

## Executive Summary

The amended Lake Pleasant Heights Specific Area Plan is designed to provide a balanced and sustainable community with a wide range of housing and recreational opportunities. This plan provides for an additional 548 dwelling units clustered into master-planned neighborhoods. The proposed plan provides for a more balanced distribution of single family detached homes and attached products, thereby providing higher residential densities surrounded by open space. This plan also eliminates the golf and resort uses proposed in the previous plan.

Mixed-use development is clustered in three nodes located along El Mirage Road, the spine of Lake Pleasant Heights. These locations are the flatter and more developable areas of the project. Higher density residential uses surround commercial and public uses to create sustainable and walkable communities. Residents will be within walking/cycling distance of a wide variety of employment, shopping, entertainment, and recreation opportunities.

The southern node will be the densest within Lake Pleasant Heights with High and Medium High Density Residential uses surrounding an 18-acre Commercial planning area, elementary school, and a 12.6-acre recreation site.

The central node includes a 14.5-acre commercial area, Fire Station site, and a 6.6-acre recreation site, surrounded by High and Medium High Density Residential Uses. The northern node is the smallest of the three and contains a 13.1-acre commercial area and Medium High Residential uses.

The clustering of development in these three nodes reduces residential development and preserves open space in the more sensitive hillsides and drainage ways.

The amended Lake Pleasant Heights Specific Plan Area Plan is designed to implement the goals, policies, and objectives of the City of Peoria General Plan by:

- Clustering development in the more developable areas of the site, thereby creating more efficient use of the land, promoting sustainability, and preserving natural open space;
- Providing mixed use development that promotes pedestrian transportation opportunities, which are tied into regional facilities;
- Implementing key City backbone infrastructure segments through the project, including the extension of El Mirage Road; and
- Providing a wide range of housing opportunities, from Estate homes to High Density apartments to meet the increasing demand in north-central Peoria.