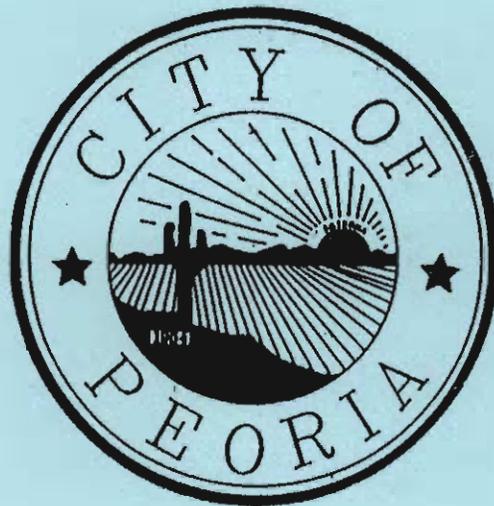


**NORTH PEORIA**  
**REDEVELOPMENT AREA PLAN**



May 25, 1993

PREPARED BY:  
THE CITY OF PEORIA DEVELOPMENT SERVICES DEPARTMENT

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# **INTRODUCTION**

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## INTRODUCTION

The North Peoria Redevelopment Plan is a comprehensive effort addressing development issues and conditions in a part of northern Peoria which is heavily impacted by development constraints and deteriorated conditions. The area includes approximately 3.5 square miles of property currently in agriculture, residential and commercial uses centered near the Agua Fria Freeway and Greenway Road alignments. The planning area also includes the North West Valley Power Center currently under development by Westcor Partners and the City's sports complex adjacent to Skunk Creek. The area is located regionally in the northwest part of the Phoenix metropolitan area immediately adjacent to Sun City on the west and Glendale on the east. It is also approximately 24 miles from downtown Phoenix and 27 miles from Phoenix Sky Harbor International Airport.

The planning area is characterized by a high percentage of the land in government ownership, land covered with weeds and debris, and faulty land subdivisions and street layouts created primarily by the location of the Agua Fria Freeway, New River, Skunk Creek and the Arizona Canal Diversion Channel. This plan provides an assessment of the impacts of the three drainage features and the freeway on area land parcelization and on development potential and proposes a course of action for enhancing the economic viability of the area.

The primary purposes of this plan are to:

- (1) Meet the requirements of A.R.S. 36-1479, which addresses the need to have a redevelopment plan in place prior to the City exercising redevelopment powers; and,
- (2) Provide an identification of the ultimate development concept for the area and mitigation options to impacts which currently constrain development.

In addition to providing an action plan for development and redevelopment, the Plan will also address inadequacies in utility infrastructure and transportation access to the area and develop options for addressing these needs.

Two comprehensive planning documents have been prepared that also address this area or parts of this area. They are the Peoria Comprehensive Master Plan and the North Valley Specific Area Plan. Elements of these plans have been carefully considered. Differences will be noted; however, it is intended that all plans conform and relate to each other.

The redevelopment area has been divided into four separate sections, each having characteristics of slum and blight and development potential which are distinctive to the particular section. The areas have been labeled A, B, C, and D for reference purposes and can be seen on Exhibit 9, Special Area Map.

- Area A: That part of the Redevelopment Area north of the Greenway Road alignment and west of Loop 101.
- Area B: That part of the Redevelopment Area south of the Greenway Road alignment and west of 83rd Avenue, and including the properties at the northeast corner of 83rd and Thunderbird.
- Area C: That part of the Redevelopment Area north of Skunk Creek and the Arizona Canal Diversion Channel and east of Loop 101.
- Area D: That part of the Redevelopment Area south of Skunk Creek and the Arizona Canal Diversion Channel and east of Loop 101, but not including the properties at the northeast corner of 83rd and Thunderbird.

**FORMATION AND DESCRIPTION  
OF THE  
REDEVELOPMENT AREA**

## FORMATION AND DESCRIPTION OF THE REDEVELOPMENT AREA

On June 9, 1992 the City Council of the City of Peoria adopted a resolution declaring the North Peoria Redevelopment Area an area containing slum and blight conditions (Exhibit 1). Pursuant to State law requirement, the City's Planning and Zoning Commission held a meeting on August 20, 1992 to consider the conformity of the Redevelopment Plan with the City's general plan. Comments from the City's Planning and Zoning Commission and the City Council resolutions adopting the Plan are included as Exhibits 2 and 3 respectively. A Project Boundary Map and Legal Description are attached as Exhibits 4 and 5.

Property included in the North Peoria Redevelopment Area has long been considered by the City of Peoria as an area requiring special City services and efforts in order to allow for orderly and economic development. The area contains the confluence of New River and Skunk Creek, the confluence of Skunk Creek and the Salt River Project Arizona Canal terminus, and the confluence of the newly constructed Arizona Canal Diversion Channel drainage structure and Skunk Creek. Additionally in the last five years, the Arizona Department of Transportation has identified and constructed the Loop 101 freeway alignment through the area in close proximity to these existing drainage facilities. The large number of government land ownerships in the area is depicted on Exhibit 6.

Property remnants from freeway and ACDC construction, coupled with the existence of New River and Skunk Creek, have created significant barriers to development. Several of these remnants are too small and inaccessible and will need to be planned into useable open space, drainage or transportation support parcels. Remnants may need to be considered as part of an overall plan allowing their assembly to provide for their use and development.

Most of the redevelopment area is emerging as properties with expectations that market conditions will stimulate redevelopment activity in the near future. Property along Bell Road west of Loop 101 is the city's new car retail area. East of Loop 101 is an intense area of regional retailing and planned professional baseball spring training facilities. South of Bell Road, west of Loop 101, new residential neighborhoods are planned.

**ANALYSIS  
OF  
EXISTING CONDITIONS  
AND  
AREA PLANNING ISSUES  
AND  
DEVELOPMENT GUIDE**

## **ANALYSIS OF EXISTING CONDITIONS AND AREA PLANNING ISSUES AND DEVELOPMENT GUIDE**

Careful consideration has been given to each individual section of the redevelopment area in developing a Land Use Plan. Several land use and circulation options were prepared for the different areas by both staff and property owners and reviewed at an open house held on August 13, 1992 and at the Planning Commission public hearing held on August 20, 1992. Following these meetings special area plans were prepared and incorporated into the Land Use Plan. The Land Use Plan is attached as Exhibit 10. Exhibits 11 and 12 show existing sewer and water systems for the redevelopment area.

### **AREA A - Analysis of Existing Conditions**

Area A includes all of the properties west of Loop 101 and north of the Greenway Road alignment. Deteriorated conditions and constraints are first analyzed, then addressed as issues with development guidelines categorized under Land Use, Traffic and Circulation, Utility Services and Environmental Protection.

Slum and blight conditions exist throughout Area A. That part of the area lying west of Loop 101 and designated Area A has no east-west circulation due to the location of river and freeway barriers and the design of Sun City. Sun City is separated from everything to the east by a wall, except for Greenway Road, the one-mile arterial alignment, which was constructed as a local street. East/West circulation was not planned for in this area. There is also limited north-south circulation in the two square mile area between Bell Road and Thunderbird Road.

There is significant amounts of debris, irrigation tiling and severe terracing from abandoned agricultural uses which have created impediments to development on agricultural lands south of Bell Road. The main farming house and headquarters site for the area was located south of Bell Road near New River and contains dumping areas for chemicals and petroleum products, possible underground gasoline storage tanks, and construction debris. The site is an attractive nuisance and will need to have these items removed before development can occur.

Sewer access is also a problem. Topographically, one-third of the land drains toward New River and the other two-thirds drain towards Sun City. Because of this topography, sewer access along the west side of the New River bank will be limited. Sewer line depth for servicing these areas may be insufficient to tie to existing and planned sewer lines. A separate and deeper line may need to be

constructed. A drainage channel owned by the Maricopa County Flood Control District runs east from the Sun City wall along the Greenway Road alignment. Because of the depth of the channel, special sewer crossings may need to be designed and constructed. To date, only one has been constructed, which is in the 91st Avenue right-of-way.

Many small remnant parcels of land have been created as a result of the completion of New River channelization and construction of the freeway. Some remnants are too small for individual development and may need to be assembled with other properties to become viable development parcels. Others are isolated from any access to streets due to their location between the freeway and New River. For this reason the Arizona Department of Transportation has retained ownership of many of the remnants and they may be incorporated into open space or recreation opportunities associated with the drainage features.

Near the Greenway Road alignment and on the west side of Loop 101 exists the only dumping problem identified in the redevelopment area. The debris consists of approximately 100 tires, loads of asphalt and broken concrete, and also loads of demolished plaster and wallboard. The plaster and wallboard should be examined for possible asbestos contamination.

## **AREA A - Planning Issues and Development Guide**

### *Land Use.*

Planning Goal - Accommodate major commercial development along Bell Road frontages and limit residential densities south of Bell Road to coordinate with limited traffic and utility access.

Properties along the Bell Road frontages will receive a Community Commercial designation to allow for large lot commercial development and small lot development for support uses. The amount of property receiving commercial designation varies from that of the Comprehensive Master Plan for several reasons. Historically, Bell Road commercial markets have tended to emphasize orientation to automobile traffic, resulting in most developments occurring in proximity to arterial street traffic. Also, the general nature of proposed developments is now more clear and land requirements for development will not be as extensive as previously thought. However, special attention will be required to buffer the heavy commercial uses from the residential developments.

Interior development, away from Bell Road, will be primarily low density housing in order to minimize demands on limited street and utility availability. Some high density housing developments are planned north of Bell Road.

Park/Open Space uses are planned along New River. No active recreation uses are planned at this time for the river bottom in this area. Bank stabilization may be required of adjacent developments.

### *Traffic and Circulation.*

Planning Goal - Maximize utilization of Bell Road and 91st Avenue to accommodate traffic needs, maintaining safe traffic and circulation patterns with limited arterial availability and discouraging north/south through traffic.

91st Avenue, the only north/south arterial street, will continue to be a four-lane street designed to serve more as a collector than a through street. This role is made easier by reason that there is only one connecting street through to Sun City to the west. Greenway Road serves as a local street in the only east/west access to Sun City between Bell Road and Thunderbird Road. Major collector streets need to be constructed both north and south of Bell Road to take traffic from near New River west to 91st Avenue to improve traffic accessibility behind commercial developments.

### *Utility Service.*

Planning Goal - Carefully design utility systems to efficiently serve all parts of Area A.

Major water and sewer lines have been installed in 91st Avenue to serve that part of Area A south of Bell Road. Water service and availability should be adequate for planned developments, however, additional quantities of water are needed in Area A. Sewer service to areas along the river bank will need to be carefully planned due to the topography. Open space uses may need to be planned on a case-by-case basis for properties hardest to reach with sewer lines. Properties north of Bell Road are served by existing utilities which connect with water and sewer lines in Bell Road.

### *Environmental Protection.*

Planning Goal - Preserve natural habitats and plant materials in the river bottom while establishing and protecting the quality of life in residential neighborhoods.

The area south of Bell Road contains unique wildlife habitats in existing orange groves and abandoned agricultural areas. During field trips coyotes, red tail hawks, quail, dove, jackrabbits and cottontails have been observed. Preservation of the river bed habitat will afford shelter for these animals when development and removal of habitat begins.

The area south of Bell Road is also relatively isolated and provides unique opportunities for design of neighborhoods which are separated from major arterial streets and which will have a high quality of lifestyle. This lifestyle will be enhanced by a proposed linear park and the open space amenity along New River. Bike paths and trail systems should be designed within the residential areas with access to the river bank and should be connected to the City system planned along New River and Skunk Creek.

### **AREA B - Analysis of Existing Conditions**

Area B is comprised of land south of the Greenway Road alignment west of Loop 101 and south of Skunk Creek on the east side of the freeway. Development constraints and deterioration are analyzed and then addressed through land use, traffic and circulation, utility services, environmental protection and commercial area revitalization.

Evidences of slum and blight may be found on properties located west of the freeway. Frontage property on Thunderbird Road west of the freeway is constrained severely due to limited access. The area is triangular in shape, bounded by the freeway, New River and Thunderbird Road. There is no existing sewer, and construction of a sewer system will be both difficult and expensive. Drainage to the east or west is not possible, leaving the south as the only feasible direction to construct a sewer line. The Arizona Department of Transportation installed a sleeve to accommodate a sewer line underneath the freeway for a tie-in over a half mile south of Thunderbird. There will be a high initial cost to the first user of a system, which may be defrayed through the formation of an improvement district.

Topographic constraints consisting of low lands adjacent to the river channel are impediments to development. Large scale land filling of low or depressed properties is in progress. Developed frontage parcels contain abandoned buildings which are attractive nuisances, are without sewers, and contain deteriorated land conditions due to dumping and abandoned construction debris.

## **AREA B - Planning Issues and Development Guide**

### *Land Use*

Planning Goal - Encourage large-lot business park/industrial uses west of the freeway and uses compatible with the residential neighborhoods east of 83rd Avenue east of the freeway.

Properties west of the freeway are suited for business park/industrial uses. The proximity of the freeway and freeway access provide transportation service suitable to several types of manufacturing, wholesaling and service industries. Frontage properties have already begun developing as commercial and heavy commercial uses.

Lands east of the freeway and west of 83rd Avenue have been planned for commercial uses, and, with so much change in area markets happening or planned to happen, flexibility in area land use planning will be important. With location on a major access route to the proposed baseball training facility and Bell Road shopping centers, major markets for additional retail at 83rd and Thunderbird cannot be ruled out. At the same time, the City has been contacted by possible light industrial users. Some of these properties are shallow remnants of freeway construction and are suited to smaller lot development with heavy commercial/light industrial uses.

Properties east of 83rd Avenue are planned for low density residential uses. The location of Centennial High School east of this part of the area provides an excellent opportunity for family oriented residential developments. Some local, convenience or transportation related commercial uses may be allowed at the intersection of 83rd and Thunderbird in connection with the residential developments.

### *Traffic and Circulation.*

Planning Goal - Provide an internal traffic circulation system for lands west of Loop 101. Protect vehicle trip capacities on Thunderbird Road and 83rd Avenue by limiting curb cuts and planning arterial accesses to allow for the least interruption to traffic flows. Protect residential neighborhoods from through traffic and traffic overflows seeking alternative routes during periods of congestion.

Areas west of Loop 101 have no streets or internal circulation at this time. An alignment of a collector street system should be designed by the City for phased construction as demand for development in the area occurs. A possible underpass link to the east with 83rd Avenue could be examined in the future if the demand occurs.

Commercial areas west of 83rd Avenue will have high demand for curb cuts and access to the arterial streets. Curb cuts should be limited and joint access ways planned for internal circulation systems.

Low density residential areas should be planned with curvilinear streets and cul-de-sacs with limited street intersections with 83rd Avenue to discourage overflow traffic from the arterial streets during periods of congestion.

### *Utility Service.*

Planning Goal - Design utility systems to serve all properties in Area B, especially properties west of Loop 101, which are currently isolated from sewer service.

A key ingredient in providing for development of properties west of Loop 101 is the design of a sewer system to serve the area. Currently businesses on the Thunderbird Road frontage are served by septic systems. With the absence of any collection lines, an entire system will need to be constructed for the first user. Perhaps an improvement district or group of users will need to be organized in order to serve several users with the new system.

Sewer service east of Loop 101 is available through existing lines and the major line currently under construction in 83rd Avenue. One small area on the north side of Thunderbird Road adjacent to Loop 101 may be too shallow for sewer

service to the east and development at that location will have to be carefully designed.

### *Environmental Protection.*

Planning Goal - Preserve natural habitats and plant materials in the river bottom and banks while providing planned access areas for bicycle, pedestrian and equestrian users.

For lands west of Loop 101, protection of the river bank is encouraged through use of landscaping plants and materials to buffer the bank from industrial users while providing a finished appearance.

The Skunk Creek crossing on 83rd Avenue provides the best access location for pedestrian, bicycle and equestrian uses to the Skunk Creek/Arizona Canal Division Channel open-space/recreation area. Freeway remnants south of Skunk Creek and west of 83rd Avenue should be planned for active recreation and staging or parking for access to the area. Access needs to be provided to the bike path/jogging trail along the south side of Skunk Creek, which ends approximately 400 feet east of 83rd Avenue.

### *Commercial Area Revitalization.*

Planning Goal - Restore vitality to commercial uses fronting Thunderbird Road west of Loop 101.

Several small, individual developments have occurred on the north side of Thunderbird Road west of Loop 101. The lack of a comprehensive development plan for the area and lack of a sewer system has provided a commercial area vulnerable to shifts in market demand based on aesthetics and convenience.

A comprehensive development plan should be prepared creating an identity for the area and providing for consistent architectural and landscape design themes, a water and sewer system and a collector street system alignment. A sign package should also be completed which carries the identity theme and contains uniform signing for all businesses. A comprehensive and uniform maintenance program should be implemented for the entire area which removes litter, weeds, auto parts, junk and dumped materials from the area. Vacant lots should be cleaned, landscaped and marketed. Arterial street access should be limited and well marked

for access identification and consistency. This comprehensive program should be expanded and developed to encourage new locations of industrial users to the north of the existing commercial development.

### **AREA C - Analysis of Existing Conditions**

Area C is identified as being those lands and properties north of Skunk Creek and the Arizona Canal Diversion Channel, east of loop 101 and south of Bell Road. Conditions in Area C are analyzed and then addressed through Land Use, Traffic and Circulation, Utility Services, Open space and Environmental Protection issue elements.

The eastern half of the redevelopment area is also affected by slum and blight conditions. Of particular concern is a small area south of Skunk Creek, north of the Arizona Canal Diversion Channel and straddling 75th Avenue. 75th Avenue improvements are near the construction phase which will bring street pavement and water and sewer mains to this part of the area.

Property elevations are one source of sewer access problems in the northeast part of Area C. Properties drain away from 75th Avenue resulting in some parcels possibly being too low to be served by gravity sewer. Another constraint to sewer access is the shallow depth of the sewer lines. Pipe depth is dictated by the Arizona Canal Diversion Channel and the Arizona Canal. Constructing a siphon underneath these structures is not feasible, resulting in a line carried underneath the 75th Avenue bridge that will be necessarily shallow.

Another constraint in the northeast part of the area is lack of vehicular access. A piece of land owned by the Maricopa County Flood Control District is land locked, and there is no direct access to or in close proximity to the parcel.

Floodplain constraints will affect property development near Bell Road in this part of the area. The floodplain map identifies parcels in this section that will require elevations to be raised one foot above flood elevation before development is allowed. Flood Insurance will be required.

Currently in the center of Area C and the Redevelopment Area the City of Peoria has a small sports facility designated as the Greenway Sports Complex. Once used as a minor league training complex by the Milwaukee Brewers Major League Baseball Club, the facilities are dilapidated and do not meet current professional baseball standards. During the past year, several major league baseball teams have

expressed an interest in locating a spring training facility at this location. The current facilities do not meet their needs due to a lack of adequate fields, administrative space and training facilities. As a result, the current facility is under utilized for its originally intended purpose.

Other significant slum and blight conditions include:

1. The large earth spoilage area located at the northeast corner of Milwaukee Road and 83rd Avenue. This excavated material was stored as part of one of the construction projects in the area and presents a constraint to conventional development at this location.
2. The width of the narrow strip of land between 83rd Avenue and Loop 101 precludes construction of a local or collector street to provide interior access. All developments will need to take access from 83rd Avenue as a strip development.

## **AREA C - Planning Issues and Development Guide**

### *Land Use.*

Planning Goal - Manage explosive commercial growth in the area to match capacities in utility and traffic systems and ameliorate deteriorated conditions and development constraints.

Areas north of Skunk Creek are planned for Community Commercial developments. This will allow for the continued development of the North Valley Power Center and several other commercial developments currently in the planning stages.

Due to the large amount of publically held land along Skunk Creek, which includes the City of Peoria Greenway Sports Complex and additional Maricopa County Flood Control Property, this area will constitute an ideal location for a major sports facility. With the adjacent commercial development along Bell Road, this area will be a major drawing point in the City. In light of the substantial interest expressed by various major league baseball teams and the large amount of existing public land, this area is ideally suited for the location of a major league spring training complex consisting of baseball practice facilities and a stadium. Such a facility will further support and enhance the commercial development occurring along Bell Road.

Realizing the limits to Commercial Development along Bell Road, consideration needs to be given to the development of a site for a future Hotel/Meeting Center site within the commercial development to provide an additional incentive for visitors, businesses and tourists to visit this area.

Considerable input has been received regarding the land located between Skunk Creek and the Arizona Canal Division Channel. Availability of parcels of sufficient size and accessibility for development will depend on the final alignment of collector streets serving the area. Community Commercial designations are planned for frontages on 75th Avenue to accommodate possible hotel/resort development and general commercial development in support of the Bell Road developments and residential demands for shopping and services from neighborhoods to the south.

### *Traffic and Circulation.*

Planning Goal - Increase transportation options and arterial and collector street capacities to serve the proposed intense commercial and recreational developments and provide alternative traffic routes for traffic coming to and leaving the area.

New traffic capacities and travel options must be found to accommodate the explosive commercial growth planned and occurring along Bell Road. 83rd Avenue will be widened. Paradise Lane will be constructed with 77th Avenue. 75th Avenue improvements are near construction.

Street alternatives should be considered to take vehicles looking to escape Bell Road congestion to the south and east. The absence of Greenway Road and an east/west street system severely constrains circulation south of Bell Road. Collector street alignments will be considered east of 75th Avenue as projects are brought forward through planning stages.

Transportation options for the area include pedestrian and bicycle access to the regional mall on the north side of Bell road. This access can also be reached by pedestrians and bicyclists using trails along the Thunderbird Paseo recreation facility. Thunderbird Paseo, the Arizona Canal and the Arizona Canal Diversion Channel should be designated as an "urban trails corridor" for the purpose of providing alternative means of transportation to and from major destinations in the area.

### *Utility Services.*

Planning Goal - Provide efficient water and sewer services adequate to meet the needs of growth and development planned for the area.

Major water and sewer lines are currently under construction in 83rd Avenue, Bell Road and Paradise Lane. These lines will provide services for most development which will occur in Area C.

Utility lines are also near construction in 75th Avenue and will cross the Arizona Canal Diversion Channel underneath the bridge. The depth of the sewer on the north side of the channel is cause for concern. Because the line is carried immediately underneath the bridge, the depth is shallow and properties both to the west and the east which will utilize the line for sewer service will of necessity need to be carefully designed.

### *Open Space.*

Planning Goal - Designate specified drainage structures and remnant parcels as an open space corridor and provide unique passive and active open space and recreation opportunities.

Skunk Creek and the Arizona Canal Diversion Channel bottom, the Skunk Creek Wetlands Wildlife Sanctuary, the Sunset Trail system, the Thunderbird Paseo bicycle and jogging trail system, baseball spring training and community park facilities are all recreation/open space facilities planned or located in close proximity to each other and invite the creation of a unique open space corridor element for the area and for the City.

Protection of the Wetlands Wildlife Sanctuary in Skunk Creek is a requirement. Protection should be expanded to include possible creation of a community support group and an observation area to support this unique area aspect.

Community recreation facilities will be planned in conjunction with the baseball spring training facility to make the facility a recreation asset available to the whole community and used year round.

The bicycle/jogging trail along the south side of the Arizona Canal Diversion Channel and Skunk Creek should be finished so that it ties into 83rd Avenue. A

similar trail and access system will be designed along the north side to allow for cyclists and pedestrians using the paseo recreation facility to access commercial and recreation destinations in the area.

### *Environmental Protection.*

Planning Goal - Preserve natural habitats and plant materials in the creek and channel bottoms and at other locations in the area where possible and provide passive observation areas and greenways to enhance environmental quality and soften intense urban development.

A portion of Skunk Creek northeast of 83rd Avenue has been designated a Wetlands Wildlife Sanctuary by the State Department of Game and Fish and must be protected. The Arizona Canal Diversion Channel and Skunk Creek also present excellent opportunities for development and preservation of environments and habitats which will offset intense urban development planned for the area. Landscaped environments and linkages to drainage structures will provide natural environments and visual enhancements as amenities to the intense commercial development which is currently being planned.

Creek and channel banks need protection through installation of access limitations and landscape developments. Trails and access ways should be of a paved material and planned for formal, rather than haphazard, ingress and egress.

### **AREA D - Analysis of Existing Conditions**

Area D consists of properties located south of Skunk Creek and the Arizona Canal Diversion Channel, west of 83rd Avenue and north of Country Gables. Existing conditions of the area are analyzed and then addressed through planning elements of land use, traffic and circulation, utilities services, open space and environmental protection.

Area D contains several deteriorated mobile homes. A contractor's equipment storage yard is located north of Country Gables and presents an attractive nuisance to children or other pedestrians in the area.

A majority of properties in the area are on individual septic systems which have been suspected of adding pollutants to the ground water. A policy of transitioning septic systems to utility service should be followed.

The area lacks a cohesive traffic and circulation system. 75th Avenue currently functions as a collector as it does not extend to Bell Road. Also, Greenway Road does not extend to 83rd Avenue to the east, or past the Arizona Canal on the west. All other streets are constructed of dirt or narrow pavements for local access with no east/west collectors available to through traffic.

## **AREA D - Planning Issues and Development Guide**

### *Land Use.*

Planning Goal - Provide quality residential developments to complement existing development.

Low density residential designations prevail over the area allowing no more than 3.5 dwelling units per acre maximum average density for each development project in this category.

Flexibility is encouraged in developing mixed-density developments adjacent to the channel recreation facilities. Mixed-density developments should contain clear separations between higher and lower density land uses.

A few isolated properties adjacent to recreational amenities associated with the Arizona Canal Diversion Channel and 75th Avenue are planned for high density residential development. One or two neighborhood commercial developments may be allowed along 75th Avenue south of the Channel.

### *Traffic and Circulation.*

Planning Goal - Provide an efficient traffic and circulation system for the area.

75th Avenue will be improved to become a full arterial street serving this area as well as providing access to commercial and sports activity centers along Bell Road.

It is especially important that through traffic be encouraged to use arterial streets rather than neighborhood streets in Area D. There will be pressure for traffic to use alternative routes through the neighborhood. These pressures will derive from

congested arterial streets in the area from sporting events or shopping activities and constraints to normal circulation patterns created by the existence of Skunk Creek and the Arizona Canal.

Care will need to be taken in design of new collector streets so that they serve mostly area residents and discourage through traffic. The north part of the area is in need of such a collector street.

### *Utilities Services.*

Planning Goal - Provide efficient water and sewer services to the area and encourage and facilitate conversion of septic systems to conventional collection lines.

Utility main lines will be installed in the area to allow for conventional services to area residents for water and sewer. New development and construction will be served by the new lines. Existing properties with septic systems will be encouraged to convert to city services. No major geologic or topographic constraints exist as barriers to utility development.

### *Open Space.*

Planning Goal - Open access to active recreation facilities for area residents as well as regional users; designate channel and river bottoms as horse trails.

Public access areas to recreation facilities connected with the Arizona Canal Diversion Channel should be provided at one or two locations between 83rd Avenue and 73rd Avenue Alignment as part of developments planned adjacent to these facilities. Park facilities similar to those along the Thunderbird Paseo east of the area should be considered for this part of the channel. Thus far, the County and other Cities along the channel have not made provisions for horse access to the facility. The channel and river bottoms should be designated for horse uses and added to a community-wide horse trail system.

*Environmental Protection.*

Planning Goal - Protect local neighborhood environments from intrusion by motor vehicles and elements associated with intense urban development north of the Arizona Canal Diversion Channel.

Area D is isolated from other parts of the redevelopment area by the SRP Arizona Canal, Arizona Canal Diversion Channel (ACDC) and Skunk Creek. Engineering and design solutions will be necessary in limiting traffic impacts on Area D trying to access intense commercial facilities to the north.

Development adjacent to Skunk Creek, the ACDC and the wetlands area in Skunk Creek will need to be designed to protect the wetlands habitat and environment. Consideration will also need to be given to development of facilities and access adjacent to major recreational features.

Consideration should also be given to creating a unique landscape theme for area identification. Design features such as extended public/private landscaped areas and landscaped use separations may be considered.

Consideration should be given to creating extended landscaped areas in conjunction with adjacent private developments. High density residential developments and commercial developments should be oriented away from low density areas and contain focused landscape design elements.

**LAND USE PLAN  
FOR  
REDEVELOPMENT**

## LAND USE PLAN FOR REDEVELOPMENT

Planning for land use is an important component of the redevelopment plan. A Land Use Plan has been crafted and is included as Exhibit 10 of this document. A description of the use categories included on the map is contained below. Categories retain similar names and descriptions to those listed in the Peoria Comprehensive Master Plan. Discussion of land use issues and planning applications for each of the four areas may be found elsewhere in this document.

**Residential-Low Density (1.1 to 3.5 du/ac).** (South of the Arizona Canal Diversion Channel, north of Country Gables Drive). Each development project will average 3.5 units per acre with a minimum lot size of 8,000 square feet, representing a maximum population density of approximately 9 persons per acre at ultimate build out for properties with this designation. The purpose of this category is to promote new development which will enhance and complement the area.

**Residential-Low Density (1.1 to 6.0 du/ac).** The Low Density category provides for traditional single-family neighborhoods with development densities up to 6 units per acre. This correlates to a population density to a maximum of 15 persons per acre. Other uses permitted in this category may include multi-family housing, designed to integrate with single-family development, and neighborhood (convenience) commercial where deemed appropriate by the City.

**Residential High-Density (6.1 to 15.0 du/ac).** High Density Residential is planned to provide housing near employment and commercial centers and also in proximity to recreational and open space amenities. Densities are 6 to 15 units per acre, or a maximum of 23 persons per acre in population density. Innovative housing concepts which reflect the suburban lifestyle will be encouraged with focus on well thought out design concepts and construction details. Limited neighborhood commercial uses may be permitted where deemed appropriate by the City.

**Community Commercial.** Community Commercial describes areas where the most intensive types of commercial development takes place. The concept of commercial development includes hospitality facilities, Hotel/Meeting Centers and resort developments. This designation also accommodates activity center cores and allows for the development of High Density Residential. High Density Residential in Community Commercial areas may range up to 20 dwelling units per acre; however, no more than

20% of any activity center may be devoted to residential uses. Community Commercial also allows for the development and incorporation of recreational amenities in commercial areas as well as commercial sporting complexes, such as baseball training complexes, golf courses, golf driving ranges, or other facilities which accommodate spectator sporting events. Building intensity will have a maximum floor area ratio (FAR) of 0.30. Population densities will be limited to 30 persons per acre.

**Business Park/Industrial.** This category represents major employment centers and locations and provides for traditional light industrial, utility and wholesale uses. The particular type of use approved for a development will be based on its potential impact upon adjacent land uses and the intensity of development. In particular, the development of Business Park/Industrial areas shall be such that the least intense use shall be located along arterial streets, where visibility to the public is likely. More intense uses shall be located away from the arterial streets. Building intensity will have a maximum floor area ratio (FAR) of 0.30.

**Park/Open Space.** This designation refers to combinations of passive recreational space and landscaped areas developed from unusable remnants, drainage ways and required open space development. This category also refers to landscaped development of active recreational space designed for traditional public park uses, pedestrian walkways and bicycle paths. The Wetlands Wildlife Sanctuary located in Skunk Creek, northeast of 83rd Avenue will be included in this designation.

A Comprehensive and "big picture" outlook is needed in order to implement a successful redevelopment program. City officials, businessmen and residents alike must be able to visualize the area 20 years into the future. The physical constraints already detailed in this Plan are complex and require complicated and comprehensive approaches in order to achieve orderly development. The following strategies are suggested as a method for achieving the Plan's goals and objectives.

1. Promote citizen participation to include owners and tenants in the redevelopment area. Loosely identify neighborhood boundaries.
2. Plan transportation and utility constraint mitigations on a comprehensive basis rather than a localized basis.
3. Develop a land assemblage or parcelization plan for the area.

4. Promote neighborhood/community pride through development of individual themes or goals for the various neighborhoods/developments which include development standards and project or neighborhood identification.
5. Obtain the assistance of the various public agencies owning land within the redevelopment area to plan for utilities, services, streets and other infrastructure to be provided in the area.
6. Work with property owners and developers to prepare a marketing plan and strategy.
7. Encourage rehabilitation or replacement of deteriorated housing.
8. Promote the goal of elimination of septic systems.
9. Develop a circulation plan for the area south of the Arizona Canal Diversion Channel and Skunk Creek.
10. Provide an annual newsletter to area residents and the development and real estate community.
11. Develop circulation concepts for regional retail uses and sports facilities along Bell Road which will provide alternative trip routes to the use of Bell Road.
12. The City will adopt a PAD zoning District for the Spring Training Baseball Facility to allow for the development of specific zoning and land use standards. These standards will be designed to integrate the facility into adjacent commercial development while preserving park and open space characteristics.
13. The City will review its adopted Building Codes and modify the Codes as required to provide that the purposes of the Redevelopment District are met. Particular Attention will be given to incorporating design and construction requirements in this area to assure that redevelopment is consistent with new commercial development in the area.

14. Street layouts, street levels and/or street grades may be changed to effectuate a circulation system to mitigate the physical barriers present in the area.

The following street projects and alignment issues will be analyzed and final suggested alignments will be incorporated into the Redevelopment Plan.

- a. Completion of the 83rd Avenue/Paradise Lane street construction Project.
- b. Completion of the Bell Road street construction project pursuant to the intergovernmental agreement with Glendale.
- c. Review and analyze existing and projected traffic requirements for 83rd Avenue from Thunderbird Road to Union Hills Drive. As requirements warrant, consideration should be given to an intergovernmental agreement with Maricopa County and the City of Glendale for 83rd Avenue improvements.
- d. Completion of 75th Avenue Improvements from Thunderbird Road to Bell Road, including a bridge over Skunk Creek.
- e. Review and analyze existing and projected traffic patterns on Greenway Road and 67th Avenue. Develop alignment alternatives for the extension of Greenway Road to 75th Avenue.
- f. Review and analyze projected traffic patterns on Paradise Lane and 77th Avenue. Develop a final alignment for Paradise Lane from 77th Avenue to 75th Avenue to maximize traffic movements.
- g. Review and analyze access problems to the Industrial area west of S.R. 101 and north of Thunderbird. Develop possible alternative routes to improve access to the site from Thunderbird and 83rd Avenue.
- h. Review and analyze access into Area D, South of Skunk Creek. Develop possible alignments for Greenway Road from 75th Avenue West to 81st Avenue and a connection to 83rd Avenue.

Review and analyze traffic patterns on Acoma Drive 67th Avenue to 83rd Avenue and determine if any future improvements will be necessary, including signalization.

- i. Review and analyze access problems into Area A by use of 91st Avenue. Determine if any future improvements will be necessary, including signalization.
  - j. Review and analyze access on Bell Road from S.R. 101 west to the City Limits. Determine points of access for left turns; signals; deceleration lanes; bus service and related traffic control measures.
  - k. Review and analyze access to the commercial area on the north side of Bell Road, from State route 101 to the city limits on the west. Develop alternative street plans for access improvements.
15. Site improvements and additional public utilities will be required to support new land uses and rectify existing conditions in the area. The kind and number of these improvements will be known at the time of initiation of activities for specific redevelopment projects. Some anticipated projects are:
- a. Develop plans for the extension of Water and Sewer Lines to serve the area North of Thunderbird Road, West of 67th Avenue; East of New River and South of Bell Road.
  - b. Develop as part of an overall Stormwater Management Plan, proposed drainage and stormwater facilities to serve this area.
  - c. Develop site plans for redevelopment projects to indicate on and offsite improvements to serve the redevelopment area. Enter into cooperative agreements with one or more private parties to assist in the installation of off-site improvements.
  - d. Study the need for the existing water well and tanks at the City's Sports Complex for retention at the current location or possible relocation.

16. Create a plan for the development of new public recreation facilities which will augment and enhance commercial development in the adjacent area by drawing additional people to events in the redevelopment area.
17. Undertake a Hotel/meeting center site in the redevelopment area which will provide adequate facilities to visitors, businesses and tourists desiring to visit the City.

**REDEVELOPMENT PLAN  
GOALS AND OBJECTIVES**

## REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Peoria's Comprehensive Master Plan contains 10 different goals for achieving a well balanced, functional community having a high quality of life. In order to coordinate the Peoria Comprehensive Master Plan and the North Peoria Redevelopment Area Plan, these goals are incorporated and will be addressed on a localized basis in approaches to implementing the Plan. The goals are:

1. **Environmental Quality.** Create and maintain a high level of environmental quality to enhance the quality of life in Peoria. This goal addresses air and water quality, water conservation, energy conservation, preservation of the natural environment and habitats and maintenance of a long-term water supply.
2. **Orderly Growth.** Manage development of the area to conform to transportation and utility systems capacities. This goal recognizes development limitations of the area and seeks to attain cost efficiency and order in planning for development to occur.
3. **Sound and Stable Residential Neighborhoods.** Protect the quality of life and lifestyle of existing neighborhoods and promote development of neighborhoods which enhance these qualities. This goal deals with vehicular circulation, open space and recreation, use separations, housing for all income levels, and attention to building design and construction detail.
4. **Balanced Commercial Activity.** Promote redevelopment, maintenance and development of retail facilities which services and is convenient to the area population. This goal addresses shopping convenience, upgrading and maintenance of commercial facilities and development design.
5. **Functional Industrial Districts.** Limit designation of industrial districts to those areas and developments which are adjacent to major transportation facilities and have been designed with an identifiable theme and the use of strict standards. This goal seeks to limit industrial land uses to those areas where they have an excellent chance to be successful in a competitive market.
6. **Efficient Transportation System.** Manage transportation system development to be compatible with existing systems and serve the

entire area. This goal address transportation needs of area sections currently without streets or otherwise inaccessible.

7. **Efficient Public Utilities System.** Manage the provision of public utilities and services to cost effectively meet the needs of existing and expanding populations and user bases in the area. This goal undertakes the management of all utilities and services, including electricity, water, sewer, telephone, schools, police, fire, etc.
8. **Increased Employment Base.** Manage economic and residential development to accommodate the housing needs of employees of new area businesses and expansion of the business base to become less of a bedroom community. This goal focuses on the needs and desirability of an increased local employment base in the City's most desirable business area.
9. **Increased Capture of Retail Expenditures.** Manage and promote the development of new retailing facilities at all market levels. This goal seeks to retain more sales tax dollars in the community and capitalize on emerging regional retail markets.
10. **Increased City Revenues.** Manage City revenue needs through focusing on creation of new commerce centers and recruitment of businesses with needs for employees with high skill levels. This goal identifies strategies for increasing City revenues and wealth in the area.

The establishment of the North Peoria Redevelopment Area will create a mechanism by which the City may promote the attainment of these goals. The mission of the Plan is to obtain managed, orderly development for the redevelopment area. Objectives, in line with established community and area goals, include the following:

- 1.1 Preserve the quality of the environment in developments which occur in the area.
- 1.2 Promote the preservation of existing environments, sanctuaries and habitats in planned open spaces and utility areas.

- 1.3 Create landscaped environments and linkages to natural environment features to provide pleasant and offsetting amenities amidst intense urban developments.
- 2.1 Assist appropriately in preparation of property to become ready for development.
- 2.2 Actively promote the use of property located within the redevelopment area.
- 3.1 Create high quality residential environments affordable to all economic sectors of the population.
- 4.1 Upgrade and expand the existing commercial facilities in the redevelopment area.
- 4.2 Develop well designed, business and commercial sporting complexes.
- 5.1 Create an attractive industrial/business district designed to enhance the image of Peoria.
- 6.1 Develop a transportation system within the redevelopment area that is compatible with and designed to complement the existing and proposed systems serving the balance of the City.
- 6.2 Develop a transportation model for the redevelopment area that can be replicated in other parts of the City.
- 6.3 Plan for a variety of modes of travel, including bike paths, horse paths, pedestrian sidewalks and jogging paths, bus systems, carriages and trams.
- 7.1 Develop public facilities and utilities which service the entire redevelopment area.
- 7.2 Cooperate with the Arizona Department of Transportation, Maricopa County Flood Control District, Arizona Public Service Company and Salt River Project to ensure that facilities and services meet the objectives of the City's Comprehensive Plan in terms of effectiveness and environmental protection.
- 8.1 Identify at least one industrial/business area to promote an expanded employment base.

- 9.1 Focus efforts to develop and promote a regional retail area in the redevelopment area.
- 10.1 Skillfully plan to maximize new commercial, business development, spectator sport, tourism and hospitality industry opportunities within the redevelopment area to enhance collection of City revenues.
- 10.2 Be selective in recruitment of businesses to include promotion of business locations which contain a high percentage of skilled labor.
- 10.3 Develop new public recreational facilities on large tracts of public land found in this area including a spring training baseball complex, which will draw additional commercial/retail business to the Bell Road Corridor and provide additional recreational opportunities to City residents which do not exist at this time.
- 10.4 Develop a Hotel/Meeting Center facility which the City does not currently have. The lack of adequate lodging in the City negatively impacts the development of the City's commercial base by drawing visitors, businesses and tourist to other locations with such facilities. A Hotel/Meeting Center site may be considered on any property designated Community Commercial (CC) use category.

# **REAL PROPERTY**

## **REAL PROPERTY**

### **Land Acquisition**

The objectives of the Redevelopment Plan will require that the City acquire certain parcels of land principally in Area C. Acquisitions which are planned at this time are detailed below. If it is necessary to acquire property by eminent domain, the City will use the applicable state or federal procedures.

A summary of the acquisitions are as follows:

1. Cooperate with the Maricopa County Flood Control District and other private parties to acquire additional land for a major recreational complex in the Center of Area C. This complex will consist of at least one and possibly two Spring Training Baseball Facilities; a Municipal Stadium of approximately 10,000 seats; a community park component and adjacent Park and Open space facilities for recreational uses. The facility will be designed to act as a park to serve the area North of Thunderbird Road, East of S.R. 101, South of Bell and West of 75th Avenue.
2. Cooperate with one or more private parties to assist in the acquisition of land and development of a Hotel/Meeting Center within Area C.
3. Cooperate with one or more private parties to assist in the acquisition of land and development of office park, research facilities and other large employment facilities.
4. Enter into one or more development agreements for specific redevelopment projects in the redevelopment area.

### **Acquisition and Preparation for Redevelopment**

The City is aware of some plans or concepts for projects proposed for the redevelopment area. Property assembly and disposition activities anticipated are as follows:

1. Enter into one or more lease or purchase agreements with the Maricopa County Flood Control District and/or private parties for the

acquisition of sufficient property to complete the Spring Training Baseball Facility project.

2. Enter into one or more lease or purchase agreements with private property owners for the acquisition and resale of property for the development of a Hotel/Meeting Center Complex.
3. Enter into one or more lease or purchase agreements with private property owners for the acquisition and resale of property for the development of Research Park, Industrial Park and Office Park facilities.

### **Property Disposition**

The City will follow the provisions and authorities of A.R.S. 36-1474 and 36-1480 regarding the disposition of properties. The City will assess the uses and needs of property for implementation of this Plan in determining disposition. Proceeds from disposition may be used to further the objectives of this Plan.

### **Relocation**

Relocation activities which are a result of implementation of this Plan will be managed in accordance with A.R.S. 11-961 et seq. and also in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Act.

Relocation Assistance will be provided in a fair and timely manner by the City. The City will also furnish such information and assistance as may be required to carry out the intent of this Plan and the Statutory regulations cited above.

**FINANCING  
AND  
COST OF DEVELOPMENT  
PROJECTS**

## **FINANCING AND COST OF DEVELOPMENT PROJECTS**

### **Estimated Costs of Redevelopment**

Actual costs will be determined upon the completion of appraisals and development of project cost estimates at the time of initiation of individual redevelopment projects. A list of major redevelopment projects, known at this time, and approximate land necessary is set forth below:

1. Spring Training Baseball Complex, including two training facilities, a municipal stadium and adjacent Park and Open Space Facilities. (Approximately 150 Acres) (Land required may be leased or acquired)
2. Hotel/Meeting Center Facility. (Approximately 20 - 40 acres) (Land required may be leased or acquired)
3. Development of adjacent office park, research and employment facilities. (Approximately 120 acres)

### **Methods of Financing**

Funding of Redevelopment Activities will come from one or more of the funding sources listed below:

1. Federal Funds and Grants
2. State Funds and Grants
3. Intergovernmental Revenues from other governmental entities.
4. City Development and Expansion Funds for those projects directly related to such accounts.
5. Private Funding
6. Industrial Development Authority Financing for qualified projects.
7. Taxes levied by a Municipal Enhanced Services District or Community Facilities District.
8. City revenues generated within the project.
9. Existing and New Improvement Districts for benefitted projects.
10. Grants and other funds received by the City for qualified projects.
11. Any other source of funding available to the City for use for redevelopment projects.

**REDEVELOPMENT PLAN  
CHECK LIST**

## REDEVELOPMENT PLAN CHECK LIST

In adopting a Redevelopment Plan, the City must comply with State law in assuring that the Redevelopment Plan contains the following items:

1. A statement of the boundaries of the redevelopment project area. (Exhibits 4 and 5)
2. A map showing the existing uses and conditions of the real property therein. (Exhibits 6 and 7)
3. A land use plan showing proposed uses of the area. (Exhibit 9)
4. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment. (Pages 20 and 21)
5. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances. (Pages 21 through 25)
6. A statement as to the kind and number of site improvements and additional public utilities which will be required to support the land uses in the area after redevelopment. (Pages 22 through 25)
7. A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to redevelopers. (Pages 30 and 31)
8. A statement of the proposed method of financing the redevelopment project. (Page 32)
9. A statement of a feasible method proposed for the relocation of families to be displaced from the redevelopment project area. (Page 31)

Once the Plan has been prepared and submitted to the Planning Commission for comment, the City may approve the Plan by resolution containing the following findings:

1. The resolution must have a finding that the Plan is feasible.
2. The resolution must have a finding that the Plan is in conformity with the General Plan.
3. The resolution must have a finding that a shortage of housing of sound standards and design, adequate for family life, exist in the municipality.
4. The resolution must have a finding that the need for housing accommodations has been or will be increased as a result of clearance of slums in other areas under redevelopment.
5. The resolution must have a finding that the conditions of blight in the area and a shortage of decent, safe and sanitary housing cause or contribute to an increase and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare.
6. The resolution must have a finding that the development of the area for predominately residential uses is an integral part of and essential to the program of the municipality for the elimination of slum and blighted areas.

RESOLUTION NO. 92-63

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, FINDING THE EXISTENCE OF CERTAIN SLUM AND BLIGHTED AREAS IN THE CITY OF PEORIA, ARIZONA AND DECLARING THE NEED FOR THE CITY TO EXERCISE POWERS GRANTED TO IT UNDER TITLE 36, CHAPTER 12, ARTICLE 3, ARIZONA REVISED STATUTES AND SETTING FORTH THE POWERS AND AUTHORITY OF THE CITY FOR REDEVELOPMENT AND DIRECTING THE PREPARATION OF A REDEVELOPMENT PLAN AND DECLARING AN EMERGENCY.

The Mayor and Council of the City of Peoria (City Council) resolve and determine the following:

SECTION 1.            Findings.

- A.     There exist in the City of Peoria certain slum or blighted areas which are more specifically described in Exhibits "A" and "B". The described areas constitute a serious and growing menace, injurious and imical to the public health, safety, morals and welfare of the residents of the City of Peoria.
- B.     That the existence of such areas contribute substantially and increasingly to the spread of disease, crime, waste, unplanned growth and lack of sufficient public services, which necessitate excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, including the maintenance of adequate police, fire, accident, emergency medical and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, and retards the provision of housing accommodations.
- C.     That the problems in the areas described in this resolution are beyond remedy and control solely by the regulatory processes in the exercise of the police power, and cannot be dealt with effectively by the ordinary operations of private enterprise without the provisions provided by the operation of Title 36, Chapter 12, Article 3, Arizona Revised Statutes pertaining to Slum Clearance and Redevelopment.
- D.     That the acquisition of property for the purpose of eliminating conditions of blight thereon or preventing recurrence of such conditions in the area, the removal of structures, and improvement of sites requires the acquisition and disposition of property for redevelopment and requires the assistance of the City of Peoria in connection therewith.
- E.     The exercise of the powers granted to the City under Title 36, Chapter 12, Article 3, Arizona Revised Statutes is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Peoria, Arizona.

SECTION 2.            Preparation and Approval of Redevelopment Plan.

- A.     The Mayor and Council of the City of Peoria direct the preparation

of a redevelopment plan for submission to the City Council. The plan shall include without being limited to:

1. Description of the boundaries of the redevelopment project area.
  2. Description of the existing uses and conditions of the real property therein.
  3. A land use plan showing proposed uses of the area.
  4. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment.
  5. Statements of the proposed changes, if any, in zoning ordinances, maps, street layouts, street levels or grades, building codes and ordinances.
  6. Statements as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment.
  7. Statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to redevelopers.
  8. The proposed method of financing the redevelopment project.
  9. Statements of the methods proposed for the relocation of families, if any to be displaced from the redevelopment project area.
- B. The City Council directs that the redevelopment plan shall be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the City as a whole. The redevelopment plan shall be submitted to the Planning and Zoning Commission within Sixty (60) days after the adoption of this resolution by the Mayor and Council of the City.
- C. Upon review by the Planning and Zoning Commission, the plan shall be submitted to the City Council for a public hearing and action in accordance with A.R.S. §36-1479.

SECTION 3.            Powers.

- A. For the purpose of aiding in the planning, undertaking or carrying out of a redevelopment project located within the redevelopment plan area, the City Council upon such terms, with or without consideration as it determines, may:
1. Dedicate, sell, convey or lease any of the City's interest in any property or grant easements, licenses or other rights or privileges therein.
  2. Incur the entire expense of any public improvements made by the City in exercising its redevelopment powers under Title 36, Arizona Revised Statutes.

3. Do any and all things necessary to aid or cooperate in the planning or carrying out of a redevelopment plan.
4. Lend, grant or contribute funds from the redevelopment projects to the City.
5. Employ any funds belonging to the City or within its control, including funds derived from the sale or furnishing of property, service or facilities to the City, in the purchase of bonds or other obligations of the City issued pursuant to A.R.S. §36-1481.
6. Enter into agreements, which may extend over any period, any provision or rule of law to the contrary notwithstanding, with the City respecting action to be taken by the City pursuant to any of the powers granted by Title 36, Chapter 12, Article 3, Arizona Revised Statutes.
7. The City in accordance with its powers under the Arizona Revised Statutes, its charter, code and ordinances may:
  - a. Cause parks, playgrounds, recreational, water, sewage or drainage facilities, or any other works to be furnished.
  - b. Furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan streets, roads, sidewalks, ways or other places.
  - c. Plan or replan, zone or rezone any part of the City or make exceptions from building regulations.
  - d. Cause administrative and other services to be furnished to the City.
8. The City may enter into agreements for the sale, conveyance, lease or agreement to sell real or personal property without appraisal, public notice, advertisement or public bidding.

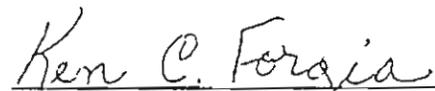
SECTION 4.            Bonds.

The City may issue bonds, in its discretion, to finance the undertaking of any redevelopment project in any redevelopment area, including the payment of principal and interest upon any advances for surveys and plans for redevelopment projects, and may also issue refunding bonds for the payment or retirement of bonds previously issued by it.

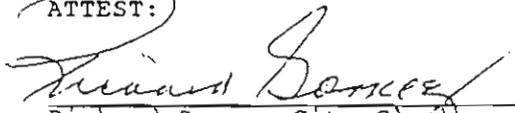
SECTION 5.            Emergency.

The immediate operation of the provisions of this Resolution is necessary for the public peace, health, safety and Welfare and this resolution will be in full force and effect immediately upon adoption in the manner provided by the City Charter.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona this 9th day of June, 1992.

  
\_\_\_\_\_  
Ken C. Forgia, Mayor

ATTEST:

  
Richard Gomez, City Clerk

APPROVED AS TO FORM:

  
Stephen M. Kemp, City Attorney

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Publication Dates:   N/A



CITY OF  
PEORIA

September 3, 1992

Honorable Mayor and City Council  
City of Peoria  
8401 West Monroe Street  
Peoria, AZ 85345

Re: Commission Review of the North Peoria Redevelopment Area  
Plan

Dear Honorable Mayor and City Council:

Pursuant to the provisions of A.R.S. 36-1479, the Planning and Zoning Commission for the City of Peoria held a public hearing on August 20, 1992 at 7:00 p.m. in the Peoria Municipal Office Building, 8401 West Monroe Street, Peoria, Arizona. The Commission received public comments and reviewed the plan for the North Peoria Redevelopment Area with respect to conformance to the City General Plan.

After the hearing and discussion among Commission members, the Commission unanimously approved the following:

A) Findings

- 1) On May 28, 1987, by Resolution No. 87-28, the Peoria City Council adopted a General Plan, the Peoria Comprehensive Master Plan, which has been updated annually as provided by A.R.S. 9-461.
- 2) On June 9, 1992, the Peoria City Council adopted Resolution No. 92-63, declaring the North Peoria Redevelopment Area an area containing slum and blight conditions as provided in A.R.S. 36-1471 through 36-1479.
- 3) On August 13, 1992, the City of Peoria held an open house meeting to review and receive comments and suggestions from the public on the Redevelopment Plan.
- 4) The Planning and Zoning Commission held a public hearing on August 20, 1992 to review the Redevelopment Plan and heard and considered all public comments regarding the proposal.

Honorable Mayor and City Council  
September 3, 1992  
Page Two

- 5) At the August 20, 1992 public hearing, the Commission has reviewed various alternative plans prepared by the Staff, citizens and property owners.

B) Recommendation

Therefore, as directed by the City Council in Resolution No. 92-63, the Peoria Planning and Zoning Commission reviewed and considered the North Peoria Redevelopment Area Plan and find that the plan is in conformance with the City General Plan for the development of the City as a whole.

On behalf of the entire Commission, we herewith submit our comments on the North Peoria Redevelopment Area Plan and express our appreciation for the opportunity to provide you with our comments and opinions.

Sincerely,



Dale Olson, Chairman  
Planning and Zoning Commission

RESOLUTION NO. 92- 115

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, APPROVING AND ACCEPTING THE NORTH PEORIA REDEVELOPMENT PLAN AND FINDING THE EXISTENCE OF CERTAIN SLUM AND BLIGHTED AREAS IN THE AREA CONTAINED IN THE NORTH PEORIA REDEVELOPMENT PLAN AND DECLARING AN EMERGENCY.

The Mayor and Council of the City of Peoria (City Council) resolve and determine the following:

SECTION 1.      Findings.

- A. That on or about the 6th day of August, 1992, the proposed North Peoria Redevelopment Plan was submitted to the Planning Commission of the City of Peoria, Arizona for review and recommendations as to its conformity with the general plan for the development of the City as a whole.
- B. That the Planning Commission of the City of Peoria, Arizona, determines that the proposed North Peoria Redevelopment Plan is in conformance with the General Plan (Peoria Comprehensive Master Plan) for development of the City.
- C. That on the 15th day of September, 1992, a public hearing was held before the City Council after public notice in the Peoria/Glendale Daily News Sun, a newspaper having general circulation in the North Peoria Redevelopment Plan Area, once each week for two consecutive weeks, with the last publication at least ten days prior to the date set for hearing.
- D. That all interested parties were afforded a reasonable opportunity to express their views regarding the proposed North Peoria Redevelopment Plan.
- E. That the Mayor and Council of the City of Peoria, Arizona find and determine that the North Peoria Redevelopment Plan is feasible and in conformity with the General Plan (Peoria Comprehensive Master Plan) for the development of the City as a whole.
- F. That the Mayor and Council of the City of Peoria,

Arizona find and determine that the area designated in the North Peoria Redevelopment Area is a blighted area and specifically finds and determines:

1. A shortage of housing of sound standards and design, adequate for family life, exists in the City of Peoria.
2. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas under redevelopment.
3. The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and the spread of disease and crime and constitute a menace to the public health, safety, morals and welfare of the residents of the City of Peoria.
4. That the development of the area for predominantly residential uses is an integral part of and essential to the program of the municipality for the elimination of slum and blighted areas.

SECTION 2.                      Overruling of Objections.

- A. The Mayor and Council of the City of Peoria having duly held a public hearing in the manner required by law and having received certain objections to the North Peoria Redevelopment Plan, find and consider that the objections should be denied.

SECTION 3.                      Approval of Redevelopment Plan.

- A. The Mayor and Council of the City of Peoria having duly held a public hearing in the manner provided by law, find and determine that the North Peoria Redevelopment Plan addresses the requirements contained in the state statute as herein set forth and approve and adopt the redevelopment plan designated as the North Peoria Redevelopment Plan. and further find that the North Peoria Redevelopment Plan contains:
  1. Description of the boundaries of the redevelopment project area.
  2. Description of the existing uses and conditions of the real property therein.
  3. A land use plan showing proposed uses of the area.

4. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment.
  5. Statements of the proposed changes, if any, in zoning ordinances, maps, street layouts, street levels or grades, building codes and ordinances.
  6. Statements as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment.
  7. Statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to redevelopers.
  8. The proposed method of financing the redevelopment project.
  9. Statements of the methods proposed for the relocation of families, if any to be displaced from the redevelopment project area.
- B. The Mayor and Council find and determine that the North Peoria Redevelopment Plan, which is attached as Exhibit "A" , having been duly reviewed, noticed and heard in the manner provided by law, is approved as the Redevelopment Plan for the North Peoria Redevelopment Area.

SECTION 3.                      Powers.

- A. For the purpose of aiding in the planning, undertaking or carrying out of a redevelopment project located within the redevelopment plan area, the City Council upon such terms, with or without consideration as it determines, may:
1. Dedicate, sell, convey or lease any of the City's interest in any property or grant easements, licenses or other rights or privileges therein.
  2. Incur the entire expense of any public improvements made by the City in exercising its redevelopment powers under Title 36, Arizona Revised Statutes.
  3. Do any and all things necessary to aid or cooperate in the planning or carrying out of a redevelopment plan.

4. Lend, grant or contribute funds from the redevelopment projects to the City.
  5. Employ any funds belonging to the City or within its control, including funds derived from the sale or furnishing of property, service or facilities to the City, in the purchase of bonds or other obligations of the City issued pursuant to A.R.S. §36-1481.
  6. Enter into agreements, which may extend over any period, any provision or rule of law to the contrary notwithstanding, with the City respecting action to be taken by the City pursuant to any of the powers granted by Title 36, Chapter 12, Article 3, Arizona Revised Statutes.
  7. The City in accordance with its powers under the Arizona Revised Statutes, its charter, code and ordinances may:
    - a. Cause parks, playgrounds, recreational, water, sewage or drainage facilities, or any other works to be furnished.
    - b. Furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan streets, roads, sidewalks, ways or other places.
    - c. Plan or replan, zone or rezone any part of the City or make exceptions from building regulations.
    - d. Cause administrative and other services to be furnished to the City.
- B. The City may enter into agreements for the sale, conveyance, lease or agreement to sell real or personal property without appraisal, public notice, advertisement or public bidding.

SECTION 4. Duties of City Council.

- A. The Mayor and Council shall exercise all powers granted to a Redevelopment Commission under the provisions of Title 36, Chapter 12, Article 3, Arizona Revised Statutes.
- B. The Mayor and Council in the exercise of its powers within the North Peoria Redevelopment Plan Area shall have all powers and authority granted under Title 36, Chapter 12, Article 3, Arizona Revised Statutes, and such powers and authority shall be in an addition and supplemental to all other powers granted to the City under the Arizona Constitution, Statutes, City's Charter and Code.

SECTION 5.                      Bonds.

The City may issue bonds, in its discretion, to finance the undertaking of any redevelopment project in any redevelopment area, including the payment of principal and interest upon any advances for surveys and plans for redevelopment projects, and may also issue refunding bonds for the payment or retirement of bonds previously issued by it.

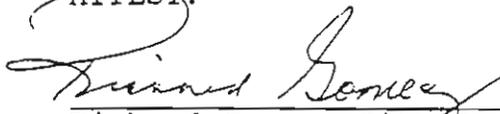
SECTION 6.                      Emergency.

The immediate operation of the provisions of this Resolution is necessary for the public peace, health, safety and Welfare and this resolution will be in full force and effect immediately upon adoption in the manner provided by the City Charter.

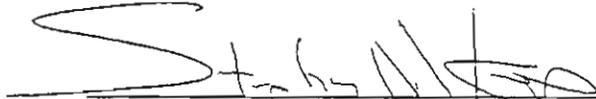
PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona this 15th day of December, 1992.

  
\_\_\_\_\_  
Ken C. Forgia, Mayor

ATTEST:

  
\_\_\_\_\_  
Richard Gomez, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Stephen M. Kemp, City Attorney

SMKRESLNREDEV.PL

Published in Daily News Sun

Publication Dates: December 18, 22, 1992\_

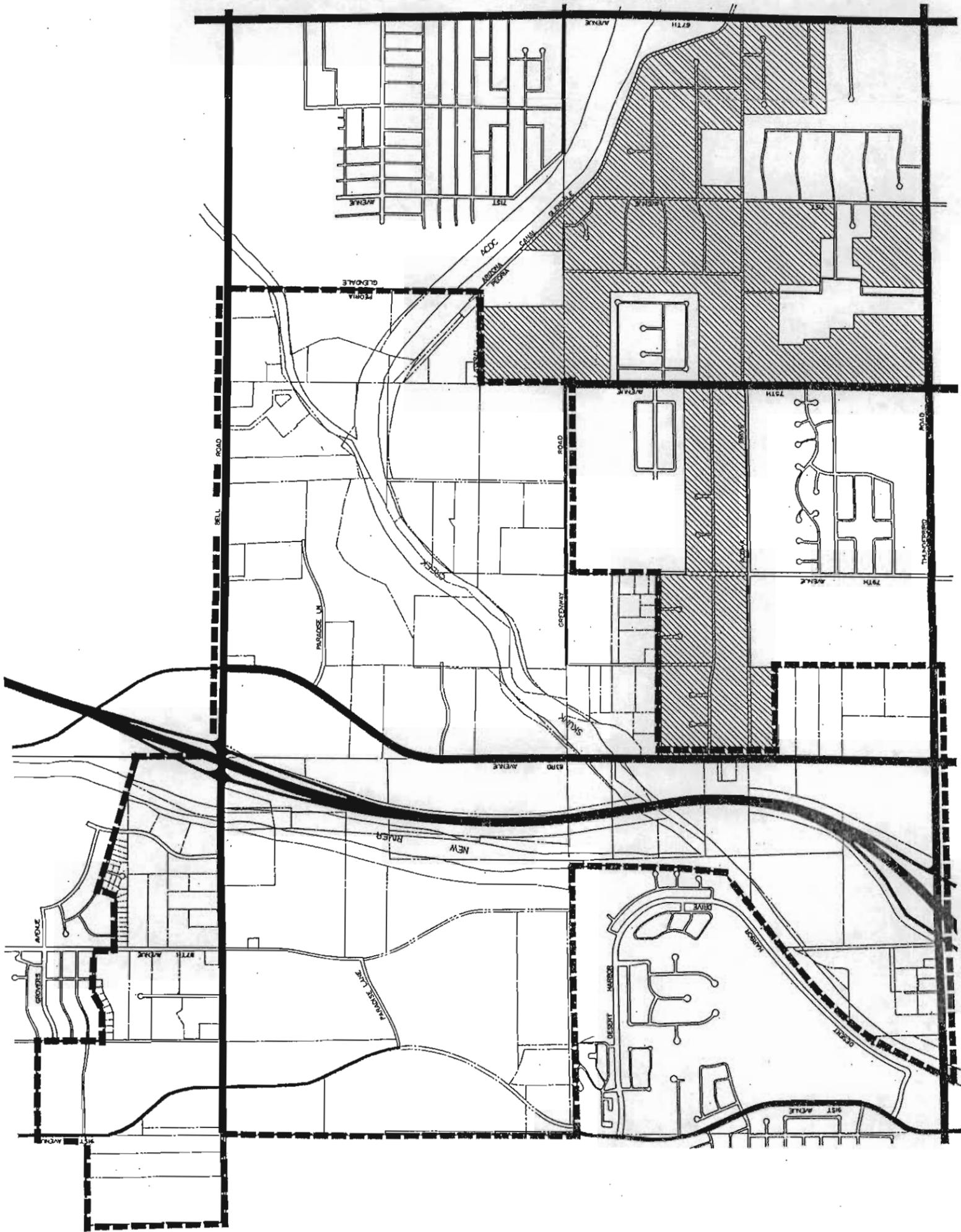
Effective Date: December 18, 1992

LEGAL DESCRIPTION

Beginning at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 3 North, Range 1 East, Then South along the East line of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  to its intersection with the Arizona canal, then West to the East section line of Section 2, Township 3 North, Range 1 East, Then South along the East section line to the Southeast Corner of Section 2, Township 3 North, Range 1 East, then west along the South section line of Section 2, Township 3 North, Range 1 East, to the mid section line of Section 11, Township 3 North, Range 1 East, then South along the mid section line of Section 11 Township 3 North, Range 1 East, to the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 3 North, Range 1 East, then west along the South line of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  to its intersection with the West section line of Section 11, Township 3 North, Range 1 East, then south along the West section line of Section 11, Township 3 North, Range 1 East, to the South boundary of the existing area not incorporated into the City of Peoria, then east along the south boundary of the unincorporated area to the intersection of the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  line of Section 11, then South along the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 3 North, Range 1 East, to the South Section line of Section 11, Township 3 North, Range 1 East, then west along the South Section lines of Sections 11 and 10 to the West bank of New River, then Northeasterly along the West bank of New River to the South Boundary of Section 3, Township 3 North, Range 1 East, then West to the West boundary of said section, then North along the West section line of Section 3, Township 3 North, Range 1 East, North to the Northwest corner of said section, then West along the South line of Section 33, Township 4 North, Range 1 East, to the West line of the East  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  which is the west boundary of the City of Peoria, then North along the West line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  to a point which is the extension of the center line of the extension of Glen Brian Drive west of 91st Avenue, the East along Glen Brian Drive to the West section line of Section 34, Township 4 North, Range 1 East, then North to the mid section line, which is Grovers Avenue, then East along the midsection line to the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 4 North, Range 1 East, then South along the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  to the centerline of Meadow Drive, then east along the center line of Meadow drive to the mid section line of Section 34, Township 4 North, Range 1 East, then South along the mid section line to the intersection of the centerline of Meadow Drive, then Easterly along the centerlines of Meadow Drive and Eighty Sixth Avenue and the extension of the centerline of 86th Avenue to the East Section line of Section 34, Township 4 North, Range 1 East, then South along the East section line to the Southeast Corner of Section 34, Township 4 North, Range 1 East, then North along the North Section lines of Section 2, Township 3 North, Range 1 East, and Section 1, Township 3 North, Range 1 East, to the point of beginning.

LEGEND

-  UNINCORPORATED AREAS
-  REDEVELOPMENT AREA BOUNDARY
-  FREEWAY
-  MAJOR ARTERIAL ROADWAY



NORTH PEORIA REDEVELOPMENT AREA

PREPARED BY THE CITY OF PEORIA DEVELOPMENT SERVICES DEPARTMENT



EXHIBIT 4

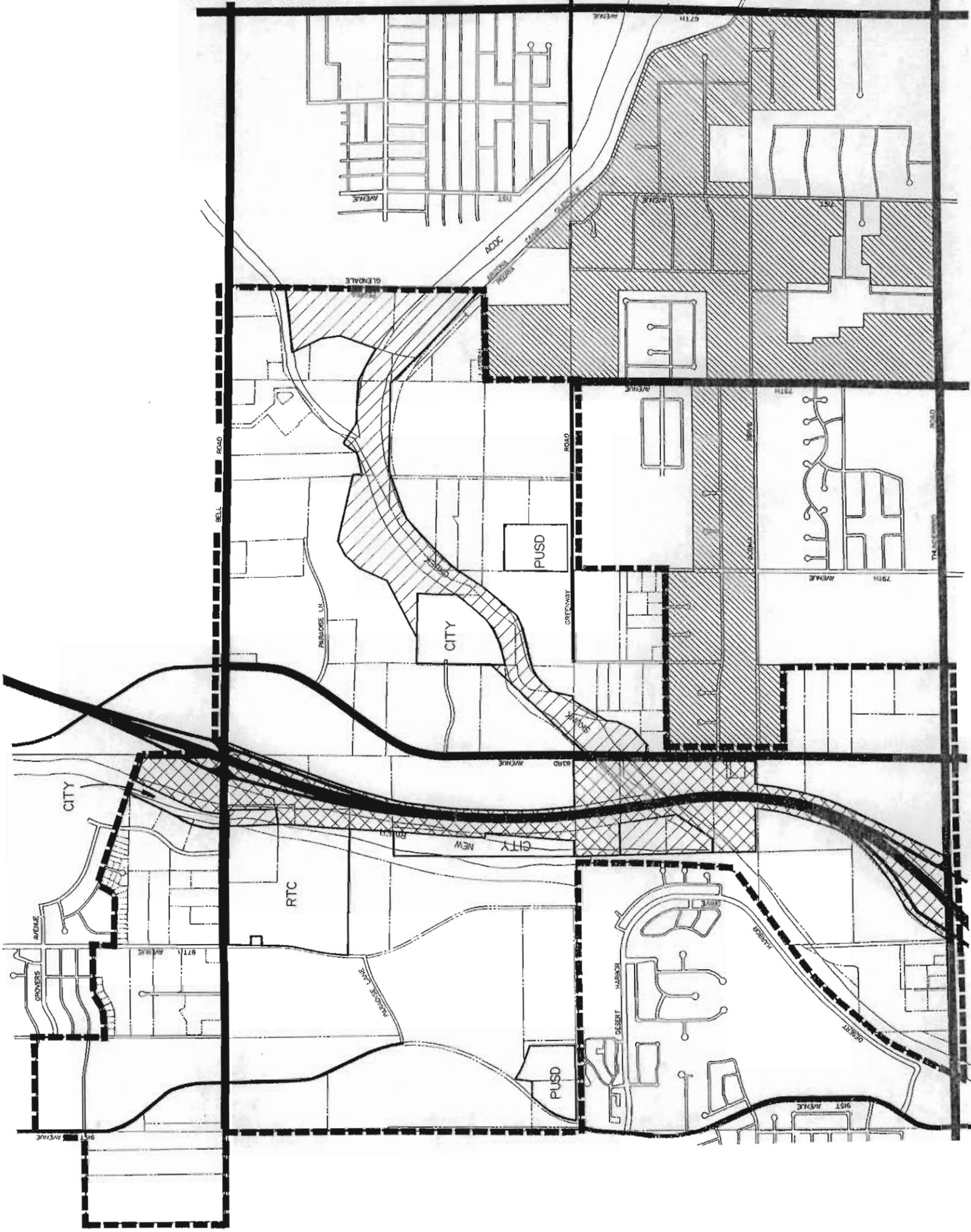
BOUNDARY MAP

## LEGAL DESCRIPTION

Beginning at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 3 North, Range 1 East, Then South along the East line of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  to its intersection with the Arizona canal, then West to the East section line of Section 2, Township 3 North, Range 1 East, Then South along the East section line to the Southeast Corner of Section 2, Township 3 North, Range 1 East, then west along the South section line of Section 2, Township 3 North, Range 1 East, to the mid section line of Section 11, Township 3 North, Range 1 East, then South along the mid section line of Section 11 Township 3 North, Range 1 East, to the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 3 North, Range 1 East, then west along the South line of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  to its intersection with the West section line of Section 11, Township 3 North, Range 1 East, then south along the West section line of Section 11, Township 3 North, Range 1 East, to the South boundary of the existing area not incorporated into the City of Peoria, then east along the south boundary of the unincorporated area to the intersection of the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  line of Section 11, then South along the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 3 North, Range 1 East, to the South Section line of Section 11, Township 3 North, Range 1 East, then west along the South Section lines of Sections 11 and 10 to the West bank of New River, then Northeasterly along the West bank of New River to the South Boundary of Section 3, Township 3 North, Range 1 East, then West to the West boundary of said section, then North along the West section line of Section 3, Township 3 North, Range 1 East, North to the Northwest corner of said section, then West along the South line of Section 33, Township 4 North, Range 1 East, to the West line of the East  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  which is the west boundary of the City of Peoria, then North along the West line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  to a point which is the extension of the center line of the extension of Glen Brian Drive west of 91st Avenue, the East along Glen Brian Drive to the West section line of Section 34, Township 4 North, Range 1 East, then North to the mid section line, which is Grovers Avenue, then East along the midsection line to the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 4 North, Range 1 East, then South along the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  to the centerline of Meadow Drive, then east along the center line of Meadow drive to the mid section line of Section 34, Township 4 North, Range 1 East, then South along the mid section line to the intersection of the centerline of Meadow Drive, then Easterly along the centerlines of Meadow Drive and Eighty Sixth Avenue and the extension of the centerline of 86th Avenue to the East Section line of Section 34, Township 4 North, Range 1 East, then South along the East section line to the Southeast Corner of Section 34, Township 4 North, Range 1 East, then North along the North Section lines of Section 2, Township 3 North, Range 1 East, and Section 1, Township 3 North, Range 1 East, to the point of beginning.

**LEGEND**

-  UNINCORPORATED AREAS
-  REDEVELOPMENT AREA BOUNDARY
-  FREEWAY
-  MAJOR ARTERIAL ROADWAY
-  MARICOPA COUNTY FLOOD CONTROL DISTRICT
-  ARIZONA DEPARTMENT OF TRANSPORTATION
-  RTC RESOLUTION TRUST CORPORATION
-  PUSD PEORIA UNIFIED SCHOOL DISTRICT



**NORTH PEORIA REDEVELOPMENT AREA**

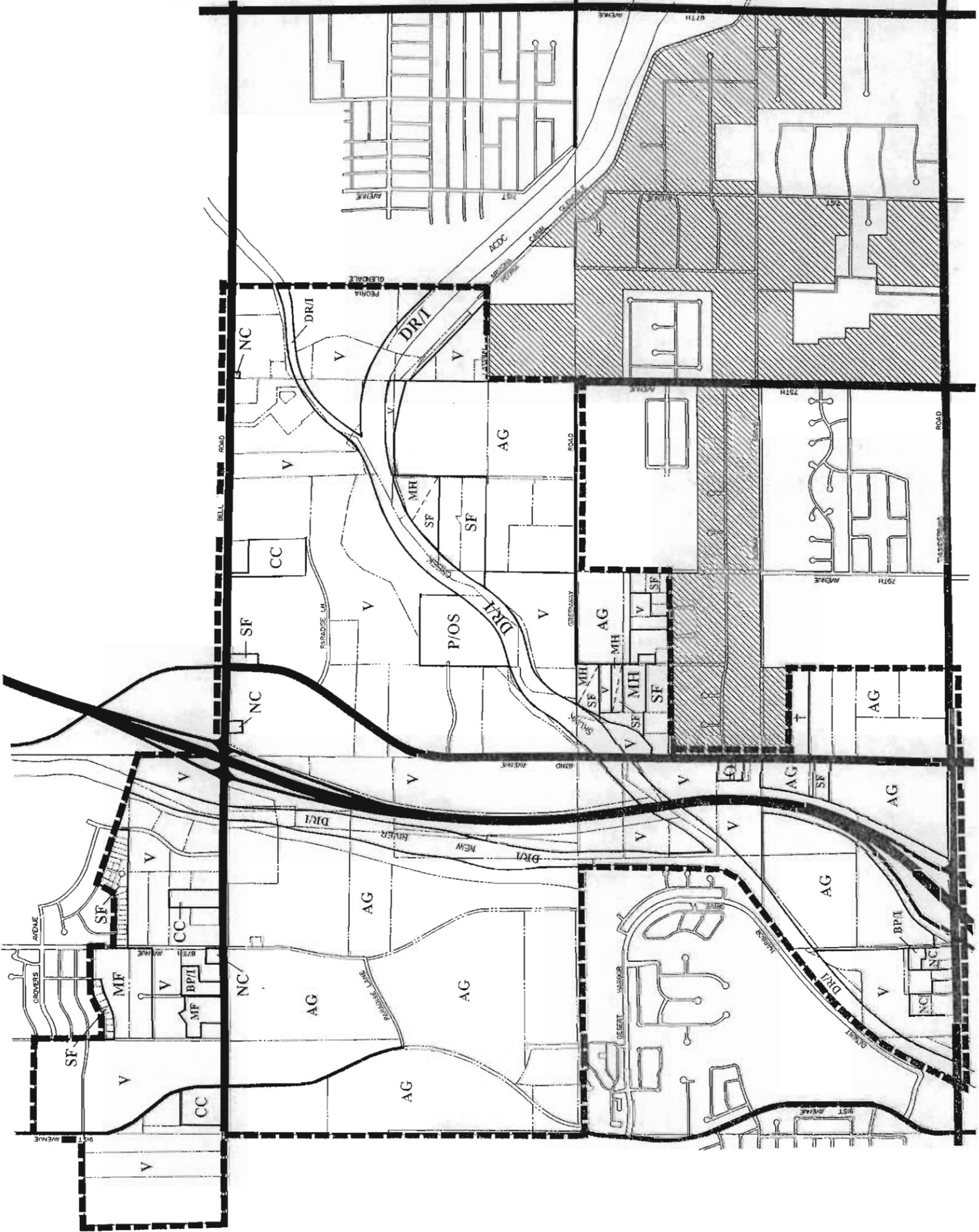
PREPARED BY THE CITY OF PEORIA DEVELOPMENT SERVICES DEPARTMENT



**EXHIBIT 6**  
PROPERTY OWNERSHIP

**LEGEND**

-  UNINCORPORATED AREAS
  -  REDEVELOPMENT AREA BOUNDARY
  -  FREEWAY
  -  MAJOR ARTERIAL ROADWAY
- RESIDENTIAL**
-  SF SINGLE FAMILY
  -  MF MULTI-FAMILY
  -  MH MOBILE HOMES
- COMMERCIAL/INDUSTRIAL**
-  CC COMMUNITY COMMERCIAL
  -  NC NEIGHBORHOOD COMMERCIAL
  -  O OFFICE
  -  BPI INDUSTRIAL
- OTHER**
-  AG AGRICULTURE
  -  V VACANT
  -  DRI DRAINAGE/IRRIGATION
  -  P/OS PARK/OPEN SPACE



**NORTH PEORIA REDEVELOPMENT AREA**

PREPARED BY THE CITY OF PEORIA DEVELOPMENT SERVICES DEPARTMENT



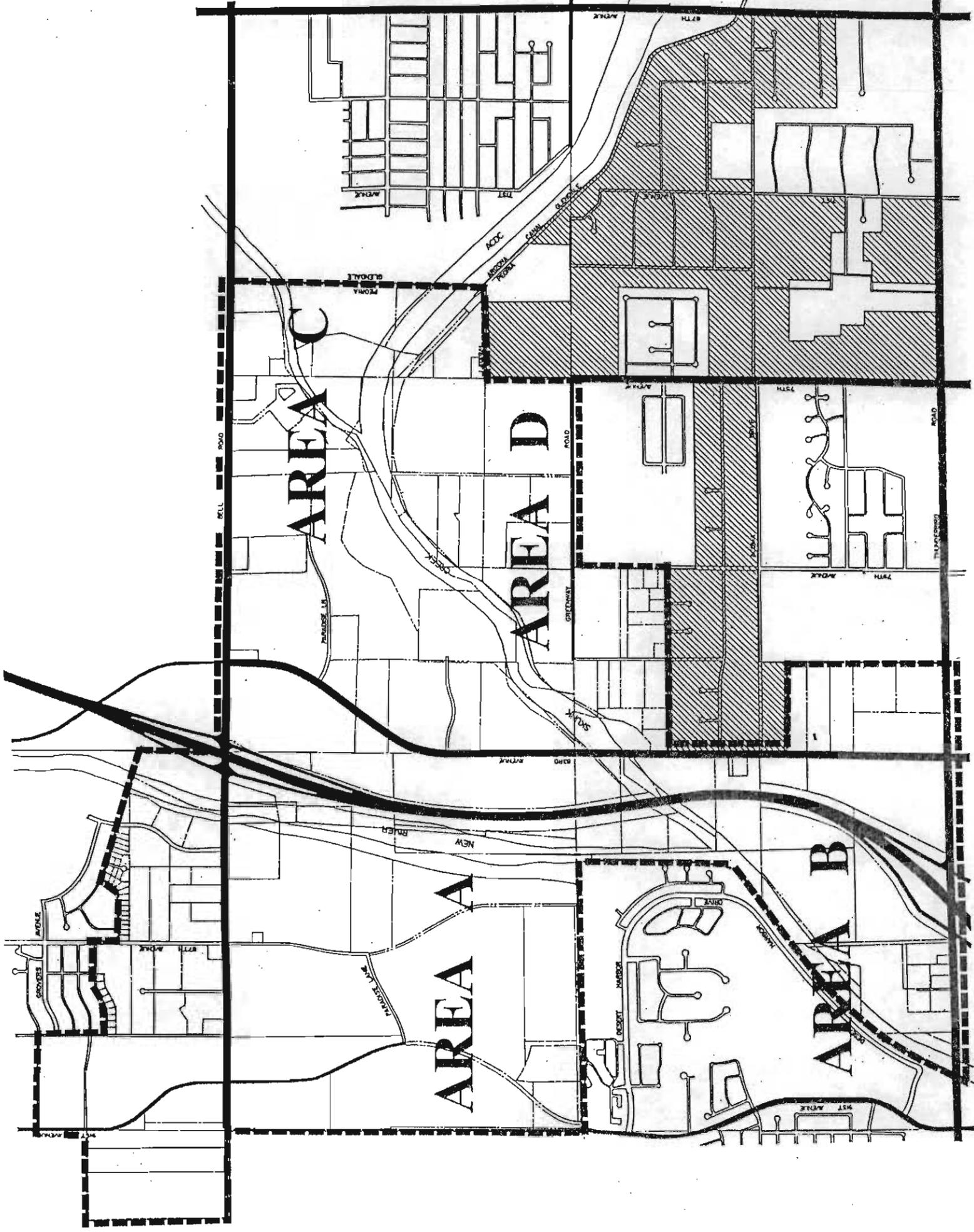
**EXHIBIT 7**

EXISTING LAND USES



**LEGEND**

-  UNINCORPORATED AREAS
-  REDEVELOPMENT AREA BOUNDARY
-  FREEWAY
-  MAJOR ARTERIAL ROADWAY



**NORTH PEORIA REDEVELOPMENT AREA**

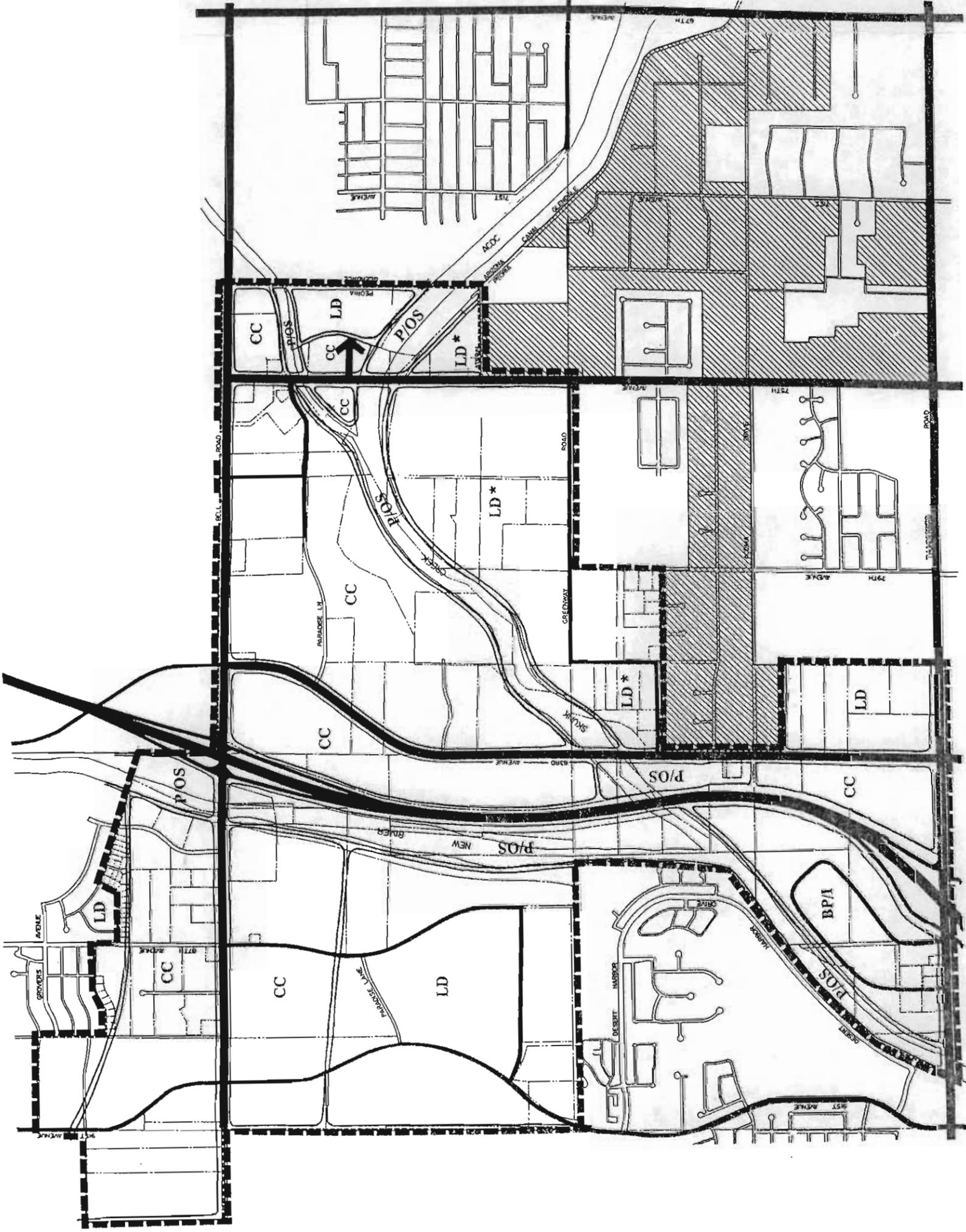
PREPARED BY THE CITY OF PEORIA DEVELOPMENT SERVICES DEPARTMENT



EXHIBIT 9  
SPECIAL AREA MAP

**LEGEND**

-  UNINCORPORATED AREAS
  -  REDEVELOPMENT AREA BOUNDARY
  -  FREEWAY
  -  MAJOR ARTERIAL ROADWAY
  -  MAJOR COLLECTOR ROADWAY
- RESIDENTIAL**
-  LD\* LOW DENSITY (1.1 - 3.5 du/acre)
  -  LD LOW DENSITY (1.1 - 6.0 du/acre)
  -  HD HIGH DENSITY (6.1 - 15.0 du/acre)
- NON-RESIDENTIAL**
-  CC COMMUNITY COMMERCIAL
  -  BPI BUSINESS PARK/INDUSTRIAL
  -  POS PARK/OPEN SPACE



**NORTH PEORIA REDEVELOPMENT AREA**

PREPARED BY THE CITY OF PEORIA DEVELOPMENT SERVICES DEPARTMENT



**EXHIBIT 10  
LAND USE PLAN**



