CITY OF PEORIA, ARIZONA **RPT#:** SSI
STAFF REPORT

Date prepared: August 18, 2009 **Council Meeting Date: September 15, 2009**

TO: Carl Swenson, City Manager

FROM: Susan J. Daluddung, AICP, Deputy City Manager

THROUGH: Glen Van Nimwegen, AICP, Community Development Director

THROUGH: Chris Jacques, AICP, Planning Manager

PREPARED BY: Adam D. Pruett, AICP, Senior Planner

SUBJECT: 2009 Major General Plan Amendment Status Update

SUMMARY:

Growing Smarter Legislation
In 1998, the Arizona Legislature passed the *Growing Smarter Act*, which clarified and strengthened planning elements in the required plans of municipalities and counties and added four new elements, namely: Open Space, Growth Areas, Environmental Planning, and Cost of Development. Incidentally, although not mandated, the Peoria General Plan included an Economic Development Element. In 2000, the Legislature passed *Growing Smarter Plus* to further enhance land use planning statutes in Arizona. Among several new policy and process requirements, *Growing Smarter Plus* required larger and fast-growing cities to obtain voter approval of their general plans at least once every ten years.

In May of 2001, the City of Peoria adopted its first General Plan in conformance with the Growing Smarter and Growing Smarter Plus legislation. Since that time, the City has adopted 56 General Plan Amendments, 33 of which were proposed by the City. One of the amendments, the Energy Element, was mandated by the legislature in 2008. Last year, the City amended the Environmental Resources Element incorporating state-mandated Energy Element provisions.

It has been the City's desire to maintain the General Plan as a living document and to encourage land use and policy changes when necessary. Though some of the amendments have been site specific pertaining to a particular development, many were larger in scope and addressed policies such as updating land use designation standards, updating portions of the Circulation Element or the addition of new Plan Elements in response to changing State legislation.

2010 General Plan Update
On May 4, 2009 the Planning Division began its annual Major General Plan Amendment process. This year's process has taken a more comprehensive approach by coordinating

with all City Departments to receive input on each Plan Element to ensure the accuracy in the information provided throughout the Plan. The proposed amendment was routed internally to all departments and externally to adjacent municipalities, government organizations, utility providers and school districts. Minimal comments were received from external sources. Internal discussions with various departments have generated some minor changes to the Plan. It was not the City's focus to make wholesale changes to the plan prior to ratification by the voters. Below are a few highlights in this year's amendment.

- Update portions of the Land Use Plan to promote increased preservation of open space and to designate all utility corridors to Park/Open Space for potential trail usage.
- Revised the Neighborhood Commercial Land Use designation to encourage small-scale commercial developments in closer proximity to its users.
- Creation of a Transit-Oriented Development (TOD) Land Use Category which encourages infill and mixed-use development in appropriate locations.
- Creation of policies in the Circulation Element to promote multi-modal transportation options and to minimize the impact of collector and arterial roadways on neighborhoods.
- Revision of the Economic Development Element to encourage redevelopment of key areas within the City and to enhance the business environment in Peoria by promoting employment-based industries, providing outreach to small businesses, and the promotion of higher learning institutions, particularly those with an emphasis in environmental research.
- In regards to multi-family development, the City clarified its policies on placement, quality, amenities and open space. Language was added to direct new multi-family housing into activity hubs (Old Town, Sports Complex), employment centers and areas proximate to existing and planned transit routes to reduce automobile usage and foster sustainability.
- Revised all Plan Elements by compiling a comprehensive list of implementation tasks with associated timeframes to ensure the Plan's effectiveness and to continue the City's practice of maintaining this Plan as a living document.

As stated earlier, the Growing Smarter Plus legislation requires the City to obtain voter approval of the General Plan every ten years. Once this year's Major General Plan Amendment has completed the public hearing process and has been adopted by the City Council, it will be prepared for placement on the City's Fall 2010 (August) election ballot.

The Planning Division will lead a discussion outlining the history of the General Plan, the proposed changes to the Plan and an overview of the process used to amend the Plan.

ATTACHMENTS:

- Major General Plan Amendment Schedule
- External Routing List
- Inventory of General Plan Amendments (since 2001 ratification)
- Routing Letter with Summary of Changes to General Plan
- Excerpts of Proposed Changes to Introduction, Land Use and Housing Elements

2009 Major GPA Cycle

Schedule For August 2010 Election

Current as of 9/3/09

Topic discussion Internal meetings	**Ongoing**	
Major GPA Application Submittal Deadline (all Major GPAs)	**May 4, 2009**	
Final / additional staff review (as needed)	Approx 30 days	
Final Drafts for Notification / Distribution	**June 8, 2009**	
BEGIN 60-Day Statutory Notification prior to Public Hearing	**June 22, 2009**	
Neighborhood Meeting #1 South Peoria Baptist Church – 9000 W. Olive @ 6:00 p.m.	June 22, 2009	x
Neighborhood Meeting #2 Sunrise Mountain Library, Community Room – 21109 N. 98th Ave. @ 6:00 p.m.	July 9, 2009	x
Neighborhood Meeting #3 Peoria Sports Complex, Souvenir B – 16101 N. 83rd Ave. @ 6:00 p.m.	July 22, 2009	x
END 60-Day Statutory Notification prior to Public Hearing	**August 21, 2009**	
Neighborhood Meeting #4 Peoria Chamber of Commerce, Board Room – 8765 W. Kelton Ln. @ 6:00 p.m.	August 26, 2009	x
Neighborhood Meeting #5 New Life Community Church – 8155 W. Thunderbird Rd. @ 6:00 p.m.	September 8, 2009	
Neighborhood Meeting #6 City Hall, Pine Room – 8401 W. Monroe St. @ 6:00 p.m.	September 21, 2009	
1ST P&Z		
Notice	**9/18** – ad due **9/25** - ad publishes **9/25** – posting	
Reports	**October 2, 2009**	
Hearing (tentative)	**October 15, 2009**	
2ND P&Z		
Notice	**See above**	
Reports	**October 22, 2009**	
Hearing (tentative)	**November 5, 2009**	
City Council		
Notice	**See above**	
CCs & Topics	11/4 – To Managers 11/9 – Topics to Clerk 11/16 – Topics & CCs to Clerk	
Council Hearing (tentative)	**December 1, 2009**	

Possible CC action date for 2009 Major GPA	**February 2, 2010**
Incorporate all new Major GPA language into GP for Legal to use for ballot language	**February 3, 2010** **to** **February 26, 2010**
Ballot Language to City Clerk	**April 26, 2010**
120 Days	
Election (Primary)	**August 24, 2010**

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Chad Daines, Director
Development Services
Yavapai County
500 S. Marina St.
Prescott, AZ 86303

Debra Stark, Director
City of Phoenix Planning Dept.
200 W. Washington St., 6th Floor
Phoenix, AZ 85003

Phil Gordon, Mayor
City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Jon Froke, Planning Director
City of Glendale Community Dev.
5850 W. Glendale Ave.
Glendale, AZ 85301

Elaine Scruggs, Mayor
City of Glendale
5850 W. Glendale Ave.
Glendale, AZ 85301

Randy Oliver, City Manager
City of Surprise
16000 N. Civic Center Drive
Surprise, AZ 85374

Lyn Truitt, Mayor
City of Surprise
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Jeff Mihelich, Director
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City of Surprise
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Caroline Ruiz
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6330 West Thunderbird
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Dr. Denton Santarelli, Superintendent
Peoria Unified School District #11
6330 West Thunderbird
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Sandra Kube, Manager
Planning & Demographics
Deer Valley School District #97
20402 N. 15th Avenue
Phoenix, AZ 85027

Dr. Virginia McElyea, Superintendent
Deer Valley School District #97
20402 N. 15th Avenue
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Greg Riccio, Superintendent
Nadaburg School District
32919 Center Street
Wittman, AZ 85361

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Bureau of Land Management
21605 N. 7th Avenue
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Gordon Taylor, Manager
Arizona State Land Department
1616 W. Adams Street
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Rus Brock, V.P. Municipal Affairs
Home Builders Assoc. of Central AZ
16430 N. Scottsdale Rd., Suite 150
Scottsdale, AZ 85254

Diana Bedient, Executive Director
Peoria Chamber of Commerce
8765 W. Kelton Lane, Bldg C-1
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Transportation Division
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Kristen Keener-Busby, Director
Office of Smart Growth
Arizona Dept. of Commerce
1700 W. Washington
Phoenix, AZ 85007

John Halikowski, Director
Arizona Dept. Transportation
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Phoenix, AZ 85007

Sabra Mousavi, Chief R.O.W. Agent
Arizona Dept. Transportation
Right-of-Way Titles Section
205 S. 17th Avenue, M.D. 612E
Phoenix, AZ 85007

Resolution	Date	Major / Minor	City / Private	Synopsis
02-108	06/04/2002	Major	Private	160 +/- acres southwest of Dysart and Dixileta from Residential Estate (0-2 du/acre) to Residential Low (2-5 du/acre) (GPA02-01)
02-186	09/17/2002	Major	City	Text Amendment to the Land Use Element of the Peoria General Plan, updating standards for General Plan Amendments. (GPA02-03)
02-263	12/10/2002	Major	City	A change to the Plan Area of the Land Use Plan by adding new area, deleting existing area, and applying land use designation. (GPA02-04)
02-181	09/03/2002	Minor	City	Amendment to the Land Use Element addressing criteria for exceeding target density for development projects within Infill Incentive Districts. (GPA02-05)
02-184	09/03/2002	Minor	City	Amendment to the Peoria General Plan providing an update on the recent organizational change in handling the City's economic affairs. (GPA02-06)
03-90	07/01/2003	Major	Private	Amendment to the Central Peoria Revitalization Plan on approximately 38 acres of land from High Density Residential/Support Business, Business Service Center, Park/Open Space, and Community Facility to Business Service Center, near the southwest corner of 79th Avenue and Peoria Avenue. (GPA 02-07)
02-191	12/10/2002	Minor	Private	Amendment to the Land Use Designation of the City of Peoria General Plan from Residential Low (2-5 du/acre) to Non-Residential Business Park/Industrial in order to accommodate the development of a business park. The undeveloped property is approximately 14 acres and is located on the southwest corner of Skunk Creek and 83rd Avenue. (GPA02-08)
02-265	12/10/2002	Major	City	Amendment to the Circulation Plan of the Peoria General Plan encompasses an area within the vicinity north of Loop 303, west of Lake Pleasant Road and south of State Route 74. (GPA02-09)
02-264	12/10/2002	Major	City	Amendment to the Circulation Plan of the Peoria General Plan for the study area bounded by 91st Avenue on the west, Happy Valley Road on the north, 67th Avenue on the east, and Bell Road on the south, but excluding 91st Avenue. (GPA02-10)
02-229	12/10/2002	Major	City	Amendment to the Circulation Plan of the Peoria General Plan for Cibola Vista. (GPA02-11)
02-266	12/17/2002	Minor	Private	An amendment to the land use designation from Community Commercial to Medium Density Residential for 9.18 acres located on the northwest corner of 89th Avenue and Greenbrian Drive. (GPA02-13)
03-93	07/01/2003	Major	Private	Change the Land Use Plans of the North Valley Specific Area Plan and the North Peoria Redevelopment Area Plan from Community Commercial to Community Commercial-Multifamily; Add the Community Commercial-Multifamily Land Use classification to the North Peoria Redevelopment Area Plan and Change Paradise Lane Setbacks in the North Valley Specific Area Plan to 15 Feet. (GPA03-01)
03-149	12/16/2003	Major	City	To amend the Circulation Map in Chapter 3 'Circulation Element' of the Peoria General Plan. (GPA03-02)

03-145	12/16/2003	Major	City	To amend Chapter 3 "Circulation Element" of the Peoria General Plan. (GPA03-03)
03-148	12/16/2003	Major	City	To amend Chapter 3, "Circulation Element" of the Peoria General Plan to reclassify 83rd Avenue between Peoria Avenue and Mountain View Road from an arterial to a collector roadway. (GPA03-04)
03-144	12/16/2003	Minor	City	A request to amend the Public Services and Facilities, Environmental Resources, and Water Resources Elements of the Peoria General Plan. (GPA03-05)
04-16	02/04/2004	Minor	City	Adopt a resolution to amend Chapter 2 "Land Use Element" and Chapter 14 "Plan Administration" of the Peoria General Plan. (GPA03-06)
03-150	12/16/2003	Minor	City	Update the Cost of Development Element of the Peoria General Plan. (GPA03-09)
04-08	01/20/2004	Minor	Private	Amending the land use designation for 38 +/- acres located at the southeast corner of Dysart Road and Dynamite Parkway from Residential Low 0-2 du/acre to Residential low 3-5 du/acre. (GPA03-11)
04-186	10/05/2004	Major	City	Amending the Recreation and Open Space Element of the Peoria General Plan to reflect the Peoria Parks Recreation & Open Spaces Master Plan, as amended in 2002. Also being proposed are changes to language related to Goals, Objectives, and Policies in the Introduction and Land Use Element, and a change to the numbering system for the Goals, Objectives, and Policies throughout the General Plan.(GPA04-03)
04-185	09/21/2004	Major	Private	To amend the Land Use Plan of the Peoria General Plan by amending the land use designation from Business/Service Center to Medium Density Residential/Support Business in the Central Peoria Revitalization Plan. (GPA04-04)
04-173	11/16/2004	Major	City	Amending the Circulation Plan of the Peoria General Plan in order to reclassify 91st Ave, between Deer Valley Road and Pinnacle Peak Road, from a collector to an arterial roadway. (GPA04-05)
04-172	09/14/2004	Minor	City	Amending the Circulation Plan of the Peoria General Plan as a result of the study provided by the Maricopa County Department of Transportation (MDOT) by extending Deer Valley Road to El Mirage Road from 109th Ave. (GPA04-06)
04-232	09/21/2004	Major	City	Amending the Circulation Plan of the Peoria General Plan as a result of the regional study done by Arizona Department of Transportation on the Loop 303 alignment. (GPA04-07)
04-264	11/16/2004	Major	City	Amending the Peoria General Plan Land Use Map, to designate the Bell Road Area as Regional Commercial and the Grand Avenue / Loop 101 Area as Industrial. (GPA04-09)
04-122	08/24/2004	Minor	Private	Amending the Land Use Plan for 1.7 acre +/- located at the southwest corner of Peoria Avenue and Grand Avenue, from Park/Open Space to Core Pedestrian Oriented Mixed Use. (GPA04-14)

04-265	11/16/2004	Minor	Private	Amending the Land Use Plan of the Peoria General Plan for 60± acres located at the northwest corner of Dixileta Drive and Dysart Road, from Residential Estate (0-2 du/ac) to Residential Low (2-5 du/ac) . (GPA04-15)
05-93	06/21/2005	Minor	City	Amending the Peoria General Plan Chapter 14, Plan Administration, for public noticing requirements. (GPA04-16)
05-09	01/04/2005	Major	Private	Amending the Camino A Lago Specific Plan for 193 +/- acres located at the southwest corner of Deer Valley Road and 91st Avenue. (GPA04-17)
08-169A	02/03/2009	Major	Private	Amending the Land Use Plan of the Peoria General Plan for 640± acres located south of Dixileta Drive at 135th Avenue from Residential Estate (0-2 du/ac) to Residential Low (2-5 du/ac). (GPA 05-01)
05-186	10/18/2006	Major	City	Amending the Circulation Element of the Peoria General Plan to add Arterials, change an existing Collector to an Arterial, and add Collectors in an area northwest of Happy Valley Road and the Loop 303. (GPA05-03)
06-13	01/03/2006	Minor	Private	Amend the Land Use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) for approximately 19 acres located northwest of Cactus Road and 67th Avenue. (GPA05-04)
05-187	10/18/2006	Major	City	Amendment to the Public Services and Facilities Element and the Safety Element of the Peoria General Plan. The overall intent of the amendment is to update data and provide consistency with the City's changing development needs. (GPA05-06)
05-175	10/04/2005	Minor	Private	Re-designation of an 18.7-acre SRP transmission corridor generally located north of the NEC of Northern Avenue & 99th Avenue from Low Density Residential (LDR, 2-5 du/ac) to Mixed Use (MU). (GPA05-11)
05-188	10/18/2006	Minor	Private	Amendment to the Land Use Plan of the Peoria General Plan for 36± acres located southwest of 71st Avenue and Olive Avenue, from Community Commercial to Residential Medium (5-8 du/ac). (GPA05-12)
06-83	05/02/2006	Minor	Private	Amending the Peoria General Plan for 11 +/- acres located northeast of Peoria Avenue and 77th Avenue, from Corridor Oriented Mixed Use to High Density Residential/Support Business Use (10-15 du/ac). (GPA 05-13)
06-175	11/14/2006	Minor	City	Revising Chapter 2 (Land Use), Chapter 3 (Circulation), Chapter 5 (Growth Areas) and Chapter 10 (Environmental Resources) by removing references to the Lake Pleasant Parkway Corridor Specific Area Plan (proposed for rescission) and adding references to the Loop 303 Specific Area Plan and establishing a scenic corridor on Lake Pleasant Parkway, Carefree Highway and SR-74. (GPA06-04)
06-174	11/14/2006	Major	City	Rescinding the Lake Pleasant Parkway Corridor Specific Area Plan. (GPA06-09)

07-08	01/16/2007	Minor	Private	Amendment and Land Use change of the North Peoria Redevelopment Area Plan for 10.6 acres near the corner of 75th Avenue and Tierra Buena Lane. (Low Density Residential to High Density Residential)
07-155	11/06/2007	Minor	Private	Land Use change for 40 acres located south of the intersection of Vistancia Blvd and Happy Valley Parkway. (Low Density Residential, Medium Density Residential and Business Park Industrial to Park/Open Space and Mixed Use - Neighborhood Commercial)
07-164	11/20/2007	Major	City	Amending Circulation (Section 3) to change the designation of 103rd Avenue to Arterial between Northern and Olive Avenue and to modify policies related to Northern Parkway and Happy Valley Parkway for consistency with regional transportation plans.
07-165	11/20/2007	Major	City	Amending Recreation and Open Space (Section 9) to reflect the 2006 Parks, Recreation, Open Space & Trails Master Plan (PROST)
07-166	11/20/2007	Major	City	Amending Land Use (Section 2) to modify descriptive information for the Office Commercial Land use designation. Amend Land Use map by excluding 181.6 acres near the NE corner of Litchfield Road and Happy Valley Road and adding 318.4 acres near the NE corner of Beardsley Road and El Mirage Road as follows: (179.6 acres Regional Commercial, 109.2 acres Park/Open Space, 29.6 acres Medium Density Residential.
07-167	11/20/2007	Major	City	Amending Plan Administration (Section 14) to include consideration of the City's water policy among he criteria for evaluating major and minor amendments to the General Plan.
07-178	12/18/2007	Minor	City	Amend the Loop 303 SAP to affix target densities and floor area ratios for State Trust Land within the plan area.
08-11	01/15/2008	Minor	Private	Amend Camino a Lago SAP by changing the allowed units per acre and modifying plan boundaries. (discrepancy in ALTA survey caused this amendment)
08-42	04/01/2008	Minor	Private	Land Use change and modification of the Central Peoria Revitalization Plan for 17.2 acres at the NW corner of Olive Avenue and 83rd Avenue. (Neighborhood Commercial Mixed Use to High Density Residential)
08-55	05/10/2008	Minor	City	Amending the Public/Quasi-Public land use category description to further define public and private facilities.
08-75	05/10/2008	Minor	Private	Land Use change for 48 acres north of the northwest corner of Yearling Road and Lake Pleasant Parkway. (Low Density Residential to Public/Quasi-Public)
08-131	08/26/2008	Minor	Private	Land Use change for 1.67 acres near the southwest corner of Pinnacle Peak Road and Lake Pleasant Parkway. (Estate Residential to Office)
08-143	11/18/2008	Major	City	Amending Circulation (Section 3) to promote alternative modes of transportation such as light rail, commuter rail, and bus.
08-144	11/18/2008	Major	City	Amending Introduction to the General Plan (Section 1), Land Use (Section 2) and Environmental Resources (Section 10) to provide new criteria to establish Goals, Objectives, and Policies that promote environmental stewardship and energy conservation.

08-145	11/18/2008	Major	City	Amending Plan Administration (Section 14) to modify the classification of General Plan Amendments.
08-146	11/18/2008	Minor	Private	Land Use change for 13 acres at the northwest corner of 99th and Northern. (Medium Density Residential to Neighborhood Commercial)
08-169	12/24/2008	NA	City	Land Use Plan amendment. Carried over to 2/3/2009
08-170	12/29/2008	Minor	Private	Land Use change for 4.78 acres near the northwest corner of Yearling and Lake Pleasant Parkway. (Low Density Residential to Office)

City of Peoria
Development and Community Services
9875 N. 85th Avenue, Peoria, Arizona 85345

AMENDMENTS TO PEORIA GENERAL PLAN
2009 ANNUAL AMENDMENT CYCLE

Please be advised that the annual Peoria General Plan major amendment process is underway. This letter is intended to inform you of the start of the 60-day review period. Public hearings are anticipated to be held before the Planning Commission on October 15, 2009 and November 5, 2009 and before the Council on December 1, 2009. Subsequently, the council-approved 2009 edition of the Peoria General Plan is intended to be placed before the electorate in the Fall of 2010 for its 10-year ratification.

In an effort to conserve resources, the Planning Division has elected to provide this letter of notification with a link to the Peoria General Plan Update 2009 website where the draft document can viewed. Additionally, a downloadable review sheet will also be available on the website to help organize your comments. Please forward all comments to the staff contact listed below.

Hard copies are available for viewing at the City of Peoria Public Libraries and at the Planning Counter. If a printed copy is needed, please contact staff so one can be provided.

To this end, we ask that any comments be received by August 21, 2009.

GPA 09-01
The City of Peoria Planning Division has prepared a Major General Plan Amendment that affects all elements of the Plan. Since its 2001 ratification, the General Plan has remained current through subsequent amendments. Accordingly, this amendment is primarily focused on housekeeping items and minor adjustments to ensure the accuracy of the information provided within each element. A summary of the amendments within each element is provided below.

1. Introduction
   The changes to this section of the General Plan have been limited to updating historic population projections to reflect more recent projections and to delete references to the public participation process in place during the creation of the 2001 General Plan.

2. Land Use Element
   The first portion of the Land Use Element contains topics ranging from impact fees to the future of the Peoria Sports Complex. Staff has revised these items to reflect recent activity and to ensure consistency with existing policies and current studies. The next portion of this Element is the Goals, Objectives and Policies section. This portion was updated to expand upon existing criteria that encourages Mixed-Use, Infill and Transit-Oriented Development. Changes to the Land Use Map have been limited to the designation of all major utility corridors to Park / Open Space and the designation of approximately 126 acres of State Land to Residential Low Density between Rose Garden Lane to the south, Villa Chula to the north and bounded by existing development to east and the SRP powerline easement to the west. Lastly, staff reviewed the Land Use Designation

definitions and development guidelines. These categories have, for the most part, remained intact with the exception of the Neighborhood Commercial designation, which was updated to encourage smaller-scale commercial development within residential areas provided arterial or collector access is available.

3. Circulation Element

This portion of the amendment revises the Objectives and Policies to further define the functional classification system, establish a Multi-Modal Transportation Plan and create language to assist in minimizing the impact of traffic on the residential environment. In addition, there are several housekeeping text change items.

4. Economic Development Element

This section was amended to reflect a new set of priorities. The intent of this addition is to give focus to the City's desire to pursue redevelopment opportunities, attract national and international businesses, to attract high-wage employment and to enhance relationships with small and large businesses.

5. Growth Areas Element

The changes to this element are limited to some minor sentence structure in the Goals, Objectives and Policies, but also include the elimination of the Northern / Loop 101 Growth Area since this area is nearly built-out. Goals relating to the encouragement of mixed-use and revitalization projects have been added to support the connection between the Land Use and Growth Areas Elements.

6. Revitalization and Redevelopment Element

This element has been updated to reflect upon previous redevelopment efforts, while highlighting the City's most recent redevelopment projects: the Old Town Peoria Revitalization Plan and the Peoria Sports Complex Area Urban Design Plan. These plans illustrate the City's commitment to supporting reinvestment and continued economic growth within a sustainable framework for two distinct "cores" in the City. A new section devoted to Historic Preservation and the City's role in the designation and preservation of local historic buildings has also been added to this element.

7. Housing Element

The changes to this element are reflective of the changes in the City's demographics and are focused on achieving a more sustainable balance of housing types. These types are to include affordable housing, attached and multi-family products and mixed-use development. Policies were added to encourage and maintain homeownership in single-family residential neighborhoods.

8. Public Services and Facilities Element

Amendments to this element, beyond the formatting changes, are intended to enhance the provision of City services to its residents. Both the Police and Fire Departments have commented on the levels of service shown in the Plan to ensure the City' provision of protection services in an acceptable manner. This element also furthers the current Goals, Objectives and Policies of providing efficient service by encouraging sustainable practices that include the use of technology to increase citizen access to municipal services.

9. Recreation and Open Space Element

In 2006, the City adopted the Parks, Recreation, Open Space and Trails (PROST) Master Plan to serve as the guiding document for the City's open space planning efforts. This amendment eliminated redundancies and/or inconsistencies between the PROST Master Plan and the Recreation and Open Space Element. Other amendments include changes to the overall format, classification of amenity types, and updated service areas for various amenities.

10. Environmental Resources Element

This element underwent a major amendment last year to accommodate the state Energy Element requirements. Changes to this element were primarily structure-based with the addition of another Goal and supporting Objectives and Policies that further the City's strategy for encouraging sustainable development practices and green business.

11. Water Resources Element

The City's Water Resources and Conservation Division reviewed and updated this element to reflect the changes in the City's water policy over the past decade. This element addresses the increases in the volume of reclaimed water, new water treatment and recharge facilities, the Council-adopted "Principles of Sound Water Management" that guide the City's water policy, and the City's participation in the State's water conservation programs. This element also outlines near, mid and long term strategies to maintain a sustainable, safe water supply that supports the City's economic development.

12. Cost of Development Element

This element was updated to reflect the findings from the 2007 Red Oak Consulting General Government Development Fee Study and the 2007 Raftelis Financial Consultants Utility Development Fee Study. The previous Plan cited a 2003 study. Other grammatical changes were also made throughout this element.

13. Safety Element

Changes to the Safety Element were limited to grammar and to the deletion of the implementation tasks. The implementation tasks were combined with the others under Section 14.H Implementation Program in Chapter 14 Plan Administration.

14. Plan Administration

Two significant changes have been made to this section. The first change added a public participation requirement for all Minor and Major General Plan Amendments. The second change was the addition of a compiled list of implementation tasks. The items contained within this list were previously located at the end of each element. However, in an effort to improve the efficiency of the document, they have been consolidated into a single sub-section. Implementation timeframes have been broken down into five categories: On-going (maintenance items), Short (0-3 years), Mid (3-6 years), Long (6-10 years) and Extended (10+ years, which generally falls outside the lifespan of this General Plan.

Thank you in advance for your participation in our 2009 Major General Plan Amendment process.

Sincerely,

Adam D. Pruett
Senior Planner

Directions for viewing the 2009 Draft Major General Plan Amendment

Online:

1. Follow this link http://www.peoriaaz.gov to the City of Peoria website homepage.
2. Under **'What's New'**, click on the **Peoria General Plan Update 2009** link.
3. Open the link entitled **2009 Draft Major General Plan Amendment Markup** to view the document and prepare your comments using the **Comment** link.
4. Please do not hesitate to contact me with any questions you may have.

In-person:

Peoria Main Library
8463 W. Monroe St.
Peoria, AZ. 85345

Peoria Sunrise Mountain Library
21109 N. 98th Ave.
Peoria, AZ. 85382

City of Peoria Planning Counter
9875 N. 85th Ave
Peoria, AZ 85345

Staff Contact: Adam Pruett, 623-773-5168, adam.pruett@peoriaaz.gov

~~1.e. Public Participation Program~~

~~The General Plan is the product of an extensive public outreach effort that involved hundreds of Peoria residents and other interested parties. Early in the process, the City Council adopted a citizen participation program to follow in developing the new plan. The program was designed to maximize public participation in the process through citizen questionnaires, town hall meetings, periodic announcements and newsletters and broader advertising methods. The project team maintained a web site with announcements and draft elements and maps from the General Plan.~~

~~Additionally, 32 persons representing diverse interests were appointed to two advisory committees formed early in the process. The Technical Advisory Committee (TAC) consisted of representatives from several City departments and the Peoria Economic Development Group (PEDG), a private non-profit agency charged with economic development responsibilities for the City. The broader Planning Advisory Committee (PAC) included interested citizens, local business interests, the City of Surprise, Maricopa County, BLM, Arizona State Land Department, MCDOT, Arizona Game and Fish, the Peoria and Deer Valley School Districts and the Peoria Chamber of Commerce.~~

~~Early public participation efforts were instrumental in developing a 'vision' for the City. The Vision is an overarching statement that defines the desired condition or state of the City in terms that are meaningful to its citizens. The Vision for the City of Peoria is defined below.~~

~~Peoria, Arizona is an outstanding place to live, work and play with superior recreational facilities, municipal services, and transportation accessibility to local and regional attractions. Peoria is an advantageous City for commerce and business with superior schools, outstanding residential neighborhoods and a thriving economy. It is a big City, with small town friendliness and charm, attracting visitors, both near and far, for business, recreation and tourism.~~

1.F. MAJOR THEMES OF THE GENERAL PLAN

PROVIDING A BALANCE OF RESIDENTIAL AND EMPLOYMENT OPPORTUNITIES

Peoria strives to achieve a balance of commercial and high-paying employment opportunities to foster community sustainability, reduce commute times and improve air quality.

PROTECTING NATURAL RESOURCES AND COMMUNITY CHARACTER

However, this land use balance should not be achieved at the expense or without regard to natural habitats, the pristine desert character and other environmentally significant systems. Policies and programs introduced in the Desert Lands Conservation ~~Master Plan~~Ordinance, the Trails Master Plan and the Rivers Master Plan have been woven into the General Plan.

DEVELOPING QUALITY ACCESS WITHIN THE CITY

Upgrades and design aspects of Lake Pleasant Parkway and State Route 74, coordinating access and opportunities with the proposed Loop 303 freeway and existing Loop 101 freeway, ~~and 75~~as well as improving the visual quality of Grand Avenue are important circulation considerations for the City.

PROVIDE A RESIDENTIAL-ORIENTED STREET SYSTEM

This includes addressing truck traffic in residential areas, restricting high traffic generating development in areas with limited access, retaining appropriate travel speeds in regard to safety and congestion,

providing access to bus transit and providing bicycle lanes, as well as access to parks and recreation facilities.

MEETING THE RECREATIONAL NEEDS OF THE COMMUNITY

Peoria is fortunate to have an abundance of river corridors and natural landforms. The community has stressed the importance of leveraging these resources with a comprehensive system of trails, bike routes and recreational corridors with regional context and connections to adjoining cities.

ENHANCING PEORIA'S OLD TOWN

Old Town is the heart of the City and provides a window into its early development. The Plan continues to promote the investment and revitalization of this area continuing with efforts identified in the ~~Central Peoria~~Old Town Revitalization Plan.

PROVIDING A DIVERSITY OF HOUSING OPTIONS

As a City located on the fringe of the Phoenix Metropolitan Area, Peoria has predominantly developed with an emphasis on single-family residential home ownership. The Plan recognizes that as the community continues to mature and employment base increases, it will be important to provide a diversity of proximate housing types and sizes.

FACILITATING FISCALLY-BALANCED DEVELOPMENT

As the City continues to grow ~~and expand~~, development should continue to pay for its ~~towards its "fair"~~ share of community resources impacted from the development.

CELEBRATING THE CITY'S HERITAGE

The City maintains its commitment to supporting the arts and to the preservation of its natural and cultural resources for the enrichment of current and future generations.

1.~~G~~G. USE AND ORGANIZATION OF THE GENERAL PLAN

Peoria's General Plan is intended to be used by all segments of the community as well as other individuals interested in the future of the City. A key concept embodied within the Plan is the Vision for Peoria. The vision, though not a short-term binding goal, provides the community the necessary focus and direction it needs in order to grow in a healthy, sustainable manner. ~~is not a binding goal and may not be achievable in the near future. However, it does provide community focus and the direction it desires to proceed.~~

As mentioned previously, State law requires several mandatory sections or "elements." In preparing the Plan, the City recognized that some elements had overlapping issues and may be better served in a combined format. The table below illustrates the State mandated element and its counterpart in the Peoria General Plan.

~~The General Plan is organized into fourteen chapters, twelve of which are plan elements. Each element shares a common format and uses similar terms and references. Additionally, each element contains background data and discussion, associated goals, objectives and policies, and an implementation matrix of actions to implement the element.~~

TABLE 1-1 Corresponding General Plan Elements

State-Mandated Element	Corresponding Peoria General Plan Element
Land Use	Land Use
Growth Areas	Growth Areas

Policy 1.N.9:

Partner with local school districts to coordinate the timely development schools and neighborhoods. ~~The City shall coordinate the development of new residential neighborhoods with the development of new schools and preparation of long-term school development plans.~~

Objective 1.O:

~~Locate~~ **Support well-designed, high-quality multifamily residential development in appropriate ~~suitable~~ areas which maintains compatibility between adjacent developments. ~~in which they will not impact lower density developments.~~**

Policy 1.O.1:

~~The City shall s~~Support ~~the development of~~ alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

~~**Policy 1.O.2:**~~

~~Discourage target densities for residential designations of eight units/acre or greater from being exceeded unless at least three of the following conditions are met.~~

~~a)The site is located adjacent to an arterial roadway and/or transit corridor.~~

~~b)The site is within one mile of neighborhood-level commercial, service, or employment centers.~~

~~c)The site plan proposed for the development exhibits a well-designed arrangement of on-site structures and includes three or more of the following amenities: embellished architectural/landscape architectural treatments; recreational amenities that substantially exceed City requirements; separation and screening between buildings so that residents will enjoy privacy in their living units; preservation of natural landforms; and more than 10 percent on-site usable open space.~~

~~d)The site creates a transition between existing or approved lower residential densities and non-residential uses.~~

~~e)Development of the site will not disrupt or negatively impact adjacent lower density land uses.~~

~~f)The development proposed for the site provides on-site amenities in addition to those required by the City that will improve the livability and function of the development.~~

~~g)The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.~~

Policy 1.O.3:

~~The City shall encourage~~ 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:

~~The City shall p~~~~Promote~~ Focus the development of ~~high quality~~ multi-family housing ~~projects adjacent~~ proximate to current and planned transit facilities, employment centers and activity hubs.~~routes and facilities.~~

Policy 1.O.6:

Maximize active community open space and recreation amenities throughout multifamily developments. ~~The City shall not consider schools or their proposed sites as open space for the purpose of making a determination on the granting of zoning for high density residential developments.~~

EMPLOYMENT RELATED DEVELOPMENT

Objective 1.P:

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

Policy 1.P.1:

~~The City shall e~~Encourage adequate and proximate commercial and employment opportunities within large scale development master plans.

AMENDMENTS TO THE GENERAL PLAN

Objective ~~2.~~1.~~Q~~Q:

Consider periodic amendments to the General Plan Land Use Map to ensure ~~that it remains a valid and applicable document~~relevancy.

Policy ~~2.~~1.~~Q.~~Q.1:

E~~The City shall establish a process to e~~valuate and adopt General Plan text and map amendments on an annual basis.

~~Policy 2.Q~~Policy ~~2.~~1.QQ.~~23~~:

P~~The City shall p~~eriodically 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. ~~WHILE STILL SATISFYING THE DEMAND FOR THE USE.~~

Objective 2.A:

Reduce dependence on the automobile for daily trips and activities by promoting mixed-use ~~and high-density development types within Old Town and the Sports Complex District along transporationtransportation corridors.~~

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.

7.C. HOUSING PLAN

The Housing Plan includes guidelines to fulfill the goals, objectives and policies of the Housing Element. These guidelines are closely linked to the Land Use Element. Implementation of the Land Use Plan and the Housing Implementation Program will strengthen both the vitality of the City, on-going development and provide a housing sector that responds to the dynamic and growing needs of the City.

The Housing Plan focuses on five key areas to fulfill the designated goal. These five areas are:

- Housing Diversity
- Low-Moderate Income Housing
- Home Ownership
- Revitalization
- Housing for Special Needs Groups

HOUSING DIVERSITY

The Land Use Plan provides a wide range of residential land use categories and opportunities for residential development. These categories are supportive of a balanced mix of housing types. Phased growth within identified Growth Areas also ensures that both the needed quantity and diversity of housing options are available for development in the next ten years. City goals and objectives provide the means to evaluate future residential development and housing diversity on a continuing basis.

The City also works closely to promote multi-family residences and multi-family sectors within larger master planned developments, preserve and retain single-family neighborhoods, expand housing opportunities to reduce the isolation of income groups within communities and geographic areas, and facilitate city-wide coordination providing technical and financial assistance to housing providers. Additionally, the City promotes practices which locate multi-family residences and sectors along transit lines, near employment centers and within mixed-use areas to foster sustainable living.

Aesthetic aspects of housing design and diversity are also addressed in the Subdivision Regulations and Design Review Manual. These regulations provide for a variety of architectural, site planning, and amenity improvements that provide for many styles, arrangements, and designs of housing stock. Continual updates of the Subdivision Regulations and the Design Review Manual will maintain Peoria's high quality image.

LOW-MODERATE INCOME HOUSING

The City of Peoria develops an annual Community Development Block Grant Action Plan. This Plan outlines how the annual allocation from the United States Department of Housing and Urban ~~development~~ Development and other resources is spent. This Plan also identifies private and other resources identified to address low-moderate income housing and other improvement issues and services. The following recommendations provide the City with future directions for improving ~~and expanding~~ low-moderate income housing in the City.

- Identify opportunities and strategies for low-moderate income housing within the City. ~~within the existing incentive zones.~~
- ~~Develop strategies to provide for low-income housing through density bonuses where multi-family developments are located adjacent to existing employment, recreational, park, or open space amenities.~~

- Identify potential low-moderate income housing opportunities within future City redevelopment projects.
- Identify opportunities to purchase and rehabilitate multi-family structures within established revitalization and redevelopment plans.
- ~~Identify low-income housing opportunities near resort style developments.~~
- Continue the ~~HOME~~ Public Housing and Housing Choice Voucher ~~and Section 8~~ programs to provide low-moderate-income housing to City residents.
- ~~Develop~~ Continue the~~a~~ City operated emergency home repair program which provides ~~care assistance team that can provide needed~~ home repairs ~~maintenance~~ to low-moderate income and~~,~~ elderly residents~~. who may not have the means to make needed repairs and upkeep.~~

HOME OWNERSHIP

~~Owning a home is a large part of the American dream.~~ The City of Peoria encourages home ownership and understands that home ownership plays a significant role in developing strong neighborhoods and community pride. The City currently leverages several funding sources to assist in making home ownership possible, including Federal and~~,~~ State~~, and local credit institution~~ sponsored homeownership assistance programs.

REVITALIZATION

Revitalization of Peoria's mature neighborhoods is a major concern to maintain the viability in these areas of the City. Revitalization affects housing issues in many ways. Revitalization retains affordable housing options, adds to the quality and diversity of neighborhoods, demonstrates equitable municipal responsibility, and retains a higher aesthetic level in the City.

Peoria identifies four effective efforts to further neighborhood revitalization. They include public-private partnerships such as the highly effective Neighborhood Pride program. Implementation of effective long-range planning that ensures the viability of older neighborhoods by avoiding incompatible land uses, ensuring adjacent development is compatible and sensitive to the needs of residents, and developing a sound economic market that supports high-quality residential sectors and employment opportunities for City residents.

HOUSING FOR SPECIAL NEEDS GROUPS

In Peoria residents have a variety of special housing needs. These needs include people who require some assistance in their day-to-day living. Family living centers, institutional settings, social service programs, and assisted housing each serve a portion of these needs. The City encourages efforts to provide these needs and offers support and assistance through the Housing Division of the Community Development Department.

Housing for special needs groups also needs to be sited to avoid over-concentrations. Ongoing stable living situations for people with special needs can be compatible with other residential uses in neighborhoods if potential problems are identified and satisfactorily mitigated. The Peoria Zoning Ordinance and Design Review Manual address these concerns.

~~7.D. IMPLEMENTATION PROGRAM~~

~~The Implementation Program for the Housing Element is presented in Table 7-1, *Housing Implementation Program*. The table is structured under the following four headings:~~

7.B. GOALS, OBJECTIVES AND POLICIES

GOAL ~~7.~~1: PROVIDE FOR SUFFICIENT AVAILABILITY AND A VARIETY OF OPPORTUNITIES FOR SAFE, ~~DECENT~~ QUALITY AND AFFORDABLE HOUSING~~, COHESIVE NEIGHBORHOODS TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF PEORIA.~~

Objective ~~7.~~1.A:
Promote quality residential development through diversity in housing type.

Policy ~~7.~~1.A.1:

~~The City shall e~~Encourage the development of public-private ventures developing ~~low income~~low-moderate income housing with local, state and federal funds.

Policy ~~7.~~1.A.2:

~~The City should e~~Evaluate zoning incentives and regulations that encourage the development of diverse housing types including attached single-family units, townhomes, condominiums, mutli-family units, smaller,~~er; more~~ affordable detached single-family units. ~~and detached three- and four~~multi-bedroom units suitable for ~~families with children.~~

Policy ~~7.~~1.A.3:

~~The City should i~~Investigate ~~reducing~~ alternative ~~on-site~~ parking requirements to encourage higher densities and lower housing costs in appropriate areas.

~~**Policy 7.1.A.54:**~~

~~The City should evaluate the Design Review Ordinance for integration of techniques designed to promote housing affordability and diversity by type.~~

Policy ~~7.~~1.A.~~5~~4:

~~The City should periodically r~~Review demographic data and respond to housing-type preference trends. The City's housing stock and Zoning Code should be reviewed against this data to ensure desired housing-types are provided and encouraged.

Policy ~~7.~~1.A.~~6~~5:

~~The City should p~~Pursue strategies which encourage a mix of housing types that foster sustainable living and neighborhoods.

Objective ~~7.~~1.B:
Encourage owner-occupied housing units.

Policy ~~7.~~1.B.1:

~~The City shall continue to utilize~~Utilize available federal, state, regional and local resources and programs to encourage first-time homebuyers.

Policy ~~7.~~1.B.2:

~~The City shall p~~Promote the development of quality ~~low- and moderate-income single-family homes~~workforce housing. ~~within designated areas of the economic incentive zones, and any designated infill incentive district.~~

Policy ~~7.~~1.B.3:

~~The City shall p~~Promote the development of high-quality, owner-occupied, multi-story condominium and mixed-use buildings within areas appropriate for urban living, intense employment, entertainment, and/or multi-modal transportation.