



City of Peoria

Community Development Department

9875 N. 85th Avenue, Peoria, Arizona 85345

June 21, 2011

Dear Property Owners,

Approximately 3,000 postcards entitled "Notice of Application" were recently sent to property owners in or within a ¼ mile of Vistancia. These postcards are part of the City's standard notification requirements for all development applications filed with the City's Planning Division. On June 13, 2011, Shea Sunbelt filed a Planned Community Development (PCD) amendment application that involves the consolidation of both Vistancia North and Vistancia South PCDs. While this application is technically a rezoning application, the nature of the request is not to change any land uses within the project. As you can imagine, this an involved process that will require City review, neighborhood meetings hosted by Shea Sunbelt, and hearings before the Planning & Zoning Commission and City Council. Your inquiries and input are always welcome and as a courtesy, staff has worked with the applicant to develop the following proposal summary and contact information.

Vistancia is a Master Planned Community of over 7,100 acres. Although this entire area is marketed with, and generally known by, the Vistancia name, it was originally entitled as two separate communities. This division has often proven confusing as the delineation between Vistancia North and Vistancia South was at the Dysart Rd (139th Avenue) alignment and ¼ mile south of the Lone Mountain Road alignment.

The primary purpose of this Planned Community District (PCD) amendment is to consolidate the entitlement documents of these two separate communities into a single, comprehensive document. In addition to updating previous projections to built conditions, this step will ease the administrative burdens of the City of Peoria, the developer, and builders within the community. While merging the documents, a few changes are being proposed. These have to do with total entitled residential unit count, height restrictions in the mixed use land east of El Mirage Rd, and hillside development criteria.

Entitled Residential Unit Count

As the southern portions of the Vistancia community have developed, the character of the community is such that it has realized significantly lower densities than it is entitled for. The consolidated Vistancia community is currently entitled for 15,644 dwelling units (9,356 South and 6,288 North). To maintain the character of existing development within Vistancia, and size infrastructure improvements appropriately, this unit count is being reduced over 30% to a maximum of 10,500 residential dwelling units.

Height Restrictions

Height restrictions in the Mixed Use parcels east of El Mirage Road (Village D) are being increased from 74' to 120'. These parcels are part of the Loop 303 Specific Area Plan, which has presented the opportunity to develop a unique, high quality, mixed-use development for the region. Increasing this height restriction will enable these parcels the flexibility to develop an effective mixed use environment, while also helping to screen the 190' power line towers from the residential parcels to the west.

Hillside & Desert Lands Conservation Overlay

The City of Peoria administers a Hillside Development Overlay District and a Desert Lands Conservation Overlay. The purpose of these documents is to guide development in protecting natural features of Peoria. These municipal documents have been created to apply across a number of different landscapes and circumstances within the City. The Vistancia developers have invested significantly in planning and analyzing the unique character of the land north of the Central Arizona Project (CAP) Canal, and are proposing to tailor these ordinances to this specific site. The developer has worked closely with staff to allow more development flexibility in some regions in exchange for greater open space connectivity and more comprehensive guidelines for the restoration of disturbed areas. Development north of the CAP will dedicate significantly more open space than typically required, creating extensive recreational opportunity through mountainous trail systems.

If you are a resident of Vistancia and have specific questions related to this matter, you may direct them to your community manager to be consolidated and answered together. Their information is as follows:

Trilogy	Jeff Dixon	JDixon@aamaz.com
Village A and Blackstone	Lisa Lundskow	llundskow@ccmcnet.com

For questions regarding the City of Peoria review process or the materials submitted to the City, please contact Adam Pruett with the City of Peoria Planning Division at 623-773-5168 or adam.pruett@peoriaaz.gov. An electronic copy of this PCD amendment can be viewed on the City of Peoria's website at www.peoriaaz.gov/Planning under the "Latest News" heading.

Regards,



Adam D. Pruett, AICP, LEED Green Associate
Senior Planner