



MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, DECEMBER 17, 2009
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

**PLANNING & ZONING
COMMISSION:**

Veda McFarland, Chair
Marc Melbo, Vice Chair
Bill Louis, Secretary
Greg Loper
John Gerard
Nancy Golden
Leigh Strickman
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

***Accommodations for
Individuals with Disabilities.***

Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623)773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.

CONVENE:

ROLL CALL:

OPENING STATEMENT:

CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

- 1C DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioner Loper, and Alternate Wojcik from the December 3, 2009 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held December 3, 2009.

REGULAR AGENDA

UNFINISHED BUSINESS:

3R PUBLIC HEARING: RE: Minor GPA Amendment.

PUBLIC HEARING – GPA08-02: [REDACTED], on behalf of Aloravita II, LLC and [REDACTED], is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 78 gross acres from Residential Low Density (2-5 du/ac. target of 3 du/ac) to Mixed-Use. The proposal is generally located east of 83rd Avenue, approximately midway between Happy Valley and Jomax Roads.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from [REDACTED] on behalf of Aloravita II, LLC and [REDACTED] to alter the current Peoria General Plan Land Use designation for approximately 78 gross acres from Residential Low Density (2-5 du/ac. target of 3 du/ac) to Mixed-Use.

NEW BUSINESS: None

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
DECEMBER 3, 2009
DRAFT**

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Veda McFarland, Vice Chair Marc Melbo, Commissioners Bill Louis, Nancy Golden, John Gerard, and Leigh Strickman.

Members Absent: Commissioner Greg Loper and Alternate Anne Wojcik.

Others Present: Ellen Van Riper - Assistant City Attorney, Glen Van Nimwegen - Planning and Community Development Director, Chris Jacques - Planning Manager, Robert Gubser – Senior Planner, Rebecca Zook – Engineering Supervisor, Dawn Boyer – Council Assistant, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques.

Call for speaker request forms.

Audience: 20

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “**C**” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C DISPOSITION OF ABSENCE: None

2C MINUTES: Approve the minutes of the Regular Meeting held November 5, 2009.

COMMISSION ACTION: Commissioner Louis moved to approve the Consent Agenda items. The motion was seconded by Commissioner Gerard and upon vote, carried unanimously.

REGULAR AGENDA

3R PUBLIC HEARING – GPA08-02: [REDACTED], on behalf of Aloravita II, LLC and [REDACTED], requested a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 78 gross acres from Residential Low Density (2-

5 du/ac. target of 3 du/ac) to Mixed-Use. The proposal is generally located east of 83rd Avenue, approximately midway between Happy Valley and Jomax Roads.

The applicant requested a continuance until the December 17, 2009 Planning and Zoning meeting.

STAFF REPORT: None

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Gerard moved to approve the request from [REDACTED], on behalf of Aloravita II, LLC and [REDACTED] [REDACTED] to continue case GPA08-02 until the December 17, 2009 meeting. The motion was seconded by Vice Chair Melbo and upon vote, carried unanimously.

4R PUBLIC HEARING – PR08-42: An appeal was filed in regards to the approval of a site plan for the Emmanuel Church of God which would allow the construction of a two-story, 14,374 square foot religious facility with a maximum building roof height of 29'-8". The site is located on the south side of Jomax Road at the 73rd Avenue alignment.

STAFF REPORT: Robert Gubser, Senior Planner presented the staff report.

COMMISSION COMMENT: Commission members inquired about the following items:

- The uses of the facility other than for worship.
- The capacity of the building.
- Whether the neighboring homes were taken into consideration when the building was designed.
- If there is a playground area.
- Would the facility be used for a daycare facility.
- The length of time that the applicant has to obtain construction permits before Site Plan approval expires.

PUBLIC COMMENT:

[REDACTED], applicant, replied to Commissioners concerns:

- The upstairs of the church building could be used for meetings or dinners.
- The building was designed for 350-400 church members and has 68 parking stalls.
- The design of the church has roof line and elevation variations with a color scheme that is similar to the adjacent neighborhood.
- A small grass area without playground equipment is planned for a play area.
- The facility would not be used for a daycare facility.

[REDACTED] resident, expressed the following concerns:

- The two story design of the church blocking the gorgeous mountain views.
- Thinks the church should be one story.
- Afraid the church will use the neighborhood cul-de-sac for overflow parking.

- The noise level will be loud when events are held at the church.
- Wants the church to be positioned differently on the site.
- The church will further reduce the value of the neighboring homes.

COMMISSION ACTION: Commissioner Louis moved to uphold staff approval of case PR08-42 subject to conditions 1-19. The motion was seconded by Commissioner Gerard and upon vote, carried unanimously.

5R PUBLIC HEARING – The Planning and Community Development Department for the City of Peoria presented the Old Town Peoria Revitalization Plan (OTPRP) for adoption. The OTPRP covers a four-square mile area bounded by Loop 101 (west), Cactus Road (north), Olive Avenue (south) and 75th Avenue (east). The overarching purpose of the OTPRP is to establish a planning framework and strategy for revitalization of the Old Town and surrounding area.

STAFF REPORT: Robert Gubser, Senior Planner presented the staff report.

COMMISSION COMMENT: Commissioners commended staff on an excellent job.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Gerard moved to approve the request from the Planning and Community Development Department for recommendation to City Council to adopt the Old Town Peoria Revitalization Plan. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: Chris Jacques, Planning Manager, made a special presentation to John Gerard recognizing him for his many years of service to the Planning and Zoning Commission due to his term of service ending as of December 31, 2009.

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:27 p.m.

Veda McFarland, Chair

Date Signed

CASE NUMBER: GPA 08-02
DATE: December 17, 2009

AGENDA ITEM: 3R

Applicant: Aloravita II, LLC represented by Chris Stephens

Request: ***The Villages at Aloravita:*** Proposal to amend the General Plan Land Use Map for a portion (78 acres) of the overall site encompassing 628 acres (1 square mile) from Low Density Residential (2-5 du/ac) to Mixed-Use.

Location: The project site is a full section of land generally bounded by the 83rd Avenue alignment (west), 75th Avenue alignment (east), Jomax Road (north) and Happy Valley Parkway (south). This proposal affects a 78-acre core area within the center of the project site.

Support / Opposition: Initially, staff received written and verbal opposition to the potential development of this property; however, since the application was reconfigured and re-initiated for this Minor General Plan Amendment (10/27/09), no comments in support or opposition have been received.

Recommendation: Recommend approval of GPA 08-02 to the City Council.

BACKGROUND

The Villages at Aloravita (formerly Tusoul)

1. The applicant has approached the City with a concept plan that would transform the project site into a high-quality master planned residential community with a diversity of housing types, passive and formal recreational areas anchored by a village core. This core is internalized within the project site and is intended to provide neighborhood-scale retail and office opportunities within a “main street” style development template. The core also contemplates a transitional “belt” of moderate-density residential housing types, centralized public park and an adjacent K-8 school site. The mixed-use core described above is the subject of this Minor General Plan Amendment. A subsequent rezoning application to a Planned Community District (PCD) will be forthcoming.

Project Site Location

2. The overall project is a full section of land (1 square mile / 640 acres) located between the 75th and 83rd Avenue alignments (83rd Avenue diverges from its linear alignment in this section) and between Happy Valley and Jomax Roads (Exhibit B). This property and a second full section to the northeast were auctioned by the Arizona State Land Department in 2006. Both sections are controlled by the same ownership group and are anticipated to be entitled concurrently.

Topography

3. The site is relatively flat with a slight change in grade from northeast to southwest. The site is bounded by New River to the east (adjacent to Terramar) and bisected by a second significant wash. Both washes are to be preserved and enhanced with restorative vegetation and passive amenities. This site also contains the “toe” of West Wing Mountain near the southwest corner near 83rd Avenue and Happy Valley. This area is also slated for preservation. Collectively, these three features account for approximately 185 of the 628-acre property. Viewsheds from this property include West Wing, East Wing and Sunrise Mountains.

Initial Concept

4. This application was originally filed in February 2008 to be processed with an in-process rezoning application on the same property (Z08-02, Tusoul Planned Area Development). At the time, the applicant was requesting approximately 10 acres of Neighborhood Commercial to be located along the perimeter of the development at the northwest corner of the site near West Wing Mountain. A 16-acre high-density residential development parcel was located immediately adjacent to the 10-acre commercial site. Other high-density residential areas were located along the southern extents of the project area near Happy Valley Road. The school and park sites were located along the New River corridor.
5. As submitted, both applications received considerable push-back from the City, the Peoria Unified School District and the residents in the area. In an effort to address concerns and work to gain support, the applicant requested that both applications be put on hold until further notice. This occurred in January of 2009.

Reconfigured Concept

6. Subsequently, the project concept has undergone significant revisions and the application to amend the General Plan has been reactivated. The request for Neighborhood Commercial along the periphery has been eliminated in favor of a Mixed-Use “village core” on approximately 78 acres near the center of the property, which if approved, will result in an integrated neighborhood-scale town center with accompanying office uses in conjunction with a centralized school, public park site and moderate-density residential uses.
7. Accordingly, with a new development team and project concept, Staff has requested that the applicant re-engage with the surrounding neighborhoods. The rezoning request will be processed at a later time. Staff has also re-noticed the surrounding property in accordance with Article 14-39 of the Zoning Ordinance. Since these notices have gone out, staff has received one call from the public requesting information.

DISCUSSION AND ANALYSIS

Existing General Plan Land Use Designation

8. The 628-acre project site is comprised of approximately 185 acres of Open Space, 21 acres of Estate Residential (0-2 du/ac, target of 1 du/ac) and 422 acres of Low Density Residential (2-5 du/ac, target of 3 du/ac) designations. The 78-acre subject area is currently designated Low Density Residential, which is intended to provide for moderately-sized, detached single-family residential homes. Location criteria for this designation include adequate access, availability of public facilities and utilities, existing land use patterns and natural or man-made constraints.

Request to designate portion of Site to Mixed-Use

9. The General Plan defines Mixed-Use as areas where a horizontally or vertically integrated mix of uses is promoted. These areas are intended to exhibit functional, physical and thematic integration in the context of a pedestrian-oriented environment and should provide a mix of housing, employment and retail uses. Furthermore, these areas should limit the residential component to a range of between 30-60% of the gross floor area (GFA) or net site area, whichever is greater, to ensure an adequate balance of uses. Pedestrian-scale architecture, appropriate amenities, shared parking, and access to multi-modal transportation (existing or planned) are also key components in the consideration of Mixed-Use applications.
10. The General Plan is intended as a “blueprint” or “big picture” view of the desired development pattern. Accompanying details (e.g. trip generation, cross sections, architectural style) and development standards (e.g. setbacks, building height, schedule of uses) are determined during the subsequent rezoning phase of the project. What is known, or rather determined, at this phase of entitlement is the approximate intensity of development to be permitted in a given area. In this case, the applicant is requesting 78 acres of Mixed-Use, which has narrower character and use definitions than the previously requested Neighborhood Commercial designation and will result in a much more unique development.
11. Although staff has had on-going dialogue with the applicant regarding what will be expected during the rezoning process, it is prescribed under the General Plan Mixed-Use guidelines that this development will limit residential uses to between 23.4 and 46.8 acres (30-60%) of the 78-acre site with the remaining area to be commercial / office uses.
12. Based on land use plans associated with the rezoning application (Exhibit D), the 78 acres of Mixed-Use is expected to consist of approximately 14.6 acres of vertically-oriented commercial / residential uses, 30.4 acres of attached single-family residential, a 16.1 acre elementary school site, an 11.3 acre City park, a greenbelt with a trail connection, and a small section of transitional single-family

detached residential.

Minor General Plan Amendment Evaluative Criteria

13. Chapter 14 of the Peoria General Plan (“Plan Administration”) directs the City to make a finding that the proposal substantially demonstrates or exhibits the following evaluative criteria:
 - i. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use or change proposed in the amendment.
 - ii. The amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
 - iii. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - Significantly altering acceptable existing land use patterns,
 - Requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
 - Adversely impacting existing uses because of increased traffic on existing systems, or
 - Affecting the livability of the area or the health and safety of the residents.
 - iv. That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

Land Use Compatibility

14. The Mixed-Use land use category promotes creative solutions to incorporating commercial, office and moderate-density residential uses in a manner that encourages interaction with the surrounding community and forges a sense of place. The intent is to discourage disconnected, walled-off micro-developments or vast large-scale commercial centers that offer no transition or relationship between communities. This proposal will result in a village core concept that is linked to multiple regional and local paths and trails to promote the reduction of vehicular travel. The commercial uses are intended to be service-oriented, with small parking areas and designed to clearly communicate commercial activity, yet resemble the surrounding residential character and form. Similarly, the moderate-density residential component is intended to be street-oriented with a focus on resident interaction to promote a sense of community.
15. By integrating the school and city park within the Mixed-Use core, it reinforces the shared importance of open space and communal living, while not allowing the residential or commercial uses to singularly dominate the core.
16. Staff has reviewed the applicant’s request and concurs with the analysis pertaining to this proposal’s compliance with the General Plan. This analysis is provided as Exhibit A1-A5.

Sustainable Development Template

17. This development is viewed as an opportunity for the City to actively participate in the master planning of a section of land that will provide a variety of housing options and a range of services including neighborhood retail, offices, live-work units, a school and many recreational opportunities. Staff believes this project is representative of a “paradigm shift” in development trends and will not only further the City’s goal of attaining sustainable development, but may become the template for future master plans.

Relevant General Plan Goals, Objectives & Policies

18. Below is a list of several supporting General Plan goals, objectives and policies followed by brief statements of explanation as to how the item is being applied to this amendment.

CHAPTER 2 (Land Use Element):

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

- The Project is located in an area where resources, infrastructure, and facilities are in place.
- The Project will reflect a high quality, attractive and efficient urban development pattern.
- The Project will be comprised of an appropriate mix of land uses that will benefit Project residents and residents of adjacent communities.
- The Project, which will be predominantly residential, will provide safe and convenient vehicular circulation, significant open space and recreational opportunities, access to public schools, and superb pedestrian and bicycle linkages.
- A wealth of amenities will be provided to residents of the Project including easy and convenient access to neighborhood retail, parks and open space, an interconnected trail system, and a school.
- The Project, with its centrally located mix of uses, will minimize infrastructure needs and transportation demands.

CHAPTER 4 (Economic Development Element):

GOAL 1: Create employment opportunities for Peoria residents.

GOAL 2: Generate new net City sales tax collections.

- The mixed-use node contemplated for the Central Parcel will provide job opportunities in the retail, service, and office sectors, while encouraging the growth of locally-owned businesses.
- The Project as a whole will create a significant number of construction jobs.
- The retail uses contemplated for the Central Parcel will generate new sales tax revenues for the City.

- The population growth associated with the Project will generate increased sales tax revenues at existing businesses within the City.

CHAPTER 7 (Housing Element):

GOAL 1: Provide for sufficient availability and a variety of opportunities for safe, decent and affordable housing, cohesive neighborhoods to meet the needs of present and future residents of Peoria.

- The Project will increase the housing supply while promoting diversity and neighborhood vitality by offering different housing types.

CHAPTER 9 (Recreation & Open Space Element):

GOAL 5: Develop a safe, multi-use and inter-connected path and trail system throughout the City.

- The Project provides park and open space areas that will be accessible by foot or bicycle using an interconnected system of sidewalks and trails (which will also connect to a regional park to be located east of the Project).

19. Additional support for this request comes from goals, objectives and policies in the General Plan recently adopted by the City Council as part of the 2009 Major General Plan Amendment (December 1, 2009). Though many of the items below will be more directly addressed during the rezoning phase of development, staff believes this request responds positively to the following goals, objectives and policies:

CHAPTER 2 (Land Use Element):

OBJECTIVE 1.F: Promote sustainable developments that elevate community identity and convenience, reduce vehicular trips, minimize infrastructure needs, improve air quality and provide a diversity of uses.

OBJECTIVE 1.N: Support healthy residential environments that provide for safe and convenient access to 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 land uses.

POLICY 1.N.5: Require new residential developments to provide pedestrian linkages to parks, schools and other appropriate public facilities.

POLICY 1.N.4: Require adequate provision of open space or direct access to open space in housing developments and, in particular, medium- and high-density multiple-family housing developments.

POLICY 1.F.5: Maximize compatibility between mixed use developments and existing neighborhoods through building orientation, buffering, outdoor activity concentration and site access.

- By locating the mixed-use component near the core of the community near a park, a school, and at the confluence of larger trail network, this request will encourage pedestrian and bicycle activity and will maintain substantial distance from existing neighborhoods.
- One of the primary objectives of this project is to place mixed use development in an area well connected to paths, trails and roads, while minimizing real or perceived burdens on nearby neighborhoods. This mixed use core will create a vibrant pedestrian-friendly environment not currently found in the City.

POLICY 1.N.6: Encourage the development of master planned communities where large land holdings can be designed to provide a wealth of amenities to City residents.

- This request is part of a much larger project consisting of over 1200 acres. To date, the overall development will consist of preserved hillside areas, protected washes, paths & trails, a City park, a trailhead, two school sites and a variety of housing choices. These amenities would be very difficult to obtain without master planning all 1200-plus acres.

POLICY 1.N.8: Support and facilitate convenient access to schools.

POLICY 1.N.9: Partner with local school districts to coordinate the timely development schools and neighborhoods.

- The applicant continues to work with Peoria and Deer Valley Unified School Districts to address siting and access concerns. This mixed use request includes an elementary school site in the Peoria Unified School District which meets the District's general siting requirement. The site is also shown as being at the center of the community, making it easily accessible for pedestrians and vehicles alike.

20. Staff believes this request will result in what may become a new template for larger-scale development in Peoria. Instead of the traditional commercial corners with strips of office development or multifamily residential pockets segregated from neighborhoods, this project proposes a village core concept that anchors a larger area with service-oriented retail and office uses alongside a school, a park and moderate-density residential uses. Equally important in this project is the interconnectedness of each parcel and open space tract, whether in its natural or improved state. Though the details of these items will be broached during the rezoning phase of development, staff believes this amendment to the General Plan creates the necessary framework to develop this concept.

Proposition 207

21. The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the

City Council action.

CIVIC ENGAGEMENT & NOTIFICATION

Neighborhood Meetings

22. The applicant scheduled two neighborhood meetings to discuss this application with the surrounding communities (Exhibits E1-E2). The first meeting was held at the West Wing Mountain Community Center on December 9, 2009 at 7:00 p.m. The second meeting was held at Terramar Elementary School on December 10, 2009 at 7:00 p.m. Staff was in attendance at both meetings.
23. Both meetings were well-attended by local residents. Many of the attendees were seeking information about the project as a whole. There were, however, some concerns regarding lot / home sizes and the perceived impact of the townhome product on the value of existing homes in the area. There were also concerns regarding the size, scale and uses contemplated within the commercial component.
24. The applicant reinforced the larger sustainability objective of “place making” and creating a lifestyle choice through a village core area where pedestrian connectivity and public spaces are key components and an integrated mix of moderate density residential and small-scale neighborhood commercial uses are in close proximity. Additionally, the applicant noted that at this time, the application is for a Minor General Plan Amendment. The specific development standards, infrastructure requirements and project execution will be specifically addressed during the subsequent rezoning process. This process will include additional and ongoing civic engagement.

Public Notification

25. Public notice was provided in the manner prescribed under Section 14-39-6. The posting was completed a minimum of 15-days prior to the Public Hearing.

School District Notification

26. Peoria Unified and Deer Valley School Districts received written notification of this amendment. Although no comments have been received from either District since this most recent submittal, many of the site issues that concerned Peoria Unified School District should have been rectified by relocating the school site more internally to the property at the corner of two collector streets and away from the existing floodplain. Site specific concerns will be addressed through the rezoning process.

FINDINGS AND RECOMMENDATION

27. The proposed amendment supports the following findings:
 - This amendment is consistent with the intent of the General Plan and furthers

the City's desire to provide a healthy, safe community and advances the overarching goal of creating a sustainable community.

- This amendment establishes the framework for a unique development that will encourage pedestrian connectivity throughout the project, an integrated mix of residential and commercial development types, open space preservation and safe access to community amenities.

It is recommended that the Planning and Zoning Commission take the following action:
Recommend approval of Case GPA 08-02 to the City Council.

ATTACHMENTS

Exhibit A1-A5:	General Plan Amendment Justification Questionnaire
Exhibit B:	Location / Context Map
Exhibit C:	Existing & Requested General Plan Land Use Map
Exhibit D:	Conceptual Land Use Plan (Rezoning)
Exhibit E1-E2:	Neighborhood Meeting Notification Letters
Exhibit F1-F3:	Conceptual Perspectives

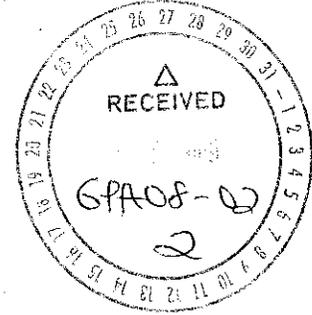
Report prepared by:

Adam Pruet, AICP
Senior Planner

The Villages at Aloravita

Minor General Plan Amendment

Description and Justification Request
October 2009



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

Aloravita, LLC ("Aloravita") desires to develop approximately six-hundred and twenty-seven (627) acres generally located southeast of 83rd Avenue and Jomax Road, City of Peoria, Arizona (the "Property"). Aloravita contemplates developing the Property into a high quality master planned residential community with various housing types, passive and recreational open space, a school, and a mixed-use core (collectively, the "Project"). The mixed-use core is intended to provide neighborhood-scale retail, office, park, and compatible residential uses.

The proposed redesignation described in question 2, below, will facilitate Aloravita moving forward with the Project by providing the City with flexibility to consider at a later date a subsequent application by Aloravita to rezone the Property to Planned Community District ("PC District").

- 2. If map amendment, indicate the existing and the proposed General Plan Land Use designations.**

This minor General Plan Amendment is comprised of the redesignation of an approximately 78 acre parcel of land located in the center of the Project area (the "Center Parcel") from Residential/Low to Mixed Use.

- 3. In what ways does the existing plan inadequately provide suitable alternatives for this request.**

The Property's land use designation under the existing General Plan Land Use Map is predominantly Residential/Low, except that land along the southern boundary of the Property is designated Residential/Estate and land along the eastern boundary of the Property is designated Park/Open Space.

Subsequent to this General Plan amendment, Aloravita intends to rezone the entire Property to PC District, which district "is intended to accommodate large-scaled, yet unified, comprehensively planned developments which conform with and enhance the policies and programs contained in the Peoria General Plan." City of Peoria's Zoning Ordinance § 14-36-1.

The redesignation of the Central Parcel to Mixed Use is an essential component of the overall Project as described in detail herein. Redesignation of this parcel to Mixed Use will enable Aloravita to provide a central gathering point for Project residents and will allow for the

provision of local services along with recreational opportunities. The variety and mixing of uses contemplated for the Central Parcel, as described in more detail below, are not allowed under the existing Residential/Low designation. Therefore, redesignation to Mixed Use is necessary.

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

Planning research has shown that property/housing values tend to increase with their proximity to public parks and neighborhood-scale commercial land uses. Neighborhood commercial areas, like the one contemplated for the Project, are also more likely to attract small locally-owned or "ma and pa" type shops, which serve the daily needs of residents while not competing with larger, more regionally-oriented retail areas located along busy transportation corridors. Thus, in addition to positively impacting property values, neighborhood commercial areas provide opportunities for developing locally-owned neighborhood-specific businesses. Moreover, neighborhood commercial areas contribute significantly to building community and developing a "sense of place" by providing a gathering place for residents and a central locale for community events.

It is Aloravita's intent that the mixed-use node contemplated for the Central Parcel will ensure the long-term sustainability of the Project by serving all of the functions described herein. To further this end, this mixed-use node will allow for neighborhood-scale retail and office uses, a park, a school, and compatible residential uses, and will be situated immediately adjacent to other open space areas, all of which will be interconnected by a trail system.

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

At the forefront of sound land use and community planning, as commonly reflected in the planning literature, are the concepts of walkable communities, neighborhood connectivity, mixing of uses, appropriate densification, and an interconnected system of open space for active and passive recreational use.

The overall vision for the neighborhood pattern of the Project is to create a high quality residential community that has located in its center a mixed-use node consisting of neighborhood-scale retail uses, limited office space, parks and open space, a school, and compatible residential uses, all of which uses will be accessible by foot or bicycle using an interconnected system of sidewalks and trails (which will also connect to a regional park to be located east of the Project).

This vision is consistent with the land use and community planning concepts described above and, to be accomplished, requires the redesignation of the Central Parcel to Mixed Use.

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

The mixed-use node proposed for the Central Parcel will create new job opportunities (within walking distance for residents of the Project) in the retail, office, and service sectors, and will increase the City's retail sales tax revenues. In addition, as a neighborhood-scale commercial area, the mixed node is more likely to attract locally-owned businesses.

The Project as a whole will create a significant number of local construction jobs for several years into the future. And the population growth associated with the Project will necessarily generate increased spending within the City limits thereby increasing the City's tax base and stimulating further economic development and employment opportunities.

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

The proposed redesignation of the Central Parcel to Mixed Use will contribute directly to the City's goal of achieving balanced housing, shopping, employment, and recreational opportunities. Provided that redesignation of the Central Parcel to Mixed Use is approved, the Project will offer a variety of housing types, employment opportunities located within walking distance to residents' homes, a neighborhood-scale commercial area where residents' daily needs will be served, and a centrally-located community gathering place. Equally important, residents of the Project will have access via an interconnected trail system to local and regional parks and open space areas.

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

It is important to reiterate that approval of the proposed redesignation will facilitate Aloravita's moving forward with its application to rezone the Property to PC District. At such time, Aloravita will be required to submit, and the City will have the opportunity to review and accept, master water and sewer plans and drainage and traffic analyses for the Project. This said, Aloravita anticipates that development of the Central Parcel (i.e., the parcel subject to this amendment request) as well as the remainder of the Property will have minimal impact on existing infrastructure in the area.

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

The Mixed Use component contemplated for the Central Parcel will have minimal impact on the school district. This said, Aloravita will provide school sites for Peoria Unified and Deer Valley Unified School Districts at such time as the Property and the parcel of land Aloravita owns northeast of the Property are rezoned to PC District. One of these school sites will be located within the Central Parcel.

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

As demonstrated throughout this narrative, redesignation of the Central Parcel to Mixed Use satisfies many Elements of the General Plan and their associated Goals, Objectives, and Policies including, without limitation:

GOAL 2.1: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations, and protect environmentally sensitive areas.

- The Project is located in an area where resources, infrastructure, and facilities are in place.
- The Project will reflect a high quality, attractive and efficient urban development pattern.
- The Project will be comprised of an appropriate mix of land uses that will benefit Project residents and residents of adjacent communities.
- The Project, which will be predominantly residential, will provide safe and convenient vehicular circulation, significant open space and recreational opportunities, access to public schools, and superb pedestrian and bicycle linkages.
- A wealth of amenities will be provided to residents of the Project including easy and convenient access to neighborhood retail, parks and open space, an interconnected trail system, and a school.
- The Project, with its centrally located mix of uses, will minimize infrastructure needs and transportation demands.

GOAL 4.1: Create employment opportunities for Peoria residents.

GOAL 4.2: Generate new net City sales tax collections.

- The mixed-use node contemplated for the Central Parcel will provide job opportunities in the retail, service, and office sectors, while encouraging the growth of locally-owned businesses.
- The Project as a whole will create a significant number of construction jobs.
- The retail uses contemplated for the Central Parcel will generate new sales tax revenues for the City.
- The population growth associated with the Project will generate increased sales tax revenues at existing businesses within the City.

GOAL 7.1: Provide for sufficient availability and a variety of opportunities for safe, decent and affordable housing, cohesive neighborhoods to meet the needs of present and future residents of Peoria.

- The Project will increase the housing supply while promoting diversity and neighborhood vitality by offering different housing types.

GOAL 9.5: Develop a safe, multi-use and inter-connected path and trail system throughout the City.

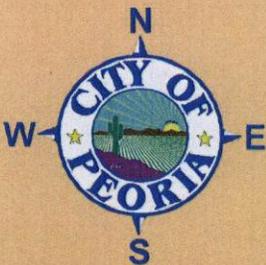
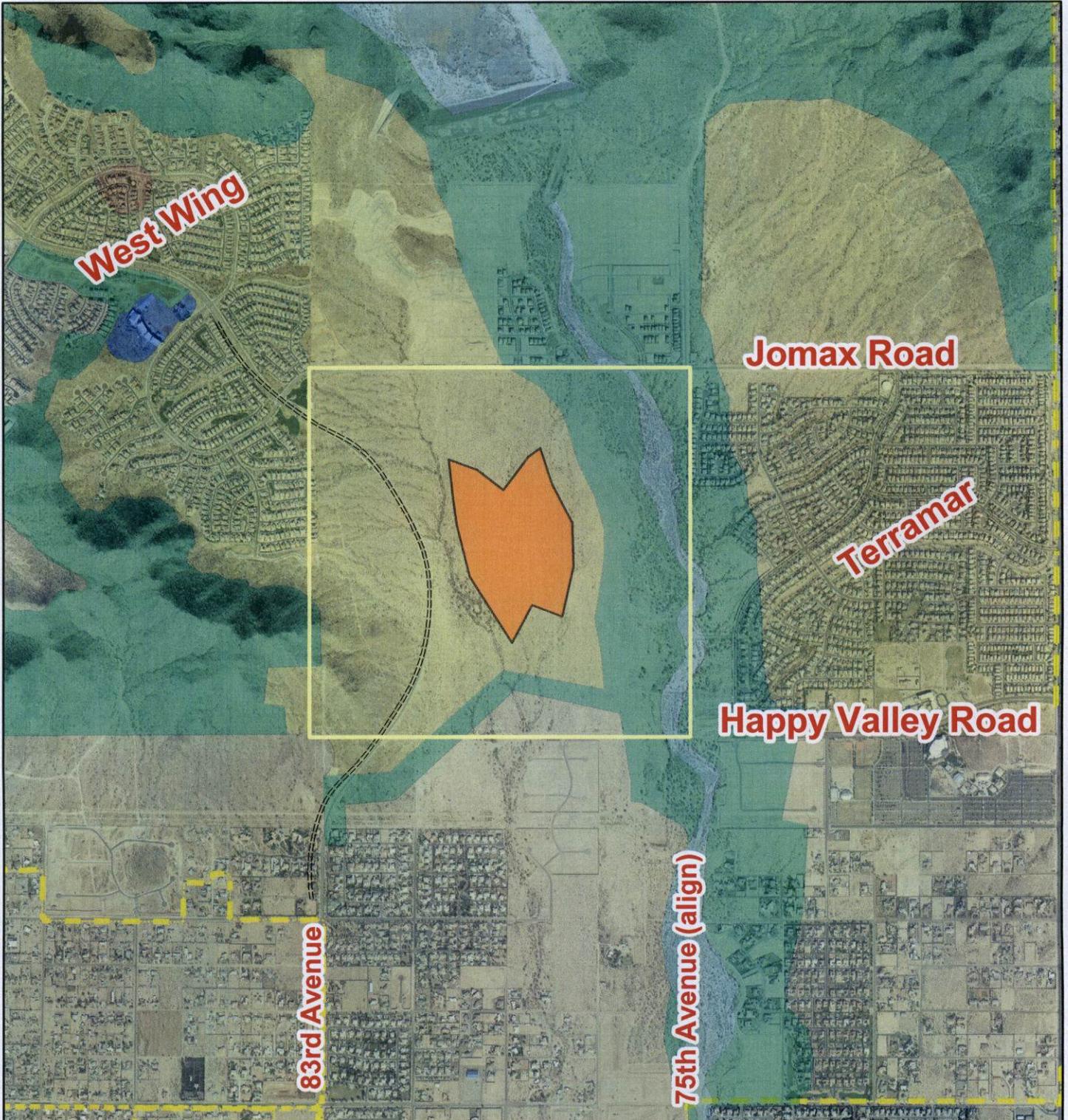
- The Project provides park and open space areas that will be accessible by foot or bicycle using an interconnected system of sidewalks and trails (which will also connect to a regional park to be located east of the Project).

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

The General Plan recognizes that over the last 30 years, the nature of commercial development has shifted away from traditional family-oriented businesses located in neighborhood cores towards large-scale retail establishments often located along major transportation corridors. While both provide valuable products and services to the community, the lack of neighborhood-scale retail developments forces residents to commute significant distances just to purchase items for their day-to-day needs and undermines local community-building, which is a unique benefit of having a neighborhood commercial center.

As expressed in its General Plan, the City seeks to recapture the experiences associated with vibrant and pedestrian-scale commercial nodes and, therefore, supports the development of strategically placed and well-designed commercial nodes and mixed-use areas. The Center Parcel's location in the heart of the Project area and immediately adjacent to open space (Rock Spring Wash) and higher density residential areas, makes it particularly well-suited for a mixed-use neighborhood-scale commercial node. As stated previously, this mixed-use area will provide, among other things, a gathering point for neighbors, a park, a school, daily retail and service needs of residents of the Project and nearby communities (e.g., a coffee shop, corner grocery, drycleaners, and cafes), and jobs within convenient walking distance for residents of the Project. Consistent with the General Plan, the mix of uses contemplated for and location of the Central Parcel will minimize impacts traditionally associated with population growth, such as traffic congestion, reduced air quality, and a lost sense of place, by providing housing, shopping and employment opportunities in the same area.

GPA 08-02 Location / Context Map



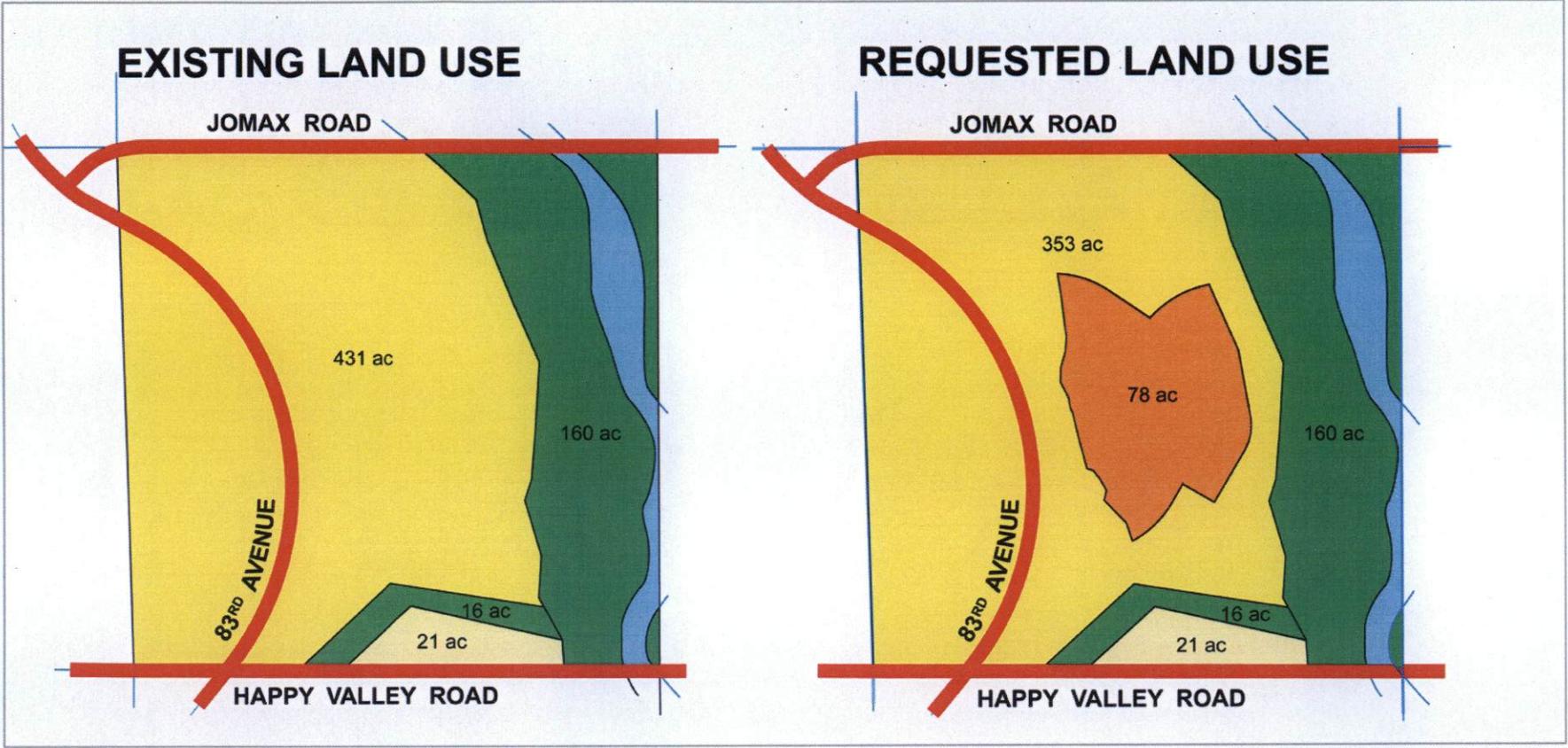
Not to Scale

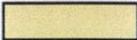
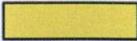
GPA 08-02: The Villages at Aloravita

Request:
Redesignate 78 acres from Residential Low Density
to Mixed-Use

Location:
South of the southeast corner of 83rd Ave & Jomax Rd

Exhibit B



-  Mixed Use
-  Residential / Estate (0-2 DU/ ac)
-  Residential / Low (2-5 DU/ ac)
-  Park/ Open Space
-  Public / Quasi Public
-  Water

The Villages
at
Aloravita

GENERAL PLAN LAND USE COMPARISON MAP

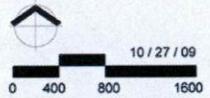
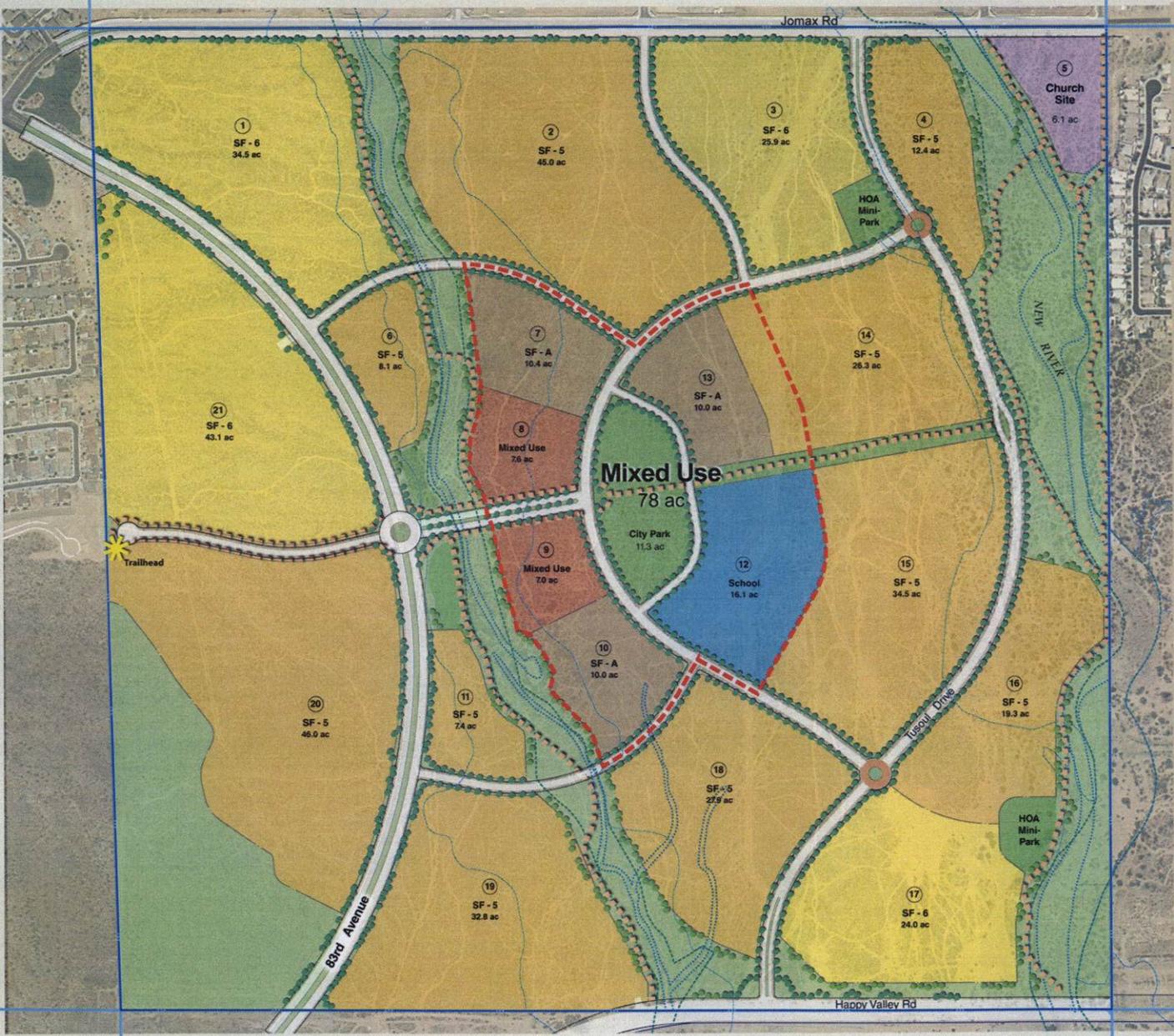


Exhibit C

The Villages at Moravita

CONCEPTUAL LAND USE PLAN



LEGEND

Proposed Zoning	Area, ac
SF - 6	127.7
SF - 5	263.6
SF - A	30.4
Mixed Use	14.6
School	15.0
Church	6.1
Parks	148.1 ²
Open Space	27.3
Arterial R.O.W.	27.3
Total	627.8

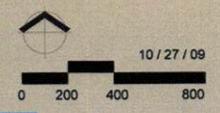


Exhibit D

NOTICE OF COMMUNITY MEETING

The Villages at Aloravita - Minor General Plan Amendment

Meeting Location: WestWing Mountain Community Center, 27008 North High Desert Drive, Peoria, Arizona 85383

Date: December 9, 2009

Time: 7:00 p.m. -8:00 p.m.

Dear Neighbor,

Aloravita, LLC ("Aloravita") invites you to a community meeting on its proposed Minor General Plan Amendment for an approximately 78 acre parcel of land generally located north of Happy Valley Road and east of 83rd Avenue, City of Peoria, Arizona (the "Property").

The proposed Minor General Plan Amendment seeks only to redesignate the Property from its current designation to a Mixed Use designation. Aloravita is not seeking to rezone the Property at this time.

At the community meeting, Aloravita will present an overview of the proposed Minor General Plan Amendment and will be available to answer questions and provide more information. The community meeting will also afford area residents and business owners an opportunity to provide feedback and comment on the proposed amendment.

If you have questions about the meeting or the proposed amendment, please contact:

Lisa Urias
480-751-5569

NOTICE OF COMMUNITY MEETING

The Villages at Aloravita - Minor General Plan Amendment

Meeting Location: Terramar Elementary School (Library), 7000 West Happy Valley Road, Peoria, Arizona 85383

Date: December 10, 2009

Time: 7:00 p.m. – 8:00 p.m.

Dear Neighbor,

Aloravita, LLC ("Aloravita") invites you to a community meeting on its proposed Minor General Plan Amendment for an approximately 78 acre parcel of land generally located north of Happy Valley Road and east of 83rd Avenue, City of Peoria, Arizona (the "Property").

The proposed Minor General Plan Amendment seeks only to redesignate the Property from its current designation to a Mixed Use designation. Aloravita is not seeking to rezone the Property at this time.

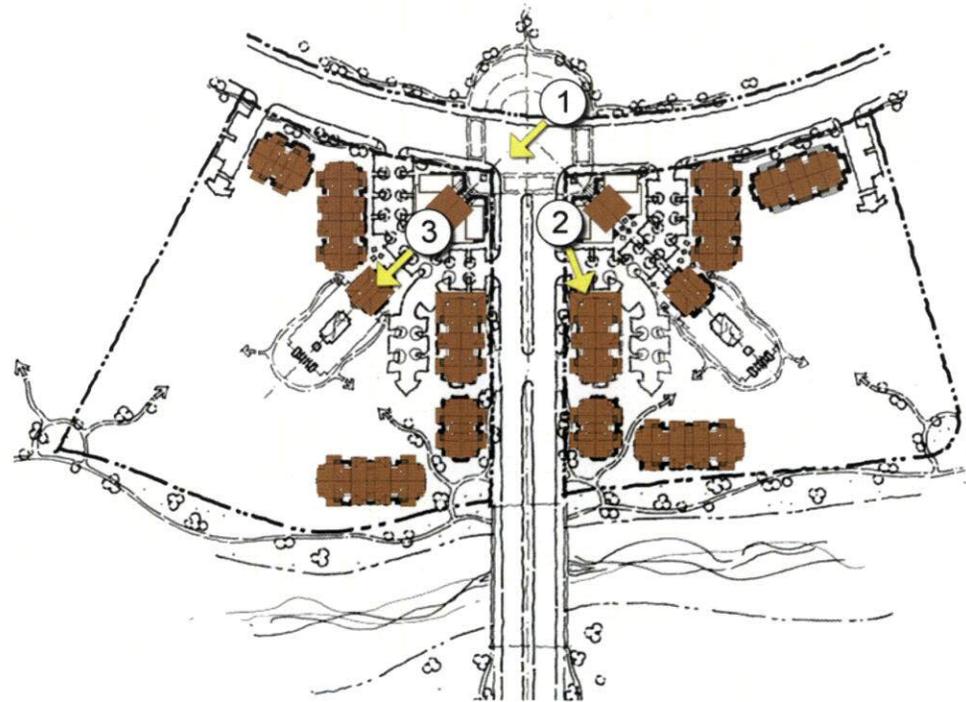
At the community meeting, Aloravita will present an overview of the proposed Minor General Plan Amendment and will be available to answer questions and provide more information. The community meeting will also afford area residents and business owners an opportunity to provide feedback and comment on the proposed amendment.

If you have questions about the meeting or the proposed amendment, please contact:

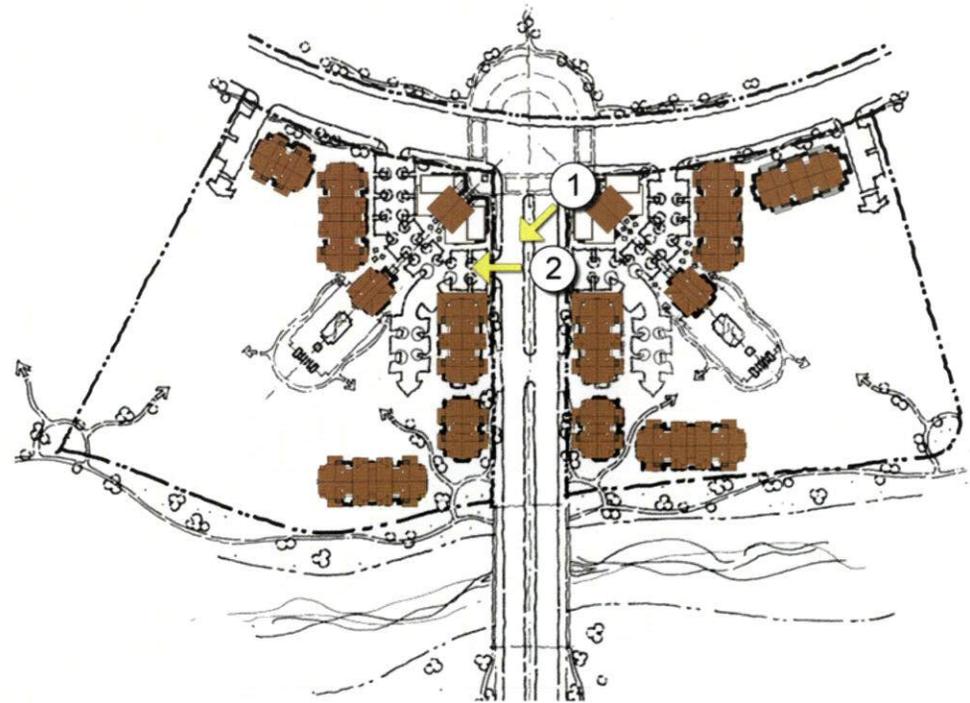
Lisa Urias
480-751-5569



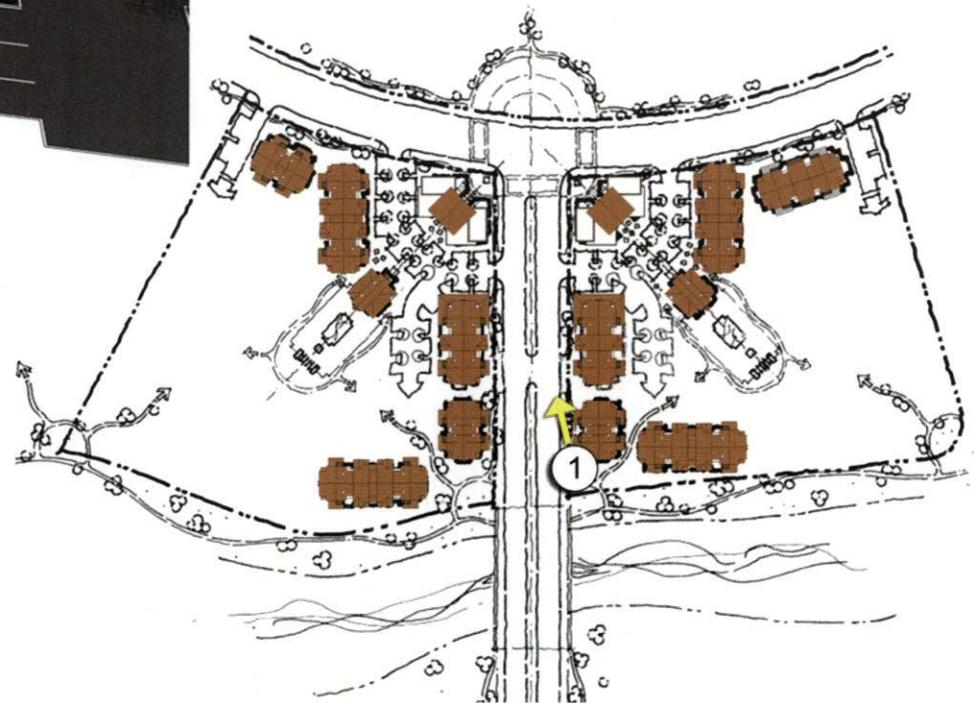
PLAZA VIEW OF CLUBHOUSE



CONCEPTUAL PERSPECTIVES



CONCEPTUAL PERSPECTIVES



CONCEPTUAL PERSPECTIVES