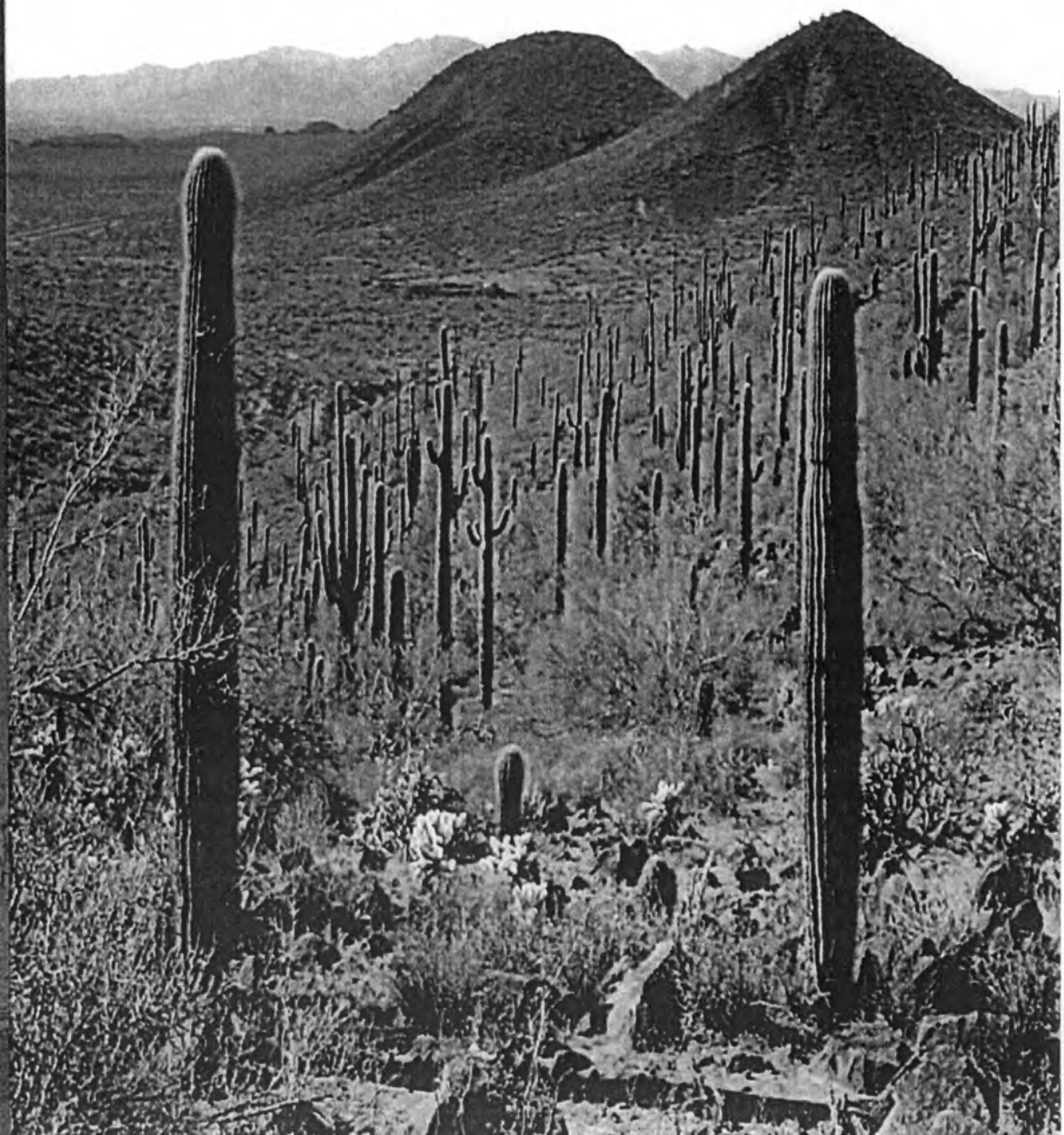
GPA01-04A.1

ZONING APPROVAL

Int. Date Dec 13 '05

Lake Pleasant Heights

Specific Area Plan Amendment



LAKE PLEASANT HEIGHTS SPECIFIC AREA PLAN

Adopted May 7, 2002 per Resolution 02-92

Proposed Minor Amendment

1st Submittal February 24, 2005

2nd Submittal May 11, 2005

3rd Submittal June 21, 2005

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Lake Pleasant Heights
Specific Area Plan
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I. INTRODUCTION

The Lake Pleasant Heights Specific Area Plan is a master development plan for a mixed-use project on approximately 3,264 acres of land located in north-central Peoria. The intent of the Specific Area Plan is to refine the land uses outlined in the City of Peoria General Plan within the planning area and to provide additional detailed planning intended to set land use, transportation and public facility expectations for the specific area. The Lake Pleasant Heights Specific Area Plan will provide an enhanced level of land use, transportation and public facilities planning within the planning area in an effort to encourage the development of an efficient, contextually appropriate and balanced land use program for the planning area.

The Lake Pleasant Heights Specific Area Plan proposes a land use distribution containing a mixture of estate, low, medium and high density residential land uses as dictated by the sites topography, sub-regional commercial nodes, opportunities for resort and golf development, appropriate supportive public utility and public facility land uses such as an elementary school, neighborhood parks and a water treatment facility site in addition to natural area open space. The specific plan proposes land uses that capitalize on the areas proximity to the planned El Mirage Roadway and its planned connection to State Route 74 to the north; the areas proximity to the Central Arizona Project (CAP) canal; the areas scenic location; abundant natural desert features of the land and the opportunities to encourage the development of a master planned community in this fast growing area of Peoria. The Lake Pleasant Heights Specific Area Plan seeks to lay the foundation for the development of a high quality desert sensitive master planned community that integrates with the surrounding environment and adjacent planned development.

Section 9-461.08 of the Arizona Revised Statutes establishes the authority under which Specific Plans may be prepared within an incorporated city or town. Section 9-461.08 establishes that Specific Plans may be prepared in support of the General Plan and recommended by the planning body to assist in the systematic implementation of General Plan. It is the intent of this Specific Plan to assist in the implementation of the City of Peoria General Plan by providing an enhanced level of land use planning for the subject area and to provide a refined level of analysis in the areas of transportation and public facilities planning.

The plan area contains approximately 3,264 gross acres of land and is located approximately three-quarters of a mile south of State Route 74 in north Peoria. The general boundaries of the planning area are the Joy Ranch Road alignment on the north, the 115th Avenue Road alignment on the east, the Lone Mountain Road alignment on the south and the 123rd and 131st Road alignments on the east. The Central Arizona Project (CAP) canal bisects the southern portion of the site. In addition to providing an enhanced level of planning for the private property located within the planning area, the Plan contains land use planning guidance for three parcels of land held by the general public as State Trust Lands. The plan area is located entirely within the jurisdiction of the City of Peoria.

As indicated above, the primary purpose of the Lake Pleasant Heights Specific Area Plan is to refine and lend definition to the land use planning for the area contained within the General Plan.

The goal of this planning effort is to recommend a land use plan that will provide adequate opportunities for a diversity of housing types, supportive commercial uses and economic development opportunities, while maintaining a sensitivity to the natural environment and capitalizing on the existing natural features at the site. It is envisioned that this Specific Area Plan will be the basis for future rezoning and development of the site. This Plan is divided into seven major sections:

- **Section I – Introduction:** Provides an overview of the proposed plan and outlines the purpose and authority under which it has been prepared;
- **Section II - Site Analysis:** Provides background and support information for the land within the plan area;
- **Section III - Relationship to Existing City Plans:** Provides an outline of the relationship of this plan to existing City of Peoria plans such as the General Plan, the Desert Lands Conservation Master Plan and the Trails Master Plan;
- **Section IV - Land Use Element:** Provides and sets forth the proposed land use plan, the proposed land use classifications, densities and intensity of use and outlines a conceptual phasing plan for the property;
- **Section V - Transportation Element:** Provides the proposed circulation pattern for the site and discusses vehicular and non-vehicular access within and through the site;
- **Section VI - Public Facilities Element:** Provides the general strategies for the provision of the public facilities necessary to respond the projected demands of the community based on build-out of the Plan. The Public Facilities Element discusses the provision of such items as water and wastewater service, drainage, schools, fire, police and parks and open space.
- **Section VII - Future Entitlements:** This section of the document discusses future actions on the site necessary to implement the provisions of this Specific Area Plan.

II. SITE ANALYSIS

A. Site Characteristics

The Lake Pleasant Heights property is located within the north central portion of the City of Peoria. The entire planning area is located with the corporate boundary of the City and has been included within the City of Peoria General Plan. The planning area is currently undeveloped and is surrounded by additional undeveloped desert lands. The property is located approximately ¾ of a mile south of State Route 74 and contains no existing developed roadway facilities or developed structures. The location is shown graphically on **Figure 1, *Regional Vicinity Map*.**

Lake Pleasant and the Lake Pleasant Regional Park are located approximately l-1/2 miles north of the property. The property enjoys substantial views to the south and west. The landforms and vegetation found within the plan area are typical of those found in the upper Sonoran landform. The property contains significant stands of Saguaro cactus, various species of Cholla cactus as well as isolated groupings of mesquite and ironwood trees clustered along the wash corridors. Animal species common to the site include those animals common to the Sonoran and upper Sonoran desert environments and include such mammals as the coyote and jackrabbit, birds (species such as dove and quail), and various reptile species including the rattlesnake. Due to the limited amount of rainfall and the dispersed vegetative pattern on the site, animal densities tend to be low and isolated with few large mammals frequenting the site.

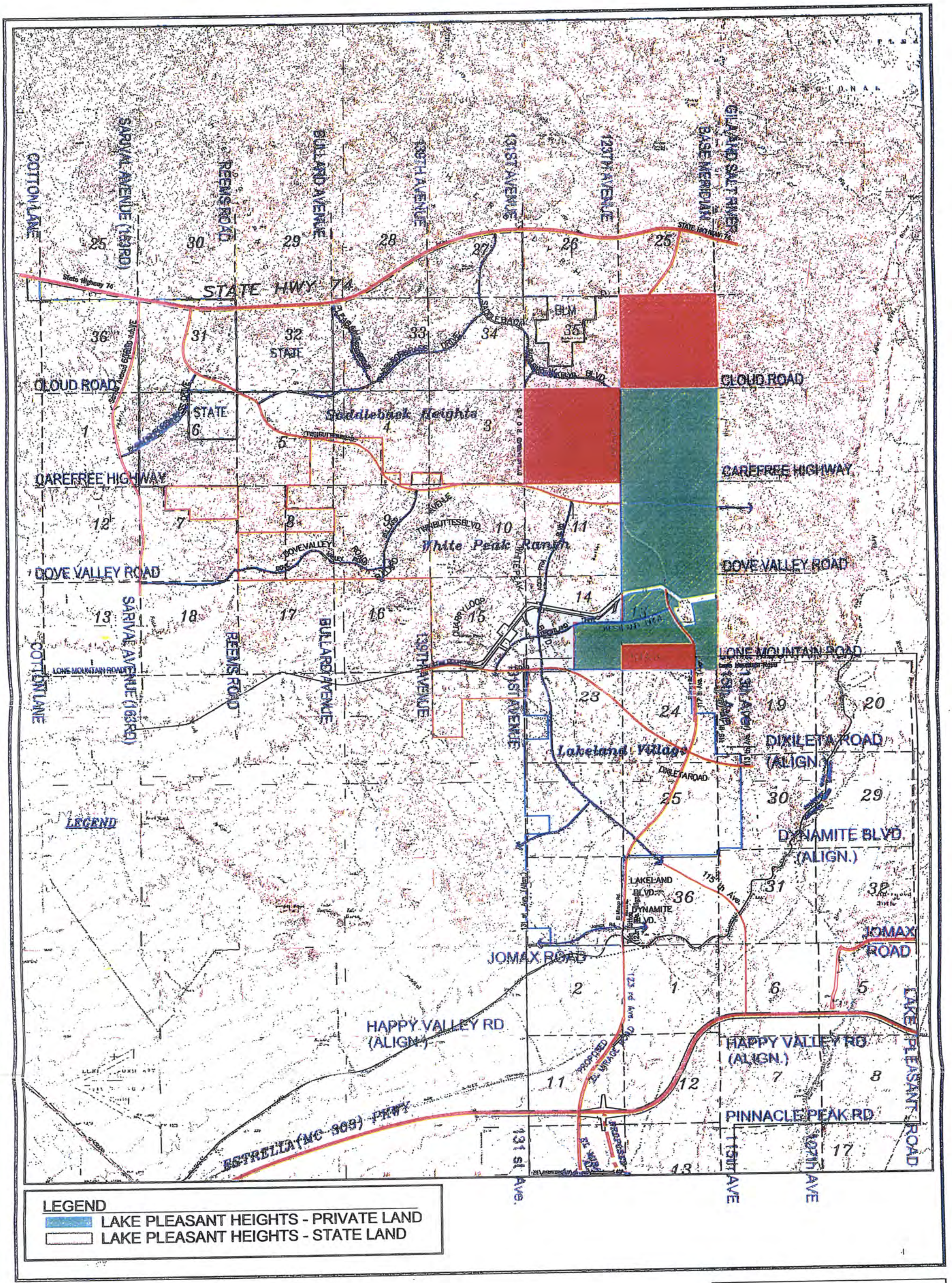
B. Existing Land Use / Zoning

The area contained within this Plan is composed of generally undisturbed desert lands. Historical uses of the property have included limited cattle grazing and limited mineral exploration activities. Today, the site is vacant, undeveloped desert with no developed structures or features on the site. Numerous un-organized dirt roads exist on and through the property. The only major developed feature is the CAP canal located in the southern portion of the site. The existing land use and zoning is shown graphically on **Figure 2, *Existing Land Use & Zoning*.**

The site is currently zoned with the City of Peoria SR-43, AG and RI-35 zoning designations.

C. Site Topography and Slope

The Lake Pleasant Heights planning area contains some of the most beautiful and significant natural features within the City of Peoria. The topography of the planning area can be characterized as upper Sonoran desert containing numerous valley areas of low slope and low to moderate vegetation densities with defined ridges and landforms containing areas of moderate to high slope with moderate vegetation densities. The site contains numerous rock outcroppings and landform features and numerous wash corridors supporting moderate stands of desert riparian vegetation species. The site contains portions of the southern end of the Hieroglyphic Mountains, the Caterpillar Tank and the natural wetlands area known as Big Springs. Significant peaks within the area include Saddleback Mountain located northwest of the site and the Twin Buttes



LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 1
REGIONAL VICINITY MAP

SCALE: 0 2500' 5000'
NORTH

Date: 9/14/01
Job No.: 0139
Drawn: AMS
Revised:

EXISTING ZONING

SR-43
R1-35
AG

PROPOSED MAJOR ARTERIAL ROADWAY ALIGNMENT
PROPOSED MINOR ARTERIAL ROADWAY ALIGNMENT

Joy Ranch Rd. (align.)

SADDLEBACK PEAK BLVD.

Cloud Rd. (align.)

TWIN BUTTES BLVD

Dove Valley Rd. (align.)

WESTLAND DRIVE

Lone Mtn. Rd. (align.)

127th Avenue (align.)

123rd Avenue (align.)

115th Avenue (align.)

LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN

PEORIA, ARIZONA

FIGURE 2

EXISTING LAND USE & ZONING

SCALE: 0' 1000' 2000'

NORTH

Date: 9/14/01
Job No.: 0139
Drawn: AMS
Revised:

located west of the site. The site does not contain any major mountain peaks but is characterized by multiple ridges within the eastern and northern portions of the site.

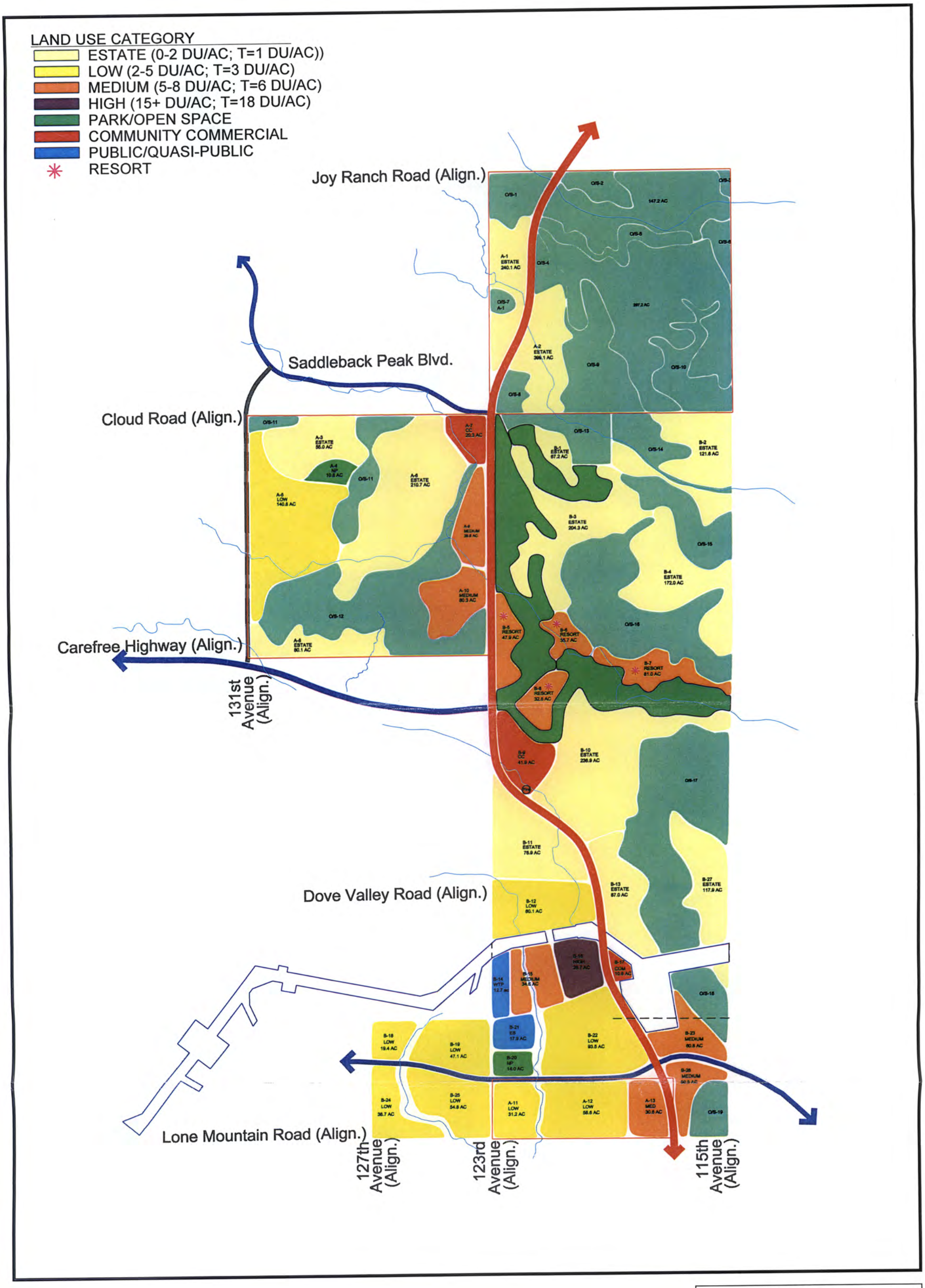
The topography of the site generally slopes from north to south and is characterized by a series of ridgelines and valleys. The site ranges in elevation from approximately 1500 feet above sea level in the south to points of elevation approaching 2150 feet in the northeast portion of the site. The site is dominated by a large ridgeline extension of the Hieroglyphic Mountains running in a north-south direction along the eastern edge of the property. To the east of the ridge, the Agua Fria River runs to the south from its point of outfall nom Lake Pleasant to the north. The slope of the site varies from large valley floor areas of 0-10 percent slope to areas along ridgelines with slopes exceeding 40 percent. The southern portion of the site generally contains slope of less than 10 percent with higher slope areas dominating the northern and eastern portion of the site.

D. Site Development Opportunities and Constraints

The Lake Pleasant Heights Specific Area Plan provides for a refined level of land use and transportation planning for an area approximately 3,264-acres in size. The current Specific Area Plan is shown graphically on **Figure 3, *Existing Specific Area Plan***. The planning area is located south of State Route 74 roughly between the El Mirage Road and 115th Avenue road alignments. Contextually, Lake Pleasant Heights is surrounded by proposed master planned developments and the site offers an opportunity to continue the planned development pattern established by the adjacent Vistancia South (Lakeland Village), White Peak Ranch (Vistancia North), and Saddleback Heights projects. In addition to continuing the opportunities associated with the preparation and approval of detailed planning for the site and the regional area, this Plan will help to assure the integration of future development on the property with those properties adjacent to this planning area.

The planning area encompassed within this Specific Area Plan contains an abundance of natural and locational attributes that provide significant opportunities for the successful development of the property. Locational attributes of the planning area include the proximity of the site to the planned El Mirage Road alignment, the incredible scenery and views of nearby landforms such as Saddleback Mountain and the Twin Buttes as well as the proximity of the planning area to Lake Pleasant and the Lake Pleasant Recreation Area. The combination of the existing attributes of the site and the thoughtful planning of land uses within the planning area will combine to offer recreational opportunities and quality of life elements for future community residents within the Lake Pleasant Heights Specific Area Plan.

The adoption of Specific Area Plans and Planned Community District zoning for sites such as the Lake Pleasant Heights Plan area, offers opportunities to preserve natural site features and provides the opportunity to for the establishment of public recreational opportunities and access into areas that may currently be private holdings. The Lake Pleasant Heights Specific Area Plan seeks to advance this opportunity through the establishment of land uses which compliment the natural desert environment and through the establishment of policies and guidelines designed to encourage the preservation of drainage corridors, jurisdictional washes, areas of significant slope



LAKE PLEASANT HEIGHTS

SPECIFIC AREA PLAN

PEORIA, ARIZONA

FIGURE 3

EXISTING SPECIFIC AREA PLAN

NORTH

Date: 05/05/05

and various other open space areas. In contrast, to areas not contained within Specific Area Plans or master planned developments, scattered and unplanned development often ignores these physical opportunities thereby limiting the opportunities for public use and enjoyment of the natural landscape and potentially leading to the unmanaged deterioration of natural drainage corridors and other sensitive lands. Through the implementation of focused goals and objectives designed to provide direction for the long term organized management of public, semi-public and private lands, the public can be provided the benefit of enhanced open space, increased public recreational opportunities and reduced impacts to the natural environment. Additional opportunities presented by a planned approach to the development of the Lake Pleasant Heights planning area include the increased opportunity to achieve a balance between land use, transportation and public facilities, the opportunity to respond to land use ratio and standards provided by the Peoria General Plan and the opportunity to respond to design and development guidelines established as part of the Desert Lands Conservation Plan and the City of Peoria Trails Plan.

In addition to enhancing opportunities for the sensitive and appropriate development of the site, the adoption and implementation of a Specific Area Plan for the Lake Pleasant Heights area, increases the opportunities for the planning and development of a logical, cost-effective system of infrastructure based upon a regional approach. Within areas that have been planned as an integrated system through the combined use of master planning, specific area planning and zoning, infrastructure can be extended and phased in a manner that recognizes economy of scale for the initial installation and ongoing maintenance of the public utility system. The system designer can take advantage of design opportunities to minimize the length of subterranean systems, therefore lessening the public burden for long-term maintenance. At the surface, the extension of the public street system can occur in a planned and logical manner while avoiding development around a system of unpaved streets, which contribute to air quality issues while supporting State and Federal Air Quality goals. To permit unplanned development across the entire planning area, as characterized by the current zoning, would be less advisable, less desirable and may have the potential to increase the cost of maintaining the public infrastructure system.

Possibly the biggest constraint to the development within the Lake Pleasant Heights planning area will the physical extension and phasing of the pubic infrastructure system. Due to the isolated nature of the site, roadways and water and wastewater facilities will need to be extended into the area. To address these issues, the Applicant has proposed comprehensive plans for the start up, growth and long term provision of these services as outlined in greater detailed within this plan.

E. Development Trends

Recent development trends within the northern areas of the City of Peoria and the areas surrounding the planning area have been focused on the preparation and adoption of master planned communities and planned community districts with a mixture of residential densities, commercial land use intensities, employment nodes and community facilities. The adoption of

this Specific Area Plan will continue the trend toward the development of balanced master planned communities. There are three master planned communities located adjacent to or in close proximity to the Lake Pleasant Heights planning area. These include the planned Vistancia South (Lakeland Village), White Peak Ranch (Vistancia North) and Saddleback Height projects. The re-adoption of this Specific Plan will help to assure that all of the remaining private and semi-pubic lands within the north-central portion of the City of Peoria will be planned, balanced communities the recognize the planning efforts that are taking place on the adjacent properties.

Other major developments within the City of Peoria have recognized the opportunities presented through the Specific Area Planning process or the planned community zoning process to assure that future development of the specific site is done in such a manner as to benefit the citizens of Peoria. These include the Westwing Mountain and Sonoran Mountain Ranch planned communities, as well as the Camino a Lago Specific Plan area.

In addition to the recent trend toward the planning and development of master planned communities in north Peoria, additional development catalysts continue to encourage the development in north Peoria. These additional development catalysts include the following:

- Completion of the Loop 101 freeway;
- Construction of a dry-crossing of the New River at Deer Valley Road;
- Widening of the existing bridge at the intersection of Union Hills Drive and 83rd Ave;
- Construction of the Lake Pleasant Parkway;
- Construction of the Loop 303 from Grand Avenue to Lake Pleasant Road;
- Expansion of the Lake Pleasant Regional Park Boundaries,
- New employment opportunities in the North Valley, and
- The increased opportunities for outdoor recreation in the north valley area.

III. RELATIONSHIP TO EXISTING CITY PLANS

A. General Plan

The City of Peoria updated the City's General Plan to conform to the requirements of the Growing Smarter and Growing Smarter Plus legislation adopted by the Arizona State Legislature in 1999. As one of the first municipalities to re-adopt their General Plan, the City of Peoria General Plan has set an example for other municipalities within the State of Arizona related to the re-adoption of a municipal General Plan. The General Plan was formally adopted by the Peoria City Council in January of 2001 and was approved by the City of Peoria voters in May of 2001. The General Plan has subsequently been amended several times as provided for in the Arizona State Statutes. The current General Plan is shown graphically on **Figure 4, *Existing General Plan*.**

The City of Peoria General Plan contains numerous Goals, Objectives and Policies that establish the publicly expressed policy directions of the City related to growth and development. These Goals, Objectives and Policies were prepared following an extensive public involvement effort and provide a foundation upon which future planning efforts should be based and future land use decision should be measured. The Lake Pleasant Heights Specific Area Plan has utilized these expressions of public policy in the development of the land use, transportation and public facility recommendations. This Plan seeks to assist in the implementation of a number of the Goals, Objectives and Policies outlines in the General Plan and seeks to advance those goals, objectives and policies through the recommendation of a detailed land use program designed to implement the city's policies. Adoption of the Lake Pleasant Heights Specific Area Plan will serve as the first step in the implementation of these goals, objectives and policies.

City of Peoria General Plan Goals, Objectives and Policies

Objective A-1:

Manage and control development to facilitate orderly growth and an efficient urban form.

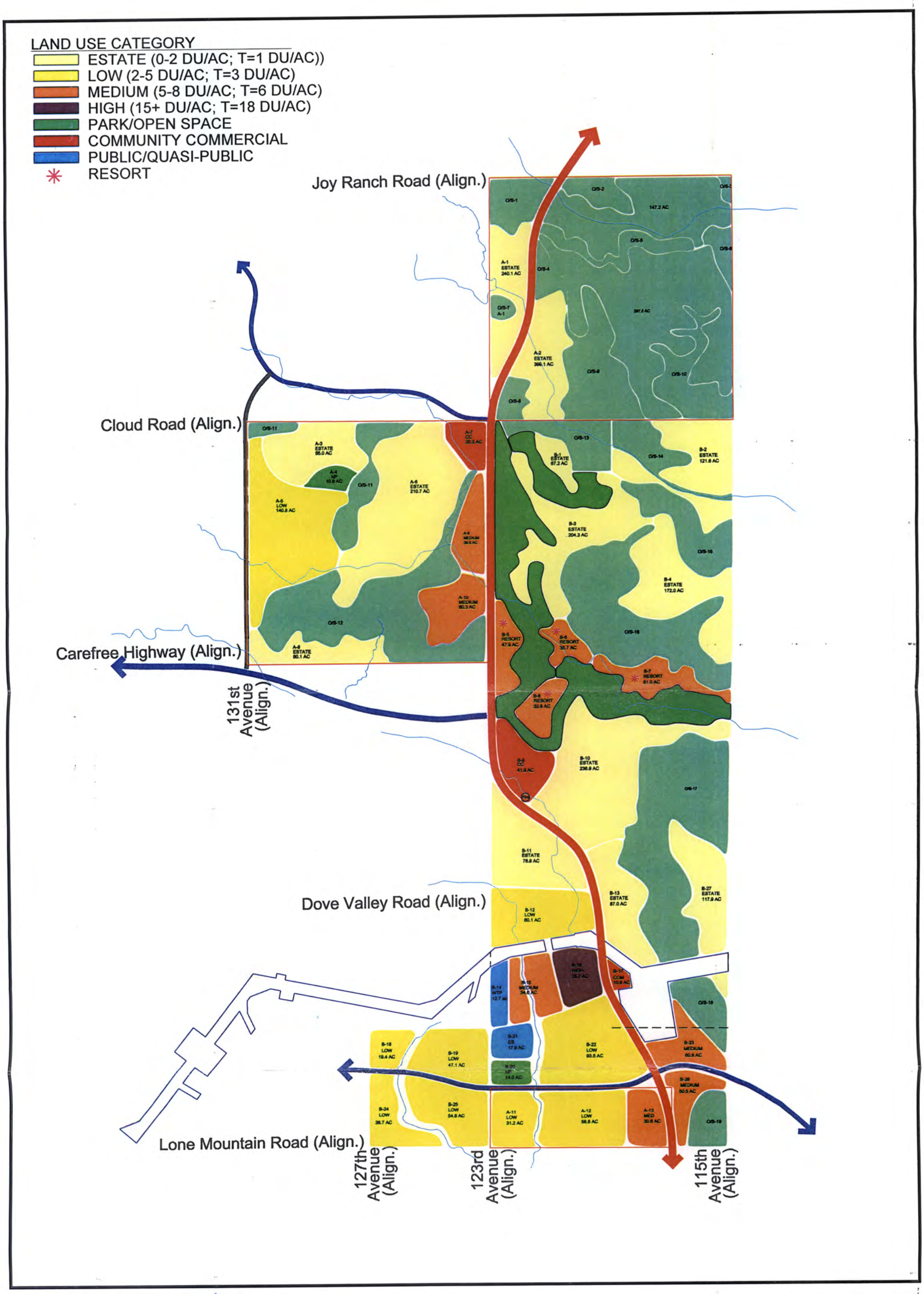
Policy A-lc:

The City shall encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be adequate.

Comment: *Through the adoption of detailed planning efforts such as the Lake Pleasant Heights Specific Area Plan, the City encourages responsible, orderly and efficient growth predicated on the ideas expressed within the General Plan.*

Goal A:

Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect the natural environment.



LAKE PLEASANT HEIGHTS

SPECIFIC AREA PLAN

PEORIA, ARIZONA

FIGURE 4

EXISTING GENERAL PLAN

NORTH

Date: 05/05/05

Objective A-2:

Provide a diversity of housing types to meet the need of persons of all income levels and ages.

Policy A-2a:

The City shall zone an adequate supply and mix of developable residential land to accommodate future housing needs.

Comment: *Through the adoption of detailed planning efforts such as the Lake Pleasant Heights Specific Area Plan, the City of Peoria can tailor growth and manage the use of land to ensure an adequate mix and supply of housing types. The Land Use Plan contained within this Specific Area Plan provides for a range of housing types and products that are responsive to the environment and that facilitate diversity within the community and the project.*

Objective A-3:

Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy A-3f:

The City shall encourage the development of master planned communities where large land holdings and focused development can be designed to provide a wealth of amenities to City residents.

Comment: *The Lake Pleasant Heights Specific Area Plan is the first step in the process of planning for the development of a high-quality, master planned development that advances the city's goals of increasing access to open space, planning for the development of an efficient and effective circulation pattern and planning for the development of a community that maintains an adequate balance of infrastructure and community services to support development without becoming a burden to the balance of the city.*

Objective A-13:

Promote resort development that provides tourism opportunities within the City.

Objective A-16:

Utilize mixed-use development to create specialty resort commercial developments including residential and employment components.

Comment: *The Lake Pleasant Heights Specific Area Plan provides for opportunities for the future development of a resort component and provides opportunities for supportive and niche commercial for area residents, visitors and guests. Opportunities for the successful development of a resort within the planning area are enhanced due to the proximity of major areas of open space, the proximity to Lake Pleasant and the development of El Mirage Road as a major regional transportation element.*

Goal B:

Provide for a 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 B-1:

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

Comment: *The Lake Pleasant Heights Specific Area Plan recognizes and accommodates the development of El Mirage Road, one of the only major north-south transportation corridors in north Peoria. El Mirage Road currently exists on the City of Peoria Land Use and Transportation Plan and will accommodate local and regional traffic within the northern portions of the City of Peoria. The adoption of this Specific Area Plan will compliment the City's Transportation Plan by identifying and planning for the development of this major roadway.*

Goal I:

Provide a high level of municipal services and facilities to properly serve the community in a manner that enhances quality of life and economic opportunities, optimizes the use and protection of existing facilities and provides for future needs.

Comment: *The Land Use Plan contained within this Specific Area Plan identifies the locations of municipal and public facilities to include water and wastewater facilities, schools, parks and emergency response facilities. The adoption of a Specific Area Plan within the planning area helps to assure that a proper balance between land use, transportation and public facilities is achieved and provides opportunities for connections with regional facilities. The use of land use planning tools such as a Specific Area Plan help to maintain assure a balanced community and allows for regional planning opportunities in the process.*

B. Desert Lands Conservation Master Plan

The Peoria City Council adopted the City of Peoria Desert Lands Conservation Master Plan in August of 1999. The purpose of the Plan is to provide an inventory of the existing natural conditions in north Peoria and to establish a series of Goals, Objectives and Policies to assist the City in protection the natural desert environment. The plan outlines a series of policy options and provides a series of guidelines that may be used by the City in the evaluation of developments within the north Peoria area. The Lake Pleasant Heights Specific Area Plan recognizes and advances the implementation of the Desert Lands Conservation Master Plan through the thoughtful distribution of open space, the preservation of major drainage corridors, the preservation of the Big Springs area, limiting development to areas containing slopes of less than 25% slopes, and by locating land uses and roadway corridors in those areas of least environmental sensitivity. Adoption of the Lake Pleasant Heights Specific Area Plan will serve as an important step in the implementation of the Desert Lands Conservation Master Plan.

Goal A:

Maintain the vitality of the unique Sonoran Desert environment by providing high quality passive and active open space areas, while encouraging development this is sustainable and supportive of the environment.

Objective A-3:

Promote the establishment of large, intact areas of native vegetation by preventing fragmentation of those areas by development.

Objective A-4:

Create a meaningful open space network throughout the study area which is connected to existing and future open space systems.

Comment: *The Land Use Plan contained within this Plan, provides for the preservation of the significant drainage corridors identified within the Desert Lands Conservation Master Plan and seeks to promote the establishment of a connected system of open space corridor. The areas designated for open space on the Land Use Plan have been identified based upon such characteristics as slope and wash corridors and have been located to provide the maximum level of preservation mid open space continuity. The Land Use Plan identifies the majority of the open space within the planning area in the northern and eastern portions of the site. The location of large corridors and pockets of open space in this area allows for the interconnection of open space with adjacent areas such as Saddleback Mountain the Hieroglyphic Mountains and the Agua Fria River.*

Objective A-6:

Protect environmentally sensitive lands.

Objective A-9:

Balance the opportunity for recreation by the public with the habitat needs of wildlife.

Objective A-10:

Maintain the natural aesthetic qualities of the area which are visually prominent or offer unique settings.

Comment: *The Lake Pleasant Heights Specific Area Plan recognizes the existing natural features on the site and has recommended land uses and transportation corridors that are responsive to the environment. Areas such as Big Springs has been identified and planned as a protected open space area and the areas of highest slope have been identified as open space an the Land Use Plan. Through the use of the Estate land use category, residential densities have been kept low in areas of increased sensitivity and higher intensity land uses have been planned in those areas of lowest sensitivity. The transportation plan has tried to locate major roadways such as El Mirage Road along corridors that minimize the disturbance of the natural landscape to the maximum extent possible.*

C. Trails Master Plan

The Peoria City Council adopted the City of Peoria Trails Master Plan in January of 1999. The stated purpose of the Trails Master Plan is to *"provide the City with a short and long range planning tool that can assist in making appropriate public and private development decisions based on land availability and value...."* The Trails Plan establishes minimum standards for the development of trails, provides definition for the various types of trails and presents a plan showing the proposed location of trails throughout the City. The trails master plan shows the

presence of two types of trails within the Lake Pleasant Heights planning area. The trails master plan shows a paved multi-purpose path along El Mirage Road and the Carefree Highway extension road and a series of unpaved multi-purpose trails running in a north-south direction along the eastern edge of the planning area and along the major drainage ways on the property.

The Lake Pleasant Heights Specific Area Plan supports the goals and objectives outlined in the Trails Master Plan. A variety of trails have been incorporated into the Lake Pleasant Heights Specific Area Plan. This circulation system was designed based on more detailed site planning and design criteria. See **Figure 7, *Transportation Plan***.

D. Relationship with the existing Lake Pleasant Heights Specific Area Plan and the Annexation and Development Agreement

Changes in land ownership, new proposed planned developments and the desire of the Arizona State Land Department to include State Trust land in a specific area plan resulted in revisions to the Lake Pleasant Specific Area Plan that was adopted in March of 1994. These revisions were incorporated into the Lake Pleasant Heights Specific Area Plan, which was re-adopted by the City Council on May 7, 2002 per Resolution 02-92.

The 1993 Lake Pleasant Heights Specific Area Plan was accompanied by an Annexation and Development Agreement that established a set of basic land use rights and entitlements for the property. The 1993 Annexation and Development Agreement provides numerous contractual development provisions related to the development of the Lake Pleasant Heights property. It is contemplated through the preparation of the revised Specific Area Plan that amendments to the existing Annexation and Development Agreement would be considered in support of the revised Lake Pleasant Heights Specific Area Plan. Concurrent with the review and final adoption of zoning within the planning area, revisions to the Development Agreement will be proposed to conform with the provisions of the Specific Area Plan.

IV. LAND USE ELEMENT

A. Introduction

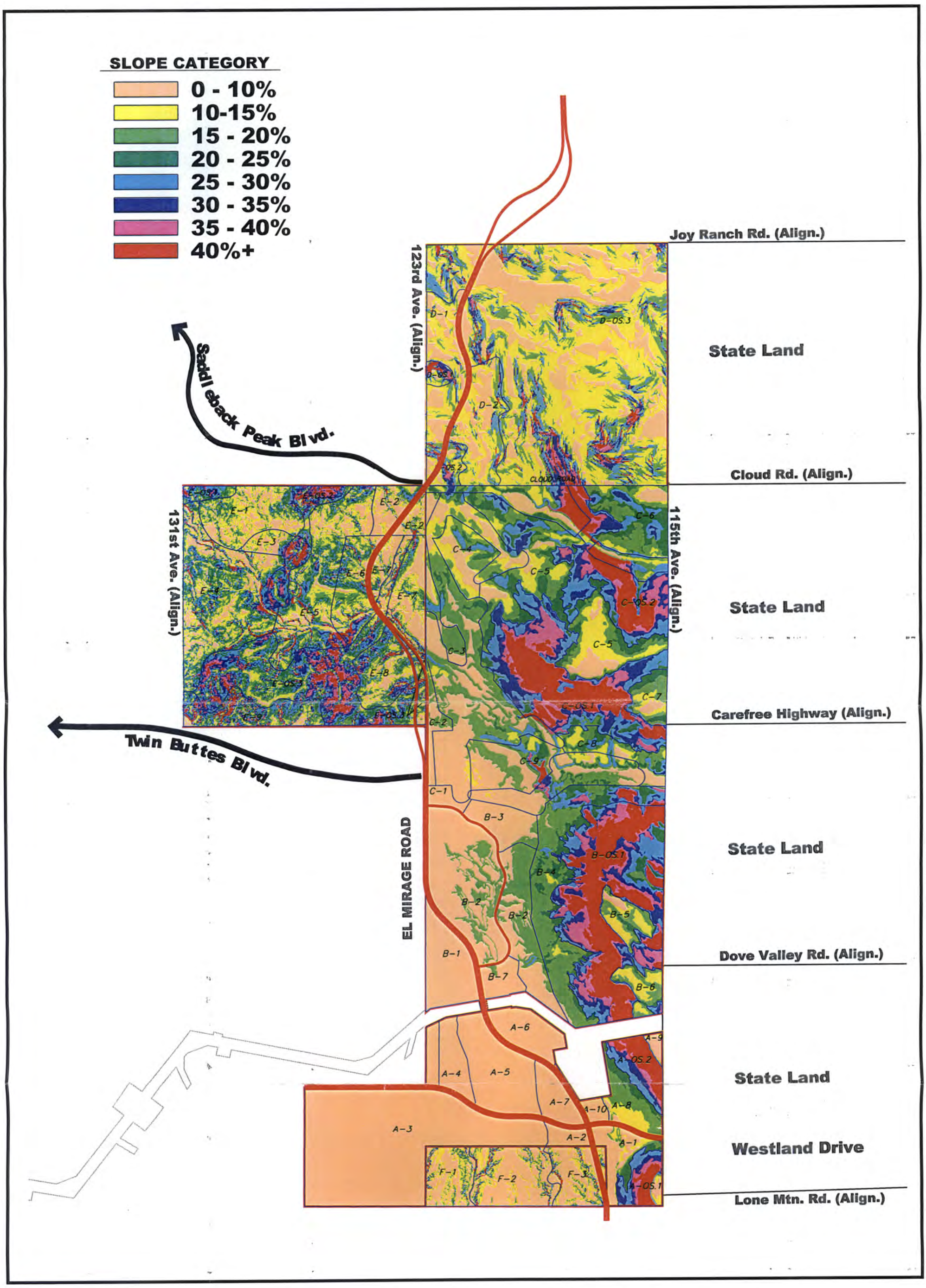
Land use planning for the Lake Pleasant Heights Specific Plan area has been undertaken with an eye towards the placement of landscape appropriate land use designations that support the efficient and cost-effective extension of public infrastructure and public facilities. The Land Use Plan recognizes the presence of El Mirage Road, a major regional north-south transportation corridor, and seeks to minimize the impacts of major transportation facilities through recommendations that locate roadways in those areas of lowest environmental sensitivity and recommending the elimination of roadways that would have the potential to disturb substantial natural areas while a reduced level of traffic volume. The Land Use Plan looks to preserve significant on-site natural features such as the Big Spring area while capitalizing on the views of Saddleback Mountain, Twin Buttes, and the White Tank Mountains. The Plan proposes limiting development to those areas having slopes of less then twenty-five (25) percent shown graphically on **Figure 5, *Slope Analysis***, and retaining the major natural drainageways of the site. The land use plan incorporates a mixture of residential density ranges designed to accommodate a diverse residential community across the site. Specific parcels on the land use plan have been targeted for potential use as a resort or timeshare land use and have been given a medium-density land use designation to accommodate the development of resort, resort casita and/or timeshare units.

The Land Use Plan designates land within the Study Area with a set of land use classifications. These classifications are shown graphically on **Figure 6, *Land Use Plan***, on the following page and are as described below.

B. Proposed Land Use Plan

The Proposed Land Use Plan for the Lake Pleasant Heights Specific Plan represents the assemblage and evaluation of an extensive amount of data affiliated with the Northwest Peoria region as developed over the past few years by LVA Urban Design Studio. The proposed land use plan is shown graphically on **Figure 6, *Land Use Plan***, *Proposed General Development Plan.* The Plan builds upon land planning and public facility studies within the region that have been prepared by a team of technical consultants and provided to the City of Peoria. Each of the Peoria city departments have participated in the review and evaluations of multiple master planning studies designed to address transportation, water, wastewater, drainage, parks, schools, and emergency response facilities. The proposed development plan provided by the Specific Area Plan builds upon these studies and recommended systems.

The Land Use Plan promotes a diversity of land uses intended to provide a balanced community and diverse housing opportunities. The conceptual organization of the plan includes promoting the development of production housing south of the Central Arizona Project (CAP) with higher residential densities and larger lot custom or semi-custom housing being directed to the north of the CAP.

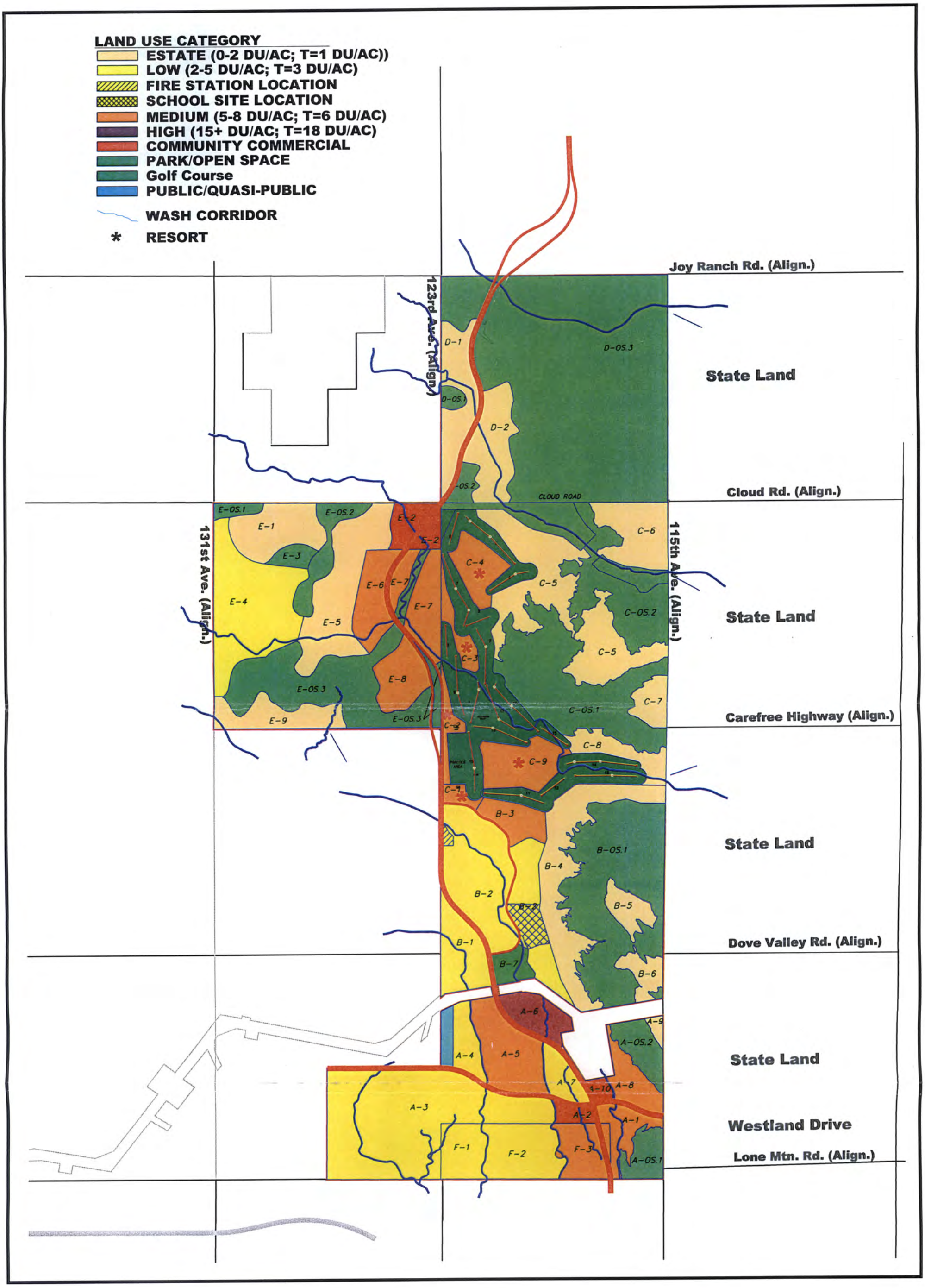


LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 5
SLOPE ANALYSIS

NORTH

Date: 05/05/05



LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN

PEORIA, ARIZONA

FIGURE 6

LAND USE PLAN

PROPOSED GENERAL DEVELOPMENT PLAN

NORTH

Date: 05/05/05

The Plan encourages the development of a resort hotel and 18-hole golf course as the focal element of the project. It is the Applicant's intent to seek a resort user for this site, however the characteristics of the site or the site's proximity to urban facilities may limit this goal. Therefore, the Specific Area Plan provides for the potential resort parcels to develop with medium density housing. The golf course is planned to be constructed even if a resort is not developed.

The Lake Pleasant Heights Specific Area Plan, Intensity / Density Analysis provides the intended distribution of residential densities throughout the subject site. The Table provides the analysis and recommendations for land use intensity and density standards for both public and private lands.

A summary of land use intensity and density recommendations are provided in Section IV.D of this Plan. These recommendations are intended to set the appropriate development intensity and density standards for the subject property. Future zoning activity will utilize the defined recommendations to promote a balance zoning approach to the development of the property.

C. Land Use Classifications

Estate 0-2.0 du/ac., target density = 1 du/ac.: Denotes areas where large-lot single-family residential development is desirable. The density range (0-2.0 dwelling units per gross acre) is intended to provide sufficient open space and lots that create an open environment. Building envelopes or cluster grading will be encouraged to minimize the disturbance of significant natural features. This category also denotes where open areas are desirable based on environmental sensitivity or the presence of cultural resources and may serve as a transitional land use buffer between areas of differing single-family densities as stated in the goals, objectives and policies of this Plan and the General Plan.

Low 2.0-5.0 du/ac., target density = 3.0 du/ac.: Denotes areas where detached moderate-sized lot, single- family residential development is desirable. The density range (2.0-5.0 dwelling units per gross acre) is intended to provide for areas of increased density while maintaining a detached single family residential character. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns and natural or man-made constraints, as stated in the goals, objectives, and policies stated within the General Plan.

Medium 5.0-8.0 du/ac., target density = 6.0 du/ac.: Denotes areas where single-family detached and attached residential homes are desirable. The density range (5.0-8.0 dwelling units per gross acre) is intended to provide areas suitable for single family, town home, patio home, and multi-family type units. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing land use patterns and natural or man-made constraints, as stated in the goals, objectives and policies of this Plan and the General Plan.

High 15.0 + du/ac., target density = 18.0 du/ac.: Denotes areas where the highest multi-family residential density development is appropriate. The density range (15.0 + dwelling units per gross acre) is intended to provide for two and three-story apartments, condominiums, and townhouses close to employment or service areas. Increases in density above 18.0 du/ac should be based upon project design amenities and compatibility with adjacent land uses. Suitability is determined on the basis of location, access and availability of existing or proposed public facilities and utilities and existing land use patterns.

Community Commercial: Denotes areas where all types and intensities of commercial development and low- impact office uses may take place. Community Commercial areas typically consist of larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas. Major commercial centers should be located with adequate controlled access to arterial streets.

Park / Open Space: Denotes areas that are to be precluded from development for open space, recreational and public facilities. Open space areas should remain in a relatively natural state (or be restored to such). State Trust Lands or privately held lands identified as park and open space may be developed at a maximum density of one dwelling unit per acre.

Golf: Denotes areas where a golf course may be constructed. If a golf course is not constructed the area could be developed for residential uses (Estate 0-2 du/ac), provided this use does not exceed the target projected density for the entire Lake Pleasant Heights development and that additional water resources are available. If the golf course is not constructed, the Specific Area Plan and all master plans (traffic, drainage, utilities, and trails) shall be updated to reflect the changes in density and use.

Public / Quasi-Public: Denotes a use that is owned or operated by governmental, nonprofit religious, or philanthropic institution and provides governmental, educational, cultural, recreation, religious, or similar service. In this case, it denotes water treatment production and distribution facilities.

Resort Development: Denotes areas where the exceptional scenic and environmental quality may provide a site for a destination hotel, casitas or timeshare residential housing, golf/tennis, recreational and/or shopping opportunities, and/or hiking/equestrian trails. Potential generalized areas that may offer a resort setting are identified as asterisks on the Land Use Plan. The Specific Area Plan designates these parcels for residential uses (Medium 5-8 du/ac). If these parcels are developed with resort uses the Specific Area Plan and all master plans (traffic, drainage, utilities, and trails) shall be updated to reflect the changes in density and use.

A limited level of ancillary retail or recreational uses may be considered by the City when it is shown that the proposed uses have been incorporated into the overall design of the project and have been integrated into the natural environment. The proposed Resort development is intended and encouraged to integrate into the natural environment to the maximum extent possible and

should utilize colors, lighting, design elements and materials that are appropriate to the desert environment.

The land use parcels intended for Resort development are provided to encourage a "resort user" to the Lake Pleasant Heights planning area. The final determination of the use of the property for resort purposes will be dependent on the resort industry's evaluation of the proposed site and willingness to commit to the proposed location. While this location offers many assets that are likely to be attractive to the resort industry, the proposed site may lack some key elements or may be jeopardized by the development of another resort development within the area.

In the event the resort use is determined to be not viable, the Lake Pleasant Heights Specific Area Plan provides Medium Density residential uses as the intended underlying residential use for the four resort development parcels (C-1, C-2, C-3, C-4 and C-9). The residential density accompanying a proposed resort parcels will be subject to the underlying land use designation identified. The primary distinction between resort development and non-resort development will be a distinction platting the property under the latter condition.

D. Land Use Intensity / Density

The Specific Area Plan proposes land use intensity and density which is responsive to the General Plan, the Desert Lands Conservation Plan, the River and Trails Master Plan, Public Facility Planning ratios as well as the many opportunities and constraints affiliated with the subject site. The proposed plan is designed to respond to all these influencing policies while being responsive to the surrounding planned community development as proposed. The proposed land use type, size, density range and target density is shown in **Table 1, *Specific Area Plan, Intensity/Density Analysis*.** The total Target Units for Lake Pleasant Heights is 5,970 units. The following is a breakdown of the proposed land uses and density for the private and State Trust Land:

Private Land:

- Approximately 3,702 residential units (1.98 du/ac)
  - Approximately 3,339 single family residential units (Estate, Low and Medium Density) within subdivided properties;
  - Approximately 363 multifamily residential units intended as apartments or condominiums (High Density);
- Up to 500 resort hotel units;
- Up to 550 resort casitas or time-share units to be accommodated within those areas designated with the resort land use designation;
- Approximately 15.3 acres of land for commercial (retail and office) space; and
- An 18-hole golf course.

State Trust Land:

- Approximately 2,268 (1.62 du/ac) single family residential units (Estate, Low and Medium Density) within subdivided properties. No High Density uses are planned on State Trust land; and
- Approximately 28.8 acres for commercial (retail and office) space. In addition to meeting all City of Peoria Zoning and Design Review standards, all development within the Lake Pleasant Heights Specific Area Plan planning area will meet the following land use standards:
- Development will be encouraged to occur below the twenty-five percent (25%) slope line;
- Development will meet or exceed the lighting standards outlined in the City of Peoria, Dark Sky Ordinance and will discourage lighting in areas of slopes above fifteen percent (15%);
- Commercial development will be planning to minimize impacts to existing natural wash and slope areas; and
- Development within the planning area will utilize colors and materials that minimize glare and light reflectivity.

E. Proposed Phasing Plan

Due to the large amount of land area within the Lake Pleasant Heights Specific Plan planning area, and the inclusion of land currently held in the public trust and managed by the Arizona State Land Department, it is anticipated that development will occur in multiple phases. The initial development strategy of course will primarily be dependent on the start-up of water and wastewater facilities in the region (as provided by area master plans) and the development of El Mirage Road (either from the north or south). The final phasing determinant will depend on the planning and development strategies as developed by the project team in coordination with City staff and other development entities within the region.

It is currently envisioned that the project may develop in response to two possible market groups. The northern portion of the property is expected to develop with low-density, single-family residential development and potential resort uses being the dominant land use with a public park (on State Trust land in Section 2) and open space. The southern portion of the property is expected to develop with a range of low, medium and high-density residential development around the presence of public facilities, including a public park and a school. Commercial development is expected to be responsive to residential units being developed in the area or in the case of successfully courting a resort user, to the resort element of the community.

Lake Pleasant Heights — Specific Area Plan — Intensity /Density Analysis

Specific Plan	Land Use Type	Approx. Gross Area (acres)	Range(du/ac)	Target Density	Target Units
Area A					Target
A-1	Medium	28.4	5.0-8.0	6.00	170
A-2	Commercial	8.5	---	---	---
A-3	Low	218.3	2.0-5.0	3.00	660
A-4	Low	22.7	2.0-5.0	3.00	68
A-5	Medium	61.6	5.0-8.0	6.00	369
A-6	High	30.2	15+	12.00	363
A-7	Low	24.5	2.0-5.0	3.00	75
A-8	Medium	28.8	5.0-8.0	6.00	203
A-9	Estate	4.1	0.0-2.0	1.00	4
A-10	Commercial	5.0	---	---	---
A-WTP	Water Treatment Plant	9.0	2.0-5.0	3.00	---
A-OS.1	Open Space	22.9	---	---	---
A-OS.2	Open Space	25.8	---	---	---
Area A Total		489.8			1,912
Area B					
B-1	Low	50.1	2.0-5.0	3.00	151
B-2	Low	149.4	2.0-5.0	3.00	448
B-3	Medium	28.9	5.0-8.0	6.00	173
B-4	Estate	98.8	0.0-2.0	1.00	154
B-5	Estate	19.4	0.0-2.0	1.00	19
B-6	Estate	17.0	0.0-2.0	1.00	17
B-7	Neighborhood Park	15.6	2.0-5.0	3.00	---
B-OS.1	Open Space	179.3	---	---	---
B-OS.2	Open Space	1.2	---	---	---
Area B Total		559.7			962
Area C					
C-1	Medium	16.7	5.0-8.0	6.00	100
C-2	Medium	5.8	5.0-8.0	6.00	35
C-3	Medium	15.2	5.0-8.0	6.00	91
C-4	Medium	32.3	5.0-8.0	6.00	194
C-5	Estate	138.5	0.0-2.0	1.00	138
C-6	Estate	51.6	0.0-2.0	1.00	52
C-7	Estate	19.0	0.0-2.0	1.00	19
C-8	Estate	27.2	0.0-2.0	1.00	27
C-9	Medium	28.6	5.0-8.0	6.0	172
C-OS.1	Open Space	147.1	---	---	---
C-OS.2	Open Space	126.5	---	---	---
C-GOLF		214.4	0.0-2.0	1.00	---
Area C Total		822.9			828
	Private Land Totals:	1872.4			3,702

Project Projections (Private Lands):	
Gross Land Area:	1,872
Target Project Density:	1.98
General Plan Density:	2.08
Projected Population:	9,369
Projected Households:	3,702
Primary School Children:	1,449
High School Children:	565
Projected Primary Schools:	1
Projected High Schools:	0
Improved Neighborhood Parks Demand:	15.6
Improved Community Parks Demand:	0.0
Open Space Demand:	104.2

Lake Pleasant Heights — Specific Area Plan — Intensity /Density Analysis

Specific Plan	Land Use Type	Approx. Gross Area (acres)	Range(du/ac)	Target Density	Target Units
Area D					
D-1 (State)	Estate	54.9	0.0 - 2.0	1.53	84
D-2 (State)	Estate	55.0	0.0 - 2.0	1.58	87
D-OS.1 (State)	Open Space	31.9	---	---	---
D-OS.2 (State)	Open Space	11.4	---	---	---
D-OS.3 (State)	Open Space	486.0	---	---	---
Area D Total		639.2			171
Area E					
E-1 (State)	Estate	50.7	0.0 - 2.0	1.64	83
E-2 (State)	Commercial	28.8	---	---	---
E-3 (State)	Neighborhood Park	10.5	2.0 - 5.0	3.00	---
E-4 (State)	Low	115.8	2.0 - 5.0	2.91	337
E-5 (State)	Estate	91.9	0.0 - 2.0	4.64	421
E-6 (State)	Medium	39.1	5.0 - 8.0	6.56	263
E-7 (State)	Medium	49.2	5.0 - 8.0	6.56	275
E-8 (State)	Medium	36.7	5.0 - 8.0	6.56	182
E-9 (State)	Estate	39.6	0.0 - 2.0	6.56	40
E-OS.1 (State)	Open Space	7.6	---	---	---
E-OS.2 (State)	Open Space	28.8	---	---	---
E-OS.3 (State)	Open Space	138.7	---	---	---
Area E Total		637.4			1,601
Area F					
F-1 (State)	Low	30.0	2.0 - 5.0	3.50	105
F-2 (State)	Low	53.1	2.0 - 5.0	3.84	204
F-3 (State)	Medium	36.3	5.0 - 8.0	5.15	187
Area F Total		119.4			496
	State Land Totals:	1396.0			2,268

Project Projections (State Trust Lands):	
Gross Land Area:	1,396
Target Project Density:	1.62
General Plan Density:	1.65
Projected Population:	5,895
Projected Households:	2,268
Primary School Children:	692
High School Children:	253
Projected Primary Schools:	0
Projected High Schools:	0
Improved Neighborhood Parks Demand:	10.5
Improved Community Parks Demand:	0
Open Space Demand:	61.0

Project Projections (Combined Lands):		Public Facilities Provided	% Public Facilities Compliance
Gross Land Area:	3,268		
Target Project Density:	1.83		
General Plan Density:	1.93		
Projected Population:	15,264		
Projected Households:	5,970		
Primary School Children:	2,141		
High School Children:	818		
Projected Primary Schools:	1	1	100.0%
Projected High Schools:	0	0	
Improved Neighborhood Parks Demand:	26.1	26.1	100.0%
Improved Community Parks Demand:	0.0	---	0.0%
Open Space Demand:	165.2	1207.2	730.8%

IV. TRANSPORTATION ELEMENT

A. Introduction

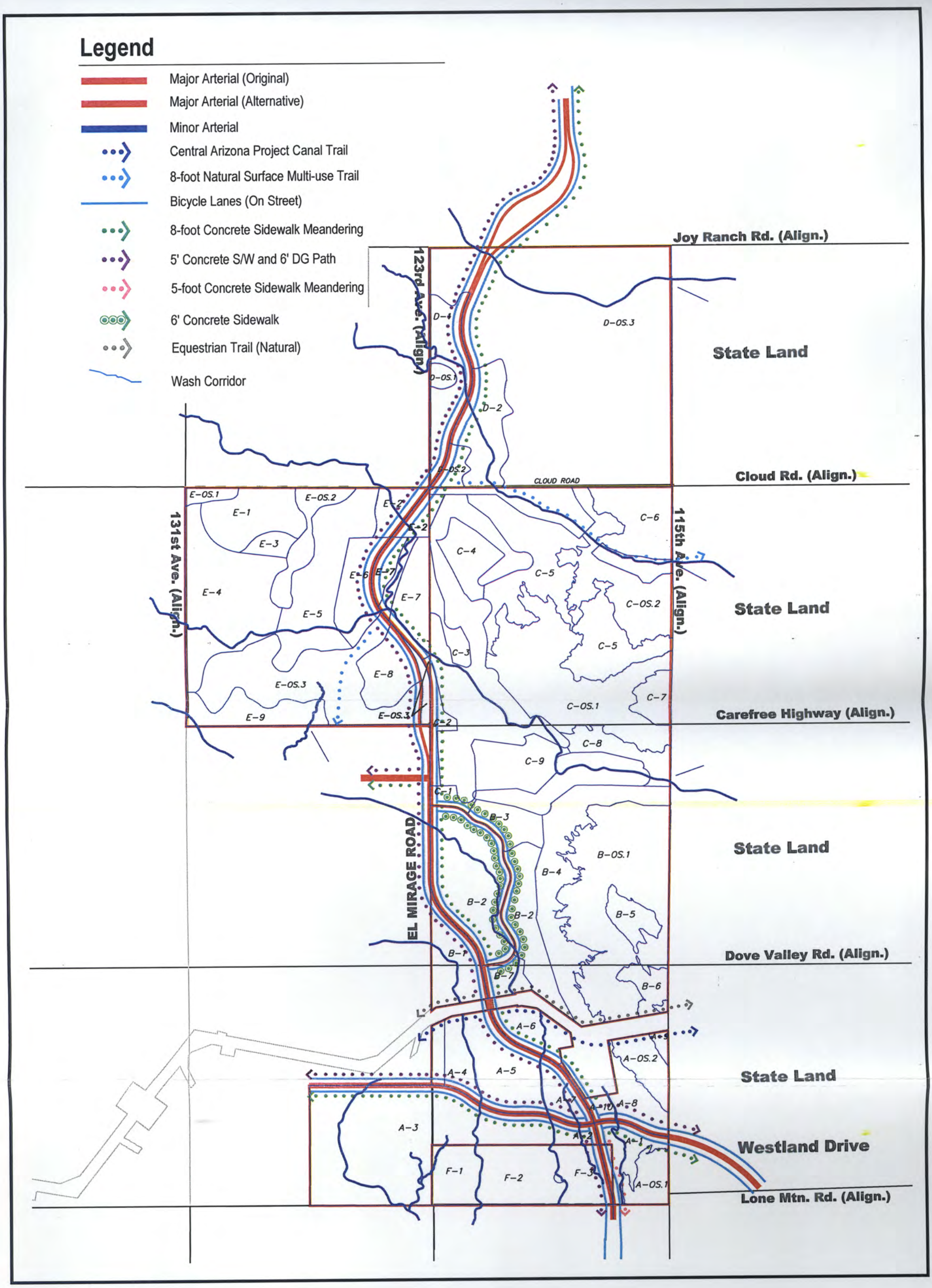
The Transportation Element of the Lake Pleasant Heights Specific Area Plan establishes the basic planned circulation pattern within the planning area and includes the integration of vehicular and non-vehicular transportation modes. The transportation network is shown graphically on **Figure 7, *Transportation Plan*.** The proposed transportation network should provide for the efficient movement of traffic within and through the planning area and should adequately accommodate the projected traffic volumes resulting from the planned land use program. This portion of the Plan describes the location, type, and size of the arterial streets within the planning area and establishes the standards for the use of private streets within the planning area. The Transportation Element also establishes the conceptual locations and widths of paved and non-paved, multi-purpose trails within the planning area. Actual design and construction of all streets and trails will be as specified by the City of Peoria during the site planning / plat review process.

B. Vehicular Circulation

Vehicular circulation within the planning area will be accommodated by a network of public and private roadway facilities designed to accommodate the projected traffic volumes generated from on-site and off- site traffic projections. The proposed system of arterial streets will be designed to accommodate the projected traffic volume with the intent of being responsive to the General Plan Transportation Element and proposed land uses within proximity to the Lake Pleasant Heights property. A system of collector and local streets will provide vehicular movement and direct access within the planning area.

Major Arterial Streets:
El Mirage Road is planned as the primary transportation corridor within the planning area. This roadway corridor is planned as a Major Arterial Street on the Circulation Plan of the City of Peoria and accommodated as such by the Specific Area Plan. El Mirage Road has a planned right-of-way of 130 feet minimum (additional right-of-way may be required for turn lanes as required by the Traffic Impact Analysis), as required by the City of Peoria, with the intent of adaptability to be responsive to topographical and traffic conditions. This planned arterial roadway will be a major north-south transportation corridor within north Peoria promoting regional access to the Lake Pleasant Recreational Area. The proposed alignment will connect with State Route 74 to the north and extend through the proposed Lakeland Village Planned Community project south of the planning area. El Mirage Road will serve both regional and sub-regional traffic. Two alignments are proposed for the northern portion of El Mirage Road because of the rugged terrain. The final alignment will be determined by the City Engineer based on additional studies.

The existing Circulation Plan contained within the General Plan identifies the presence of a planned Major Arterial Street, Twin Buttes Road, connecting into the planning area at the



LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN

PEORIA, ARIZONA

FIGURE 7

TRANSPORTATION PLAN

NORTH

Date: 05/05/05

approximate location of the Carefree Highway Alignment. The Land Use Plan contained within this Specific Area Plan indicates a connection point with this roadway. This defined arterial street also is an east-west arterial street running through the proposed White Peak Ranch (Vistancia North) Planned Community with a potential connection to the proposed Saddleback Heights project. The Circulation Plan indicates that the proposed roadway will be a Major Arterial Street with a planned right-of-way of 130', as required by the City of Peoria, depending on existing topographical and traffic conditions.

Minor Arterial Streets:
Westland Drive is planned as a minor transportation corridor in the southern portion of the planning area. This roadway alignment is designated as a Minor Arterial Street on the Circulation Plan of the City of Peoria. The facility has a planned right-of-way of 130 feet to support future expansion to a Major Arterial cross section, as required by the City of Peoria.

Collector and Local Streets:
A network of collector and local streets will enable local traffic to circulate within the planning area. The collector and local street pattern will be established during the detailed site planning / plat review stage of the project. It is currently anticipated that collector streets will have a planned right-of-way width of 60', or as modified by the City Engineer due to topographic conditions. Due to the topographic constraints and the property's proximity to the El Mirage Road-alignment, it is not anticipated that the project will promote an extensive collector street network. Local streets shall have a planned right-of-way width of 50', or a modified by the City Engineer due to topographic conditions. A future PCD or PAD zoning application may refine the necessity and pattern for collector and local streets.

Private Streets:
It is anticipated that the use of private streets within the Specific Area Plan planning area is highly likely due to the anticipated target market and in response to topographic constraints. Private streets will meet existing City of Peoria street standards unless otherwise approved by the City Engineer.

C. Pedestrian and Bicycle Circulation

An integrated system of non-vehicular circulation is planned within the planning area. A detailed system of on-street bicycle lanes and improved and unimproved trails has been planned as indicated on the project Circulation Plan. All bicycle lanes and trails should be developed in a manner consistent with the City's design criteria.

Bicycle Circulation:
Figure 7, *Transportation Plan* identifies the locations of planned on-street bicycle lanes. It is anticipated by this Plan that on-street bicycle lanes will be located within the right-of-way of all major and minor arterial streets, as well as, collector streets. On-street bicycle lanes will be a minimum of six (6) feet in width.

Pedestrian Circulation:

Figure 7, *Transportation Plan* identified the planned pedestrian circulation network within the planning area. It is anticipated by this plan that a network of sidewalks and paths will accommodate pedestrian circulation and will be located within the public rights-of-way or within dedicated pedestrian easements. Sidewalks for public streets are as follows:

- Arterial streets will be designed to accommodate an eight (8) foot sidewalk on opposite sides of the streets. These can be reduced to five (5) feet on one side if a natural surface path is also provided.
- Collector streets will be designed to accommodate six (6) foot sidewalks on opposite sides of the street.
- Local residential streets will be designed to accommodate five (5) foot sidewalks on opposite sides of the street.

Public paths and public trails located outside of the public right-of-way in land that is dedicated as public open space will conform to the standards outlined in the City of Peoria Trails Master Plan. The developer of Lake Pleasant Heights will work with the City of Peoria staff and participate in the update of the City of Peoria Trails Master Plan. Detailed planning establishing the locations of the off-street paths and trails will occur at the time of zoning and detailed site planning / plat review.

VI. Public Facilities Element

A. Introduction

The public facilities element of the Lake Pleasant Heights Specific Area Plan outlines the proposed public facilities within the planning area based upon the proposed Land Use Plan. The public facilities proposed as part of this Specific Area Plan are based upon existing City of Peoria and public service provider service ratios. The public facilities locations are shown graphically on **Figure 8, *Public Facilities*.** This section of the Plan provides conceptual public facilities planning for six service area categories:

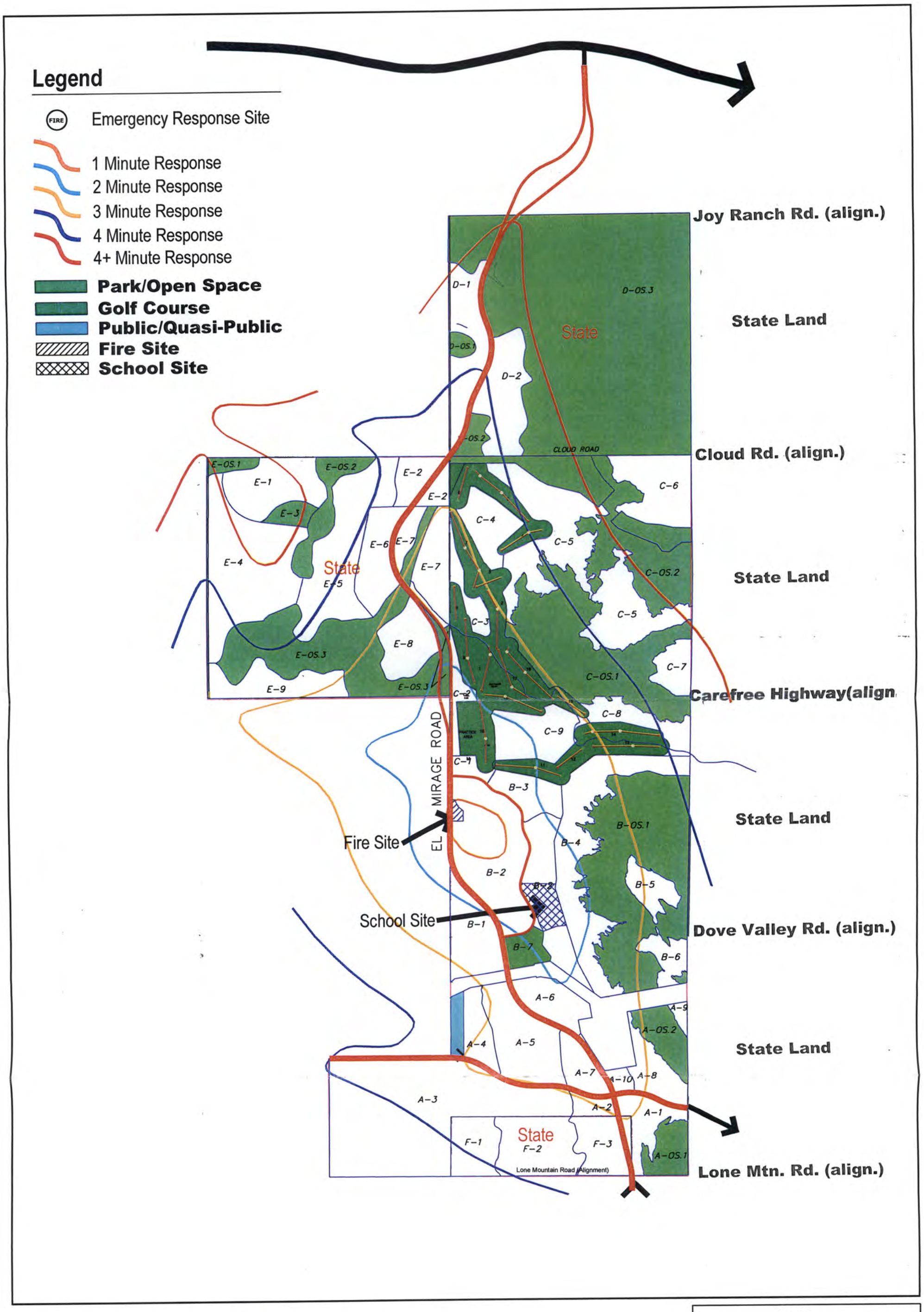
Water Service	**Wastewater Service**
Drainage	**Fire / Emergency Response**
Parks / Open Space	**Elementary Schools**

B. Existing Conditions

No public service facilities currently exist within the Planning Area. The planning area is currently natural desert containing an un-organized network of unimproved trails and roadways. The site contains a single human-made livestock watering tank, Caterpillar tank, in the southern portion of the site. The only developed infrastructure within the planning area is the Central Arizona Project (CAP) canal. The CAP enters the planning area in the southern portion of the site and flows in an easterly direction at surface grade for approximately 1/2 mile. The CAP canal continues across the site with flow being channel into a tunnel structure running under the eastern portion of the site until it exits the site to the east.

C. Conceptual Water System

The planning area is located within the City of Peoria water service area. The City of Peoria will provide the rights to potable water supply in conformance with the existing Assured Water Supply Designation as it relates to the subject development. The land use plan contained within this plan identifies the location of the proposed "Twin Buttes" Water Treatment Plant adjacent to the CAP canal in the southern portion of the site. The property set aside for this purpose within the Lake Pleasant Specific Area Plan will supplement property reserved by the White Peak Ranch (Vistancia North) Planned Community District to address the acreage demands for the regional water treatment facility. It is anticipated that this site will treat raw Central Arizona Project canal water to public health standards and will contribute to the greater system of storage and delivery. Water redundancy will be achieved through the use of off-site groundwater wells.



LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 8
PUBLIC FACILITIES

D. Wastewater System

The planning area is located within the City of Peoria wastewater service area. It is currently anticipated that the wastewater generated within the planning area will be treated at the Jomax Water Reclamation Facility ("WRF") located in to the south portion of the Lakeland Village Planned Community. It is anticipated that upon the commencement of development within the planning area, the developer will contribute through the formation of a Community Facilities District for development of regional public infrastructure or through the payment of the applicable impact fee, as appropriate, for the construction, expansion, treatment and operation of the Jomax WRF. Shared use of the Jomax WRF by development within the Planning Area will reduce ultimate operations costs to the City of Peoria through the coordinated consolidation of treatment at a single location within this northern portion of the City. As outlined in the Annexation and Development Agreement supporting the Lake Pleasant Heights Specific Area Plan, the planning area will be entitled to utilize the proportionate share of the effluent generated by on-site uses for irrigation purposes within the Specific Plan Area.

E. Drainage System

The drainage system proposed within the Planning Area is based upon the Desert Lands Conservation Ordinance and the North Peoria Drainage Master Plan and will incorporate the use and preservation of the existing Jurisdictional (Section 404) washes within the Planning Area. Development within the planning area is envisioned as being environmentally sensitive with the proposed drainage concept is based upon the maintenance of the natural environment. Development within the planning area will integrate ecological resources with transportation and open space. The following general drainage concepts will be carried forward within the planning area:

- Off-site drainage flows will enter and depart the Planning Area in substantially the same manner as under pre-development conditions;
- Onsite detention facilities shall be designed to be as unobtrusive as possible and the use of large detention basins shall be limited to the use of basins only to reduce the post-development peak flow to a level equal to or below the existing peak flow rate;
- The use of conventional 100 year - 2 hour stormwater retention standards may be modified only if approved by the City Engineer due to terrain; The minimum standards will be pre versus post for both volume and peak flow. Additionally, there shall be no direct discharge to any wash without a first flush treatment (defined as the first one inch of rainfall).
- Where the use of detention and retention basin facilities is required, they should be designed as flow through system to sustain existing habitat areas and channel flow and sedimentation characteristics;
- Drainage channels should utilize existing natural wash alignments where possible natural channel flow should be maintained;

- All National Pollution Discharge Elimination System (NPDES) standards will be adhered to and all applicable City of Peoria drainage requirements will be followed.

Upon the development of individual parcels within the Planning Area, a detailed drainage master plan shall be prepared and approved by the City of Peoria.

F. Fire / Emergency Response

The Land Use Plan for the Lake Pleasant Heights Specific Area Plan identifies the need for one (1) fire station within the Planning Area based upon a standard response time analysis. Based upon the results of the response time analysis, a fire station site has been identified in the central portion of the site. It is estimated that based upon the selected location, the majority of the Planning Area would be within the desired four minute response time coverage area. It is estimated, based upon the results of the standard response time analysis, that the outer-edges of the community would fall with a five to six minute response time zone based upon a the sitting of a single station within the planning area. It should be noted that if future fire station locations are provided by surrounding projects or established by the City of Peoria, portions of the site not currently within the four minute response time radius may be accessible from other stations within the City within a four minute timeframe.

G. Police / Emergency Response

Police and law enforcement service facilities will likely be based out of the planned fire station site located within the Lake Pleasant Heights Specific Area Plan planning area. The police will share the fire station building. Support for police and fire facilities will be provided through participation in the Impact Fee Program.

H. Parks and Open Space

The Land Use Plan for the Lake Pleasant Heights Specific Area Plan provides locations for the establishment of three (3) park sites. Two neighborhood parks one located on private land and the other on State Trust land. The size of the two neighborhood parks are listed as land use type NP on **Table 1, *Specific Area Plan, Intensity/Density Analysis.*** The third park is intended to be a passive desert environment park and is approximately 48 acres.

One proposed neighborhood park site has been located on private land in the southern portion of the site adjacent to the planned elementary school site to maximize the opportunities shared facility use. This neighborhood park site is located within that portion of the land use plan containing the highest concentration of population within the planning area. There may be more than one location for the neighborhood park in the southern area of the plan.

The second neighborhood park site has been located in the northwest portion of the planning area on State Trust land in Section 2. This park site has been located in an area with limited

topographic constraints and that allows connectivity opportunities to adjacent planned trails and open spaces. The target location also recognizes the Lakeland Village Planned Community recreational facilities and proposes a location that is geographically distributed from these other planned facilities within the greater region.

The third neighborhood park is proposed in the Big Springs Conservation Area. This park is envisioned as a passive desert environmental park. Areas within this park will have to be of sufficient size and character to accommodate a parking lot, restrooms and an interpretive center. The other two neighborhood park sites shall be a minimum of 8 to 12 acres for each site. At least 4 to 5 acres of each site shall be free of slopes greater than 10%, retention basins, easements, archaeological sites and 404 Jurisdictional washes.

All park improvements shall be approved by the City's Community Services staff, which includes playground equipment, amenities, hard surface courts, the type of irrigation system, restroom fixtures, plant materials, etc. The City of Peoria Community Services staff will be actively involved in the planning, design and construction of the neighborhood parks.

The dedication, reservation or sale of parks and open space areas will be established during the zoning and site planning plat review phase and will be addressed within the revised Annexation and Development Agreement. If open space is dedicated to the City as public open space the developer must develop a trail system and trail heads to connect the open space areas. The general public shall be allowed to access the dedicated open space. The final location of the park sites will be determined by the City Parks Department. If a park site is moved, the vacated area can be developed with residential uses (Low 2-5 du/ac) provided the total approved density for the entire Lake Pleasant Heights project is not exceeded.

I. Primary Schools

The Land Use Plan for the Lake Pleasant Heights Specific Area Plan has identified a location for a primary school to address the creation of educational demand within the planning area. The elementary school site has been located within the southern portion for the planning area and has been located adjacent to the proposed neighborhood park to maximize the opportunity to share facilities. The elementary school site has been located in that portion of the site containing the highest density of residential land use and geographically located to be responsive to the anticipated population therefore promoting pedestrian accessibility to the planned facilities. An alternative school site may be located within the Specific Area Plan based on future discussions with the Peoria Unified School District, the City Engineer who will address access issues and the developer. If the school site is relocated, the vacated area can be developed at a density no greater that the underlying land use of residential (Low 2-5 du/ac) as shown on the Land Use Plan provided the total approved density for the entire Lake Pleasant Heights project is not exceeded.

VII. Future Entitlements

A. Zoning

The Lake Pleasant Heights Specific Area Plan has been designed to set land use, transportation and public facility policy direction for the subject property. The Applicant has submitted a Planned Community District zoning application to implement the policy set by the review and approval of the Specific Area Plan. The zoning application will set a greater level of property development entitlements on the property which will likely by supplemented by a redraft of the 1994 Annexation and Development Agreement (as applied to portions of the subject property) and with the intent of expansion to the balance of the Lake Pleasant Heights property. Applicability of a future development agreement to the inclusive acres of public lands will be determined at a later date.

B. Site Plan / Plat Approval

In support of the Specific Area Plan and future zoning request(s), this property will be developed under the guidance of the Site Plan and Subdivision Plat processes. However, to a certain extent, some "large-lot" platting could occur under the existing approved zoning on the site should the Applicant want to respond to the understanding or perception of a captive market.