



VISTANCIA

PLANNED COMMUNITY DISTRICT (PCD)

MAJOR AMENDMENT REQUEST

Community Neighborhood Meeting

Wednesday, June 7th



MEETING OVERVIEW & GOALS

- **WELCOME and THANK YOU!**
- **Vistancia History**
- **Vistancia Zoning Overview and PCD Major Amendment Request & Development Topics**
- **Q&A**

MEETING FORMAT

- Be courteous and respectful to all speakers
- Allow speakers to get through presentation
- Hold questions until Q&A
- Q&A (30 Minutes)
 - Approach microphones stationed on each side of the gymnasium
 - Refrain from duplicating questions during Q&A



FIVE NORTH

at VISTANCIA

VISTANCIA HISTORY

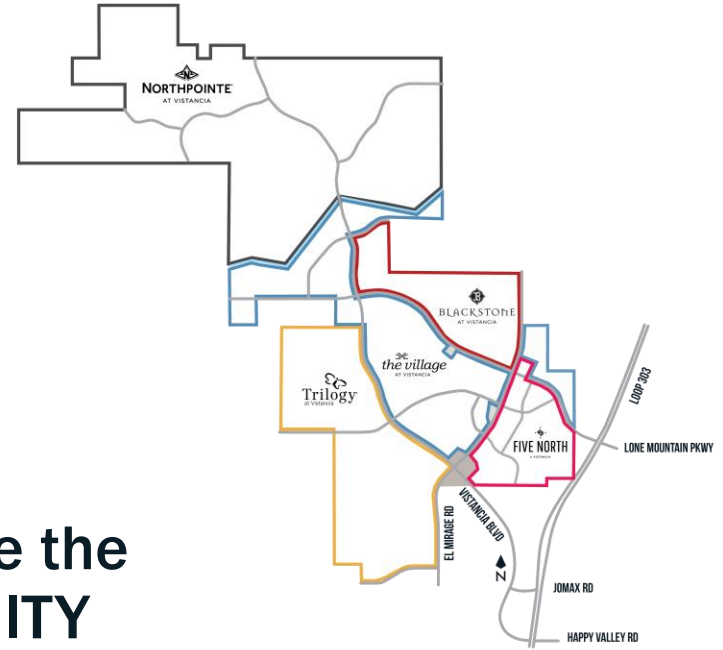


VISTANCIA HISTORY

- Since 2002, the 7,100-acre Vistancia MPC has been a FLAGSHIP development within the City of Peoria
- Vistancia has been recognized as one of the BEST and MOST LIVABLE master planned communities in Arizona for its:
 - HIGH-QUALITY AND DIVERSE housing opportunities
 - STATE-OF-THE-ART amenities and neighborhood services
 - EXTENSIVE RECREATIONAL opportunities (Golf, Trails, Parks)
 - ACCESS to the most pristine areas of the Sonoran Desert
 - VIBRANT community lifestyle and EXCELLING schools

VISTANCIA'S LIFESTYLE COMMUNITIES

- Vistancia was master planned, zoned and has been developing in a series of FIVE HIGH-QUALITY LIFESTYLE COMMUNITIES.
- Today, we have FOUR Active Communities:
 1. Trilogy at Vistancia
 2. The Village at Vistancia
 3. Blackstone at Vistancia
 4. Northpointe at Vistancia
- FIVE NORTH at VISTANCIA will become the FIFTH and FINAL LIFESTYLE COMMUNITY





FIVE NORTH

at VISTANCIA

VISTANCIA PCD MAJOR AMENDMENT REQUEST



VISTANCIA PCD BACKGROUND

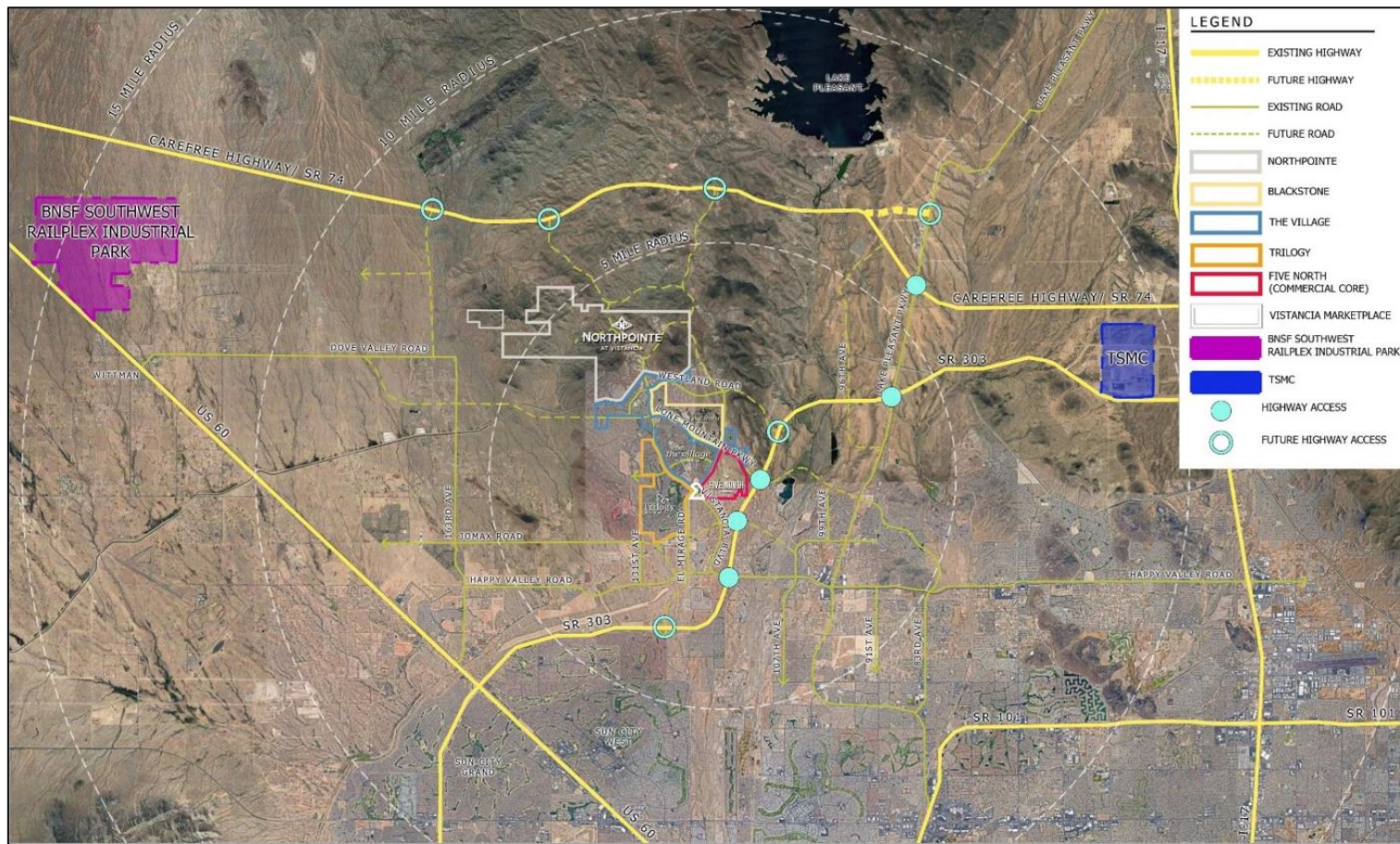
- Vistancia's ZONING ENTITLEMENT is called a Planned Community District (PCD) and creates the FRAMEWORK for how to implement the VISION
- The Vistancia Commercial Core (FIVE NORTH at VISTANCIA) has ALWAYS been in Vistancia's approved PCD
- The PCD has been AMENDED several times throughout the 20+ yrs
 - 2002 PCD APPROVAL: 17,334 total residential units
 - 2012 MAJOR AMENDMENT - REDUCED residential units to 10,500

2023 PCD MAJOR AMENDMENT REQUEST

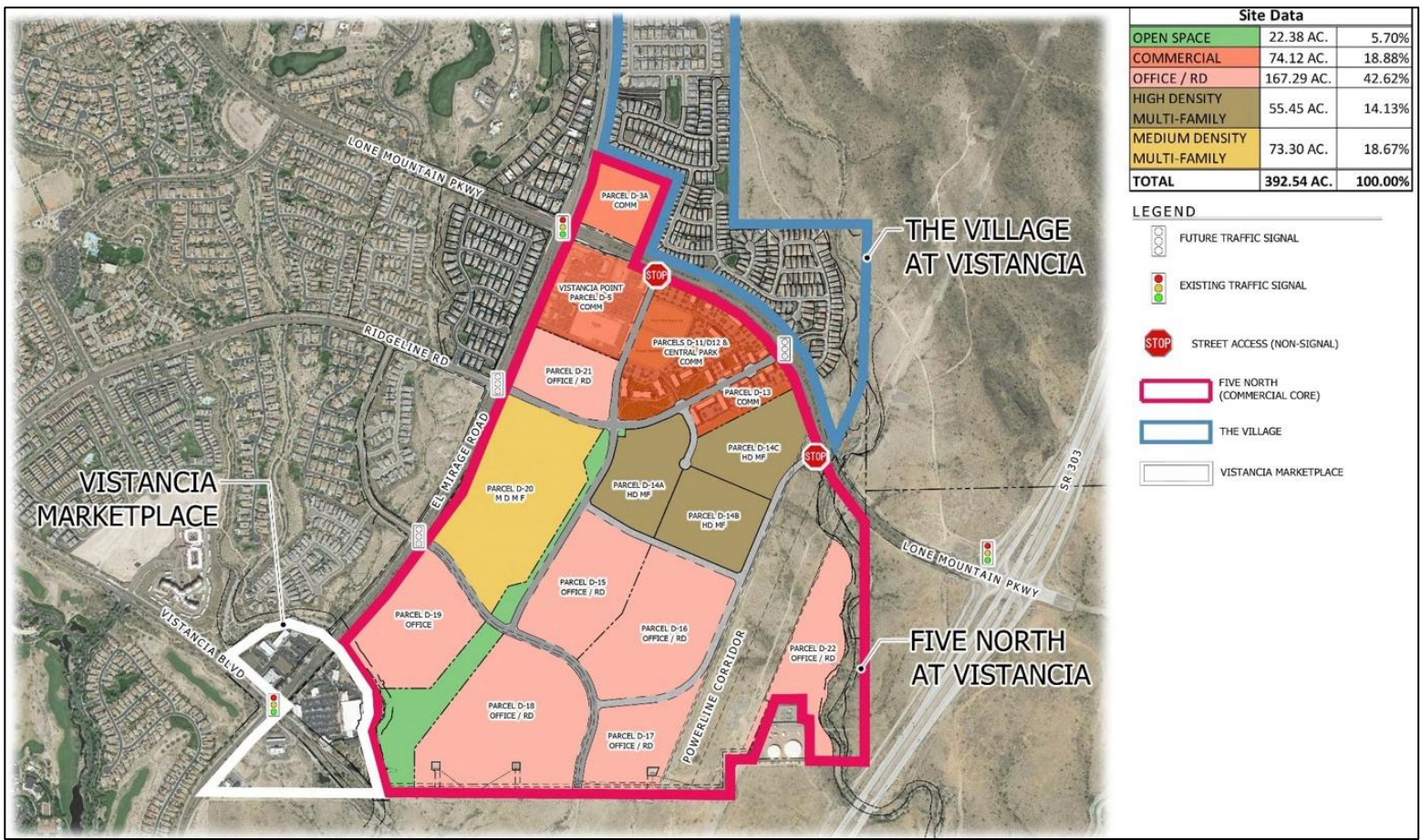
- **INCREASE** residential units to 12,000 (+1,500 units) and plan to locate the additional units within FIVE NORTH at VISTANCIA
- **REMOVE** two golf courses originally located north of the CAP

+1,500 RESIDENTIAL UNITS

- **“RIGHT SIZING”** the max residential units and placing in the **“RIGHT LOCATION”**, closer to freeway
- Additional **MARKET RATE** luxury units will provide much needed housing and the necessary **“CRITICAL MASS”**
- It is a known formula of **MANY** successful mixed-use development projects, that **HIGH-DENSITY RESIDENTIAL** development is **KEY** to success



REGIONAL EMPLOYMENT



CONCEPTUAL LAND PLAN



CONCEPTUAL LAND PLAN

NATIONAL MIXED-USE CASE STUDIES

The Domain – Austin, Texas

Development Characteristics

- Located in the heart of Austin's tech corridor and close to tech, sales and engineering talent.
- 176 acres in a multi phased development
- 6 hotels including Archer, Westin, Residence Inn, and LaQuinta
- Corporate users include: Amazon, Facebook, wework, Vrbo, Indeed, Trend Micro and Adobe
- Rock Rose Entertainment District with top local chefs and bars
- At full build out
 - 1.8 million square feet retail & restaurants
 - 4 million square feet office
 - 6,000 residential units and 20,000 employees
 - 775 hotel rooms



The Domain, Austin 30 Minute Commute Shed Demographics

Population 2020	1,715,353
Housing Units	702,843
Owner Occupied	52.1%
Renter Occupied	41.6%
Median Household Income 2020	\$80,087
Median Age	33.7
Bachelor's Degree or Higher	48.9%
Employed Civilian Labor Force	868,435
White Collar	70.7%
Blue Collar	14.6%
Services	14.8%
Total Businesses	65,931

Legacy West – Plano, Texas

Development Characteristics

- 240 acres of mixed use development
- Located at the intersection of two highways, Dallas North Tollway and State Highway 121
- Key tenants include Toyota, Chase, FedEx, Liberty Mutual
- 292 room Renaissance Hotel
- 415,000 square feet open air retail district, which includes residential, boutique offices and restaurants
- 55,000 square foot food hall
- 1,300 residential units, which includes several apartment buildings, and luxury condos for sale
- 8 acres of connected public parks and trails
- Development focuses on the interests of the generation X and millennial employees



Legacy West, Plano - 30 Minute Commute Shed Demographics

Population 2020	3,206,511	Bachelor's Degree or Higher	48.8%
Housing Units	1,292,374	Employed Civilian Labor Force	1,630,419
Owner Occupied	50.1%	White Collar	70.8%
Renter Occupied	43.2%	Blue Collar	15.3%
Median Household Income 2020	\$87,687	Services	13.9%
Median Age 2020	35.3	Total Businesses	137,026

WESTGATE: 357 MIXED-USE ACRES

Glendale, Arizona



Existing Multi-Family	2,156
Multi-Family Units Under Construction	308
Multi-Family Units Planned	685
TOTAL UNITS	3,149

KIERLAND: 351 MIXED-USE ACRES

Scottsdale, Arizona



Existing Multi-Family	2,118
Multi-Family Units Under Construction	906
Multi-Family Units Planned	360
TOTAL UNITS	3,384

COOLEY STATION: 232 MIXED-USE ACRES

Gilbert, Arizona



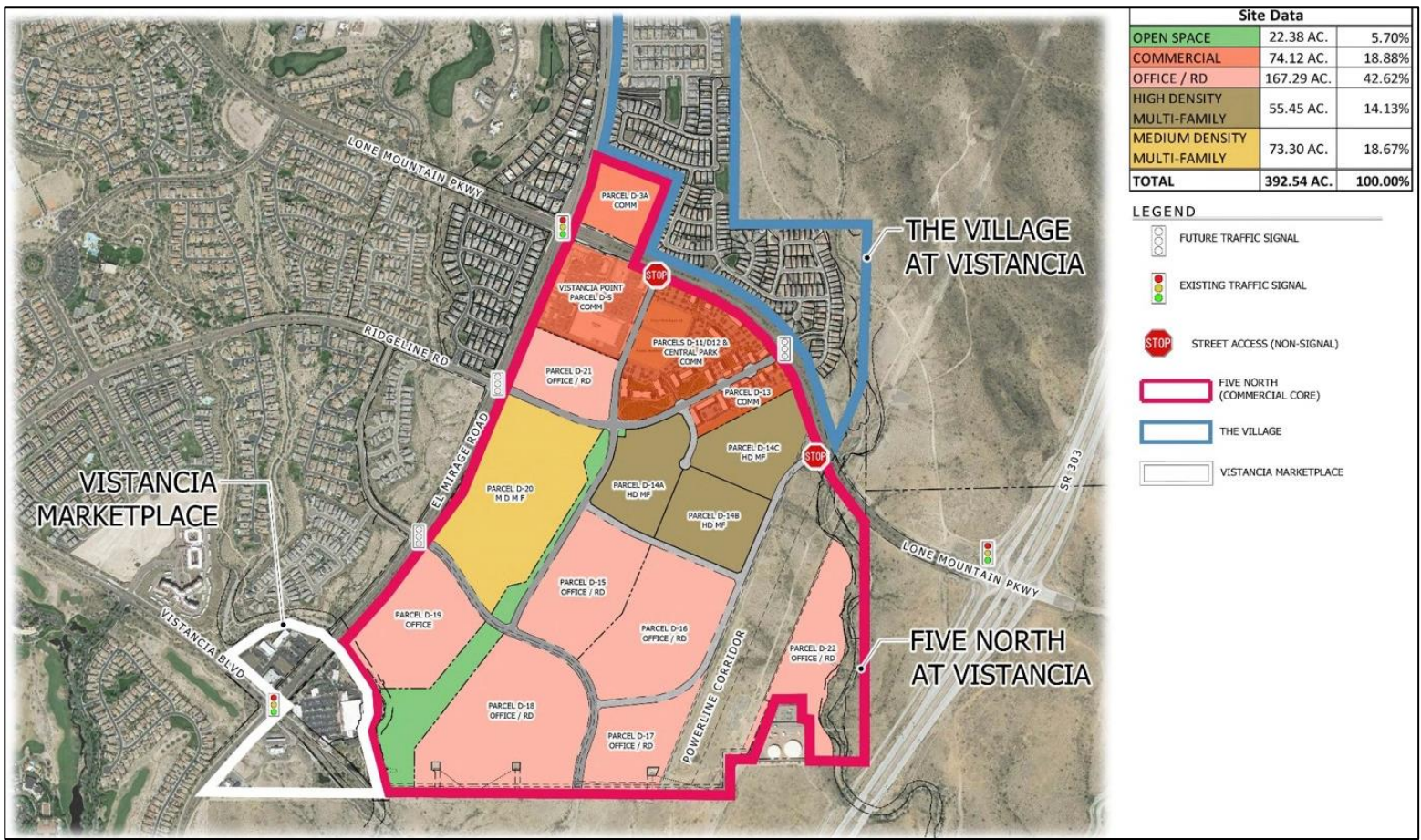
Existing Multi-Family	1,727
Multi-Family Units Planned	926
TOTAL UNITS	2,653

SAN TAN VILLAGE: 275 MIXED-USE ACRES

Gilbert, Arizona



Existing Multi-Family	1,342
Multi-Family Units Under Construction	159
Multi-Family Units Planned	274
TOTAL UNITS	1,775



CONCEPTUAL LAND PLAN

FIVE NORTH MIXED-USE COMMERCIAL COMMUNITY

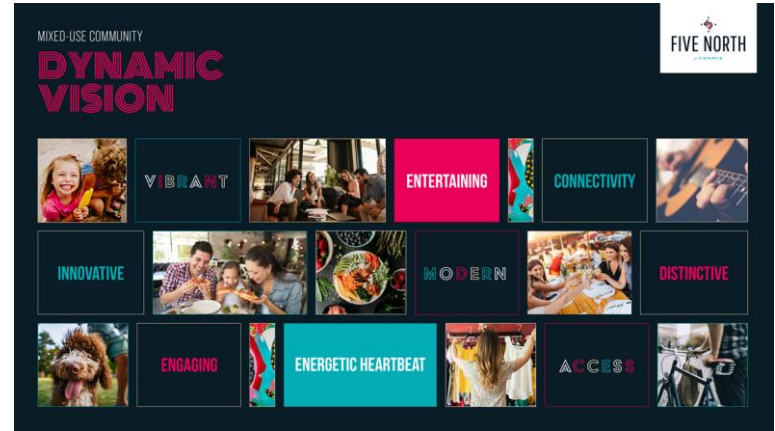
- MIXED-USE ZONING, underlying land use plan has existed since 2002
- INTEGRATES uses in a harmonious site plan:
 - Restaurant/retail
 - Employment and office
 - Open space and connectivity
 - Higher density residential
 - Hospitality
 - Healthcare
- TIME IS NOW to move forward with development
- If NOT now, The City and Vistancia will be in jeopardy of LOSING THIS MARKET OPPORTUNITY

MIXED-USE DEVELOPMENT BENEFITS

- Increased economic ATTRACTION & VITALITY
- QUALITY job creation
- HIGH-QUALITY retail, dining and nearby services
- INCREASED residential home values
- DESIRABLE open space and community experiences
- Enhanced WALKABILITY & CONNECTIVITY

FIVE NORTH AT VISTANCIA VISION

- Strategic VISION to be a DYNAMIC and VIBRANT lifestyle and employment HUB of activity
- WALKABLE and CONNECTION to COOL EXPERIENCES
- Attract BEST IN CLASS and HIGH-QUALITY lifestyle, living options





FIVE NORTH

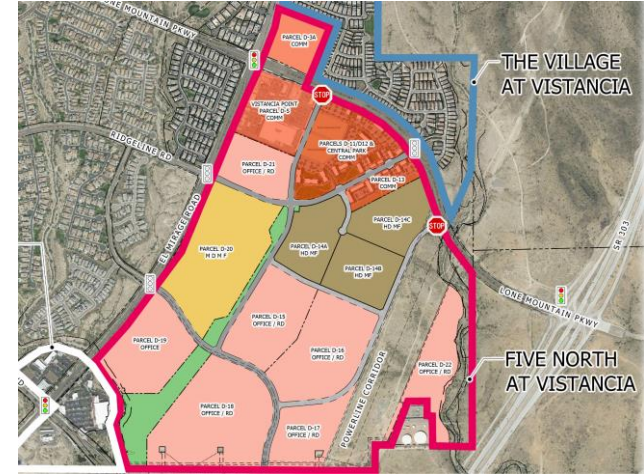
at VISTANCIA

ADDITIONAL FAQ'S & CONCERNS



ACCESS/TRAFFIC

- Primary access to residential units will be CONTAINED within adjacent arterials and Loop 303, NOT TRAVERSING THROUGH THE COMMUNITY
- THREE access points from Lone Mountain Pkwy
- TWO access points from El Mirage Rd
- ONE potential access point from Vistancia Blvd
- Construction to widen Lone Mountain Pkwy is nearing COMPLETION



WATER

- Vistancia has SUFFICIENT and proven water supply for the master plan
- ALL development in the PCD, including multi-family is part of the ASSURED water supply
- This will be SUPPORTED by a Utility Master Plan update for the Vistancia community to be approved by the City of Peoria
- The removal of two golf courses SUPPORTS the City of Peoria's Tier 2 water savings plan

HIGH SCHOOL

- Multi-Family residential units generate approximately 0.20 STUDENTS PER UNIT
- 1,500 MF units are expected to generate approximately 330 TOTAL STUDENTS
 - Approx 225 elementary students
 - Approx 105 high school age students
- Single-family residential units generate 0.42 students per unit = 630 TOTAL STUDENTS

HIGH SCHOOL

- For 20 years, the City of Peoria and the PUSD have targeted Vistancia as a POTENTIAL location for a High School
- A BOND APPROVAL is required to fund land purchase and construction of a High School. NO BONDS have been passed by Peoria voters since 2012
- PUSD and the City CONTINUE to identify potential sites in the vicinity for a future full High School campus WHEN and IF Peoria voters APPROVE a Bond
- Vistancia CONTINUES to pursue OPTIONS for Charter or Private High School, which will not preclude a future PUSD High School

OPEN SPACE

- **2012 MAJOR AMENDMENT**
Existing and planned Open Space totaled **2,179 acres**
- **2023 MAJOR AMENDMENT**
Existing and planned Open Space totals **2,648 acres**
(INCREASE of 469 acres, 21%)
- **37%** of the Vistancia Community is existing and/or planned **Open Space**





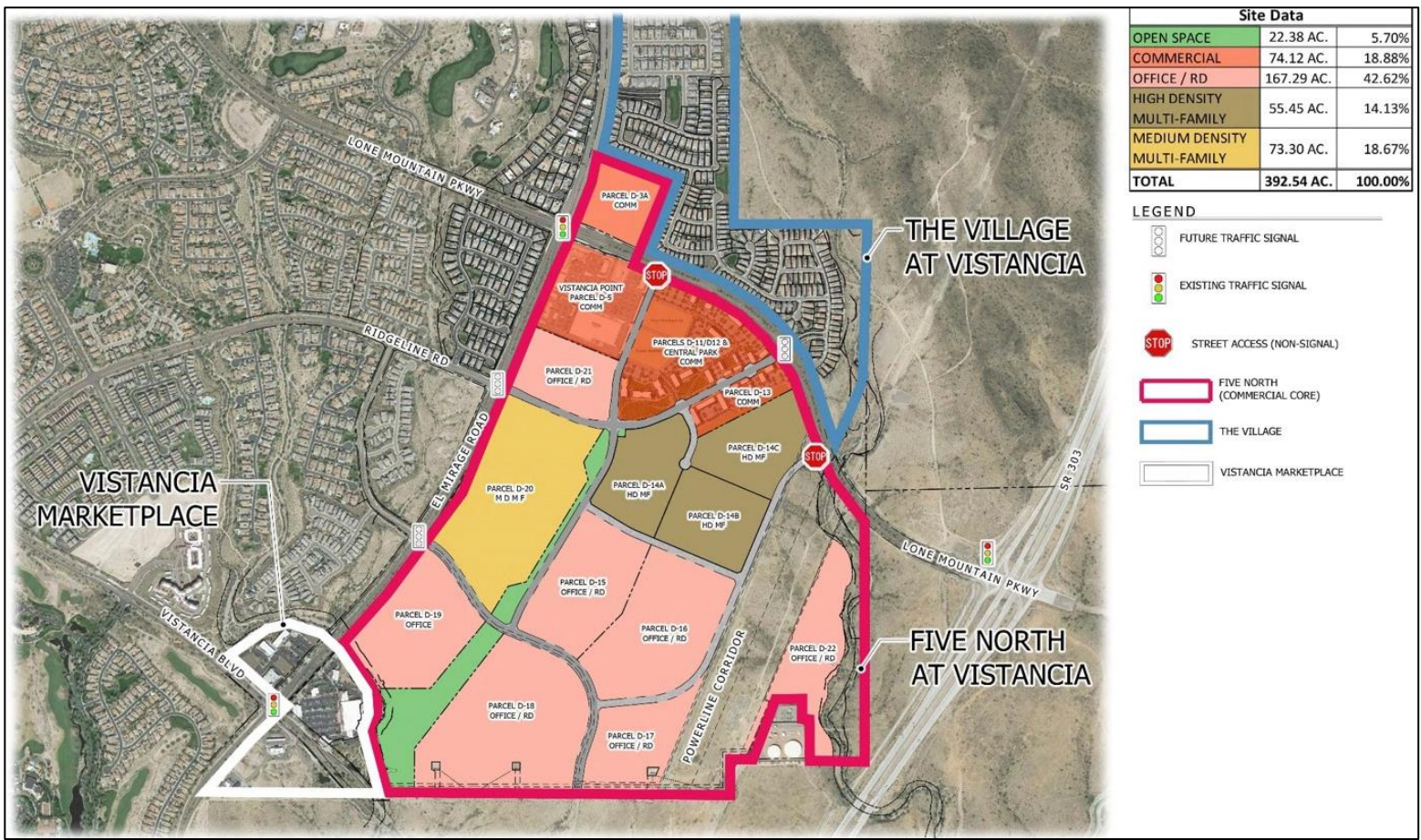
Q&A

Contacts

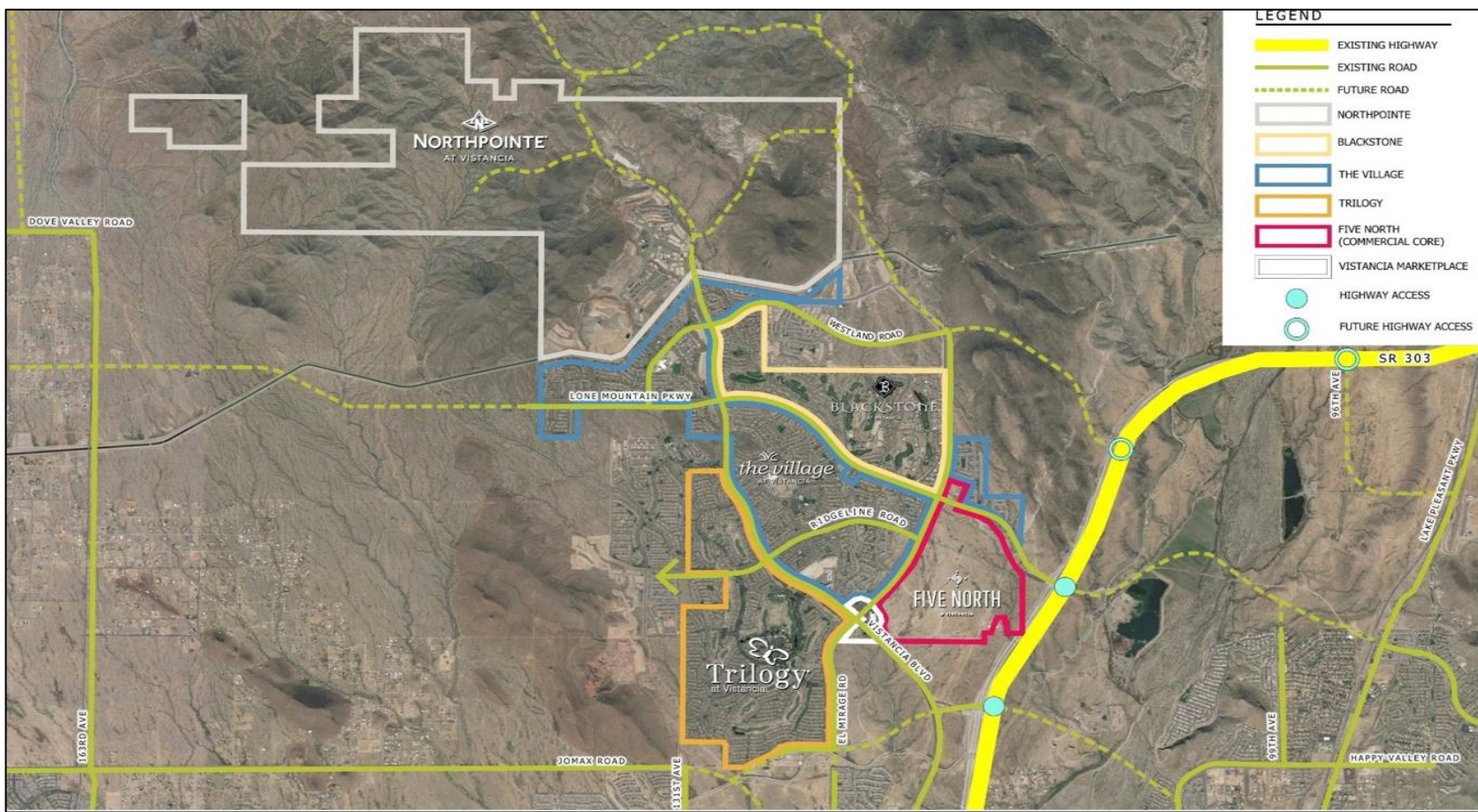
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[HTTPS://ZONINGVIST.COM](https://zoningvist.com)



CONCEPTUAL LAND PLAN



- LEGEND**
- EXISTING HIGHWAY
 - EXISTING ROAD
 - FUTURE ROAD
 - NORTHPOINTE
 - BLACKSTONE
 - THE VILLAGE
 - TRILOGY
 - FIVE NORTH (COMMERCIAL CORE)
 - VISTANCIA MARKETPLACE
 - HIGHWAY ACCESS
 - FUTURE HIGHWAY ACCESS

CONTEXT MAP