# Planning and Zoning Commission Meeting
# Notice & Agenda

Thursday, November 1, 2012
City Council Chamber
8401 West Monroe Street
Peoria, AZ  85345

## Regular Meeting

**6:30 P.M.**

**Convene**
**Roll Call**
**Opening Statement**
**Final 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 Board/Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Board/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 absence of Commission Members Greg Loper and Gene Sweeney from the October 18, 2012 meeting.

2C **Minutes**

None

3C **CU12-0011**:

Discussion and possible action to recommend approval of a request from Barrel Grill to allow the development of an outdoor dining area in conjunction with a proposed restaurant. The property is located at 15703 N. 83rd Avenue, Suite 110.

# Regular Agenda

## New Business

4R **PUBLIC HEARING:** RE: General Plan Amendment.

**PUBLIC HEARING - GPA12-0002 Aggregate Mining – Senate Bill 1598:** A city-initiated amendment that identifies all known and state-registered aggregate mining operations within the City's Planning Boundary and establishes goals, objectives, and policies that require compatible land uses adjacent to existing and future mining operations.

**Staff Report**
**Open Public Hearing**
**Public Comment**
**Close Public Hearing**
**Commission Action:** Discussion and possible action to recommend approval of a request from the City of Peoria for a city-initiated amendment that identifies all known and state-registered aggregate mining operations within the City's Planning Boundary and establishes goals, objectives, and policies that require compatible land uses adjacent to existing and future mining operations.

5R **PUBLIC HEARING:** RE: General Plan Amendment.

**PUBLIC HEARING - GPA12-0003 Lake Pleasant Heights:** A privately-initiated amendment that proposes changes to the existing Lake Pleasant Heights Specific Area Plan generally located south of the intersection of State Route 74 and the El Mirage Road alignment. This amendment addresses the entire 3,268 acres of the Lake Pleasant Heights Specific Area Plan and reconfigures the current land uses by increasing overall project density and commercial acreage, clustering the higher intensity uses, and removing resort/golf course land uses. Approximately 12 acres of new commercial land use and 325 dwelling units will be added to the Plan.

**Staff Report**
**Open Public Hearing**
**Public Comment**
**Close Public Hearing**
**Commission Action:** Discussion and possible action to recommend approval of a privately-initiated amendment that proposes changes to the existing Lake Pleasant Heights Specific Area Plan generally located south of the intersection of State Route 74 and

the El Mirage Road alignment. This amendment addresses the entire 3,268 acres of the Lake Pleasant Heights Specific Area Plan and reconfigures the current land uses by increasing overall project density and commercial acreage, clustering the higher intensity uses, and removing resort/golf course land uses. Approximately 12 acres of new commercial land use and 325 dwelling units will be added to the Plan.

## 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 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.

***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.*

**PUBLIC NOTICE:**
In addition to the Board/Commission members noted above, one or more members of the City of Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and Zoning Commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at http://www.peoriaaz.gov/content2.aspx?id=2151.

# CONDITIONAL USE PERMIT
## REPORT TO THE PLANNING AND ZONING COMMISSION

**CASE NUMBER:** CU 12-0011

**DATE:** November 1, 2012

**AGENDA ITEM:** 3C

| | |
|---|---|
| **Applicant:** | Dale Cavan, Cavan Commercial, on behalf of Barrel Grill |
| **Request:** | Obtain a Conditional Use Permit (CUP) to permit an outdoor dining patio. |
| **Proposed Development:** | Barrel Grill |
| **Location:** | 15703 N. 83rd Avenue, Suite 110 |
| **Outdoor Dining Area:** | 1,110 square feet |
| **Support / Opposition:** | As of the date of this printing, Staff has not received any written or verbal support or opposition to this proposal. |
| **Recommendation:** | **Approve**, with conditions. |

## LAND USE CONTEXT

***Table 1:*** *Existing and Future Land Use, Current Zoning (Exhibits B & C)*

| | EXISTING LAND USE | GENERAL PLAN | ZONING |
|---|---|---|---|
| **Subject Property** | **Restaurant, Polar Ice, Retail center** | **Sports Complex Mixed Use** | **PAD, Sports Complex** |
| **North** | Baseball Facility, Parking Lots | Sports Complex Mixed Use | PAD, Sports Complex |
| **South** | Skunk Creek, Vacant Parcels | Water, Low-Density Residential (2-5 du/ac, target 3 du/ac) | AG, Agriculture |
| **East** | Baseball Facility, Skunk Creek | Sports Complex Mixed Use | PAD, Sports Complex Mixed Use |
| **West** | Multi-family Apartments | Sports Complex Mixed Use | PAD, Multi-family & Commercial |

## PROJECT DESCRIPTION

1. The applicant is requesting issuance of a Conditional Use Permit (CUP) for a two new outdoor patio areas to be used in conjunction with a proposed restaurant slated for Suite 110 adjacent to Humble Pie at 15703 N. 83rd Avenue. The overall interior size of the business is 3,376 square feet. The outdoor patio will be 1,110 square feet which equates to approximately 33% of the interior space.

2. The general improvements to the outdoor patio area will consist of movable tables and chairs to be located in wall/fence separated patio areas adjacent to the unit. Two TVs will be installed in the covered (south-facing) patio, and low-level music will be used in both patio areas. Patios will also have low ambience lighting, portable heaters and misting systems. A section of one patio will be designated for smoking.

3. The proposed hours of operation for the patio are seven days a week between the hours of 11:00 AM to 2:00 AM, which correspond with the business hours of operation.

## FINDINGS AND ANALYSIS

4. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits (CUP). In general, the purpose of a CUP is to mitigate any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure maximum compatibility between nearby land uses.

5. Section 14-39-12.I outlines the Planning Manger's authority to revoke, modify or suspend any CUP which was approved by misrepresentation, violates conditions of approval, or operates in a manner which is impactful or harmful to adjacent neighboring properties.

6. According to Section 14-39-5.B.3.c, an outdoor dining patio shall not exceed 25% of the gross floor area of the associated establishment unless the Planning and Zoning Commission waives this requirement based on a finding that sufficient measures have been taken to mitigate potential adverse impacts on adjacent properties. The floor area of the proposed patios would amount to approximately 33% of the total gross floor area of the associated business.

7. This requirement is intended to minimize the scale of outdoor seating and patio areas--particularly with bars, taverns, and late-night entertainment uses—to keep the outdoor function accessory to the principal building use. The outdoor patio will be operated in accordance with business hours, will not impact walk areas/fire lanes and is located over 150-feet to the nearest residential property (multi-family). Furthermore, the south patio is enclosed with a screen wall and a full-height wall at the southwest corner of the patio. Coupled with the canopy, the applicant indicates that sound will be prevented from affecting the multi-family residential property, which is located on the other side of a major arterial (83rd Avenue). For these reasons, staff recommends that the Planning and Zoning Commission grant the size waiver for the outdoor patio/dining area.

8. The applicant has provided staff with a narrative that describes the nature of the business, which appears to be typical for outdoor dining areas associated with restaurants.

9. Of note, the proposed outdoor patios will not adversely impact parking on the subject property. Parking is provided in accordance with a shared parking analysis which was approved as part of case PR04-49. PR04-49 approved the construction of the subject building, future buildings on undeveloped pads and the multi-tenant retail building located just south of the subject building.

10. In staff's judgment, the proposed use is an appropriate, ancillary function to the proposed restaurant. The use is consistent with surrounding land uses and the context of the area in question.

11. Pursuant to Section 14-39-10 of the Peoria Zoning Ordinance, notice was forwarded to all property owners within 600 feet of the proposal and all registered Homeowners Associations within 1 mile of the proposal. As of this writing, no responses in support or opposition have been received.

*Proposition 207*

12. 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 agreed to furnish a signed and notarized Proposition 207 Waiver.

## RECOMMENDATION

13. Based on the following findings:

- The proposal is limited in scope and an appropriate, ancillary function for a restaurant;
- The outdoor dining area is within a larger existing commercial development;
- The use will be located and will operate in a manner that protects the neighborhood from nuisances and other disturbances and is consistent with a neighborhood-serving commercial establishment.

It is recommended that the Planning and Zoning Commission take the following action:

**Approve the request for a Conditional Use Permit under Case CU12-0011, subject to the following condition:**

1. The use shall substantially conform to the project narrative (Exhibit D) and Site Plan (Exhibit E) as contained in the staff report to the November 1, 2012 Planning & Zoning Commission, except where modified herein.

## Attachments:

| | |
|---|---|
| Exhibit A | Vicinity Map |
| Exhibit B | Land Use Map |
| Exhibit C | Zoning Map |
| Exhibit D | Narrative |
| Exhibit E | Site Plan |

Prepared by: Ed Boik, AICP, LEED Green Associate
Planner

# Vicinity Map

**Exhibit A**

**CU12-0011 Barrel Grill**

Applicant: Dale Cavan, Cavan Commercial, on behalf of Barrel Grill

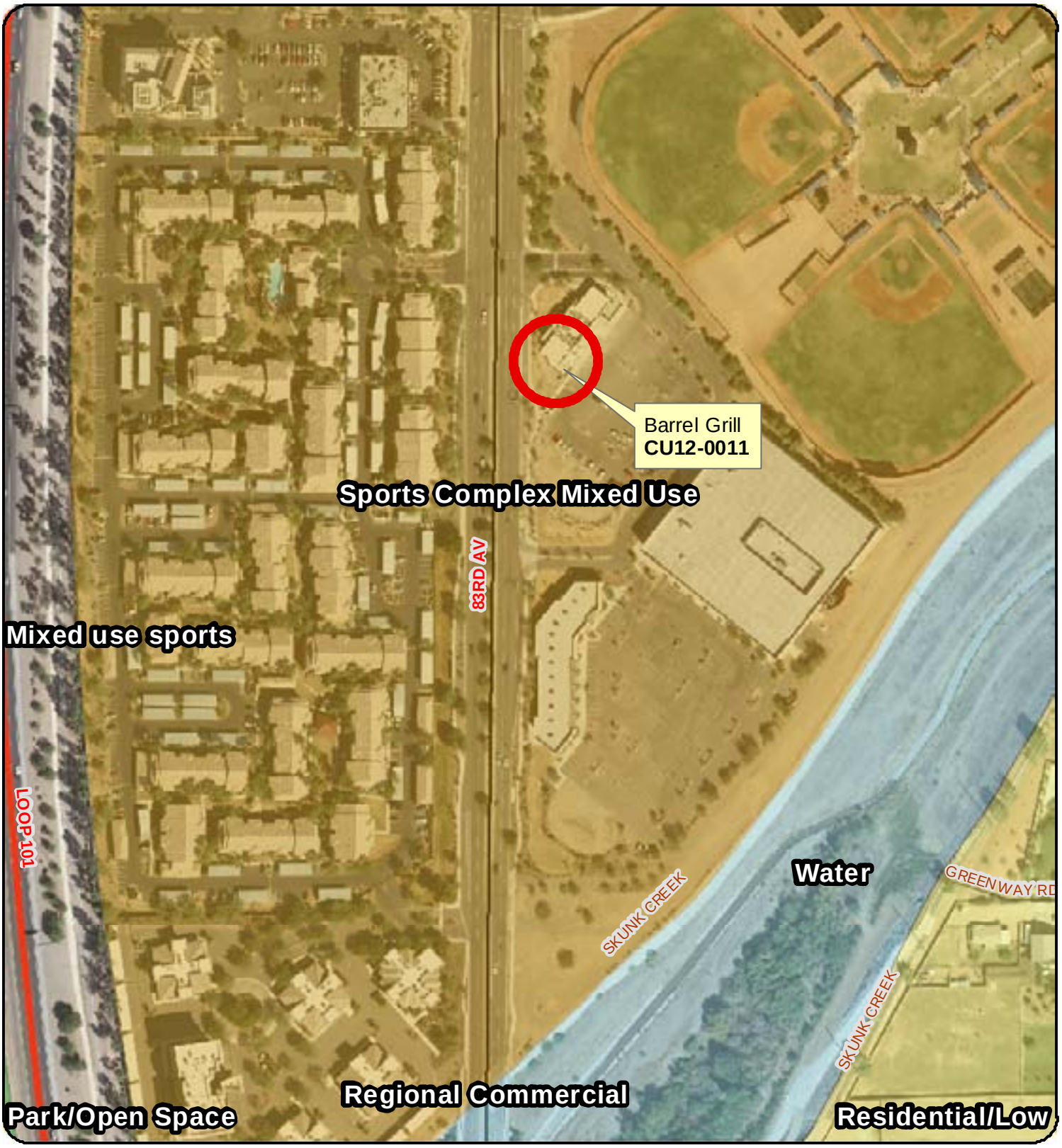
Request: Approve CUP for outdoor seating patio



Not to Scale

# Land Use Map

**Exhibit B**




**CU12-0011 Barrel Grill**

Applicant: Dale Cavan, Cavan Commercial, on behalf of Barrel Grill

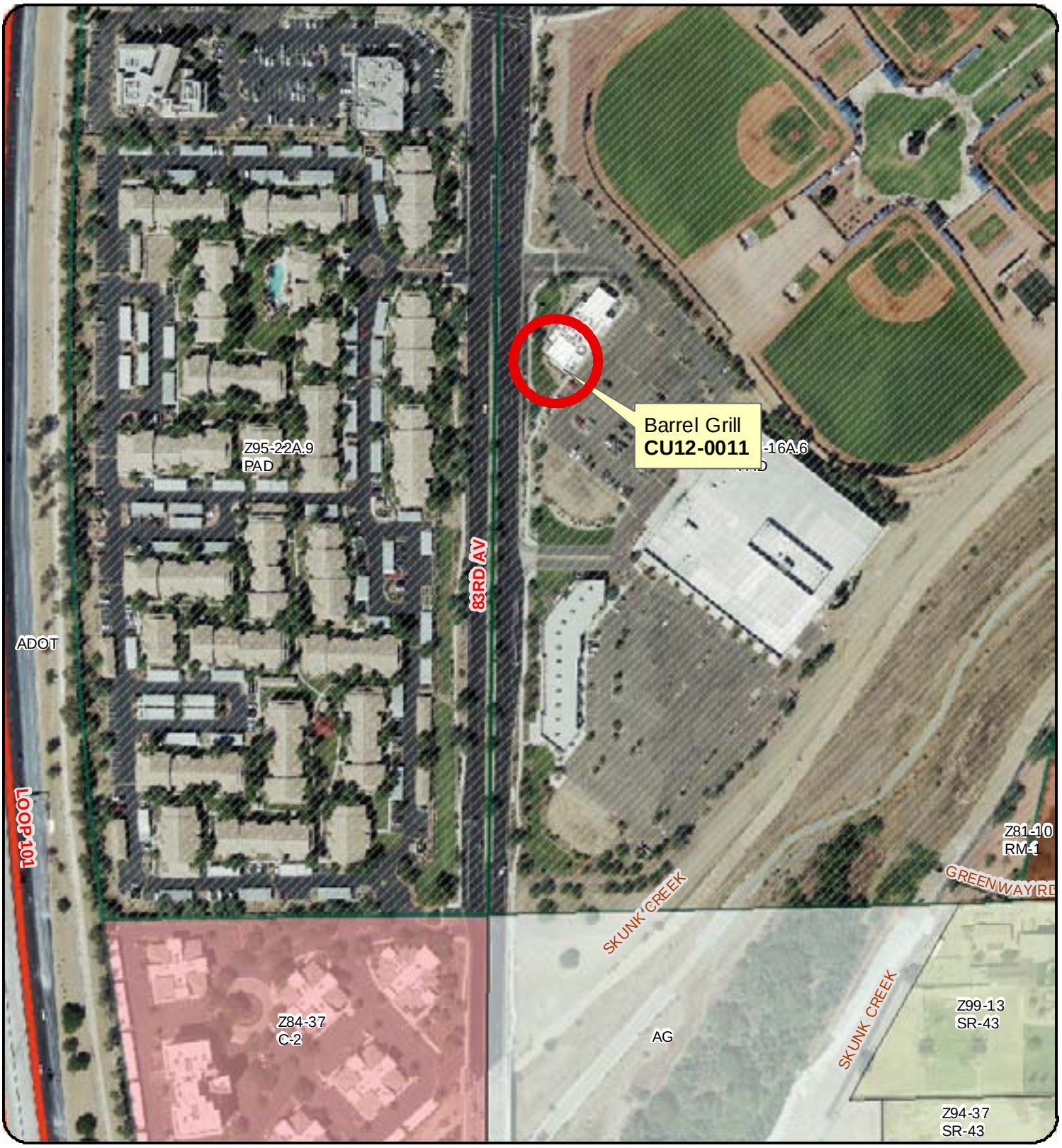
Request: Approve CUP for outdoor seating patio



Not to Scale

# Zoning Map

**Exhibit C**




**CU12-0011 Barrel Grill**

Applicant: Dale Cavan, Cavan Commercial, on behalf of Barrel Grill

Request: Approve CUP for outdoor seating patio



Not to Scale

**EXHIBIT D**

**To:** Planning Department, City of Peoria

**From:** Barrel Arrowhead, LLC

**Subject:** Barrel Grill, 15703 N. 83rd Avenue, Suite 110, Peoria, AZ 85382

**Date:** September 12, 2012 *(Revised September 20, 2012)(Revised September 28, 2012)*

# Project Narrative

## Applicant's Request

This request is for a Conditional Use Permit for a restaurant outdoor patio use.

## Context and Zoning

The proposed site is located in the Peoria Sports Complex PAD, south of the southeast corner of 83rd Avenue & Mariners Way, and is part of a larger commercial center which includes the Polar Ice Entertainment indoor ice skating rink on the east, as well as a multi-tenant commercial building located to the south. This site is relatively close proximity to the Peoria Entertainment District, Arrowhead Towne Center, is across the street from an apartment complex and close to a residential neighborhood. This makes the site an appropriate place for a restaurant to serve a larger segment of the community. The property immediately to the north is also zoned PAD and is developed with baseball diamonds, a municipal property. The properties to the east and south are all zoned PAD.

## Project Description

The site is approximately 17,956 SF (.412 acres) with an existing single story building on property at 6,490 SF and this proposed tenant improvement of 3,376 SF (Suite 110). The lot coverage is 36%.

Humble Pie, an Italian restaurant, currently occupies the remaining 3,114 SF of this building in Suite 100.

Barrel Grill is a new restaurant which will occupy Suite 110 (currently labeled Suites 104 and 105), and will offer indoor and patio American food & beverage service. Both Patios B and C are contiguous to the building and accessible from the main dining area. The arrangement of the patio areas was an integral component of the site's design. The larger Patio C, partly-covered patio (seats 36) is enclosed by a low existing 3.5 feet tall concrete wall with two (2) exit swinging gates on either side. The smaller patio Patio B (seats 16) will be installed at the southwest side of the building and will be enclosed by a low metal fence and an exit swinging gate. Small low level speakers will be installed in the patio areas and will play low level country music originating from the indoor dining area. Two television monitors will be installed in the covered patio. Patios will have low ambience lighting, portable heaters, and outdoor misting system. There will also be a section in the patio designated for smoking. Barrel Grill's hours of operation will be from 11 am to 2 am. The commercial and recreational nature of the area alleviates the need for additional mitigation efforts.

As for parking spaces: +/- 1,757 S.F. serving area @ 1/50 = 35 spaces
+/- 1,619 S.F. kitchen area @ 1/200 = 8 spaces
+/- 1,110 S.F. patio area @ 1/100 = 11 spaces

Total Required spaces = 54 spaces
Total Provided space = 59 spaces

In advance, we appreciate your consideration of this project.

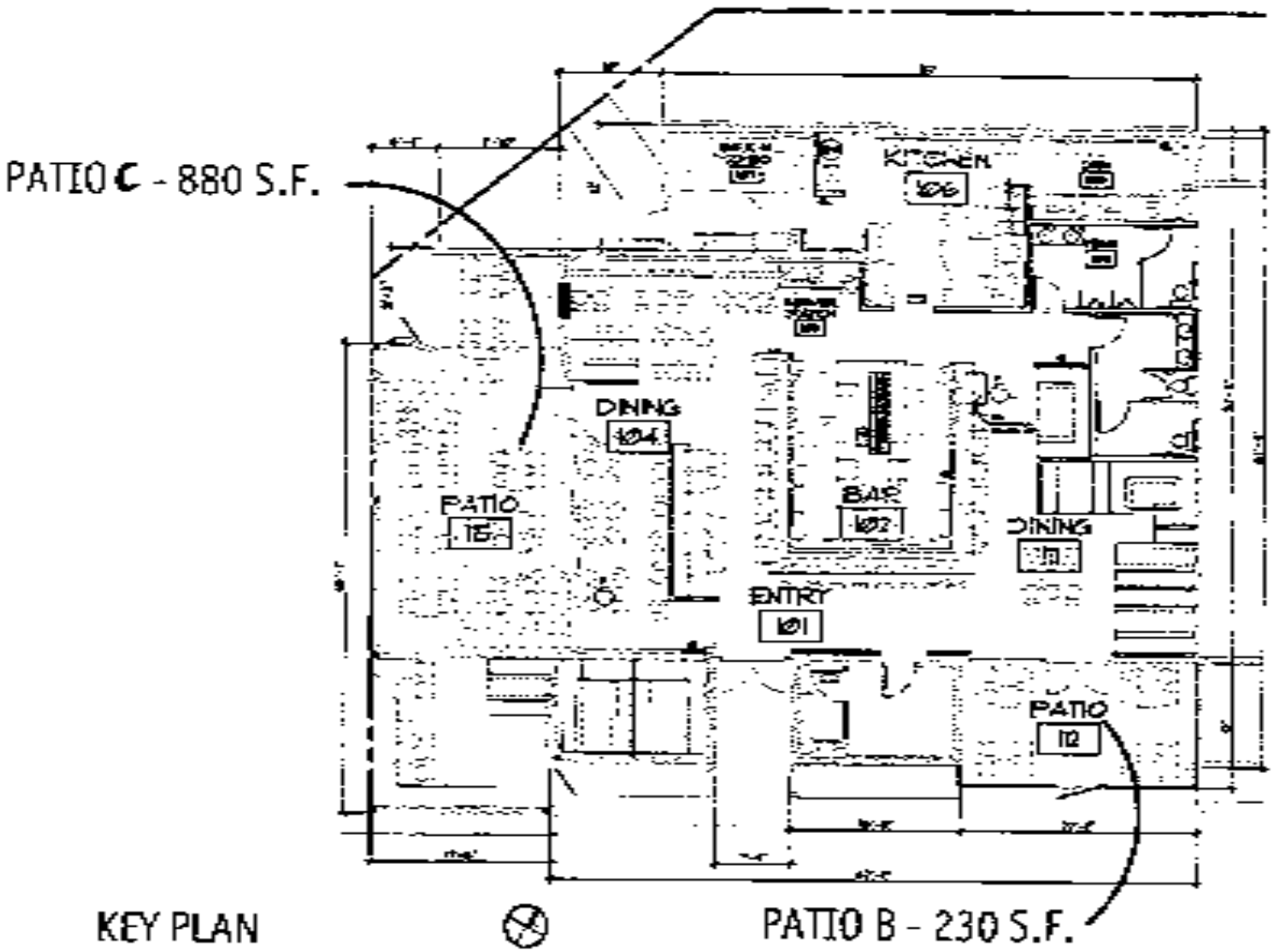
7025 N. Scottsdale Road, Suite 220, Scottsdale, AZ 85253 (480) 451-6100 Fax (480) 451-6101

**CUP12-001 –Response to Site Plan/Conditional Use Permit Comments**

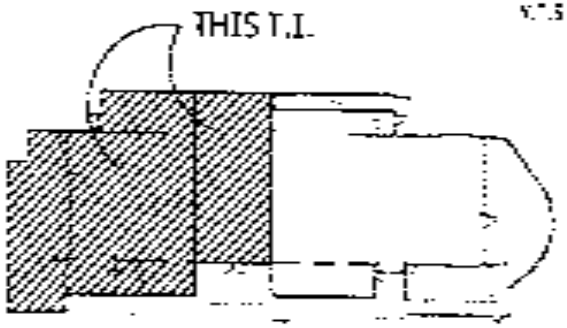
1. To mitigate the potential conflict or complaints from noise propagation, the 'south' patio and the residential apartments on the west side of 83rd Avenue, the patio orientation and existing building provide to immediate items. The first is the orientation of the building which is skewed from 83rd Avenue, thus reducing the direct line between the two. The existing patio also is also fully enclosed with a screen wall and additionally a full height wall protrudes from the SWC of the building onto the patio providing additional shielding. A new patio canopy is being proposed which will remove the 'open air' of the patio and reduce noise propagation. From an operations perspective, this patio will not be used for live music or entertainment and the dining table and chairs configuration will be arranged in a manner to 'internalize' the patrons experience to the restaurant. Patio music levels will be maintained at low levels typical with an interior restaurant environment to also maintain lower conversation levels from the patrons. We believe these measures as well as the original planned use of the center are in conformance with the previously approved development plans and CUP for the building.

2.Per Case PR 04-49 and the shared parking analysis completed, this application is not requesting to modify or increase any counts as per 'Table 4, Shared Parking Analysis' page 22, attached for reference. The restaurant will be providing lunch and dinner service and the hours of operation generally align with this analysis. This conditional use permit application is to allow the exterior patio use and conforms to the areas approved prior with CU08-22.

As always, we appreciate your assistance with this project and look forward to a successful project and opening.

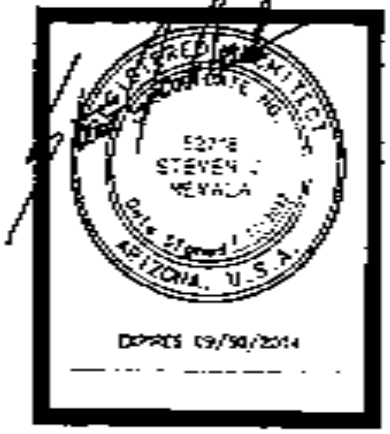



KEY PLAN




PARTIAL FLOOR PLAN

CAWLEY ARCHITECTS
www.cawleyarchitects.com
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060




**BARREL GRILL**
15703 N. 83rd AVE.
SUITE 110
PEORIA, ARIZONA

DATE
09 - 12 - 2012

Exhibit E

# MAJOR GENERAL PLAN AMENDMENT

## REPORT TO THE PLANNING AND ZONING COMMISSION

**CASE NUMBER:** GPA 12-0002

**DATE:** November 1, 2012

**AGENDA ITEM:** 4R

| | |
|---|---|
| **Applicant:** | City of Peoria |
| **Request:** | Major Amendment to Chapter 2 Land Use Element of the City of Peoria General Plan addressing aggregate mining in response to Senate Bill 1598. |
| **Location:** | Citywide application. |
| **Support / Opposition:** | Staff has not received any written or verbal support or opposition to this amendment. |
| **Recommendation:** | Recommend approval to City Council**.** |

*Changes to this report since the October 18, 2012 Planning and Zoning Commission hearing indicated in **Bold Text**.

## BACKGROUND

1. On April 28, 2011, Senate Bill 1598 was signed into law by Governor Brewer. Although this bill is commonly known as the "Regulatory Bill of Rights," it has two distinct and unrelated areas of focus. The first portion of the bill essentially affects process decisions and timeframes, appeal procedures and the substantive manner in which we conduct reviews and inspections for the issuance of licenses, permits and other approvals. A staff team is currently working on this portion of the bill as a separate item.

2. The second portion of this bill pertains to aggregate mining (e.g. sand & gravel, mineral extraction) and how mining operations are represented within the General Plan. For the purposes of this amendment, only the aggregate mining component of the legislation is being considered under case GPA12-0002.

## DISCUSSION AND ANALYSIS

*SB 1598 / General Plan, Authority & Scope*

3. Senate Bill 1598 amended Arizona Revised Statutes Section(s) 9-461.1 by adding a definition for "aggregate" and 9-461.05.C.1 by adding subsection (g) as shown below:

   ***A.R.S. 9-461. Definitions***

   *1. "Aggregate" means cinder, crushed rock or stone; decomposed granite, gravel, pumice, pumacite and sand.*

   ***A.R.S. 9-461.05.C.1 Land Use Element that:***

   *(g) Includes sources of currently identified aggregates from maps that are available from state agencies, policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses, except that this subdivision shall not be construed to affect any permitted underground storage facility or limit any person's right to obtain a permit for an underground storage facility pursuant to title 45, chapter 3.1.*

4. Staff interprets this provision as requiring the City to identify currently permitted aggregate mining operations on the General Plan Land Use Map and establish policies that protect these operations from incompatible land uses with the intention of minimizing conflicts between these operations and residential development.

5. To comply with SB 1598, the General Plan Land Use Element is being amended in two parts. First is an update to the Land Use Map to identify the location of existing permitted aggregate mines as identified on maps from state agencies. Second is to provide a statement of community goals and development policies with regards to use compatibility. Both parts of this amendment are in accordance with A.R.S. 9-461.05 which prescribes the purpose and content of a General Plan.

6. To comply with the policy portion of SB 1598, staff is proposing the addition of a new goal, objective, and policies intended to encourage certain protections for mining operations and residential developments through separation and general land use compatibility (Exhibit B). The General Plan is not a prescriptive document per se, therefore no specific separation standards will identified. This amendment will provide additional policy guidance that will allow the City to make case-by-case determinations and assist in directing staff's position on future rezoning requests, including Special Use Permits.

*Aggregate Mining Data Collection*

7. Aggregate mining operations exceeding five (5) acres in area are required by Arizona statute to file "Reclamation Plans" with the Arizona State Mine Inspector, who then conveys any location information to the Arizona Department of Mines & Mineral Resources. These plans are to detail the total acreage of the mining site, the disturbed (e.g. mined) acreage, and the manner in which the owner/operator will restore the site once mining activity has ceased.

8. To this end, staff has consulted with the Arizona Department of Mines & Mineral Resources and collected information on existing, permitted mines. Staff has identified twelve (12) mines within the City's Planning Area, most of which are concentrated along the Agua Fria channel (Exhibit A), though many of which are currently inactive.

*Current & Proposed City Process*

9. Within the City limits, any new proposed mine (non-State Land) requires City Council approval of a Special Use (SU) zoning overlay. This overlay requires an Operation Plan, Re-use Plan, Closure Plan, regulatory permits, and a financial guarantee to ensure that operators abide by the approved plans. Additionally, the SU overlay identifies specific setbacks for various structures and activities including blasting, haul roads, production equipment and the like.

10. In terms of new General Plan policy guidance (Exhibit B), staff has identified a Draft Goal that promotes compatible land uses in areas of close proximity to existing or planned mining operations. Subsequent objectives and policies follow attempting to balance the existing mines from encroachment of new incompatible uses and discourage new mining locations in proximity to residential uses or recreational areas.

## CIVIC ENGAGEMENT & NOTIFICATION

*General Public Awareness*

11. This amendment was notified in accordance with ARS § 9-461.06 and routed to adjacent governments and reviewing agencies for a 60-day review period. Since this is not an amendment involving specific property, no site posting or radius notification was required.

12. In addition to the 60-day routing, and the published advertisement for the public hearings, additional information regarding each amendment, including the draft amendments and a summary document, was provided on the City's main website and again on the City's Planning Division website.

13. During the 60-day routing period, staff presented this amendment to the Sustainable Development and Public Services Council Subcommittee on June 6, 2012 to discuss policy concerns relating to the future regulation of mining activity and development in the vicinity of mining operations. Accordingly, the Subcommittee expressed their support for the amendment and recommended that it be brought before the full Council as a study session item on August 21, 2012. At the study session, the Council expressed their support for the amendment, but with general concerns about the impact of mining on local communities. Staff clarified that this amendment was prepared to comply with Senate Bill 1598 by adding certain protections for mining operations from incompatible uses; however staff also incorporated language intended to provide similar protections for existing residential development, including schools and park facilities.

*Public Notification*

14. Public notice was provided in the manner prescribed under Section 14-39-6. The posting / advertising was completed within the prescribed 15-days prior to the Public Hearing.

*School District Notification*

15. Peoria Unified, Nadaburg and Deer Valley School Districts received written notification of this amendment for the 60-day review period. As of this writing, only one request to modify the new Policy 4.A.2 to include schools in the context of identifying incompatible uses in close proximity to mining operations. This request was incorporated into the current proposal.

*Support / Opposition*

16. As of this writing, the City has not received any formal written or verbal opposition pertaining to this amendment.

***Planning & Zoning Commission Discussion from October 6, 2011 Hearing***

17. **The Planning & Zoning Commission held the first of two hearings for the annual Major General Plan Amendment process on October 18th of this year. The first hearing is an opportunity for staff to present the amendment and for the Commission and the public to give testimony.**

18. **No members of the public were in attendance for this amendment. Staff did, however, respond to questions from the Commission requesting clarification on information contained within the bill and whether or not staff's proposal is intended to prevent new mining activity, of which it is not**

**as outlined throughout this report.**

## FINDINGS AND RECOMMENDATION

19. The proposed amendment supports the following finding:

- The amendment is in compliance with Senate Bill 1598 and is consistent with the intent of the General Plan by proposing updated language that furthers the City's desire to provide a healthy, safe community and to work toward the goal of creating a sustainable community.

It is recommended that the Planning and Zoning Commission take the following action:
**Recommend approval of Case GPA 12-0002 to the City Council.**

## ATTACHMENTS

Exhibit A: Amended Chapter 2 Land Use Plan
Exhibit B: Amended Chapter 2 Land Use Element (amended portion only)

Report prepared by:
Adam Pruett, AICP, LEED Green Associate
Senior Planner

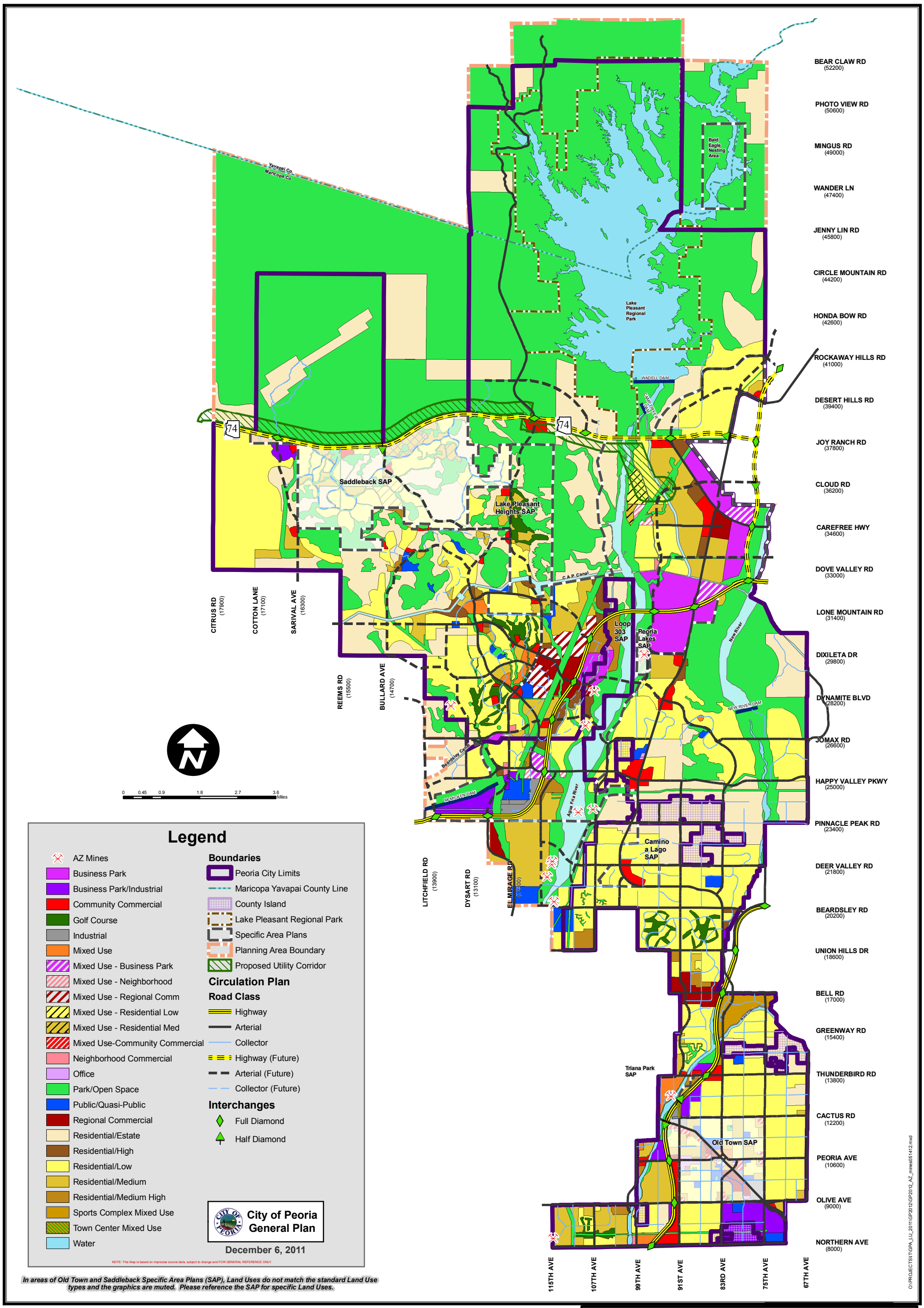



**Figure 2.1 - Land Use Plan**

Exhibit A

# 2. LAND USE ELEMENT

*The Land Use Element establishes the primary framework for shaping the City's development pattern. Because it directly affects every aspect of the City's form and function, it is paramount to clearly define and communicate each of the goals and strategies of the Land Use Element and present them as they relate to the past, present, and future of Peoria. The Land Use Element is the long-range planning tool used in conjunction with the other General Plan elements to guide future growth, revitalization, and preservation efforts in the City. The Land Use Element also illustrates how the City of Peoria anticipates addressing future population and employment growth while promoting a development pattern that promotes a pedestrian-friendly environment and integrates natural and manmade features in a manner consistent with the vision for the City of Peoria.*

The Land Use Element is organized in the following manner:

2.a Introduction
2.b. Goals, Objectives and Policies
2.c Land Use Plan
2.d. Implementation Program

## 2.A INTRODUCTION

## 2.B. GOALS, OBJECTIVES AND POLICIES

The following goals, objectives and policies are developed to define the essential components of the Land Use Element. They are listed under the following categories: Smart Growth, Residential Communities, Employment Related Development, Mixed-Use Development, Infill Development, Resort Development, and Amendments to the General Plan.

| **GOAL 4:** | **PROMOTE COMPATIBLE LAND USES IN AREAS OF CLOSE PROXIMITY TO EXISTING OR PLANNED AGGREGATE / MINERAL MINING LOCATIONS** |
|---|---|

**Objective 4.A:**
**Provide equal protection for residential development and aggregate mining operations.**

**Policy 4.A.1:**
Discourage new residential zoning where future residences would be adjacent to an existing or planned aggregate / mineral mining operation.

**Policy 4.A.2:**
Discourage new mining operations adjacent to or in close proximity to existing residential development, schools, or existing or planned City recreation areas.

**Policy 4.A.3:**
Promote non-residential development such as business park and industrial uses adjacent to existing mining operations.

# MAJOR GENERAL PLAN AMENDMENT
## REPORT TO THE PLANNING AND ZONING COMMISSION

**CASE NUMBER:** GPA 12-0003

**DATE:** November 1, 2012

**AGENDA ITEM:** 5R

| | |
|---|---|
| **Applicant:** | Tim Connors, IOTA Purple, LLC |
| **Co-Applicants:** | Alan Beaudoin, LVA Associates<br>Gordon Taylor, Arizona State Land Dept. |
| **Request:** | Amendment to Lake Pleasant Heights Specific Area Plan |
| **Location:** | Generally south of the intersection of the El Mirage alignment and SR-74 to south of Westland Drive. |
| **Support / Opposition:** | Staff has received one email against the project |
| **Recommendation:** | Recommend approval to City Council |

*Changes to this report since the October 18, 2012 Planning and Zoning Commission Hearing are indicated in **bold text**.*

## BACKGROUND

*Specific Area Plans*

1. A Specific Area Plan (SAP) is a planning tool which provides for detailed land use planning in a manner that is typically beyond the scope of the City's General Land Use Plan. SAPs describe the project's density, character, and refine the development style of the individual land use units. This refined planning allows for the creation of unique land use categories which do not fit within the framework of the General Plan. The City encourages the use of SAPs in areas of challenging topography, in areas where unique development opportunities or redevelopment is desired and for large assemblages of land which can be properly master planned as cohesive and unique communities. The rugged topography, unique land use designations, and large plan area support the notion to utilize a SAP.

*Original Lake Pleasant Heights Specific Area Plan*

2. In 1994, the City Council passed Resolution 94-31, adopting the Lake Pleasant Heights Specific Area Plan (SAP). This Plan provided a general land use and transportation

framework encompassing approximately 9,000 acres (14 square miles) in the far north part of the City which included the present limits of the Saddleback Heights SAP and the subject area (Lake Pleasant Heights SAP). The SAP was accompanied by an Annexation and Development Agreement that established a set of basic land use rights and entitlements for the area.

*Split in Ownership*

3. In 2001, the Lake Pleasant Heights SAP was split into two ownership groups. The western two-thirds of the area (approx. 9.5 square miles) continued with separate master planning efforts as "Saddleback Heights". In 2002, the City Council adopted Resolution 02-92, recognizing and approving a revised Lake Pleasant Heights Specific Area Plan for the remaining ±3268 acres (5.1 square miles). In 2005, the City approved a minor amendment to the SAP updating the conceptual land use, circulation, open space and development framework (Res. 05-215A).

4. Today, the Lake Pleasant Heights project area is comprised of three separate ownerships. The Arizona State Land Department (ASLD) controls approximately 1,396 acres within the project area. The remaining land is subject to two separate ownership groups, one of which is subject to a court-ordered receivership. The varied ownership mix has required intensive coordination to ensure a consistent planning vision that supports the interests of each ownership and the goals of the General Plan.

## DISCUSSION AND ANALYSIS

*Lake Pleasant Heights Specific Area Plan*

5. The Lake Pleasant Heights Specific Area Plan that was adopted in 2002 and subsequently amended in 2005 capped the residential density at 1.82 du/ac (5,970 units on 3,268 acres) and provided for a variety of single-family housing types, commercial uses, resort uses, and a golf course within the development. Additionally, the Lake Pleasant Heights SAP included approximately 1,396 acres of State Land planned for Commercial, Open Space, and a variety of Estate, Low and Medium Density Residential uses.

*Amended Lake Pleasant Heights Specific Area Plan*

6. The applicant is proposing a number of amendments to the current Specific Area Plan primarily for the purpose of repositioning the property for the foreseeable future market. Working closely with the City, over the last year the applicant has developed a revised plan that would increase the number of residential units within the project above what is currently permitted, increase open space areas, and incorporate mixed-use land use categories. Additionally, the amendments will remove the golf course and resort land uses which are no longer supported by the current and expected future market.

Currently, Lake Pleasant Heights is entitled for 5,970 units with 1,233 acres of open space. The applicant is requesting this amendment to allow up to 6,561 units with 1,347 acres of open space, which is an increase of 10% and 9% respectively.

7. While some of the parcel land use designations have been modified to support the mixed use component and proposed increases in residential unit count, the parcel layout remains largely unchanged due to the challenging topography.

8. The applicant has reviewed each of the land use designations contained within the SAP to clarify the character and types of uses to be expected within each category. While the descriptions are general, they are intended to be descriptive enough to serve as a guide for future zoning activity. It is anticipated that an accompanying request to amend the Planned Community District (PCD) zoning and Development Agreement will be forthcoming upon the conclusion of this application.

9. The following table illustrates the proposed changes between the current SAP and the proposed amendment.

*Lake Pleasant Heights SAP Land Use Summary*

| | **Approved SAP** | **Proposed SAP** |
|---|---|---|
| Acreage | 3,268 | 3,268 |
| Total Residential Units | 5,970 | 6,561 |
| Overall Density | 1.82 du/ac | 2.01 du/ac |

*Residential Land Use Categories*

| | | |
|---|---|---|
| Residential Estate | 0-2 du/ac<br>628.1 ac | 0-2 du/ac; target 1 du/ac<br>437.2 ac |
| Residential Low Density | 2-5 du/ac<br>663.9 ac | 2-5 du/ac; target 3 du/ac<br>1,015 ac |
| Residential Medium Density | 5-8 du/ac<br>379 ac | 5-8 du/ac; target 6 du/ac<br>144.8 ac |
| Residential Medium-High Density | n/a<br>n/a | 8-15 du/ac; target 12 du/ac<br>123.1 ac |
| Residential High Density | 15 du/ac, target 18 du/ac<br>30.2 ac | Incorporated w/ Mixed Use<br>n/a |
| Community Commercial | 42.3 acres | 13.1 acres, also see Mixed Use |
| Open Space | 1,233 acres | 1,347 acres |
| Mixed-Use | n/a | 67.6 acres; up to 632 residential units |

| | | |
|---|---|---|
| Public /Quasi-Public | 9 acres, ±15 acre potential school site identified | 16.4 acres, 15 acre potential 2nd school site identified |
| Recreation/Park | 26.1 acres, 214.4 acre golf course | 20 acres, 12 additional potential acres |

10. The proposed mix of land uses positions the project to meet the living preferences of the current and future market. A large portion of the project is unchanged in that significant land area is dedicated to open space, estate residential and low-density residential uses. More significantly, mixed-use land use category is proposed which will support pedestrian-oriented village centers within the development. Clustered within and around the village centers are the higher-density residential uses. To ensure adequate neighborhood serving commercial uses, the number of residential units in the mixed use land use is capped as shown in the table above. The residential and commercial uses may be vertically or horizontally integrated. The standards and development characteristics of the mixed use village centers will be refined through the subsequent PCD amendment process.

*Lake Pleasant Heights Circulation*

11. Adjustments to the circulation for the SAP are proposed. Namely, El Mirage Rd. and Westland Dr. are re-aligned slightly to better fit the rugged topography of the land. More significantly is the elimination of the Bullard/Carefree Highway alignment which intersects with El Mirage Rd. This alignment was approved last year in both the Saddleback Heights SAP amendment and the Circulation Plan amendment. The topography and the proximity of Vistancia Blvd (less than 1/8 mile south) make this arterial connection infeasible. These challenges were recognized and alternatives were a noted possibility. At this time, the applicant has proposed a collector system with the western ASLD parcel. The collector system connects to Saddleback Peak Blvd to the north and a collector roadway within Saddleback Heights to the west. This solution is expected to accommodate the traffic which cannot be routed along the Carefree Hwy alignment. Additional modification of this solution may be required and the applicant is continuing to work diligently with staff, Saddleback Heights and Vistancia to find a regional solution for this transportation issue. The final alignments and designations will be worked out through both the Saddleback Heights PCD amendment (currently in review) and the Lake Pleasant Heights PCD amendment (expected to be submitted in 2013). Additionally, the Circulation Plan will be amended next year to recognize these changes among many other amendments.

*Lake Pleasant Heights Water Resources*

12. At this time a formal water solution is not provided. However, the needs of the project are conceptually addressed within the SAP. As the project moves forward, amendments to the existing development agreements and the Planned Community District (PCD) standards will detail the methods and timing of the water resources required to support

the project. Nearby projects, such as Saddleback Heights, are also exploring water resource solutions and a potential solution may involve a regional water treatment solution spearheaded by these developments.

13. According to Chapter 14 of the Peoria General Plan, the City shall find that the proposed amendment substantially demonstrates or exhibits conformance with the following criteria:

i. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use proposed in the amendment.

*Finding: The existing Lake Pleasant Heights Specific Area Plan limits the maximum density to 1.83 du/ac and while there are provisions for some commercial and office uses within the Plan, the current land use mix represents an outmoded development pattern and is not responsive to today's and the future market. This amendment endeavors to cluster development, preserve additional open space, and provide numerous living options in the north Peoria.*

ii. That the amendment constitutes an overall improvement to the City's General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

*Finding: This amendment will reposition the property for viability in both a recovering and a future healthy economy. While this does benefit the landowner(s), it also provides a benefit to the City in the form of housing diversity, additional open space, and sustainable mixed-use land use practices.*

iii. That 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 systems than are needed to support the prevailing land uses and which, therefore, may impact development of other lands,
- 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.

*Finding: Lake Pleasant Heights is currently undeveloped as are the majority of the surrounding properties; therefore staff does not foresee any impacts on surrounding uses or property owners. The applicant has worked closely with the development team of the adjacent Vistancia and Saddleback Heights communities to coordinate circulation and land use compatibility. This amendment is also requesting the ability to increase the current entitlement from 5,970 residential units to 6,561 units, plus employment uses. As such, the applicant must demonstrate to the City that their impact on the water and wastewater system is acceptable or*

*may be accommodated through coordinated improvements before any additional residential or commercial development above the current entitlement would be approved.*

iv. That the amendment is consistent with the overall intent of the Peoria General Plan.

*Finding: The requested amendment maintains the desired vision for the plan area as expressed in the Lake Pleasant Height Specific Area Plan, but implements smart-growth concepts by clustering the land uses to form village centers which will encourage non-auto transportation activity and community and commerce centers for the community.*

For major amendments, the City shall also consider the following evaluative criterion together with the above criteria:

v. Provides a positive benefit to the community without unduly impacting the City's water supplies as demonstrated through the application of the economic value per gallon of water measure contained within the City's adopted Principles of Sound Water Management.

*Finding: This amendment to the Lake Pleasant Heights SAP will increase the total allowable residential units on the property from 5,970 (1.82 du/ac) to 6,561 (2.01 du/acre), among other changes. Per the City existing Development Agreement with the property, the original maximum projected water demand was 2,954 acre feet per year (AF/yr), of which 610 AF/yr was to come from the City's existing renewable water supplies. The developer will be required to acquire and dedicate to the city any additional water resources above what is already dedicated to the property to meet the proposed land use changes. The direct benefits of this General Plan change to the City will include:*

- *Increased direct economic benefits such as property and sales tax,*
- *Increased indirect economic benefits such as sales tax generated by future employees,*
- *Construction taxes for new commercial and residential units,*

*While the increased commercial and residential density will require additional water supplies and increase the cost of providing general government services, this should be offset by the positive economic value of the new land uses.*

14. The proposed amendment also supports the following General Plan Goals, Objectives, and Policies:

Chapter 2: Land Use Element

Goal 1:

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

Objective 1.M:

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

Policy 1.M.1:

Accommodate an adequate supply and mix of developable residential land to accommodate future housing needs.

Objective 1.N:

Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

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.N.5:

Require new residential developments to provide pedestrian linkages to parks, schools and other appropriate public facilities.

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.

Objective 1.P:

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

Policy 1.P.1:

Encourage adequate and proximate commercial and employment opportunities within large scale development master plans.

Policy 1.Q.2:
Periodically re-evaluate land-use designations to ensure consistency and coordination between the land use and transportation elements.

Objective 1.Q:
Consider periodic amendments to the General Plan Land Use Map to ensure relevancy.

Policy 3.A.1:
Open space preservation and planning is equally as important to the City as all other components of development review when considering the appropriateness of development proposals.

Policy 3.A.2:
Encourage creative development patterns to ensure preservation of open spaces.

## CIVIC ENGAGEMENT & NOTIFICATION

*Neighborhood Meeting*

15. The applicant hosted a neighborhood meeting on September 4, 2012 at Cross of Glory Lutheran School at 10111 W Jomax Rd. Property owners within ¼ mile of the project were notified via U.S. mail. There were five attendees. While there was discussion and commentary, no substantive comment, objection or support was provided. A copy of the Citizen Participation Plan Report is attached to this report as Exhibit C.

*General Public Awareness*

16. This amendment was notified in accordance with ARS § 9-461.06 and routed to adjacent governments and reviewing agencies for a 60-day review period.

17. The application was published in the Peoria Times newspaper for the public hearings, surrounding property owners were notified of the hearings, and additional information regarding the amendment, including the draft amendment and a summary document, was provided on the City's main website and again on the City's Planning Division website.

18. It should also be noted that all external routing materials were limited to a summary letter that outlined the proposed amendment and directed all reviewers to a website where each amendment could be reviewed and comments could be issued to staff entirely online.

*Public Notification*

19. Public notice was provided in the manner prescribed under Section 14-39-6. The posting was completed within the prescribed 15-days prior to the Public Hearing.

*School District Notification*

20. Peoria Unified School District received written notification of this amendment for the 60-day review period. The school district provided comments with regard to safe routes to school and future attendance projections. As a result, the southern school site was relocated to a more appropriate location and a second potential school site was identified in the northern portion of the project.

*Support / Opposition*

21. As of this writing, the City has received one citizen comment which expressed concern of the increase in density but did not outright object to the proposal. Staff believes that the refined land use plan and the modest increases in density and open space will maintain a high-quality and contextually appropriate development.

***Planning & Zoning Commission Discussion from October 18, 2012***

22. **The Planning & Zoning Commission held the first of two hearings for the annual Major General Plan Amendment process on October 18, 2012. The first hearing give staff an opportunity to present the amendments and for the Commission and the public to give comment and testimony. No action is taken at this hearing.**

23. **During the hearing, staff presented the case and highlighted the major changes proposed for the SAP. Of note, staff described the soon-to-be resolved circulation plan issues, the varied ownership mix, the proposed mixed use land use, and the modest increases in residential dwelling units and open space. The commission asked a few questions related to water solutions, circulation, timing, and the expected next step for the project. Staff confirmed that the commission's concerns would be addressed through the upcoming Planned Community District (PCD) amendment process and through forthcoming amendments to the development agreements. The applicant affirmed staff's comments and provided comment detailing the history of the project, the ownerships goals, and clarified that the property which had been subject to receivership has been fully restored to private ownership.**

24. **Shortly following the hearing staff engaged representatives of Lake Pleasant**

**Heights, Saddleback Heights, and Arizona State Land Department to develop alternative alignments for the Carefree/Bullard alignment. A concept solution has been developed and is being considered by all parties and the issue should be resolved in the coming weeks.**

## FINDINGS AND RECOMMENDATION

25. The proposed amendment advances the function and purpose of the General Plan, and based on the following findings:
    - The amendment is consistent with the intent of the General Plan and furthers the vision and goals of the existing Lake Pleasant Heights Specific Area Plan; and
    - The amendment constitutes an overall improvement to the City's General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time; and
    - That the amendment will better reflect the development needs of the area while accounting for the existing built environment; and
    - The amendment is in conformance with the Goals, Objectives, and Policies of the Peoria General Plan; and
    - That the amendment will not adversely impact the community as a whole or a portion of the community by:
        i. Significantly altering acceptable existing land use patterns,
        ii. Requiring larger and more expensive improvements to roads, sewer or water systems than are needed to support the prevailing land uses and which, therefore, may impact development of other lands,
        iii. Adversely impacting existing uses because of increased traffic on existing systems, or
        iv. Affecting the livability of the area or the health and safety of the residents.

It is recommended that the Planning and Zoning Commission take the following action:
**Recommend to the City Council approval of CASE GPA 12-0003**

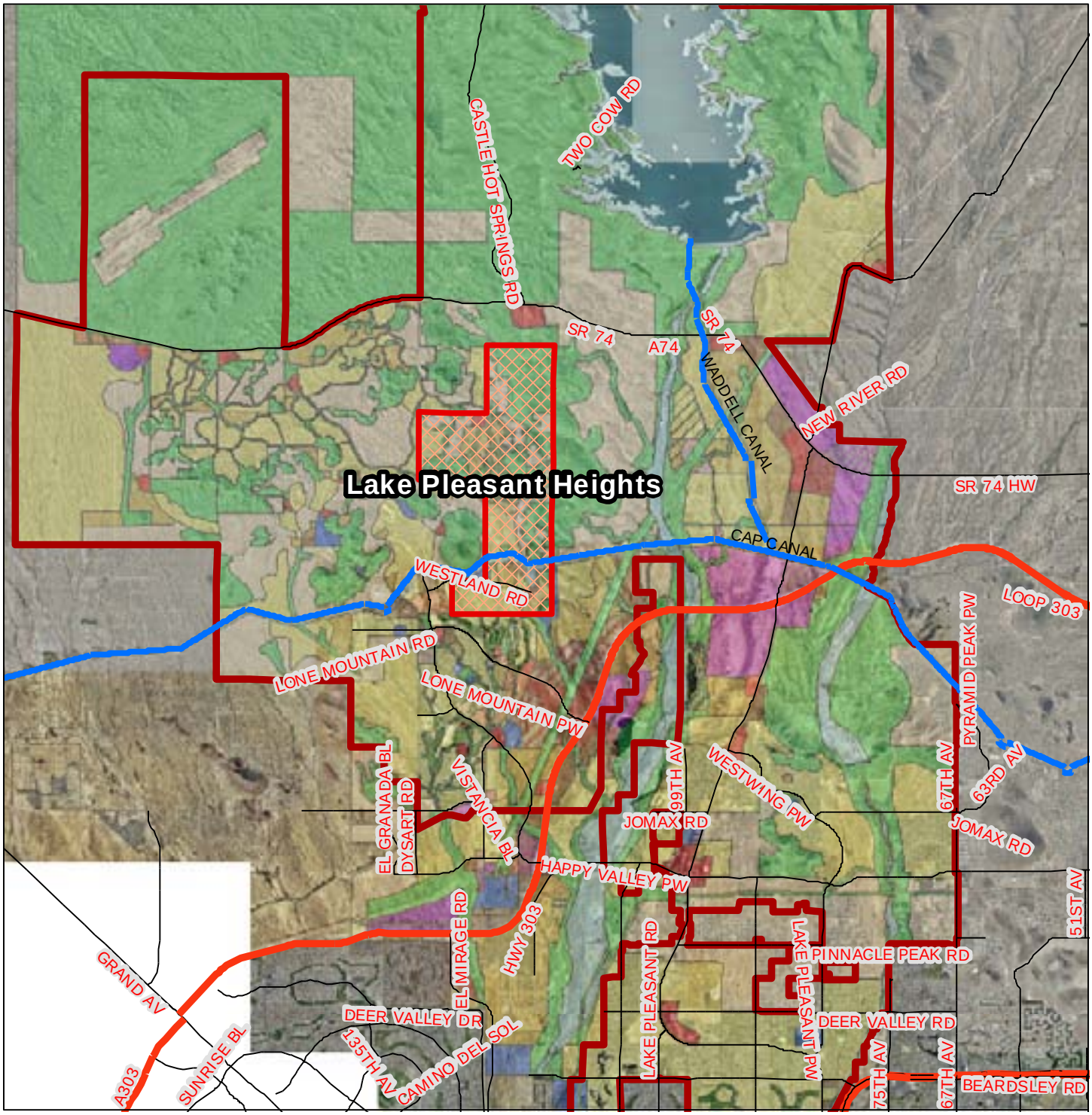
## ATTACHMENTS

Exhibit A: Location map
Exhibit B: Lake Pleasant Heights Specific Area Plan
Exhibit C: Citizen Participation Plan Report
Exhibit D: Citizen Email

Report prepared by:
Ed Boik, AICP, LEED Green Associate
Planner

# Location Map

# Exhibit A




## Z12-0003 Specific Area Plan Amendment

Applicant: Tim Conners, IOTA Purple, LLC

Request: Specific Area Plan Amendment for Lake Pleasant Heights

3

Not to Scale

# Lake Pleasant Heights

Specific Area Plan Amendment

Exhibit B

# Lake Pleasant Heights Specific Area Plan

Adopted December 13, 2005 per Resolution 05-XX

## Proposed Minor Amendment

*2nd Submittal September 24, 2012*

*Prepared by:*

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## TABLE OF CONTENTS


I. INTRODUCTION ..... 1
II. SITE ANALYSIS ..... 1
- A. Site Characteristics ..... 1
- B. Existing Land Use and Zoning ..... 1
- C. Site Topography and Slope ..... 1
- D. Site Development Opportunities and Constraints ..... 5
- E. Development Trends ..... 6

III. RELATIONSHIP TO EXISTING CITY PLANS ..... 8
- A. General Plan ..... 8
- B. Desert Lands Conservation Master Plan ..... 11
- C. Parks, Recreation, Open Space and Trails Master Plan ..... 13
- D. Relationship with the existing Lake Pleasant Heights Specific Area Plan and the Annexation and Development Agreement ..... 13

IV. LAND USE ELEMENT ..... 14
- A. Introduction ..... 14
- B. Proposed Land Use Plan ..... 14
- C. Land Use Classifications ..... 20
- D. Land Use Intensity / Density ..... 21
- E. Proposed Phasing Plan ..... 22

V. TRANSPORTATION ELEMENT ..... 28
- A. Introduction ..... 28
- B. Vehicular Circulation ..... 28
- C. Pedestrian and Bicycle Circulation ..... 31

VI. Public Facilities Element ..... 33
- A. Introduction ..... 33
- B. Existing Conditions ..... 33
- C. Conceptual Water System ..... 33
- D. Wastewater System ..... 37
- E. Drainage System ..... 37
- F. Fire / Emergency Response ..... 38
- G. Police / Emergency Response ..... 38
- H. Parks/Recreation and Open Space ..... 38
- I. Primary Schools ..... 39

VII. Future Entitlements ..... 40
- A. Zoning ..... 40
- B. Site Plan / Plat Approval ..... 40


## LIST OF FIGURES


Figure 1 – Regional Vicinity Map ..... 5
Figure 2 – Existing General Plan/Specific Area Plan/Land Use and Zoning ..... 7
Figure 3 – Scope Analysis ..... 20
Figure 4 – Land Use Plan ..... 22


## LIST OF TABLES


Table 1 - **Land Use Intensity/Density Analysis** ..... 27

# I. INTRODUCTION

The Lake Pleasant Heights Specific Area Plan is a master development plan for a mixed-use project on approximately 3,268 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, medium high, and mixed use residential land uses as dictated by the sites topography, sub-regional commercial nodes, appropriate supportive public facility land uses such as elementary schools and neighborhood parks 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 3,268 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 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 Parks, Recreation, Open Space and 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 to 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, 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 within 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 1- ½ 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 and 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 General Plan / Specific Area Plan / Land Use and Zoning.

The site is currently zoned Z03-05 Lake Pleasant Heights PCD.

### 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 Twin Buttes 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.

**Figure 1 – Regional Vicinity Map**

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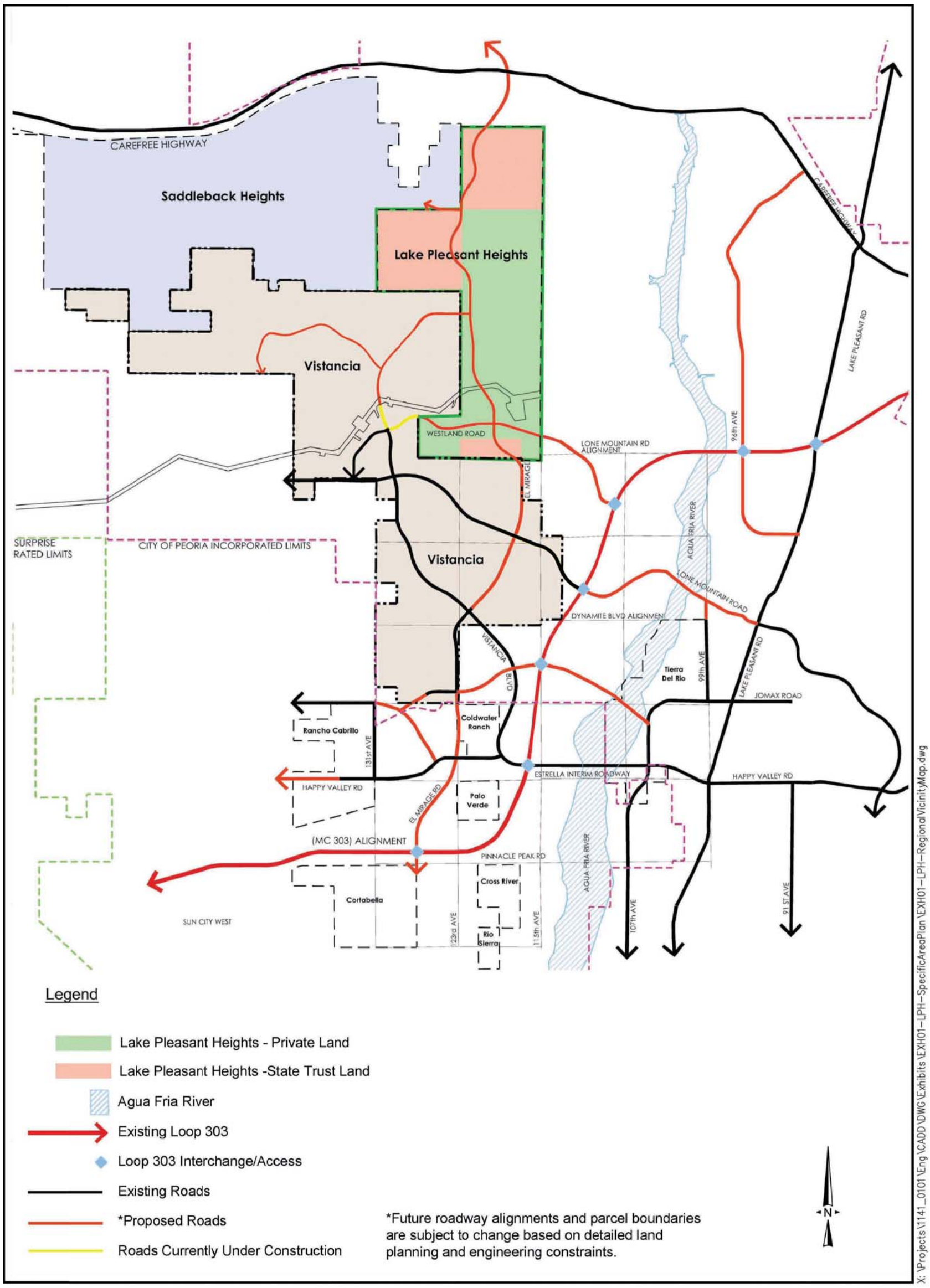


LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 1
REGIONAL VICINITY MAP

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IRVINE, CA 92618 (949) 261-8482 FAX

DATE: 9/14/12

**Figure 2 – Existing General Plan/Specific Area Plan/Land Use and Zoning**

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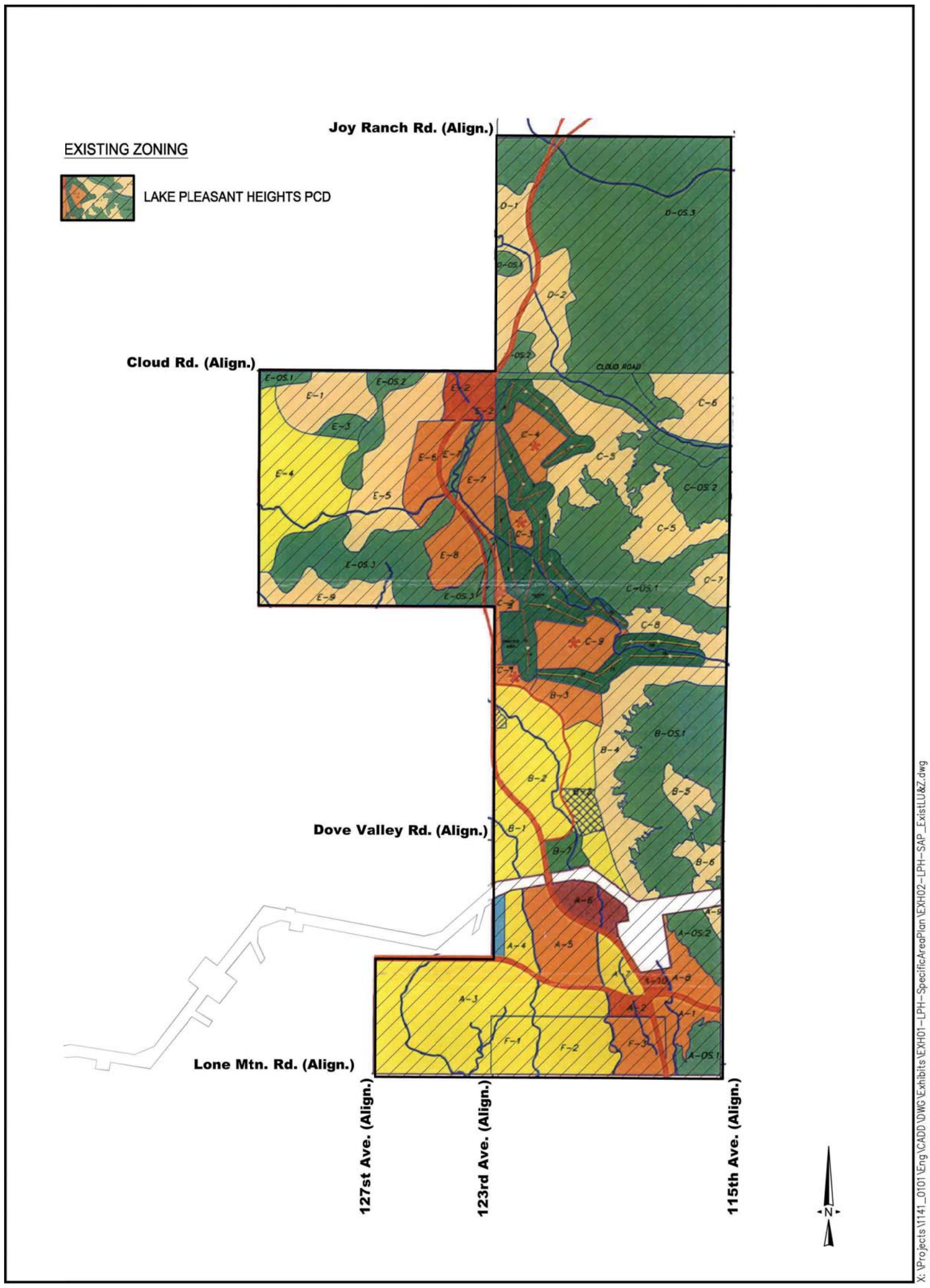


LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN

FIGURE 2

PEORIA, ARIZONA

EXISTING GENERAL PLAN, SPECIFIC AREA PLAN AND LAND USE & ZONING

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DATE: 9/14/12

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 1,500 feet above sea level in the south to points of elevation approaching 2,150 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 from 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 3,268-acres in size. The current Specific Area Plan is shown graphically on Figure 2, Existing General Plan / Specific Area Plan / Land Use and Zoning. 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 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 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 complement 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 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 Parks, Recreation, Open Space and Trails Master 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 be the physical extension and phasing of the public 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 startup, 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 Amendment will continue the trend toward the development of balanced master planned communities. There are two master planned communities located adjacent to or in close proximity to the Lake Pleasant Heights planning area. These include the planned Vistancia (previously referred to as Vistancia South and Vistancia North) and Saddleback Heights projects. The re-adoption of this Specific Plan will help to assure that all of the remaining private and semi-public lands within the north-central portion of the City of Peoria will be planned, balanced communities that 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 activities continue to encourage the development in north Peoria. Recent development activities in the area include the following:

- Completion of the Loop 101 high-occupancy vehicle (HOV) lanes;
- Completion of Happy Valley Road from Terramar Blvd. to Lake Pleasant Pkwy.
- Construction of the Lake Pleasant Parkway;
- Construction of the Loop 303 from Grand Avenue to I-17;
- Connection of Lone Mountain Road to the Loop 303; and

- Expansion of the Lake Pleasant Regional Park Boundaries.

These projects have provided new employment and outdoor recreation opportunities in the North Valley and additional pressure in the Lake Pleasant Heights area for a wide variety of housing opportunities and accompanying commercial and recreational activities.

## 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 2, Existing General Plan / Specific Area Plan / Land Use and Zoning.

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 Land Use Element Goals, Objectives and Policies**

**Objective 1.A:**

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

Policy 1.A.3:

> 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. Clustering of development within nodes will also provide a more efficient urban form and provide additional open space.*

**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.**

***Comment****: The Lake Pleasant Heights Specific Area Plan Amendment provides for a more sustainable development by clustering complementary land uses in nodes to promote pedestrian-friendly communities.*

**Objective 1.M**

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

Policy 1.M.1:

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 1.N:**

**Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.**

Policy 1.N.1:

Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

***Comment****: The Lake Pleasant Heights Specific Area Plan Amendment is a master planned development that provides a mixture of complementary land uses.*

Policy 1.N.2:

Ensure that high-density residential developments have direct access to arterial streets without traversing existing or proposed lower density residential areas.

***Comment****: The Lake Pleasant Heights Specific Area Plan Amendment clusters High Density residential uses in nodes, adjacent to El Mirage Road, and surrounding commercial and public uses.*

Policy 1.N.3:

Locate housing developments in areas that can be adequately served by police, fire and ambulance services.

***Comment****: Development within the Lake Pleasant Heights Specific Area Plan Amendment provides a fire station site that will adequately serve future residents.*

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.

***Comment**: The Lake Pleasant Heights Specific Area Plan Amendment provides significant areas of open space that will preserve the surrounding hillsides and ridges. Higher density residential uses are clustered near public parks and a trail network is provided to access the outlying open space areas.*

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.

***Comment**: The Lake Pleasant Heights Specific Area Plan Amendment 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 1.O:**

> **Support well-designed, high-quality multifamily residential development in appropriate areas which maintains compatibility between adjacent**

Policy 1.O.1:

> Support alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

Policy 1.O.3:

> Encourage multi-family housing units adjacent to community level parks and public open space areas.

***Comment**: The Lake Pleasant Heights Specific Area Plan Amendment provides for a wide variety of land uses, including Medium, Medium High, and High Density Residential uses which are designed around public open space areas and trail networks.*

**Objective 3.A:**

> **Develop programs that encourage the clustering of development in exchange for preserved natural open space area.**

Policy 3.A.1:

> Open space preservation and planning is equally as important to the City as all other components of development review when considering the appropriateness of development proposals.

Policy 3.A.2:

> Encourage creative development patterns to ensure preservation of open spaces.

***Comment**: The Lake Pleasant Heights Specific Area Plan Amendment clusters development in the flatter, more developable areas of the site, preserving natural open space.*

**City of Peoria General Plan Circulation Element Goals, Objectives and Policies**

**Goal 1:**

> **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 1.A:**

> **Develop a transportation system within Peoria that is compatible with, and designed to complement, 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 complement the City's Transportation Plan by identifying and planning for the development of this major roadway.*

**City of Peoria General Plan Growth Areas Element Goals, Objectives and Policies**

**Goal 1:**

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

**Objective 1.A:**

> **Direct attractive development into identified growth areas, creating dynamic urban pockets with diverse economic, housing, cultural and entertainment opportunities.**

Policy 1.A.2:

> Encourage a mix of land uses within each growth area, including varied housing types and densities, employment opportunities and businesses.

***Comment****: The Lake Pleasant Heights Specific Area Plan Amendment provides for a master planned community with a variety of sustainable uses located in a designated City growth area. Development is clustered into three nodes providing diverse employment, shopping, entertainment, and recreation opportunities, while preserving the surrounding areas in natural open space.*

**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 of 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, encouraging development in areas containing slopes of less than 25%, and 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 that 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 Specific Area Plan Amendment 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 and 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. Significant areas have been identified and planned as a protected open space area and the areas of highest slope have been identified as open space on 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. Parks, Recreation, Open Space and Trails Master Plan

The Peoria City Council adopted the City of Peoria Parks, Recreation, Open Space and Trails Master Plan (PROST) in 2006. The stated purpose of the Master Plan is to "…provide a balanced system of conveniently located parks, both active and passive, interconnected paths and trails system, open spaces and multipurpose recreational facilities."

The Lake Pleasant Heights Specific Area Plan supports the goals and objectives outlined in the Parks, Recreation, Open Space and Trails Master Plan. A variety of trails have been incorporated into the Lake Pleasant Heights Specific Area Plan. See Figure 5 Transportation Plan. Additional detail will be provided at the Planned Community Development (PCD) level.

## 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 provide 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 to 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 and 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 than twenty-five (25) percent shown graphically on Figure 3, Slope Analysis, and retaining the major natural drainage ways of the site. The land use plan incorporates a mixture of residential density ranges designed to accommodate a diverse residential community across the site

The Land Use Plan designates land within the Study Area with a set of land use classifications. These classifications are shown graphically on Figure 4, 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 4, Land Use 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 amended Land Use Plan is designed to provide a balanced and sustainable community with a wide range of housing opportunities. Mixed-use development is clustered in three nodes located along El Mirage Road, the spine of Lake Pleasant Heights. These locations are the flatter and more developable areas of the project. Higher density residential uses surround commercial and public uses to create sustainable and walkable communities. Residents will be within walking/cycling distance of a wide variety of employment, shopping, entertainment, and recreation opportunities.

The southern node, located at the intersection of El Mirage Rd. and Westland Dr. will be the densest within Lake Pleasant Heights with a Mixed Use area including higher density residential, commercial, office, park and school uses. The park provides a central focal point for this town center area.

The central node, located at El Mirage Rd. and Vistancia Blvd., includes a smaller mixed use area, Fire Station site, and recreation site, surrounded by Medium, Medium High and High Density Residential Uses.

The northern node, located at El Mirage Rd. and Saddleback Peak Blvd. is the smallest of the three and contains a commercial area and Medium High Residential uses. It is also linked with a proposed trail system located along an existing wash.

**Figure 3 – Scope Analysis**

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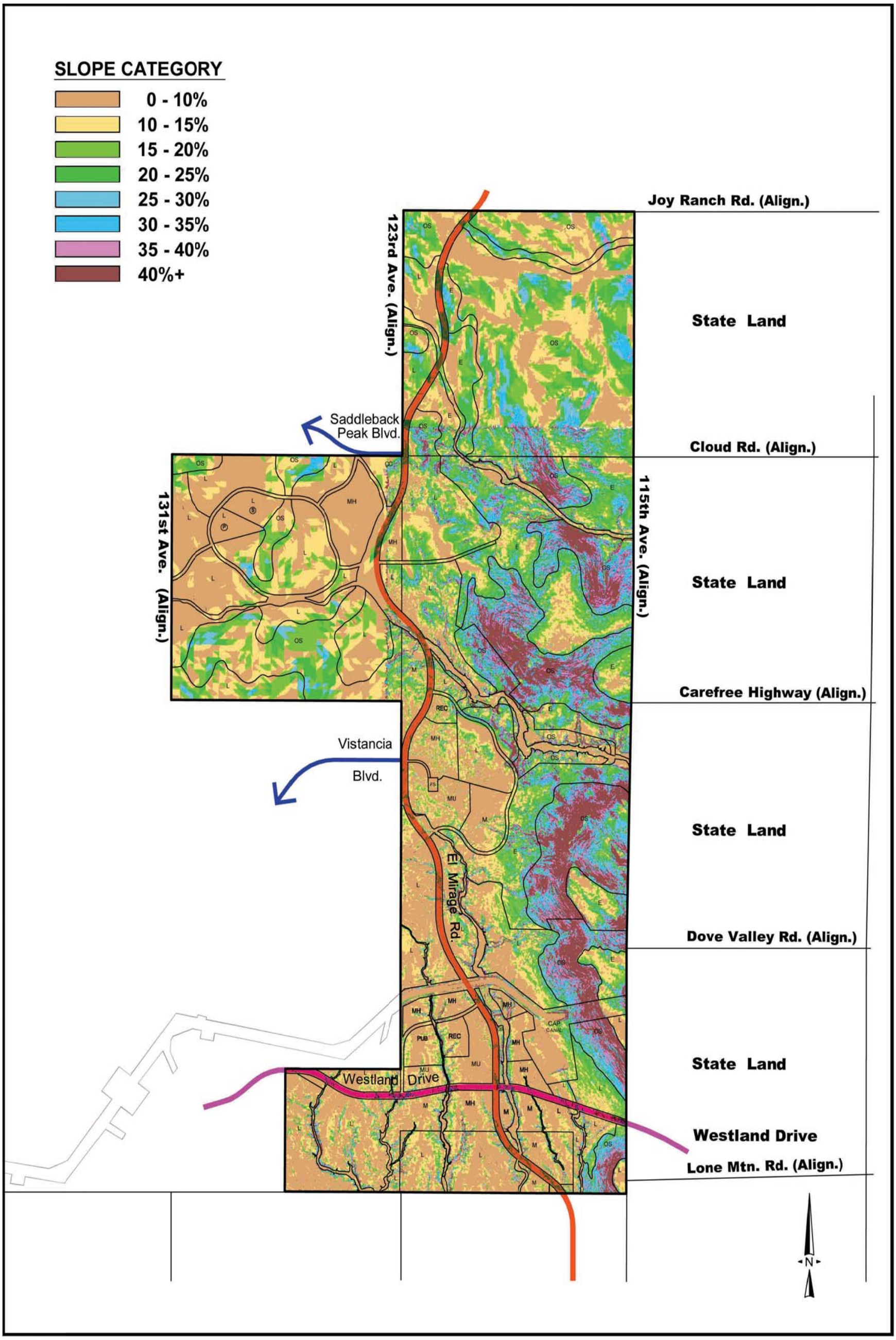


LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 3
SLOPE ANALYSIS

VA Consulting, Inc.
ENGINEERS · PLANNERS · SURVEYORS
6400 OAK CANYON, SUITE 150 (949) 474-1400 TEL
IRVINE, CA 92618 (949) 251-8482 FAX

DATE: 9/14/12

**Figure 4 – Land Use Plan**

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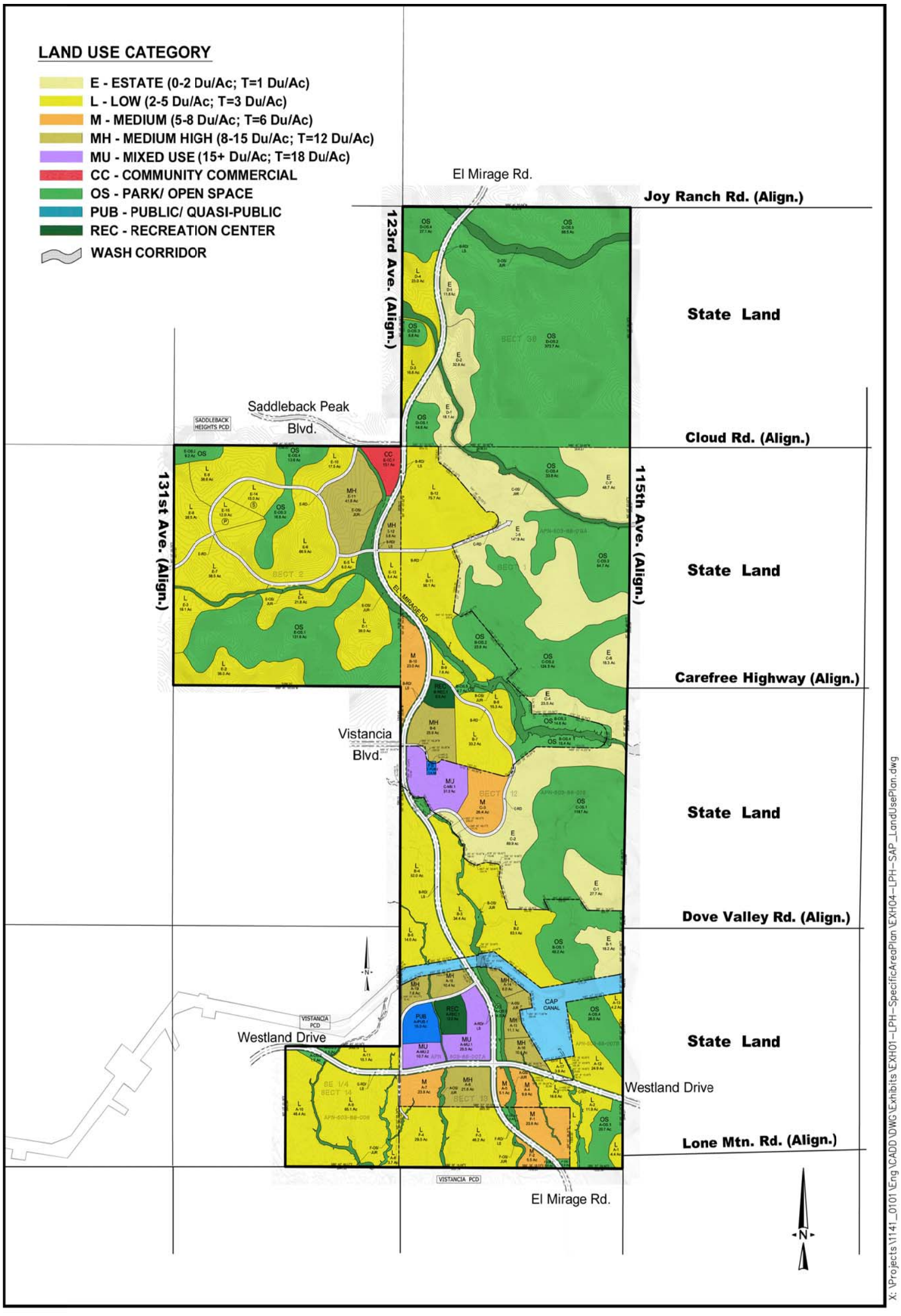


LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 4
LAND USE PLAN
PROPOSED GENERAL DEVELOPMENT PLAN

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DATE: 9/17/12

The clustering of development in these three nodes reduces residential development and preserves open space in the more sensitive hillsides and drainage ways.

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 balanced 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.

**Medium High (8.0-15 du/ac, target density = 12 du/ac):** Denotes areas where multi-family residential development is appropriate. The density range (8.0-15.0 dwelling units per gross acre) is intended to provide for areas of attached single-family homes, apartments, condominiums and townhouses. Suitability is determined on the basis of location, access and availability of existing or proposed public facilities and utilities and existing and future 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.

**Mixed Use (18.0-30.0+du/ac., target density= 24.0 du/ac.):** Mixed Use (MU) denotes areas where developments combining a mix of land use types (residential, commercial, office) integrated with both

active and passive open spaces may take place. Its purpose is to increase the types of spaces available for living, working and the provision of community services and to encourage a mix of compatible uses in certain areas and to encourage the upgrading of certain areas with buildings designed to provide a high-quality pedestrian-oriented street environment.

**Park / Recreation / 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.

**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 a fire station and school sites.

## 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 on Table 1, Specific Area Plan, Intensity/Density Analysis. The total Target Units for Lake Pleasant Heights is 6,518 units. The following is a breakdown of the proposed land uses and density for the private and State Trust Land:

**Private Land:**

- Approximately 4,307residential units (2.3 du/ac)
- Approximately 3,675 single family residential units (Estate, Low, Medium and Medium High Density) within subdivided properties;
- Approximately 632 multifamily residential units intended as apartments or condominiums and
- Approximately 68 acres of land for Mixed Use (residential, retail and office) space.

**State Trust Land:**

- Approximately 2,254 (1.6 du/ac) single family residential units (Estate, Low, and Medium and Medium High Density) within subdivided properties. No Mixed Use or High Density uses are planned on State Trust land; and
- Approximately 13.1 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 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.

**Table 1 – Land Use Intensity/Density Analysis**

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**Table 1**

**Specific Area Plan**
**Intensity / Density Analysis**

| Parcel Number | Land Use Category | Land Use | Land Use Density Range (DU/AC) | Approx. Gross Area (AC) | Target Density (DU/AC) | Total Target D.U.'s | Ownership |
|---|---|---|---|---|---|---|---|
| **Area A** | | | | | | | |
| A-1 | L | LOW | 2-5 | 4.4 | 3 | 13 | IP |
| A-2 | L | LOW | 2-5 | 11.9 | 3 | 36 | IP |
| A-3 | L | LOW | 2-5 | 16.6 | 3 | 50 | IP |
| A-4 | M | MEDIUM | 5-8 | 9.9 | 6 | 59 | IP |
| A-5 | M | MEDIUM | 5-8 | 5.1 | 6 | 31 | IP |
| A-6 | MH | MED HIGH | 8-15 | 21.6 | 12 | 259 | IP |
| A-7 | M | MEDIUM | 5-8 | 23.9 | 6 | 143 | IP |
| A-8 | L | LOW | 2-5 | 3.7 | 3 | 11 | IP |
| A-9 | L | LOW | 2-5 | 65.1 | 3 | 195 | IP |
| A-10 | L | LOW | 2-5 | 48.4 | 3 | 145 | IP |
| A-11 | L | LOW | 2-5 | 15.1 | 3 | 45 | IP |
| A-12 | L | LOW | 2-5 | 24.9 | 3 | 75 | IP |
| A-13 | L | LOW | 2-5 | 4.2 | 3 | 13 | IP |
| A-14 | MH | MED HIGH | 8-15 | 6.0 | 12 | 72 | IP |
| A-15 | MH | MED HIGH | 8-15 | 11.1 | 12 | 133 | IP |
| A-16 | MH | MED HIGH | 8-15 | 10.4 | 12 | 125 | IP |
| A-18 | MH | MED HIGH | 8-15 | 10.4 | 12 | 125 | IP |
| A-19 | MH | MED HIGH | 8-15 | 7.8 | 12 | 94 | IP |
| A-MU.1 | MU | MIXED USE | | 25.5 | | 135 | IP |
| A-MU.2 | MU | MIXED USE | | 10.7 | | 193 | IP |
| A-PUB.1 | PUB | ELEMENTARY SCHOOL | | 15.0 | | | IP |
| A-RD | | RD R.O.W. | | 33.4 | | | IP |
| A-LS | | RD LS | | 9.1 | | | IP |
| A-REC.1 | REC | PARK | | 12.0 | | | IP |
| A-OS.1 | OS | OPEN SPACE | | 20.7 | | | IP |
| A-OS.2 | OS | OPEN SPACE | | 1.7 | | | IP |
| A-OS.3 | OS | OPEN SPACE | | 1.5 | | | IP |
| A-OS.4 | OS | OPEN SPACE | | 28.5 | | | IP |
| A-OS.5 | OS | OPEN SPACE | | 4.0 | | | IP |
| A-OS/JUR | OS | JURISDICTIONAL FLOW LINE | | 24.2 | | | IP |
| **Subtotal Area A** | | | | **484.8** | | **1952** | |
| | | | | | | | |
| **Area B** | | | | | | | |
| B-1 | E | ESTATE | 0-2 | 18.2 | 1 | 18 | IP |
| B-2 | L | LOW | 2-5 | 63.9 | 3 | 192 | IP |
| B-3 | L | LOW | 2-5 | 34.4 | 3 | 103 | IP |
| B-4 | L | LOW | 2-5 | 52.0 | 3 | 156 | IP |
| B-5 | L | LOW | 2-5 | 14.0 | 3 | 42 | IP |
| B-6 | MH | MED HIGH | 8-15 | 25.9 | 12 | 311 | IP |
| B-7 | L | LOW | 2-5 | 33.2 | 3 | 100 | IP |
| B-8 | L | LOW | 2-5 | 15.3 | 3 | 46 | IP |
| B-9 | L | LOW | 2-5 | 7.6 | 3 | 23 | IP |
| B-10 | M | MEDIUM | 5-8 | 23.0 | 6 | 138 | IP |
| B-11 | L | LOW | 2-5 | 56.1 | 3 | 168 | IP |
| B-12 | L | LOW | 2-5 | 75.7 | 3 | 227 | IP |
| B-REC.1 | REC | PARK | | 8.0 | | | IP |
| B-RD | | RD R.O.W. | | 28.6 | | | IP |
| B-LS | | RD LS | | 7.0 | | | IP |
| B-OS.1 | OS | OPEN SPACE | | 49.2 | | | IP |
| B-OS.2 | OS | OPEN SPACE | | 23.8 | | | IP |
| B-OS.3 | OS | OPEN SPACE | | 14.6 | | | IP |
| B-OS.4 | OS | OPEN SPACE | | 15.4 | | | IP |
| B-OS.5 | OS | OPEN SPACE | | 4.7 | | | IP |
| B-OS/JUR | OS | JURISDICTIONAL FLOW LINE | | 30.6 | | | IP |
| **Subtotal Area B** | | | | **601.2** | | **1524** | |

**Table 1**

**Specific Area Plan**
**Intensity / Density Analysis**

| Parcel Number | Land Use Category | Land Use | Land Use Density Range (DU/AC) | Approx. Gross Area (AC) | Target Density (DU/AC) | Total Target D.U.'s | Ownership |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| **Area C** | | | | | | | |
| C-1 | E | ESTATE | 0-2 | 27.7 | 1 | 28 | G3 |
| C-2 | E | ESTATE | 0-2 | 89.9 | 1 | 90 | G3 |
| C-3 | M | MEDIUM | 5-8 | 26.4 | 6 | 158 | G3 |
| C-4 | E | ESTATE | 0-2 | 23.5 | 1 | 24 | G3 |
| C-5 | E | ESTATE | 0-2 | 147.9 | 1 | 148 | G3 |
| C-6 | E | ESTATE | 0-2 | 18.3 | 1 | 18 | G3 |
| C-7 | E | ESTATE | 0-2 | 48.7 | 1 | 49 | G3 |
| A-17 | L | LOW | 2-5 | 3.9 | 3 | 12 | G3 |
| C-MU.1 | MU | MIXED USE | | 31.5 | | 304 | G3 |
| C-PUB.1 | FS | FIRE STATION | | 1.4 | | | G3 |
| C-RD | | ROW | | 9.8 | | | G3 |
| A-RD | | RD R.O.W. | | 1.1 | | | G3 |
| C-LS | | RD LS | | 1.0 | | | G3 |
| C-OS.1 | OS | OPEN SPACE | | 118.7 | | | G3 |
| C-OS.2 | OS | OPEN SPACE | | 124.5 | | | G3 |
| C-OS.3 | OS | OPEN SPACE | | 64.7 | | | G3 |
| C-OS.4 | OS | OPEN SPACE | | 33.8 | | | G3 |
| C-OS/JUR | OS | JURISDICTIONAL FLOW LINE | | 13.2 | | | G3 |
| **Subtotal Area C** | | | | **786.0** | | **831** | |
| | | | | | | | |
| **Private Land Subtotal Areas A, B, C** | | | | **1872.0** | | **4307** | |

| Private Land Projections | | |
|---|---|---|
| Gross Land Area | 1,872 | AC |
| Target Project Density | 2.30 | DU/AC |
| Projected Population | 12,060 | People |
| Projected Households | 4,307 | Households |
| Projected Elementary School Children | 995 | Children |
| Projected High School Children | 468 | Children |
| | | |
| Commercial/Mixed Use Land Area | 67.7 | AC |
| Projected Elementary Schools | 1.0 | School |
| Projected High School Demand | 0.3 | Schools |
| Improved Neighborhood Parks Demand | 21 | AC |
| Improved Community Parks Demand | 18 | AC |
| Open Space Demand | 121 | AC |
| Total Proposed Private Open Space | 609 | AC |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Area D** | | | | | | | |
| D-1 | E | ESTATE | 0-2 | 18.1 | 1 | 18 | AZ |
| D-2 | E | ESTATE | 0-2 | 32.8 | 1 | 33 | AZ |
| D-3 | L | LOW | 2-5 | 16.6 | 3 | 50 | AZ |
| D-4 | L | LOW | 2-5 | 23.0 | 3 | 69 | AZ |
| D-5 | E | ESTATE | 0-2 | 11.8 | 1 | 12 | AZ |
| D-RD | | RD R.O.W. | | 14.9 | | | AZ |
| D-LS | | RD LS | | 4.8 | | | AZ |
| D-OS.1 | OS | OPEN SPACE | | 14.6 | | | AZ |
| D-OS.2 | OS | OPEN SPACE | | 373.7 | | | AZ |
| D-OS.3 | OS | OPEN SPACE | | 6.8 | | | AZ |
| D-OS.4 | OS | OPEN SPACE | | 27.1 | | | AZ |
| D-OS.5 | OS | OPEN SPACE | | 68.5 | | | AZ |
| D-OS/JUR | OS | JURISDICTIONAL FLOW LINE | | 26.5 | | | AZ |
| | | | | | | | |
| **Subtotal Area D** | | | | **639.2** | | **182** | |

**Table 1**

**Specific Area Plan**
**Intensity / Density Analysis**

| Parcel Number | Land Use Category | Land Use | Land Use Density Range (DU/AC) | Approx. Gross Area (AC) | Target Density (DU/AC) | Total Target D.U.'s | Ownership |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| **Area E** | | | | | | | |
| E-1 | L | LOW | 2-5 | 39.0 | 3 | 117 | AZ |
| E-2 | L | LOW | 2-5 | 38.0 | 3 | 114 | AZ |
| E-3 | L | LOW | 2-5 | 19.1 | 3 | 57 | AZ |
| E-4 | L | LOW | 2-5 | 21.8 | 3 | 65 | AZ |
| E-5 | L | LOW | 2-5 | 6.0 | 3 | 18 | AZ |
| E-6 | L | LOW | 2-5 | 66.9 | 3 | 201 | AZ |
| E-7 | L | LOW | 2-5 | 38.5 | 3 | 116 | AZ |
| E-8 | L | LOW | 2-5 | 28.5 | 3 | 86 | AZ |
| E-9 | L | LOW | 2-5 | 38.6 | 3 | 116 | AZ |
| E-10 | L | LOW | 2-5 | 17.5 | 3 | 53 | AZ |
| E-11 | MH | MED HIGH | 8-15 | 41.8 | 12 | 502 | AZ |
| E-12 | MH | MED HIGH | 8-15 | 9.8 | 12 | 118 | AZ |
| E-13 | L | LOW | 2-5 | 8.4 | 3 | 25 | AZ |
| E-14 | L-S | LOW-SCHOOL | 2-5 | 15.0 | 3 | 45 | AZ |
| E-15 | L-P | LOW-PARK | 2-5 | 12.0 | 3 | 36 | AZ |
| E-RD | | RD R.O.W. | | 28.4 | | | AZ |
| E-LS | | RD LS | | 3.4 | | | AZ |
| E-CC.1 | CC | COMMERCIAL | | 13.1 | | | AZ |
| E-OS.1 | OS | OPEN SPACE | | 131.6 | | | AZ |
| E-OS.2 | OS | OPEN SPACE | | 9.2 | | | AZ |
| E-OS.3 | OS | OPEN SPACE | | 16.8 | | | AZ |
| E-OS4 | OS | OPEN SPACE | | 13.6 | | | AZ |
| E-OS/JUR | OS | JURISDICTIONAL FLOW LINE | | 20.4 | | | AZ |
| **Subtotal Area E** | | | | **637.4** | | **1669** | |
| | | | | | | | |
| **Area F** | | | | | | | |
| F-1 | M | MEDIUM | 5-8 | 23.6 | 6 | 142 | AZ |
| F-2 | M | MEDIUM | 5-8 | 5.5 | 6 | 33 | AZ |
| F-3 | L | LOW | 2-5 | 46.2 | 3 | 139 | AZ |
| F-4 | L | LOW | 2-5 | 29.5 | 3 | 89 | AZ |
| F-RD | | RD R.O.W. | | 5.1 | | | AZ |
| F-LS | | RD LS | | 1.8 | | | AZ |
| F-OS.1 | OS | OPEN SPACE | | 1.0 | | | AZ |
| F-OS.2 | OS | OPEN SPACE | | 0.5 | | | AZ |
| F-OS.3 | OS | OPEN SPACE | | 1.3 | | | AZ |
| F-OS/JUR | OS | JURISDICTIONAL FLOW LINE | | 4.9 | | | AZ |
| **Subtotal Area F** | | | | **119.4** | | **403** | |
| | | | | | | | |
| **State Land Subtotal Areas D, E, F** | | | | **1396.0** | | **2254** | |

| State Land Projections | | |
|---|---|---|
| Gross Land Area | 1,396 | AC |
| Target Project Density | 1.61 | DU/AC |
| Projected Population | 6,311 | People |
| Projected Households | 2,254 | Households |
| Projected Elementary School Children | 620 | Children |
| Projected High School Children | 279 | Children |
| | | |
| Commercial Land Area | 13.1 | AC |
| Projected Elementary Schools | 0.7 | School |
| Projected High School Demand | 0.2 | Schools |
| Improved Neighborhood Parks Demand | 11.0 | AC |
| Improved Community Parks Demand | 9 | AC |
| Open Space Demand | 63 | AC |
| Total Proposed State Open Space | 739 | AC |

**Table 1**

**Specific Area Plan**
**Intensity / Density Analysis**

| Parcel Number | Land Use Category | Land Use | Land Use Density Range (DU/AC) | Approx. Gross Area (AC) | Target Density (DU/AC) | Total Target D.U.'s | Ownership |
|---|---|---|---|---|---|---|---|
| Project Total Areas A,B,C, D, E, F | | | | 3268.0 | | 6561 | |

| Project Projections (Combined Lands) | | |
|---|---|---|
| Gross Land Area | 3,268 | AC |
| Target Project Density | 2.01 | DU/AC |
| Projected Population | 18,371 | People |
| Projected Households | 6,561 | Households |
| Projected Elementary School Children | 1,615 | Children |
| Projected High School Children | 747 | Children |
| | | |
| Commercial/Mixed Use Land Area | 80.8 | AC |
| Projected Elementary Schools | 1.7 | School |
| Projected High School Demand | 0.4 | Schools |
| Improved Neighborhood Parks Demand | 32 | AC |
| Improved Community Parks Demand | 28 | AC |
| Open Space Demand | 184 | AC |
| Total Proposed Open Space | 1,347 | AC |

# VI. 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 5, 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 will provide three travel lanes in each direction with sufficient right of way width to meet current city roadway standards, or as modified based on the Traffic Impact Analysis and recommendation by the Project Traffic Engineer to mitigate traffic impact analysis or topographic conditions. The design intent of El Mirage Road is to provide flexibility in the road alignment and right of way configuration allowing the road to adapt and be responsive to topographical and traffic circulation 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 Vistancia Planned Community District project south of the planning area. El Mirage Road will serve both regional and sub- regional traffic. The final road alignment will be determined by the City Engineer based on additional studies completed during the Preliminary Plat process.

The existing Circulation Plan contained within the General Plan identifies the presence of a planned Arterial Street, Vistancia Boulevard, connecting into the planning area from the south, through the Vistancia Planned Community at the approximate location of the Carefree Highway alignment. Also, the existing Circulation Plan identifies the presence of a second planned Arterial Street, Saddleback Peak Boulevard, connecting into the planning area from the north, through the Saddleback Heights Planned Community. The Land Use Plan contained within this Specific Area Plan indicates connection points with these two roadways.

**Figure 5 – Transportation Plan**

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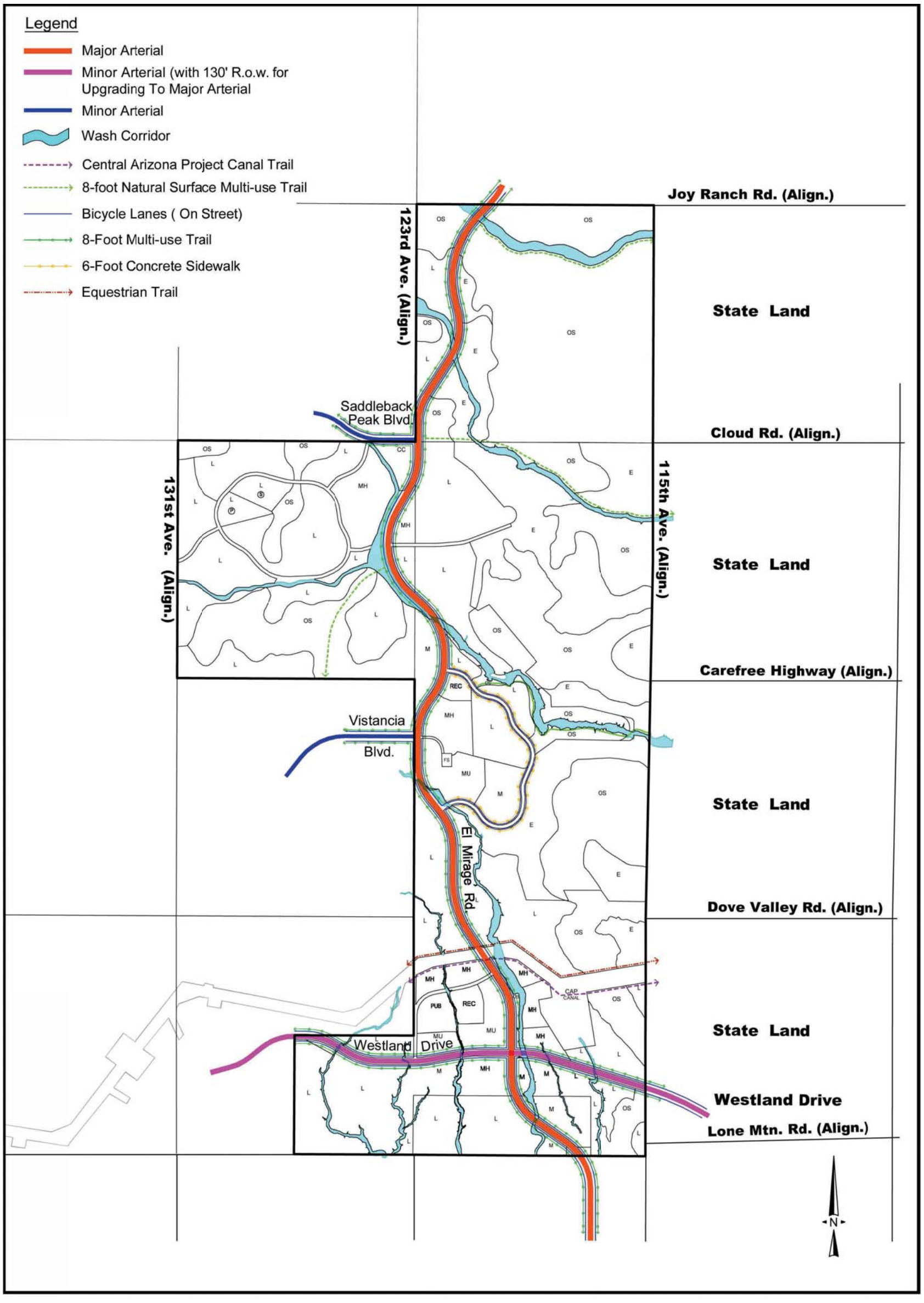


LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 5
TRANSPORTATION PLAN

VA Consulting, Inc.
ENGINEERS · PLANNERS · SURVEYORS
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IRVINE, CA 92618 (949) 251-8482 FAX
DATE: 9/14/12

***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 will provide sufficient right-of-way width 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 provide adequate right-of-way width to meet current city roadway standards, 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 will provide adequate right-of-way width to meet current city roadway standards, or as 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:***

Private streets may be used within the Specific Area Plan planning area in response tomarket demand 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 5, 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 5, Transportation Plan, identifies 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 Parks, Recreation, Open Space and 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.

## VII PUBLIC Facilities Element

### D. 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 6, 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
- Primary Schools

### E. 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 CAP canal. The CAP canal enters the planning area in the southern portion of the site and flows in an easterly direction at surface grade for approximately ½ mile. The CAP canal continues across the site with flow being channeled into a tunnel structure running under the eastern portion of the site until it exits the site to the east.

### F. 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 Vistancia Planned Community District provides an area adjacent to the site in the southwest area to address the demands for regional water conveyance facilities. It is anticipated the required potable water supply for Lake Pleasant Heights will now be made up of the following sources:

- Groundwater Credits - The development will provide the approved 570 AFY water credits, identified as well sources in Section 10 of the Zoning Stipulations. The nearest aquifer providing adequate supply is located on the west side of the Aqua Fria River in Section 31. Development of wells in this area includes use of the 24-inch Lone Mountain Parkway waterline, which is subject to negotiation with the City and Vistancia. It is proposed to utilize this groundwater source as supply for Phase 1 of the project.
- Other City of Peoria Groundwater Sites - Lake Pleasant Heights is investigating other potential sites within the City of Peoria, on both sides of the Aqua Fria, to develop groundwater resources. Either existing and/or new wells could conceivably be developed in locations in the City underlain by a good water bearing aquifer, and the supply wheeled through the City distribution system to the 24-inch Lone Mountain Parkway waterline.

- Groundwater Recharge - Groundwater sources will be utilized on a "no net reduction" of groundwater basis to comply with "safe-yield" criteria as established by the Arizona Department of Water Resources (ADWR) for groundwater within the Phoenix Active Management Area. This requirement is part of the Groundwater Code and the Assured Water Supply rules, and is embedded in the City's Designation of Assured Water Supply. The City is no longer a member service area of the Central Arizona Groundwater replenishment District, and this option is therefore not available. The development will acquire and pay for additional recharge capacity in underground storage facilities such that the City can store sufficient water from other sources to offset potential withdrawals of groundwater for the plan area.
- City of Peoria CAP M&I Capacity - Water from the Colorado River delivered by the CAP canal operated by the Central Arizona Water Conservation District is considered a replenishable supply and thus suitable for the plan area. CAP canal water must be treated and transported to the plan area before it can be considered a reliable supply. The development will contribute to the City's ability to purchase or build CAP water treatment capacity. The amount of payments and due dates are to be determined. Two potential alternatives are identified for LPH use of CAP water:
    - The Aqua Fria East service area is supplied by Pyramid Peak Water Treatment Plant (WTP), which was expanded in 1999. Vistancia's redundancy requirements of 5.17 MGD are being met with the Aqua Fria East capacity, including upgrades to the distribution system at the Westwing and Pleasant Valley Zone 5 BPS and storage facilities. The LPH demand of 2.92 MGD would similarly be met by participation in the upgrade of the water conveyance infrastructure located on the east side of the Aqua Fria River.
    - The City is not now planning for the previously proposed 25 MGD Twin Buttes WTP in their 10-year CIP, which would have served Lake Pleasant Heights as well as surrounding communities. Current development plans in the adjoining area, including LPH, may include sufficient growth and water supply demands to warrant reconsideration of the Twin Buttes facility.
- City Water Settlements: This 630 AFY source is comprised of a share of the City's Gila River Indian Settlement, or other water settlements.
- Redundant Water Supplies – The City requires redundant water supplies (City Code Section 25-20) to ensure the reliable delivery of water to the development. Lake Pleasant Heights proposes to achieve the required redundancy by providing backup water conveyance infrastructure from the Aqua Fria well field. In addition to a new well, the development will contribute funds to construct a new booster station on the east side of the Agua Fria to ensure a reliable redundant source.
- Reclaimed water use sites within the development include a City park and school site, both located in Phase 1 south of the CAP canal. The adjoining Vistancia development has constructed a reclaimed water system, and Lake Pleasant Heights proposes to perform necessary upgrades to extend the reclaimed water to the two use sites. However, the reclaimed system constructed by Vistancia cannot yet supply sufficient amounts of reclaimed water to address the needs of the Vistancia community, and must supplement the reclaimed supply with CAP Excess water purchased annually. This situation is anticipated to continue for several years. Therefore the development will need to purchase sufficient CAP excess water annually to address the additional demand on the reclaimed system until such time as supplies of reclaimed water grow to meet the demand of both the development and Vistancia. The development will pay for the transportation of any such CAP water purchased on an annual basis.

•

**Figure 6 – Public Facilities**

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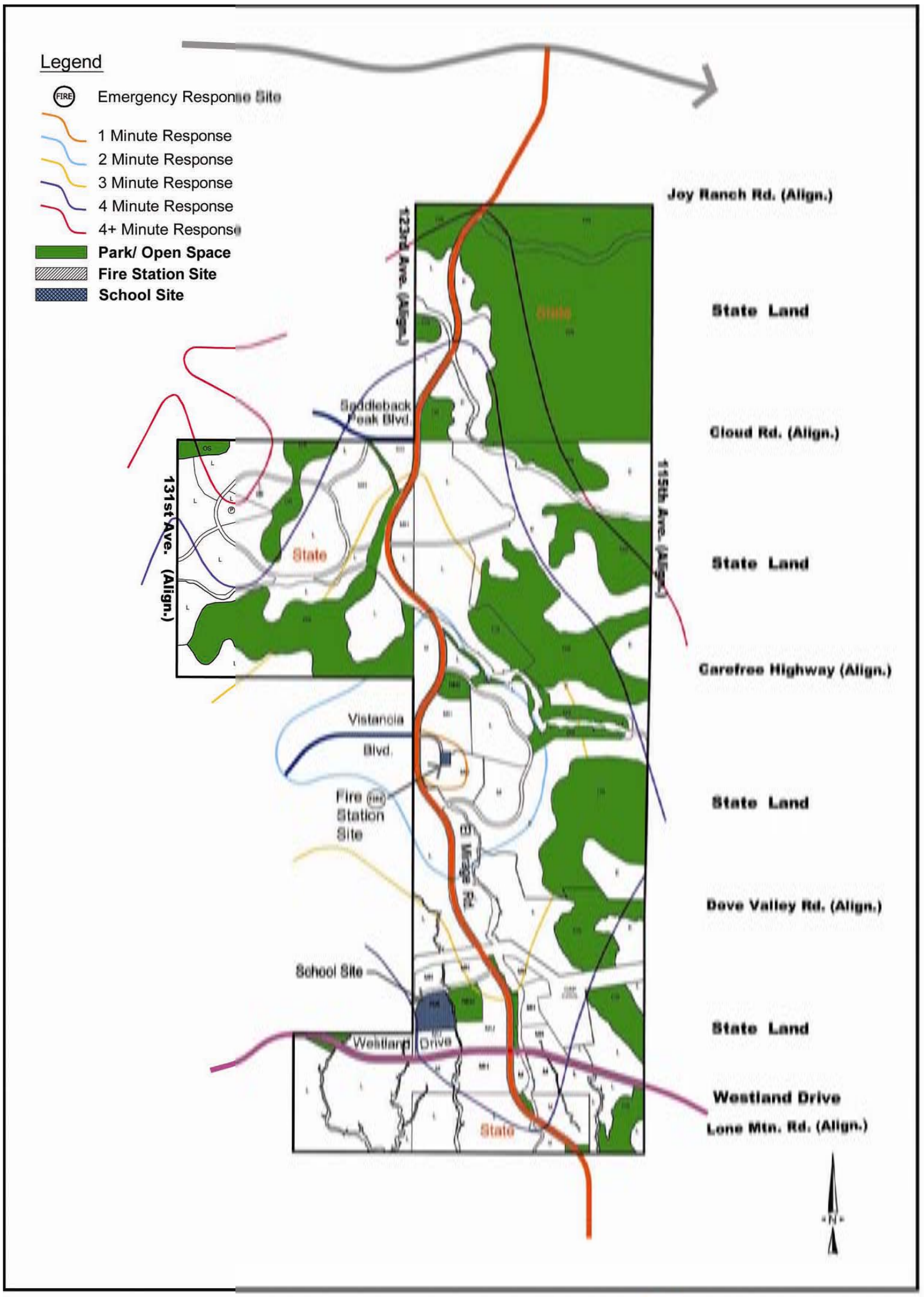



LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN
PEORIA, ARIZONA

FIGURE 6
PUBLIC FACILITIES

VA Consulting, Inc.
ENGINEERS · PLANNERS · SURVEYORS

## G. Wastewater System

The planning area is located within the City of Peoria Northwest Service Area for wastewater. It is currently anticipated that the wastewater generated within the planning area will be served by the Jomax Water Reclamation Facility ("WRF") located in to the south portion of Vistancia. Lake Pleasant Heights will provide applicable impact fees to purchase, or expand, capacity within this plant, as well as in the trunk sewers downstream of the development, consistent with the wastewater generated by the project. As defined in the Annexation and Development Agreement supporting the Lake Pleasant Heights Specific Area Plan, the development will have rights to the proportionate share of reclaimed water generated by the plant.

## H. 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 (The US Army Crops of Engineers) 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 should 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, storm water retention standards may be modified only if approved by the City Engineer due to terrain; however, modifications to the storm water standards shall not exceed the minimum standards of pre versus post for both volume and peak flow. Additionally, there should 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 are required, they should be designed as flow through systems to sustain existing habitat areas and channel flow and sedimentation characteristics;
- Drainage channels should utilize existing natural wash alignments where possible and 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 should be followed.
- Prior to the development of individual parcels within the Planning Area, a detailed drainage master plan shall be prepared and approved by the City of Peoria.

## I. 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 the siting of a single station within the planning area (see Figure 6, Public Facilities). 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.

## J. 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.

## K. Parks/Recreation and Open Space

The Land Use Plan for the Lake Pleasant Heights Specific Area Plan provides locations for the establishment of three park sites. The size of the recreation areas are listed as land use type REC on Table 1, Specific Area Plan, Intensity/Density Analysis.

One proposed recreation site has been located in the southern node of the site adjacent to the planned elementary school site to maximize the opportunities of a 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.

The second recreation site has been located in the central node along El Mirage Road. This park has been located in a higher density area to provide a wide variety of recreational opportunities to future residents. The site is also located near a major wash, allowing for regional trail connections.

In addition, a Neighborhood Park is proposed in Section 2 of the State lands area. The exact location of this park will be determined at a later date and is currently identified on the land use plan as a symbol in a potential approximate target location. In addition to the three neighborhood parks, Lake Pleasant Heights provides large areas of natural open space and implementation of the Parks, Recreation, Open Space, & Trails Master Plan for additional recreational opportunities throughout the master planned development.

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 provided the total approved density for the entire Lake Pleasant Heights project is not exceeded.

**L. 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 additional school site may be located within the Specific Area Plan to the north based on future need and discussions with the Peoria Unified School District and the developer. If a school site is relocated, the vacated area can be developed with residential uses 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 will soon submit a Planned Community District amendment 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 be supplemented by a redraft of the 2005 Development Agreement. 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.

Exhibit C

# Citizen Participation Plan

**For the**

## Lake Pleasant Heights

## Specific Area Plan Amendment #12-0003

## General Plan Amendment #12-0003

**(Approximately 3,268 acres located in north central Peoria)**

**Peoria, Arizona**

**Formal Application Date: June 7, 2012**

**Prepared by:**
**VA Consultants, Inc.**
**LVA Urban Design Studio**

# Citizen Participation Plan

## TABLE OF CONTENTS

•

A. Introduction & Intent.....1

B. City of Peoria Standards and Expectations .....1

C. Notice Area .....1

D. Public Outreach .....1

E. Reporting of Community Involvement.....2

F. Conclusion.....2

Figures
1. Proposed Preliminary Development Plan.....3

Appendices
A. Map of Notice Area……5
B. Notice Mailing List……..6
C. Notice Letter……9
D. Attendees……..……10
E. Neighborhood Meeting Summary and Comments……...11

## A. Introduction & Intent

The objective of this Citizen Participation Plan is to support an Application for a Major Amendment to the Lake Pleasant Heights Specific Area Plan within the City of Peoria. It is the intent of this Plan to seek public input regarding the application with specific emphasis on a defined notice area affiliated with all properties within 1,320 foot (quarter mile) radius of the subject property as defined by Article 14-39-6.E.1 of the City of Peoria Zoning Ordinance and Section 14.D of the City of Peoria General Plan.

The subject property, affiliated with this Citizen Participation Plan, is located in north central Peoria generally between the Joy Ranch Road alignment on the north, the Lone Mountain Road alignment on the south, the 123rd and 131st Avenue alignments on the west and the 115th Avenue alignment on the east. The subject property is approximately 3,268 acres in land area.

It is the intent of this Plan to encourage the participation of the public in the review and comment of the intended preliminary development plan and the application filed with the City of Peoria. The Applicant intends to provide the case filing information to the targeted public (defined below) for the purposes in providing information, obtaining observations/comments, documenting public comment and refining the proposed development plan as necessary to obtain the support of the citizens that participate in the public review process.

## B. City of Peoria Standards and Expectations

In accordance with Section 14.E of the General Plan, the following expectations are set by the City of Peoria to encourage public participation in the review of General Plan Amendment requests:

The purpose of the Public Participation Plan is to ensure that the community is informed of proposed changes to the General Plan and provide a forum for public involvement and resolution of concerns prior to the public hearing process. In accordance with State Statutes, the City must adopt written procedures to provide effective, early, and continuous public participation in the development and amendments of general plans. The Statutes call for the broad dissemination of information and an opportunity for public discussion and comment. Peoria's Public Participation Plan exceeds statutory requirements.

## C. Notice Area

The public notice area for the subject property has been set at a distance of one thousand three hundred and twenty (1,320) feet from the perimeter of the subject site in accordance with Article 14-39-6.E.1 of the City of Peoria Zoning Ordinance and Section 14.D – Table 14.1 of the General Plan. The notice area is depicted on page 5 and the property mailing list that defines owners and mailing addresses are provided on pages 6-8.

## D. Public Outreach

The following steps will be taken to solicit the review and input from the public affiliated with the proposed General Plan Amendment and Specific Area Plan Amendment:

1. The Applicant will send a mailed notice to all property owners within the notice area and listed on pages 6-8. The notice will be sent through the US Postal Service. The notice will include a letter to define the Applications files with the City of Peoria and will include a copy of the

proposed Preliminary Development Plan. The letter will invite those noticed to participate and attend a Neighborhood Meeting to be hosted by the Applicant Team. Those noticed will be provided direct contact information to the Applicant and encouraged to call and/or email to ask questions or provide comments and concerns.

3. A Neighborhood Meeting will be organized and held at least ten (10) days but no more than twenty (20) days following the mailing of the public notice. Those attending the meeting will be asked to provide contact information and will be provided comment cards and encouraged to write their observations, opinions, general or specific comments. The Applicant team will be available during the meeting to discuss the specifics related to the intended General Plan Amendment and Specific Area Plan Amendment applications.

4. Following the Neighborhood Meeting, the Applicant will evaluate all comment cards to determine the best means of addressing the public comments and concerns. All comments will be listed in a written document and the Applicant will prepare written responses to each comment. The General Plan Amendment and Specific Area Plan Amendment will be revised as appropriate to address the public comments. The written list of comments and the Applicant responses will be place in Appendix E as an update to the Citizen Participation Process Report.

5. The Applicant will provide the Citizen Participation Plan including the community written comments and the Applicant responses to City staff.

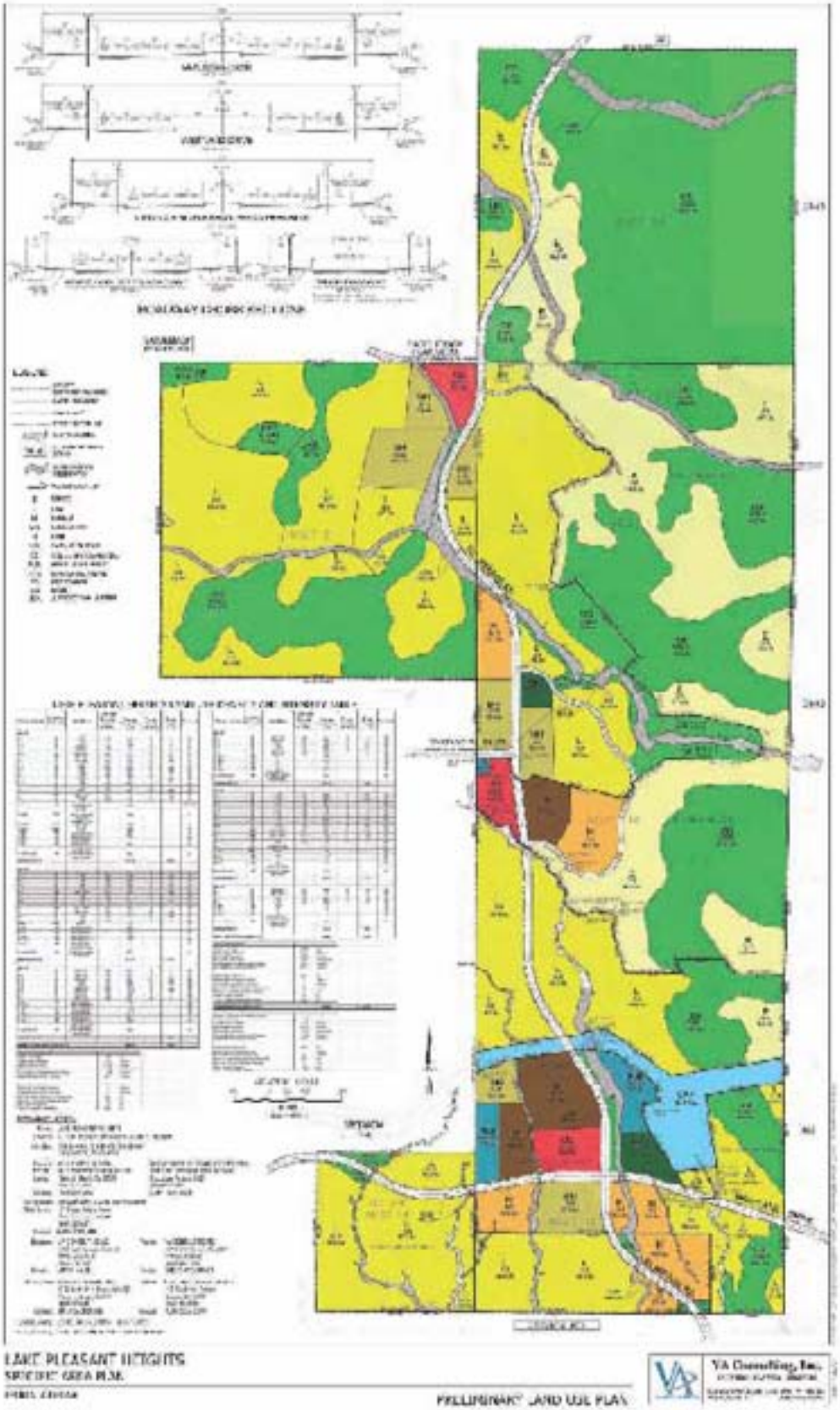
## E. Reporting and Community Involvement

The Applicant will remain available to questions and comments throughout the public review process. Property owners will be encouraged to correspond through the use of a telephone, email, or written letter. All comments will be collected and reported within this Citizen Participation Plan. We anticipate the majority of the public comments will be collected through the Neighborhood Meeting; however we do anticipate phone calls, emails and possible mail regarding the development proposal on the subject property throughout the public hearing process. These comments will be collected and reported within this Citizen Participation Plan up through the point of submittal of the Public Hearing Draft. From that point forward, comments should be directed to the Planning Commission and/or City Council members.

## F. Conclusion

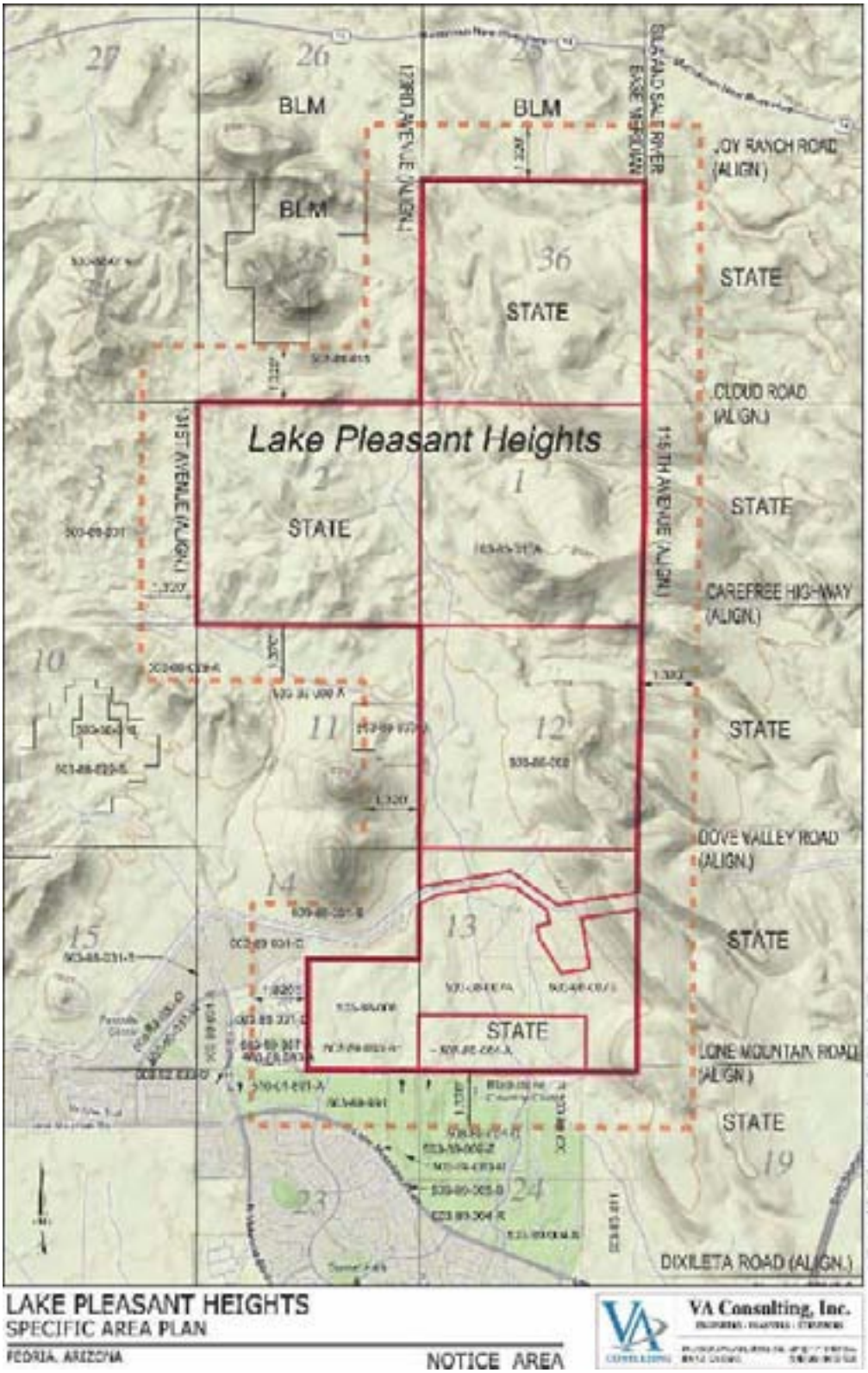
This Citizen Participation Plan is intended to promote the distribution of information affiliated with applications to amend the General Plan and Specific Area Plan within the City of Peoria. This Plan represents the process intended to inform the target stakeholders within the context area of the subject property as necessary to seek public comments and concerns. This Plan will evolve to incorporate all public comment up to a point of City of Peoria submittal of the “Public Hearing Draft” for the General Plan Amendment and Specific Plan Amendment request. The Applicant intends to utilize the draft Specific Area Plan as a means of addressing the community concerns with updates and revisions as necessary and appropriate to address the public concern.

**FIGURE 1: PROPOSED PRELIMINARY DEVELOPMENT PLAN**



# APPENDICES

## APPENDIX A: MAP OF NOTICE AREA



## APPENDIX C: NOTICE LETTER

August 21, 2012

Dear Neighbor,

We have recently filed a General Plan Amendment request to amend the previously approved Specific Area Plan (SAP) for Lake Pleasant Heights, the 3,268 acre site located north of Lone Mountain Road, South of Joy Ranch Road and West of 155[th] Avenue.

We are writing to invite you to a meeting to provide our neighbors an overview of the (SAP) and our development proposal. We have included a copy of the Preliminary Land Use Plan for the proposed master-planned community.

You are welcome to attend this meeting to learn about our request and make your opinions known. The meeting has been scheduled for the evening of September 4, 2012 between the hours of 6:30 and 8:00 P.M. The meeting location is the 10111 W. Jomax Road, Peoria, AZ 85382.

If you are not able to make the meeting, please feel free to express your comments on this case by writing to the attention of Ed Boik at the City of Peoria Planning and Community Development Department, 9875 N. 85th Avenue, Peoria, Arizona 85345, and referencing the case number which is GPA 12-0003. Your letter will be made part of the case file. The City of Peoria Planning and Community Development staff will forward a recommendation to the Planning Commission and City Council after an evaluation of the zoning application and comment from the affected parties. Ed Boik is the City Planner who will staff this SAP request, and he can be reached at (623)773-7565. You may also inquire by calling 949-474-1400 with any questions or comments about the proposal.

The following is a brief description of the General Plan Amendment application:

A Specific Area Plan (SAP) Amendment for a revised land use plan designed to provide a balanced and sustainable community with a wide range of housing and recreational opportunities. This plan provides for an adjustment of the housing types and open space to increase the amount of open space and provide additional housing choices tailored to today's market demand. The proposal provides for a more balanced distribution of single family detached homes and attached products with 548 added units in clustered neighborhoods with significant open space. Changes include the elimination of the golf course and clustered development onto less steep areas of the site.

Our project team appreciates the opportunity to present this proposal and we look forward to meeting and discussing this project with you. Again, I would be happy to answer any questions or hear any concerns that you have regarding this proposal. A PCD amendment is also planned to be filed to implement the amended SAP.

Sincerely,

Jim Connors

Jim Connors, P.E.
Iota Purple, LLC

Enclosed: Preliminary Land Use Plan

## APPENDIX D: ATTENDEES

| PUBLIC ATTENDEES | APPLICANT ATTENDEES |
|---|---|
| Ed and Diane Matrose<br>29259 N. 122nd Dr.<br>Peoria, AZ<br>(571) 271-9513<br><br>Jeremy Johnson<br>Sunbelt Holdings<br>6720 N. Scottsdale Rd., Suite 160<br>Scottsdale, AZ 85253<br>jjohnson@sunbeltholdings.com<br><br>Mark Weinberg<br>Diamond Ventures<br>2200 East River Rd., Suite 115<br>Tucson, AZ 85718<br>mweinberg@diamondven.com<br>(520) 577-0200<br><br>Pastor John Ehers<br>Cross of Glory Lutheran Church & School<br>10111 W. Jomax Road<br>Peoria, AZ 85383<br>(623) 362-8668<br><br>Edward Dietrich<br>Resolution Management<br>P.O. Box 22099<br>Phoenix, AZ 85028<br>Ewd1300@aol.com<br>(602) 885-9441 | Tim Connors<br>Sabal Financial<br>4675 MacArthur Court, Suite 1550<br>Newport Beach, CA 92660<br>1-877-900-6272<br>tim.connors@sabalfin.com<br><br>Max Vahid<br>VA Consulting<br>6400 Oak Canyon Suite 150<br>Irvine CA 92618<br>maxvahid@vaconsultinginc.com<br>(949) 474-1401<br><br>Steve McCormick<br>VA Consulting<br>6400 Oak Canyon Suite 150<br>Irvine CA 92618<br>smccormick@vaconsultinginc.com<br>(949) 474-1401<br><br>Lynne Lagarde<br>Earl, Curley & Lagarde<br>3101 North Central Ave. suite 1000<br>Phoenix, AZ 85012<br>llagarde@ecllaw.com<br>(602) 265-0094<br><br>Alan Beaudoin<br>LVA Urban Design Studio<br>120 S. Ash Avenue<br>Tempe, Arizona 85281<br>abeaudin@lvadesign.com<br>(480) 994-0994<br><br>Jeremiah Foster<br>Resolute Commercial Services<br>7201 East Camelback Road Suite 250<br>Scottsdale, AZ 85251<br>jfoster@resolutecommercial.com<br>(480) 947-3248 |

## APPENDIX E: NEIGHBORHOOD MEETING SUMMARY AND COMMENTS

### General Meeting Information

The first neighborhood meeting for this General Plan and Specific Area Plan Amendment application was held on September 4, 2012 at 6:30 pm. The meeting was held at the Cross of Glory Lutheran School located at 10111 W. Jomax Road, Peoria, AZ 85383. This location was chosen because of it's close proximity to the site and adjacent residents who were notified.

The letter for this meeting is located in on page 9 of this report. The letters were sent and postmarked on August 21, 2012 via the U.S. postal service. There were 89 letters sent based on the mailing list that was provided by the City. Out of the 89 letters, there were approximately 8 letters that were returned by the postal service.

A sign-in sheet was provided at the meeting for attendees to fill out as they arrived and comment cards were given to them as well. Large format boards were provided on easels showing some of the primary characteristics of the site such as a Location Map, the Proposed Land Use Plan, the Existing SAP Land Use Plan and Zoning, Public Facilities and Open Space Plan.

### Comments

Ed and Diane Matrose were very interested in the plan and were primarily asking questions about the plan with respect to the land use types and phasing of development areas and roads. They own a lot in the adjacent neighborhood of Blackstone directly to the south of the site. They asked questions about the elimination of the golf course, however, did not seem to have a strong opinion about it. They were encouraged to fill out a comment card, but did not do so.

Mark Weinberg, Senior Vice President with Diamond Ventures who is developing the community of Saddleback Heights, adjacent to the site to the northwest was also in attendance. Mark reviewed the exhibits and did not give comments that would have any substantive changes to the plan. He expressed a desire to work together with the City and the Lake Pleasant Heights applicant to work out regional issues such as water and roadway networks.

Jeremy Johnson, an employee from Sunbelt Holdings, developer of the adjacent community of Vistancia, was also in attendance. Jeremy did not have any substantive comments about the plan and wanted to see how the meeting was going and introduce himself.

Pastor John Ehrs was actually the host of the meeting but was in attendance for most of it. He became informed about the project but did not have substantive comments.

Edward Dietrich was in attendance and has a fair amount of knowledge and history regarding the development of the area. He was there as a citizen and not representing any of the applicants. He was sharing some history, but did not have any comments that would affect the current proposal.

## Conclusion

Though everything was done with the intent to promote citizen involvement for this first neighborhood meeting, very few people were in attendance. Part of the criteria for the selection of the meeting venue was to find a facility that had ease of access and would support up to approximately 50 to100 people with a desire that there would be input and involvement by community stakeholders. It was, however, good to get the comments described above and to have the time to discuss the project with those that attended.

Based on the results of this meeting and the input that was received, there are no modifications to the plan at this time that are foreseen by the applicant as a result of public input. Other modifications, however, are anticipated based on ongoing discussions with City staff, input from the school district and for other technical reasons as the plan evolves during this process.

This is the first step in the Citizen Participation Plan as outlined in this document. Additional public input will be sought moving forward with the subsequent steps in amending the Planned Community Development (PCD) plan and document which is underway at this time.

Exhibit D

**From:** Web Master
**Sent:** Monday, June 18, 2012 5:45 PM
**To:** Adam Pruett
**Cc:** Kevin Miller; Beverly Parcels
**Subject:** 2012 GPA and Specific Plans Comments.

Data from form "2012 Peoria Major General Plan Amendment Cycle" was received on 6/18/2012 5:44:53 PM.

**GPA12-0002:**

**GPA12-0003:** A couple of questions and comments. Has there ever been a plan submitted by any developer that wanted revised for more density homes to fewer apart when some 10yrs ago I moved here to get away from the city. Now we compost again. What is the case where the developers are overwhelmed by demand? If the planning and zoning dept. have an answer they should plan a picnic. Ay native

Email "2012 GPA and Specific Plans Comments" originally sent to Adam.Pruett@peoriaaz.gov from webmaster@peoriaaz.gov on 6/18/2012 5:44:53 PM. The following were also sent a copy: kevin.miller@peoriaaz.gov, beverly.parcels@peoriaaz.gov