



2011 Major General Plan Amendment Process

June 2, 2011

GPA11-0005 *Crossing at Arrowhead*

A city-initiated Major General Plan Amendment that adjusts the City's eastern boundary near the Loop 101 and Beardsley Road. This amendment stems from an April 20, 2010 annexation / de-annexation processed in concert with the City of Glendale which resulted in a net increase of approximately 12 acres into the City. In addition, this GPA refines land use designations along the New River corridor from the Beardsley Road alignment to Union Hills Road.

Project Narrative (GPA11-0005)

The proposed General Plan Amendment will establish land use designation for newly annexed property at the southeast corner of 81st Avenue and Beardsley Road, refine existing land uses along the New River corridor from Beardsley Road to Union Hills Road, and refine the City of Peoria Planning Area boundary along the New River.

In late 2010, Peoria and Glendale participated in a land exchange that annexed approximately 16.4 acres at the southeast corner of 81st Avenue and Beardsley Road and deannexed approximately 4.5 acres from Peoria south of the annexed parcel. As a result of this action, Peoria's planning boundary requires adjustment and land use designations need to be established on the annexed parcel.

Additionally, this action presents an opportunity to refine the land uses along the New River corridor south to Union Hills Road. Accordingly, Park / Open Space designation is proposed for the recreational trail along the west side of New River and Water is refined to correspond to the most recent FEMA Flood Insurance Ratings Map.

The following land uses will be established:

APN	Owner	Existing Land Use	Proposed Land Use
200-30-010R	Beardsley Outer Loop LLC	Annexed from Glendale, AZ	Low Density Residential (2-5 du/ac, target 3), Park/Open Space, Water
200-30-010P	Beardsley Outer Loop LLC	Annexed from Glendale, AZ	Low Density Residential (2-5 du/ac, target 3), Park/Open Space, Water

The following parcels land use will be refined/modified:

APN	Owner	Existing Land Use	Proposed Land Use
200-30-978A	City of Peoria	High Density Residential (15+ du/ac)	Low Density Residential (2-5 du/ac, target 3)
200-30-978B	Sonoma Ridge Apts, Inc.	High Density Residential (15+ du/ac)	Low Density Residential (2-5 du/ac, target 3)
200-30-977	Vista West Limited Partnership	High Density Residential (15+ du/ac), Water	High Density Residential (15+ du/ac)
200-30-983D	City of Peoria	Water	Park/Open Space
200-30-982	City of Peoria	Water	Park/Open Space
200-30-979B	City of peoria	Water, High Density Residential (15+ du/ac)	Park/Open Space, Water
231-11-095	Arrowhead Mini Storage Co LLC	Business Park/Industrial, Water	Business Park Industrial
231-11-094	General Property Mortgage, Inc	Business Park/Industrial, Water	Business Park Industrial
231-11-093	JGS Development LLC	Business Park/Industrial, Water	Business Park Industrial
231-11-102	83 rd Ave Properties LLC	Business Park/Industrial, Water	Business Park Industrial
231-11-091	SMIPER A LLC	Business Park/Industrial, Water	Business Park Industrial

APN	Owner	Existing Land Use	Proposed Land Use
231-11-090	New Union Property Investors LP, LLLP/ETAL	Business Park/Industrial, Water	Business Park Industrial
231-11-089	Kogan Properties, LLC	Business Park/Industrial, Water	Business Park Industrial
231-11-088	BRF Enterprises LLC	Business Park/Industrial, Water	Business Park Industrial
231-11-099	Elite Performance LLC	Business Park/Industrial, Water	Business Park Industrial
231-11-098	Peoria Investment LLC	Business Park/Industrial, Water	Business Park Industrial
231-11-097	Green & Gordon Management LLC	Business Park/Industrial, Water	Business Park Industrial

The following table indicates the total increase in acreage for each proposed or refined land use.

Land Use	Acreage Change
Low Density Residential	+ 8.29 acres
High Density Residential	+ 1.96 acres
Business Park / Industrial	+ 1.66 acres
Park / Open Space	+ 10.19 acres
Water	- 3.28 acres

The acreage of water decreased primarily because of delineation of the recreational trail on the west bank of the New River corridor. Additionally, the water designation intruded on a number of developed properties including those developed as High Density Residential and Business Park / Industrial. Establishing the Park / Open Space designation and refining land use designations in developed areas is consistent with current practices and enhances the plan.

DESCRIPTION AND JUSTIFICATION FOR REQUEST

1. Provide a brief description and reason for the requested change. Provide supporting data.

In response to a recent annexation and deannexation of property near the southeast corner of 81st Ave and Beardsley Road, General Plan land use designations and the City of Peoria planning boundary require establishment and adjustment. The proposed amendment will establish land use designations for the newly annexed property and refine the land use designations of property to the south along the New River. The adjustments along the New River corridor follow the practice of identifying trail and watercourse/floodway as park open space and water respectively

2. If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).

The newly annexed parcel will be designated as Low Density Residential (2-5 du/ac.), Park/Open Space, and Water. Floodways will be refined according to FEMA FIRM maps as Water. Areas within the New River corridor not within the floodway will be designated Park/Open space. Additionally, minor adjustments to High Density Residential and the Business Park Industrial designation will be made so that the designation reflects the as-built condition of the private property.

3. In what way does the existing plan inadequately provide suitable alternatives for this request?

The existing plan does not specify a land use designation for the annexed property and inaccurately includes deannexed property. Additionally, the existing plan does not properly identify the recreational trail and floodway according to current practices. No alternative to the proposal is appropriate.

4. How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.

The proposed changes will maintain property values along the corridor. Park/Open Space designations adjacent to residential ensures recreational amenities and compatible land use. Additionally, the annexed parcel will be compatible and consistent with adjacent land uses which will not negatively affect established property values.

5. How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.

As stated in Item #4, compatible and complimentary land uses such as Park/Open Space adjacent to residential land uses enhances and supports neighborhoods. Additionally, the proposed land use for the annexed parcel (Low Density Residential) is consistent and compatible with the adjacent, developed residential properties.

6. How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.

The land use change for the annexed parcel is consistent with the nearby residential development and will facilitate compatible residential development which will benefit the tax base. The adjustment to the land uses along the New River corridor will continue to support retail, office, and service uses contributing to the growth of the tax base.

7. How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment, and recreational opportunities?

The proposed amendments maintain the balance of housing, shopping and employment in the vicinity. The amendments clarify the cities intent to grow and maintain recreational opportunities along the New River corridor and preserve economic opportunities on developed parcels.

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater, and street systems?

Utilities and infrastructure for the area are in place. No negative impacts are expected.

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.

The proposed land use change is consistent with the adjacent low density residential development nearby. The General Plan Land Use plan had already speculated this property as High Density Residential although it was outside of the City's planning area. The proposed Low Density Residential designation will reduce the number of possible units and impact on the school system from what was speculated.

10. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?

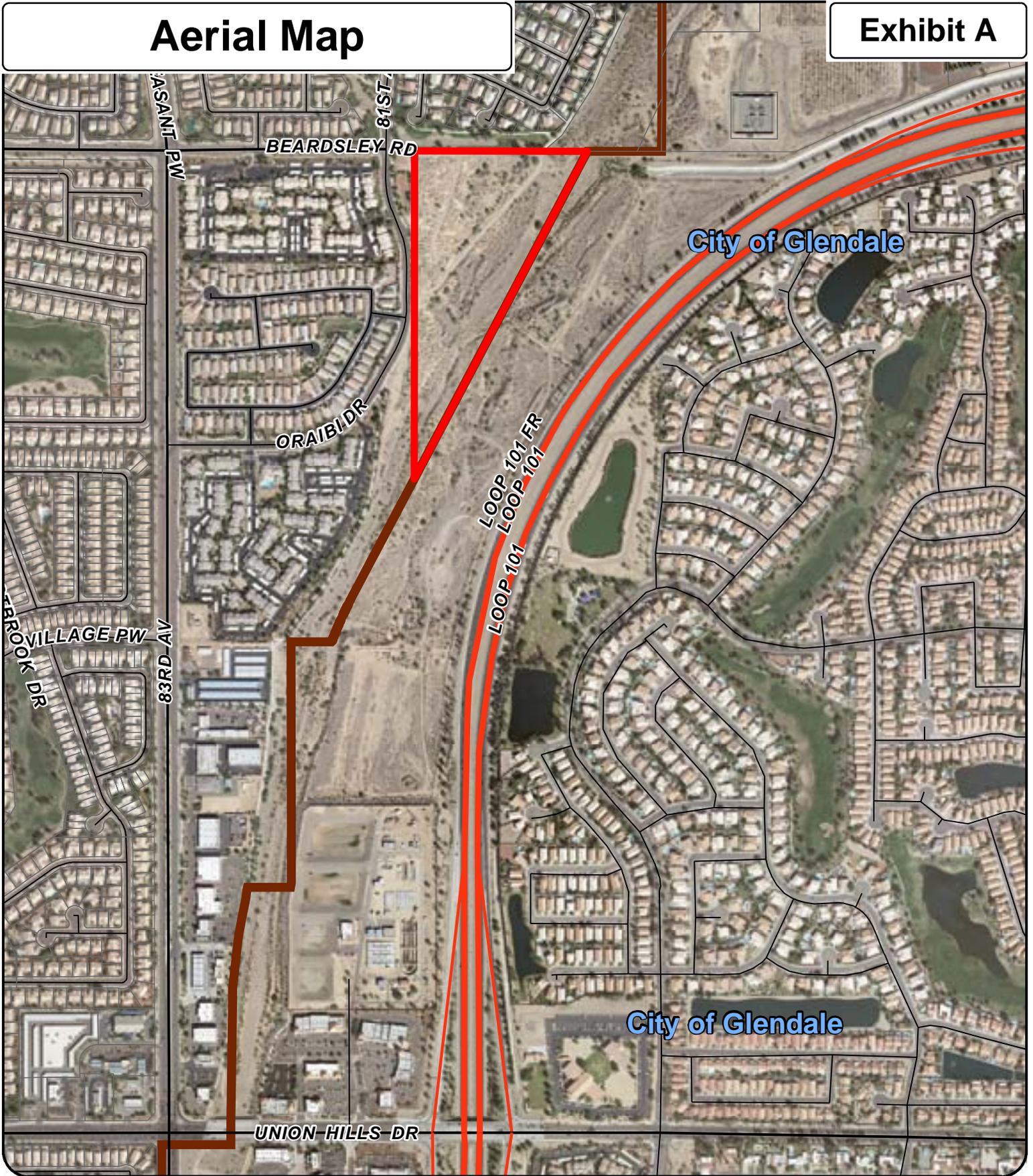
Land Use, specifically the Land Use Plan.

11. How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?

This amendment improves the General Plan by providing land use classifications for annexed property and refining the land use designations with respect to established development patterns, recreational trails, and the New River floodway.

Aerial Map

Exhibit A



GPA11-0005 Crossing at Arrowhead

Applicant: City of Peoria

Request: Amend General Plan Land Use map to designate annexed property as Low Density Residential (2-5 du/ac), Park / Open Space, and water and refine land use designations for property along the west bank of the New River.

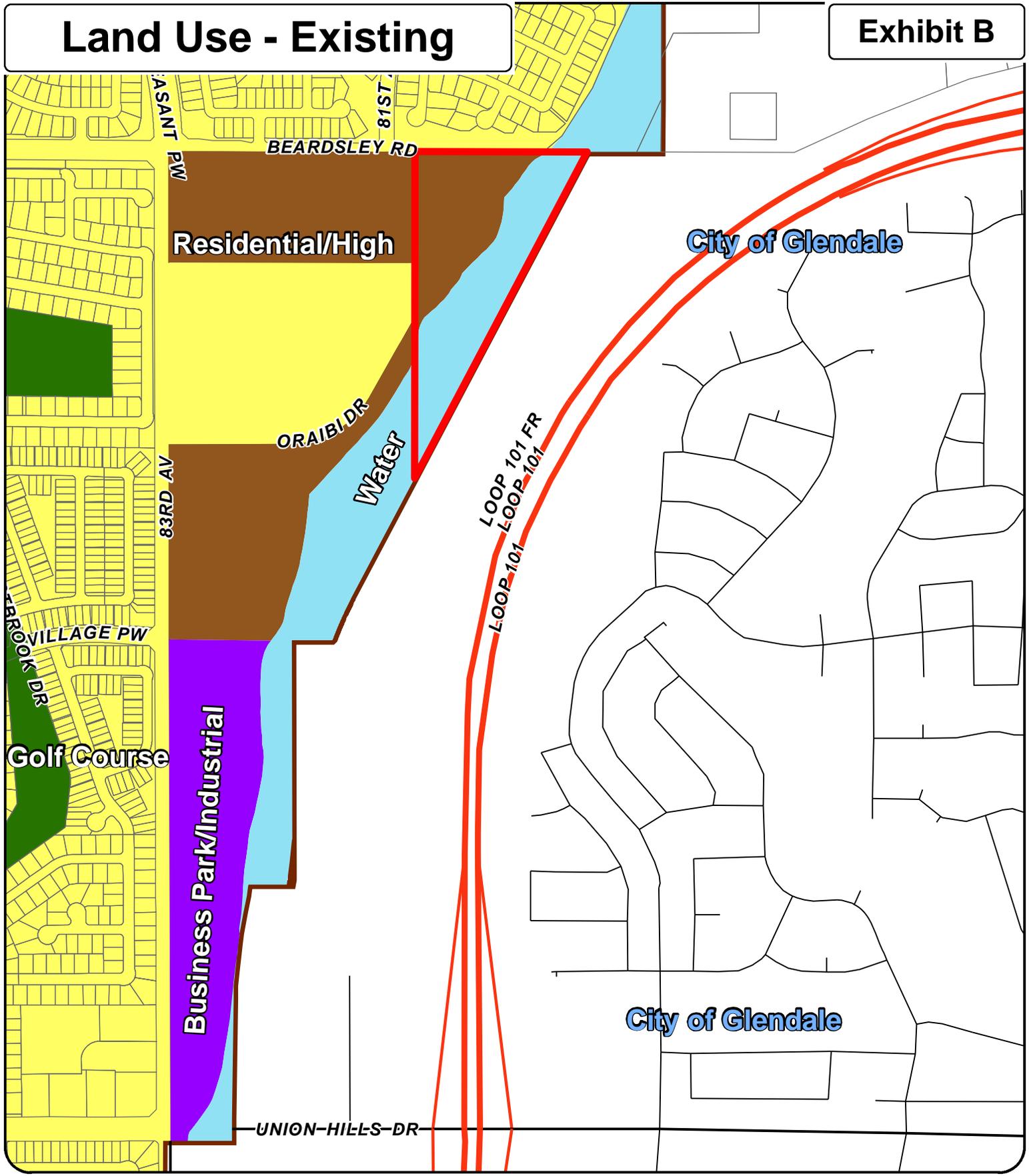
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Not to Scale

Land Use - Existing

Exhibit B



GPA11-0005 Crossing at Arrowhead

Applicant: City of Peoria

Request: Amend General Plan Land Use map to designate annexed property as Low Density Residential (2-5 du/ac), Park / Open Space, and water and refine land use designations for property along the west bank of the New River.

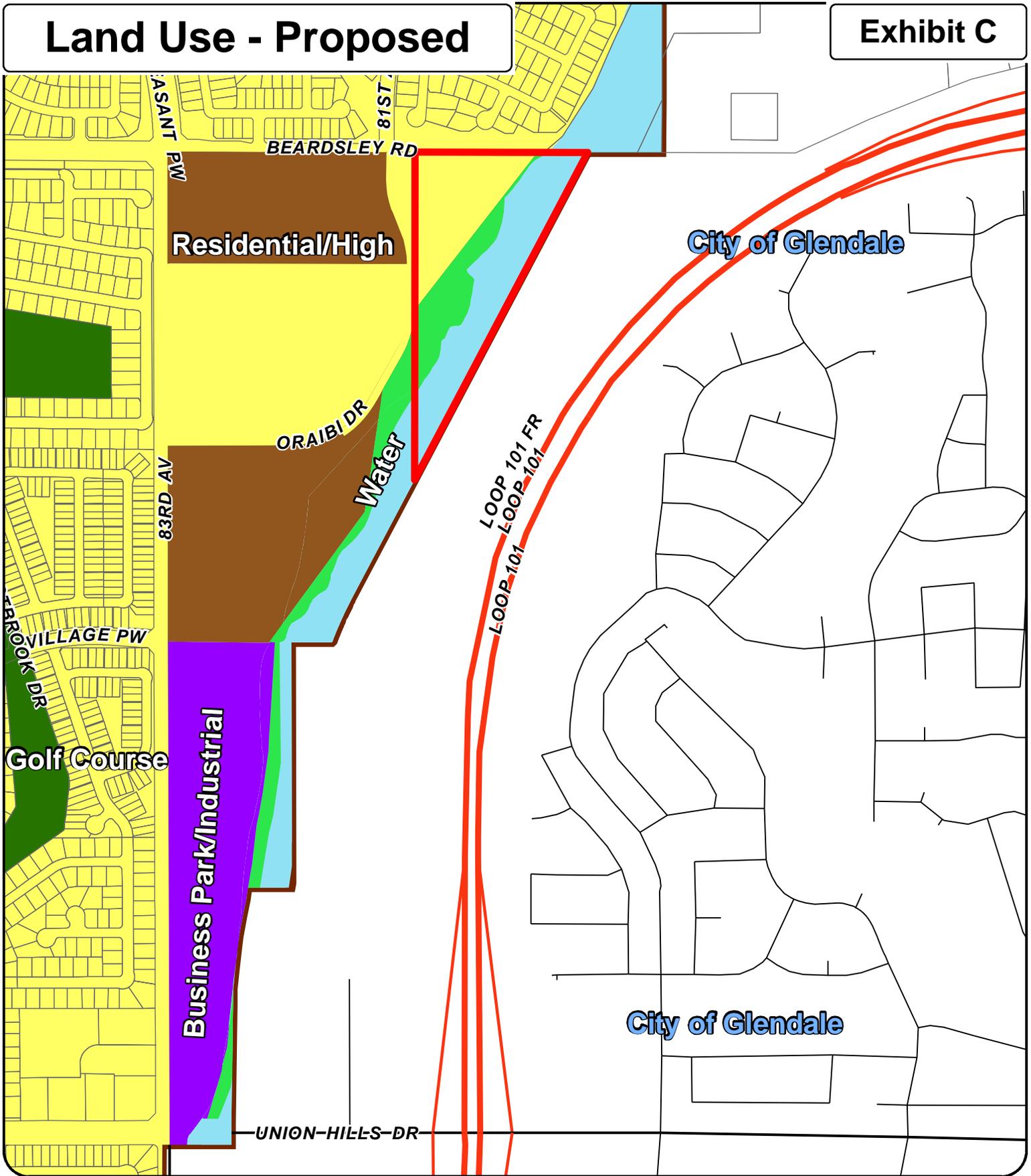
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Not to Scale

Land Use - Proposed

Exhibit C



GPA11-0005 Crossing at Arrowhead

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Request: Amend General Plan Land Use map to designate annexed property as Low Density Residential (2-5 du/ac), Park / Open Space, and water and refine land use designations for property along the west bank of the New River.

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Not to Scale