# Amended
# Planned Area Development
# Standards and Guidelines
# Report
# Case # Z06-17A.2

NWC Yearling and Lake Pleasant Parkway
August 29, 2008
City of Peoria Planning Department
8401 West Monroe Street 2nd Floor
Peoria, Arizona 85345

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PLANNED AREA DEVELOPMENT APPROVAL

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City Council Approval Date 12/16/08

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**Introduction and Project Justification**

RSD (the "Applicant") respectfully submits the following request to Amend the Lake Pleasant Commons PAD to include an additional 4.78 acres to the north ("Phase 2"). The original PAD covered 4.25 acres on the northwest corner of Lake Pleasant Parkway and Yearling Road, located in the northern portion of Peoria, Arizona ( "Phase 1"). Phase 1 has already been rezoned from SR-43 to the Lake Pleasant Commons PAD and we would like to request that Phase 2 also be rezoned to this PAD. The purpose of this rezoning from residential to PAD is to allow the Applicant to develop medical office and business service uses which will balance the land use mix of the area and help create a medical core in north Peoria with the addition of the Peoria Regional Medical Center. We are proposing development standards and uses similar to the Office and Commercial Zoning Districts but restricting uses to those that will have a lower impact on the surrounding neighborhood. Phase One was not conducive for low density residential (SR-43) and has been rezoned. Phase 2 is bordered to the north and west by the Peoria Regional Medical Center and is now considered an infill site which is also not conducive for low density residential.

Both Phases are located in one of Peoria Economic Development Department's Business Development Zones called the 303 Horizon Centre. Within this area are uses that are specifically called for such as health care. The rezone would create compatibility with economic development's goal of bringing more medical into north Peoria and would be more compatible with surrounding uses of medical office and a medical center than the original land use designation of low density residential.

Phase 2 is now considered an infill project. The current zoning and land use would allow one home per acre (low density residential) on the site. Three residential homes located on this site would not be feasible, impact fees and improvements would be cost prohibited.

Plaza del Lago Phase 2 will be seamless to Phase 1 to the south in architecture, landscaping and traffic circulation.

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**Legal Description**

Plaza del Lago Phase 1: See Exhibit A
Plaza del Lago Phase 2: See Exhibit B

**Consistency with General Plan**

Phase 1:
In order for the property to be rezoned to a PAD as proposed, a major amendment to the Peoria General Plan is required. DSRS has proposed a Major Amendment to the Peoria General Plan (GPA06-05) consisting of changes to land use and related text for the Lake Pleasant Parkway Corridor Specific Area Plan (LPPCSAP). The change will be from a Land Use designation of Residential Low (2.0 -5.0 Target density – 3du/ac) to Office Use.

The proposed major amendment of Office Use complies with the Lake Pleasant Parkway Specific Area Plan in that it will not allow strip commercial. The Office Use will also promote and enhance the character of the corridor by being sensitive to the existing vegetation and scenic views and will be a campus style development with free standing buildings.

The northern area of Peoria is experiencing rapid residential growth; additional employment and retail/office developments are needed to support the increase in population. This GPA amendment and rezone would contribute to the overall goals for the City by supplying needed high end jobs and bringing business services and medical office to the area. As a result, more people will have the opportunity to live and work within the City of Peoria.

Phase 2:
See Exhibit 1

## Plaza del Lago Phase 1

**Preliminary Development Plan**

The proposed development will be a 38,270 square foot business service and medical office campus. Construction on the project could begin as early as spring 2007. The first phase of development will consist of extending infrastructure to the site, while the second phase will be construction of the six buildings.

**Permitted Uses**

Automatic Teller Machine
Banks and Financial Institutions
Professional, Administrative or Business offices
Health and Exercise Center
Essential Public Services or Utility Installation
Catering Establishment
Book, Stationery & Greeting Card Store
Copy Center
Hobby, Stamp and Coin Shop
Newsstand
Art Gallery
Cultural Institutions
Libraries and Museums
Non-profit Social Services
Public Buildings
Public/Private Schools, College and University
Public Utility Buildings, Structures, Uses, Facilities and Equipment
Religious Institutions and similar places of worship
Medical, Dental, Optician or Health, Clinics and Laboratories
Messenger Delivery Service
Photographic Development and Printing
Remote mail Service
Ticket and Travel Agency
Dance, Theatrical, Art, Music, Studio and similar uses

**Accessory Uses**

Recycling Collection Point

## Plaza del Lago Phase 2

**Preliminary Development Plan**

The proposed development consists of eight buildings totaling 47,155 square feet of medical office and business service uses with accessory uses. Accessory uses will comprise no more that 45% of Phase 2's overall square footage. The project will be start construction in 2009. There will be no building phasing to the project.

**Permitted Uses**

Automatic Teller Machine
Banks and Financial Institutions
Professional, Administrative or Business offices
Essential Public Services or Utility Installation
Copy Center
Newsstand

Art Gallery
Cultural Institutions
Non-profit Social Services
Public Buildings
Public Utility Buildings, Structures, Uses, Facilities and Equipment
Medical, Dental, Optician or Health, Clinics and Laboratories
Messenger Delivery Service
Photographic Development and Printing
Photographic Studios
Remote Mail Service
Ticket and Travel Agency
Ambulance Service Facility
Emergency Medical Care Facility
Employment Agency, not including Day Labor Hiring Centers

**Accessory Uses**
Recycling Collection Point
Outdoor dining and seating area
Restaurants
Florist
Gift, Novelty and Souvenir Shop
Candy and Ice Cream Store
Office Supply & Machine Sales & Service
Retail- medical supplies
Health and Exercise Center
Catering Establishment
Book, Stationery & Greeting Card Store
Hobby, Stamp and Coin Shop
Libraries and Museums
Public/Private Schools, College and University
Religious Institutions and similar places of worship
Dance, Theatrical Art, Music Studio and similar uses
Wedding and Reception Center
Day Care Centers or Pre School Centers

**Development Standards**

Plaza del Lago Phase 1 has used architectural and site design elements from adjacent retail development and neighboring communities to assure a consistent design and development pattern with the surrounding area. Plaza del Lago Phase 2 will mirror Phase 1 in architecture, landscaping and ease of traffic circulation. Together the projects will look like one contiguous development.

Article 14 applicable unless noted in the section. Property will be developed to City standards and standards similar to O-1 (Office Commercial District).

Please see the below matrix of development standards:

| **Property Development Standards** | **Plaza del Lago Phase 1 and 2** |
|---|---|
| Minimum Lot Width (feet) | 50 |
| Minimum Lot Size/Site Area (acreage) | not required |
| Minimum Lot/Site Depth (feet) | not required |
| Minimum Frontage on One Arterial (feet) | not required |
| Maximum Lot Coverage (%) | not required |
| Maximum Building Height (feet) | 30 |
| Yearling Road (southern) Setback (feet) | 15 |
| Lake Pleasant Parkway (eastern) Setback (feet) | 30 |
| Northern Setback (feet) | 10 |
| Western Setback | 60 |
| Southern Setback for Plaza del Lago Phase 2 | Zero lot line |
| Interior Rear/Side Setback (feet) | not required |
| Accessory Building Height and Setbacks | (a) |
| Parking | Parking shall be provided in conformance with Article 14-23 of the Peoria City Code. |
| Lighting | Street lighting is proposed to conform to the City of Peoria Street Lighting Standards for commercial developments. |
| Signage | Signage shall be provided per the provisions of Article 14-34 of the Peoria City Code. |

(a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance (Ord. No. 04-23)

| **Landscaping Standards** | |
|---|---|
| Landscaping shall be in conformance with Article 14-35 except for the 15-foot buffer required along the northern boundary of Phase 1 has been be reduced to 10 feet with same plant material and spacing requirements. The northern boundary of Phase 2 will be reduced to 8 feet with the same plant material and spacing requirements. | |

| | |
|---|---|
| Useable Open Space | Phase 1 has 18.82% useable open space and Phase 2 will have 24% useable open space, both which will exceed the typical average useable open space between 5% and 7%. In addition, the wash on the western perimeter of the properties will be developed with a trail component and will be an amenity to the properties. |

**Phasing Plan**

Phase One of the Development Phasing Schedule will consist of extending dry and wet infrastructure into the project. Phase Two will include vertical construction buildings.

**Surrounding Developments**

The surrounding developments are primarily retail and medical.

| Center | Location | Proposed office use | Proposed retail use | Case # |
|---|---|---|---|---|
| Peoria Center Point | N/E Happy Valley & LPP | No | 480,000 SF | Z03-12 |
| Lake Pleasant Center | S/E Happy Valley & LPP | No | 180,000 SF | Z98-05 |
| Lake Pleasant Pavilions | S/W Happy Valley & LPP | No | 395,000 SF | Z04-06 |
| Lake Pleasant Town Center | N/W Happy Valley & LPP | No | 650,000 SF | Z03-04 |
| Denaro Corporate Center | W of N/W Happy Valley and LPP | 32,400 SF | No | PR05-62 |
| Peoria Regional Medical Center | N N/W Yearling and LPP | Yes | No | Z08-04 |
| | | | | |

*Note: LPP stands for Lake Pleasant Parkway*

**Adjacent Existing Zoning**

North- Zoning for Peoria Regional Medical Center (Z08-04)
East- Querencia PAD (Z05-08)
South- Lake Pleasant Town Center PAD (Z03-04)
West- Zoning for Peoria Regional Medical Center (Z08-04)

Adjacent Land Uses
North- Vacant- Public/Quasi Public
East- Vacant- Future Low Density Residential
South-Vacant- Future Commercial (Lake Pleasant Town Center)
West- Vacant- Public/Quasi Public

**Utility Providers**

Power: APS
Water: City of Peoria
Sewer: City of Peoria

**Statement of Adequacy of Area infrastructure**

The City of Peoria has recently extended and improved the utility infrastructure and the arterial paving of Lake Pleasant Road adjacent to this site. The area infrastructure is adequate for new development along this corridor.

Exhibit A:
Plaza Del Lago Phase 1

PARCEL NO. 3:

That portion of the Northwest quarter of Section 4, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian Maricopa County, Arizona, more particularly described as follows:

Commencing at the West quarter corner of said Section 4; Thence North 00° 29' 04" West along the West line of Section 4 a distance of 40.00 feet; thence South 89° 40' 34" East parallel with the South line of the Northwest quarter of said Section 4 a distance of 224.58 feet to the POINT OF BEGINNING; thence North 20° 34' 31" East a distance of 345.51 feet; thence South 89° 40' 34" East a distance of 562.47 feet to a line 75.00 feet West of and parallel with the centerline of Lake Pleasant Road; thence South 17° 50' 13" West along said line a distance of 339.90 feet to the North line of the South 40.00 feet of the Northwest quarter of said Section 4; thence North 89° 40' 34" West along said North line a distance of 579.78 feet to the POINT OF BEGINNING.

Containing 4.2500 acres.

Exhibit B:
Plaza del Lago Phase 2

**EXHIBIT "A"**

A portion of land located in the South half of the Northwest quarter of Section 4, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 4, from whence the center of Section bears South 89 degrees 40 minutes 34 seconds East (basis of bearing), a distance of 2,677.24 feet;

thence continuing along the mid-Section line on a bearing of South 89 degrees 40 minutes 34 seconds East, a distance of 209.26 feet to a point on the South line of the Northwest quarter of said Section 4, said point being the POINT OF BEGINNING;

thence North 20 degrees 34 minutes 31 seconds East, a distance of 921.09 feet;

thence South 89 degrees 30 minutes 24 seconds East, a distance of 582.25 feet to a point on the Westerly right-of-way line of Lake Pleasant Road;

thence continuing along the Westerly right-of-way line of Lake Pleasant Road on a bearing of South 17 degrees 52 minutes 55 seconds West, a distance of 904.57 feet to a point of intersection of the South line of the Northwest quarter of said Section 4 and the Westerly right-of-way line of Lake Pleasant Road;

Unofficial Document

thence continuing along the South line of the Northwest quarter of said Section 4 on a bearing of North 89 degrees 40 minutes 34 seconds West, a distance of 628.19 feet to the POINT OF BEGINNING.

EXCEPT an undivided one-half interest in and to all the oil, gas, minerals and all materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in the Deed recorded as Docket 1887, Page 549.

**Exhibit C**

**Proposed PAD Amendment Consistency with General Plan**

RSD would like to request a Minor General Plan Amendment from low density residential to office and Rezone from Low Density Residential to PAD (medical and office) for Parcel # 201-30-121-C located north of the NWC of Yearling and Lake Pleasant Parkway (the Site). Located to the north and west of the Site is the recently rezoned Peoria Regional Medical Center, to the south of the Site is Plaza del Lago, a medical office development. The Site is approximately 4.78 buildable acres and now considered an infill project. The current zoning and land use would allow one home per acre (low density residential) on the Site. Three residential homes located on this Site would not be feasible, impact fees and improvements would be cost prohibited. The following will cover the goals, objectives and policies found within the City of Peoria General Plan, revised 2006, that apply to the Site. In addition there is a statement of how the Site is consistent with or enhances these goals, objectives and policies.

**General Plan Element: Land Use**

Goal

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

*Site Consistency:* The north Peoria area is lacking in office and medical office uses. Additional medical office and office uses will help to balance the heavy retail land uses in the area. The development will also preserve the usable open space, the wash, behind the Site and provide an extension of the trail system.

RESIDENTIAL COMMUNITIES

Objective 2.1.C:

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

*Site Consistency:* The current land use of the Site is low density residential, which equates to 1 house per acre. Since this Site is boarded by the Peoria Regional Medical Center to the North and West and Plaza del Lago offices to the South, the Site is no longer conducive for residential development and is considered infill by the City Planning Department. Vehicular circulation would not be convenient for residential and there doesn't appear to be easy access to public schools. Having a low density residential development between a hospital and office use would not be compatible. The change in land use and zoning to allow medical and office uses would be appropriate for this area.

Policy 2.1.C.1:
**The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.**

*Site Consistency:* Located to the north and west of the Site is the Peoria Regional Medical Center and the south is Plaza del Lago (Phase 1) medical offices. The site is considered infill and does not border any residential developments so no buffering is necessary.

Policy 2.1.C.5:
**The City shall require new residential developments to provide pedestrian linkages to parks, schools and other appropriate public facilities.**

*Site Consistency:* Although the proposal is to change the Site land use from residential low to office and the zoning from residential to PAD to allow for medical office and business services with accessory retail uses, , the Site will still have connectivity with the trail system to the west.

**EMPLOYMENT RELATED DEVELOPMENT**

Policy 2.1.G.1:
**The City shall work to enhance commercial activity by attracting, retaining, and expanding those developments (commercial, office or residential) which improve economic conditions in Peoria.**

*Site Consistency:* The proposed change in general plan and the zoning to PAD will enhance economic development in the North Peoria area which is an underserved market. Bringing to the community opportunity for general, specialty medical and business services.

Objective 2.1.H:
**Encourage employment sectors to provide high quality, attractive buildings, site design, and landscaping.**

*Site Consistency:* The development that will locate on the Site will be an extension of Plaza del Lago, located to the south. This second phase to Plaza del Lago will have the same architecture, landscape plan and high quality look. The Site will be designed so that the main entrance to both phases will come off of Lake Pleasant Parkway onto the Site as a tree (low water usage) line boulevard entrance. There will also be a large percentage of useable open space and the trail along the wash to the west will be extended the length of the Site. This will be a high quality, attractive business area for medical and office professionals to occupy.

Policy 2.1.H.3:
**The City shall establish performance standards (such as the number of employees, project phasing plan, delivery schedule, operation hours, noise/glare impacts, etc.) that will address and reduce compatibility conflicts with adjacent uses.**

*Site Consistency:* The minor general plan amendment and zoning change is compatible with this policy in that the project is surrounded by a medical center and offices on three sides and Lake Pleasant Parkway on the remaining side to the east. Consistent with the project to the south, Plaza del Lago, the second phase will conform to those same performance standards set forth in the original project.

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Objective 2.1.I:
**Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs and opportunities.**

*Site Consistency:* The Site is located in one of Peoria Economic Development Department's Business Development Zones called the 303 Horizon Centre. Within this area are uses that are specifically called for such as health care. The minor general plan amendment and rezone of this land would create compatibility with economic development's goal of bringing more medical into north Peoria and the site will be more compatible with surrounding uses of medical office and a medical center.

**General Plan Element: Circulation**

Policy 3.1.A.2:
**The City will encourage land development patterns that promote the operational efficiency of the existing and future transportation system.**

*Site Consistency:* Currently north Peoria is underserved in the area of medical and business services. The proposed minor general plan amendment and rezone to PAD, medical and office, will give residents the services that they need with a much shorter drive time, taking the congestion off of already busy transportation corridors.

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Policy 3.1.A.4:
**The City will require that all developments substantially meet the following criteria:**

**(a)Development shall be located or designed in a manner that will not inhibit or impair future improvement of the transportation system.**

*Site Consistency:* The Site is located adjacent to Lake Pleasant Parkway. The development will be consistent and conform to the City's vision for enhancing Lake Pleasant Parkway.

**(e)Developments shall be designed and located so that access requirements and traffic generation characteristics do not impair the safety and maintenance of the transportation system.**

*Site Consistency:* During the design review phase one access point to Lake Pleasant Parkways will be proposed. The access point will be a right in/right out movement that will not inhibit

traffic flow or the current median location on Lake Pleasant Parkway. Other access points will be shared with the properties to the north and south. The traffic generation and access point will not impair the safety of motorists on Lake Pleasant Parkway.

**(g)The number of driveways on arterial streets shall be limited to improve traffic flow and safety.**

*Site Consistency:* The Site will be sharing a point of access to the south off of Yearling Rd with Plaza del Lago Phase 1. Access off of Lake Pleasant Parkway will also be shared both by the Site with Plaza del Lago Phase 1. Sharing of access points will help to improve traffic flow and safety.

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Policy 3.1.A.5:
**The City will require the provision of parking facilities in a manner that will support the economic vitality of the land uses served, by ensuring that:**

**(a)Off-street parking facilities are designed and located to minimize disruption and inconvenience to adjacent properties and streets.**
**(b)Large parking areas are developed with screen walls or landscaped perimeter planting strips, bays and islands to provide visual screening from direct traffic flow and high speed travel areas.**

*Site Consistency:* Most of the parking area for the Site is visually screened from Lake Pleasant Parkway with architecture forward design. There is a small amount of parking to the southeast corner of the Site not screened by architecture but a screen wall and additional landscaping. The entrance to the Site will be a boulevard feel lined with low water use trees and other landscaping. In addition, landscape islands in the parking area will be used to break up the parking lot.

**(c)Adequate lighting is provided to minimize safety hazards.**

*Site Consistency:* Lighting standards for the Site will be consistent with the City of Peoria guidelines for the area.

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Objective 3.1.D:
**Develop and maintain Lake Pleasant Parkway and State Route 74 as scenic, limited-access arterial roadways.**

*Site Consistency:* The Site will be requesting one point of access off of Lake Pleasant Parkway which will be shared with Plaza del Lago Phase 1 to the south.

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Policy 3.1.E.1:
**The City shall continually monitor, evaluate and update the adopted Trails Master Plan. The alternative modes identified in the Trails Master Plan should be consistent with emerging development patterns, and respond to opportunities presented, particularly in north Peoria.**

*Site Consistency:* The Site will be extending the trail system along the west of the property along the wash, further contributing to the north Peoria trail system.

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Policy 3.1.E.3:
**The City shall develop a safe and convenient network of sidewalks, crossings, and paths for walking and bicycling that provide connections between schools, recreation facilities, residential areas and business centers.**

*Site Consistency:* The Site will be extending the side walk along Lake Pleasant Parkway. This sidewalk leads to retail to the south offering a safe and convenient connection between the proposed office use and retail.

**General Plan Element: Economic Development**

Goal
4.1:
**Create employment opportunities for Peoria residents.**

*Site Consistency:* The proposed minor general plan amendment and zoning change will offer employment opportunities to citizens both residing near the Site and in the Peoria area.

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Objective 4.1.A:
**Develop a one-to-one (1:1) ratio between the City's workforce population and number of jobs within the City by the year 2030 by attracting, creating, and expanding businesses within Peoria.**

*Site Consistency:* The minor general plan amendment and rezoning of the Site will offer additional employment opportunities in the area, helping Peoria to get closer to reaching a 1:1 ration between the City's workforce population and number of jobs within the City.

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Policy 4.1.A.1:
**The City will create Employment Zones and targeted strategies within each zone to develop a strong economic base to accommodate Peoria's workforce population.**

*Site Consistency:* The Site is located in one of Peoria Economic Development Department's Business Development Zones called the 303 Horizon Centre. Within this area are uses that are specifically called for such as health care. The minor general plan amendment and rezone of this land would create compatibility with economic development's goal of bringing more

medical into north Peoria and would be more compatible with surrounding uses of medical office and a medical center than the original land use designation of low density residential.

**General Plan Element: Growth Areas**

Goal
5.1:
**Promote efficient development areas which support a variety of land use types, conserve natural resources, reduce automobile dependency, and exhibit a logical extension of infrastructure and service capacities.**

*Site Consistency:* The natural resources of the Site include the wash to the west which will stay untouched and comprises close to 23% usable open space on the Site. We believe the minor general plan amendment and rezone of the Site will help to reduce automobile dependency since needed medial and business services will be closer to the residents of north Peoria, reducing their commute times to like businesses.

Objective 5.1.C:
**Preserve and acquire open spaces and other natural resources in growth areas to foster community image and enhance the quality of life.**

*Site Consistency:* The Site will have close to 23% useable open space with an adjacent extension of the trail system. This will help the City to accomplish the objective of preserving open space and enhancing the quality of life thru additional recreational opportunities.

**General Plan Element: Recreation and Open Space**

Goal
9.1:
**Develop an accessible, comprehensive, integrated, high quality parks, recreation and open spaces system services the needs of Peoria residents.**

*Site Consistency:* Once the Site is complete, a trail system will be extended on the western side of the property. This extension of the trail will add to the recreational opportunities of Peoria residents.

Policy 9.1.A.3:
**The City shall work with developers during the master planning stage and the plan review process to set aside key contiguous open space areas, corridors and/or linkages through dedications, conservation easements, or open space designations.**

*Site Consistency:* While going thru the site plan process with Plaza del Lago Phase 1, the City asked that a trail system be extended along the western portion of our property adjacent to the

wash. In an effort to extend this trail system, the Site will also show this extension in the plan review process and final product.

**DEVELOP AN OPEN SPACE SYSTEM THAT IS ENVIRONMENTALLY SENSITIVE AND SELF-SUSTAINING**

Objective 9.4.A:
**Preserve the many ecological, cultural and scenic values provided by park and open space environments.**

*Site Consistency:* The Site will preserve the wash found to the west of the property and provide a trail system along the wash for all to enjoy.

Policy 9.4.A.1:
**The City shall develop and implement a Mountain Preserve program that identifies preservation, conservation and management of significant natural areas such as hillsides, floodplains, rivers, and wash corridors.**

*Site Consistency:* To the west of the Site is a wash. This wash will be preserved as usable open space and the trail alongside the wash will be extended.

Policy 9.4.A.3:
**The City shall encourage the preservation of significant natural features such as hillsides and floodplains and the re-vegetation of rivers and washes to enhance their recreational attraction, preserve wildlife habitats, and enhance their aesthetic value.**

*Site Consistency:* To the west of the Site is a wash. This wash will be preserved as usable open space and the trail alongside the wash will be extended.

Objective 9.4.B:
**Utilize appropriate vegetation types and water conserving principles to ensure climatic relief and minimize the demands of the City's water supply.**

*Site Consistency:* The Site will be preserving and relocating vegetation currently on the Site to be used as landscaping once the Site is developed. Additional landscaping will utilize low water use plants and trees similar to Plaza del Lago.

Policy 9.4.B.1:
**The City shall follow the Arizona Department of Water Resources (ADWR) guidelines for water conservation by advocating for the Departments list of acceptable, low water use plant materials.**

*Site Consistency:* Similar to Plaza del Lago, the Site will use low water use plants.

Policy 9.4.C.2:
**The City shall protect view corridors through the generous buffering or screening, judicious placement of structures, as well as the imposition of reasonable height limitations on structures and signs.**

*Site Consistency:* Please refer to the PAD for the buffering along Lake Pleasant Parkway and height limitations that will be implemented.

Goal
9.5:
**Develop a safe, multi-use inter-connected trail system throughout the City.**

*Site Consistency:* The Site will be extending the trail system currently ends at the southwest corner of the property.

Objective 9.5.A:
**Design and Construct a multi-use and inter-connected trails system along river corridors major washes, canals, utility corridors and major ridgelines.**

*Site Consistency:* The Site will be extending the trail system currently ends at the southwest corner of the property.

**General Plan Element: Environmental Resources**

SENSITIVE LANDS MANAGEMENT

Objective 10.1.F:
**Protect environmentally sensitive lands.**

*Site Consistency:* The Site will be preserving the wash to the west of the property as usable open space.

Policy 10.1.G.1:
**The City shall develop a Native Plant Restoration and Salvage Ordinance.**

*Site Consistency:* The Site is preparing a Desert Conservation Plan in which plants currently located on the Site will be salvaged and used in the future development's landscaping.

Policy 10.1.G.3:
**The City shall recognize and protect areas of significant natural vegetation (such as areas along washes, natural spring areas, or on slopes) which are advantageous to the increased densities of the native desert vegetation.**

*Site Consistency:* The Site will be preserving the wash to the west of the property as usable open space.

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Policy 10.1.G.4:
**The City shall encourage the use of indigenous or desert adapted plant materials in new developments and minimize the use of invasive and non-native plant species in the study area identified in the Peoria Desert Lands Conservation Master Plan.**

*Site Consistency:* Once in the development stage, the Site will be consistent with using low water use species for landscaping and being consistent with City provided plant lists.

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Policy 10.1.H.1:
**The City shall continue to encourage well designed landscaping for commercial, office and industrial uses through design guidelines.**

*Site Consistency:* The Site being development will maintain the high quality that can be seen in the landscaping of Plaza del Lago to the south.