

# PEORIA INNOVATION CORE (THE "PIC")

Project Narrative  
(Case Z26-01)



Kimley»»Horn

PEORIA  
INNOVATION  
CORE



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## Table of Contents

- 1. INTRODUCTION ..... 1**
  - 1.1. Peoria Innovation Core (PIC) ..... 1
  - 1.2. The Arizona State Land Department (ASLD) ..... 3
  - 1.3. The Rezoning Process..... 3
- 2. LEGAL DESCRIPTION ..... 3**
- 3. SITE LOCATION AND CONTEXT ..... 3**
  - 3.1. Subject Site..... 3
  - 3.2. Context ..... 5
- 4. GENERAL PLAN CONFORMANCE ..... 5**
- 5. EXISTING ZONING ..... 7**
- 6. PROPOSAL..... 7**
  - 6.1. Development Concept ..... 10
  - 6.2. Cores and Development Parcels..... 10
  - 6.3. Land Use Designations ..... 10
- 7. INFRASTRUCTURE..... 16**
  - 7.1. Street Circulation ..... 16
  - 7.2. Water and Wastewater ..... 16
  - 7.3. Drainage ..... 18
- 8. PCD REZONING JUSTIFICATION..... 18**

## List of Exhibits

- EXHIBIT 1: VICINITY MAP ..... 2**
- EXHIBIT 2: EXISTING SITE CONDITIONS MAP ..... 4**
- EXHIBIT 3: EXISTING GENERAL PLAN 2040 LAND USE PLAN ..... 6**
- EXHIBIT 4: EXISTING ZONING MAP ..... 8**
- EXHIBIT 5: PROPOSED ZONING MAP..... 9**
- EXHIBIT 6: CORE MAP ..... 11**
- EXHIBIT 7: PROPOSED LAND USE PLAN..... 12**
- EXHIBIT 7A: CORE 1 PROPOSED LAND USE PLAN ..... 13**
- EXHIBIT 7B: CORE 2 PROPOSED LAND USE PLAN ..... 14**
- EXHIBIT 7C: CORE 3 PROPOSED LAND USE PLAN ..... 15**
- EXHIBIT 8: STREET CIRCULATION PLAN ..... 17**



## 1. Introduction

Working in collaboration with the Arizona State Land Department (“ASLD”) and the Roman Catholic Diocese, the City of Peoria has initiated a request to facilitate the rezoning of approximately 7,341 acres known as the Peoria Innovation Core (“PIC” or the “Project”) to Planned Community District (“PCD”). The Project is located within the northeastern portion of Peoria, Arizona as shown in *Exhibit 1 - Vicinity Map*. The PCD application will establish a cohesive master plan, base zoning, and conceptual infrastructure plans to support community and economic development objectives and catalyze the appropriate development of the PIC. These efforts will be captured within the PCD Standards and Guidelines Report, which will serve as the roadmap and regulatory document for the buildout of the area. The PCD is structured as a “Zoning Bank” acknowledging the unique mission of the property owners, providing an appropriate level of flexibility to respond to market conditions, and instituting the necessary guardrails to promote community compatibility, connectivity and protection of critical areas.

The PCD was established to accommodate comprehensively planned and unified large-scale developments which conform with and enhance the policies and programs contained within the Peoria General Plan. This district is intended to provide an alternative zoning district and development process to accommodate substantial developments for residential, commercial, professional, industrial or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional zoning districts so that the following goals may be achieved.

This rezone application aims to allow the PIC to develop in alignment with PlanPeoriaAz 2040 General Plan Smart Growth Goals and Policies and the ASLD Special Land Use classification, which “provides flexibility on State Trust Land to promote new development needed to accommodate economic growth and new businesses so that residents can find

jobs in Peoria.” The category also provides opportunities for new housing to accommodate the City of Peoria’s expanding population, and encourages carefully planned, deliberately designed mixing of compatible uses within the same Core or Development Parcel, as discussed in Section 6.

### 1.1. Peoria Innovation Core (PIC)

Currently, most of Peoria’s workforce commutes to other job centers and destinations. These patterns result in longer commute times, sales tax leakage and limited opportunities for the community to work, reside, and recreate in the same community. As a result, the City has prioritized fiscal sustainability, quality of life, and the expansion of the economic development footprint in the community. As the City looks to bolster economic vitality, they acknowledge that effectively 75% of their remaining vacant land is under the stewardship of the ASLD.

With the convenient location of the PIC being positioned along the strategic Loop 303, SR-74, and Lake Pleasant Parkway corridors, the collaborative planning efforts with ASLD provide an opportunity to master plan and activate responsible and balanced growth into the future. These major transportation corridors and their proximity to regional employers represent an integral component in establishing prime opportunities for employment, hospitality, commercial/retail and diverse housing opportunities within the Project.

With approximately 7,341 acres, the Project’s size is consistent with other large master planned communities within the area. Utilizing a similar approach to those larger communities, the PIC is strategically separated into three main development areas, known as Cores, that allow for more tailored land uses, development standards and infrastructure improvements based on each area’s unique physical settings. Overall, this proposal is in alignment with Peoria’s recent update to the General Plan and will enable the City and Arizona State Land Department to continue their close partnership in promoting a shared vision for Peoria.

ARIZONA 74

PEORIA INNOVATION CORE OVERALL BOUNDARY

PEORIA CITY LIMITS PHOENIX CITY LIMITS

ARIZONA 74

OLD CAREFREE HWY.

DOVE VALLEY RD.

LOOP 303

UNINCORP. MARICOPA COUNTY

AMKOR WY.

ARIZONA STATE LAND DEPARTMENT

LOOP 303

MONTGOMERY RD.

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

DIXILETA DR.

PALOMA COMMUNITY PARK

96TH AVE.

LONE MTN. PKWY.

LAKE PLEASANT PKWY.

WESTWING PKWY.



TIERRA DEL RIO NORTH

PLEASANT VALLEY

CIBOLA VISTA

WESTWING MOUNTAIN

ROCK SPRINGS

LEGEND

- PIC OVERALL BOUNDARY
- CORE BOUNDARIES
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT



## 1.2. The Arizona State Land Department (ASLD)

Since 1915, ASLD's mission has been to manage the assets of a multi-generational perpetual trust (the "Trust" or "State Trust") granted to Arizona by the Federal government at the time of statehood. ASLD manages approximately 9.2 million acres of Trust land across the state in alignment with the interests of the Trust's 13 public beneficiaries and Arizona's future. The mission statement of the ASLD is as follows:

*To responsibly manage the assets of multi-generational perpetual Trust in alignment with the interest of the Beneficiaries and Arizona's future.*

State Trust land is often misunderstood in terms of both its character and management. All uses of the land must benefit the Trust, a fact that distinguishes State Trust land from the way other public land may be used, such as land managed by the Bureau of Land Management (BLM) or Bureau of Recreation (BOR). While public use of Trust Land is not prohibited, it is regulated to ensure protection of the land and compensation to the beneficiaries for its use. Beneficiaries of the Trust include public schools, correctional facilities, and other publicly funded services. The schools (K-12) are the largest beneficiary, owning approximately 87% of the land and receiving close to 90% of the revenue.

Importantly, State Land parcels may eventually transfer to private interests through sale or lease for residential, commercial, or employment development. The lease and/or disposition of State Trust Lands is governed by the Arizona Enabling Act, Constitution, and strict statutory regulations. More specifically, Arizona Revised Statutes (ARS) require cities such as Peoria to coordinate with the ASLD to ensure for the harmonious integration of Trust Lands into the City's Future Land Use Map (FLUM) within the General Plan. Therefore, for planning purposes, State Land property should be viewed as developable property, in much the same way as private land.

Going further, ASLD, serving as the fiduciary for the Trust, is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this Constitutional mandate, it is incumbent upon ASLD to carefully plan these properties to maximize their ultimate value. Accordingly, ASLD desires to work with the City to reposition the entitlements associated with the property, so it is appropriately zoned in a manner similar that will allow the land to develop in response to market demands.

## 1.3. The Rezoning Process

Because of the shared desire between the City of Peoria and ASLD to master plan and rezone this area in a manner consistent with the City Council's "Economic Development" priority to grow revenue opportunities and job creation to maintain the quality of life that the community has come to expect, the applicant is rezoning the property to Planned Community District ("PCD"). Because ASLD, serving as the fiduciary for the Trust, does not operate in the same manner as private property owners when it comes to planning and entitlement of land, this project narrative outlines justification for the proposed modifications.

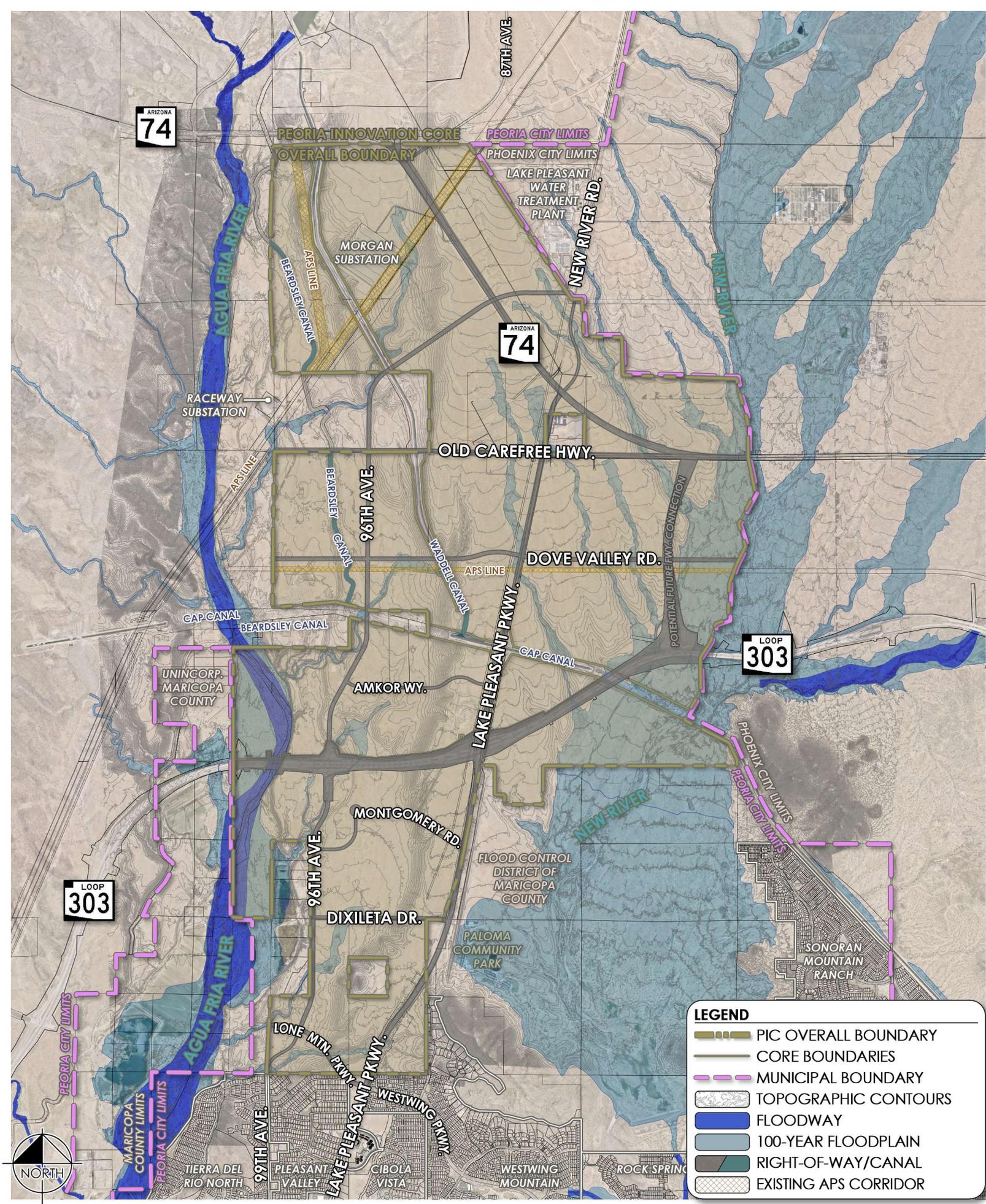
## 2. Legal Description

Legal descriptions and boundary exhibits for the Project are provided within the Peoria Innovation Core PCD Standards and Guidelines Report.

## 3. Site Location and Context

### 3.1. Subject Site

The Peoria Innovation Core (PIC) is approximately 7,341 acres of undeveloped land as shown in *Exhibit 1 - Vicinity Map*. The Project boundary extends above State Route 74 to the north, the Peoria City Limits to the east, Lone Mountain to the south, and the Agua Fria River to the west.





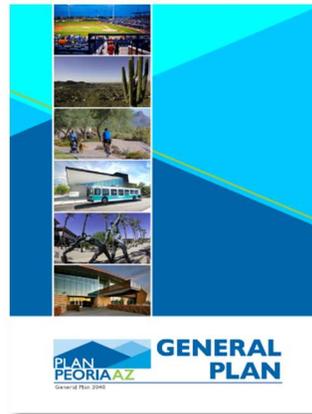
The site is generally bisected from north to south by the Loop 303 and the Central Arizona Project (“CAP”) Canal, and from east to west by Lake Pleasant Parkway and the Waddell Canal in Sections 33 and 34 of Township 06 North Range 01 East, and portions of Sections 1 through 28 of Township 05 North Range 01 East. There are transmission line corridors associated with the Morgan and Raceway substations that bisect the property near the western boundary as well. Additionally, the Kinder-Morgan gas line and associated easement bisect the property along the bluff area west of Lake Pleasant Parkway. These physical constraints are shown in *Exhibit 2 - Existing Site Conditions Map* and serve to inform the development opportunities integrated within the land use map for the Project.

**3.2. Context**

From a regional perspective, the Peoria Innovation Core is uniquely situated within close proximity of regional drivers including the Lake Pleasant Regional Park, and large-scale employers such as the Taiwan Semiconductor Manufacturing Company (“TSMC”), the largest construction project in the United States, and the largest jobs creator within the region and the emerging Amkor Technologies within the PIC. Additionally, the PIC is easily accessible from the Loop 303 freeway, SR74, and Lake Pleasant Parkway, which provides prominent access and connectivity throughout the region.

Contextually, the strategic location is also represented through its proximity to amenities at Lake Pleasant Regional Park, Paloma Community Park, and Peoria Regional Preserve. It is also adjacent to the Phoenix North Gateway Village development area, anchored by the Taiwan Semiconductor Manufacturing Facility (TSMC) to the east. The southern boundary is defined by the Dynamite Boulevard alignment and the existing residential developments Westwing Mountain and Pleasant Valley. To the west is open space defined by the southern flow of the Agua Fria River and beyond that the emerging master planned communities of Lake Pleasant Heights and Saddleback Heights.

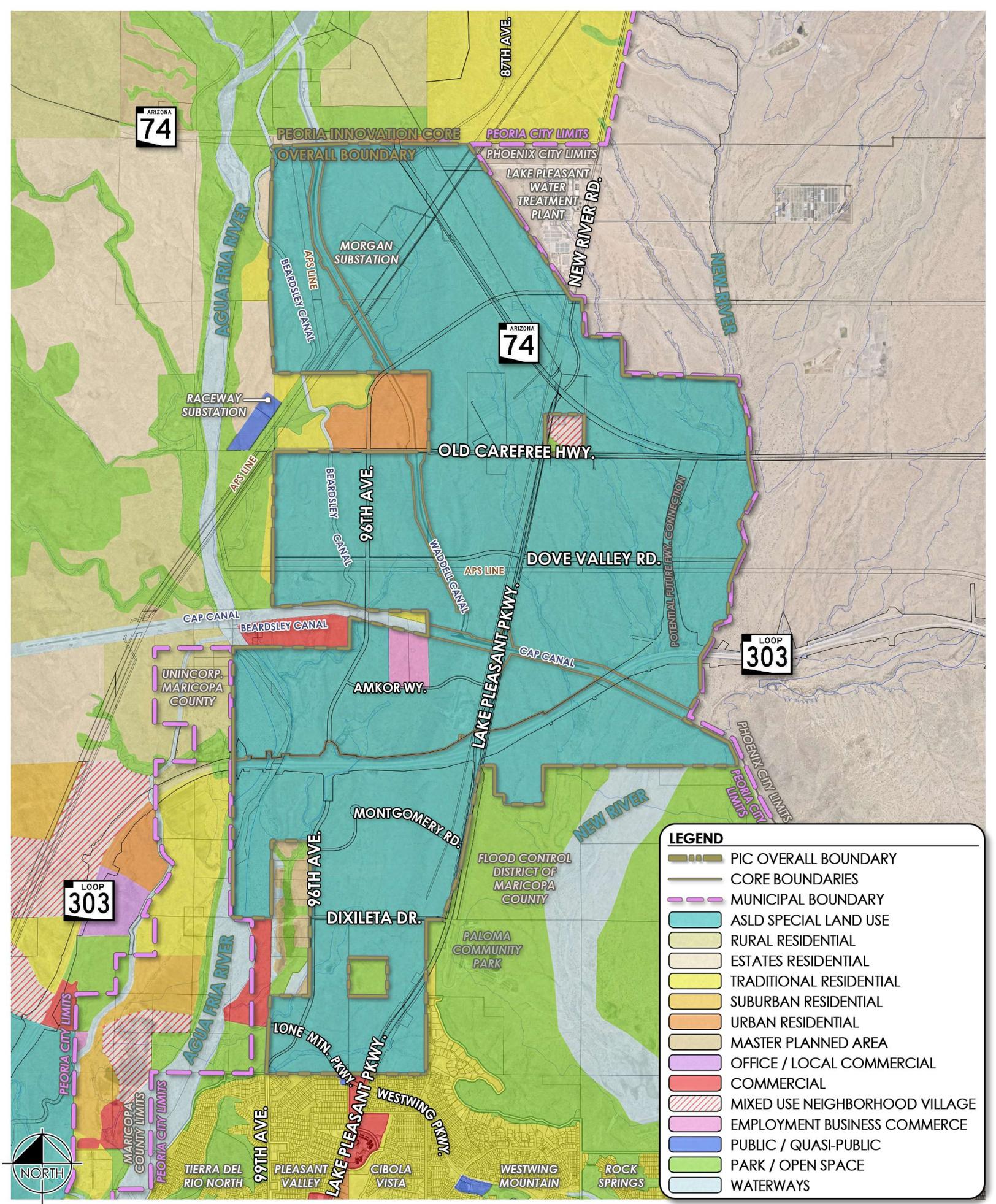
**4. General Plan Conformance**



A The City of Peoria General Plan (2040) serves as a blueprint for policy and land development within the City. The purpose of the Plan is to provide guidance to the City Council, Planning & Zoning Commission, staff, developers and residents with regards to land use decisions. This guidance is facilitated through the documentation of City goals, objectives and strategies by which land is designed, developed, and used within the City and its Planning Area.

The prior land use categories were an amalgamation derived over time, until the land use category was consolidated into one master category in 2024. These prior land use categories included various residential designations, open space, waterways, community commercial, business park, mixed use, and public/quasi-public. Additionally, a large portion of the property, extending from the Dixileta alignment to SR74 area was included within the Loop 303 Specific Area Plan (SAP) adopted in 2005; however, subsequent major general plan amendments adopted by City Council, including the 2024 adoption and reclassification of the entire property to ‘ASLD Special Land Use’, have rendered the provisions of the Loop 303 SAP obsolete and irrelevant to the Project given its statutory requirement to solely serve as an implementation tool of the city’s general plan.

More specifically in 2024 the Peoria City Council adopted a major general amendment that was both significant and consequential in moving this Project forward as it unified the entire property under the ‘ASLD Special Land Use’ category, required the entire property to be cohesively master planned, and it unlocked the city’s ability to move forward with comprehensively rezoning a large strategic swath of land for future development and economic growth. This land use category specifically identifies that it:



ARIZONA  
**74**

ARIZONA  
**74**

LOOP  
**303**

LOOP  
**303**



LEGEND	
	PIC OVERALL BOUNDARY
	CORE BOUNDARIES
	MUNICIPAL BOUNDARY
	ASLD SPECIAL LAND USE
	RURAL RESIDENTIAL
	ESTATES RESIDENTIAL
	TRADITIONAL RESIDENTIAL
	SUBURBAN RESIDENTIAL
	URBAN RESIDENTIAL
	MASTER PLANNED AREA
	OFFICE / LOCAL COMMERCIAL
	COMMERCIAL
	MIXED USE NEIGHBORHOOD VILLAGE
	EMPLOYMENT BUSINESS COMMERCE
	PUBLIC / QUASI-PUBLIC
	PARK / OPEN SPACE
	WATERWAYS



***“...provides flexibility to promote new development needed to accommodate economic growth and new businesses so that residents can find jobs in Peoria. The category also provides opportunity for new housing to accommodate the Peoria’s expanding population, and encourages carefully planned, deliberately designed mixing of compatible uses within the same development area or unit, including residential, retail, employment, public/quasi-public, and open space / recreation, with a range of densities and formats depending on the intended zoning....”***

This category, as shown in *Exhibit 3 - Existing General Plan 2040 Land Use Plan*, is similar to the Master Planned Area category identified on various master planned communities within the city, in that it functions as an umbrella classification that allows a full range of land uses, densities and intensities. These land uses, densities and intensities are then tailored to individual areas within the project through the rezoning process. While similar in function, the ASLD Special Land Use category is different from the Master Planned Area category as it specifically recognizes the unique regulatory nature in developing State Trust Land.

Careful selection was used in determining the land uses within the Peoria Innovation Core, with intentional consideration given to its unique size, physical constraints, and strategic location within the community. The result is a mix of uses including residential, commercial, retail, mixed, employment, open space and more. As further described in detail within Section 8, the proposed balance of land uses, densities and intensities are in alignment with and advance key goals and objectives within the Peoria 2040 General Plan. Additionally, Planned Community District (PCD) is identified as a compatible zoning district to implement the ASLD Special Land Use category. As such, the Peoria Innovation Core PCD is in conformance with the General Plan.

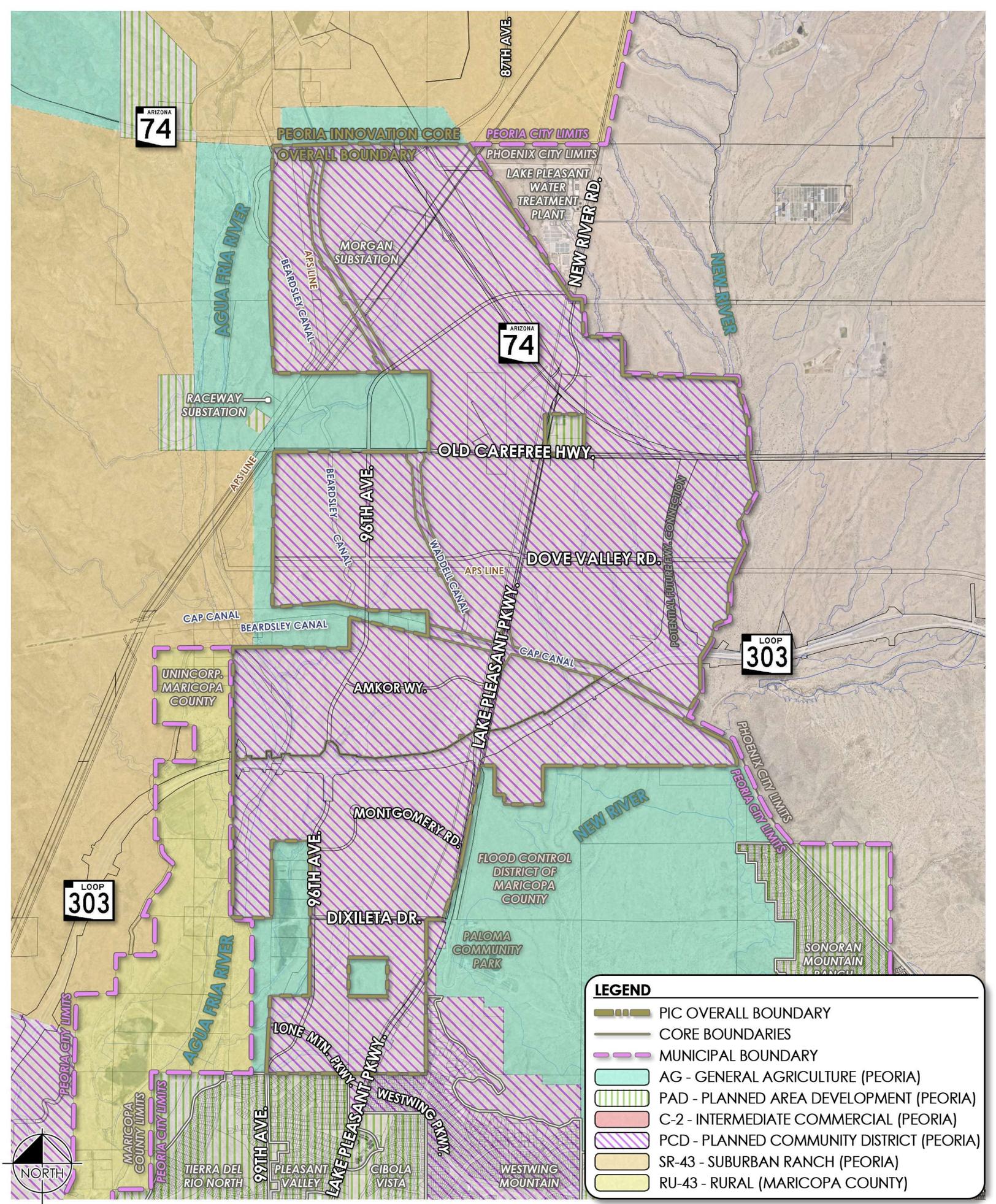
## 5. Existing Zoning

The vast majority of the 7,341 acres is vacant and zoned General Agriculture (AG), which is primarily utilized within the City of Peoria as a holding district upon annexation until such time as development is proposed for the site. There are three notable exceptions to the AG zoning designation as shown on *Exhibit 4 - Existing Zoning Map*. The first exception is at the southeast corner of Old Carefree Highway and Lake Pleasant Parkway, where Intermediate Commercial (C-2) has been placed over an existing restaurant. The second exception pertains to a 173-acre strip of ASLD land zoned SR-43 that was annexed in 2025 (Parcel C'). Finally, the third exception pertains to an existing 718-acre Planned Area Development (ASLD 720) established in 2000 and generally located north and south of Loop 303, along Lake Pleasant Parkway and the 96th Avenue alignment. Where appropriate, customized development standards being relied on by development from the prior ASLD 720 will be encapsulated into the Peoria Innovation Core PCD Standards & Guidelines Report. In other words, the new PIC PCD zoning will replace the existing AG, SR-43, C-2 and PAD zoning on the Property.

## 6. Proposal

The primary goal of this application is to rezone the entire property, as shown in *Exhibit 5 - Proposed Zoning Map*, in alignment with the goals, policies, and objectives outlined in the General Plan. To present a land use strategy consistent with the City’s General Plan, this proposal closely reflects the land use designations shown in the 2040 Future Land Use exhibit prior to its recent reclassification under the ASLD Special Land Use category. Since there is no designated master developer for the site, the use of the PCD zoning district is intended to create a development concept, as discussed below, to help position the property for future market readiness.





ARIZONA  
**74**

ARIZONA  
**74**

LOOP  
**303**

LOOP  
**303**



LEGEND	
	PIC OVERALL BOUNDARY
	CORE BOUNDARIES
	MUNICIPAL BOUNDARY
	AG - GENERAL AGRICULTURE (PEORIA)
	PAD - PLANNED AREA DEVELOPMENT (PEORIA)
	C-2 - INTERMEDIATE COMMERCIAL (PEORIA)
	PCD - PLANNED COMMUNITY DISTRICT (PEORIA)
	SR-43 - SUBURBAN RANCH (PEORIA)
	RU-43 - RURAL (MARICOPA COUNTY)



## 6.1. Development Concept

The Planned Community District (PCD) zoning provides greater flexibility compared to traditional zoning regulations, promoting more efficient and appropriate use of both land and infrastructure.

This adaptable approach is particularly suited to the Arizona State Land Department (ASLD) and the City of Peoria's unique role as the property owners, enabling development that can respond effectively to changing market conditions and surrounding land uses. The proposed Plan supports several policies outlined in the General Plan by offering a variety of land uses aligned with the City's objectives for growth and job creation. This alignment forms the basis for future master planning and site-specific development.

The PCD framework guides the coordinated integration of residential and non-residential land uses near the Loop 303 Freeway corridor. It upholds the City of Peoria's General Plan vision by promoting employment and commercial development adjacent to the freeway, with appropriate transitions to residential areas and supporting services that reflect the land use patterns of neighboring communities.

Unless explicitly stated within the PCD, all development must adhere to the applicable provisions of the City of Peoria Zoning Ordinance and Community Design Guidelines.

## 6.2. Cores & Development Parcels

Given the expansive nature of the Project and the physical constraints within and around the PIC, the larger area is divided into three (3) Core areas as shown in *Exhibit 6 - Core Map*. Within the boundaries of the Core areas, each is then further delineated into sub-areas or Development Parcels, which are primarily defined by existing physical features such as arterial and collector roads, the Loop 303 freeway, Canals, natural drainage areas, and established utility areas. These delineation efforts help inform how and when portions of the PIC are ultimately brought forth for auction.

Each Development Parcel is defined by factors such as land use characteristics, infrastructure service, and natural or constructed boundaries. Each parcel is assigned a specific land use designation, which may correspond to one or more zoning districts recognized by the City of Peoria, or custom districts tailored for this PCD, governed by the density and use allowances associated with the zoning designations listed in the Peoria Innovation Core PCD Standards & Guidelines Report. Individual Development Parcels may accommodate one or several development projects or site plans. Refer to *Exhibit 7 – Land Use Plan* for additional detail.

To allow flexibility in meeting market conditions and community needs, dwelling units may be transferred between Development Parcels, provided they remain within the same designated water and wastewater service area. Such transfers are permitted as long as the overall unit cap established for the PCD is not exceeded. Under no circumstances may units be transferred from areas outside of the PCD into areas within it.

## 6.3. Land Use Designations

This Planned Community District (PCD) assigns tailored land use designations to each of the delineated Development Parcels within the established Core areas. In many cases, multiple land uses have been conjoined and applied to individual parcels to promote flexibility in future development and allow responsiveness to evolving market demands. The PCD sets forth a comprehensive land use framework, or "land use budget," which ensures that this range of uses can be implemented in a compatible manner. Parcel-specific land use designations are depicted in *Exhibit 7 – Land Use Plan* and are discussed in detail in Peoria Innovation Core PCD Standards & Guidelines Report.

ARIZONA 74

PEORIA INNOVATION CORE OVERALL BOUNDARY

PEORIA CITY LIMITS PHOENIX CITY LIMITS

ARIZONA 74

LOOP 303

CORE 3

DOVE VALLEY RD.

CORE 2

AMKOR WY.

CORE 1

MONTGOMERY RD.

DIXILETA DR.

LOOP 303



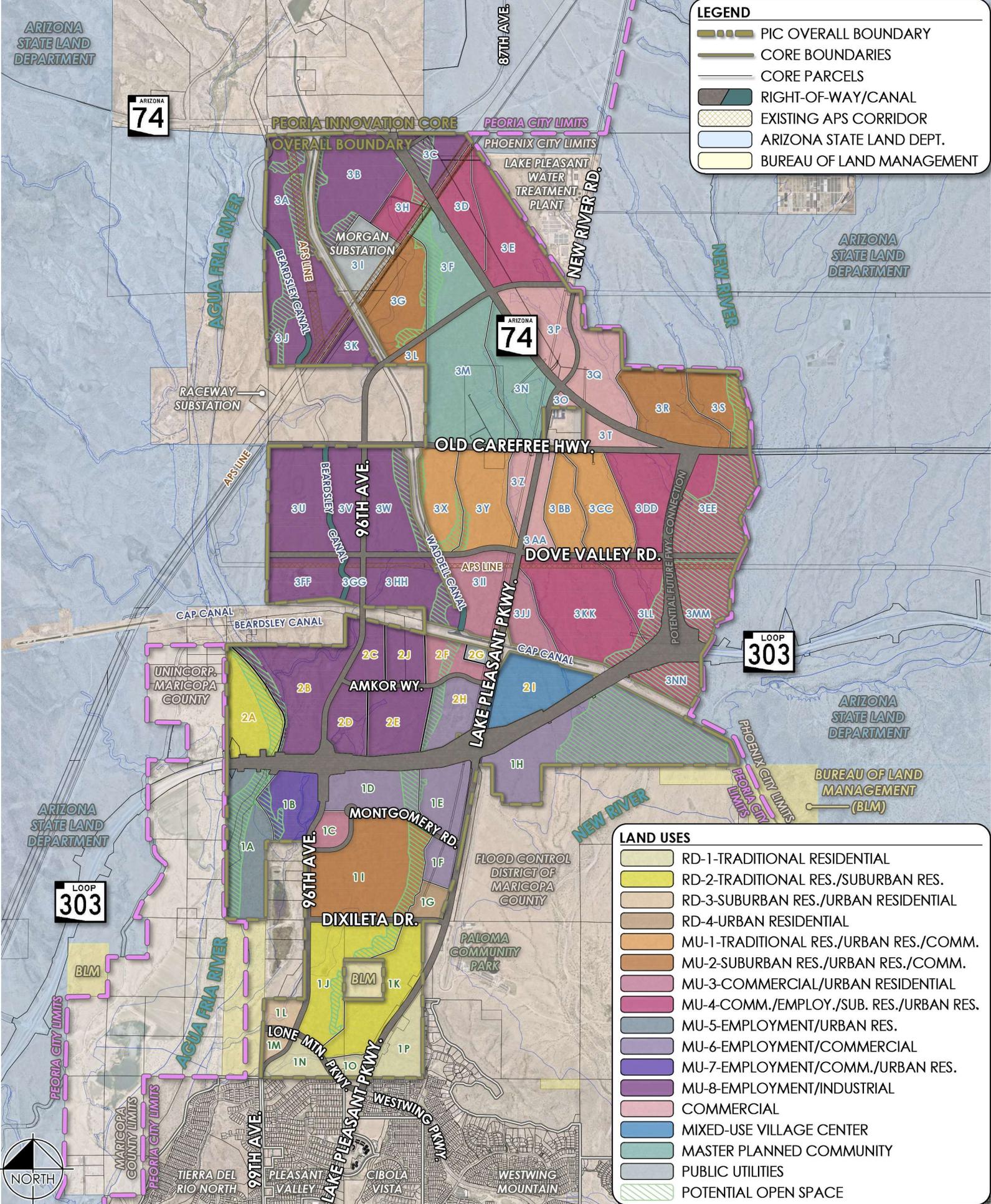
**LEGEND**

- PIC OVERALL BOUNDARY
- CORE BOUNDARIES
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT

ARIZONA 74

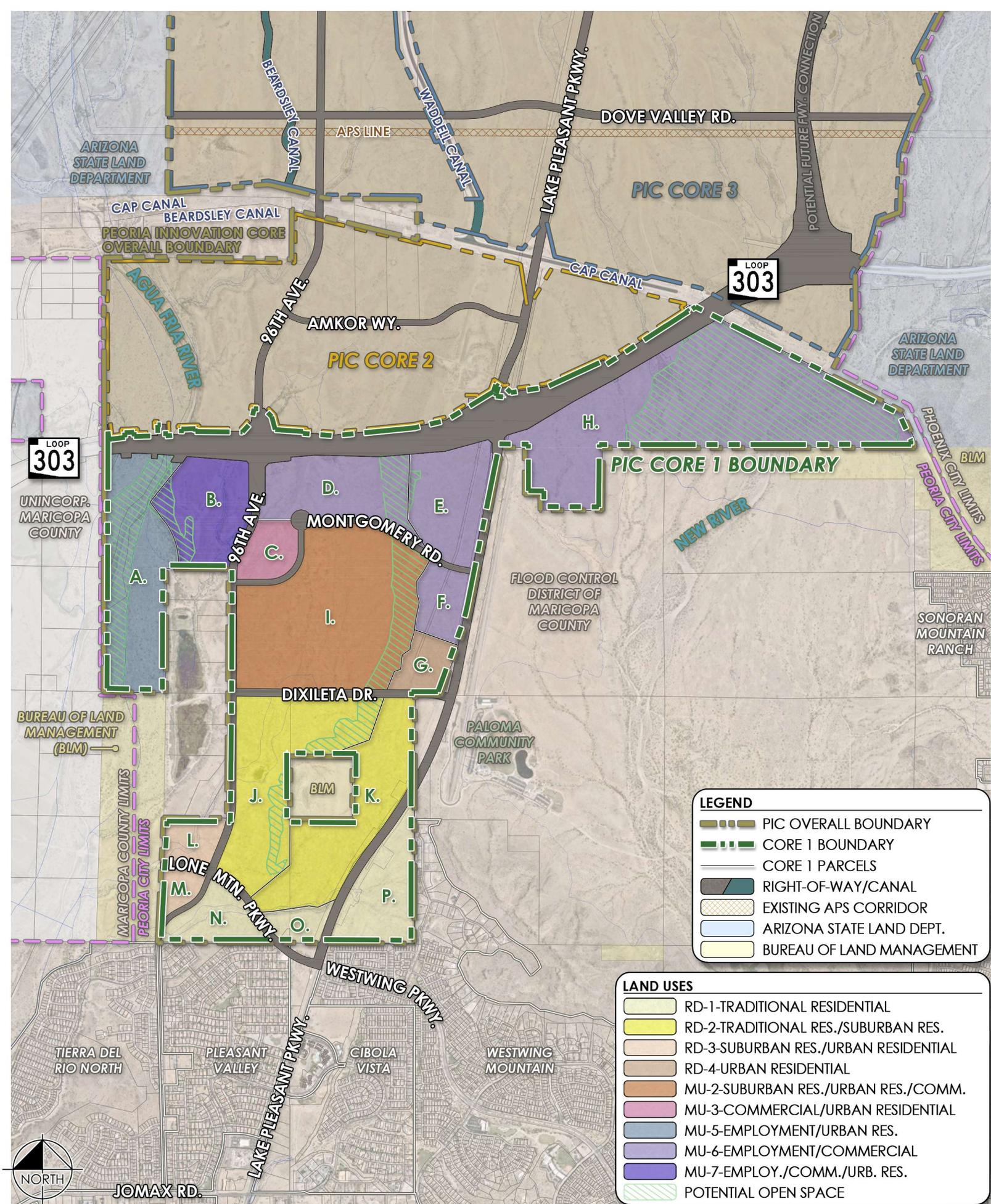
**LEGEND**

- PIC OVERALL BOUNDARY
- CORE BOUNDARIES
- CORE PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT



**LAND USES**

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- RD-4-URBAN RESIDENTIAL
- MU-1-TRADITIONAL RES./URBAN RES./COMM.
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
- MU-5-EMPLOYMENT/URBAN RES.
- MU-6-EMPLOYMENT/COMMERCIAL
- MU-7-EMPLOYMENT/COMM./URBAN RES.
- MU-8-EMPLOYMENT/INDUSTRIAL
- COMMERCIAL
- MIXED-USE VILLAGE CENTER
- MASTER PLANNED COMMUNITY
- PUBLIC UTILITIES
- POTENTIAL OPEN SPACE



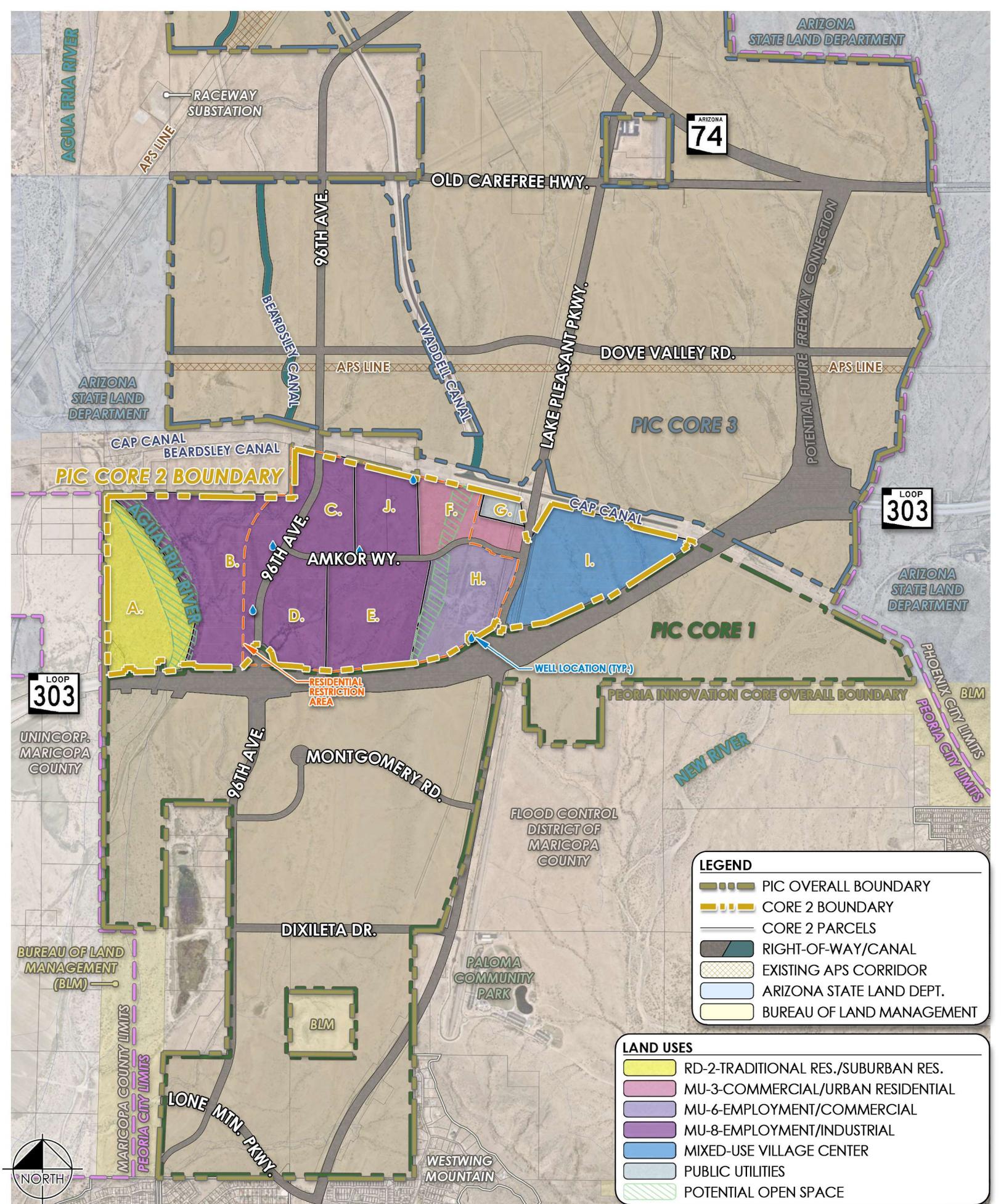
**LEGEND**

- PIC OVERALL BOUNDARY
- CORE 1 BOUNDARY
- CORE 1 PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT

**LAND USES**

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- RD-4-URBAN RESIDENTIAL
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-5-EMPLOYMENT/URBAN RES.
- MU-6-EMPLOYMENT/COMMERCIAL
- MU-7-EMPLOY./COMM./URB. RES.
- POTENTIAL OPEN SPACE





**LEGEND**

- PIC OVERALL BOUNDARY
- CORE 2 BOUNDARY
- CORE 2 PARCELS
- RIGHT-OF-WAY/CANAL
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT

**LAND USES**

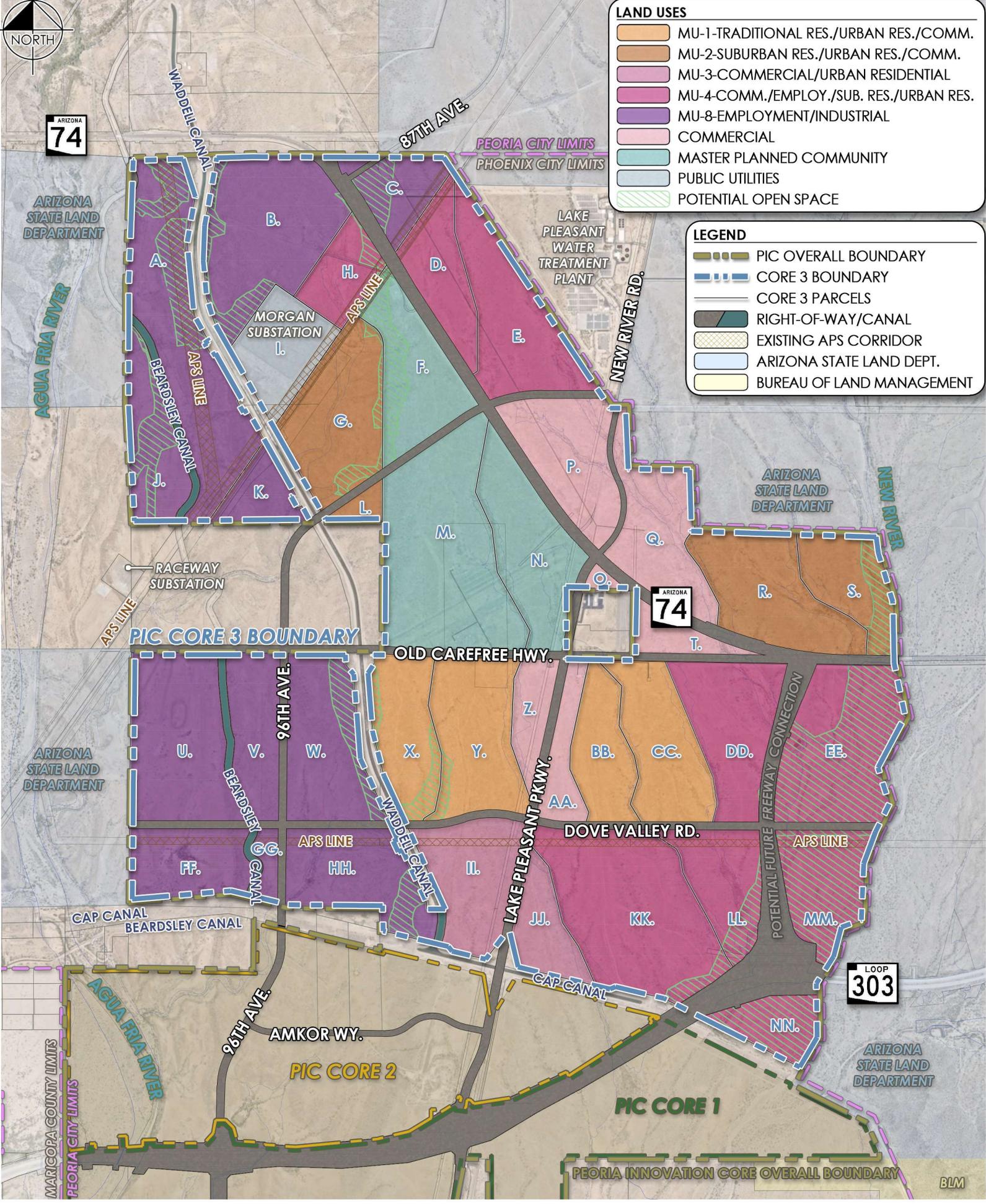
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-6-EMPLOYMENT/COMMERCIAL
- MU-8-EMPLOYMENT/INDUSTRIAL
- MIXED-USE VILLAGE CENTER
- PUBLIC UTILITIES
- POTENTIAL OPEN SPACE



ARIZONA  
**74**

LAND USES	
	MU-1-TRADITIONAL RES./URBAN RES./COMM.
	MU-2-SUBURBAN RES./URBAN RES./COMM.
	MU-3-COMMERCIAL/URBAN RESIDENTIAL
	MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
	MU-8-EMPLOYMENT/INDUSTRIAL
	COMMERCIAL
	MASTER PLANNED COMMUNITY
	PUBLIC UTILITIES
	POTENTIAL OPEN SPACE

LEGEND	
	PIC OVERALL BOUNDARY
	CORE 3 BOUNDARY
	CORE 3 PARCELS
	RIGHT-OF-WAY/CANAL
	EXISTING APS CORRIDOR
	ARIZONA STATE LAND DEPT.
	BUREAU OF LAND MANAGEMENT





It is important to note that while land use designations are applied to the entire extent of an individual parcel, this designation should not be construed to mean the total developable area for the parcel. Rather, the land use designation establishes the specific land use types, which then determines the applicable development standards for each parcel. The applicable development standards (e.g. setbacks, lot coverage, building height) then in turn establishes or sets the actual perimeter on the parcel where construction must fit within. Depending on the type of use, or whether the parcel is within an environmentally sensitive area, the actual extent of developable area may be further modified in conjunction with applicable city regulations.

Within the PIC, there are a number of strategic areas sought for open space dedication and pedestrian connectivity. These include a number of wash corridors and canals, the bluff along Lake Pleasant Parkway, and other environmentally sensitive areas. These key strategic areas are generally depicted on the land use maps and further discussed more within the Open Space regulations within the PCD Standards and Guidelines Report.

## 7. Infrastructure

### 7.1. Street Circulation

Peoria Innovation Core is easily accessible from the Loop 303 freeway, SR74, and Lake Pleasant Parkway, which provides prominent access and connectivity throughout the region. As shown in *Exhibit 8 – Street Circulation Plan*, the identified adjacent/backbone roadways provide convenient access into the PIC Cores as follows:

Within Core 1, access is available from:

- Loop 303
- Lone Mountain / Westwing Parkway
- 96th Avenue,
- Montgomery Road and
- Lake Pleasant Parkway

Within Core 2, access is available from:

- Loop 303
- Lake Pleasant Parkway
- 96th Avenue
- Amkor Way

Within Core 3, access is available from:

- Loop 303
- Lake Pleasant Parkway
- State Route 74,
- Old Carefree Highway
- Dove Valley Road, and
- Future Freeway Connection between Loop 303 and SR74

Primary or backbone paths and trails, as identified within *Exhibit 6 – Paths and Trails Exhibit* of the Peoria Innovation Core PCD Standards and Guidelines Report, will provide pedestrian connectivity throughout the PIC. In addition, secondary and tertiary pedestrian connections will be identified as each development plan comes in for City review.

A master traffic impact analysis (TIA) for the Project has been prepared in support of this rezoning application. Primary circulation shown within each Core is sufficient for the amount of development contemplated and meets the City's Access and Traffic Management Guidelines. Individual Master TIA's for each Core will be prepared at the time of first development. The City's Traffic Engineer may require an update to the applicable TIA or may require a traffic impact study as additional development occurs over time.

### 7.2. Water and Wastewater

A master water and wastewater report for the Project has been prepared in support of this rezoning application.

Current infrastructure sizing has accounted for an excess planned capacity in order to maintain the system's flexibility in being able to potentially accommodate higher water demands. Continued site planning, modeling, and coordination with the City of Peoria is required to further evaluate proposed demands. Individual master reports for individual Cores will be provided as each Core develops. City Engineer may require updates to the Master Reports and/or individual project analysis as appropriate.

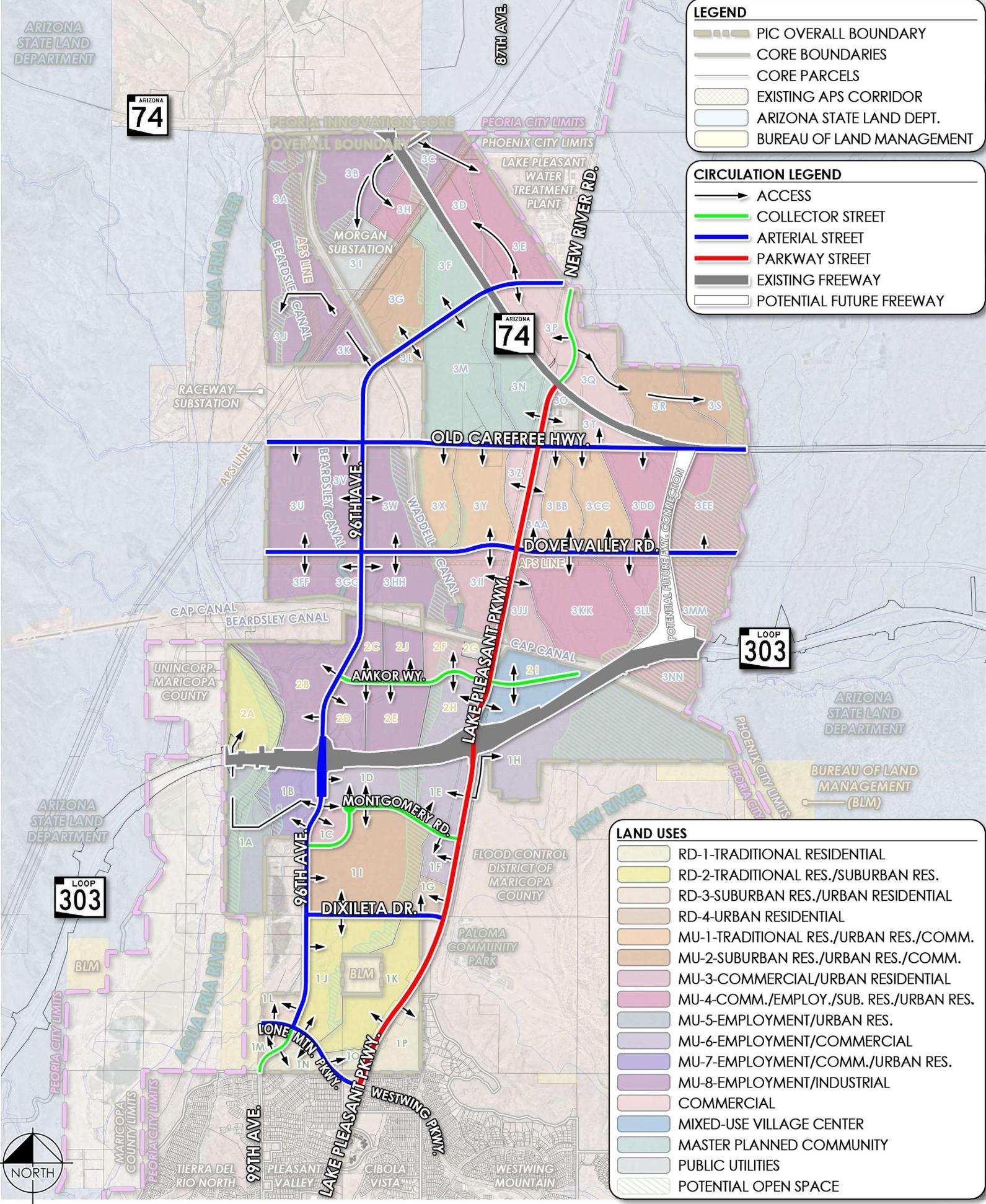
ARIZONA 74

**LEGEND**

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- CORE PARCELS
- EXISTING APS CORRIDOR
- ARIZONA STATE LAND DEPT.
- BUREAU OF LAND MANAGEMENT

**CIRCULATION LEGEND**

- ACCESS
- COLLECTOR STREET
- ARTERIAL STREET
- PARKWAY STREET
- EXISTING FREEWAY
- POTENTIAL FUTURE FREEWAY



**LAND USES**

- RD-1-TRADITIONAL RESIDENTIAL
- RD-2-TRADITIONAL RES./SUBURBAN RES.
- RD-3-SUBURBAN RES./URBAN RESIDENTIAL
- RD-4-URBAN RESIDENTIAL
- MU-1-TRADITIONAL RES./URBAN RES./COMM.
- MU-2-SUBURBAN RES./URBAN RES./COMM.
- MU-3-COMMERCIAL/URBAN RESIDENTIAL
- MU-4-COMM./EMPLOY./SUB. RES./URBAN RES.
- MU-5-EMPLOYMENT/URBAN RES.
- MU-6-EMPLOYMENT/COMMERCIAL
- MU-7-EMPLOYMENT/COMM./URBAN RES.
- MU-8-EMPLOYMENT/INDUSTRIAL
- COMMERCIAL
- MIXED-USE VILLAGE CENTER
- MASTER PLANNED COMMUNITY
- PUBLIC UTILITIES
- POTENTIAL OPEN SPACE





### 7.3. Drainage

A master drainage report for the PIC has been prepared in support of this rezoning application. In summary, the project area (PIC) is bounded by the Agua Fria River (AFR) to the west and New River to the east, both of which are FEMA-designated floodplains, with the AFR also containing an established floodway. These rivers, along with several offsite washes, originate outside the PIC and convey runoff through all three development cores before ultimately discharging back into the AFR and New River. Offsite runoff currently follows these natural drainage features across the site.

The proposed drainage approach prioritizes preserving natural washes where feasible, especially in residential areas, while allowing for limited modifications to support development. Any alterations must maintain original flow paths and comply with City of Peoria standards, including dedicating drainage easements over the 100-year floodway and obtaining required FEMA approvals (CLOMR/LOMR) when flood zones are affected. Wash relocation is evaluated per local ordinance, which prohibits disturbance of washes with 100-year peak flows exceeding 700 cfs. Onsite drainage design includes required stormwater storage to meet either 100-year, 2-hour containment or pre-vs-post flow criteria, ensuring post-development peak flows and timing do not exceed existing conditions, thereby preserving historical drainage patterns.

## 8. PCD Rezoning Justification

### 8.1. What type of development and uses are proposed by the rezoning request?

The proposed rezoning request envisions a diverse mix of land uses for the subject property that are in alignment with the City's General Plan. The plan creates opportunities for future residential communities, employment-oriented uses and commercial/retail centers. This broad range of uses and intensity types are appropriate given the proximity of the site to regional employers and proximity to a robust regional transportation network.

### 8.2. State how your proposal is consistent with the land use plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

#### **A Robust and Sustainable Economy (Goal):**

Cultivation of a diverse range of enterprises and ventures that support a robust, stable, and sustainable economy that offer a range of employment, shopping, and cultural opportunities for residents and visitors.

#### **EP-10 (Policy):**

Adapt land use policies or development regulations as necessary to create agility in the evaluation of key development sites.

#### **Focused Growth (Goal):**

Strategically focus new growth into areas of Peoria that enable the achievement of City goals for economic growth, fiscal sustainability, and environmental stewardship, and support the development of new, attractive neighborhoods.

**LUC-3 Balance Land Uses (Policy):** Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

### 8.3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

While there are existing residential communities within the larger regional area near the PIC, and considerable projected growth to the east of the site, there are also significant areas of vacant land surrounding the Project. As such, the PIC has the unique opportunity to establish the character and level of quality for development within the area. Where development areas do occur adjacent to the boundary, transitional and equivalent land uses are proposed proximate to existing neighborhoods.



Likewise, transitional buffers can be provided through setbacks, open space and utility corridors, and stepbacks where building massing may be applicable.

**8.4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.**

The current zoning includes a combination of General Agriculture (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2), and Planned Area Development (PAD). The AG zoning district is generally considered a 'holding district' which is reflective of pre-annexation land use status and maintained until a rezoning request is made. While the PAD designation is compatible with the ASLD Special Land Use, the boundary does not encompass the Project area.

Conversely, the City of Peoria has identified, through the recent adoption of the ASLD Special Land Use into the General Plan, the aspiration for the PIC to establish prime opportunities for employment, hospitality, commercial/retail and diverse housing opportunities within the Project facilitate a balanced growth into the future.

The proposed PCD zoning is consistent with the land use recommendations of the General Plan and is indicative of zoning generally sought on large acreage properties that include a broad range of zoning district types. This district is specifically intended to provide an alternative zoning district and development process to accommodate substantial developments for residential, commercial, professional, industrial or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional zoning districts so that the General Plan goals may be achieved.

**8.5. Describe any proposed unique design considerations, beyond zoning ordinance requirements, which create compatibility between the proposed use and adjoining developments.**

The proposed land uses, development standards, along with the future open space and recreational network have been carefully derived through analysis of the property's physical constraints, character of adjacent areas along the boundary, and recognition of the City's smart growth principals and economic goals. More specifically, the rezoning request includes comprehensive development standards that generally adhere to the City's own zoning ordinance. This conformance ensures that future land uses and setbacks are appropriate in context to adjacent development and zoning. The proposed land use plan specifies more intense land use types to be located near major transportation corridors and adjacent to areas that may already include compatible uses. Transitional and equivalent land uses are proposed proximate to existing neighborhoods. Transitional buffers can be provided through setbacks, open space and utility corridors.

**8.6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.**

**Constraints:**

The subject property is generally undisturbed with the exception of roadways, the Waddell and Central Arizona Project Canals, utility corridors (wastewater, high voltage transmission lines, and gas lines) and freeway improvements that have established a development pattern within the property. Wash corridors and floodplains, coupled with variations in topographic morphology, establish a unique collection of on-site conditions that will dictate the development character on the property. The combination of these development constraints will directly impact the development density and intensity on the subject property, thus justifying the need for more flexible development standards to ensure



appropriate development viability, particularly in areas that have limited impact on existing adjacent residential uses. See *Exhibit 2 - Existing Site Conditions Map*.

Many of the Site's built existing improvements benefit not only the site but also neighboring communities and those who are beyond the site boundary. For example, there are electrical easements, canals, and the extensive roadway network system which serve adjacent communities and much of Arizona.

#### **Opportunities:**

This subject property is located in a portion of the City which has convenient access to transportation corridors, but limited infrastructure currently in place. Having the Site master planned will provide regulations that help ensure neighborhood compatibility and the ability to create a cohesive consistent community land use feel and look. It also provides the mechanisms by which adequate infrastructure is ensured.

**8.7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, state or county licensing or permits, etc.?**

As an added measure, ASLD will work with the City to ensure consistency with the overall unit total through the State Trust Land auction process.

Until the last parcel is transferred out of ASLD ownership (a land patent issued), every development application to the City for property within the PCD, including but not limited to General Plan amendments, rezoning, plats, site plans, and use permits must be accompanied by a Planning Authorization Letter issued by ASLD.

Upon disposition of ASLD property, the first successors within a Core will engage with the City and ASLD in a secondary planning process as provided in the Peoria Innovation Core Standards and Guidelines Report. These secondary planning efforts will more specifically identify the infrastructure needs and define traffic mitigation strategies for future development within each of the three (3) Cores.

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