



City of Apache Junction

Development Services Department



Date: 5/14/2021

Project Name: Auction Property MPC at Superstition Vistas

****Upon resubmittal, please provide a comment response letter to all of the following comments. Please also note additional comments may be provided at subsequent reviews. ****

Staff Comments (Staff Contact: Sidney Urias – 480-474-5087, Email: surias@apachejunctionaz.gov):

General Comments

1. The MPC appears general and does not provide for much specificity so the city can determine what the development will look and feel like. It is not apparent what the development theme will be for the city. Below are examples of development themes:
 - a. Eastmark: The Great Park, neighborhood entry parks
 - b. Verrado: Downtown, high level architectural standards, neighborhood courtyards and parks
 - c. Power Ranch: Lakes and open space
 - d. Marley Park: Neighborhood Parks
 - e. Norterra: Aquatic facility and community center
 - f. Brightwater: 5 acre lake and aquatic center
2. How will DUP 1 and DUP 2 work together to establish a sense of community and not separate communities?
3. A conceptual submittal of section 19 (DUP 1) has been submitted for review, when will the city receive conceptual submittals for the sections in DUP 2? Where are the details regarding the proposed lakes in DUP 2?
4. Please note, the City is in the process of updating its Zoning Ordinance. Staff anticipates sections of the code to be changed, moved or eliminated which may outdate the cross references in the MPC.
5. Public Facilities:
 - a. Please update the MPC and DUP to note Public Facilities (library, fire, police, water and sewer). Public facilities should be located along an arterial.
 - b. The DUP should note general location of facilities and proposed acreage.
6. Fiscal Impact Analysis has .2 sales tax dedicated to streets and .2 sales tax dedicated to public safety retirement forecasted out until 2055 but they are set to sunset in 2025 and 2026 respectively.
7. Please note additional comments will be forthcoming when the Transportation Report is submitted to the City for review. Street cross sections shall follow the Active Transportation Plan Appendix A.
8. Please note, additional comments will be forthcoming once the city receives review comments from their consultant regarding the one water plan.
9. Where are churches proposed to be located?
10. A preapplication meeting will be required prior to all preplat submittals.

Introduction

1. Please include the City of Apache Junction as a development partner on the Development Team page.
2. Introduction (page 10): Please include a One Water reference in first paragraph.
3. Goal 1.3 (page 9): The Auction Property **shall** incorporate low impact development practices for stormwater management.
4. 1.4 Vision (page 15): The vision appears to be project centric (auction property centric) and not how this MPC relates to the broader region. The project mentions views to the Superstition and San Tan Mountains, which is the extent of any reference to the regional framework and larger Superstition Vistas Vision.
5. Environmental Planning Response (page 18): The drainage influences within and outside the property will be reviewed and mitigated per the Infrastructure Master Plans to allow for development outside of floodways as well as study opportunities and **implement strategies** to utilize drainage for environmental benefits.
6. Goal 1.3 Response (page 19): The auction property **shall** incorporate LID practices.
7. Goal 1.4 Response (page 20): The washes will be rerouted through the property to convey historic flows (post FRS) and outlet at their post development condition. This is unclear what this means.
8. Goal 7.1 Response (page 34): It's not clear that the developer plans to adhere to the city's adopted Active Transportation Plan. It just states how it will be financed.
9. Goal 7.4 Response (page 35): Very vague on how the development will provide for ITS or other technology enhancements.
10. Goal 8.2 Response (page 37): No One Water Reference? The Auction Property **shall** incorporate low impact development practices for stormwater management.
11. Goal 9.4 Response (page 38): The Auction Property provides for opportunities to employ sustainable building practices and **shall** incorporate low impact development practices for stormwater management.

Regulatory Framework

1. 3.1 Purpose of the Request (page 55): Sec. 3.1 states the MPC is the 1st level plan, the DUP plan is the second level plan and the plats and site plans are the third level. As such, the DUP needs to have more detail than it does now. It appears the MPC and the plats are really the 1st and 2nd levels, with the DUP providing little detail. We appear to be missing the 2nd level.
2. 3.1.1 Master Planned Community Plan (page 56): Please replace "design guidelines" with "design standards".
3. 3.1.2 Development Unit Plan (page 56): Verbiage states that the DUP is where the more detailed level of planning occurs but it appears to lack such detail. Please provide a checklist or evaluation tool to ensure conformance between the MPC Plan and the DU Plan.
4. 3.2 Amendments (page 58):
 - a. Minor Text Edit: b.i.2 should be b.i.1
5. 3.2 Amendments – Appeals (page 59): Appeals shall be heard by the Board of Adjustments or Planning and Zoning Commission not the City Manager.
6. 3.3 Interpretations (page 59): The Zoning Administrator **shall** administratively review and approve clarifications and interpretations not otherwise addressed in the MPC Plan.

7. 3.5.3 Permitted Uses (page 65):
 - a. SF-2 is noted as 8-16 DU/AC, page 67 notes SF-2 as 6-16 DU/AC. Please revise accordingly.
 - b. Please revise density discrepancy for MF-3. MF-3 is noted as (22-40 DU/AC) and (26-40 DU/AC).
8. 3.5.3.1 Residential Use Regulations (page 68):
 - a. Age-restricted communities will not be permitted within any residential zoning district. Please update the table to note age-restricted communities.
 - b. Please eliminate "Property Caretaker/Ranch Hand Unit" from table.
 - c. Please eliminate "above ground utilities" as there should not be any new ones.
 - d. Equestrian Activities - the keeping of horses for personal use, shall be limited to properties which are 1.25 gross acres or larger and shall be limited to 2 horses per gross acre.
 - e. Cargo Containers – shall not be allowed in any instance.
 - f. Outdoor Storage - that is visible from the public realm or from a neighboring property, or which causes public health or safety, or public nuisance issues shall not be allowed.
 - g. Temporary Living Quarters during construction will not be permitted in any Residential zone. Please revise table for SF-10, SF-7, SF-5 and SF-2.
9. 3.5.3.2 Non-Residential Uses (page 69):
 - a. Please provide definitions and housing types for MF-1, MF-2 and MF-3.
10. 3.5.3.2 Non-Residential Uses (page 70):
 - a. MF-1, MF-2 and MF-3 shall be eliminated as uses in the Non-Residential category.
 - b. Please provide definitions for C-1 and C-2 zoning districts.
 - c. Please eliminate Used Merchandise Sales in C-1 and C-2. This use shall not be permitted.
 - d. Please eliminate Check Cashing Stores in C-1 and C-2. This use shall not be permitted.
 - e. Please eliminate Grazing in C-1 and C-2. This use shall not be permitted.
 - f. Please eliminate Multi-Family Residential in C-1 and C-2. This use shall not be permitted.
 - g. Please eliminate Assisted Living Facility in C-1 and C-2. This use shall not be permitted.
 - h. Please add breweries and distilleries as permitted uses under Accommodation and Food Services section.
 - i. Please eliminate Group Care Home in C-1 and C-2. This use shall not be permitted.
 - j. Bottled Gas Dealers (except as incidental to gas stations or convenience stores) – NP
 - k. Solar Panels are mentioned twice.
 - l. Cargo Containers shall only be allowed via an AUP for temporary storage of goods for seasonal events.
 - m. Please eliminate Outdoor Storage and Outdoor Activities in C-1 and C-2. This use shall not be permitted.
11. 3.5.5 Utilities (page 89): Please add CenturyLink as a service provider.
12. 3.5.6.1 Homeowner's Association (Page 89):
 - a. In any instance, if HOAs cease to exist, maintenance of streets, tracts, common areas, amenities shall fall to the Master Developer and/or adjacent or surrounding property owners. Specific language will be added to the plat.
13. 3.6 Development Unit Plan (page 90): Need much more explanation. It appears that the Development Unit Plans are really the plat submittals. "The Development Unit Plan includes a series of exhibits with

supporting narrative, which generally describe the location of residential and non-residential uses, vehicular and pedestrian connections, parks and open space, landscape character as well as establish an overall aesthetic character for the Development Unit.” Where is this information?

14. 3.6.8 Open Space and Parks Framework Plan (page 102):

- a. Minor Text Edit – middle paragraph, please replace “made” to “main”.
- b. Parks shall be located within a 10 minute walking distance.

15. Open Space (page 103):

- a. Residential Development:
 - i. Active Open space shall be a minimum twenty-five percent (25%) of overall open space.
 - ii. Open Space shall not include medians in the ROW.
 - iii. Retention areas or detention basins shall not qualify as an open space area unless fifty percent (50%) or more of the active and usable area is above the twenty-five (25) year storm.
- b. Multi-Family Common Open Space:
 - i. Minimum open space shall be fifteen percent (15%) of gross site area.
 - ii. Open Space shall not include medians in the ROW.
 - iii. Retention areas or detention basins shall not qualify as an open space area unless fifty percent (50%) or more of the active and usable area is above the twenty-five (25) year storm.
- c. Commercial Open Space:
 - i. Minimum open space shall be fifteen percent (15%) of gross site area.
 - ii. Open Space shall not include medians in the ROW.

16. 3.6.9 Path and Trail Framework Plan (page 106):

- a. Collector Road Trails: Need to use common terminology and establish a definition for “neighborhood trail”
- b. “Where agency requirements limit uses and improvement, the trail will be required to be installed.” Please provide additional information. It is the City’s goal to include a trail along the drainage easement.
- c. The Powerline Floodway Channel Trail should be located on both sides of the drainage easement. It appears to have sufficient space for this.

17. Transmission Easement Trail (page 108):

- a. “Where agency requirements limit uses and improvement, the trail will be required to be installed.” Please provide additional information. It is the City’s goal to include a trail along the transmission easement.

18. 3.6.10 Landscape Framework Plan (page 109): Turf shall be limited to neighborhood, private and public parks areas.

19. 3.6.10 Landscape Framework Plan (page 111): Need more information/explanation regarding graphic.

20. 3.7.1 Residential Development Standards (page 130):

- a. Please update all proposed tables with associated residential zoning districts.
- b. Please provide housing types for each of the 12 Residential Development types.
- c. Please update all proposed tables to replace “tract or right-of-way” with property line.

- d. As a matter of clarity, what is the distinction between the “(1)”s and “(2)”s used in the Residential Development standards tables? The setbacks for the (1)s and the (2)s offer quite different standards within the same category, but what makes something a (1) versus what makes something a (2) is not explained on the page clearly.
21. Please provide landscape buffer setbacks from differing uses and densities when adjacent to one another. For example: Single Family adjacent to Multi-Family, Single Family adjacent to Non-Residential. Please see the proposed table below:

	SFR	MFR	COM
SFR	0’	20’	25’
MFR	20’	0’	20’
COM	25’	20’	0’

22. 3.7.3 Site Planning (page 157):

- Streets and Cul-de-sacs: City current standards is max 750 feet and no more than 24 dwellings, exceptions for unusual conditions per § 2-3-4(B), why the needed increase?
- (d) 15 degree picture does not match text description.
- (g) Do SFMD and other emergency providers and trash collectors have requirements for backing up from stub streets?

23. 3.7.3.2 Lot Design (page 158):

- Flag lots shall not be permitted within the property.

24. 3.7.3.7 Mailboxes (page 160): shall be architecturally enhanced. Please eliminate the following language: “Mailbox facilities may be installed without any character embellishments.” At minimum mailboxes shall be integrated with a masonry or brick base.

25. 3.7.4 Street Standards (page 161):

- Street cross sections shall follow Appendix A of the City Council adopted Active Transportation Plan.
- Detached sidewalks shall be the standard. Attached sidewalks are not supported by staff. Please revise street sections.
- 10’ minimum sidewalk on Arterials and Major collectors. 6’ minimum sidewalk on all other street classifications. Please revise street standard exhibits.
- Is there a maximum speed based on the lane widths shown in the various Major Street Standards?
- Need to determine if full median will be built, or median curb of the half-street side only. If full median, need to determine maintenance responsibilities until opposite side of half-street gets built.
- Public maintenance of facilities in the road stops at the ROW line. Any sidewalk, driveways, trails, etc. within the PUFEs will be maintained by the HOAs. Driveway surfaces within the PUFES will need to be a hard surface such as AC pavement or concrete.
- Typically within the Phoenix valley area, municipalities will convey 2-5 year storms in storm drains (when provided), 10-year storms within top of curb, and 100-year storms within the ROW limits. With the ROW at the back of curb, a portion of the PUFES will need to be utilized to contain the 100-year storms. The proposed sections need to be drawn/labeled to indicate that.

- h. Scale of some of the pictured vehicles are larger than what they probably really are, makes the lanes look extremely narrow.
- i. Show locations of fences and walls for Major Street Sections.
- j. What happens on trash collection days? Where are refuse containers placed for pickup?
- k. Will any of the local streets have centerline striping?
- l. Provide a minimum of 10'-6" paved surface per lane for vehicles. Concrete gutters and on street parking areas are not included in this width.
- m. Please add the following text: All portions of raised medians shall be landscaped (finger and median).
- n. Please add the following text: Landscaped – local neighborhood roundabouts and wedges are highly recommended and encouraged rather than typical street intersections.

26. 3.7.4 Street Sections (page 163 -):

- a. Page 163: Is 100 year proposed within the PUF? Does the PUF act as a construction easement for maintenance?
- b. Page 168 Section K: the 16'-6" dimension is measured to FOC, not BOC.
- c. Page 168 Section L: is extremely narrow for allowing parking on both sides of the street. How much of the 16' from CL to BOC is reserved for parking, how much for driving?
- d. Page 169 Section M: is extremely narrow for parking on both sides. How much of the 16 feet from CL to BOC is reserved for parking? How much is left over for vehicles to drive? With parking on both side there needs to be a minimum of 24 feet of pavement for travel in both directions if/when cars are parked on both sides of the street.
- e. Page 169 Section N: similar to comment for Section M Above, how much of the 17'-6" from CL to BOC is reserved for parking, how much for driving?
- f. Page 169 Section O: similar to comment for Section M Above, how much of the 17'-6" from CL to BOC is reserved for parking, how much for driving?
- g. Page 171 Section Q: lane width too narrow, see comment under Local Street standards general comments.
- h. Page 171 Section R: lane width too narrow, see comment under Local Street standards general comments.

27. 3.7.5 Architecture (page 173):

- a. Proposed product types shall include at least four (4) features as described within each style.
- b. Please expand design criteria/descriptions for each of the architectural styles.
- c. Traditional Southwest (page 182): The perspective picture does not appear to be a traditional southwest example, staff recommends replacing the picture with a more customary design example.
- d. Please include the following as language:
 - i. Primary entrances should occur along the front façade, but the door does not necessarily need to face the street.
 - ii. Entrances should be prominently indicated with a first-story massing change or design element such as a porch, awning, portico, or recess.
 - iii. Windows shall have style-appropriate trim detail on at least two sides of all windows. Windows that do not have trim are not allowed.
 - iv. Attached products should look like separate units by the use of clearly identified entries, style, design details, and differing roof forms to avoid an institutional appearance.

28. 3.7.5.1 Architectural Review (page 173): The design review process is not stated in the DA. The DA states the mechanism for design review. The DA states that a committee will be formed to evaluate proposed plans and appeal processes. The MPC can note the actual design review process. Staff request both physical and electronic copies of proposed plans for review.
29. Corner Conditions (page 183): Corner lots should address both the primary street and secondary street. This may be achieved by a corner entrance, wrap around porches on both streets and enhanced architectural details and materials on each façade.
30. Front Elevations (page 184): Each front elevation is required to incorporate the following:
- a. Minimize the visual impact of garage doors through setbacks, colors and styles. Front facing garages shall be setback a minimum of five feet (5') from the livable space, side turned garage or the covered front porch area of the building.
31. Four-Sided Architectural Elements (page 185): Blank, unadorned building facades are **prohibited**.
32. Color Character (page 187): Are these guiding colors? Please provide language associated to the proposed color chips.
33. Garages (page 188): Garage doors shall be decorative and consistent with the architectural style of the home. A minimum of three (3) distinctly different garage door designs shall be provided as a standard feature for all plans of production homes.
34. Front Yard Walkways & Driveways (page 189):
- a. Walkways: Concrete unit pavers and brick pavers are encouraged.
 - b. Driveways: Concrete unit pavers and brick pavers are encouraged.
35. Multi-Family Architecture (page 190): Please provide additional design criteria.
- a. Please add the following language:
 - i. Design the primary façade of buildings with varied setbacks (including ground floor and upper levels) to create an interesting and attractive street edge, while maintaining minimum required setbacks.
 - ii. Consider the building's layout, scale and massing when adjacent to low intensity residential uses. Taller buildings should be stepped back or reduced in height when adjacent to lower density residential uses to maintain the privacy of rear yards, patios, and private outdoor spaces.
 - iii. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as integral part of the building.
 - iv. Setbacks between buildings should be sufficient so that spaces are usable and part of the pedestrian scheme.
 - v. Buildings should have the primary presence on the public street. Off-street parking areas should be located in the rear of the building(s) and away from public streets. Parking areas to the side of building(s) may be allowed to a minimum degree.
 - vi. Carports and detached garages should be designed as an integral part of the architecture of projects. They should be similar in material color, roof materials, and details to the principal buildings.
 - vii. The incorporation of existing natural features such as trees, topography, washes and vegetation are highly encouraged and recommended.

- viii. Long expanses of windowless walls are prohibited. All building facades are to be treated with changes in materials, colors, columns, building lines, or other aesthetic treatment.
- ix. Building facades visible from a public-right-way, private tract, or common open space should incorporate highly accented and highly articulated facades.
- x. Exterior building colors and materials should be compatible with surrounding neighborhood setting.
- xi. Resident amenities such as but not limited to shade structures, benches, tables, exercise and recreational facilities should be distributed throughout the site.
- xii. Corner and end units located along public streets should address both the primary and secondary streets. Additional architectural features such as massing changes, towers, porches, shading awnings and materials changes are highly encouraged.

36. Non-Residential Architecture (page 190): Please provide additional design criteria.

- a. Graphics on page 190 and 191 need to be relocated under their respective topics.
- b. Please add the following language:
 - i. Buildings should be placed along the street in order to define street edge and encourage pedestrian engagement.
 - ii. Commercial Centers shall have a comprehensive design theme and sign package.
 - iii. Buildings should be oriented with primary entrances and windows facing the street.
 - iv. Pad buildings or secondary buildings within the commercial development may be faced internal to the site but should also provide pedestrian friendly design along the street edge. Facades facing the public street shall include the same level of architectural detailing as the front façade.
 - v. Drive-thru lanes, drive-thru pick-up windows and menu/ordering boards should not face public streets. It is the intent that these features should not dominate the public street frontage. Drive-thru lanes and noise-generating areas, including ordering board speakers and pick-up windows, should be located away from adjacent sensitive uses, such as residential areas and outdoor eating areas, to reduce the impacts of noise and pollution that could be caused by stacking cars on such uses. Use landscaping and walls to help buffer potential impacts.
 - vi. Corner sites should be designed with special attention to engage all street frontages.
 - vii. Building architecture should be the focal point of the site. Parking should be screened by buildings, screen walls and landscaping. Parking lots should be located to the rear and sides of the site.
 - viii. Alternative paving materials such as pavers, stamped concrete, colored asphalt and similar treatments are recommended and highly encouraged.
 - ix. Shaded pedestrian paths should be provided along building frontages and from the building to the parking lot through architectural elements and landscape design.
 - x. Commercial developments shall include public amenities suitable for casual gatherings and outdoor seating.
 - xi. Commercial developments are encouraged to provide benches, fountains and active and passive play areas.
 - xii. Gathering and seating areas are encouraged to incorporate shading options such as trellises, canopies and tree groupings.
 - xiii. Commercial development should include low impact development design practices and incorporate stormwater retention into the overall landscape plan.

- xiv. The use of standardized corporate architecture in the design of a building or commercial development is prohibited and shall not be a main theme of design. The design of commercial development should have a sense of place and uniqueness not consistent with corporate branding.
- xv. Building mass and scale should be compatible with adjacent lots and buildings. Taller buildings or portions of a building shall be internally located within a site. Building heights should step down closer to smaller scaled development.
- xvi. Massing variations and articulation along the roofline are required to avoid a repetitive appearance.
- xvii. Building mass should vary to reduce the appearance of size and its relation to the human scale.
- xviii. All sides of buildings shall include architectural detailing and features. However, the highest level of articulation and detail should occur on the front facade and facades generally visible from the street and other public spaces. Blank, windowless walls should be avoided when facing a public street.
- xix. A variety of materials should be used to emphasize a differentiation between the various components of a building. The combination of accent materials on a building facade shall be appropriate to its style and design. Materials such as but not limited to stone, brick, wood, metal siding and stucco should be used to enhance the architectural theme, character and quality of the development.
- xx. Loading, storage, and service facilities must be screened from public view. Screening materials, colors, and finishes should be designed as an integral part of the site architecture. Landscaping or other methods of screening may also be utilized.
- xxi. Service and loading areas should be located behind buildings or other areas not designed for pedestrians or as primary vehicular circulation through the site.
- xxii. Trash enclosure walls and gates must be architecturally compatible with the building design and should be carefully integrated into the site plan.
- xxiii. Mechanical equipment, electrical meter and service components, roof drainage systems and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building.

37. 3.76.1 Open Space (page 192): Active Open space shall be a minimum twenty-five percent (25%) of overall open space.

38. Regional Parks (page 194): Where are these parks located? DUP should include information and locations of regional parks.

39. 3.7.6.2 Parks Programming Table (page 195):

- a. Neighborhood, Community or Regional Parks that have over 2.5 acres of turf shall be irrigated with non-potable water.
- b. Please add skate parks and community pools to the table.
- c. Parks signage should be included for all parks, please revise table.

40. 3.7.7 Path and Trail Standards (page 203): **Shall** comply with the Active Transportation Plan.

41. 3.7.8 Landscape Standards (page 204): The use of turf as dominant groundcover vegetation shall be prohibited within residential front yards.

42. 3.7.8.2 Street Frontage (page 205): Please add the following text: All landscape vegetation shall be located a minimum of thirty-six inches (36") from all public street lights and pull boxes. All trees shall be located a minimum of thirty feet (30') from outside base of the tree to all public street lights and pull boxes.
43. 3.7.8.3 Entries (page 205): Please add the following text: Neighborhood entry features shall include the following but not limited to monument signage, architectural wall enhancements, public art, enhanced plantings distinct lighting and a combination thereof.
44. 3.7.8.4 Gated Entries (page 206): Add the following note "All landscape vegetation shall be located a minimum of thirty-six inches (36") from all public street lights and pull boxes. All trees shall be located a minimum of thirty feet (30') from outside base of the tree to all public street lights and pull boxes."
45. It is assumed that Sections 3.7.8.2 through 3.7.8.5 apply to Sections 3.7.8.6 through 3.7.8.10. If not, then the separation from public street light comments above need to be added to Sections 3.7.8.6 through 3.7.8.10.
46. Residential Landscape (page 207):
- a. A street Tree program is required, not encouraged.
 - b. The use of turf as a dominant groundcover vegetation shall not be permitted within residential front yards. Synthetic grass areas are permitted in front yards.
47. 3.7.8.11 Native Plant Inventory & Salvage (page 217):
- a. Native Plant Salvage is required, not encouraged.
 - b. States what happens to "native plants" but not "protected native plants"; also, throughout verbiage seems to interchange terminology such as "salvaged" "protected", "native" - a definitions list is necessary.
48. Plant Ratings (page 218):
- a. Where is this plant rating "designation" utilized? There is not a reference to "high rated" plants anywhere in this section; however, the developers use the same criteria the city does for rating plants and the city uses it in determining if the developer has to protect in place or on-site protected species.
 - b. Missing elements: Inspection/Tagging? Nowhere does it reference at what point the site is inspected, or allowed to inspect site; no reference to tagging the plants for easy identification/inspection, what about areas that are to remain native in place? How will they be protected?
 - c. Civil/Criminal penalties: Penalize parties/individuals who damage, destroy, remove from site a protected native plant – currently found in city's code.
49. Theme Walls (page 219):
- a. Theme walls visible from streets and common areas shall be constructed of a minimum of **three (3) material types** including masonry, brick, block, painted block, stone, masonry cap, stucco, steel, board form concrete, split-face, single-score or patterned integrally colored block.
 - b. Undulations and the use of columns shall be used every 150'.

50. Enhanced Interior Walls (page 220):
- Theme walls visible from streets and common areas shall be constructed of a minimum of **three (3) material types** including masonry, brick, block, painted block, stone, masonry cap, stucco, steel, board form concrete, split-face, single-score or patterned integrally colored block.
51. View Fences (page 221):
- “View fencing **shall be** located adjacent to enhanced or amenitized common areas such as open space tracts, parks...”
52. 3.7.9.1 Prohibited fence materials and types (page 222):
- Please replace “unapproved corrugated metal panels” with “metal panels of any kind”.
53. Residential side return walls are recommended and encouraged to include a masonry cap, sand finished stuccoed to match the color of the house.
54. 3.7.10 Stormwater Drainage and Retention Standards (page 223): LID is required, not optional or encouraged. Please revise first paragraph.
55. Stormwater Standards (page 223):
- Is underground retention also being proposed for single family residential areas? Where will this be placed?
56. Stormwater Plan and Drainage Reports (page 223):
- (B)(2)(d) Proposed addition not approved, percolation will be based on test results only.
 - (B)(2)(m) Finished floor elevations of all habitable structures - Change the word “Finished” to “Lowest”. How will proposed FEMA LOMR’s affect the lowest floor requirements, and any non-habitable structures that may end up in a new SFHA? Is it the intent to keep all buildable areas out of future SFHA delineations?
57. Detention or Retention Facilities (page 224):
- (A)(3) Underground Storage - Is underground retention also being proposed for single family residential areas? Where will this be placed?
 - (B)(2)(c)(1.) South of Baseline Avenue: The city requires the post development condition to retain a 100 year/2 hour storm.
 - (B)(2)(c)(4.) How will first-flush be pretreated for UG storage?
 - (E)(2) & § (E)(2)(a) Minor Text Edit: Correct letter is “E”, not “F”.
 - (L)(1) Minor Text Edit: Correct letter is “L”, not “M”.
 - (L)(1) Interpretation of revised E (1) and E (2) is that UG storage is only allowed in multi-family, commercial, and industrial. UG storage is not allowed in single family residential projects, please confirm.
58. Drainage Easements and Covenants (page 225): TCE’s still need to be recorded. Provide the wording for automatic easement extinguishment clause, subject to city attorney review.
59. 3.7.10.2 Alternative Storm Water Management (page 226):
- LID is required not encouraged. Please revise text accordingly.
 - Include the following as LID options: permeable pavements, bio-retention planters, domed overflow structure.

60. 3.7.11 Parking Standards (page 238):

- a. Guest parking will only be allowed on local residential streets only, and as shown on the proposed road sections. If it doesn't show on the road section, then no street parking will be permitted.
- b. Please replace "City of Apache Junction Land Development Code" with Apache Junction Zoning Ordinance.

61. 3.7.12 Lighting Standards (page 239):

- a. Please provide a master lighting plan for DUP 1 and 2. Master plan should provide conceptual exhibits for proposed street light poles, lighting fixtures and traffic pole designs. The developer shall provide Public Works extra poles and fixtures for maintenance and replacement. The City currently uses City of Mesa standards for street lights in public ROW.
- b. Provide an exhibit noting where the four light zones will be used.
- c. We are currently in the process of updating our current outdoor light regulations. Please review the IDA Community standards and ensure that all standards are being met.
- d. Dark Sky lighting cannot exceed a correlated color temperature ("CCT") of 3,000 Kelvins.
- e. All lighting over 1,000 initial lamp lumens must be fully shielded.
- f. Zone 4 - Special Light Areas – what is proposed in this area?
- g. Sign Illumination – please include the following:
 - i. Luminance levels for operation between sunset and sunrise shall not exceed 100 nits (100 candelas per square meter) as measured under conditions of a full white display
 - ii. Sign illumination shall be extinguished completely one (1) hour after sunset, and remain off until one (1) hour before sunrise
 - iii. The luminous/illuminated surface area of an individual sign shall not exceed 200 square feet (18.6 square meters)

62. Exemptions (page 240):

- a. Does this mean city street lights are exempt from the Dark Sky requirements for the Property?

63. Lighting Zone Classifications (page 240):

- a. Does dark sky apply to all of the light zones?

64. 3.7.12.6 Operating Hours (page 241):

- a. Does this apply to public street lights as well?
- b. How will the operating hours for the reduction in lighting be controlled? Will this require special equipment/software to control?

65. Street Light Location table (page 242):

- a. Where is the foot candle value measured from in relation to the light pole? Directly beneath for a single pole? Midpoint for two poles or more?

66. 3.7.12.8 Lighting Types and Fixture Shielding (page 243):

- a. Will the proposed LED lights be amber or white?

67. 3.7.12.9 Fixture Mounting Height and Equipment Finishes (page 246):

- a. Please clarify this section. Is this referring to both wall mounted and pole lighting?
- b. Pole lighting on commercial properties should not exceed 25 feet.

- c. Fixture Mounting Heights: for public street lights the mounting heights are 35' for major/minor arterial streets and 30' for collector/residential streets.
68. 3.7.12.14 Gas Stations/Convenience Stores (page 250):
- a. The total light output for service station canopies should not exceed 40 lumens per square foot of canopy
69. 3.7.12.16 Sports Lighting for all Private and Public Facilities (page 250):
- a. Outdoor recreational and/or athletic field lighting may be exempted from the strict shielding and short-wavelength emission requirements above provided that all of the following conditions are met:
 - i. Illuminating Engineering Society (IES) lighting guidelines (RP-6) are followed according to the appropriate class of play
 - ii. Field lighting is provided exclusively for illumination of the surface of play and viewing stands, and not for any other applications
 - iii. Illuminance levels must be adjustable based on the task (e.g., active play vs. field maintenance)
 - iv. Off-site impacts of the lighting will be limited to the greatest practical extent possible
 - v. A strict curfew requirement (e.g., lights must be extinguished by 10pm/2200h or one hour after the end of play, whichever is later) is observed
 - vi. Timers must be installed to prevent lights being left on accidentally overnight.
70. 3.7.12.17 Single Family Residences, Attached and Detached (page 251):
- a. All lighting shall be full-cutoff and fully shielded
 - b. Security lighting shall be downward-lit/facing so that lights are not shining directly onto a neighbor's property
 - c. Please remove the "non-conforming fixtures" language. Since this is a new development, all lighting shall be dark sky compliant.
71. 3.7.12.20 Plan Submittal Requirements (page 253) Please add the following requirements:
- a. Photometric plan
 - b. Proposed lumens/acre calculation
72. 1-11-8 Permitted Signs and Sign Regulations (page 256):
- a. Please submit a Master Comprehensive Sign Plan for each Development Unit.
 - b. Please eliminate post and panel reference for Freestanding Signs (non-freeway frontage)
 - c. Please eliminate Freestanding Signs – Freeway Frontage row from table.
 - d. Please eliminate Banners and Fin Flags row from table.
 - e. Please eliminate Temporary Use Signs row from table.
 - f. Grand Openings/Coming Soon banners shall be limited to a total of 90 days. Please eliminate the 30 day reference.
 - g. Please eliminate Balloons and Inflatable Signs row from table.
 - h. Please eliminate Pennants row from the table.
 - i. Please eliminate Emergency Hospital Sign row from table.
 - j. Please eliminate Interim Business Signs row from the table.
 - k. Statues shall be limited to 15 feet. Please revise table.
 - l. Wayfinding Signs (off-site and on-site) shall be a double post and panel design.
 - m. Developer and Builder Signs shall be a double post and panel design. Please eliminate the monument reference.

- n. Please eliminate Residential Specialty Sign row from table.
- o. Please eliminate Post and Panel Signs or other constructions methods for Subdivision or Multi-Family Sign.
- p. Please eliminate Post and Panel Signs or other constructions methods for Residential Major and Minor Entry Monument Signs.
- q. Please correct the subscripts noted throughout the table.

73. 1-11-9 Special Sign Regulations (page260):

- a. Electronic Changeable Message Signs “(5) Land use categories where allowed in non-residential land use categories.” Electronic Message Signs will be prohibited in residential districts.

74. 3.9 Supplementary Provisions (page 262):

- a. Please revise the following: “The City or **facilities districts** may issue an “at risk” permit...”
- b. The City does not have a clearing and grubbing permit.