIEW VALLIE DAWN
143-21-186	HA SON
143-21-185	ROZELL SCOTT ADAM/TAYLOR RENEE
143-21-184	CAYE KEVIN M
143-21-183	GUTIERREZ STEVE M/CAMARENA CHEYENNE R
142-20-138	OLIVE INDUSTRIAL LLC
142-20-065	K M PAPA LLC
143-21-182	BROCK FRANCISCO HUMBERTO/REYES- CARO ALEXIS YVETTE
142-20-058 142-20-141	HOUSING AUTHORITY OF MARICOPA COUNTY
143-21-181	THOMAS JEMERIZA MARCELINO
143-21-180	FLOT JARON FRANCIS/HANSON ALYSSA MARIE
143-21-179	HERNANDEZ RUBEN/DEBORAH ANN
143-21-178	NOLDER DONALD H
143-10-549	MCQUISTEN FAMILY REVOCABLE LIVING TRUST
143-21-177	DODA PETER SABAH/THABET SABAH/RASHOKA GORGINA
142-20-148 142-20-149	RSH ENTERPRISES LLC
143-10-569	GARCIA WENDY U
142-20-078 142-20-095	GENAROS FRAMING CONSTRUCTION LLC
142-25-022	MARTINEZ GENARO/IRIS G
143-10-005H	WELLER JAMES INC
142-16-003	AL NAALY LLC/ALI HAWZIN SORAN

142-20-092	SUNRISE CRANE SERVICE INC
142-33-111	ALL STAR RENTAL PROPERTIES V LLC
142-34-305	ERICKSON BRANDON J/VANESSA M
142-20-126A	PEORIA CITY OF
142-22-001R	METAL-WELD PROPERTIES LLC
142-33-098	CINDERELLA TRUST
143-10-377A 143-10-377B	A T & S F RY CO
143-21-018A 143-21-018B	A T & S F RAILWAY CO
143-21-012C	WARREN AND JODI SAVAGE TRUST
142-20-147	SHEPHERD ENTERPRISES LLC
142-25-024	COX JAMES E
142-19-004D 142-20-005 142-23-009 142-33-003D 143-22-001 143-22-005C 143-22-006A 143-22-006C 143-22-006D	S R P A I & P D
143-10-568	DEBRA SPEAKES ENTERPRISES LLC
142-31-002R	HORNE LARRY/LURRENE TR
142-22-014	ASW ASSET MANAGEMENT LLC
142-33-014	GARCIA DANIEL M
142-20-080	SSE HOLDINGS LLC
142-31-002S	HORNE LARY & LURRENE
142-20-103	CONCRETE CORING COMPANY INC
143-10-005M	JAMES WELLER INC
142-34-358	PEORIA CITY OF
143-10-562	PROGRESS RESIDENTIAL BORROWER 15 LLC
142-25-008Z 142-25-009 142-25-010 142-25-011 142-25-012 142-25-013	NOVAK STANLEY/EMILY FAMILY TR/NOVAK EMILY TR
142-23-003F	NGUYEN CHINH
142-25-014 142-25-015	RANEY ROBERT R/PEGGY J TR

142-25-016	
142-25-017	
142-33-005D 143-22-009	S R P A I & P D
142-20-126D 143-22-004A	S R P A I & P D
142-33-086	SANCHEZ ENRIQUE & MARCELLA
143-21-001A 143-21-008B	8769 75TH AVE LLC
143-10-192	SVRR 1 LLC
142-20-140	ELMORE KENNETH E
142-33-093	HIBBITT MICHAEL A/SHARON A
143-21-005	HOLLON KAMALA
143-21-019	NASD LLC
142-33-051	NOYES SOFIE/GUADALUPE W
143-21-016	A T & S F R/R



HOA's and Interested Parties
(Provided by City of Peoria on 7/13/2021)

ROUNDTREE RANCH HOMEOWNERS ASSOCIATION	4645 E COTTON GIN LOOP PHOENIX AZ 85040
WEST POINTE ESTATES HOA	7600 E DOUBLETREE RANCH RD STE 240 SCOTTSDALE AZ 85258
OLIVE GROVE HOMEOWNERS ASSOCIATION	7600 E DOUBLETREE RANCH RD STE 240 SCOTTSDALE AZ 85258
Arizona Pinecrest (Madison Estates)	14100 N. 83rd Ave, Ste 200 Peoria AZ 85381
Butler Place	14100 N. 83rd Ave, Ste 200 Peoria AZ 85381
Fairmont View (Fairmont Units 1 & 2)	9000 E Pima Ctr Pkwy Ste 300 Scottsdale AZ 85255
Haciendas Del Sol	3612 W. Dunlap Ave. Ste. K Phoenix AZ 85051
Meadowood Homeowners Association	PO Box 2567 Peoria AZ 85380
Olive Park	16441 N. 91st St., #104 Scottsdale AZ 85260
Olive Square Condominiums	16441 N. 91st St., #104 Scottsdale AZ 85260
Peoria Mobile Estates	6942 Olive Square lot 73 Peoria AZ 85345
Roundtree Ranch	4645 E. Cotton Gin Loop Phoenix AZ 85040
Stoneview (Mesquite Vistas)	17787 N. Perimeter Dr., Ste. A-111 Scottsdale AZ 85255
Summersett Village	14100 N. 83rd Ave, Ste 200 Peoria AZ 85381

School districts, public utilities, and state and federal
(7/20/2021)

American Telephone & Telegraph (AT&T)	
Arizona Department of Transportation - Maricopa	2302 W Durango St, Phoenix, AZ 85009
APS	MS 3200 PO Box 53933 Phoenix, AZ 85072-3933
City of Glendale Water Services Department	7070 West Northern Avenue, Glendale, AZ 85303
City of Peoria Utilities Department	9875 N 85th Ave, Peoria, AZ 85345
City of Peoria Traffic Engineering Department	9875 North 85th Avenue, Peoria, AZ 85345
Cox Communications	1550 W. Deer Valley Road, Phoenix, AZ 85027-2121
Crown Castle Solutions Corporation	2055 S Stearman Dr, Chandler, AZ 85286
CenturyLink	2641 N 44th Street, Ste. 102 Phoenix, AZ 85008
El Paso Natural Gas Company	7815 S 48th St, Phoenix, AZ 85044
MCI (Verizon Business)	6955 W Morelos Pl, Chandler, AZ 85226
Pauley Construction, LLC	2041 W Adobe Dr, Phoenix, AZ 85027
Peoria Unified School District	6330 W. Thunderbird Road, Glendale, AZ 85306
SRP	1500 N. Mill Avenue, Tempe, AZ 85281
Southwest Gas	2200 N Central Ave #101, Phoenix, AZ 85004
Verizon Wireless	6955 W Morelos Pl, Chandler, AZ 85226



November 30, 2021

Ms. Lorie Dever
Planning Manager
City of Peoria
9875 North 85th Ave.
Peoria, AZ 85382

(o) 623.773.5168
(e) lorie.dever@peoriaaz.gov

RE: Legacy Point

Dear Ms. Dever,

This letter is intended to keep the City of Peoria informed of the communication between Peoria Unified School District (the "District") and Shea Homes regarding the proposed Legacy Point development. The District is in support of the annexation and zoning of this property to facilitate the development.

The District and Shea Homes will continue to work diligently to finalize a Developer Assistance Agreement in the future.

The District wishes to commend Shea Homes for their continued support of public education. We look forward to our new partnership in serving the future residents of the city of Peoria. Please feel free to contact me if you have any questions or need additional information

Respectfully,

A black rectangular box redacting the signature of Michael Maas.

Michael Maas
Director of Research, Planning and Assessment
Peoria Unified School District