

Agenda Item: 38R

Peoria Place

Planned Area Development Amendment

(Z06-03A.1)

City Council
June 16, 2020



INVEST
PeoriaAZ

Real Estate Development Office

**Public/Private Partnerships for
Strategic Development**

Peoria Place Aerial



- Parcel Size: 125 acres
- Zoned: PAD/Mixed-Use
- All utilities available
- Traffic Counts ≈ 25,500 VPD
North/South Grand Avenue
- Key Site for Employment
Generating Uses Along Grand
 - Medical
 - Commercial Office
 - MOB
 - Industrial



Real Estate Development Team



DEKKER
PERICH
SABATINI



REDO Work Plan on Peoria Place

- Negotiate with property owner to move to development
- Create a development program for the site
- Attract a new medical facility (MIHS) as anchor
- Confirm industrial and commercial office market
- Create new conceptual land use plan
- Negotiate new land use plan and land use matrix
- Initiate PAD Amendment
- Create residential density models and site plans
- Submit PAD Amendment in August 2019
- Conduct a community meeting in September 2019
- Resubmit PAD Amendment in May 2020

Introduction

Applicant:

- Scott Whyte, Peoria REDO on behalf of Highland Capital

Location:

- Near Cotton Crossing and Grand Avenue

Project Acreage:

- Approximately 125-Acres

Request:

- Major Amendment to the Peoria Place Planned Area Development (PAD)

Vicinity Map



Purpose of the Request

Peoria Place PAD Amendment:

- Restructure entitlement for strategic area located near Old Town
- Redistribute land uses within the site.
- Update the development standards to align with new land uses and vision.
- Design Guidelines
- Revise the circulation pattern – provide “front door” into Old Town

Vicinity Map



Background

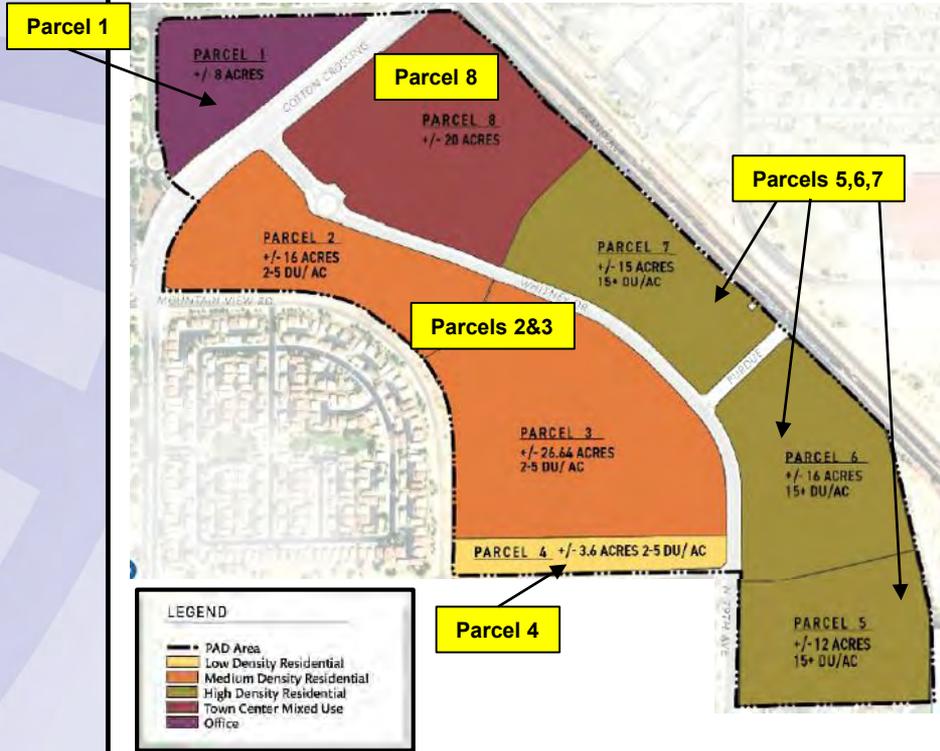
2006 Peoria Place PAD:

- Predominately Residential

Land Use Mix:

- **Parcel 1:** Office
- **Parcels 2 & 3:** Medium Density Residential, 5-8 du/ac
- **Parcel 4:** Low Density Residential, 2-5 du/ac
- **Parcels 5, 6, and 7:** HDR (15 du/ac+)
- **Parcel 8:** Town Center Mixed-Use

Original PAD Land Use Plan



Proposed Land Use Plan

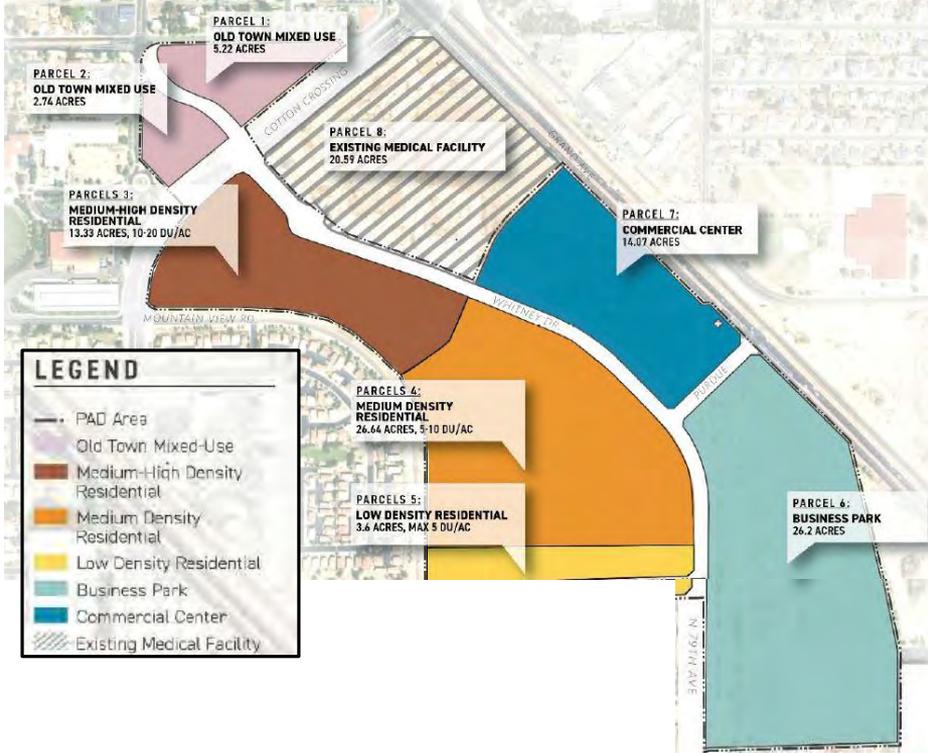
Proposed Land Use Plan

Parcels 1 & 2: Old Town Mixed Use: (8ac)

- Continuation of Old Town development form and scale
- Mix of office, retail and residential

Parcels 3-5: Residential: (46ac)

- P3: Medium-High (10-20 du/ac)
 - ❖ Multi-Family, bungalow
- P4: Medium (5-10 du/ac)
 - ❖ Detached SFR, duplex, townhome
- P5: Traditional SFR (3-5 du/ac)
 - ❖ Detached SFR



Proposed Land Use Plan

Proposed Land Use Plan

Parcel 6: Business Park: (26ac)

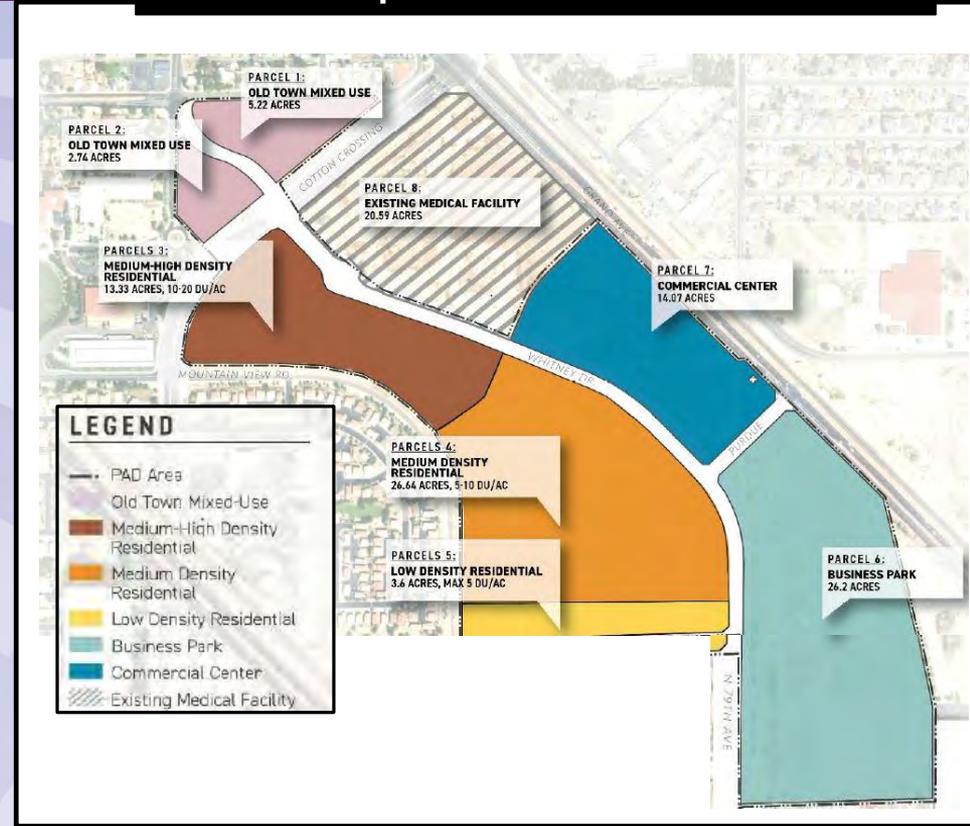
- Office, business park, light mfg.
- Support retail and commercial services
- Maximum of 5 ac for storage uses

Parcel 7: Commercial/Retail: (14ac)

- Office, restaurants, and specialty retail.
- Limitations on # of drive-thru's

Parcel 8: MIHS (20ac)

- County medical facility



Circulation & Pedestrian Plan

- Multiple points of access provided via existing street network
- 83rd Avenue / Whitney Drive Realignment
- Grand Avenue access via Purdue is limited.
 - Expanded access per ADOT and City of Peoria
- Enhanced circulation and pedestrian connections provide access to/from:
 - Old Town
 - Established residential communities
 - Inter-parcel connectivity will be established as each parcel develops

Circulation & Pedestrian Plan



Public Outreach

Notification:

- *Notice of Application* and *Notice of Hearing* postcards were mailed to owners within a 1,320-foot radius and registered HOA's within a 1 mile radius;
- Legal ad was published in newspaper and the site was posted.

Neighborhood Meeting:

- Held at City of Peoria DCSB on September 25, 2019
 - Nineteen (19) property owners in attendance.
 - Comments focused on traffic generation, signalized intersection at 83rd and Mountain View, pedestrian connections, impacts on existing neighborhoods, and process/timing.

Support / Opposition:

- None stated -- One (1) email requesting additional information.

Planning & Zoning Commission

Public Hearing:

- June 4, 2020 – There were no members of the public present
- Commission voted unanimously to recommend approval

Key Findings:

- Proposal is in conformance with General Plan and the *Old Town Specific Plan*; and
- Constitutes an overall improvement to the Peoria Place PAD Land Use Plan; and
- Development Standards are contextually appropriate; and
- Revised circulation plan creates a gateway into Old Town from Peoria Place; and
- Conditions will ensure necessary infrastructure will be constructed to maintain the circulation network within this part of Peoria.

Recommendation — Major PAD Amendment

Recommendation:

APPROVE *Ordinance 2020-09* as recommended by Staff and the Planning & Zoning Commission, subject to the Conditions of Approval.