



## **2011 Major General Plan Amendment Process**

**June 2, 2011**

### **GPA 11-0012 *Peoria Lakes***

A Major General Plan Amendment that amends approximately 160 acres of land located east of the Agua Fria River at the Dixileta Drive alignment. This amendment proposes a change from Park / Open Space to Residential Medium-High 8-15 du/ac, target of 12 du/ac for future residential development.

# Request to Amend the General Plan

## Major General Plan Amendment

Requestor: Greg York  
Owner: Carver Estates, LLC  
Agent/Contact: Ed Reichenberg

### Request

This is a request to amend the City of Peoria General Plan for the Peoria Lakes property. Carver Estates LLC requests a change from the current OS, Park/Open Space to Residential/Medium High (8.0-15.0 du/ac), Target density 12.0 du/ac, see Figures 4 and 5.

Peoria Lakes is approximately 160-acres in size and roughly a quarter mile east/west by one mile north/south; with the property just over one mile west of Lake Pleasant Parkway. The site extends a half mile on either side of Dixileta Drive in an area dominated by state and federal lands. The property can be described as the area within Maricopa County Assessor Parcels 201-19-001B, 001C, 001D, 001E, 001F, 002A, 002C, and 002D, see Figure 1; or further described as approximately the W ½ of the NW ¼ of Section 28 and the W ½ of the SW ¼ of Section 21, T5NR1E, G&SR B&M. The western boundary would be on 99<sup>th</sup> Avenue if extended, the east boundary on 97<sup>th</sup> Avenue if extended.

### Description and Justification for Request

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

The subject property is unique in that it is located in and alongside the Agua Fria River flood plain and almost half the approximate 160-acre site is a lake, see Figure 2 and 3. The large lake occurred as a result of two things; first, mining extractions were and are being done on the site, then secondly the construction of a water reclamation project downstream essentially created a dam in the river. A good part of the extractions occurred before the lake filled and the mining operations were dry. As a result of a water reclamation project downstream, the water backed up into the subject site's area and created a lake. The lake, adjacent mountains and 50-foot high ridges that cross the site have made a beautiful site that is naturally tiered for pristine lake and mountain views.

The site is further enhanced by actions created by the City of Peoria. Within a few mile radius of the subject property there is slated to be one of the most intense development areas in the City of Peoria. There will be several thousand acres in business, commercial, medium and high

density residential and parks planned in this area. The Agua Fria River and Lake Pleasant Parkway Corridor will be the heart of the area stretching several miles north of Peoria Lakes and extending south to the current development of Pleasant Valley, Tierra del Rio and West Wing Ranch.

The applicant has been approached by numerous developers over the past few years with offers of enhancing the property for uses ranging from medium density residential to more intense uses. The permanence of the lake, the location in an area that is enhanced by Loop 303 and the natural beauty of the site have created an opportunity in which people familiar with the attributes of the area become enthusiastic to plan for amenities and intense growth on the subject site.

The current General plan reflects the applicant's request on the opposing side of the river, see Figure 6; the applicant has been advised by real estate professionals there is a similar market reasonable on this side of the Agua Fria River. There will be a great deal of demand for a recreational life-style with little need for long distance commutes to an employment corridor. All activities, whether living or working will be available in this basic area.

There will be a short term demand for uses that will appreciate a remote setting early in their life span. As time passes buffering and on-site amenities will be added that will allow for their autonomy. This site plan will allow for more intensity in the future development and this in turn will provide a unique variation of life style only appreciated in the metropolitan area by Tempe and parts of Scottsdale. The planned Peoria Lakes will be a highly detailed environment and will add a mix of residential styles for attracting not only "rooftops", but also to attract a new type of user to the city. This user will see the advantage of a close relationship between an amenity rich residential area and a newly planned employment area, all easily in reach due to the new Loop 303 Freeway.

*As stated in the Loop 303 Specific Plan; "Currently 85% of Peoria residents work outside the City. A future goal of the City is to retain at 50 per cent of the employment base within the City. The available property within the corridor provides an opportunity for the City to employ strategies focusing on large-scale employment/corporate campus development. The City also sees the Corridor as an ideal opportunity to host large institutional users such as hospitals and colleges or universities. Such facilities could contribute to the attractiveness of the Corridor as an employment center, while also providing convenient educational and health care opportunities for Peoria residents."*

The applicant has had numerous conversations with city planners resulting in promises of working with the City of Peoria is melding an adjacent city park, a regional trail and the need for coordinated development in this critical area. The applicant can maintain the current sand and gravel operation well into the future, but it is their feelings there is an opportunity to create a

potentially unique area that will be not offered anywhere else in the state at this time except perhaps Tempe, Phoenix, Scottsdale triangle area..

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

The current City of Peoria General Plan indicates “Park/Open Space” for the property. The existing use “Park/Open Space” use is immediately adjacent to “Business Park” use to the east; “Park/Open Space” and “Water” to the north and west; Residential/Low (2.0-5.0 du/ac.), Target 3.0 to the south. The proposed use will have the majority of the site as Residential/Medium High (8.0-15.0 du/ac), Target 12.0 du/ac and a small “strip” portion to be unchanged from the existing use, see Figures 4 and 5.

The applicant has discussed the possibility of blending uses with city-controlled property to the south of Peoria Lakes with the southern end of the subject property. The blending will be an effort to preserve lands that will be defined at a later time to offer unique amenities in this region. Access across this open space strip area will be allowed and that to will be defined at a later time during the future entitlement phases.

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

The applicant purchased, has held, and is using the property as an aggregate extraction business. The applicant would like to be a part of the growth of this area by leading in the development of both the quality and the use near their site. The extraction business is an investment held by numerous partners that see the site as a valuable part of their current portfolios; open space does not provide what is needed to keep their investment whole.

The applicant will work with the city to allow flow-through of a regional trail; potential amenity generation; vehicular circulation, and required infrastructure. The applicant’s site is not adjacent to any privately held property. All land immediately adjacent to the site is either Arizona State Trust Lands (ASL) or Bureau of Land Management (BLM) held property. The current access to the site is an obtained easement from the entity above. The applicant’s property and easement is a key element to start this area. Peoria Lakes will help set a guideline for the area, both for land use and circulation.

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

There are no adjacent private properties. The existing use will not set a value other than for other sand and gravel users; the proposed use will set a high value on the surrounding properties, plus will speed up the interest in the area. The development of Loop 303 has in

effect pioneered the area; any development will not appear to be remote and disjointed now in this area.

Whenever development occurs away from fringe development it is at risk of not being immediately accepted. Peoria Lakes has a business that will allow a longer term to hold the property as development is marketed, planned, entitled and constructed. There will be little disturbance to neighbors because there are none, and the area infrastructure can be put in place to ease the transition for additional development.

Kierland Commons, Ahwataukee, Rio Verde, Estrella Mountain Ranch, Verrado, Fountain Hills, Sun City, Desert Highlands, Tatum Ranch and many others were in existence for years before there was ample demand began to benefit the area as a whole, but each set a tone and ambience that is used as a model for subsequent developments close by their location.

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

The Peoria Lakes project will create a level of intensity that will attract business to the area. If the land remained a park or low density single family residential the area would demonstrate, if very successful, there would be another northern Scottsdale. Which can be described as a medium to high-end area able to support randomly placed or section corner two story office buildings at best. The owners of these buildings would be very concerned with having the proper mix of demographics so as to support multiple strata of employees. The variation of office offered would be limited as demonstrated in northern Scottsdale. The City of Peoria has an opportunity to exceed all other areas by having campus style employment, dramatic mixed use areas and a greater diversity of recreation, activities and employment.

Peoria Lakes is a compact area with an intensity of development that will provide for a wide strata of employees and types of living choices. The future inhabitants of Peoria Lakes will locate within this area because it offers choices that are convenient. As subsequent neighboring development obtains control or use of the public lands adjacent to the subject property a tested model will be in place.

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

The current General Plan use creates very little economic development or employment opportunities on the subject site. Peoria Lakes will provide support for a significant tax base to the region. The current use generates little in comparison with the eventual proposed use. Employment occurs only when there is the potential residential base for a viable business within a market area. The market area in this case could be wide ranging due to the hopeful

market base will not be locally residentially-based. Employment demands will be more diverse and probably more intense than if at a lower density or no density.

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

The Peoria Lakes plan proposes a balance of residential and many different densities. The plan will further offer lands to be used as park or open space that will develop as the City sees appropriate. There will be support for retail adjacent to the property, and the applicant will set aside property as needed for a regional trail, hillside buffer areas, and circulation infrastructure. The mix of density types will generate amenities, events and circumstances that will generate employment on site as well as generate the demand for less suburban oriented employment nearby. Again when determining the question, "what comes first?" it is always residential and more definitively the proper mixed demographics to support the future business park uses proposed by the City of Peoria.

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

The Corridor Area is in transition from virtually no use to an intense use not seen elsewhere in the City of Peoria. The applicant has agreed to work with the City in planning for future infrastructure and the necessary easements or right-of-ways to place them as needed. The applicant currently holds the easement along Dixileta Drive across State Land.

The applicants have mentioned that they would offer the easement plus dedicate the necessary right-of-way north from Dixileta, future 97<sup>th</sup> Avenue, on their east boundary. The applicant has pointed out that the alignment mentioned in the Loop 303 Specific Plan is flexible at this time and can easily be aligned to 97<sup>th</sup> Avenue at the northeast corner of the subject site. As stated in the Loop 303 Specific Plan; "*Setting: This underpass interchange will connect with 96<sup>th</sup> Avenue, which travels over the freeway, and which will provide access to a large area to the north and northeast, as well as to the south and southeast, where 96<sup>th</sup> Avenue will transition into Dixileta Drive to connect with Lake Pleasant Parkway. The interchange lies at an eastern edge of the Agua Fria River on a relatively flat plateau. To the east of the interchange the topography changes, as the elevation increases gradually before stepping-up to an area near Lake Pleasant Parkway.*" The Specific Plan continues with; "*Land Use Strategy: The 96<sup>th</sup> Avenue interchange will couple with the Lake Pleasant Parkway interchange to provide access to what will be the key employment center for Northern Peoria. The City's intent for this area is to provide opportunities for large institutional users in campus-like settings.*" The Specific plan does mention that the land west of this road to transition to open space, but the applicant has been receiving offers and has had a great deal of interest to follow what is being requested. To have the only residential similar to that as submitted on the other side of the river, see Figure 6, would be less attractive to many

users because for no other reason the extra distance employees would walk, bike or shuttle to their employment would be restrictive.

These two roads or loop road will assist in the placement of a loop from a new Loop 303 interchange to Lake Pleasant Parkway. As mentioned in the Loop 303 Specific Area Plan the loop will provide the needed capacity for the future traffic, while creating a base for other development in the area.

Infrastructure can be in form of trail easements, antiquity preservation property and buffer corridors that will be set aside for relief on the site, preservation of hillsides and for enhancing views. The buffers can be used for future underground utilities if the city and applicant engineers feel appropriate.

**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 of the other data reflecting impacts to the specified schools, and district comments.**

The development will be in the Deer Valley Unified School District. Part of the Peoria Lakes will be age restricted and part of Peoria Lakes will have residential with the potential of having school aged children. In conversations with Sandra Cube at the Deer Valley Unified School District we learned the district was expanding up to a few years ago, but now attendance is declining by more than 1000 students a year. The school the Peoria Lakes' grade K-8 students would attend is the West Wing Elementary School, the grades 9-12 students would attend the Sandra Day O'Connor High School. Current enrollment of the elementary school is near capacity at this time, but several students attending this school actually live far to the east; these students will be attending a new school in the Sonoran Mountain Ranch. This change will add an additional capacity to West Wing Elementary School.

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

There were excerpts taken directly from the City of Peoria General Plan that assist in defining the character of Peoria Lakes.

**2.B. Land Use Element**

**Goal 1:** Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development and encourage redevelopment at appropriate locations.

**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 of supply and mix of developable residential land to accommodate future housing needs.

**Objective 1.N.** Support healthy residential environments that provide for safe 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 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.4.** Require adequate provision of 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 linkages to parks, schools and other appropriate public facilities.

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

**Policy 1.O.1.** Support alternative forms of housing, such as attached and detached townhouses and condominiums in appropriate places

**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 Design Review Principles and Guidelines to ensure the highest level of design quality.

**Policy 1.O.6.** Maximize active community open space and recreational amenities throughout multi-family developments.

### **3.B. Circulation Element**

**Goal 1:** Provide for multi-modal transportation system that will serve the community and region in a safe, efficient, cost effective and aesthetic manner while minimizing adverse impacts to neighborhoods, businesses, and the natural environment.

**Objective 1.A.** Develop a transportation system within Peoria that is compatible with and designed to compliment, the existing and proposed land uses as provided in the land Use Plan, without diminishing the efficient movement of people, goods, and services.

**Policy 1.A.1.** Maintain a Street classification map which identifies future freeway, arterial and collector right-of-ways (ROW), ROW width, typical street cross-sections and functional classification. The map shall be consistent with the General plan Circulation Plan.

**Policy 1.A.2.** Encourage land development patterns that promote the operational efficiency of the existing and future transportation system.

**Policy 1.A.3.** Requiring conveyance of right-of-way and the design and improvement of arterials and collectors consistent with the City's Street Classification map.

**Policy 1.A.4.** Require that all developments substantially meet the following criteria.

- a) Development shall be located or designed in a manner that will not inhibit or impair future improvement of the transportation system.
- b) Dedications of land may be required to implement the adopted Circulation Plan and Street Classification map.
- c) Residences should be located away and buffered from major arterial intersections.
- d) Developments shall be designed and located so that access requirements and traffic generation characteristics do not impair the safety and maintenance of the transportation system.
- e) Direct access to arterial streets from individual parcels shall be discouraged. Access will be controlled through the use of median-divided arterials, frontage roads and background collector streets and vehicle non-access easements.
- f) The number of driveways on arterial streets shall be limited to improve traffic flow and safety.
- g) A uniform spacing pattern of all new driveways and median breaks shall be required to simplify timing to support progression for traffic signals.
- h) Intersections with arterial streets should be minimized; they should be limited to intersections with other arterials, collectors and major driveways/access roads.
- i) Provisions should be made for safe pedestrian and bicycle crossings of collector, arterial or key intersections where high vehicular, pedestrian and bicycle traffic volumes are common or anticipated.
- j) The City should encourage and support the development of a multi-modal path and trail network as alternative safe routes that connect with adjacent regional networks.

**Policy 1.A.5.** Require the provision of parking facilities in a manner that will support the economic vitality of the land uses served, by ensuring that:

- a) Off-street parking facilities are designed and located to minimize disruption and inconvenience to adjacent properties and streets.
- b) Large parking areas are developed with screen walls or landscaped perimeter planting strips, bays and islands to provide visual screening for direct traffic flow and high speed travel areas.
- c) Adequate lighting is provided to minimize safety hazards.

**Policy 1.A.6** Promote the construction of new street system segments in coordination with its adopted Land Use Plan, Growth Areas, Street Classification map and Capital Improvement Program(CIP).

**Policy 1.B.2.** Require that new transportation facilities are developed as necessary to support the planned incremental growth of Peoria that designed to their planned function.

**Policy 1.B.3.** Ensure that as the City grows, it will be prepared to design and employ traffic control and access management measures to ensure that roadways function as intended.

**Policy 1.C.1.** Approve the design and construction of local and residential collector streets that contribute to the residential environment and minimize cut-through traffic and speeding.

**Objective 1.E.** Develop a comprehensive, coordinated, and continuous multi-modal transportation plan system.

**Policy 1.E.1.** Continually monitor, evaluate and update the adopted Trails Master Plan. The alternative modes identified the Trails Master plan should be consistent with emerging development patterns, and respond to opportunities presented, particularly in north Peoria.

### **5.B. Growth Areas Element**

**Goal 1:** Promote efficient development areas which support a variety of land uses, conserve natural resources, reduce automobile dependency, and exhibit a logical extension of infrastructure and service capacities.

**Objective 1.B.** Promote attractive public spaces and streets that reduce automobile dependency and enhance the function and character of the community.

**Policy 1.B.2.** Identify street improvements that promote pedestrian-oriented development including wider sidewalks, street furniture, landscape medians, angled on-street parking where appropriate, and landscaped areas.

### **7.B. Housing Element**

**Goal 1:** Provide for sufficient availability and a variety of opportunities for safe, quality and affordable housing

**Objective 1.A.** Promote quality residential development through the diversity in housing type.

**Policy 1.A.1.** Encourage the development of public-private ventures developing low-moderate income housing with local, state and federal housing.

**Policy 1.A.2.** Evaluate zoning incentives and regulations that encourage the development of diverse housing types including attached single-family units, townhouses, condominiums, multi-family units, smaller, affordable detached single-family units.

**Policy 1.A.3.** Investigate alternative parking requirements to encourage higher densities and lower housing costs in appropriate areas.

**Policy 1.A.5.** Pursue strategies which encourage a mix of housing types that foster sustainable living and neighborhoods.

**Objective 1.B.** Encourage owner-occupied housing units

**Policy 1.B.1.** Utilize available federal, state, regional and local resources and programs to encourage first-time homebuyers

**Policy 1.B.2.** Promote the development of quality workforce housing.

**Policy 1.B.3.** 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.

**Objective 1.D.** Provide for adequate housing opportunities for special needs groups

**Policy 1.D.1.** Identify and analyze the housing needs of the special needs populations.

**Policy 1.D.2.** Adopt regulations to encourage the development of housing targeted to the special needs groups.

**Policy 1.D.3.** Consider special needs housing dispersal requirements to promote diversity throughout the City.

## **8.B. Public Services and facilities Element**

**Goal 1:** Improve citizen access to municipal services and facilities to properly serve the community in a manner that ensures quality of life.

**Objective 1.A.** Continually evaluate all equipment and facilities to ensure their maximum usefulness to the City

**Policy 1.A.1.** The City shall utilize its Capital Improvement Plan to maintain adequate levels of municipal facilities and service for both existing and new development.

**Policy 1.A.2.** The City shall coordinate the preliminary location of public facilities with the preparation of conceptual land use plans prepared by the Arizona State Land Department.

**Policy 1.A.3.** The City shall coordinate the preliminary of public facilities with the new owners (i.e. private, state) of future lands from the Bureau of Land Management and Bureau of Reclamation.

**Goal 2:** Ensure quality educational opportunities and programs for all residents of the City of Peoria.

**Objective 2.A.** Actively coordinate with the local unified school districts, charter schools and private entities on the planning and construction of new and rehabilitated schools in concert with redevelopment, revitalization and redevelopment activities.

**Policy 2.A.2.** Request that developers of residential projects meet with the respective school district and that the district provide the City with the projected enrollment and timing impacts such that this information can be included in Planning Commission and City Council staff reports.

**Objective 2.B.** Establish the appropriate location and connections for future educational facilities.

**Policy 2.B.3.** Encourage the connection of schools to surrounding residences through sidewalks, bicycle paths and trail systems that exhibit minimal, yet safe crossings of collector and arterial roadways.

## **9.B. Recreational and Open Space Element**

**Goal 1:** Develop an accessible, comprehensive, integrated, high-quality parks, recreation and open spaces system serving the needs of Peoria residents.

**Objective 1.A.** Coordinate and incorporate principles and policies of the General plan Recreation and Open Space Element, the Trails Master planned, the Rivers master plan and the Desert Land Conservation Plan, the Northern Peoria Parks and Open Space Plan and the 2006 Parks, Recreation, Open Space and Trails Master Plan.

**Policy 1.A.1.** Coordinate with the Arizona State Land Department (ASLD) for the designation, disposition and acquisition of lands classified as open space under their management within the Peoria Planning Area.

**Policy 1.A.2** Provide additional dedicated open space, linear parks, special use parks/conservancy parks and trails along the New River, Agua Fria River, mountain areas, and Lake Pleasant Basin.

**Policy 1.A.3.** Coordinate the developers during the master planning stage and the plan review process to set aside key contiguous open space areas, corridors and/or linkages through dedications, conservation easements, or open space designations.

**Objective 1.C.** Ensure that future parks and recreational facilities are designed and located in conformance with accepted service area and population standards.

**Policy 1.C.1.** Achieve the park level of service standards outlined in this Chapter.

**Objective 1.F** Promote the development of parks, recreational, open space, and path and trail facilities, which encourage and support economic development throughout the City.

**Policy 1.F.1.** Integrate parks, recreation and open space with new Planned Area Development and mixed use development projects, such as the Peoria Sports Complex, Rio Vista Community Park and environmental conservation areas that provide unique and high quality opportunities to attract new residents and tourism.

## **10.B. Environmental Resources Element**

**Goal 1:** Promote a high level of environmental quality with a safe, healthy and enjoyable environmental for Peoria residents.

**Objective 1.B.** Design, maintain and operate the City's water and wastewater system and capital plants to efficiently provide health potable-water and wastewater services to our customers.

**Policy 1.B.1.** Maintain Water Infrastructure, Water Resource and Wastewater Master Plans. These plans, taken as a whole, will define and describe the City’s comprehensive policy for conserving water resources and identifying appropriate uses for all available water resources.

**Policy 1.B.4.** Treat reclaimed water for the purpose of groundwater recharge.

**Policy 1.B.5.** Promote individual water conservation through the use of low flow plumbing fixtures and the use of xeriscape landscaping principles, including the insulation of low flow use plant materials and efficient irrigation systems (drip/low-flow)

**Policy 1.B.6.** Require the use of public wastewater systems for all types of development to minimize the potential for groundwater contamination.

**Objective 1.C.** Support efforts to reduce energy consumption.

**Policy 1.C.6.** Provide an integral multi-modal transportation system comprised of spaces devoted to pedestrian, bicycles, equestrians, the automobile and mass transit networks that increase mobility and accessibility.

**Policy 1.C.8.** Encourage an “after hours” lighting program for municipal and private buildings reduce light pollution and energy consumption.

**Objective 1.H.** Green Building Program; increase the amount of Green Building occurring in the City

**Policy 1.H.1.** Explore the creation and implementation of a Green Building Program for the City that addresses building technology, water consumption, site design, multi-modal enhancements, to the transportation system and other similar elements.

**Objective 1.J.** Retain the archaeological resources of Peoria

**Policy 1.J.1.** Identify, and preserve all significant artifacts and archaeological features within the City.

**13.B. Safety Element**

**Goal 1:** Protect the City from the threats of natural and man-made hazards and national emergencies.

**Objective 1.A.** Strive to create a safe community from natural threats produced by climate and the environment.

**Policy 1.A.1.** Coordinate regional flood control planning with the Maricopa County Flood Control District.

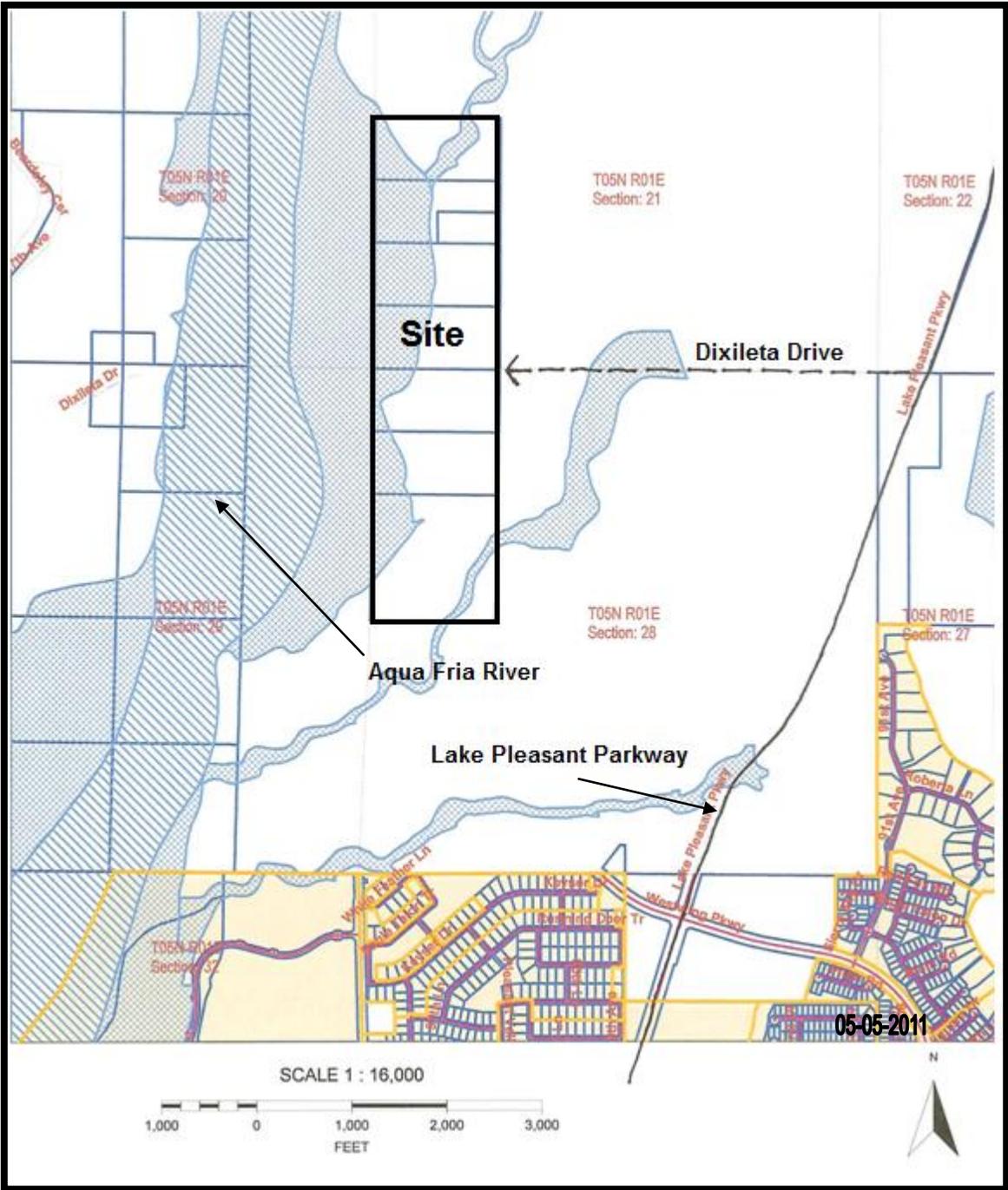
**Policy 1.A.2.** Utilize appropriately sized culverts to transport storm water under roadways, rather than at grade “dip sections” or ditches.

**Objective 1.B.** Strive to create a safe community from man-made threats produced by humans and the built environment.

**Policy 1.B.3.** Incrementally upgrade Insurance Services Office (ISO) standards for fire hydrant flow and service areas to enhance safety and reduce insurance premiums for residences and businesses.

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

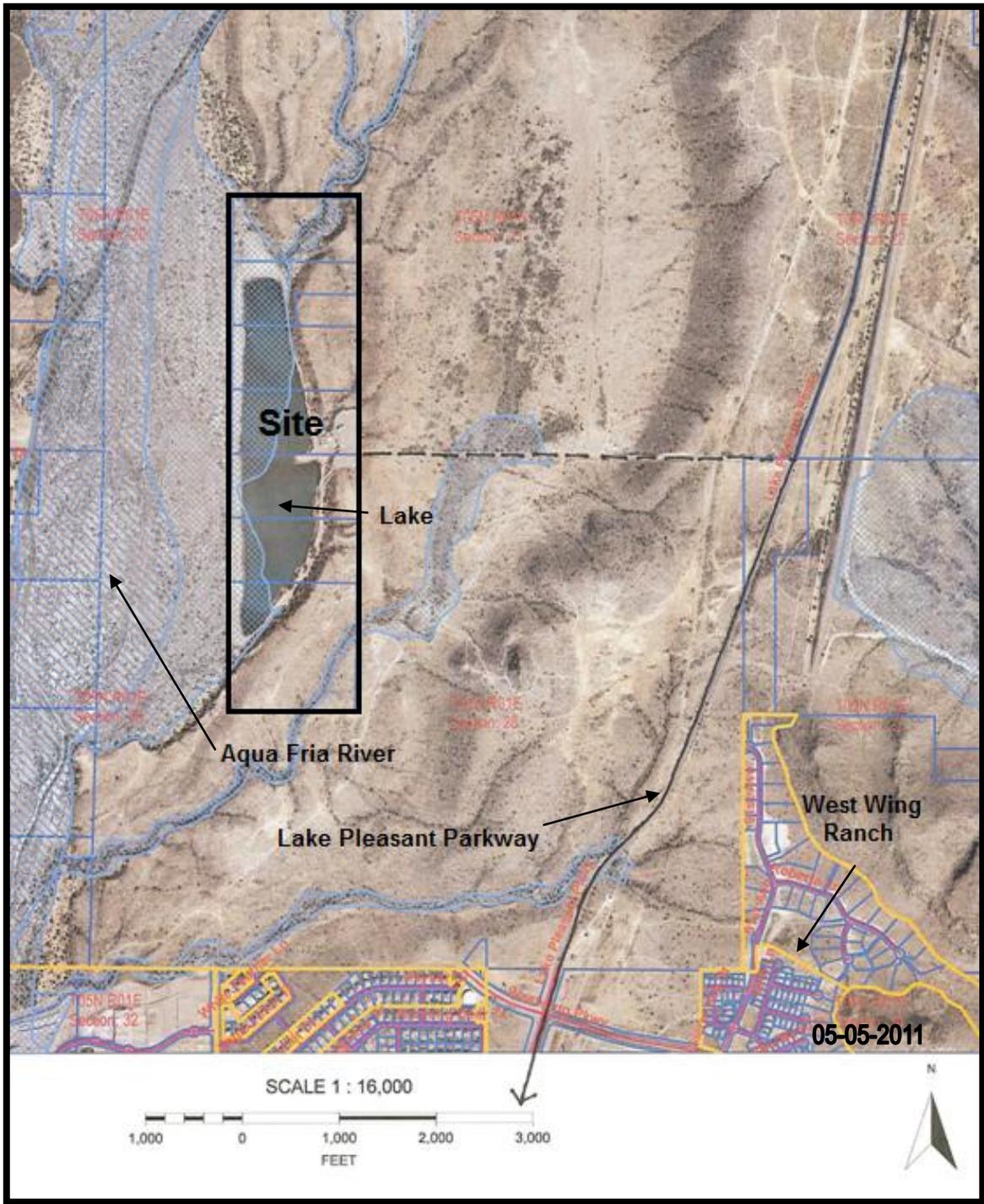
Peoria Lakes will be a leading edge in this region. The property as well as the intent of the plan will provide a great deal of feasibility for other development in the region. It will be used as an example when dealing with the public land agencies. There are rare times so many attributes whether natural or man-made have come into play in such a well defined area. Water has historically has been a tool used to increase values and to attract residential. Very rare can anyone live close to water, especially a natural body of water where there is the potential for intense work areas, a series of trails, a lake large enough for all-day boating (Lake Pleasant), a proposed airport in the future, immediate vehicular access that has not been tainted by heavy users and almost not mentioned more pristine air and vegetation. There will be a demand for Peoria Lakes especially with a potential trend for smaller residential and potentially rental residences in the future.



Location Map

Figure 1

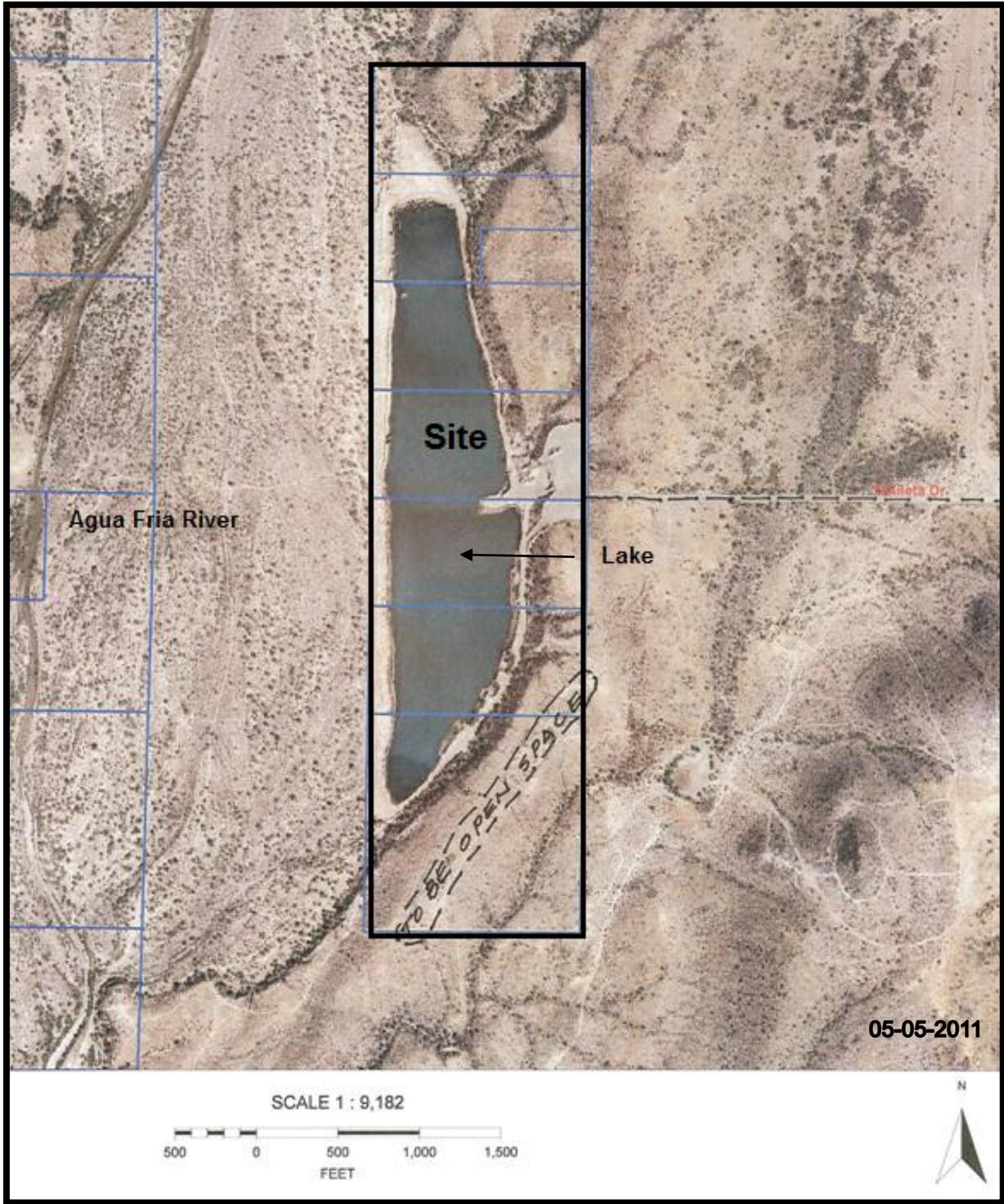
# Peoria Lakes



Aerial Vicinity Map

Figure 2

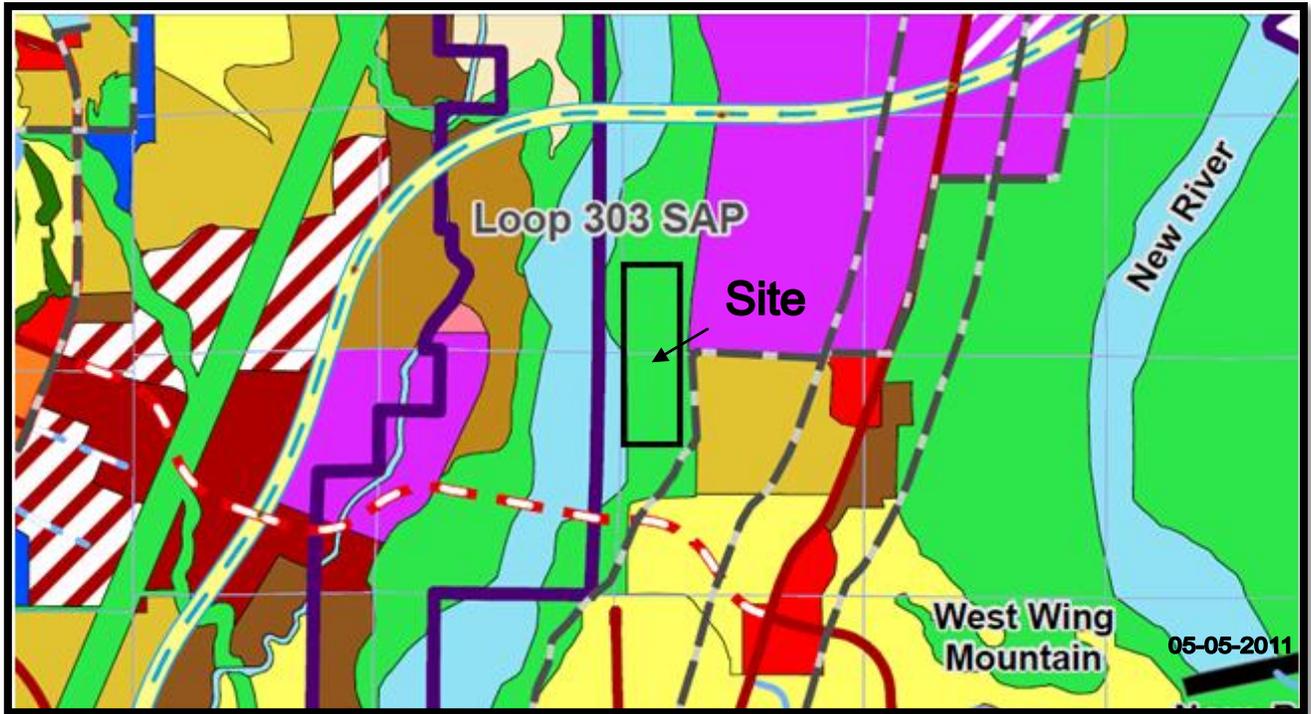
# Peoria Lakes



Aerial of Site

Figure 3

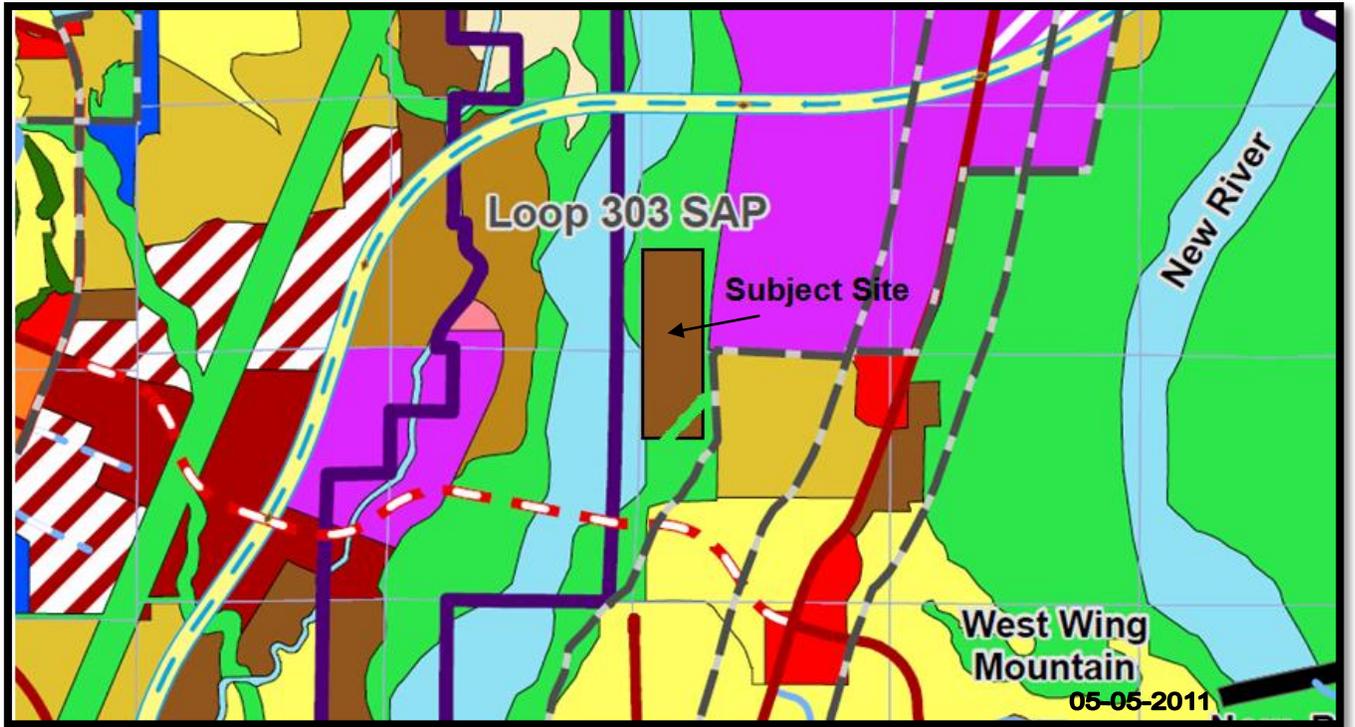
# Peoria Lakes



Existing City of Peoria General Plan

Figure 4

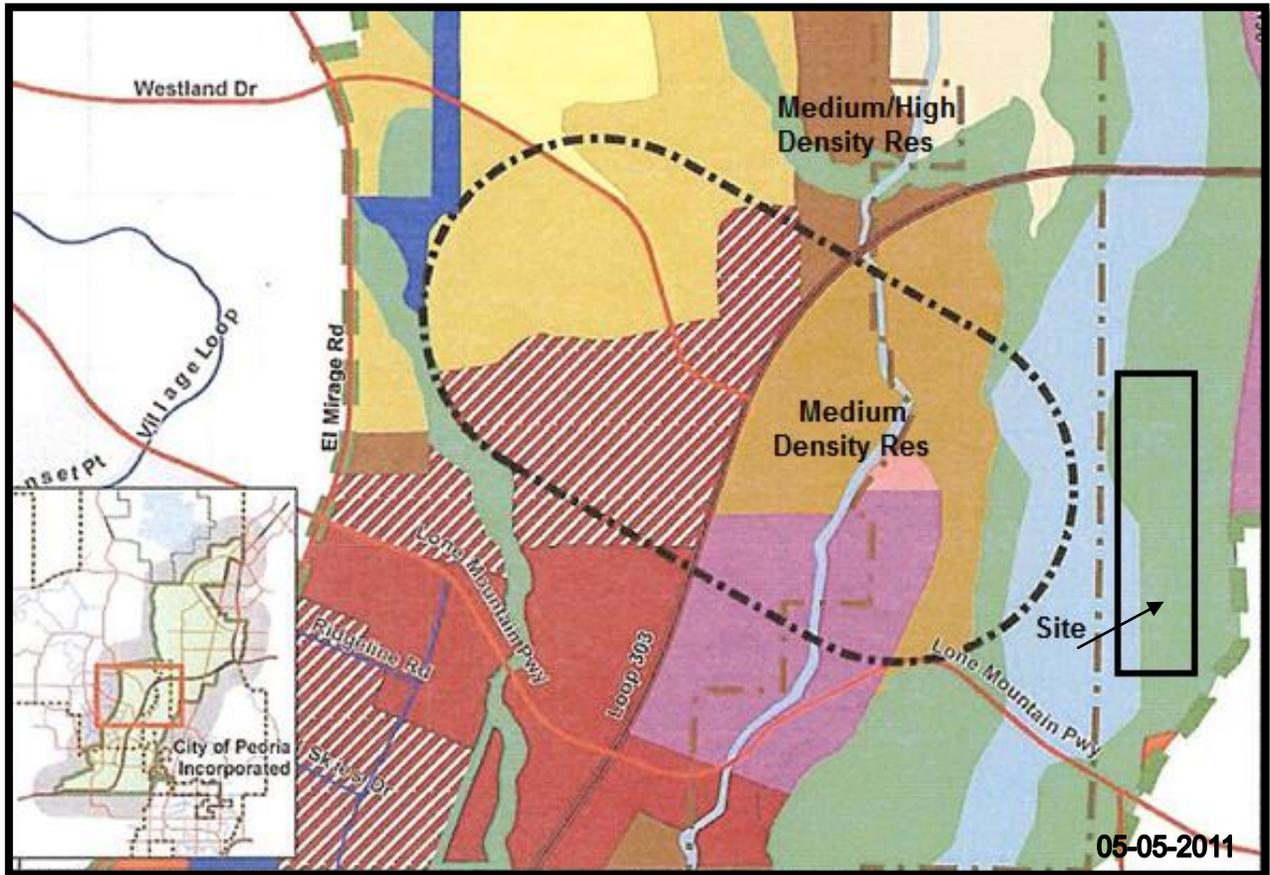
Peoria Lakes



Proposed City of Peoria General Plan

Figure 5

Peoria Lakes



Loop 303 Specific Plan

Figure 6

Peoria Lakes