2. LAND USE ELEMENT

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

The Land Use Element is organized in the following manner:

2.a Introduction
2.b. Goals, Objectives and Policies
2.c Land Use Plan
2.d. Implementation Program

2.A INTRODUCTION

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

LAKE PLEASANT AREA PLANNING EFFORTS

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

UPDATED IMPACT FEES

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

LOOP 303 SPECIFIC AREA PLAN

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

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

OPEN SPACE, CONSERVATION AND RECREATION

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

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

In 2006, the City adopted the *Parks, Recreation, Open Space and Trails (PROST) Master Plan* which essentially consolidated the efforts of the Peoria Desert Lands Conservation Master Plan, Rivers Master Plan and Trails Master Plan into a single document. All four master plans provide direction as to where and how the City's open space resources shall be used. The PROST Master Plan establishes in greater detail the types of amenities to be located in each form of open space and describes the connections and crossings between open spaces.

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

OLD TOWN REVITALIZATION

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

PEORIA SPORTS COMPLEX AREA

In 2009, the City developed a multi-dimensional plan and implementation program for the 570-acre area around the Peoria Sports Complex. Although the area has been largely successful, the purpose of the Plan is to identify the conditions, regulatory framework and implementation strategies to enhance the area as a cohesive, pedestrian-friendly mixed-use destination and position the area for a successful evolution.

COMMUNITY APPEARANCE

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

INTEGRATION INTO THE GENERAL PLAN

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

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

COMMERCE AND EMPLOYMENT-GENERATING DEVELOPMENT

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

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

TRANSPORTATION LINKAGES

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

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

INTENT OF THE LAND USE ELEMENT

The Land Use Element, guided by its supportive goals, objectives, and policies, describes the desired land uses and development densities and intensities for future development in Peoria. The Land Use Element is the guide for implementation of the Zoning Ordinance and Official Zoning Map, two legal planning tools used to enforce the General Plan. The Land Use Element does not change or alter the

existing zoning or approved development rights, although Growing Smarter Plus requires that future zoning changes conform to the General Plan Land Use designations.

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

2.B. GOALS, OBJECTIVES AND POLICIES

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

GOAL 1:	PROVIDE A BALANCE OF LAND USES THAT WILL PRESERVE AND ENHANCE NEIGHBORHOODS, PROMOTE ECONOMIC DEVELOPMENT AND ENCOURAGE REDEVELOPMENT AT APPROPRIATE LOCATIONS.

SMART GROWTH

Objective 1.A:
Manage and control development to facilitate orderly growth and an efficient urban form.

Policy 1.A.1:
Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

Policy 1.A.2:
Establish and monitor an orderly plan to phase the extension of public utilities and streets within the City limits.

Policy 1.A.3:
Encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be planned.

Policy 1.A.4:
Partner with Maricopa County to ensure that development and infrastructure located within Peoria's planning area is compatible with the City of Peoria's development and utility standards.

Policy 1.A.5:
Consider only those areas that are consistent with the criteria contained within the adopted Annexation Policy as suitable for annexation.

Objective 1.B:
Maintain a supportive relationship between established commercial proprietors and the City's business retention and expansion efforts.

Policy 1.B.1:

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

Objective 1.C:
Encourage sustainable business practices through the rehabilitation and repurposing of existing and / or underutilized development.

Policy 1.C.1:

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

Policy 1.C.2:

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

Policy 1.C.3:

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

Objective 1.D:
Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs.

Policy 1.D.1:

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

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

Policy 1.E.1:

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

Policy 1.E.2:

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

Policy 1.E.3:

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

Policy 1.E.4:

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

Policy 1.E.5:

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

MIXED-USE DEVELOPMENT

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

Policy 1.F.1:
Develop a mixed-use zoning district consistent with the land use designation framework.

Policy 1.F.2:
Develop guidelines that establish criteria to determine optimal locations for mixed-use and / or infill development.

Policy 1.F.3:
Develop a residential density bonus program for mixed-use projects that includes specific performance criteria.

Policy 1.F.4:
Encourage compact mixed-use developments using vertical orientation with connections to multi-modal transportation centers.

Policy 1.F.5:
Maximize compatibility between mixed use developments and existing neighborhoods through building orientation, buffering, outdoor activity concentration and site access.

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

Policy 1.G.1:
Identify opportunities for mixed-use and neighborhood-centric core areas throughout the City.

Policy 1.G.2:
Integrate 'place making' design principles such as streetscape and building orientation, public spaces, multi-modal transportation options, walkability and overall community appearance in all mixed-use developments.

Policy 1.G.3:
Adjust the Zoning Ordinance as necessary to allow opportunities for mixed-use development at varying levels of intensities.

INFILL DEVELOPMENT

Objective 1.H:
Encourage the development or redevelopment of vacant or underutilized infill sites within the City.

Policy 1.H.1:
Develop infill strategies to promote reinvestment in the community.

Policy 1.H.2:
Identify open space and recreational opportunities in infill areas

Policy 1.H.3:
Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

RESORT DEVELOPMENT

Objective 1.I:
Promote resort development that provides tourism opportunities within the City.

Policy 1.I.1:

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

Policy 1.I.2:

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

Objective 1.J:
Promote the provision of convenient housing and support infrastructure for resort development service employees.

Policy 1.J.1:

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

Policy 1.J.2:

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

Objective 1.K:
Establish incentives to attract appropriately-scaled resort developments integrating a mix of land uses.

Policy 1.K.1:

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

Objective 1.L:
Utilize mixed-use development templates to create specialty resort commercial developments including residential and employment components.

Policy 1.L.1:

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

RESIDENTIAL COMMUNITIES

Objective 1.M:
Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Policy 1.M.1:

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

Objective 1.N:
Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy 1.N.1:

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

Policy 1.N.2:
Ensure that high-density residential developments have direct access to arterial streets without traversing existing or proposed lower density residential areas.

Policy 1.N.3:
Locate housing developments in areas that can be adequately served by police, fire and ambulance services.

Policy 1.N.4:
Require adequate provision of open space or direct access to open space in housing developments and, in particular, medium- and high-density multiple-family housing developments.

Policy 1.N.5:
Require new residential developments to provide pedestrian linkages to parks, schools and other appropriate public facilities.

Policy 1.N.6:
Encourage the development of master planned communities where large land holdings can be designed to provide a wealth of amenities to City residents.

Policy 1.N.8:
Support and facilitate convenient access to schools.

Policy 1.N.9:
Partner with local school districts to coordinate the timely development schools and neighborhoods.

Objective 1.O:
Support well-designed, high-quality multifamily residential development in appropriate areas which maintains compatibility between adjacent developments.

Policy 1.O.1:
Support alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

Policy 1.O.3:
Encourage multi-family housing units adjacent to community level parks and public open space areas.

Policy 1.O.4:
Regularly assess the effectiveness of the Design Review Principles and Guidelines to ensure the highest level of design quality.

Policy 1.O.5:
Focus the development of multifamily housing proximate to current and planned transit facilities, employment centers and activity hubs.

Policy 1.O.6:
Maximize active community open space and recreation amenities throughout multifamily developments.

EMPLOYMENT RELATED DEVELOPMENT

Objective 1.P:

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

Policy 1.P.1:

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

AMENDMENTS TO THE GENERAL PLAN

Objective 1.Q:

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

Policy 1.Q.1:

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

Policy 1.Q.2:

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

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

Objective 2.A:

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

Policy 2.A.1:

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

Policy 2.A.2:

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

Policy 2.A.3:

Promote development standards that encourage pedestrian environments and activity.

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

Objective 3.A:

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

Policy 3.A.1:

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

Policy 3.A.2:

Encourage creative development patterns to ensure preservation of open spaces.

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

Objective 4.A:
Provide equal protection for residential development and aggregate mining operations.

Policy 4.A.1:

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

Policy 4.A.2:

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

Policy 4.A.3:

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

2.C LAND USE PLAN

The Land Use Plan assigns land within the Study Area in accordance with a diverse arrangement of land use designations. These designations are spatially depicted in Figure 2-1, Land Use Plan, and described below. Each descriptor includes an indication of targeted density or intensity, as well as the types of uses anticipated under the designation. The City of Peoria has developed target densities for each of the residential designations with allowances for considering densities above the target for projects exhibiting superior design as demonstrated through an evaluation of the criteria indicated below under "Residential Target Densities"

TABLE 2-1 -- General Plan Land Use Designations / Zoning Correlation

General plan land use designation	Density (du/ac)	~~Existing~~ Corresponding Zoning district[1]
Residential Estate	0-2	SR-43/35, R1-43, R1-35, R1-18
Residential Low	2-5	R1-12, R1-10, R1-8, R1-6
Residential Medium	5-8	R1-6, RM-1
Residential Medium High	8-15	RM-1
Residential High	15+	RM-1
Office	N/A	O-1, C-1
Neighborhood Commercial	N/A	PC-1, C-2
Community Commercial	N/A	PC-2, C-3, C-4
Regional Commercial	15+	C-4, C-5
Business Park	N/A	BPI
Business Park / Industrial	N/A	BPI, PI-1, I-1
Industrial	N/A	PI-1, I-1, I-2
Park / Open Space[2]	0-1	SR-43/35, R1-43, R1-35
TOD / Transit Corridor	18-35	Planned Area Development
Mixed Use[3]	Variable	CCM, CRM, Planned Area

General plan land use designation	Density (du/ac)	~~Existing~~ Corresponding Zoning district[1]
		Development
Neighborhood Commercial Mixed Use[3]	12	Planned Area Development
Community Commercial Mixed Use[3]	18	Planned Area Development
Regional Commercial Mixed Use[3]	25	Planned Area Development
Business Park Mixed Use[3]	25	Planned Area Development
Public / Quasi-Public[3]	N/A	All Zones

1 A PAD (10-600 acres) or PCD (600+ acres) may be used to implement any of the land use designations identified above.
2 Parks and other open space may be located in any zoning district.
3 Refer to the relevant sections in the Loop 303 Specific Area Plan, Old Town Revitalization Plan or General Plan Mixed-Use Guidelines (Land Use Element) for the density prescriptions.

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

Land Use	Density Range	Target Density
Estate 0-2	0-2.0 du/ac	1 du/ac
Low 2-5	2.0-5.0 du/ac	3 du/ac
Medium 5-8	5.0-8.0 du/ac	6 du/ac
Medium-High 8-15	8.0-15.0 du/ac	12 du/ac
High 15+	15+ du/ac	18 du/ac
TOD / Transit Corridor	18-35 du/ac	30 du/ac
Residential Components of Mixed Use Areas		
Neighborhood Commercial Mixed Use	N/A	12 du/ac
Community Commercial Mixed Use	N/A	18 du/ac
Regional Commercial Mixed Use	N/A	25 du/ac
Business Park Mixed Use	N/A	25 du/ac

RESIDENTIAL TARGET DENSITIES

The target density within each of the density ranges represents the maximum allowable density for those projects meeting the minimum City requirements. The target density may be exceeded, up to the maximum within each range, for those projects which exhibit superior quality and design and/or which provide amenities, dedications or improvements above and beyond the minimum city standards. The granting of development approval for projects exceeding the target density should be comensurate to the overall public benefit provided by the following:

- Efficient and appropriate utilization of the development site (i.e. mixed-use, 'town centers' / 'main street development', transit-oriented development);
- Significant and measurable water conservation measures, and/or additional renewable water resources in a quantity sufficient to offset demand above the target density;
- Substantial variation in product types and lot sizes;
- Incorporation of open space and/or amenities above required minimum standards
- Integration of plans to retain, replace or salvage native desert vegetation; and
- Dedication to the City of park sites, hillside areas or other desired open space areas.
- Guaranteed improvements to existing City parks or open spaces unrelated to development site in lieu of providing additional open space area or amenities on site. Minimum required open space with enhanced amenities must be provided on site.

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

Projects less than 10 acres in total size:

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

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

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

DESCRIPTIONS OF LAND USE DESIGNATIONS

ESTATE RESIDENTIAL (0-2.0 DU/AC, TARGET DENSITY = 1.0 DU/AC):
Denotes areas where large-lot single-family residential development is desirable or areas of maximized open spaces are sought. The density range (0-2.0 dwelling units per gross acre) is intended to provide sufficient open space and lots that create an open environment. Building envelopes are encouraged to minimize disturbance. This category also denotes transitional areas between natural open spaces and residential development

LOW DENSITY RESIDENTIAL (2.0-5.0 DU/AC, TARGET DENSITY = 3.0 DU/AC):
Denotes areas where detached moderate-sized lot, single-family residential development is desirable. The density range (2.0-5.0 dwelling units per gross acre) is intended to provide for areas of increased density while maintaining a detached single family residential character. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns and natural or man-made constraints, as stated in the goals, objectives, and policies of the General Plan text.

MEDIUM DENSITY RESIDENTIAL (5.0-8.0 DU/AC, TARGET DENSITY = 6.0 DU/AC):
Denotes areas where single family detached and attached residential homes are desirable. The density range (5.0-8.0 dwelling units per gross acre) is intended to provide areas suitable for single family, town home, patio home and multi-family type units. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing land use patterns and natural or man-made constraints, as stated in the goals, objectives, and policies of the General Plan text.

MEDIUM-HIGH DENSITY RESIDENTIAL (8.0-15.0 DU/AC, TARGET DENSITY = 12.0 DU/AC):
Denotes areas where multi-family residential development is appropriate. The density range (8.0-15.0 dwelling units per gross acre) is intended to provide for areas of attached single-family homes, apartments, condominiums and townhouses. Suitability is determined on the basis of location, access and availability of existing or proposed public facilities and utilities and existing and future land use patterns.

HIGH DENSITY RESIDENTIAL (15.0+ DU/AC, TARGET DENSITY = 18.0 DU/AC):
Denotes areas where the highest multi-family residential density development is appropriate. The density range (15.0+ dwelling units per gross acre) is intended to provide for multi-story apartments, condominiums, and townhouses close to employment and service areas and to buffer lower density residential areas. Suitability is determined on the basis of location, access and availability of existing or proposed public facilities and utilities and existing and future land use patterns.

TRANSIT ORIENTED DEVELOPMENT / TRANSIT CORRIDOR RESIDENTIAL (18-35 DU/AC, TARGET DENSITY = 30 DU/AC):

Denotes areas along designate major transportation corridors such as Grand Avenue, Bell Road, Loop 101, Loop 303, Northern Avenue and Commercial Core areas along Lake Pleasant Parkway. Developments in this category shall provide a retail and / or office component in proportion to the entire project and shall integrate into the project enhanced public transit facilities. These developments provide dedicated and enhanced pedestrian access to adjacent paths, trails, open space and commercial development.

RESORT DEVELOPMENT GUIDELINES:

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

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

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

CALCULATION OF DWELLING UNITS AND POPULATION DENSITIES

Residential land use categories and target densities are critical factors in assessing future population capacity. The density ranges and target densities provide the City with the tools to ensure future residential communities are appropriate to the natural and manmade landscape and available infrastructure. The City's density formula gives credit to and accounts for fully dedicated school sites.

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

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

D = Residential Density
du = Total Number of Dwelling Units in a Project
A = Total Site Area (gross acres, including dedicated school sites*)
c = Total Commercial Land Area
i = Total Industrial Land Area
n = Non-Dedicated School Sites
* = dedicated school sites included in A

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

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

TABLE 2-3 -- Population Density

Designation	Target Density	Anticipated Units Per Square Mile	People Per Square Mile**
Estate 0-2	1 du/ac	512	1,331
Low 2-5	3 du/ac	1536	3,994
Medium 5-8	6 du/ac	3072	7,987
Medium-High 8-15	12 du/ac	6144	11,674
High 15+	18 du/ac	9216	17,510

** The population density (household size) for Residential 0-2 through Residential 5-8 is 2.6 persons per unit. The population density (household size) for Residential 8-15 and Residential 15+ is 1.9 persons per unit.

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

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

Land Use Category	Net Acreage	Dwelling Units	Population
Estate 0-2	23,068	23,068	47,982
Low 2-5	28,380	85,140	177,092
Medium 5-8	7,169	43,014	89,475
Medium-High 8-15	1,311	15,732	23,918
High 15+	1,252	22,536	34,247
Mixed-Use*	2,328	11,164	53,177
TOTAL	63,509	200,654	425,891

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

Residential population generates vehicular trips which directly impact the road network and the ability of the City to balance mobility and access with the movement of people, goods, and services. Single-family detached homes generate a higher amount of trips than condominium, townhouses or apartments. As shown in Table 2-4, Residential Trip Generation Characteristics, single-family use typically produces 9.6 trips per day as compared to 5.9 trips per day for condominium/townhouse and 6.6 trips per day for apartments.

TABLE 2-5 -- Residential Trip Generation Characteristics

Land Use	Daily Traffic Generation Rates (Average Vehicle Trip-Ends per Dwelling Unit)
Single-Family Detached (210)	9.57
Condominium/Townhomes (230)	5.86
Apartments (220)	6.72

Source: 6th Edition, Trip Generation, Institute of Transportation Engineers, 1997.

OFFICE:

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

street, presenting a pedestrian environment adjacent to street right-of-way. Small lot or small-scale business sites may be located in areas with this designation.

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

NEIGHBORHOOD COMMERCIAL:
Neighborhood Commercial areas consist of offices and commercial centers which provide services and goods that support the day-to-day needs of the surrounding neighborhood. Retail centers are significantly smaller in scale and scope than those found in areas designated Community Commercial or Regional Commercial and are typically located on sites of less than 10 acres. Buildings and uses generally relate to adjacent residential neighborhoods with respect to architectural style and scale. Uses are contained within buildings. This designation also denotes areas where small lot or small-scale business sites may be located. In an effort to create quality neighborhoods in Peoria, retail and service commercial and office uses will be permitted as part of the neighborhood form. Neighborhood Commercial areas typically consist of limited, convenience-oriented establishments that serve the immediate neighborhood. Developments in Neighborhood Commercial areas are to be designed in a manner, particularly in terms of their size and scale, which will not detrimentally affect adjacent residential neighborhoods. To this end, the following guidelines will influence the siting of Neighborhood Commercial uses.

- Sites will be located with access to collector or arterial streets
- Neighborhood Commercial sites should not exceed 10 acres of non-residential uses.
- Neighborhood Commercial areas are not intended to be located at all four corners of an intersection.
- No single retail use may exceed 100,000 square feet gross floor area.

COMMUNITY COMMERCIAL:
Denotes areas where commercial development that is more intense than that of neighborhood commercial areas may take place in the form of large-scale retail buildings and shopping centers having less than 500,000 square feet aggregate of indoor commercial shopping or office space. Community Commercial areas rely on larger trade areas and typically have a wider variety of goods and services than neighborhood shopping areas. Community Commercial centers should be located with adequate controlled access to arterial streets. Community Commercial centers should coincide with adequate affordable housing accessible to the center to supply housing for employees.

REGIONAL COMMERCIAL:
Denotes areas where the most intense retail and office activity takes place. Typical Regional Commercial developments have uses with a market radius of more than 5 miles and contain more than 500,000 square feet of gross floor area. Residential uses are encouraged to develop in conjunction with Regional Commercial uses subject to the Residential High Density (15+ du/ac) or the Transit Oriented Development / Transit Corridor (18+ du/ac) category provisions. Uses include regional malls and power

centers and automobile dealerships. Regional Commercial areas should be integrated by site and architectural design with internal or adjacent high density residential housing development.

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

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

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

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

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

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

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

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

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

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

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

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

PARK / OPEN SPACE:
Denotes areas that are intended for public, private and semi-private passive and/or active park/open space and recreational opportunities. Typically, Park / Open Space areas include areas exhibiting hillside conditions (10% slope or greater), overhead utility corridors, public and private parks and open spaces, and/or areas with natural significance such as primary washes and riparian areas. The Land Use Map illustrates Park / Open Space areas, however due to the general nature of the Map, these areas may be subject to interpretation on a case-by-case basis at the time of first development activity. State Trust Lands or privately held lands identified as Park / Open Space may be developed at a maximum density of one dwelling unit per acre per state legislative requirements

PUBLIC / QUASI-PUBLIC:
Denotes areas intended for a variety of public and private facilities including non-profit, religious and philanthropic institutions, police and fire stations, public buildings, recreational facilities, public and private schools, colleges, hospital medical campus, libraries, post office facilities, cultural centers and similar uses. This category also includes traditional utility service uses such as wastewater treatment plants, water treatment plants, storage reservoirs and tanks, well sites, electric substation sites and electric generating / receiving stations.

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

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

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

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

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

are committed to recovering a fair return for the use of publicly owned resources for the American taxpayers.

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

BUREAU OF RECLAMATION (BOR)
Mission Statement:
The mission of the Bureau of Reclamation is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American public.

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

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

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

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

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

SPECIFIC STUDY AREAS, LAND USE OVERLAYS, AND APPROVED MASTER PLANS

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

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

- Loop 303 Specific Area Plan
- North Peoria Redevelopment Area
- Downtown Peoria Redevelopment Area
- Central Peoria Revitalization Specific Area Plan
- Triana Park Specific Area Plan

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

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

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

LAKE PLEASANT PARKWAY CORRIDOR

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

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

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

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

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

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

LAND USE PLANNING FOR THE LAKE PLEASANT PARKWAY CORRIDOR

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

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

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

Intersection	LPPCSAP	Peoria General Plan	LOOP 303 SAP
Deer Valley Road	Community Node	Community Commercial	
Happy Valley Road	Community Node	Community Commercial	

Dynamite Boulevard	Community Node		Community Commercial
SR-74	Regional Node		Community Commercial
El Mirage/Castle Hot Springs R	Community Node	Community Commercial	
Sarival Avenue	Community Node	Community Commercial	
North of Dynamite Boulevard	Employment Center		Employment Center

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

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

CIRCULATION

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

RESIDENTIAL NEIGHBORHOODS

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

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

TRAILS

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

ENVIRONMENTAL PROTECTION

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

FIGURE 2-1
LAND USE PLAN / MAP

FIGURE 2-2
PUBLIC LAND OWNERSHIP MAP