

PEORIA INNOVATION CORE MASTER PLAN



PURPOSE

The Peoria Innovation Core (PIC) exists to unlock one of the largest remaining development opportunities in the Greater Phoenix region—transforming 7,300 acres of undeveloped Arizona State Trust Land into a major employment, innovation, and mixed-use district. The City's intent is to reduce outbound commuting, grow high-quality jobs locally, and strengthen Peoria's long-term economic resilience.



KEY OBJECTIVES

Make **land shovel-ready** through upfront planning, zoning/entitlements, and backbone infrastructure to reduce risk and speed delivery.

Attract **advanced industries and major employers** to create high-quality jobs and broaden the tax base.

Balance **development and open space**, aligning with state-land stewardship while enhancing connectivity and quality of life.

Provide **utility and infrastructure** certainty (roads, water, power, and related services) to meet market needs and support phased growth.

Reduce sales-tax leakage and long commutes by enabling **residents to work and spend locally** within a dynamic employment district.



VISION

Create a future-focused hub “where vision meets velocity”—a place where modern infrastructure accelerates innovation, supports startups and global firms, and cultivates next-generation talent.

Blend advanced commerce with natural desert character, delivering a connected, high-quality environment for work, learning, and recreation.

Serve as a strategic regional anchor along Loop 303, attracting transformative investment and long-term economic growth.



CURRENT SCHEDULE

- **Community Meeting**
January 29, 2026
5:30 p.m.
- **Planning & Zoning Study Session**
February 19, 2026
6 p.m.
- **Planning & Zoning Public Meeting**
March 5, 2026
6 p.m.
- **City Council**
March 24, 2026
6 p.m.

Check website for schedule updates



FREQUENTLY ASKED QUESTIONS

Why can't Arizona State Trust Land stay open space and conservation?

State Trust Land is mandated by the State Constitution to be sold or leased through public auction to optimize the return to its underlying beneficiaries, including public education. It was never intended to be open space. Without this partnership between Peoria and ASLD, this area would still develop as parcels of land are auctioned off by the State Land Department. However, to facilitate a more cohesive plan, Peoria is proactively planning this area now so that future developers purchasing State Trust Land at auction will know what is expected for their planned development.

Why does there have to be more growth?

This land is owned by ASLD and Arizona has a strong foundation in the preservation of land rights which includes future uses. While any property owner has the right to develop their property, we can be successful by ensuring that this new growth is of the highest quality and compatible with the area. Based on ASLD's mission to provide funding for their beneficiaries which include educational facilities throughout the state, Peoria recognizes that this area will continue to grow and develop as the Arizona State Land Department (ASLD) auctions off Arizona State Trust Land. So, Peoria is taking these proactive steps to plan for its future by partnering with ASLD to identify land uses that provide opportunities for future residential, employment, and community facilities to serve Peoria residents and businesses.

How is the city accounting for the water usage required for future development?

The Peoria Integrated Water Utilities Master Plan accounts for the estimated demands of the PIC, which are also part of the city's 100-year Assured Water Supply re-designation. By identifying planned land uses, Peoria can refine the demand for water and other resources to serve this area. Peoria has a robust water portfolio and, as part of the infrastructure plans for this area, will install additional water resource, storage and advanced water treatment components while maintaining appropriate supplies for all of Peoria residents and businesses.

Is the City breaking ground on any other developments in the near future?

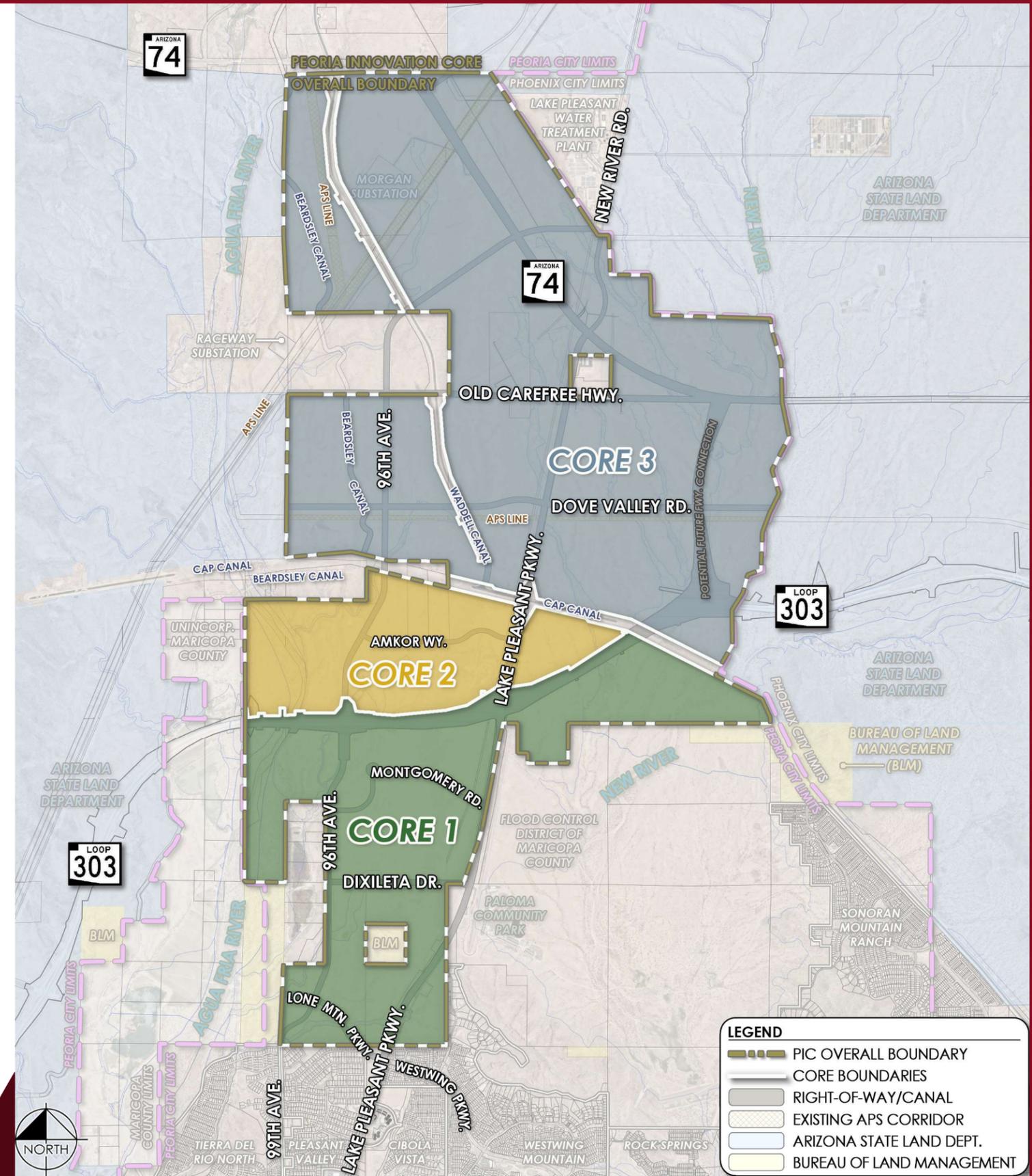
In August 2025, the City of Peoria was the successful bidder for a portion of the PIC, known as Core 2, which is generally located between Loop 303 and the CAP Canal. The city has been installing backbone infrastructure, in alignment with a reimbursement agreement to seed economic development in the area. Core 2 is also where Amkor will be located. There are no other developments currently planned to break ground. The master planning process currently taking place identifies land use options, and once this master planning phase is completed, toward the end of March 2026, additional parcels can be auctioned off by ASLD over time.

How close can they build to my property directly adjacent to Arizona State Trust Land?

The master planning will result in new Planned Community District (PCD) zoning for the PIC. This zoning will detail land use and development options, which include requirements for things like setbacks, building height, open space, and landscape buffers to name a few.

What will happen to the wild burros?

Any new planned development, whether residential or commercial, will need to comply with Peoria requirements and identify any environmental impacts and how those will be addressed. The burros are part of a federally protected class, and any potential relocations of burros will be directly coordinated with the Bureau of Land Management.



PIC CORE AREAS

LAND USE DESCRIPTIONS

TRADITIONAL RESIDENTIAL

Traditional Residential (2-5 development units/acre [du/ac]) properties are typically found near existing single-family neighborhoods. This land use is limited to single-family detached homes and serves as a transition between different residential areas.

SUBURBAN RESIDENTIAL

Suburban Residential (5-12 du/ac) land uses combine single-family and moderate-density multi-family developments. They serve as transitional areas between traditional residential neighborhoods and higher-intensity parcels near the Loop 303 Freeway corridor.

URBAN RESIDENTIAL

Urban Residential (12+ du/ac) features high-density multi-family housing options such as townhomes, casitas, and apartments located near services, employment centers, and transportation corridors. These areas offer substantial open space and amenities, buffering Suburban Residential neighborhoods from non-residential or Mixed-Use zones.

MASTER-PLANNED COMMUNITY

A Master-Planned Community is a large-scale, comprehensively designed development that combines residential, commercial, and recreational uses to form a self-sustaining neighborhood. This designation supports long-term growth by allowing flexible development with integrated amenities such as parks, schools, and shopping centers.

COMMERCIAL

Commercial areas feature large-scale retail, grocery, specialty, hospitality, and entertainment uses, offering a broader range of goods and services than neighborhood shopping centers. Typically situated along arterial streets for convenient access, these auto-oriented developments often include internal circulation to access anchor stores or pad sites.

MIXED-USE VILLAGE CENTER

Mixed-Use Village Centers are high-intensity areas along transit corridors that combine commercial, office, hospitality, high-density residential, and employment uses in a walkable environment. These centers support residents and visitors who prefer walking or biking, providing convenient access to retail, entertainment, and public spaces.

EMPLOYMENT

Employment areas, classified as Business Commerce or Industrial, provide job opportunities that support the local and regional economy. Business Commerce zones feature offices, headquarters, incubators, research and development, and light industrial uses in campus-like settings with shared amenities and carefully planned access and screening.

INDUSTRIAL

Industrial zones support intensive activities like manufacturing, warehousing, and distribution, typically located near major highways for convenient access. Developments are encouraged to feature enhanced building facades, landscaped buffers, and screened outdoor storage to secure materials and visually separate them from adjacent uses.

PUBLIC UTILITIES

Public Utilities areas are designated for essential infrastructure—such as water and waste treatment plants, electricity, gas, and communications facilities—that support development by providing necessary services.

