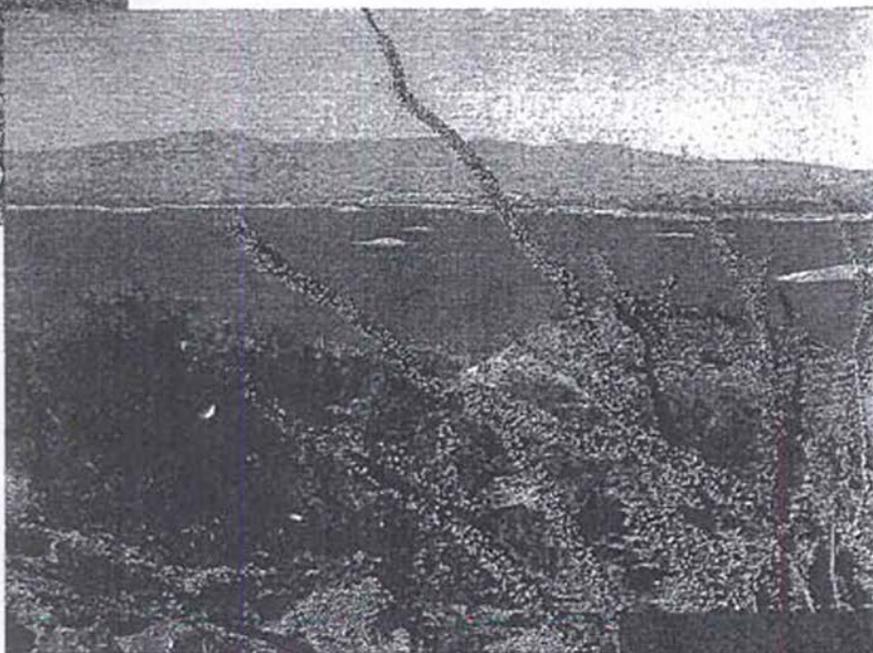
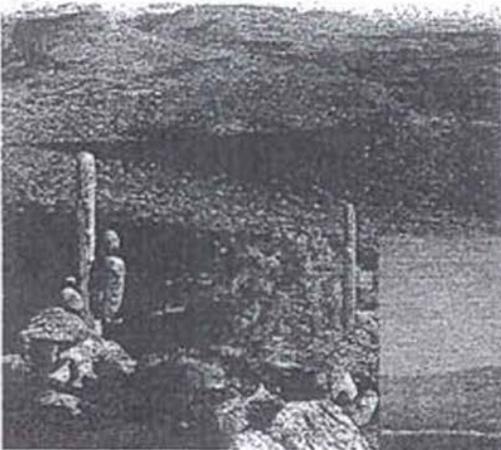


Lake Pleasant / North Peoria Area Plan



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Lake Pleasant / North Peoria Area Plan

Preface:

In February of 1999, the Mayor and City Council directed the Planning Division of the Community Development Department to prepare a plan for the future development of the area surrounding the Lake Pleasant Regional Park. The purpose of the plan was to further define the city's long-range planning policies for the area encompassed within the plan and to review the existing Goals, Objectives and Policies of the City's General Plan to address issues specific to the plan area. In providing the direction to the Planning Division to prepare a long-range plan for the area, the City Council ~~expressed~~ their desire to see a number of issues addressed. The major areas of focus for the plan were to be as follows:

- To review and establish land use policies and guidelines which promote projects that are sensitive to the surrounding desert environment.
- To establish design guidelines specific to the project area which acknowledge the unique features of the area and which foster a built environment which is in scale and which is compatible with the surrounding desert.
- To examine and clarify questions regarding land ownership and land use planning jurisdiction within the plan boundaries, and
- To review existing long-range policies regarding issues such as land use, transportation, design review, economic development and environmental conservation within the plan area.

Based upon the direction provided by the City Council, planning staff has prepared the following plan to address the areas of focus listed above.

The development of the *Lake Pleasant / North Peoria Area Plan* is a necessary first step in refining the city's vision for the northern portions of the City of Peoria and the areas immediately adjacent to the Lake Pleasant Regional Park. The planning processes and recommendations which are encompassed within this plan represent the vision of the city and the city's residents towards growth within the plan area. The findings and recommendations of the plan are intended to be utilized by citizens, policy makers, and the development community when making decisions regarding development in north Peoria.

Introduction:

The lands contained within the *Lake Pleasant / North Peoria Area Plan* represents some of the premier land areas within the City of Peoria and the Phoenix metropolitan area. The area contains significant recreational opportunities due to its proximity to the Lake Pleasant Regional Park, nearby wilderness areas and public land areas. There is an abundance of native wildlife and vegetation within the area as well as numerous significant historical and cultural sites. The natural topography of the land provides for incredible views of the Lake, the Hieroglyphic Mountains and the west valley. In January of 1996 and in June of 1999, the City of Peoria took two major steps forward in securing the future of development in the areas which are now north Peoria. In January of 1996, the City annexed the southern portion of Lake Pleasant up to the Maricopa-Yavapai County boundary line. In June of 1999, the City completed the process of consolidating the entire Lake Pleasant region, including the northern half of the Lake, into the City of Peoria. These actions accomplished numerous significant goals which will benefit the area and the areas residents for years to come.

The result of the two annexation actions was to consolidate the area under one municipal jurisdiction thereby allowing a more efficient delivery of important municipal services such as police and fire protection. In addition to the increased efficiency in the delivery of important municipal services, the annexation actions allowed the city to consolidate various county islands and private properties under one jurisdiction which allows the city to better plan for and control the quality of future development in the area. The Peoria City Council, recognizing the importance and value of long-range planning to the area, requested staff to prepare a long-range plan for the development of the newly annexed areas. The result is the *Lake Pleasant / North Peoria Area Plan*. The intent of this Plan is to work in conjunction with other adopted City planning programs such as the City's Design Review program and the *City of Peoria General Plan* to assure that future development activities in the areas around Lake Pleasant recognize and protect the natural features existing in the area today.

The City of Peoria adopted its first land use planning guide, the *City of Peoria Comprehensive Master Plan*, in May of 1987. The Comprehensive Master Plan was adopted following a thorough and exhaustive planning process which included extensive input from the community. The *Comprehensive Master Plan* has served as the city's development guide and primary land use policy document since its adoption. Since the time of adoption, the Plan has been continually updated to accurately reflect the changes occurring within the community. The City's *Comprehensive Master Plan*, re-titled in December of 1998 to the *City of Peoria General Plan*, continues to guide land use policy within the City.

In the years following the adoption of the *General Plan*, the City of Peoria has experienced tremendous increases in population and geographical area. The expanding population and size of the city has created a city which contains a diverse mixture of peoples, opportunities, activities and services. The city also contains areas of diverse and varying land use types and geographical features. The *Lake Pleasant / North Peoria Area Plan* is intended to work in conjunction with the

city's adopted *General Plan* to recognize the unique attributes of this plan area and to outline specific goals and policies for it.

The *Lake Pleasant / North Peoria Area Plan*, like the city's *General Plan*, will require periodic changes and refinements as the diversity and nature of the plan area evolves. As such, the Plan should be a document which is reviewed and updated as necessary to remain as a useful tool for the city's residents, city policy makers and those seeking to add to the fabric of the community. The City is currently in the process of updating the *General Plan* to reaffirm and update the goals and policies pertaining to development. Upon completion of this effort, it is intended that the goals and policies established by the *Lake Pleasant / North Peoria Area Plan* will be incorporated by reference in the updated *General Plan*.

Purpose and Intent:

The *City of Peoria General Plan* is intended to be the controlling land use document for the City. The *General Plan* is a broad presentation of the City of Peoria's development philosophies and goals, objectives and policies for undeveloped areas of the City. The broad nature of the *General Plan* allows it to be a functional, realistic and implementable document when applied to the City as a whole. For areas which are more specific and refined in scale, the *General Plan* allows for the preparation of additional, more detailed plans. The *City of Peoria General Plan* and *Zoning Ordinance* establish the authority for the preparation of geographically focused *Area Plans* and establish the framework and function of such documents.

The intent of this document is to analyze the lands encompassed within the plan area and provide a more refined level of detail and planning than is afforded in the City's *General Plan*. The purpose of this Plan is to assist in the preservation and enhancement of the environmental, recreational and aesthetic values of the Lake Pleasant Area while allowing for controlled development which is sensitive to the goals of the Plan and the natural desert environment. The *Lake Pleasant / North Peoria Area Plan* recognizes the assets of the Lake Pleasant Region including topography, flood hazard areas, wildlife habitat, and areas of visual significance as well as the impediments to development such as a lack of infrastructure and public services. This plan seeks to promote a balance between the economic and environmental components of quality of life while addressing the concerns of the city's residents and elected officials as they relate to the protection of the environment and the ability to provide municipal services. The *Area Plan* concept allows the City to be more responsive to the specific concerns of its residents while acting as the vehicle for the creation and implementation of more focused land use planning techniques and policies.

While this Plan is intended to be a separate document from the *City of Peoria General Plan*, it should not be considered to supersede or replace it. The *Area Plan* is intended to work in harmony with the *General Plan* and its contents should be considered and evaluated within the framework of the existing *General Plan*. The organization of this document is reflective of its relationship with the *General Plan* and is organized and presented in a similar fashion.

The *Lake Pleasant / North Peoria Area Plan* is organized and presented as follows:

The *Background* section of the document presents the data element of the plan. This section of the plan establishes the boundaries of the plan area, chronicles the development and annexation history of the area and examines and analyzes the existing conditions of the plan area.

The *Issue Identification* portion of the document summarizes the issues surrounding existing and planned development in the plan area. This is a critical segment of any Area Plan. The identification of specific issues of interest in an area allow the Area Plan to be a functional and responsive document which addresses specific issues raised by citizens and policy makers.

The *Plan Elements* portion of the document will present the land use, transportation, public facilities and environmental plans for the area with accompanying policies and objectives.

The final section of the document will be an *Implementation* section which will outline the specific actions or recommendations which are necessary to carry out the findings of the area plan.

Background:

Project Area

The *Lake Pleasant / North Peoria Area Plan* covers an area approximately forty six (46) square miles in size. The planning area encompassed by the plan is bounded on the south by the Joy Ranch Road alignment, on the west by the Dysart Road alignment, on the north by the City of Peoria City Limits and on the east by the approximate Lake Pleasant Regional Park Boundary line, excepting the Agua Fria arm of the park (see Figure 1). The plan contains land areas within both Maricopa and Yavapai counties and is bisected in the middle by the Maricopa/Yavapai County line. Approximately twenty four (24) square miles of the plan area are located within Maricopa County with approximately twenty two (22) square miles are located in Yavapai County.

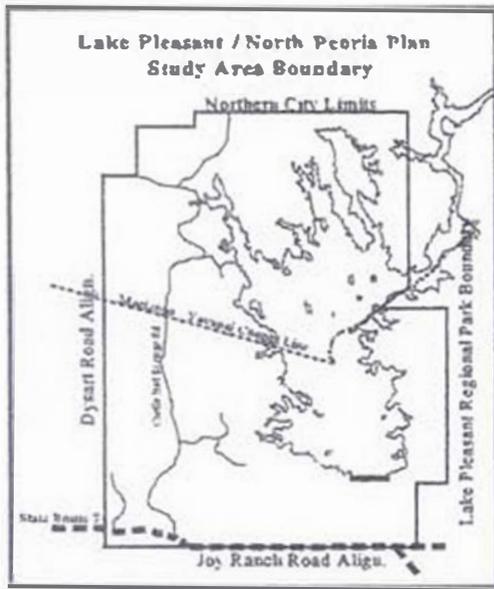


Figure 1

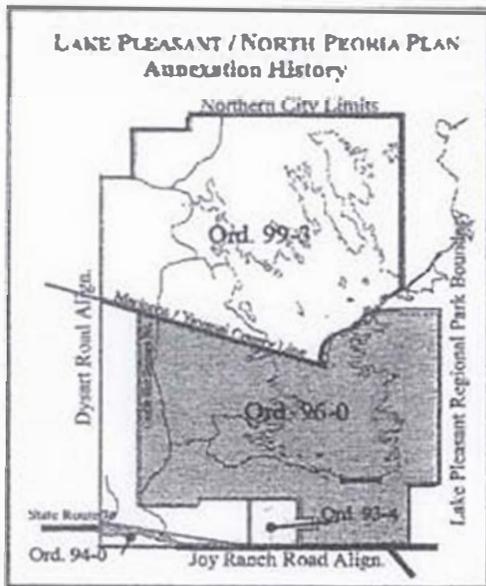
Development and Annexation History

The town of Peoria was settled in the late 1800's by immigrant farmers seeking to utilize the water made available by the recent completion of the Arizona Canal. The City of Peoria was formally incorporated in 1954. The original townsite was approximately two (2) square miles in size. Since that time, Peoria has grown into a bustling city with an estimated 1999 population exceeding 94,000 people. The town that was once a small, two square mile farming community is now a thriving city of approximately one hundred and forty-five (145) square miles with an annual growth rate exceeding six (6) percent.

According to the U.S. Bureau of the Census, between 1990 and 1996, the population of the City of Peoria grew by approximately fifty (50) percent. Within that time, the City's population grew from approximately 50,675 persons to approximately 76,045 persons. This population increase was enough to earn the City of Peoria the distinction of the eighth fastest growing city in the United States for cities having populations in excess of fifty thousand people. Along with the dramatic increase in population, the City of Peoria has also increased its size at a rate commensurate with the increase in its population.

The dramatic increase in the size of the City, both in population and land area, has created pressures to develop areas on the edge of the existing urbanized area. The Peoria City Council, recognizing the increased pressures to develop the rural and remote portions of the City, requested the Planning Division of the Community Development Department to prepare an Area Plan for approximately forty-six (46) square miles of land north of State Route 74, to help insure the efficient and orderly development of lands within the study area.

Five major annexation actions over the past ten (10) years have resulted in the incorporation of all of the land within the planning area (see figure 2). Between 1989 and 1994, the City of Peoria annexed approximately sixty-one (61) square miles of unincorporated Maricopa County from the Happy Valley Road alignment northward to the State Route 74. With the annexation of the portion of Lake Pleasant within Maricopa County in 1996, an additional seventeen (17) square miles were added to the City limits. The recent annexations of the upper portions of Lake Pleasant and various lands to the west of Lake Pleasant, have increased the City's size an additional twenty-seven (27) square miles. Figure 2 and the accompanying table provide a breakdown of these actions.



Ord. #	99-30	June 15, 1999	+/- 27 sq.mi.
Ord. #	96-05	January 16, 1996	+/- 17 sq.mi.
Ord.#	94-03	January 25, 1994	+/- 33 sq.mi.
Ord.#	93-45	October 19, 1993	+/- 1.1 sq.mi.
Ord.#	89-32	November 14, 1989	+/- 4 sq.mi.
(not shown)			

Figure 2

The result of the annexation actions has been to consolidate and unify the entire lake and surrounding lands under one jurisdiction. These actions will allow the City the opportunity to more closely analyze potential development activities within this area. The ability to more closely monitor the development activity occurring in this area will advance the City's efforts to protect the undeveloped desert lands of northern Peoria.

While development activity within the plan area has been limited only to public recreational facilities within the Lake Pleasant Regional Park and the marina servicing the park, development activity north of Beardsley Road began in earnest in the early 1990's. Although there had been numerous development and rezoning cases in the area earlier than this, 1990 was the year during

which the Peoria City Council first began hearing from City residents concerned about the amount and quality of growth in the area. Concerns raised by citizens surrounded the issues of density, life style, desert preservation and quality of growth.

In recognition of citizen concerns regarding the quality of growth and the preservation of the natural desert environment, the City of Peoria has adopted the City of Peoria Design Review Manual and the Peoria Desert Lands Conservation Master Plan. These two programs, working with the City's General Plan and the *North Peoria / Lake Pleasant Area Plan* will serve as guides for the future growth and development of the area.

Land Ownership

There are four major land owners within the study area. Figure 3 shows the land ownership pattern for the area.

Lands owned by or under the jurisdiction of the Federal Bureau of Land Management (BLM), shown in yellow on figure 3, make up the largest percentage of ownership within the plan area outside of the regional park boundaries. BLM lands cover approximately 16 square miles, or approximately 10,250 acres of the study area, which represents approximately thirty percent (30%)

of the total study area. The Lake Pleasant Regional Park, owned by the federal Bureau of Reclamation and managed by the Maricopa County Parks Department, shown in brown on figure 3, accounts for approximately 26.5 square miles of the study area. The Lake Pleasant Regional Park is approximately 23, 662 acres in size and is the largest block of land ownership in the planning area. The remaining lands are under either private ownership, shown in red, or are owned and managed by the Arizona State Land Department, shown in blue. In total, 95% of the study area is under either federal, state or county jurisdiction. Privately held lands make up approximately two thousand (2000) acres or approximately five percent (5%) of the total land within the study area. Land controlled by the Arizona State Land Department accounts for only one (1) square mile of the total project area.

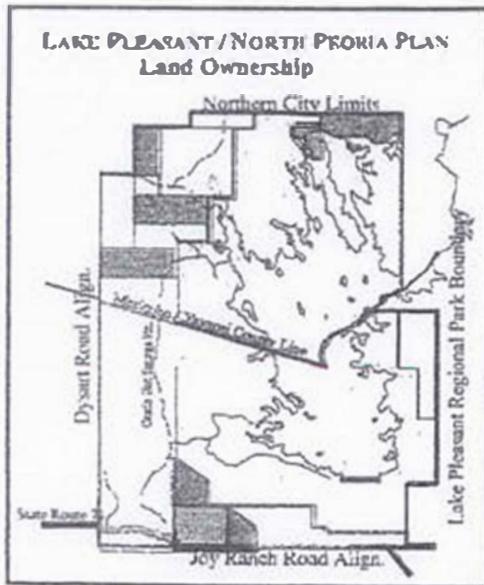


Figure 3

Existing Conditions

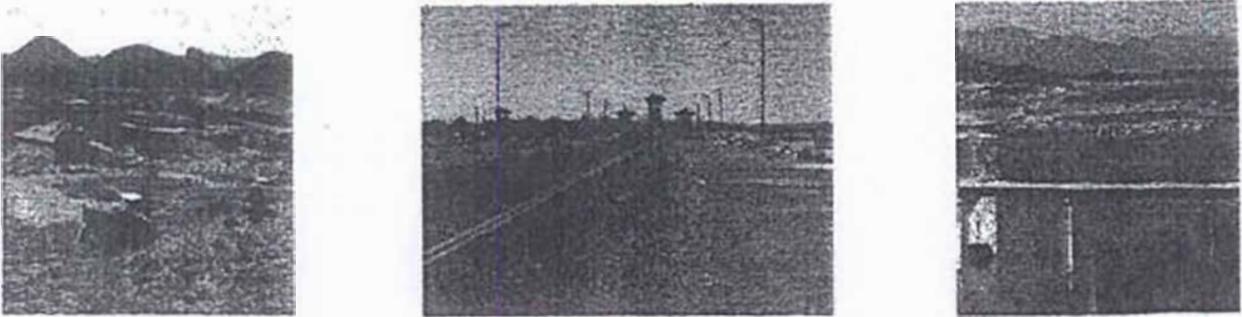


Figure 4

With the exception of a limited number of parcels within the Lake Pleasant Regional Park, the large majority of properties within the plan area are rural or remote in character. The area outside of the park boundary is largely undeveloped with only a few isolated residential dwelling units and accessory uses located in the northwestern portion of the study area. Inside of the Lake Pleasant Regional Park boundaries there are two developed campgrounds, an interpretive learning center, boat launch facilities and park administration facilities (see figure 4).

The study area contains very few improved or maintained roadways. The large majority of roadways that do exist in the area are unimproved or minimally improved dirt roads. The two major roadways within the study area are State Route 74 and the west entrance road to the Lake Pleasant Regional Park. Both roads are partially improved, paved roadways with at least one paved traffic lane in each direction.

There are no municipal utility services currently available in the area. All developed facilities within the plan area utilize private septic systems and well or imported water systems.

Existing Land Use and Zoning

Due to the presence of multiple jurisdictional authorities within the planning area, the land use and zoning patterns of the area are varied and complex. The presence of multiple jurisdictions has resulted in a number of different land use and zoning designations and classifications being utilized within the plan area. Properties located within the City of Peoria utilize land use and zoning designations given by the City of Peoria while properties within the recently annexed portions of Maricopa and Yavapai counties utilize their respective county land use and zoning designations.

Land Use Designations -

All land areas within the study area have land use designations as shown on the City's adopted

General Plan Land Use Map and as established in the city's *General Plan*. The portion of the study area within the City of Peoria contains a mixture of land use designations including Residential 0-2 dwelling units per acre, Community Commercial, Resort Development and Park/Open Space. Those areas of the plan located within the City of Peoria and inside of the Lake Pleasant Regional Park boundaries are shown on the City of Peoria Land Use Plan to have the land use designation of Park/Open Space.

Those portions of the plan area recently annexed into the City of Peoria, utilize land use designations established by the respective county of jurisdiction. Those areas of the plan previously located within Yavapai County are designated as Rural Desert Areas by the County. Areas designated as Rural within Yavapai County do not have specific density or use regulations. Rural areas within Yavapai County may be developed at the intensity permitted by the underlying zoning designation. The newly annexed areas previously falling within the jurisdiction of Maricopa County are designated as Open Space. The Open Space Category within Maricopa County allows for development at an intensity no greater than one dwelling unit per acre.

In accordance with Arizona state law, upon annexation into the City of Peoria, those lands previously located within Maricopa or Yavapai county will be given a land use designation by the City of Peoria which is most compatible with the land use designation previously given by the respective county of jurisdiction. It is currently anticipated that those lands previously located within unincorporated Maricopa County and designated as open space will be given a similar Parks/Open Space designation by the City of Peoria. Those lands which were previously located within unincorporated Yavapai County and designated as Rural Desert Areas will be designated as Park/Open Space and Residential 0-2 dwelling units per acre.

Zoning Designations-

The zoning designations within the plan area, like the land use designations discussed above, are split between those areas previously located outside of the City of Peoria and those areas which have been annexed prior to the recent 1999 annexations. Those properties located within the City of Peoria prior to the recent 1999 annexations have been zoned Suburban Ranch District (SR-43). The SR-43 zoning district allows for the development of single-family residential uses, public parks and agricultural uses on lots with a minimum lot size of 43,560 square feet (one acre).

Those areas of the plan area previously located within unincorporated Yavapai County have been zoned with the designation of RCU2A. The RCU2A zoning designation allows for the development of single-family residential uses on lots with a minimum lot size of two acres. The majority of the land areas previously located within Maricopa County have a zoning designation of Rural-190. The Rural-190 zoning designation allows for the development of single-family residential uses on lots with a minimum lot size of 190,000 square feet (approximately 4.3 acres). Those land areas previously located within unincorporated Maricopa County and not zoned with the Rural-190 designation are designated Rural-43. The Rural-43 designation allows for the development of

single-family residential uses with a minimum lot size of 43, 560 square feet.

In accordance with Arizona state law, upon annexation into the City of Peoria, those lands previously located within Maricopa or Yavapai County will be given a zoning designation by the City of Peoria which is most compatible with the zoning designation previously given by the respective county of jurisdiction. It is currently anticipated that those lands previously located within unincorporated Maricopa County and zoned Rural-190 will be zoned by the City of Peoria as General Agricultural (AG) and the properties zoned by Maricopa County as Rural-43 will be zoned by the City of Peoria as Suburban Ranch District (SR-43). Those lands which were previously located within unincorporated Yavapai County and zoned as RCU2A will be zoned by the City of Peoria as General Agricultural (AG).

Physical / Environmental Characteristics

There are a number of major natural features located within the plan area. Lake Pleasant, covering approximately 15.5 square miles, is the largest and most predominant feature. The southern reaches of the Hieroglyphic Mountains extend into the western portion of the plan area and contain the highest mountain peak in the area, Baldy Mountain. In addition to the Lake and numerous mountains in the area, the study area contains numerous significant washes, natural springs and an abundance of desert flora and fauna.

The dominant feature within the plan area and north Peoria is Lake Pleasant. The current area known as Lake Pleasant was originally the floodway and floodplain of the Agua Fria River. Today, the Agua Fria River is the major tributary feeding into and emptying the Lake. Lake Pleasant was originally created with the construction of the Waddell Dam in 1927 by the Maricopa County Water Conservation District. Waddell Dam and the Lake Pleasant were constructed to accommodate the storage of water for the growing city of Phoenix and the surrounding communities.

In 1992, the Bureau of Reclamation completed construction of a new dam structure located approximately one-quarter (1/4) mile south of the original dam site. The new dam addition was creatively named the New Waddell Dam. The New Waddell Dam addition added additional storage capacity to the existing dam. Today, at full capacity, Lake Pleasant has a surface area in excess of 10,000 acres and has a maximum operational storage capacity of approximately 811,784 acre feet of water. At full capacity, Lake Pleasant can store enough water to serve approximately 4.4 million people for one year. In addition to storing water and mitigating flooding, the New Waddell Dam also produces a small amount of hydroelectric electricity.

Unlike other lakes in Arizona, Lake Pleasant is unique in how it receives and delivers its water. During periods of high water demand, water is released from the Lake into the Central Arizona Project Canal to assist in meeting the states water needs. During periods of low water demand, water is pumped into Lake Pleasant from the Central Arizona Project Canal to store water for the

high demand periods. In addition to creating a reliable source of water for the phoenix valley, the construction of Waddell Dam was also intended to assist in the mitigation of potential flooding by the Agua Fria River during times of high water.

The land areas within the *Lake Pleasant / North Peoria Area Plan* can be broadly classified as upper sonoran desert foothill characterized by the palo verde-saguaro and desert riparian vegetative communities. In addition to traditional upper sonoran desert vegetation types composed of saguaro, cholla, palo verde, mesquite, bursage, and creosote, the planning area contains some of the most abundant desert riparian vegetation within the City. High densities of desert riparian vegetation, composed of species such as the desert willow and cottonwood, are common in many of the larger, well defined wash corridors. In particular, washes such as Morgan City Wash south of Lake Pleasant and Castle Creek north of Lake Pleasant contain very high densities of desert riparian vegetation.

Hydrologic conditions within the plan area varying from areas of broad sheet flow to areas containing well-defined wash corridors and water flow. Morgan City Wash, located in the southern portion of the planning area, is one of the largest and most well defined wash corridors in north Peoria. Numerous large, well defined washes exist in the northern portion of the planning area as well. Castle, Cottonwood, Garfias and Coles Washes are all significant, well-defined hydrologic features reaching their terminus at Lake Pleasant. Within the numerous washes are a number of ephemeral and perennial natural springs. Burro Springs and Chalky Springs are the major springs in the southern portion of the plan area with Dripping Springs and Mitchell Springs being major springs in the north.

The wildlife found within the plan area is characterized by species typical of the Upper Sonoran Desert ecosystem. Mammals which are known to reside or frequent the planning area include jackrabbit, coyote, javelina, and various types of rodents. Mule deer and mountain lion have also been known to occur in portions of the area. The planning area is also home to a herd of wild burros descendant from domesticated animals previously used by miners exploring in the area. In addition to the many species of mammals, the planning area is home to numerous types of birds and reptiles. Various types of hawks, owls, doves and quail frequent the area along with numerous types of frogs, toads, snakes and lizards. While located just outside of the study area boundaries, the Agua Fria arm of Lake Pleasant is home to one of the largest Bald Eagle nesting areas in central Arizona. While densities and locations are largely unknown, the planning area does contain habitat types which may be home to various state and federally listed special status species.

The visual character of the planning area is dominated by views of the Hieroglyphic and Bradshaw Mountains to the west and north. Portions of Lake Pleasant can be seen from all sites within the planning area with unobstructed views. Views to the south include Saddleback, Sunrise and the East Wing Mountains, Twin Buttes, and much of the developed portions of the west valley.

Issue Identification and Analysis:

Issue Identification

The issue identification portion of the *Lake Pleasant / North Peoria Area Plan* is intended to summarize and outline those issues which have been raised by citizens, area residents and city policy makers as issues which should be considered during the plan preparation process. The major issues which have been discussed generally surround five major topic headings:

- **Desert Preservation:** Preservation and protection of the existing natural desert environment;
- **Land Use Density and Intensity:** Maintenance of a low density rural desert lifestyle with appropriate scale service facilities;
- **Infrastructure:** Efficient delivery of public services and public infrastructure;
- **Land Use Mixture:** Appropriate mixture of land use types to assure efficient and convenient access to commercial and employment land uses; and
- **Area Land Use and Planning Jurisdiction Issues:** Examination of the various federal, state and local land ownership and management issues within the study area.

Issue Analysis

Issue #1: Desert Preservation

The issue cited most often by existing city residents, and those interested in the development of north Peoria, as most important to them is desert preservation. As the population of the city and the demand for new housing and development continues to increase, the preservation of the native desert environment becomes increasingly important. The area contained within the study offers residents and visitors alike some of the most diverse and visually appealing land within Peoria and the northwest valley. The presence of major washes, desert riparian areas, natural springs, mountain peaks and foothills all create an environment which is rarely matched for its diversity and scenic beauty. The proximity of such a unique landscape to the expanding urban edge dictates that steps need to be undertaken to preserve this valuable community asset. The issue of desert preservation is a priority of the City of Peoria.

Issue #2: Land Use Density and Intensity

While the issue of desert preservation is often cited as the most important issue when planning for the future development of north Peoria, the topic of appropriate residential land use densities receives the loudest response. In addition to concerns about the impacts of growth on the desert

environment, existing residents have expressed concern about the impacts of new development on the rural lifestyle currently found in many portions of north Peoria. The issue of residential land use densities and land use intensity within the *Lake Pleasant / North Peoria Area Plan* present a unique opportunity for the city due to the current absence of development in the area. The establishment of a comprehensive, environmentally compatible land use plan in advance of new development will assist in minimizing the impact of new development on future residents and presents a unique opportunity to establish land uses which minimize the impact of development on the environment.

Issue #3: Infrastructure

The issue of the efficient provision of public infrastructure becomes extremely important as development constraints increase and potential development sites become more distant from municipal facility locations. The land area contained within the *Lake Pleasant / North Peoria Area Plan* presents a challenge to the efficient extension of infrastructure. The presence of significant topographic changes presents obstacles to traditional gravity sewer systems and increases the costs associated with water facilities. Increased distances between areas of development raises the costs associated with providing public services and increases the level of difficulty involved in locating public service infrastructure. The challenges presented by the land require that land use and infrastructure issues be considered simultaneously in an effort to minimize both the disturbance to the natural environment and the cost of service provision.

Issue #4: Land Use Mixture

The fourth issue to be examined relates to the type and intensity of land uses which are appropriate for the plan area. The type, intensity and location of land uses within the study area will be dictated in large part by the existence of available land, the topography of the available sites and the need for services in the area to serve both area residents, employers and recreational visitors. In addition, the need to establish a cost effective infrastructure system which minimizes system cost inefficiencies will assist in the identification of a logical and efficient land use mixture.

Issue #5: Area Land Use and Planning Jurisdiction

The final issue to be examined is created as a result of the diverse land ownership pattern within the study area. The study area contains lands owned or controlled by federal, state, county and local governments in addition to existing privately owned parcels. In addition to a diverse land ownership pattern, the study area is subject to numerous land management, land use, and recreational plans all of which impact the jurisdiction and ability of the City of Peoria to effectuate planning within the study area.

Plan Elements:

The *Lake Pleasant / North Peoria Area Plan* is a tool to be utilized by city policy makers, future residents, and those in the development business and when making decisions regarding the future of the areas surrounding the Lake Pleasant. Through the establishment of specific goals and policies for the plan area, users of the Plan may be notified of the issues and opportunities existing within the plan area and may take the steps necessary to accommodate the goals and policies established for the area.

Through the review of the existing conditions of the area and the issues which have been identified in the previous chapter, specific goals and policies may be established to guide development decisions within plan area. This section of the Plan outlines those specific goals and policies which the city has established. This section of the Plan contains six elements. Each element establishes a set of specific goals and objectives designed to address the issues which have been identified for the area. The goals and policies contained within each plan element are intended to compliment the Goals, Objectives and Policies of the General Plan and are to be utilized in conjunction with the provisions of the City's General Plan to achieve the desired outcome for the plan area. In instances where policies contained within this document conflict with policies contained within the General Plan, the policies within this plan shall control.

The formulation of a realistic and implementable area plan for the North Peoria / Lake Pleasant area is based on a set of comprehensive goals and policies. The following are generalized definitions which should be referred to as a guide when reading this section of the plan.

- **GOAL:** A desired end which, if pursued over the long-term, will ultimately result in the attainment of a desired living environment.
- **POLICY:** A means to attain the established goal. Policies prescribe, or represent, a course of action.

The Goals and Policies are the action component of the Plan. The remaining portions of the Plan text are intended to be used as background and for informational purposes to gain an understanding of the characteristics of the Plan area, the issues within the Plan area and to establish the basis for the implementation of the Goals and Policies established below. Developments seeking approvals within the Plan area should utilize the Goals and Policies as guides through the development process and should strive to show consistency with the adopted guidelines.

A. Land Use and Design Review:

Land Use

The process by which a city identifies appropriate land uses and land use intensities for a specific area is often a time consuming and difficult process. Various competing interests seek to assure that the results of the process are favorable and advance specific goals and objectives. The land use issues identified in the previous chapter are those issues which have been expressed by city residents, elected officials and those interested in the future of north Peoria. The initial response of the City of Peoria to the raising of these issues has been the adoption and implementation of numerous programs which seek to advance and accent the positive derivatives of growth and to mitigate those factors which are generally perceived to be the negative effects of growth. To date, there have been a number of major changes or programs which have been adopted by the city which address the way in which future development and land use decisions will be handled in Peoria.

The first of the changes is the adoption of the Target Density Land Use Classification System within the City's General Plan. The Target Density land use system is a tool that can be used by the city when evaluating the appropriateness of a future land use. This system establishes a specific land use density, the Target Density, which is appropriate for the area. The Target Density figure may be adjusted through the adoption of specific area plans and area plans such as the *Lake Pleasant / North Peoria Area Plan* to assure that the goals and objectives for an area will be implemented.

The second major change which will affect land use within the Plan area is the adoption of the Peoria Desert Lands Conservation Master Plan. This plan identifies those areas within north Peoria which contain significant and sensitive landscape features and establishes goals, objectives and policies for the city when evaluating the appropriateness of a development within the Plan area. While the City's Target Density program and Desert Lands Conservation Master Plan assist the city in making decisions on issues such as development intensity and open space preservation, the City's Design Review program will assist in encouraging quality looking development which promotes sensitivity to the surrounding environment, diversity in development and maintenance of the existing development character.

In addition to the adoption of the Target Density land use program, Peoria Desert Lands Conservation Master Plan and the adoption of the City of Peoria Design Review program, the city has recently adopted a major amendment to the Hillside Development Overlay zoning district and is currently working on or completing a series of transportation studies which will assist in the task of determining appropriate locations and intensity of area roadways.

Land Use Opportunities

Within the Plan area, approximately two thousand (2000) acres of land are under private ownership. This land area represents approximately five percent (5%) of the total land area within the study boundary. Due to the small amount of land actually available for private development, the land use decisions made on those parcels become highly important and will have a substantial impact on the future of the area.

The following land use Goals and Policies seek to advance the goals of the city and its citizens within the Plan area. These Goals and Policies are designed to address the issues identified in the previous chapter and should be utilized when making land use decisions in the Plan area.

- Goal A-1: Promote the establishment of an orderly and efficient land use and development pattern.
 - Goal A-2: Encourage land use types and intensities which promote the development of city services while minimizing the disturbance of the natural environment.
 - Goal A-3: Encourage the use of innovative design and planning techniques such as the transfer of density and cluster development to maximize the preservation of the natural environment.
 - Goal A-4: Promote the establishment of higher density core development areas in appropriate locations to minimize travel distances to service and employment areas and to minimize the impacts of non-compact growth.
 - Goal A-5: Limit the establishment of employment and commercial developments to areas adjacent to major transportation corridors and to areas where sensitive or important landscape features will not be negatively affected.
 - Goal A-6: Encourage the development of low-density, low-intensity, desert sensitive residential and resort developments which promote the recreational opportunities within the Plan area.
 - Goal A-7: Establish area specific Design Standards to promote development which acknowledges the natural desert environment and which minimize the actual and perceived negative effects of growth.
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- Policy A-1: Residential development proposals in excess of two (2) dwelling units per acre shall be discouraged.
 - Policy A-2: Residential development proposals in excess of one (1) unit per acre shall be discouraged in areas of environmental sensitivity or in areas in which existing natural conditions restrict the extension of infrastructure.
 - Policy A-3: Increases in the target density for the area shall only be permitted when the request is made in conjunction with the preservation of significant natural open space areas.
 - Policy A-4: All development adjacent to State Route 74 shall maintain a fifty (50) foot scenic view corridor setback from the edge of final right-of-way. The area

- within the view corridor may be considered as part of the gross parcel area when determining permitted residential densities. All development, with the exception of roads, access drives and signage, shall be prohibited.
- Policy A-5: All development adjacent to an Arterial street shall maintain a twenty-five (25) foot scenic view corridor setback from the edge of final right-of-way. The area within the view corridor may be considered as part of the gross parcel area when determining permitted residential densities. All development, with the exception of roads, access drives and signage, shall be prohibited.
- Policy A-6: All new commercial and industrial development shall be limited to a maximum height of two stories or twenty-five (25) feet unless otherwise approved by the City Council. In no case shall commercial or industrial development exceed a maximum building height of forty-eight (48) feet.
- Policy A-7: All development within the Plan area shall meet all requirements of the City of Peoria Design Review program.
- Policy A-8: The City shall encourage the development of Resort and mixed-use Resort / Retreat developments in areas surrounding Lake Pleasant and within the Plan area. Resort and mixed-use Resort / Retreat developments may contain accessory uses such as conference facilities, golf courses and outdoor recreation facilities. Resort or mixed-use Resort / Retreats in excess of one-hundred and fifty (150) acres may contain camping and recreational vehicle facilities when such facilities are developed in conjunction with the Resort and when such facilities support the principal Resort land use. In no case shall the recreational vehicle component exceed twenty percent (20%) of the gross site area.
- Policy A-9: All exterior lighting shall be directed downward and shielded or screened to prevent trespass light onto adjacent property. All exterior lighting, including required parking lot lighting, shall be a maximum of fifteen (15) feet in height. Where canopy lighting is utilized, all lighting shall be fully recessed within the canopy.
- Policy A-10: All exterior lighting except lighting for such purposes as ballfields, parks, and similar recreation and public service uses shall be limited to the use of low pressure sodium lighting and shall conform all requirements of the City of Peoria Ordinance Number 98-114 regarding outdoor light control.
- Policy A-11: The use of neon, argon, krypton and other similar colored, glass tube filled type lighting shall be prohibited.
- Policy A-12: The use of reflective building materials shall be prohibited. All exterior surface materials shall have a light reflecting value no greater than forty percent (40%).
- Policy A-13: Signage shall be low profile and shall be designed to blend with the natural surrounding. The use of neon shall be prohibited and signage may not be externally illuminated.

- Policy A-14: Encourage the use of view walls and low impact screen walls. The use of solid walls should be discouraged. Where walls are utilized, such walls shall not impede the natural flow of water and shall be designed to allow drainage and wildlife to pass. The use of view walls shall be strongly encouraged for development within a hillside area or adjacent to washes.
- Policy A-15: All new development shall utilize design, color and materials which compliment the natural desert environment.
- Policy A-16: Discourage the use of lawn and turf areas in locations other than private activity areas on private property, public park or recreation areas or at school locations. The use of lawn and turf areas in front yards and public view areas should be strongly discouraged.
- Policy A-17: All accessory buildings and structures shall be compatible in form, materials, style and color with the principal building.
- Policy A-18: All development occurring within an area with slopes exceeding ten percent (10%) shall utilize a disturbable building envelope and shall secure those areas outside of the approved building envelope to prevent un-necessary disturbance to the natural landscape.
- Policy A-19: The City of Peoria should encourage and support all efforts to minimize the impact of development on the environment. In those situations where strict application of a policy or regulation would result in the undue disturbance of the landscape or would result in increasing the impact of a project, the city should support all efforts to minimize project impacts.
- Policy A-20: Limit commercial uses, including neighborhood commercial uses, to nodal commercial centers to prevent the intrusion of limited commercial uses in neighborhood areas.

B. Environmental and Resource Protection:

Environmental Conservation

The land area located within the boundaries of the *Lake Pleasant / North Peoria Area Plan* contains some of the most sensitive and environmentally significant lands found within the City of Peoria. Preservation of desert and mountain areas is a priority of the city. The Desert Lands Conservation Master Plan is the city's primary tool to locate and identify those areas of the city which should be protected due to their environmental characteristics. The Desert Lands Conservation Master Plan is intended to work in conjunction with other city master plans such as the Rivers and Trails Master Plans, the Hillside Development Overlay District within the Zoning Ordinance and the City's General Plan to protect features such as rivers, washes, natural springs, mountains, areas of significant vegetation and important wildlife corridors and habitat areas. The goals and policies contained within this Plan should work in conjunction with those contained within the Desert Lands Conservation Master Plan and the General Plan.

- Goal B-1: Maintain a high level of environmental quality consistent with a healthy, safe and enjoyable living environment.
 - Goal B-2: Preserve and protect existing water resources and minimize flood hazards.
 - Goal B-3: Preserve and protect areas of steep slope and areas of geologic significance.
 - Goal B-4: Encourage land uses which strive to maintain high water and air quality.
 - Goal B-5: Preserve and protect existing habitat areas and areas of vegetative significance.
 - Goal B-6: Preserve and protect historical and archaeological resources.
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- Policy B-1: Limit development in areas that may pose natural or man-made environmental hazards such as steep slopes and floodplains.
 - Policy B-2: Encourage developments which are compatible with the natural environment and which do not degrade the quality of the environment.
 - Policy B-3: Discourage land uses which utilize excessive amounts of water or natural resources.
 - Policy B-4: Limit the development of buildings above the ten percent (10%) slope line through the strict application of the Hillside Development Overlay District.
 - Policy B-5: Prohibit the development of critical habitat areas for threatened or endangered species.
 - Policy B-6: Require the preparation of plant salvage, revegetation and rehabilitation plans for areas which have been disturbed due to development activity.
 - Policy B-7: Encourage the use of non-structural flood control techniques utilizing the existing natural landscape features. Where structural flood control measures are necessary, the design and installation of such structures should be accomplished with the least disturbance to the environment.
 - Policy B-8: Limit the use of turf and non-native plant materials only to those areas of

- private use, parks and schools where necessary for the function of the facility.
- Policy B-9: Require the on-site salvage and transplantation of all mature cacti and trees within areas to be disturbed.
- Policy B-10: Promote the restoration and revegetation of disturbed areas with native plant species and match the plant densities of these revegetated areas to be consistent with the undisturbed setting.
- Policy B-11: Require all development to conform to the following buffering standards for wash and river corridors:

C.F.S. Flow Capacity (cubic feet per second)	Required Buffer Width (from top of bank on each side)
Less than 50 c.f.s.	None
50 to 100 c.f.s.	25 feet
100 to 150 c.f.s.	50 feet
Greater than 150 c.f.s.	75 feet

- Policy B-12: The city shall strongly discourage the use of structural drainage solutions. All non-structural waterflow and drainage solutions, including the use of erosion setbacks shall be explored prior to the use of structural techniques.
- Policy B-13: Limit the use of private wells and septic systems only to residential properties in excess of one (1) acre in size to protect existing groundwater aquifers and natural spring areas.
- Policy B-14: Encourage developments which maximize the recharge of groundwater supplies and utilize treated wastewater for irrigation and water amenities.
- Policy B-15: Encourage and pursue the preservation of those portions of Morgan City Wash located within the Plan area.
- Policy B-16: Require the establishment of building envelopes and the use of construction fencing to prevent unnecessary site disturbance when developing in areas of environmental significance, hillside or wash areas.
- Policy B-17: Areas of natural area open space should be of sufficient size to support the natural ecosystem and habitat conditions for existing flora and fauna.
- Policy B-18: Open space areas should be linked to provide natural corridors for the movement of native species.
- Policy B-19: Golf courses should maintain the desert character of the plan area and the use of turf should be limited to only those area necessary for the efficient layout of the facility. All turf or lawn areas should be designed to minimize the unnecessary run-off of water and irrigation onto adjacent desert areas.
- Policy B-20: Cart paths should be colored to integrate with the natural desert color.
- Policy B-21: Driving range areas shall not be lighted and shall be designed with a

minimum of turf area.

Policy B-22: Require the under-grounding of major utility services to maintain unrestricted view corridor opportunities and require the use of rusticated utility poles within the plan area to assist in the maintenance of the rural desert character.

D. Economic Development:

Economic Development

The development of well-balanced and efficient cities requires a mixture of land use types to provide a full range of services and opportunities to all residents. In addition to basic municipal services such as police and fire protection, water and sewage services, libraries, parks and roads, cities also provide opportunities for employment, retail shopping and the production of goods as part of the ingredients of a diversified city. Cities, through their decisions regarding land use and the location of various land use types, greatly influence the desirability of their community. Economic development is a critical component to providing a well-balanced community. Communities which provide high quality employment opportunities and convenient opportunities to shop, can afford to provide their citizens with higher levels of governmental services due to a stable tax base. The establishment of a stable tax base, not dependant upon a single type of land use, reduces the tax burden on the community as a whole and creates a city which is a desirable place to live, work and play. The establishment of a clear set of goals and policies for economic development in the community is a key ingredient in creating a well-balanced, efficient and desirable community in which to live.

- Goal D-1: Plan for and encourage the establishment of an employment base in north Peoria to support future labor force needs.
 - Goal D-2: Establish regional and local nodal commercial and service centers at appropriate locations within the city to provide convenient retail opportunities for residents and visitors.
 - Goal D-3: Create opportunities to capture a proportionate share of retail expenditures resulting from the presence of the Lake Pleasant Regional Park.
 - Goal D-4: Utilize the resources of the city to assist the location or relocation of employment generating uses into the City of Peoria.
 - Goal D-5: Encourage the establishment of retail and employment opportunity generators such as airport facilities and industrial facilities in north Peoria.
 - Goal D-6: Explore the opportunities for the establishment of recreational and resort opportunities within the study area to capitalize on the natural environment and the presence of the areas recreational opportunities.
 - Goal D-7: Capitalize on the economic opportunities created by the presence of State Route 74 and other major roadways within the study area.
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- Policy D-1: Provide state-of-the-art infrastructure and communications technology to enhance the opportunities for high-technology employment uses.
 - Policy D-2: Locate employment and retail centers at major transportation intersections and in areas of minimum environmental sensitivity within north Peoria and the plan area.

- Policy D-3: Prohibit the establishment of strip commercial centers.
- Policy D-4: The city shall assist in the preparation of an economic development component to its General Plan and shall work to implement the findings of the study.
- Policy D-5: The city should explore the establishment of economic development incentive areas to encourage the location of commercial and industrial uses in targeted areas.
- Policy D-6: The city should continue to study the feasibility of an airport and airpark facility in north Peoria to capitalize on the economic opportunities created by such a facility.
- Policy D-7: The city shall continue to work with the Peoria Economic Development Group and the Greater Phoenix Economic Council to promote Peoria as a viable and desirable location for commercial and industrial development.
- Policy D-8: The city should explore the possibility of partnerships with federal, state and county agencies to capitalize on the economic opportunities presented by the Lake Pleasant Regional Park.
- Policy D-9: All commercial and industrial developments shall comply with the city's design review guidelines. All commercial and industrial uses having exterior storage or assembly shall be fully screened from public view.

E. Recreation, Open Space and Trails:

Recreation, Open Space and Trails

Communities which provide a well-integrated mix of residential, commercial and employment opportunities in addition to non-built amenities such as open space, trails, and recreational opportunities establish themselves as pleasing, neighborhood oriented places to live with a high quality of life. The City of Peoria contains all of the ingredients which make a community a highly desirable place in which to live. In addition to a highly developed neighborhood park system, the City of Peoria contains an abundance of opportunities to establish a superior trails and open space system. Preservation of areas of environmental sensitivity such as areas of high slope, wash corridors and areas of significant vegetation will assist the city in creating a city-wide open space and trails system based upon the utilization of the diverse natural resources found within the city.

- Goal E-1: Create an aesthetically pleasing and continuous recreational corridor system based upon the use of the Agua Fria and New Rivers to provide a link to other areas of the city.
 - Goal E-2: Create a functional and compatible trail system within the study area utilizing a network of open space areas and natural landscape features.
 - Goal E-3: Provide open space and trail linkages to and from the Lake Pleasant Regional Park.
 - Goal E-4: Create a safe, barrier-free multi-user trail circulation system within the plan area.
 - Goal E-5: Create an open space and trail system which combines educational opportunities with recreational opportunities.
 - Goal E-6: Maintain the vitality of the Sonoran Desert environment by providing high quality active and passive open spaces.
 - Goal E-7: Promote the establishment of large, intact areas of native vegetation by preventing fragmentation by development.
 - Goal E-8: Actively pursue the acquisition of public lands for preservation utilizing strategies identified in the City of Peoria Desert Lands Conservation Master Plan.
 - Goal E-9: Pursue the implementation of the Desert Lands Conservation Master Plan within the study area.
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- Policy E-1: Promote the establishment of trail and open space linkages to neighborhoods, activity centers and preservation areas within and outside of the study area.
 - Policy E-2: Create educational opportunities through the use of informational kiosks and trail signage in conjunction with the development of a comprehensive open space, recreation and trails system.
 - Policy E-3: New developments shall integrate pedestrian and trail systems into the development in accordance with the adopted city trail standards in the City of Peoria Trails Master Plan.

- Policy E-4: Due to the limitations of topography, separated bicycle and multi-use trail facilities should be developed in conjunction with and incorporated into arterial and collector street cross-sections within the study area.
- Policy E-5: All developments adjacent to the Morgan City Wash and Castle Creek shall provide a seventy-five (75) foot erosion and conservation setback from the top of bank on both sides of the wash. All development within the Lake Pleasant Regional Park shall maintain wash setbacks as established in the Lake Pleasant Regional Park Master Plan. The area contained within the setback may be counted for the purposes of determining project density. With the exception of developed trail facilities, necessary infrastructure crossings and roadway crossings, no development activities shall be permitted within the erosion and conservation setback area.
- Policy E-6: All development adjacent to Pipeline Canyon, French Creek, Coles Creek, Garfias Wash and any natural spring area shall provide a fifty (50) foot erosion and conservation setback from the top of bank on both sides of the wash. All development within the Lake Pleasant Regional Park shall maintain wash setbacks as established in the Lake Pleasant Regional Park Master Plan. The area contained within the setback may be counted for the purposes of determining project density. With the exception of developed trail facilities, necessary infrastructure crossings and roadway crossings, no development activities shall be permitted within the erosion and conservation setback area.
- Policy E-7: The city should work with the Bureau of Reclamation and the Maricopa County Parks and Recreation Department to establish multiple use facilities and trail linkages on the Agua Fria River.
- Policy E-8: All open space areas within the study area shall be maintained in their natural condition when designated as open space tracts or areas.
- Policy E-9: The city should work to establish east-west trail linkages connecting the trails within the study area to adjacent federal, state and local recreation areas and trail systems.
- Policy E-10: Slope areas within the study area should be protected through the strict application of the City's Hillside Development Overlay zoning district.
- Policy E-11: The city should discourage development within the one-hundred (100) year floodplain and should utilize the Floodplain zoning district in those areas falling within the one-hundred (100) year floodplain.
- Policy E-12: In areas containing sensitive landscape features, passive recreational amenities should be favored over active recreation amenities.
- Policy E-13: Areas determined by the city to contain critical habitat or special natural features shall not contain developed recreational facilities or amenities.
- Policy E-14: The City of Peoria should establish signage and trail use standards to create a consistent trail theme throughout the city.
- Policy E-15: The city should develop standards for trail and open space use to prevent

unsafe user conflicts.

Policy E-16: Flood control improvements should be designed to minimize the loss of valuable vegetation and wildlife habitat and where structural improvements are necessary, such improvements shall be designed to accommodate existing or future recreational needs.

Policy E-17: The city shall work to protect significant cultural resource sites from degradation or development through the public acquisition or development regulation.

F. Inter-agency Coordination:

Inter-agency Coordination

The land area contained within the *Lake Pleasant / North Peoria Area Plan* is one of the most complex and diverse land ownership and stewardship patterns found within the City of Peoria. Ownership of land within the study area is composed of numerous federal, state, county, local and private entities. As development opportunities are presented within the study area, it is important to understand the ownership and management responsibilities and to establish a set of goals and policies to effectively co-ordinate and manage the activities occurring within the plan area.

- Goal F-1: Encourage the use of an enhanced notification procedure for new development within the study area.
- Goal F-2: Establish a positive working relationship with all ownership or stewardship interests within the study area.
- Goal F-3: Encourage all federal, state and county agencies to work in conjunction with the City of Peoria when making land use and development decisions within the study area.

- Policy F-1: Notify all adjacent jurisdictions and affected agencies of development activities occurring within the study area.
- Policy F-2: Work with all landowners and land managers within the study area to assure that land use goals and policies are compatible.
- Policy F-3: Provide all interested federal, state, county and local government agencies with an opportunity to review all proposed development plans within the study area
- Policy F-4: Provide a copy of the adopted Lake Pleasant / North Peoria Area Plan, and all subsequent updates, to all Federal, State, County and Local agencies and all interested parties within the study area.
- Policy F-5: Encourage the participation of representatives of the various land ownership interests and land management parties in activities affecting land use and policy within the study area.

Implementation Matrix				
GOAL	ITEM	RESPONSIBILITY	RESOURCES	THIRD PARTY CO-ORDINATION
A. Land Use	Update City of Peoria General Plan to Include Entire Lake Pleasant / North Peoria Study Area	City of Peoria Planning Division	Currently Funded - General Fund / Dept. Budget	- Federal, State, County and Local Review
A. Land Use	Initiate Initial Zoning for Recently Annexed Areas	City of Peoria Planning Division	Staff Time - Dept. Budget	- Maricopa County - Yavapai County
A. Land Use	Establish Area Specific Design Standards	City of Peoria Planning Division	Staff Time - Dept. Budget	-----
A. Land Use	Review Existing Land Use Locations Shown on General Plan	City of Peoria Planning Division	Funded - Review As Part of General Plan Update Project	-----
B. Envir. Protection	Adopt an Erosion Setback Control Ordinance	City of Peoria Planning and Public Works Departments	Staff Time - Dept. Budgets	- FCDMC - Army Corps of Engineers
B. Envir. Protection	Adopt a Native Plant and Site Re-vegetation Ordinance	City of Peoria Planning Division	Staff Time - Dept. Budget	-----
B. Envir. Protection	Implement Findings of Desert Lands Conservation Master Plan	City of Peoria	General Fund, External Funds, Dept. Budgets, Other	- A.S.L.D. - B.L.M. - AZ Dept. G&F

Implementation Matrix				
GOAL	ITEM	RESPONSIBILITY	RESOURCES	THIRD PARTY CO-ORDINATION
B. Envir. Protection	Review Policies of C.O.P. Design Review Manual	City of Peoria Planning Division	Staff Time - Dept. Budget	-----
B. Envir. Protection	Review Policies of C.O.P. Drainage and Subdivision Ordinances	City of Peoria Public Works Dept.	Staff Time - Dept. Budget	-----
C. Trans. and Circulation	Update C.O.P. Transportation Plan	City of Peoria Planning Division	Currently Funded - General Fund / Dept. Budget	- ADOT - MCDOT - Adj. Jurisdictions
C. Trans. and Circulation	Prepare a Street Classification Map	City of Peoria Public Works Dept.	Currently Funded	- ADOT - MCDOT - Adj. Jurisdictions
C. Trans. and Circulation	Complete Lake Pleasant Parkway Corridor Study	City of Peoria Planning Division	In Progress - Staff Time - Dept. Budget	- Federal, State, County and Local Agencies - Property Owners
C. Trans and Circulation	Review and Update Subdivision and Transportation Goal and Policies	City of Peoria Public Works Department	Staff Time - Dept. Budget	-----
D. Economic Development	Prepare an Economic Development Element to the General Plan	Peoria Economic Devel. Group	In Progress	- City of Peoria

Implementation Matrix				
GOAL	ITEM	RESPONSIBILITY	RESOURCES	THIRD PARTY CO-ORDINATION
D. Economic Development	Review Potential Locations for Nodal Commercial and Employment Centers	City of Peoria Planning Division	Staff Time - Dept. Budget	-----
D. Economic Development	Create Economic Incentive Areas To Increase Opportunities for Business Relocation	City of Peoria P.E.D.G.	Staff Time - General Fund - Dept. Budgets	- P.E.D.G.
D. Economic Development	Complete Airport Feasibility Study	City of Peoria Planning Division	Currently Funded - In Progress	- Various Federal, State, County and Local Agencies
E. Recreation, Open Space & Trails	Continue to Implement Findings of Trails Master Plan	City of Peoria Community Services Department	Staff Time - General Fund - C.I.P. Program - Dept. Budgets	- Various Federal, State, County and Local Agencies
E. Recreation, Open Space & Trails	Continue to Implement Findings of Rivers Master Plan	City of Peoria Community Services Department	Staff Time - General Fund - C.I.P. Program - Dept. Budgets	- Various Federal, State, County and Local Agencies
E. Recreation, Open Space & Trails	Work with the Arizona Department of Game and Fish Department to Protect the Morgan City Wash	City of Peoria Planning Division, Comm. Services Dept.	Staff Time	- AZ. Dept. of Game and Fish - BLM

Implementation Matrix				
F. Inter-agency Co-ordination	Continue to Work With Adjacent Cities to Increase Awareness of Issues	City of Peoria	Staff Time	-----
F. Inter-agency Co-ordination	Continue to Utilize the Maricopa County Association of Governments Enhanced Notification Process	City of Peoria Planning Division	Staff Time	-----
F. Inter-agency Co-ordination	Continue to Encourage the Participation of the Various Land Ownership and Land Management Agencies in City Processes	City of Peoria	Staff Time	-----