

The background of the entire page is a photograph of a desert landscape. In the foreground, there is dry, brownish ground with sparse, low-lying desert shrubs. In the middle ground, there are more bushes and small trees. In the background, a range of mountains is visible under a hazy, light-colored sky. The overall tone is arid and natural.

Auction Property at Superstition Vistas

Master Planned Community Plan

Draft: April 14, 2021

Development Team

Owner/Developer

Patrick Brown
20410 North 19th Avenue
Suite 100
Phoenix, Arizona 85027
P: 480) 368-1065
pnbrown@drhorton.com

**Developer:**

John Bradley
14646 North Kierland Boulevard
Suite 165
Scottsdale, Arizona 85254
P: (602) 903-7506
john.bradley@brookfieldpropertiesdevelopment.com

**Planner/ Landscape Architect:**

Andy Baron
310 East Rio Salado Parkway
Tempe, Arizona 85281
P: 480) 530-0077
andy.baron@ablstudio.com

**Community Planner:**

Jeffrey M. Denzak
7550 East McDonald Drive
Scottsdale, Arizona 85250
P: 480) 367-2100
jdenzak@swabackpartners.com

**Civil Engineer:**

Nguyen Lam
2141 East Highland Avenue
Suite 250
Phoenix, Arizona 85016
P: (602) 730-3805
nlam@hilgartwilson.com

**Civil Engineer:**

Dan Matthews
2051 West Northern Avenue,
Suite 100
Phoenix, AZ 85021
P: (602) 335-8542
Dmatthews@woodpatel.com



Development Team Continued

Arizona State Land Department Representative:

Mark Edelman
1616 West Adams Street
Phoenix, AZ 85007
P: (602) 542-6331
medelman@azland.gov



Legal:

Karrin Taylor Robson
3344 East Camelback Road
Suite 100
Phoenix, Arizona 85018
P: (602) 795-3020
ktr@arizonastrategies.com



Legal:

Edwin C. Bull
1850 North Central Avenue
Suite 1700
Phoenix, AZ 85004
P: (602) 234-9913
ebull@bcattorneys.com



BURCH & CRACCHIOLO

Legal:

Dana Belknap
2575 East Camelback Road
Phoenix, AZ 85016
P: (602) 530-8348
dsb@gknet.com



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Introduction

1.1 Summary

Located in north central Pinal County is an approximate 275 square mile area of property commonly referred to as “Superstition Vistas.” The Site is the largest contiguous parcel of land near a metropolitan area that is held in trust by the Arizona State Land Department (the “State Land Department”).

Within the larger land area described, the State Land Department has identified approximately 8,090 acres (the “Site”) of property for initial planning and entitlement efforts, which includes a portion of property north of Elliot Road outside of the Superstition Vistas, as shown on **Exhibit 1.1: Site** and **Exhibit 1.1: Site location within Superstition Vistas**. The Site is made up of two parcels, the first is approximately 2,783 acres of land auctioned by the State Land Department on November 4, 2020 for which D.R. Horton was the winning bidder (the “Auction Property” or “Property”), as shown on **Exhibit 1.1: Auction Property**. The second parcel consists of approximately 5,306 acres, which is being retained by the State Land Department for future disposition (the “Retained Property”), as shown on **Exhibit 1.1: Retained Property**. At the time of the auction, the Auction Property and portions of the Retained Property were situated in an unincorporated area of Pinal County. As the successful bidder at the auction, D.R. Horton accepted the responsibility to request annexation of the Auction Property and portions of the Retained Property into the municipal limits of the City of Apache Junction, an Arizona municipal corporation (the “City” or “Apache Junction”). The annexation application was filed with the Pinal County Recorder on December 22, 2020.



This request seeks Master Planned Community zoning for the 2,783 acres of Auction Property. The application is accompanied by this Master Planned Community Plan (henceforth referred to as the “MPC” or “MPC Plan”). The MPC contains the criteria by which the City will administer and regulate the zoning and development of the Auction Property. The MPC includes a Land Use Budget for residential and non-residential uses. The land use density and gross floor area set forth in the Land Use Budget are supported by the accompanying master plans for water, wastewater, non-potable water, transportation, and drainage (hereinafter referred to as “Infrastructure Master Plans”, **Section 3.5.4: Infrastructure Master Plans**).

This MPC will guide the planning and design of the Auction Property. The MPC aligns with the City’s General Plan goals and policies.

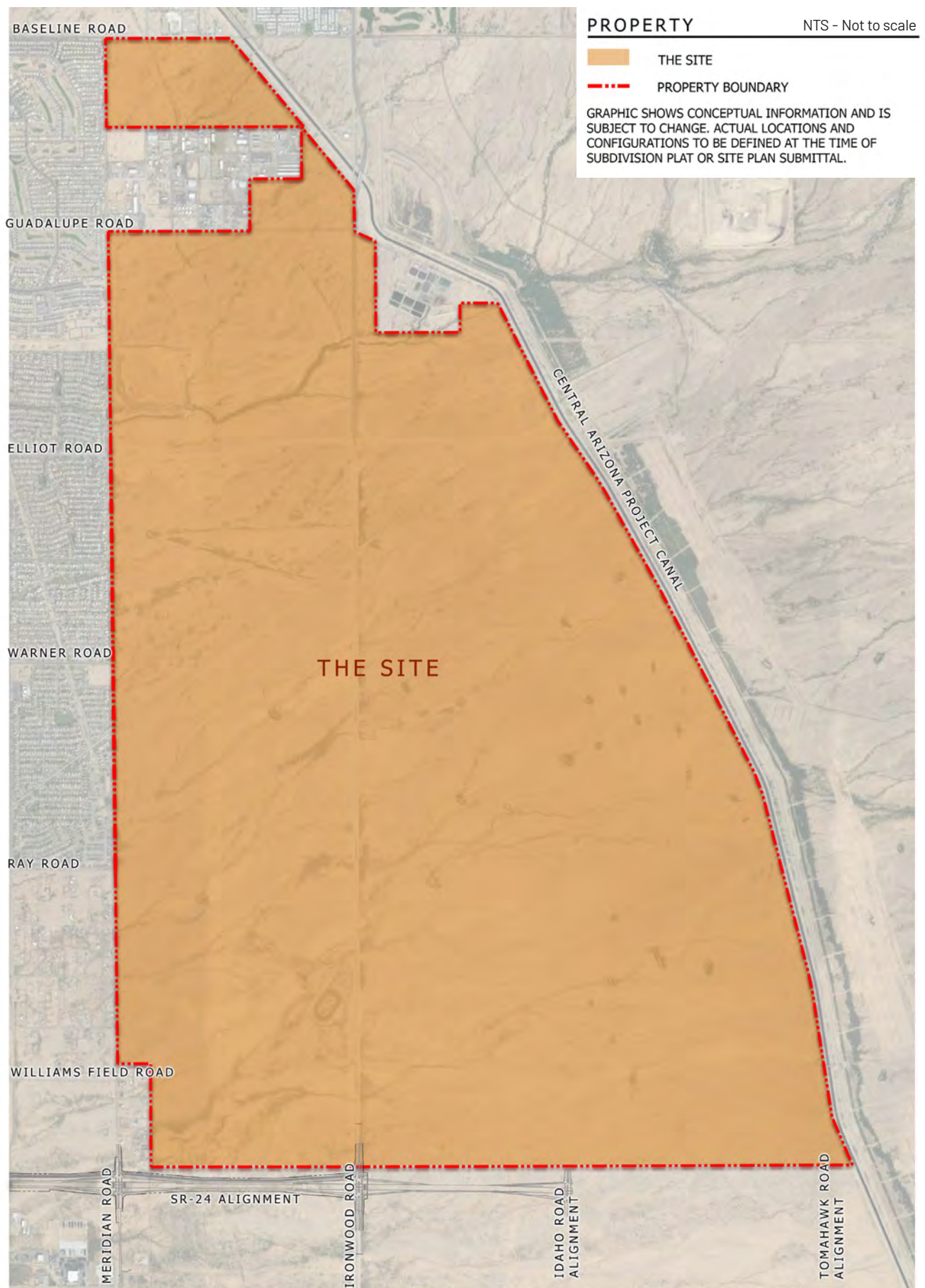
1.2 Applicant

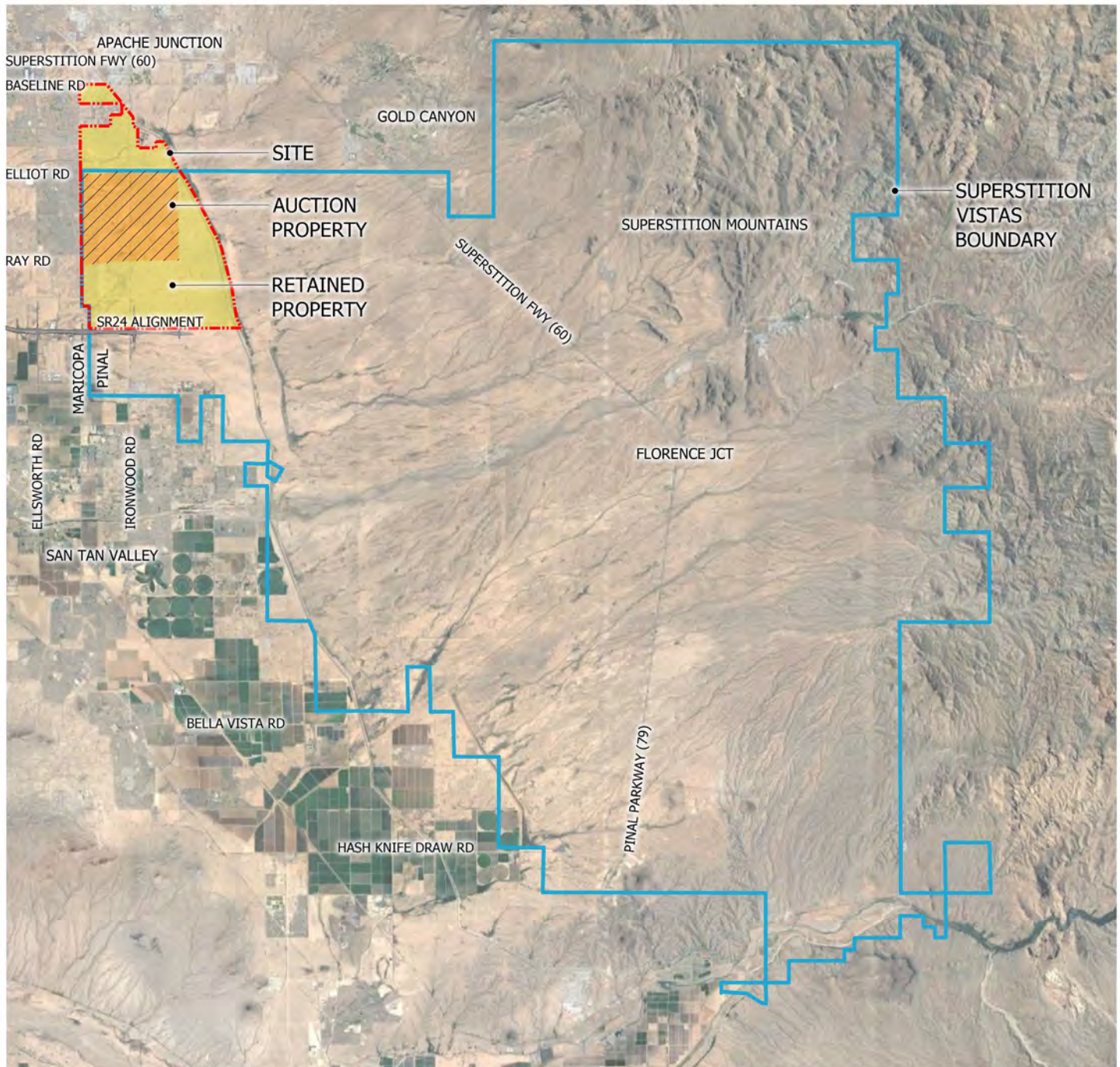
DR Horton, Inc. shall be the Applicant for the Auction Property.

1.3 Authority

This MPC zoning is enacted pursuant to the Apache Junction Land Development Code and is in conformance with the City’s 2020-2050 Legendary Landscapes and Lifestyles General Plan (the “General Plan”).







SOURCE: ARIZONA STATE LAND DEPARTMENT
-SUPERSTITION VISTAS CONCEPTUAL PLAN

BOUNDARIES

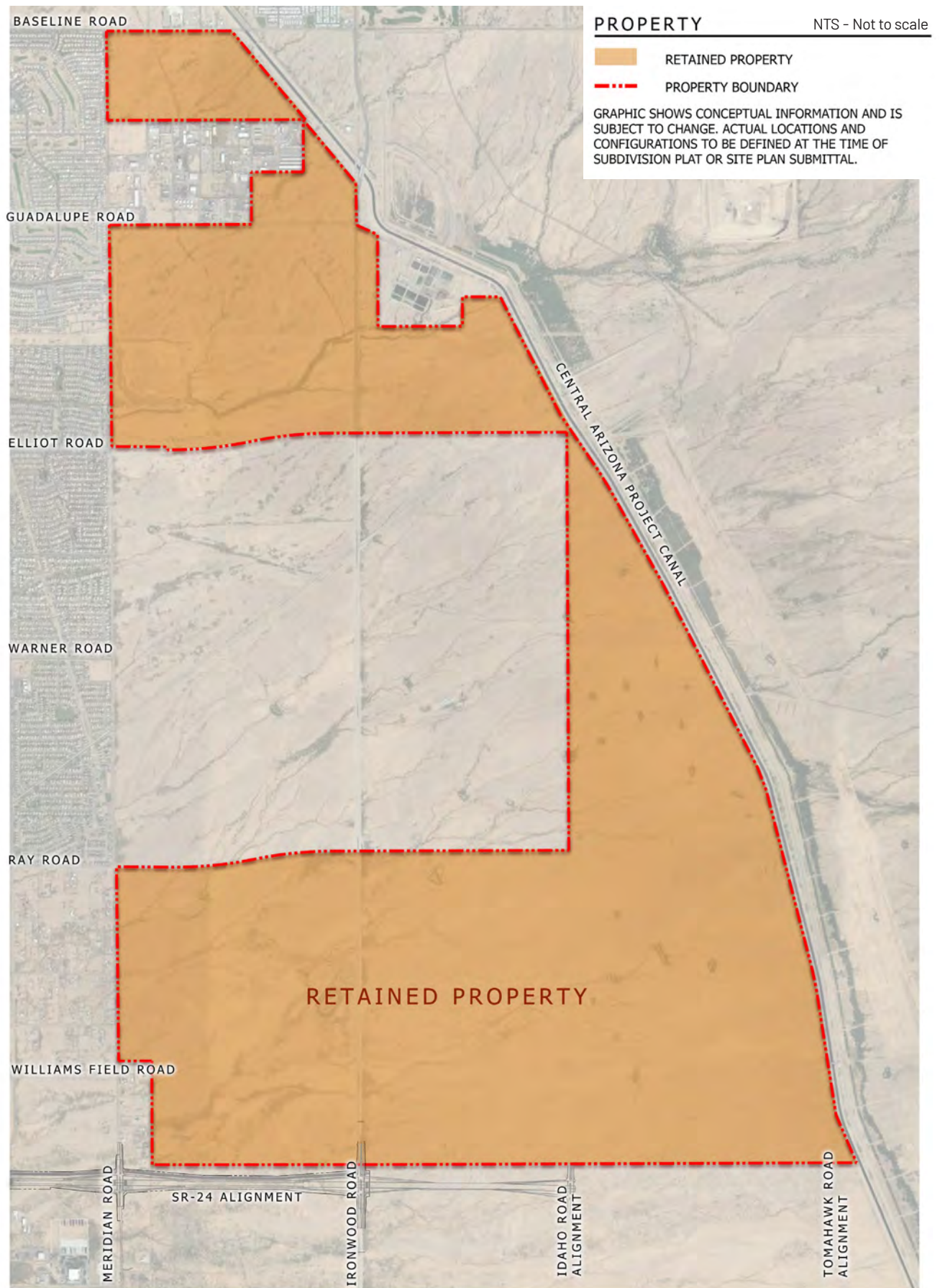
NTS - Not to scale

- SUPERSTITION VISTAS BOUNDARY
- - - SITE
- AUCTION PROPERTY
- RETAINED PROPERTY

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.







1.4 Vision

The Auction Property is in an optimal location for future development, immediately adjacent to existing neighborhoods, within proximity to major transportation corridors including the State Route 24 alignment, employment, and commercial services. The Auction Property also benefits from exceptional views of the Superstition Mountain range to the northeast and San Tan Mountain range to the southwest.

The MPC for the Auction Property is comprised of a blend of land uses including residential and commercial uses, allocated via the Land Use Budget to each of the two development units (the “Development Unit(s)”). The Development Unit Plan allows development to respond to market conditions and provides for a more creative and innovative approach to each Development Unit’s specific master planning. This process ensures a diversity of residential and non-residential uses, resulting in a cohesive and sustainable mixed-use and mixed-density master planned community with supporting public and commercial services.

The development of the Auction Property is an opportunity to craft a healthy, vibrant, and sustainable community. This will be achieved by recognizing the uniqueness and natural beauty of the area. The open space and connecting trails will weave throughout the Auction Property connecting the varying land uses and creating opportunities for recreation. Residents, employees, and visitors alike will enjoy the ability to easily connect and to experience open space and natural beauty while surrounded by mountain views.



1.5 Purpose

The purpose of this MPC Plan is to provide an overall vision and a regulatory framework for the development of the Auction Property. The MPC zoning provides for the flexible development of residential and commercial uses. The regulatory framework encourages a more creative approach to the planning of communities and neighborhoods in order to provide for an efficient, aesthetic, and desirable development.

1.6 Conformance with General Plan

1.6.1 Vision

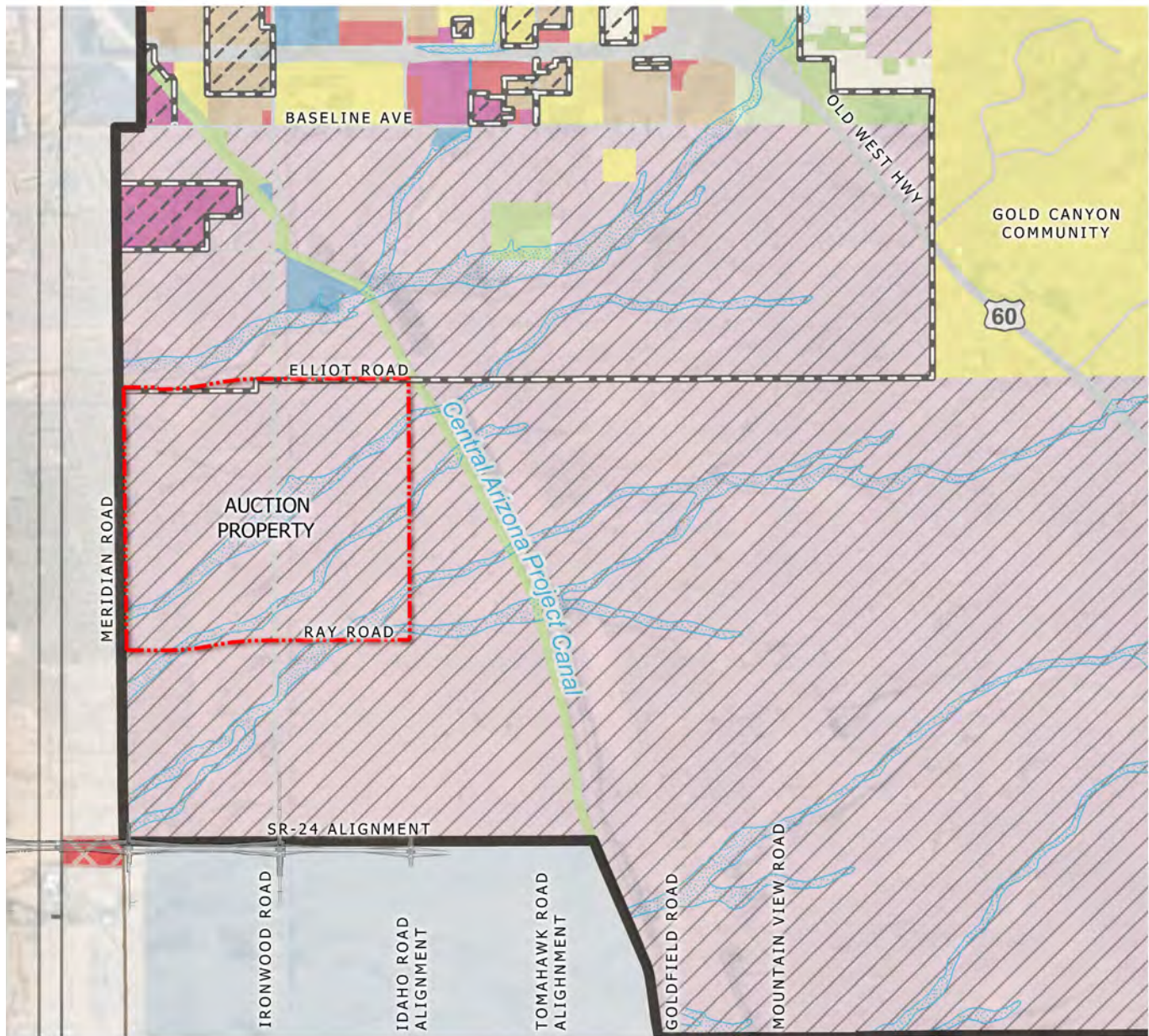
“Apache Junction is a diverse community of natural beauty and heritage that offers prosperity, compassion, and forward thinking to its residents, businesses, and visitors” (City of Apache Junction General Plan 2050, Community Vision & Mission, Page iii).

The mission for the City’s General Plan is to preserve the history and character that makes Apache Junction an exceptional city, while investing in quality of life and planned improvements that will serve Apache Junction and its residents.

1.6.2 Role of General Plan and Relationship to Auction Property

The General Plan consists of goals, policies, and principles that guide land use, future growth, and development within Apache Junction. The General Plan Land Use Map has designated the Auction Property as “Master Planned Community” (max 20 du/ac) as shown on **Exhibit 1.6.2: Existing General Plan Map**. This area was designated as Master Planned Community to provide general guidance for the development of vacant State Trust Land. The Master Planned Community designation ensures that a variety of uses are planned and developed in a comprehensive manner to facilitate a high quality of life and vibrant local community.





GENERAL PLAN LAND USES

NTS - Not to scale

	FLOODPLAIN OVERLAY		OPEN SPACE AND RECREATION
	CONSERVATION (1 DU/AC)		TRANSPORTATION
	LOW DENSITY RESIDENTIAL (1 DU/1.25 AC)		MUNICIPAL PLANNING AREA
	MEDIUM DENSITY RESIDENTIAL (10 DU/AC MAX)		MUNICIPAL BOUNDARY
	HIGH DENSITY RESIDENTIAL (40 DU/AC MAX)		PINAL COUNTY ISLAND
	DOWNTOWN MIXED USE		COUNTY BOUNDARY
	MASTER PLANNED COMMUNITY (20 DU/AC MAX)		STATE LAND
	COMMERCIAL		NATIONAL FOREST
	LIGHT INDUSTRIAL/BUSINESS PARK AND INDUSTRIAL		WILDERNESS AREA
	PUBLIC/INSTITUTIONAL		PROPERTY BOUNDARY

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

ENVIRONMENTAL PLANNING

GOAL 1.1: PROTECT THE PLANNING AREA'S UNIQUE ENVIRONMENTAL ASSETS AND QUALITY OF LIFE

Policy: Encourage developers and property owners to preserve the environment by:

- a. Leaving areas of sensitive lands in their natural state
- b. Clustering residential units where appropriate (new developers would receive a density bonus for employing this approach)
- c. Prohibiting new development within floodways

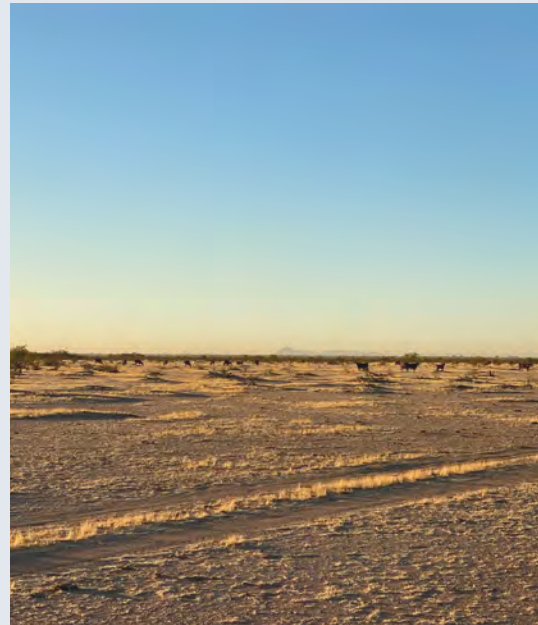
Policy: Carefully integrate changes to drainage in a master stormwater plan that recognizes existing drainage and wash patterns, discharge locations and storm water flows.

Policy: Emphasize non-structural flood control techniques where feasible. Choose and foster flood control methods that retain beneficial functions and maintain natural flooding and riparian vegetation while minimizing damage to private property.

Policy: Encourage creative design for storm water harvesting and detention ponds to reduce increased storm water flows and provide an opportunity to channel storm rainwater to native Sonoran Desert plant material.

RESPONSE

Where they exist, sensitive land areas shall be properly mitigated to maintain their natural features and environmental value. Comprehensive planning efforts will be utilized to locate complementary land uses in proximity to one another and allow for adequate transitions to more intense land uses. 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 to utilize drainage for environmental benefits.



ENVIRONMENTAL PLANNING CONTINUED

GOAL 1.2: PROTECT DARK SKIES IN APACHE JUNCTION

Policy: Update the dark sky ordinance that includes a standard to encourage residential, commercial and industrial property owners to install lighting only for safety, security and utility purposes to minimize light pollution of neighboring properties.

RESPONSE

Development within the Auction Property will follow lighting practices described within **Section 3.7.12 Lighting Standards** to minimize light pollution.



GOAL 1.3: ENCOURAGE LOW IMPACT DEVELOPMENT PRACTICES TO MITIGATE THE NEGATIVE IMPACTS OF URBANIZATION

Policy: Incorporate LID into the city's design standards and describe detailed methods about how to incorporate these practices

Policy: Educate the community about the benefits and necessity of LID practices.

RESPONSE

Where appropriate, the Auction Property may incorporate low impact development practices for stormwater management.



ENVIRONMENTAL PLANNING CONTINUED

GOAL 1.4: CONSERVE EXISTING HABITAT, RECREATE HABITAT WHERE IT HAS BEEN DESTROYED AND PROVIDE NEW HABITATS WHERE APPROPRIATE

Policy: Conserve corridors along significant ephemeral washes to preserve habitat with the greatest value for wildlife. Include the floodway, floodplain and an appropriate upland buffer to allow a transition to urbanized areas.

Policy: Promote planting and maintenance of indigenous vegetation along washes, the Central Arizona Project ("CAP") Canal and other public spaces to enhance use by native wildlife.

RESPONSE

The Auction Property is bounded by the Central Arizona Project canal and Vineyard Flood Retarding Structure ("FRS") on its eastern boundary. Due to this condition, all the existing wash corridors have been cut off from upstream flows. The washes will be rerouted through the property to convey historic flows (post FRS) and outlet at their post development condition. The drainage corridors will be landscaped with a native and transitional desert palette in varying character forms to blend with the aesthetics of the communities they traverse.



GOAL 1.5: PRESERVE THE VARIETY OF ANIMAL AND PLANT SPECIES IN APACHE JUNCTION

Policy: Educate citizens and encourage awareness regarding the preservation of habitats and species existing within the city.

RESPONSE

The Auction Property will salvage and preserve certain native tree and cacti plant materials and explore opportunities to provide interpretive signage at recreation areas regarding wildlife and plant habitats.

ENVIRONMENTAL PLANNING CONTINUED

GOAL 1.6: SUPPORT SUSTAINABLE BUILDING PRACTICES THAT REDUCE THE IMPACT ON ENVIRONMENTAL QUALITY, RESOURCE USE AND HUMAN HEALTH

Policy: Update the green building ordinance and implement a program to promote green building principles and practices.

RESPONSE

Energy Star, a program run by the U.S. Environmental Protection Agency and U.S. Department of Energy that promotes energy efficiency, will be implemented within all residential development. Additionally, the use of low water use plumbing fixtures which meet current building codes will be utilized within all residential development.



GOAL 1.7: PROTECT AND ENHANCE AIR QUALITY AND PUBLIC HEALTH

Policy: Enforce regulations that reduce particulate air pollutants by:

a. Continuing to participate with Maricopa Association of Governments ("MAG"), Central Arizona of Governments ("CAG") and Pinal County to implement regional air quality planning and implementation,

Policy: Reduce emissions of greenhouse gases through programs and policies such as the possible conversion of the city's fleet to clean alternative fuels or electric vehicles.

Policy: Implement a no-idling ordinance that prohibits unmanned vehicles from idling for more than five minutes.

RESPONSE

Proposed development within the Auction Property shall follow governing agency requirements regarding pollution and dust control.



ENVIRONMENTAL PLANNING CONTINUED

GOAL 1.8: REDUCE THE AMOUNT OF SOLID WASTE AND MINIMIZE ILLEGAL DUMPING VIA AN INTEGRATED SOLID WASTE MANAGEMENT SYSTEM

Policy: Require residents to subscribe to weekly solid waste and recycling collection. The recycling program should include standard recyclables (glass, plastic, etc.) and green waste (grass clippings, weeds, etc.).

Policy: Phase out Free Dump Week by 2025. **Policy:** Create an environmental leadership institute similar to the Citizen Leadership Institute (“CLI”) to educate the residents on solid waste, pest management, green buildings, LID, solar power, dark skies, xeriscape and raingardens.

RESPONSE

Proposed development within the Auction Property shall follow the City of Apache Junction requirements for solid waste and recycling.



RECREATION AND OPEN SPACE

GOAL 2.1: DEVELOP A SYSTEM OF PARKS, TRAILS AND OPEN SPACE TO MEET THE RECREATIONAL AND HEALTH NEEDS OF APACHE JUNCTION RESIDENTS AND VISITORS

Policy: Encourage and facilitate public participation in planning and expanding the parks and trail system through various means, including regularly scheduled parks and recreation commission meetings.

Policy: Consider development of community sponsored facilities such as: off-leash dog parks, expansion of pickleball courts, open space expansion, archaeological parks on BLM land, landfill park conversion, bicycle motocross ("BMX") and other bicycle facilities.

Policy: Coordinate with developers to incorporate potential sites for parks, trails, open space and other recreational facilities in their development master plans. Continue to require residential developers to construct neighborhood parks and place operation and maintenance responsibilities on HOAs.

Policy: Coordinate with other public and private groups to promote joint acquisition, use and public/private participation in the development of new parks and trails and recreational facilities.

Policy: Update and reintroduce the parks and recreation master plan for review and eventual approval by the parks and recreation commission and the city council.

RESPONSE

The MPC includes criteria and requirements by which the need for trails, parks and open space will be determined. The quantity of trails, parks and open space will be defined at the time of subdivision plat or site plan submittal. **Section 3.6.8 Open Space and Parks Framework Plan.**



NEIGHBORHOOD PRESERVATION, REVITALIZATION, AND HOUSING

GOAL 3.2: DIVERSIFY HOUSING STOCK AND NEIGHBORHOODS BY INCORPORATING A VARIETY OF HOUSING TYPES AND ASSOCIATED VALUES TO ALLOW FOR A DIVERSE DEMOGRAPHIC OF RESIDENTS

Policy: Create a policy for the development of quality workforce housing by utilizing available federal, state, regional and local resources and programs to encourage first-time homebuyers and by providing incentives to encourage the development of affordable housing.

Policy: Encourage the development of public-private ventures developing low income housing with local, state and federal funds in order to promote a quality rental market.

RESPONSE

The Auction Property allows for a broad range of housing opportunities, in location, style and size. The variety in housing options will allow residents of varying income levels and ages to have an abundance of housing choices based on market demand and desired lifestyle.



GOAL 3.3: MAINTAIN AND ATTRACT A QUALITY HOUSING STOCK IN CONDITION, DESIGN, AND CONSTRUCTION STANDARDS

Policy: Develop design guidelines and standards such as energy efficient “green” designs for all new housing construction.

Policy: Strengthen and implement housing quality standards for existing housing units by promoting the city’s owner-occupied housing rehabilitation program, and enforcing the property maintenance code to include standards of care requiring trash removal, landscape requirements, and sewer hook-ups.

RESPONSE

Design parameters for housing types which will guide the design, quality and, ultimately, construction of housing are included in **Section 3.7.5 Architecture**.

NEIGHBORHOOD PRESERVATION, REVITALIZATION, AND HOUSING

GOAL 3.4: INCORPORATE SUSTAINABLE PRACTICES IN ALL HOUSING DEVELOPMENT

Policy: Maintain the natural environment, views and access to greenspace by establishing connectivity and walkability between existing neighborhoods and commercial areas while ensuring connectivity to the south and future development.

Policy: Encourage infill, redevelopment, and higher density housing within downtown while preserving low density housing development in areas designated on land use map.

RESPONSE

The proposed development plan employs a design approach based on connecting residents to the outdoors with a series of trails and recreation features. These areas will provide opportunities for walking, running, biking, enjoyment of mountain views, and other activities, thus benefitting the City's overall public health by promoting an active lifestyle.

The Auction Property includes a range of residential densities, which will be located based on well thought out criteria established within the MPC providing for diverse neighborhoods.



ECONOMIC DEVELOPMENT

GOAL 5.1: ATTRACT ALL TYPES OF QUALITY PRIVATE INVESTMENT THAT WILL ADD VALUE AND BRING DIVERSIFICATION TO CURRENT AND FUTURE RESIDENTS OF APACHE JUNCTION AS A GREAT PLACE TO LIVE, WORK AND PLAY

Policy: Strategically identify infill opportunity sites that can accommodate office, industrial, entertainment, retail, and housing and mitigate barriers to development.

Policy: Consider incentives or economic development agreements to close the gap on hard to redevelop properties that have been underutilized or have sat vacant.

Policy: Consider alternative zoning or overlay districts for idle infill parcels or redevelopment areas that may inspire a higher and better use based in current market realities.

Policy: Encourage the protection and expansion of the land designated in the general plan specifically for employment and ensure they are preserved along transportation corridors or in prime business cluster locations that will maximize the impact and economic potential for those businesses and employment centers. Discourage any uses that bring little or no value to the community (such as RV Parks, RV storage, mini-storage lots and seasonal residential units).

RESPONSE

The Auction Property and the Retained Property together total approximately 8,090 gross acres in area. The area spans nearly six miles north to south and nearly four miles east to west. With the US-60 Superstition Freeway on its north end and the SR-24 on its south end, the overall Site is well placed for future development.

The Auction Property, with its location being centralized within the larger land area, is situated in a prime location for residential development. This allows the more intense land uses to be closer to the regional transportation facilities.

The scale of the Property allows for a significant range of proposed land uses. As proposed, the blend of non-residential and residential land uses provides for potential economic development and the regional growth of employment and the general population.



ECONOMIC DEVELOPMENT CONTINUED

GOAL 5.2: ALIGN RESOURCES AND PRIORITIES TO ENHANCE EXPANSION AND ATTRACTION OF THE CITY'S TARGETED INDUSTRIES (BUSINESS SERVICES; STANDARD AND ADVANCED MANUFACTURING; REGIONAL AND CORPORATE CENTERS; MEDICAL INSTITUTIONS AND/OR ASSOCIATED SATELLITE OPERATIONS; MINING SUPPORT FACILITIES; RESORT/TOURIST ORIENTED DEVELOPMENT; EXPANDED RETAIL OPPORTUNITIES, HIGH-DENSITY RESIDENTIAL)

Policy: Collaborate and engage with Arizona Commerce Authority, Greater Phoenix Economic Council, Phoenix-East Valley Partnership, Arizona Office of Tourism, the local Chamber of Commerce, neighboring municipalities, and other regional economic development organizations to align business supply and demand opportunities, enhance competitiveness of the state and region, and bring additional prospect activity and quality job growth to Apache Junction.

Policy: Identify and strategize infrastructure gaps or opportunities with utility providers or districts to enhance shovel-readiness of key locations with maximum opportunity to bring additional economic development benefits to the city and to those providers.

Policy: Assess the adequacy of current services to existing employment areas to aid in business retention efforts.

Policy: Develop an infrastructure improvement recommendation for key potential and existing employment areas.

RESPONSE

The Auction Property and the Retained Property together total approximately 8,090 acres in area. The area spans nearly six miles north to south and nearly four miles east to west. With the US-60 Superstition Freeway on its north end and the SR-24 on its south end, the overall site is well placed for future development.

The Auction Property, with its location being centralized within the larger land area, is situated in a prime location for residential development. This allows the more intense land uses to be closer to the regional transportation facilities.

Within the larger land area, future development of the Retained Property will attract new industries to the region by providing entitled land in prime locations with access to regional transportation corridors and a wide array of residential, commercial, office and mixed uses.

ECONOMIC DEVELOPMENT CONTINUED

GOAL 5.4: ENHANCE THE IMAGE AND ELEVATE AWARENESS OF APACHE JUNCTION AND ALL IT HAS TO OFFER

Policy: Utilizing the identified targeted industries, create a more robust marketing campaign that would seek to pique the interest of development that would help bring more diversity and living-wage jobs to the market by showing the strengths and niche potential unique to Apache Junction. As new sites targeting employment come online, actively promote and recruit through industry specific forums.

Policy: Collaborate efforts focused on visitor services and tourism marketing with local organizations and/or regional visitor bureaus to promote quality of life and business opportunity assets unique to Apache Junction.

Policy: Consider ways to engage and support area tourist attractions that will elevate awareness and increase visitor traffic in the city.

Policy: Identify local assets that are attractive to visitor psychographic profiles with strong spend potential that are currently not well represented in the market. Add unique tourism demand generators as appropriate that will be attractive to that more diverse visitor profile.

RESPONSE

The Auction Property and the Retained Property together total approximately 8,090 acres in area. The area spans nearly six miles north to south and nearly four miles east to west. With the US-60 Superstition Freeway on its north end and the SR-24 on its south end, the overall site is well placed for future development.

The Auction Property, with its location being centralized within the larger land area, is situated in a prime location for residential development, adding population to utilize the existing services within the City of Apache Junction. This allows the more intense land uses to be closer to the regional transportation facilities.

Within the larger land area, future development of the Retained Property will attract new industries to the region by providing entitled land in prime locations with access to regional transportation corridors and a wide array of residential, commercial, office and mixed uses. Additionally, the new parks, trails, open spaces, and other planned uses within the Auction Property and the Retained Property will provide amenities that are attractive to visitors to the City.

ECONOMIC DEVELOPMENT CONTINUED

GOAL 5.5: MAKE ROOM FOR ALL BY MAINTAINING THE VERY UNIQUE CHARACTERISTICS AND RICH HISTORY OF APACHE JUNCTION'S EXISTING DEVELOPMENT PATTERNS AND LIFESTYLE PREFERENCES, WHILE RECOGNIZING NEW GROWTH IN LARGE SWATHS OF STATE LAND WILL COME WITH VASTLY DIFFERENT PREFERENCES FOR DEVELOPMENT

Policy: *The likelihood of “one community, feeling like two different places” should be embraced not be avoided. Marketing efforts need to help overcome perceptions that Apache Junction is a small town and simply wants more of what currently exists.*

Policy: *Actively gather insight and data from the development community not active in Apache Junction and assess if there are gaps preventing them from investing in the community, or if there is an opportunity to share additional information to help with a site selection decision.*

RESPONSE

The Auction Property provides for a variety of uses and character areas. The Development Unit Plan in **Section 3.6** accommodates the flexibility needed for future development and establishes a creative approach to community and neighborhood planning.



PUBLIC SAFETY, SERVICES, AND FACILITIES

GOAL 6.1: CONTINUE TO PROVIDE EXCELLENT POLICE AND FIRE SERVICES

Policy: *Raise professional standards and seek state accreditation through the ACOP.*

Policy: *Develop and expand police resources at a rate to keep pace with growth in terms of facilities, personnel, equipment, technologies and other resources.*

Policy: *Improve/lower 911 emergency call response times for police, fire and other emergency services personnel.*

RESPONSE

The Auction Property will provide funding for police service through impact fees or other dedications. Fire service will be funded indirectly through construction tax, property tax and sales tax revenues. These contributions support the growth of Police and Fire services as well as the quality of life of the residents of Apache Junction.

GOAL 6.2: CONTINUE TO PROVIDE ADEQUATE PUBLIC FACILITIES

Policy: *Provide adequate public facilities and services concurrent with new development while maintaining or improving existing service levels for existing development.*

Policy: *Continue to require new development to provide its fair share of required services and infrastructure in a timely manner (see Chapter 10 – Cost of Development Element).*

Policy: *Develop minimum acceptable standards for the provision of community services and infrastructure.*

Policy: *Develop and/or maintain community facilities that encourage and promote opportunities for the interaction and communication between citizens of all ages, cultures and incomes.*

RESPONSE

The Auction Property will provide for substantial infrastructure improvements as the Property develops. Improvements to offsite public facilities included in the City's development impact fee structure will receive funding through impact fees, construction taxes and sales taxes. Where the applicant has made improvements that are included in the impact fee calculation, the applicant will receive impact fee reimbursement for the completed improvements. Additionally, certain necessary improvements for the Auction Property will be funded through one or more Community Facilities Districts ("CFDs") which also benefit the Retained Property.

PUBLIC SAFETY, SERVICES, AND FACILITIES CONTINUED

GOAL 6.3: CONTINUE TO PROVIDE FOR STORMWATER MANAGEMENT

Policy: Update the 2002 City of Apache Junction Stormwater Master Plan.

Policy: Work with the Flood Control District of Maricopa County, Pinal County and Federal Emergency Management Agency ("FEMA") on stormwater management.

Policy: Promote the joint use of detention basins for flood control, groundwater recharge and recreational activities.

RESPONSE

The use of detention basins for flood control, groundwater recharge through various methods including the use of drywells to percolate storm water into the aquifer, and recreational activities will be implemented as part of the Auction Property development.



GOAL 6.4: COMPREHENSIVE COMMUNITY PLANNING

Policy: Encourage new development to provide up-to-date technology, such as fiber optics and wireless internet connections, throughout the development.

Policy: Require the inclusion of Salt River Project, water, sewer and other public/private utility facilities and line routes on development plan submittals.

Policy: Evaluate the implications of allowing areas affected by existing or proposed overhead electrical facilities to organize improvement districts for facility undergrounding.

Policy: Provide adequate space to accommodate community utilities, services, and facilities as development occurs.

RESPONSE

The Auction Property will provide for substantial infrastructure improvements as the Property develops. Opportunities will be considered to provide backbone infrastructure for future technologies. Utility corridors will be maintained and/or established for water, sewer, power, or other public/private utilities. New electrical services will be primarily served through undergrounded electrical lines.

PUBLIC SAFETY, SERVICES, AND FACILITIES CONTINUED

GOAL 6.5: SUPPORT CULTURAL FACILITIES

Policy: Ensure that the library system and multi-generational center continues its role as a major cultural resource for the community.

Policy: Continue to provide funding for the library and parks through development fees.

Policy: Develop and support art programs, including public art and other cultural activities.

Policy: Support public and private partnerships to promote arts and culture.

RESPONSE

The Auction Property will support the City's parks and library facilities through either direct contributions for libraries or by development impact fees, one or more CFD's, construction taxes and sales taxes. These facilities are valuable assets to the greater community providing for essential social and knowledge-based activities.



PUBLIC SAFETY, SERVICES, AND FACILITIES CONTINUED

GOAL 6.6: SUPPORT EDUCATIONAL FACILITIES

Policy: Promote and support the expansion and enhancement of CAC's Superstition Mountain Campus.

Policy: Actively coordinate with AJUSD, CAC, charter schools and private entities on the planning and construction of new and rehabilitated schools in concert with redevelopment, revitalization and development activities.

Policy: Request that developers of large residential projects meet with the respective school district and that the district provide the city with projected enrollment and timing impacts such that this information can be included in planning commission and city council staff reports.

Policy: Encourage developers to provide for multiple housing choices for all citizens and discourage the creation of more age-restricted development.

Policy: Promote sound site planning principles in locating safe, secure school sites.

Policy: Encourage the connection of schools to surrounding residences through sidewalks, bicycle paths and trail systems.

Policy: Create joint development opportunities to co-locate schools and parks, as well as selected sites for swimming pools and satellite library facilities.

Policy: Negotiate intergovernmental agreements for joint use of facilities where and when appropriate.

RESPONSE

The Auction Property allows for a broad range of housing opportunities, in location, style and size. The Applicant has coordinated with the Apache Junction Unified School District to evaluate the impacts of development on current school capacities. Where additional school sites are warranted because of student generation, well thought out criteria established within the MPC will be utilized to locate schools at the most appropriate locations.



CIRCULATION

GOAL 7.1: IDENTIFY AND PRIORITIZE TRANSPORTATION PROJECTS

Policy: Finalize the 10-year transportation capital improvement projects (“CIP”) plan.

Policy: Adhere to the adopted Active Transportation Plan:

- a. Plan, design and construct in accordance with recommended lanes and street classification.
- b. Planning, design and construction shall include recommended active transportation amenities.
- c. Acquire necessary right-of-way to accommodate active transportation amenities.

Policy: Coordinate with adjacent municipalities and counties to address regional transportation issues and planning programs.

Policy: Preserve, protect and acquire transportation corridors from federal patented easements (“FPEs”), washes, powerlines and CAP canals.

RESPONSE

The Auction Property will provide for substantial street infrastructure improvements as the Property develops. Each Development Unit will reserve the opportunity to propose and finance infrastructure improvements through one or more CFDs.



GOAL 7.3: PROMOTE REGIONAL TRANSPORTATION PLANNING

Policy: Coordinate with adjacent municipalities and counties to address regional transportation issues.

Policy: Promote and be an involved partner in all regional transportation planning programs.

RESPONSE

The Auction Property will coordinate all future development recommendations within the context of local and regional transportation planning with adjacent municipalities and counties. The Auction Property will propose and finance infrastructure improvements through one or more CFDs.

CIRCULATION CONTINUED

GOAL 7.4: PROMOTE INTELLIGENT TRANSPORTATION SYSTEMS AND TECHNOLOGY ADVANCEMENTS

Policy: Promote solar powered electronic vehicle charging stations in existing and new development.

Policy: Stay up-to-date on changing technologies and how those technologies can impact existing transportation systems and laws.

RESPONSE

The Auction Property provides for opportunities to employ new technologies and related practices.



WATER RESOURCES

GOAL 8.1: ADVANCE WATER QUALITY AND QUANTITY

Policy: Develop and maintain physically and legally available water supplies of sufficient capacity and quality to satisfy demands of current and future water users.

Policy: Investigate creative partnerships for the supply and delivery of water to existing and new development in Apache Junction.

Policy: Participate in processes to develop alternative regulations to facilitate the acquisition, development and use of necessary water supplies.

Policy: Encourage the use of scientific/technical studies to reduce negative impacts of the development of new water sources on existing water facilities.

Policy: Maintain a reliable water supply in order to enhance the security and economic sustainability of Apache Junction.

Policy: Develop a regional approach to water resource utilization that promotes future growth and sustainability.

Policy: Evaluate the costs and benefits of merging AzWC and AJWD into one municipal water service provider.

Policy: Evaluate the costs and benefits of merging SMCDF (sewer district) and AJWD into a water and wastewater city utility department.

RESPONSE

The Auction Property, through development of Infrastructure Master Plans, will evaluate connections to the water and wastewater services within the City. Required capacities for the proposed development have been established and each subdivision plat or site plan will demonstrate conformance to the Infrastructure Master Plans.



WATER RESOURCES

GOAL 8.2: STRENGTHEN WATER CONSERVATION

Policy: Develop and/or participate in existing public education efforts regarding the incorporation of water harvesting, xeriscape and other water conservation measures into new developments, redevelopment areas and city projects.

Policy: Promote development that conserves water through the type of LID provisions of recharge and use of renewable water supplies.

Policy: Conserve the use of both groundwater and renewable water supplies.

Policy: Require compliance with ADWR programs, rules and regulations for new developments and city projects.

Policy: Require compliance with water conservation guidelines set by the ADWR, for all users, including those outside of the AMAs.

Policy: Update the 2002 Stormwater Masterplan. Consider stormwater as a renewable water supply.

Policy: Adopt LID Standards and incorporate them into the land development code for water quality and managing stormwater as a source of water for landscape irrigation.

Policy: Evaluate the cost/benefit analysis of a stormwater utility to carry out the Stormwater Pollution Prevention Plan ("SWPPP") and the 2002 Stormwater Masterplan.

RESPONSE

The Auction Property, through the Infrastructure Master Plans, evaluates the use and management of treated wastewater or "non-potable water" within the Non-Potable Water Master Plan. Best practices for the use of non-potable water for irrigation of landscape materials, groundwater recharge, construction water or other planned uses may be incorporated where wastewater is available. Proposed development will follow ADWR requirements for low water-use plant materials. Where appropriate, the Auction Property may incorporate low impact development practices for stormwater management.



GROWTH AREA

GOAL 9.1: INCREASE THE CITY'S FINANCIAL SUSTAINABILITY

Policy: *Develop into a shopping and entertainment destination for the region.*

Policy: *Capture greater shares of the year-round and seasonal resident expenditures.*

RESPONSE

The Auction Property and the Retained Property together total approximately 8,090 acres in area. The area spans nearly six miles north to south and nearly four miles east to west. With the US-60 Superstition Freeway on its north end and the SR-24 on its south end, the overall site is well placed for future development.

The Auction Property, with its location being centralized within the larger land area, is situated in a prime location for residential development, adding population to utilize the existing services within the City. This allows the more intense land uses to be closer to the regional transportation facilities.

Within the larger land area, future development of the Retained Property has frontage along the State Route 24 alignment on the southern portion of the Site. This area is planned for the more intense, regional, non-residential uses as well as residential uses, which support the goals of the City.

GOAL 9.4: SUPPORT SUSTAINABLE GROWTH

Policy: *Encourage the use of "green building practices" for developers/builders.*

Policy: *Require the use of low impact development practices for all new development.*

Policy: *Conserve for future generations permanent open space to connect the natural resources that are the essence of what defines the city.*

RESPONSE

The Auction Property provides for opportunities to employ sustainable building practices, and where appropriate, may incorporate low impact development practices for stormwater management. **Section 3.7.10 Stormwater Drainage and Retention Standards.**

COST OF DEVELOPMENT, CAPITAL IMPROVEMENTS

GOAL 10.1: CONSIDER ALTERNATE FINANCIAL MECHANISMS

Policy: Explore the possibility of implementing a minor property tax to diversify funding and accelerate city-initiated improvements such as public safety, parks, streets and the expansion of other municipal services.

RESPONSE

The Auction Property will provide funding through various methods including the formation of one or more CFDs, development impact fees, construction taxes and sales taxes to support the growth of police service, parks, and infrastructure to support the quality of life for the residents of Apache Junction.



GOAL 10.2: MAINTAIN OR ENHANCE PUBLIC SERVICE LEVELS

Policy: Public services/facilities should be available concurrently with development demand.

RESPONSE

The Auction Property will provide funding through various methods including the formation of one or more CFDs, development impact fees, construction taxes and sales taxes to support the growth of police service, parks, and infrastructure to support the quality of life for the residents of Apache Junction.

COST OF DEVELOPMENT, CAPITAL IMPROVEMENTS CONTINUED

GOAL 10.5: ENSURE THAT NEW DEVELOPMENT PAYS ITS FAIR AND PROPORTIONAL SHARE OF THE COST OF ADDITIONAL PUBLIC FACILITY AND SERVICE NEEDS THAT IT GENERATES

Policy: Continue to recover, through development fees, the costs of police, roads, parks and libraries associated with new development.

Policy: When practical and feasible, encourage the formation of CFDs, or improvement districts, to upgrade or construct city streets and sidewalks in developed or developing areas.

Policy: Conduct a periodic review with peer governments of the city's tax and fee structure to ensure economic development competitiveness including a construction sales tax.

RESPONSE

The Auction Property will provide funding through various methods including the formation of one or more CFDs, development impact fees, construction taxes and sales taxes to support the growth of police service, parks, and infrastructure to support the quality of life for the residents of Apache Junction.



COST OF DEVELOPMENT, CAPITAL IMPROVEMENTS CONTINUED

GOAL 10.6: RELATE INFRASTRUCTURE INVESTMENT AND LAND USE DECISIONS TO MUNICIPAL ECONOMIC SUSTAINABILITY

Policy: Recognize long term municipal revenue implications of land use decisions. Support desired levels of public services and fiscal stability by promoting revenue generating land uses.

Policy: Conduct fiscal impact analysis for major developments or annexation proposals.

RESPONSE

The Auction Property and the Retained Property together total approximately 8,090 acres in area. The area spans nearly six miles north to south and nearly four miles east to west. With the US-60 Superstition Freeway on its north end and the Arizona State Route 24 alignment on its south end, the overall site is well placed for future development.

The Auction Property, with its location being centralized within the larger land area, is situated in a prime location for residential development, adding population to utilize the existing services within the City. This allows the more intense land uses to be closer to the regional transportation facilities.

Within the larger land area, future development of the Retained Property has frontage along the planned future extension of Arizona State Route 24 alignment on the southern portion of the site. This area is planned for the more intense, regional, non-residential uses as well as residential uses, which support the goals of the City as it relates to economic development and regional growth of employment and general population.

In addition, a fiscal impact analysis is provided as part of the application for MPC zoning.



LAND USE

GOAL 11.1: BE CONSIDERATE OF THE RURAL CHARACTER OF THE CITY

Policy: Preserve mountain views through the limitation of multi-story buildings outside the downtown core and master planned area.

Policy: Require active open space in all new residential developments.

RESPONSE

The Auction Property is primarily composed of residential uses. Therefore, the proposed scale of the development is residential in nature and supports the goals of maintaining mountain views.

The Auction Property has established requirements for parks and open space within residential development. See **Section 3.7.6 Open Space and Park Guidelines**.



LAND USE

GOAL 11.2: PROVIDE A BALANCE OF USES THROUGHOUT THE COMMUNITY

Policy: Allow for the future development of regional shopping centers.

Policy: Provide incentives for desired uses.

Policy: Attract employment uses to the U.S. 60 corridor.

Policy: Discourage any additional manufactured home/recreational vehicle parks and mini-storage within the city

RESPONSE

The Auction Property and the Retained Property together total approximately 8,090 acres in area. The area spans nearly six miles north to south and nearly four miles east to west. With the US-60 Superstition Freeway on its north end and the Arizona State Route 24 alignment on its south end, the overall site is well placed for future development.

The Auction Property, with its location being centralized within the larger land area, is situated in a prime location for residential development, adding population to utilize the existing services within the City of Apache Junction. This allows the more intense land uses to be closer to the regional transportation facilities.

Within the larger land area, future development of the Retained Property has frontage along the State Route 24 alignment on the southern portion of the site. This area is planned for the more intense, regional, non-residential uses as well as residential uses, which support the goals of the City as it relates to economic development and regional growth of employment and general population.



LAND USE CONTINUED

GOAL 11.4: ENCOURAGE AND PROMOTE SUSTAINABLE LAND USE DEVELOPMENT

Policy: Encourage use of green building standards.

Policy: Zoning regulations should include sustainable development standards.

Policy: Utilize city resources to promote sustainable awareness.

RESPONSE

The MPC for the Property provides for opportunities to employ sustainable building practices and land use specific development standards. **Section 3.7.10 Stormwater Drainage and Retention Standards.**



GOAL 11.5: PROVIDE EQUAL PROTECTION OF EXISTING AGGREGATE AND RESIDENTIAL DEVELOPMENT

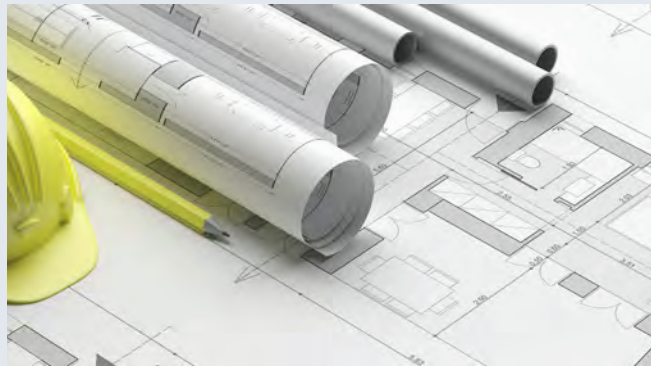
Policy: Discourage new residential zoning adjacent to where existing or future aggregate operations are planned.

Policy: Discourage aggregate operations near or adjacent to residential development, schools or planned/existing city parks.

Policy: Promote aggregate operations to be located adjacent to industrial uses.

RESPONSE

The MPC proposes land uses includes development standards and design guidelines for the Property. Land uses will be appropriately distributed throughout the Property based on the criteria provided within the MPC.



INTERGOVERNMENTAL COOPERATION

GOAL 12.1: PROTECT THE IRREPLACEABLE LEGENDARY LANDSCAPES AND LIFESTYLE OF THE CITY AND REGION

Policy: *The city, federal, state, county and adjacent cities have an imperative and obligation to protect the Superstition region for future generations and shall ensure that the regions natural landscapes are not lost to irresponsible growth.*

Policy: *The city will lead by example by requiring development to leave the lightest foot print possible on the landscape.*

Policy: *The city will convene regional partners to define the metrics and agree to a regional compact for the protection of the resources that define the region and the quality of life for area residents.*

RESPONSE

The Auction Property's request for MPC zoning recognizes the importance of providing a foundation for quality and responsible development that addresses quality of life through prosperity, health, and environment. These elements contribute to the well-being of future residents and ultimately the viability of the project and region. The Development Unit Plan in **Section 3.7.10 Stormwater Drainage and Retention Standards** provides for opportunities to employ sustainable building practices.



INTERGOVERNMENTAL COOPERATION CONTINUED

GOAL 12.2: FOSTER THE 3 C's OF INTERGOVERNMENTAL COOPERATION (COLLABORATION, COMMUNICATION AND COLLEGIALITY)

Policy: *The city will work proactively to avoid conflict on matters pertaining to regional issues and build interpersonal relationships that promote communication and cooperation.*

Policy: *Put residents first by sharing public resources, services and facilities that serve residents across jurisdictional boundaries.*

Policy: *Grow the City of Apache Junction in a way that benefits the region while conserving the quality of life of existing residents, visitors and businesses.*

Policy: *Encourage planning in Pinal County that promotes the eventual elimination of county islands, logical extensions of public utilities and roadways, services delivery and directs growth to existing municipalities.*

Policy: *The city will not permit connection to water and sewer utilities without annexation to the city.*

RESPONSE

The Auction Property is an asset to the City. As a part of an overall larger land area, the range of proposed land uses will create a very diverse and vibrant region within the City.

Once the Auction Property has been annexed into the City it will, pursuant to the MPC Plan, provide a location for new residential and non-residential development.

The Retained Property will provide for additional opportunities for economic development and regional growth of employment.

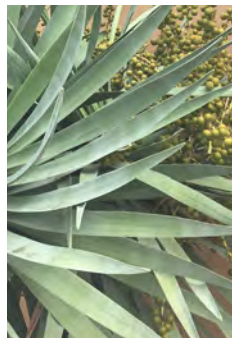
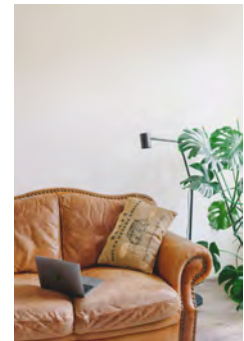


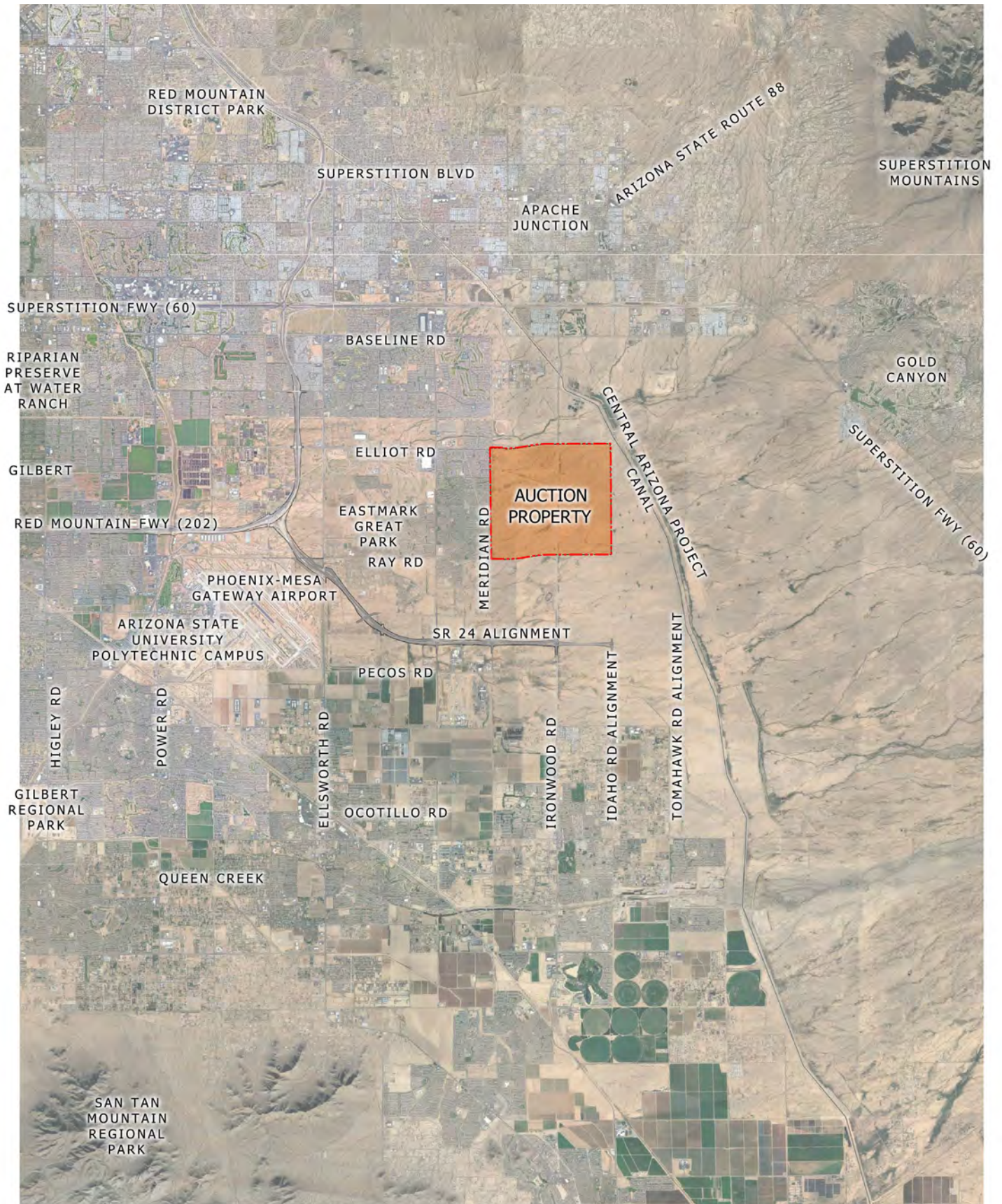
2. Site Conditions & Location

2.1 Regional Description

The Auction Property is approximately 2,783 gross acres of land located in the most southern portion of the City and most western portion of the larger Superstition Vistas master plan. The Auction Property is bounded to the north by Elliot Road, to the south by Ray Road, to the west by Meridian Road, and to the east by Idaho Road alignment, as shown on **Exhibit 2.1: Regional Vicinity Map**. The Auction Property is currently undeveloped with no habitable structures located on-site. It is primarily surrounded by undeveloped land, with the exception of existing single-family residences located west of Meridian Road.

The Auction Property is approximately eight miles from the Superstition Mountains, which are situated northeast of the Site providing outstanding mountain views. The Auction Property is positioned near several major transportation corridors with the US 60 Superstition Freeway to the north, Arizona State Route 202 to the west, Arizona State Route 88 to the northeast, and the State Route 24 corridor to the south. Destinations such as Arizona State University's Polytechnic Campus, Phoenix-Mesa Gateway Airport, regional parks and recreation destinations, and numerous entertainment uses are all within 15 miles of the Site, as shown on **Exhibit 2.1: Regional Vicinity Map** and **Exhibit 2.1: Context Map**.

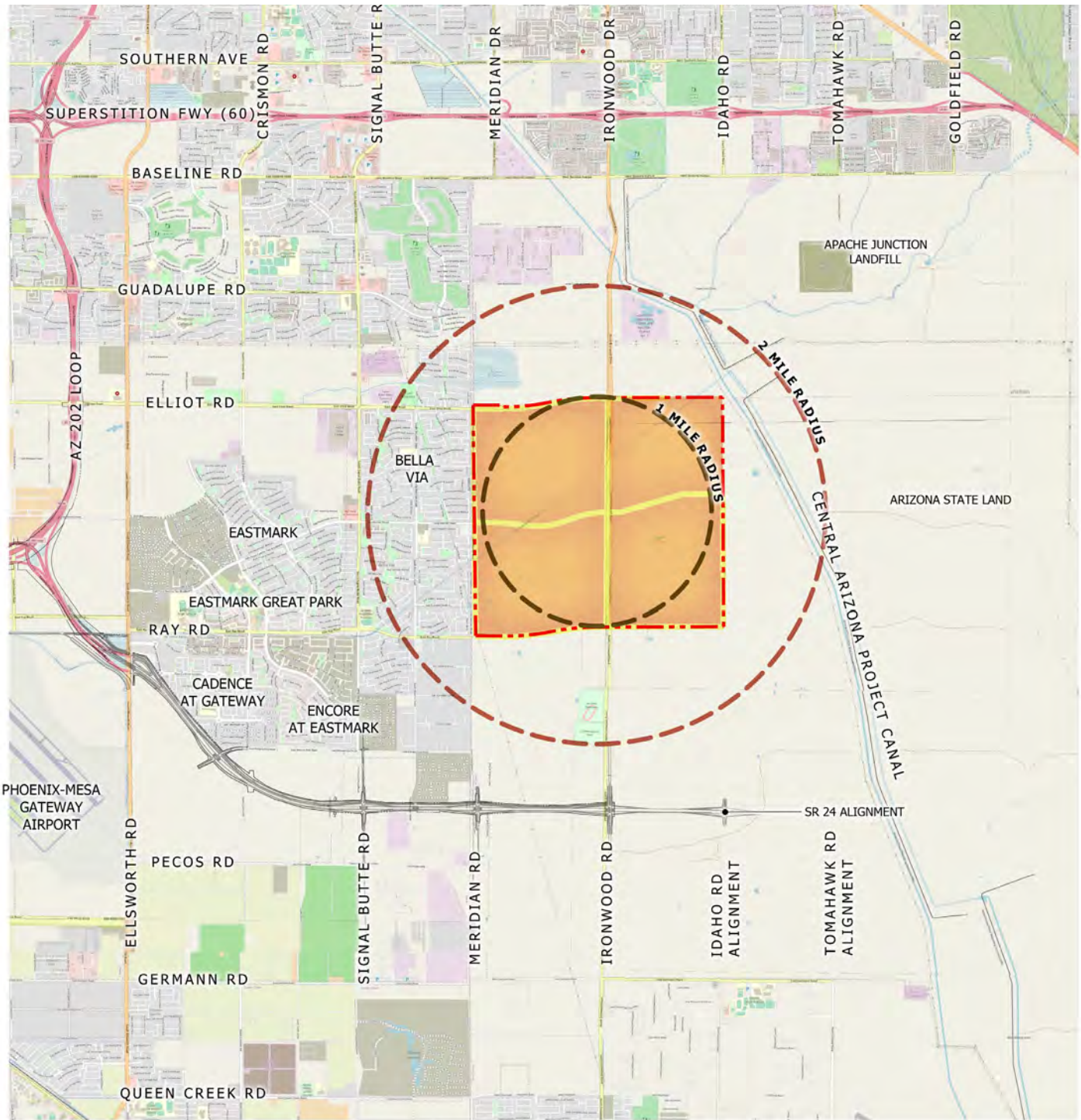




GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

NTS - Not to scale





SOURCE: PINAL COUNTY ASSESSOR PARCEL VIEWER OPEN STREET MAP

LEGEND

NTS - Not to scale

- PROPERTY BOUNDARY
- AUCTION PROPERTY
- ROADS

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

2.2 Existing Site Conditions

The Auction Property is currently undeveloped land.

An existing perpetual right-of-way for Pinal County exists along the Ray Road and Ironwood Road alignments through the Site. Along Meridian Road, right-of-way exists west of the section line in the City of Mesa; however, right-of-way dedications have not yet been established along the east side of Meridian Road. Right-of-way required for Meridian Road will be dedicated as part of this MPC as described within the Infrastructure Master Plans.

Along Elliot Road, a City of Mesa waterline easement was dedicated which routes from the intersection of Elliot Road and Meridian Road to the Central Arizona Project canal, located on the east side of the Property. Within Section 18, the waterline alignment realigns from the Elliot Road section line within the City of Mesa back to follow the north line of Section 18 prior to Ironwood Road, as shown on **Exhibit 2.2: Section Map**.

A concrete irrigation ditch known as the “Powerline Floodway Channel” bisects the Auction Property. This channel and perpetual right-of-way for the Flood Control District of Maricopa County (“FCDMC”) is the principal outlet for the Powerline flood retarding structure (“FRS”) and Vineyard FRS and will be required to remain protected in place on the Property. A portion of the Property is traversed by existing electric transmission lines that will remain in place. Grazing activities currently occur on the Property and will continue until such time development is to occur, as shown on **Exhibit 2.2: Existing Site Conditions Map**.



Existing site view to the south.



Existing site view to the east.



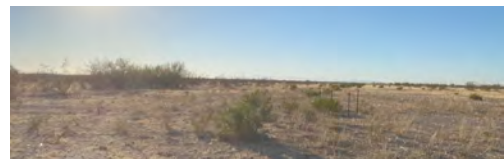
Existing site view to the north.



Existing site view to the north.



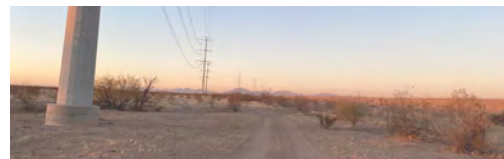
Existing site view to the east.



Existing site view to the west.



Existing site view to the south.



Existing site view to the north.

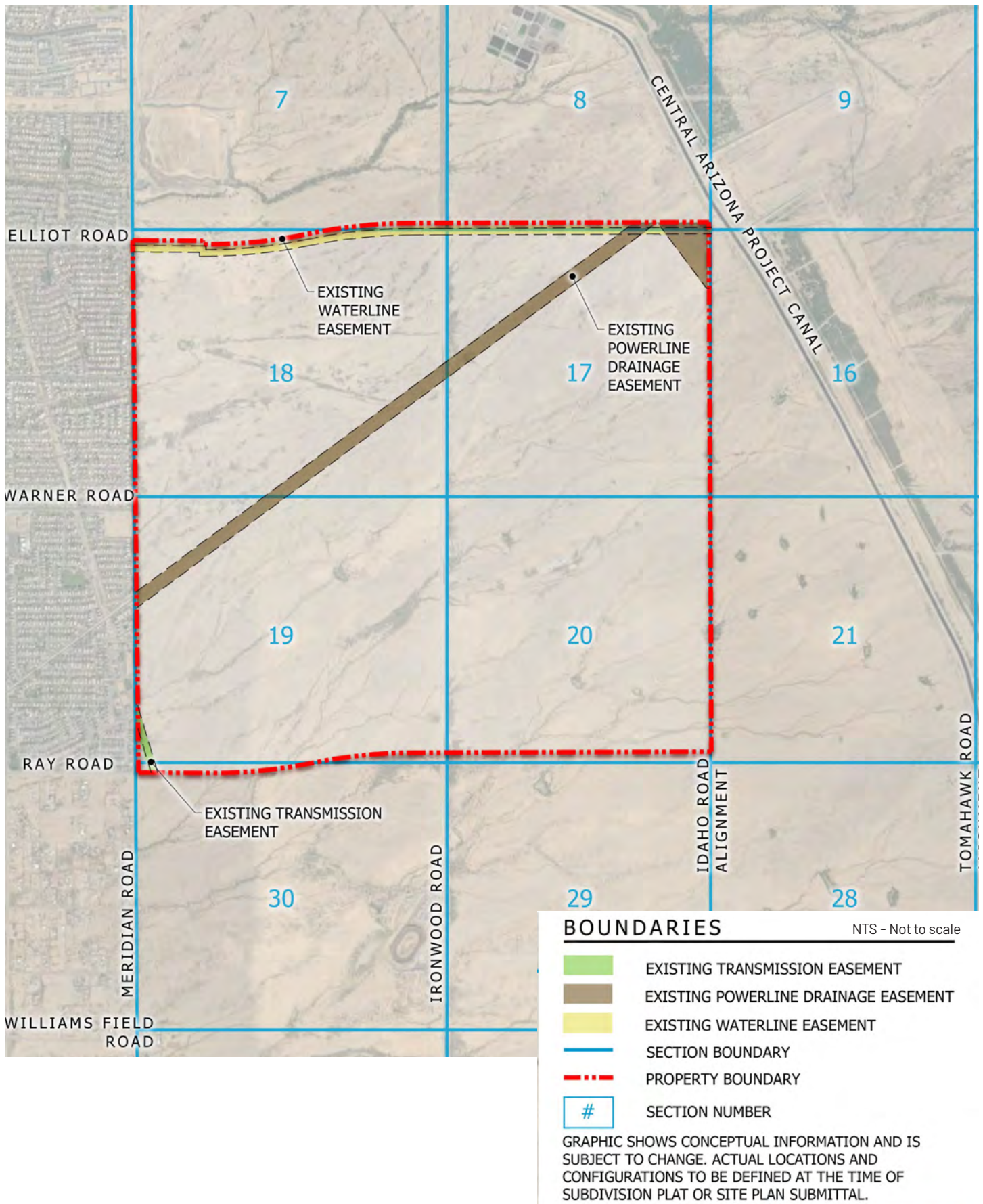
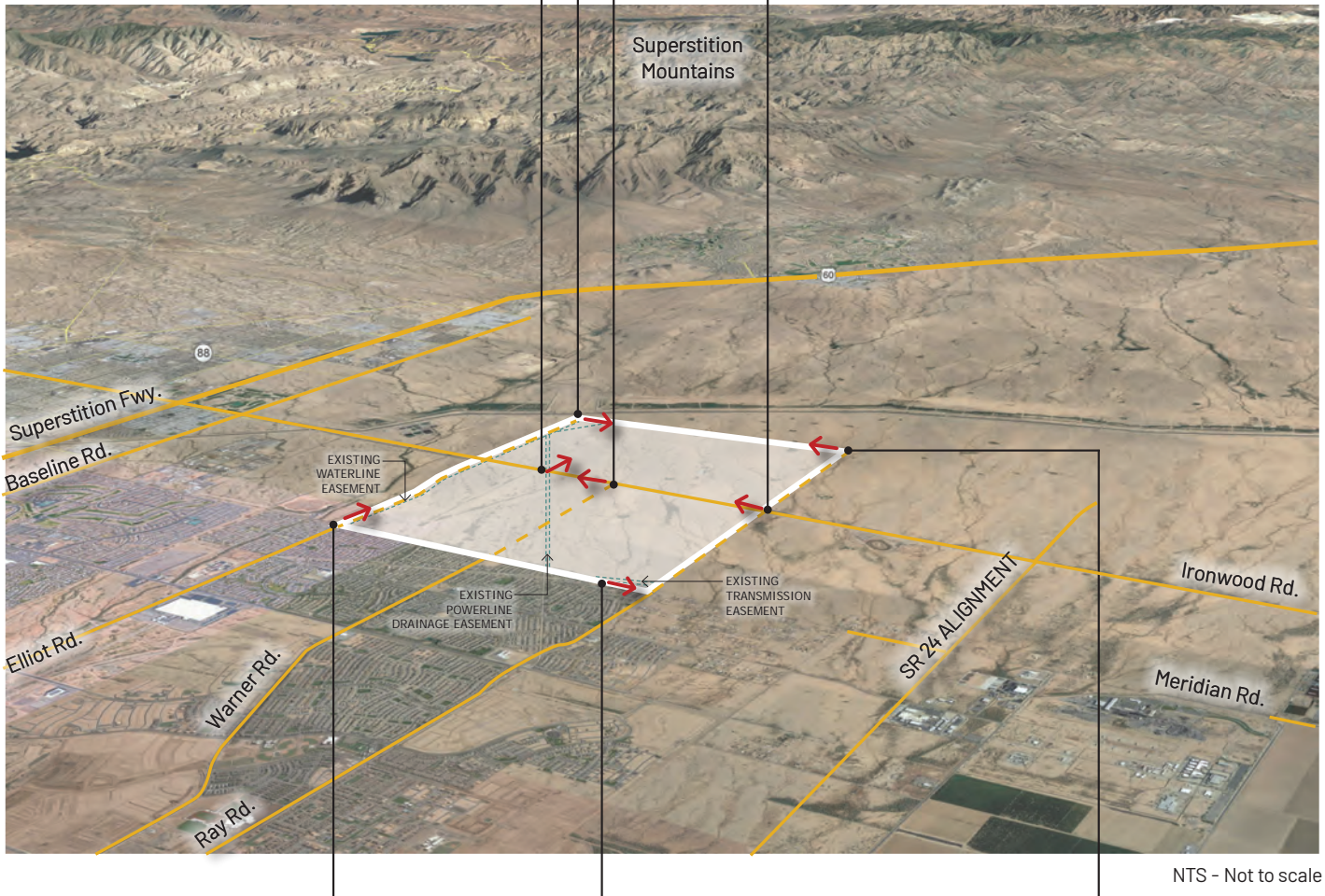
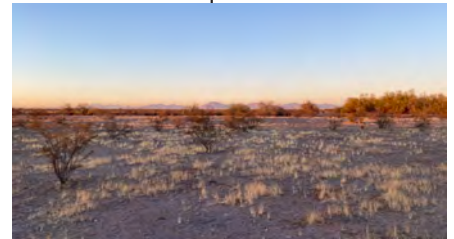


Exhibit 2.2: Section Map





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2.3 Existing & Proposed Entitlements

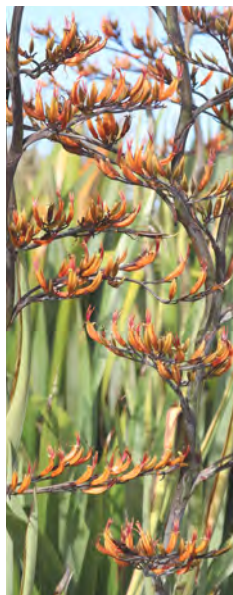
2.3.1 Site Entitlements

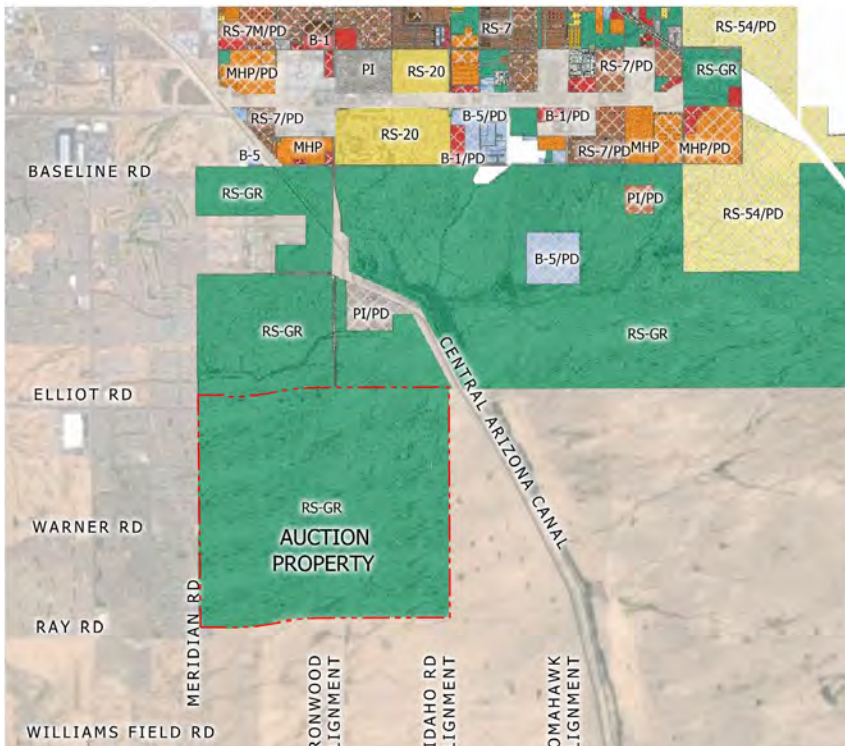
The Auction Property will be annexed into the City of Apache Junction and initially zoned RS-GR, which will then be immediately replaced with the MPC zoning district contemplated in this application.

2.3.2 Proposed Entitlements

This Applicant is requesting to rezone approximately 2,783 acres of property, the Auction Property, from RS-GR zoning to MPC zoning, as shown on **Exhibit 2.3.2: Existing and Proposed Zoning Map**. The MPC zoning was developed to accommodate master-planned areas of significant scale that will not develop in a single phase but instead will develop over the course of several years in an integrated manner. The MPC zoning provides the flexibility needed to manage development through various market cycles and ever-changing consumer demands.

This MPC Plan seeks to permit a wide variety of residential and non-residential land uses to ensure that the Auction Property is positioned to accommodate future development. As the property develops and responds to market conditions or demands this MPC may be amended based on the provisions described within **Section 3.2: Amendments**.





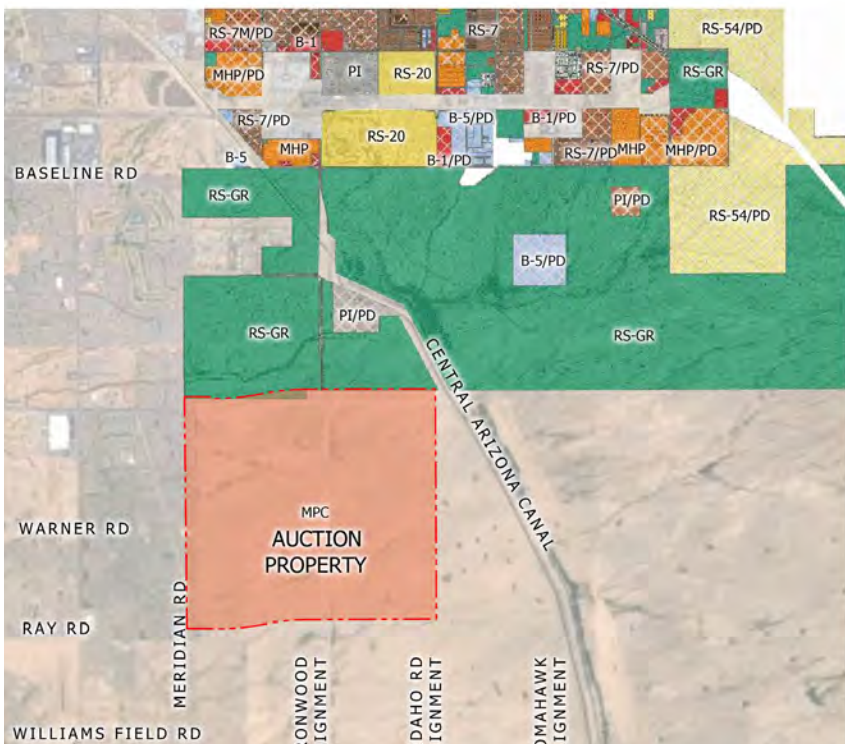
■	B-1	GENERAL COMMERCIAL
■	B-1/PD	GENERAL COMMERCIAL BY PLANNED DEVELOPMENT
■	B-5	INDUSTRIAL
■	B-5/PD	INDUSTRIAL BY PLANNED DEVELOPMENT
■	MHP	MANUFACTURED HOME PARK
■	MH/PD	MANUFACTURED HOME PARK BY PLANNED DEVELOPMENT
■	RM-1/PD	HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL BY PLANNED DEVELOPMENT
■	RS-7/PD	MEDIUM/HIGH DENSITY SINGLE FAMILY DETACHED RESIDENTIAL BY PLANNED DEVELOPMENT
■	RS-7	MEDIUM/HIGH DENSITY SINGLE FAMILY DETACHED RESIDENTIAL
■	RS-20	MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL
■	RS-54/PD	LOW DENSITY SINGLE FAMILY DETACHED RESIDENTIAL BY DEVELOPMENT
■	PI	PUBLIC AND INSTITUTIONAL
■	PI/PD	PUBLIC AND INSTITUTIONAL BY PLANNED DEVELOPMENT
■	RS-GR	GENERAL RURAL LOW DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL

EXISTING ZONING

SOURCE: APACHE JUNCTION ZONING DISTRICTS

<https://gis.apachejunctionaz.gov/portal/apps/webappviewer/index.html?id=051abe6845f64b53b7afd690c55c618e>

NTS - Not to scale



■	B-1	GENERAL COMMERCIAL
■	B-1/PD	GENERAL COMMERCIAL BY PLANNED DEVELOPMENT
■	B-5	INDUSTRIAL
■	B-5/PD	INDUSTRIAL BY PLANNED DEVELOPMENT
■	MHP	MANUFACTURED HOME PARK
■	MH/PD	MANUFACTURED HOME PARK BY PLANNED DEVELOPMENT
■	RM-1/PD	HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL BY PLANNED DEVELOPMENT
■	RS-7/PD	MEDIUM/HIGH DENSITY SINGLE FAMILY DETACHED RESIDENTIAL BY PLANNED DEVELOPMENT
■	RS-7	MEDIUM/HIGH DENSITY SINGLE FAMILY DETACHED RESIDENTIAL
■	RS-20	MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL
■	RS-54/PD	LOW DENSITY SINGLE FAMILY DETACHED RESIDENTIAL BY DEVELOPMENT
■	PI	PUBLIC AND INSTITUTIONAL
■	PI/PD	PUBLIC AND INSTITUTIONAL BY PLANNED DEVELOPMENT
■	RS-GR	GENERAL RURAL LOW DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL
■	MPC	MASTER PLANNED COMMUNITY

PROPOSED ZONING

SOURCE: APACHE JUNCTION ZONING DISTRICTS

<https://gis.apachejunctionaz.gov/portal/apps/webappviewer/index.html?id=051abe6845f64b53b7afd690c55c618e>

NTS - Not to scale

3. Regulatory Framework

3.1 Purpose of the Request

The MPC zoning district is to be adopted in conformance with ARS 9-462 et. seq. and the requirements of the ordinances of the City. The MPC Plan is the vehicle for implementation of the City's master planned community zoning goals and establishes a planning and review process that handles the overall development of the Auction Property as the first level of planning. The second level of planning is the Development Unit Plan. Subsequently, subdivision plats and site plans will be prepared, submitted, and approved as the third level of planning, before building permits are issued and development occurs on the Property. The MPC Plan defines each of the planning steps, including the required review and approval process for each step, as well as the standards and regulations that govern the development of the Property along with the conceptual master plans for the Property as a whole. The following outlines the sequence and hierarchy of the three levels of Planning:

3.1.1 Master Planned Community Plan

The MPC Plan is the first level of planning and sets forth the overall vision for the development of the Property. The MPC Plan also establishes a land use budget, defines development units ("DUs"), permitted uses and development standards. The MPC Plan also includes, by reference only, overall infrastructure master plans that provide for appropriate infrastructure to accommodate the proposed density and intensity of permitted land uses on the Property. The MPC Plan regulatory framework allows for the implementation of the Development Unit Plan level planning and ensures that the Property will develop consistent with the vision described herein, while allowing development to evolve to accommodate the market and surrounding conditions. **Section 3.5: Master Planned Community Plan.** As part of the MPC Plan, development regulations, standards and criteria which are applicable to the development of the Property are contained within the Development Standards and Design Guidelines which include residential and non-residential development standards, design guidelines, street standards, landscape standards, parking standards, lighting standards, and sign regulations. Any and all development activities which occur on the Property are governed by and must be in compliance with the Development Standards and Design Guidelines.

The Development Standards and Design Guidelines set forth in the MPC Plan shall replace all zoning ordinance development standards and design guidelines as well as any future modifications or new development standards or design guidelines. The Development Standards and Design Guidelines outlined within the MPC Plan are intended to be flexible in order to provide baseline development standards as well as alternative procedures to allow for the application of unique and creative approaches to the development of the Property with the goal of creating a high-quality environment that is responsive to changing and evolving conditions. The Development Standards and Design Guidelines are intended to provide for the integration of a wide variety of uses in relatively close proximity to each other and will guide development of the Property in a manner that achieves the overall vision for the Property.

Section 3.7: Development Standards and Design Guidelines.

3.1.2 Development Unit Plan

The Development Unit Plan (“DUP”) provides the second and more detailed level of planning demonstrating conformance to the MPC Plan. The Property is divided into two DUs, as shown on **Exhibit 3.1.2: Development Unit Map**. The DUP identifies the approximate amount of acreage for each land use. The Land Use budget allocates development intensities to each of the DU’s. **Section 3.6: Development Unit Plan.**

3.1.3 Site Plans and Subdivision Plats

The most detailed level of planning and development review occurs with the approval for a site plan and/or a subdivision plat. This level of planning provides site-specific details of individual parcels and will identify land uses permitted within the site plan and/or subdivision plat. Site plans shall be submitted and approved as set forth in the City Code. A subdivision plat or site plan must demonstrate compliance with the MPC Plan and the Development Unit Plan. Unless otherwise modified by the MPC Plan, the City’s subdivision standards are applicable to the development of the Property. Subdivision plats shall be submitted to the Subdivision Committee and processed in accordance with the City’s subdivision code. Final subdivision plats must be submitted for review and approval by the City Council in accordance with the City’s subdivision code.

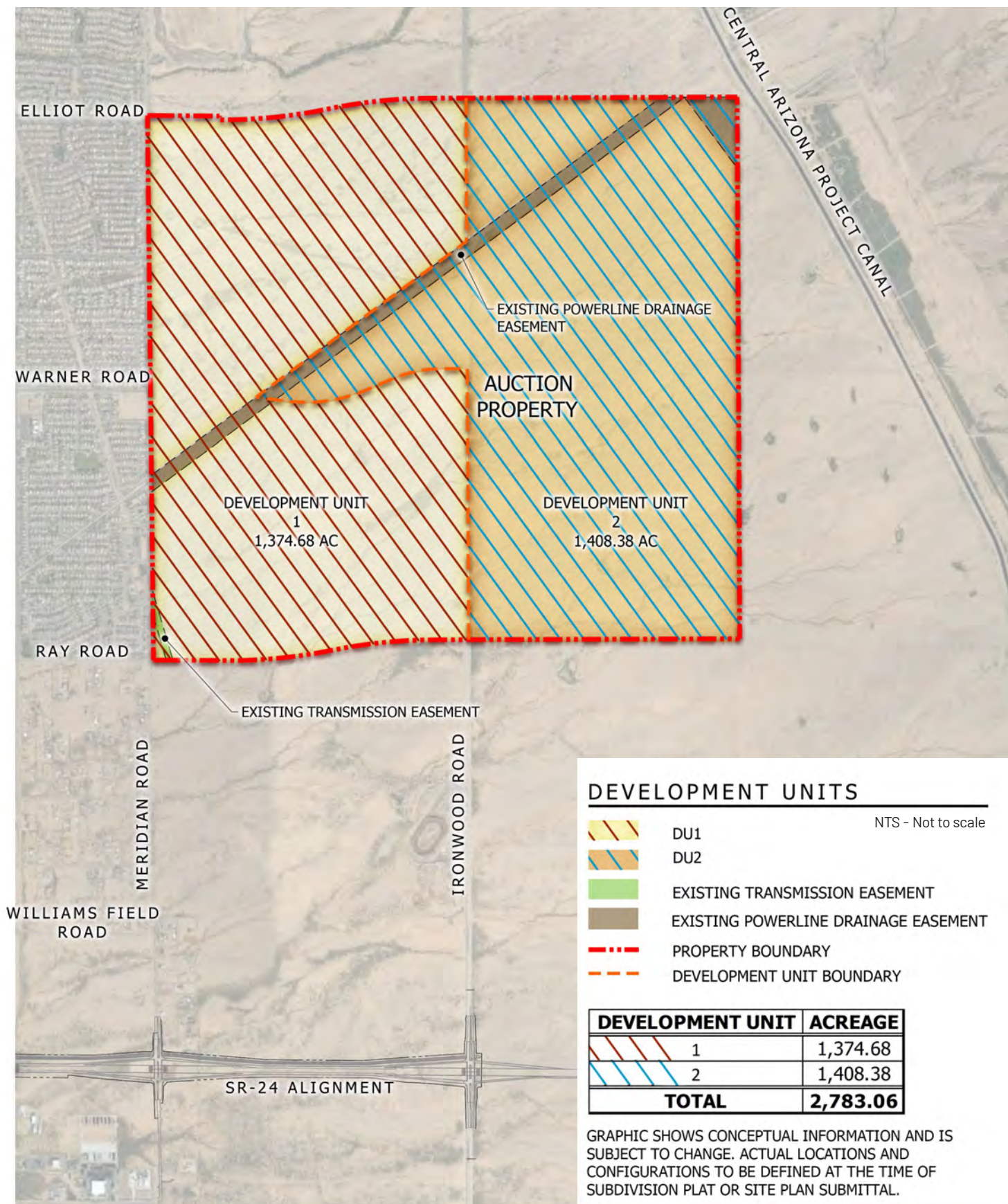


Exhibit 3.1.2: Development Unit Map



3.2 Amendments

Amendments to the MPC Plan may be necessary from time to time and may be requested by the Master Developer or an owner of land located within the Property. Amendments requested by a property owner, other than the Master Developer, shall provide documentation that notice of such request has been provided to the Master Developer.

The criteria stated below shall determine whether a proposed amendment constitutes a major or minor amendment to the MPC Plan as interpreted by the Zoning Administrator. Once it has been determined that an amendment is a major amendment, the amendment request shall be processed as an amendment to the MPC district as required by the Apache Junction City Code Volume II Land Development Code Chapter 1-16-6.

a. Major Amendments: An amendment will be deemed major if it involves any one of the following:

- i. A change in the overall MPC Plan boundary, other than those modifications required due to errors or adjustments for engineering reasons.
- ii. A change to the permitted uses in the MPC Plan.
- iii. An increase in the total number of approved units or non-residential gross floor area of the overall MPC Plan.
- iv. An increase or decrease of more than thirty percent (30%) of the gross area of a Development Unit from that approved in the MPC Plan.

b. Minor Amendments: Amendments not meeting one or more of the criteria listed as a major amendment shall be considered minor. If the Zoning Administrator determines the amendment to be minor, the Zoning Administrator may administratively act on the amendment and attach related stipulations or conditions of approval thereto.

- i. Minor Amendment Approval
 - 2. The Zoning Administrator shall consider the minor amendment request within twenty-one (21) calendar days after the date the Master Developer or landowner has submitted a request. The Zoning Administrator shall approve, approve with conditions, or deny the minor amendment and shall forward their recommendation to the Master Developer or landowner.

ii. Minor Amendment Appeals, Modifications and Administrative Changes

1. A decision of the Zoning Administrator may be appealed by the Master Developer or landowner within fifteen (15) calendar days of the action to the City Manager.
2. The City Manager shall issue a decision within fifteen (15) calendar days of receipt of the appeal. If the City Manager denies the appeal, the Master Developer or landowner may process the request as a Major Amendment to the MPC in accordance with the Apache Junction City Code Volume II Land Development Code Chapter 1-16-6.

c. Infrastructure Master Plans

- i. Any modifications made to the Infrastructure Master Plans shall be deemed minor unless required to be updated as a result of a major amendment as described in **Section 3.2: Amendments.**

3.3 Interpretations

The Zoning Administrator may administratively review and approve clarifications and interpretations not otherwise addressed in the MPC Plan.

3.4 Development Agreement

The Pre-Annexation Development Agreement (“PADA”) will be adopted in accordance with ARS 9-500.5.



3.5 Master Planned Community Plan

3.5.1 Land Use Budget

The Land Use Budget sets forth the maximum number of residential units, non-residential gross floor area and minimum open space area for the Property as a whole, as shown on **Exhibit 3.5.1: Land Use Budget**. The intensity and density amounts have been initially allocated between the Development Unit's, but such allocation is subject to designation at the time of site plan and/or subdivision plat approval and dependent on several conditions including drainage, topography, pedestrian and vehicular circulation. Open space area shall be measured and accounted for within each Development Unit as stated in the Land Use Budget. Subdivision plats or site plan submittals which when calculated in aggregate within a Development Unit, may not exceed the maximum residential units or non-residential gross floor area and must meet the minimum open space area established by the Land Use Budget.

a. Land Use Budget Transfers:

- i. In order to allow for creativity in design and to be able to provide the flexibility to respond to market conditions for a project of this size, scope and complexity, the Master Developer or an owner of land located within the Property, may transfer intensity and density from one DU to another DU so long as the maximum intensity and density for the Property as a whole is not exceeded. Transfers requested by a property owner, other than the Master Developer, shall provide documentation that notice of such request has been provided to the Master Developer. Any proposed transfer shall demonstrate that there will be no overburden on the transportation system, or utility infrastructure as determined by the Zoning Administrator or, if applicable, the City Engineer or City Traffic Engineer.
- ii. A transfer of residential units and non-residential gross floor area between DU's will be documented by modifying the Land Use Budget to reflect the increase and decrease of intensity and density by DU.
- iii. Land Use Budget transfers shall be either major or minor pursuant to the criteria specified below.

b. Major Land Use Budget Transfers:

- i. A transfer request that exceeds the maximum permitted residential units or non-residential gross floor area as described within the Land Use Budget is a Major Land Use Budget Transfer.
- ii. A Major Land Use Budget Transfer shall be processed as a major amendment to the MPC district, and shall be processed as such, pursuant to the Apache Junction City Code Volume II Land Development Code Chapter 1-16-6.

c. Minor Land Use Budget Transfers:

- i. All other budget transfer requests that are not Major Land Use Budget Transfers shall be Minor Land Use Budget Transfers.
- ii. A transfer request shall include brief description of the request as well as a revised Land Use Budget showing the requested transfer of residential units or non-residential gross floor area.
- iii. If the transfer request is a Minor Land Use Budget Transfer, based on the criteria specified above, the Zoning Administrator may administratively act on the amendment to the Land Use Budget and attach related administrative approval thereto.

d. Density, Intensity and Open Space Tracking:

- i. The Land Use Budget Tracking Table is utilized to track the progress of development within Development Units. Site plan or subdivision plat applications shall submit a Land Use Budget Tracking Table to the City with the application materials, as shown on **Exhibit 3.5.1: Land Use Budget Tracking Table**
- ii. The Land Use Budget Tracking Table shall include the following information:
 1. The Development Unit identification stating the maximum residential units and non-residential gross floor area permitted from the Land Use Budget, as shown on **Exhibit 3.5.1: Land Use Budget**;
 2. Residential units and non-residential gross floor area as well as open space area for any existing subdivision or site plan within the same Development Unit that have been approved or submitted to the City;
 3. Where there are existing subdivisions or site plans within the same Development Unit, calculations for the remaining residential units and non-residential gross floor area as well as open space area required before minimum area is reached within the Development Unit. Calculations shall be provided for the quantity of residential units and non-residential gross floor area remaining before the permitted maximum residential units or non-residential gross floor areas are reached;
 4. Proposed residential units and/or non-residential gross floor area and open space area for each subdivision plat or site plan;
 5. Totals of the proposed residential units and/or non-residential gross floor area and open space area for each subdivision plat or site plan; and,
 6. Based on the proposed subdivision plat or site plan, calculations for the remaining residential units and/or non-residential gross floor area, and the residential units and/or non-residential gross floor area remaining before the permitted maximum residential units or non-residential gross floor areas are reached.
 7. The completed Land Use Budget Tracking Table must be filed with the City prior to the approval of a Final Plat or Site Plan.

Land Use Budget													
Description	Gross Acreage	Minimum Required Open Space (15%)	Units	Maximum Density Transfer In (30%)	Units With Maximum Transfer In	Maximum Density Transfer Out (30%)	Units With Maximum Transfer Out	Non-Residential Gross Floor Area	Non-Residential Gross Floor Area Ratio	Maximum Non-Residential Gross Floor Area Transfer In	Non-Residential Gross Floor Area With Maximum Transfer In	Maximum Non-Residential Gross Floor Area Transfer Out	Non-Residential Gross Floor Area With Maximum Transfer Out
Development Unit 1	1,375 AC.	206 AC.	5,470 D.U.	1,640 D.U.	7,110 D.U.	1,640 D.U.	3,830 D.U.	221,700 S.F.	0.25	66,500 S.F.	288,200 S.F.	66,500 S.F.	155,200 S.F.
Development Unit 2	1,408 AC.	211 AC.	5,470 D.U.	1,640 D.U.	7,110 D.U.	1,640 D.U.	3,830 D.U.	221,700 S.F.	0.25	66,500 S.F.	288,200 S.F.	66,500 S.F.	155,200 S.F.
Auction Property Total	2,783 AC.	417 AC.	10,940 D.U. ¹					443,400 S.F. ²	0.25				
1. Maximum combined number of units allowed within Development Units 1 & 2													
2. Maximum combined non-residential gross floor area allowed within Development Units 1 & 2													

Land Use Budget Tracking (Example)				
Approved Development Unit Totals				
Development Unit	Gross Acreage	Minimum Required Open Space (15%)	Units	Non-Residential Gross Floor Area
1	1,375.00 Ac	206.00 Ac	5,470	221,700 SF
Existing Allocation				
Existing Parcels	Gross Acreage	Open Space	Units	Non-Residential Gross Floor Area
1	10.00 Ac	1.50 Ac	39	0 SF
2	10.00 Ac	1.50 Ac	39	0 SF
3	10.00 Ac	1.50 Ac	39	0 SF
4	12.00 Ac	0.60 Ac	0	94,000 SF
Existing Total Allocation	42.00 Ac	5.10 Ac	117	94,000 SF
Existing Total Allocation Remaining	1,333.00 Ac	200.90 Ac	5,353	127,700 SF
Proposed Allocation				
Proposed Parcels	Gross Acreage	Open Space	Units	Non-Residential Gross Floor Area
5	10.00 Ac	1.50 Ac	39	0 SF
6	10.00 Ac	1.50 Ac	39	0 SF
Proposed Allocation	20.00 Ac	3.00 Ac	78	0 SF
Proposed Total Allocation	62.00 Ac	8.10 Ac	195	94,000 SF
Proposed Allocation Remaining	1,313.00 Ac	197.90 Ac	5,275	127,700 SF

3.5.2 Development Units

The Property is approximately 2,783 gross acres in overall area. The land area is divided into two (2) Development Units which are generally configured at logical boundaries along primary roadways, drainage areas or land use transitions, as shown on **Exhibit 3.1.2: Development Unit Map** and within **Section 3.6: Development Unit Plan**. Within each Development Unit, a maximum residential unit count and non-residential gross floor area as well as minimum open space area is included within **Section 3.5.1: Land Use Budget** and supported by the Infrastructure Master Plans.

As development is planned within a Development Unit, the ability to phase improvements will be required. Development Units shall allow for non-sequential phased improvements providing flexibility in defining where development will occur. A Development Unit may propose development in any location within the boundaries of the Development Unit so long as it leads to a logical development plan where improvements proposed allow for residential or non-residential development. Within a Development Unit, certain parcels may be held out for future development subject to marketability and/or site feasibility. Completion of construction of a particular residential or non-residential development is not required to commence construction of another residential or non-residential development within a Development Unit.

The aggregate of all subdivision plats or site plan submittals within a Development Unit may not exceed the maximum residential units or non-residential gross floor area established by the most current amended version of the Land Use Budget, as shown on **Exhibit 3.5.1: Land Use Budget**

Until the final build-out of a Development Unit, the applications for cumulative subdivision plats or site plan submittals in each Development Unit shall not utilize all the available residential units or non-residential gross floor area for an entire Development Unit and thereby leave potentially undevelopable portions of the Property.

3.5.3 Permitted Uses

The Property will be comprised of primarily residential uses with supporting non-residential uses. This section provides requirements for the location of land uses as well as their associated development categories. The proposed use for residential or non-residential shall be identified at the time of subdivision plat or site plan submittal. General locations of uses have been provided on **Exhibit 3.5.3: Residential and Non-Residential Intensity Plan**. The locations shown are preliminary and subject to change based on actual proposed uses.

3.5.3.1 Residential Uses

Low-Density Residential (LDR): The LDR land use classification provides for more traditional, detached housing types with larger living spaces and rear yard areas. The housing will be a blend of one-story and two-story elevations. LDR may be located within any area of the Property except where Non-Residential Uses are proposed. Development categories permitted in the Low-Density Residential land use are:

- SF-10 (0-4 du/ac)
- SF-7 (2-6 du/ac)

Medium-Density Residential (MDR): The MDR land use classification provides for a broad range of housing types. This may include product types such as traditional detached housing, green courts, drive courts or attached townhomes. The lots themselves will respond to the type of product proposed from traditional forms to more unique lot configurations. This classification allows for variation in pricing and housing types for first time homebuyers to empty nesters. Homes may be detached or attached and may be serviced by public streets, private drives, auto courts or alleys. MDR may be located within any area of the Property except where Non-Residential Uses are proposed and should be utilized, where appropriate, to transition from LDR to HDR or Non-Residential uses. Development categories permitted in the Medium-Density Residential land use are:

- SF-5 (4-8 du/ac)
- SF-2 (8-16 du/ac)



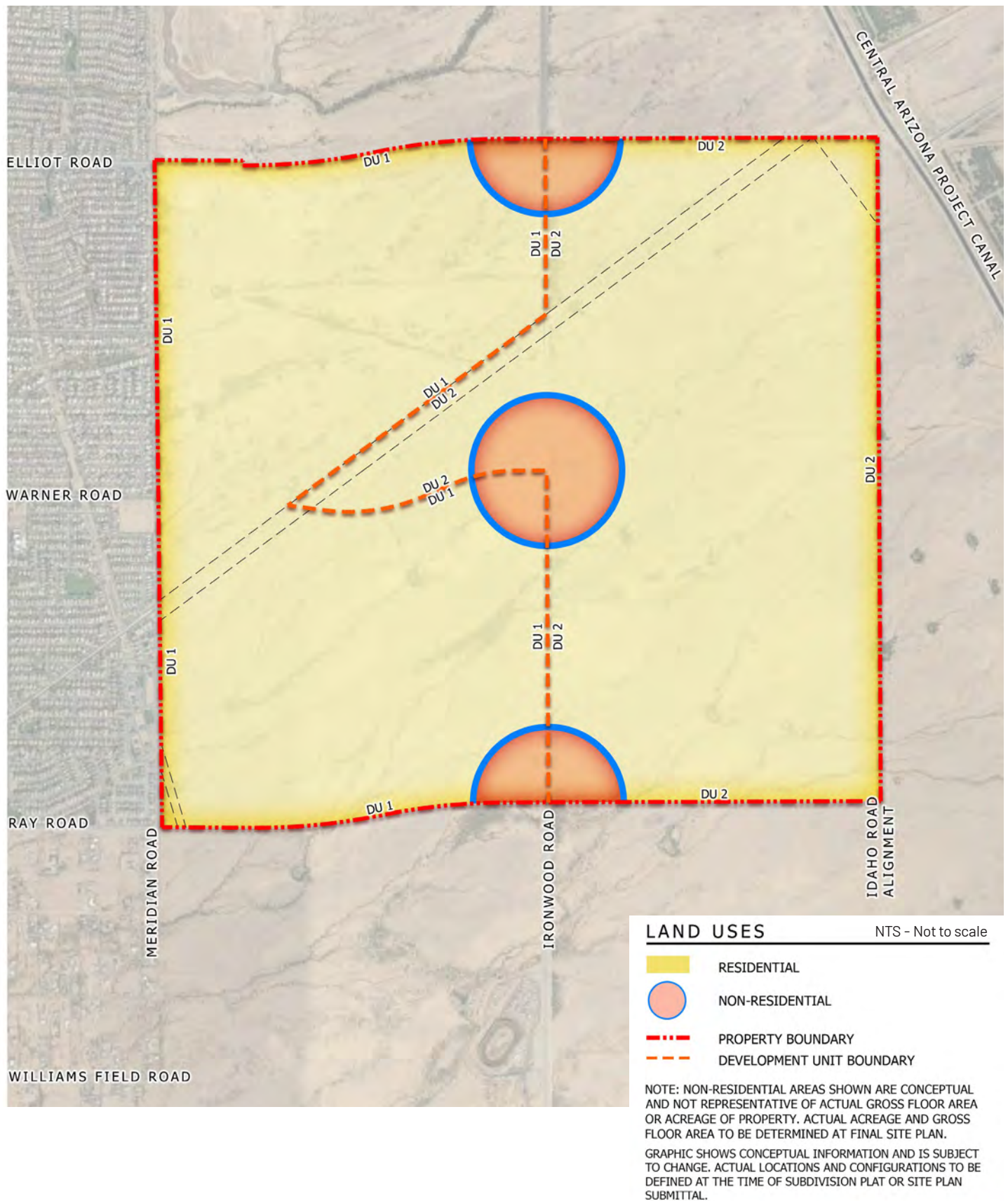


Exhibit 3.5.3: Residential and Non-Residential Intensity Plan



High-Density Residential (HDR): The HDR land use classification includes detached and/or attached single-family for rent, condominiums, and multi-family. The HDR land uses may be located within any area of the Property except where Non-Residential Uses are proposed and should be located near other uses that are compatible with higher density residential such as Non-Residential uses or a Community Park or higher park classification. Development categories permitted in the High-Density Residential land use are:

- MF-1 (8-16 du/ac)
- MF-2 (14-31 du/ac)
- MF-3 (22-40 du/ac)

The table below depicts the proposed land use classifications for the Property and the applicable development categories and lot sizes.

Proposed Land Use Classifications							
Land Use Classification	Low Density		Medium Density		High Density		
Land Use Description	Single-Family				Multi-family		
Development Category	SF-10	SF-7	SF-5	SF-2	MF-1	MF-2	MF-3
Density Range	0-4 du/ac	2-6 du/ac	4-8 du/ac	6-16 du/ac	8-16 du/ac	14-31 du/ac	26-40 du/ac
Lot Size							
9,800 and Up	P	P	P	P	P	P	P
7,000-9,799	P	P	P	P	P	P	P
2,500-6,999 (Detached)		P	P	P	P	P	P
2,500-6,999 (Attached)			P	P	P	P	P
Up to 2,499 (Detached)				P	P	P	P
Up to 2,499 (Attached)				P	P	P	P
Cluster				P	P	P	P
Hammerhead				P	P	P	P
43,560 SF Front Load					P	P	P
43,560 SF Rear Load					P	P	P
Single-Family for Rent					P	P	P
Multi-family					P	P	P

P = Permitted

The residential permitted uses shown in **Exhibit 3.5.3.1: Residential Use Regulations**. Residential development standards including provisions such as setbacks, building height and lot coverage are described in **Section 3.7.1: Residential Development Standards** and **Exhibits 3.7.1**.

Residential Use Regulations

USE/STRUCTURE TYPE	SF- 10	SF-7	SF-5	SF-2	MF-1	MF-2	MF-3
Single-Family Detached Conventional Housing	P	P	P	P	AUP	AUP	AUP
Multi-Family Residential Housing	NP	NP	NP	NP	P	P	P
Boarding House	NP	NP	NP	NP	CUP	CUP	CUP
Child Care Homes ₁	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Personal Caretaker Unit ₂	AUP	AUP	AUP	AUP	NP	NP	NP
Property Caretaker/ Ranch Hand Unit ₃	P	P	P	P	P	P	P
Accessory Dwelling Unit ₄	AUP	AUP	AUP	AUP	NP	NP	NP
Temp. Living Quarters During Construction ₅	P	P	P	P	NP	NP	NP
Public/Private Schools K to 12 ₁₃	P	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P	P
Civic Uses and Structures	P	P	P	P	P	P	P
Above Ground Utilities ₆	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Telecom Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Model Homes ₇	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Detached Garages ₈	P	P	P	P	P	P	P
Accessory Structures ₈ (except cargo cont.)	P	P	P	P	P	P	P
Equestrian Activities (private) ₉	P	NP	NP	NP	NP	NP	NP
Non-Commercial Agriculture and Grazing ₁₀	P	P	P	P	P	P	P
Recreational (Indoor and Outdoor)	NP	NP	NP	NP	CUP	CUP	CUP
Solar Panels ₁₁	P	P	P	P	P	P	P
Alternate (non-solar) Energy Technologies ₁₁	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Subdivision and HOA Activities	P, See Footnote #12						
Animal Keeping	See Vol. II, § 1-6-17 of Apache Junction City Code Volume II Land Development Code						
Temporary Uses and Structures	See Vol. II, § 1-6-23 of Apache Junction City Code Volume II Land Development Code						
Home Occupations	See Vol. II, § 1-6-6						
Swimming Pools and Sports Courts	See Vol. II, § 1-6-11 of Apache Junction City Code Volume II Land Development Code						
Cargo Containers	See Vol. II, § 1-6-8 of Apache Junction City Code Volume II Land Development Code						
Outdoor Storage	See Vol. II, § 1-6-9 of Apache Junction City Code Volume II Land Development Code						
Group Care Homes	See Vol. II, § 1-6-10 of Apache Junction City Code Volume II Land Development Code						

P = Permitted use by right.

CUP = Conditional use permit per Section 1-16-12 of Apache Junction City Code Volume II Land Development Code.

AUP = Administrative use permit per Section 1-16-12 of Apache Junction City Code Volume II Land Development Code

NP = Prohibited uses

1. This classification includes home based nursery schools, preschools, and day care facilities for children through the age of 12 licensed by the State of Arizona. The maximum amount of non-resident children allowed on-site is 6 or less.

2. See Vol. II, § 1-6-20 of Apache Junction City Code Volume II Land Development Code for personal caretaker unit regulations.

3. See Vol. II, § 1-6-7(D)(7) of Apache Junction City Code Volume II Land Development Code for property caretaker/ranch hand regulations.

4. See Vol. II, § 1-6-19 of Apache Junction City Code Volume II Land Development Code for accessory dwelling unit regulations.

5. A travel trailer, motor home or fifth wheel may be parked and used as a temporary living quarters, or an existing legal manufactured home located on the premises may be used as a temporary residence, for up to 8 months while a home is being constructed on a single-family residentially zoned property subject to compliance with the main building's setback requirements. The temporary quarters may be temporarily connected to utilities subject to proper permitting (see Vol. II, § 1-6-23, Table 6-3 of Apache Junction City Code Volume II Land Development Code).

6. See Vol. II, § 1-6-21 of Apache Junction City Code Volume II Land Development Code regarding regulations for utility installations.

7. See Vol. II, Article 1-17 of Apache Junction City Code Volume II Land Development Code regarding model home definition and restriction.

8. See Vol. II, § 1-6-5 of Apache Junction City Code Volume II Land Development Code for accessory structure regulations.

9. The keeping of horses for private use requires a minimum of 1.25 grass acres. See Vol. II, § 1-6-7 of Apache Junction City Code Volume II Land Development Code for further equestrian regulations.

10. See Vol. II, § 1-6-18 of Apache Junction City Code Volume II Land Development Code for agriculture use regulations.

11. See Vol. II, § 1-6-16 of Apache Junction City Code Volume II Land Development Code for alternative energy technologies regulations.

12. Ancillary retail sales and special events/activities intended for subdivision residents only shall be permitted by right.

13. Public and private schools shall be permitted by right unless pre-empted by state law. Charter schools located on single-family zoned properties less than 1-acre in size shall be prohibited.

3.5.3.2 Non-Residential Uses

The Property includes proposed locations for Non-Residential uses as shown on **Exhibit 3.5.3: Residential & Non-Residential Intensity Plan**. The Non-Residential Uses are also defined as “Commercial Uses” and may vary from smaller more localized neighborhood services such as a dry cleaner or restaurants, to larger services such as a grocery store or other anchor tenant. The actual location and size of proposed Commercial Uses will be determined at the time of site plan submittal. To allow for flexibility in proposed uses as well as respond to market conditions where commercial demand may not be warranted, the Commercial Use classification permits the development of HDR. Development categories permitted in the Commercial Use areas and the individual uses permitted are as identified and defined in the Non-Residential Use Regulations on **Exhibit 3.5.3.2: Non-Residential Use Regulations** for each of the following broad categories of use:

- C-1
- C-2
- MF-1 (8-16 du/ac)
- MF-2 (14-31 du/ac)
- MF-3 (22-40 du/ac)

The non-residential development standards including provisions such as building setbacks and building height are described in **Section 3.7.2: Commercial Development Standards** and **Exhibits 3.7.2**.



Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Retail Trade (NAICS Code 44- 45)	New and Used Vehicle Sales	NP	NP
	New and Used Vehicle Service/Repair	P	P
	RV Sales/Service/Repair	NP	NP
	Manufactured/Mobile Home Sales	NP	NP
	Boat, ATV & Motorcycle Sales/Service	NP	NP
	Semi-Truck Service/Repair	NP	NP
	Semi-Truck Stop	NP	NP
	Automotive Parts and Accessory Sales	P	P
	Furniture and Home Furnishing Sales	P	P
	Electronics and Appliance Sales/Repair	P	P
Retail Trade (NAICS Code 44- 45)	Building Materials and Supplies Sales (Indoors)	P	P
	Building Materials and Supplies Sales (Indoors and/or Outdoors)	NP	NP
	Lawn and Garden Equipment/Supply Sales	P	P
	Feed and Fertilizer Sales	NP	NP
	Nursery/Greenhouses with On-Site Sales	P	P
	Grocery, Convenience, Department Stores	P	P
	Shopping Centers	P	P
	Specialty Retail Stores	P	P
	Beer, Wine and Liquor Sales	P	P
	Health, Pharmacy and Personal Care Sales	P	P
	Gasoline Stations	P	P
	Gasoline Stations with Convenience Store	P	P
	Clothing and Accessories	P	P
	Jewelry, Luggage and Leather Sales	P	P

Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Retail Trade (NAICS Code 44- 45)	Sporting Goods, Hobby, Books and Music Sales	P	P
	Department Stores and Warehouse Clubs	P	P
	Florist and Novelty Gift Sales	P	P
	Office Supply Sales	P	P
	Used Merchandise Sales	P	P
	Pet and Pet Supply Sales	P	P
	Art and Craft Sales	P	P
	Tobacco Sales	P	P
	Electronic Shopping and Mail- Order Sales	P	P
	Vending Machine Sales	P	P
	Bottled Gas Dealers	NP	NP
	Coal, Firewood and Biofuel Sales	NP	NP
	Bakery Sales (baking for store sales only)	P	P
	Medical Marijuana Facilities	NP	NP
	Swap Meets	NP	NP
	Farmers Markets	P	P
Retail Trade (NAICS Code 44- 45)	Pawn Shops	NP	CUP
	Retail Carts and Kiosks	AUP	AUP
	Printing Shop	P	P
Finance and Insurance (NAICS Code 52)	Finance and Insurance Office/Sales/Brokers	P	P
	Banks and Credit Unions	P	P
	Financing Sales	P	P
	Securities/Commodities Office/Sales/Exchanges	P	P
	Check Cashing Store	P	P
Real Estate, Rental and Leasing (NAICS Code 53)	Real Estate Office, Agents and Brokers	P	P
	Vehicle Rental and Leasing	NP	CUP
	Machinery and Equip. Rental (Indoor)	NP	NP
	Machinery and Equipment Rental (Indoor/Outdoor)	NP	NP

Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Professional, Scientific and Tech. (NAICS Code 54)	Legal and Accounting	P	P
	Engineering/Surveying	P	P
	Architectural	P	P
	Planning and Design	P	P
	Consulting	P	P
	Scientific Research	P	P
	Advertising and Public Relations	P	P
	Photography	P	P
	Veterinary	P	P
Education Services (NAICS Code 61)	All Types of Schools	P	P
	Educational Support Services	P	P
Health Care and Social Assistance (NAICS Code 62)	Physicians, Dental and Health Practitioners	P	P
	Outpatient Care Centers	P	P
	Medical and Diagnostic Labs	P	P
	Home Health Care Services	P	P
	Ambulatory Health Care Services	P	P
	Blood and Organ Banks	NP	P
	General Medical and Surgical Hospitals	NP	P
	Psychiatric & Substance Abuse Facilities	NP	P
	Nursing and Residential Care Facilities	P	P
	Individual and Family Care Services	P	P
	Homeless Shelter	NP	NP
	Community Food and Relief Services	NP	NP
	Vocational Rehab Services	P	P
	Child Day Care Services	P	P

Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Arts, Entertainment and Recreation (NAICS Code 71)	Performing Arts Facilities	P	P
	Spectator Sports Facilities	CUP	CUP
	Museums and Historical Sites	P	P
	Zoos, Nature Parks and Botanical Gardens	NP	NP
	Amusement Parks	NP	NP
	Indoor Arcades	P	P
	Gambling Facilities	NP	NP
	Private Recreational Facilities (Outdoor)	NP	NP
	Private Recreational Facilities (Indoor)	P	P
	Public Recreational Facilities	AUP	AUP
	Public Outdoor Music Festivals/Events	AUP	AUP
	Private Outdoor Music Festivals/Events	NP	NP
Accommodation and Food Services (NAICS Code 72)	Hotels, Motels, and Bed & Breakfast Inns	P	P
	RV Parks and Campgrounds	NP	NP
	Rooming and Boarding Houses	NP	NP
	Full Service Restaurants	P	P
	Limited Service Restaurants	P	P
	Delicatessen	P	P
	Caterers	P	P
	Confectionary and Ice Cream Sales	P	P
	Drinking Places (serving alcohol)	P	P
	Restaurants/Bars/Clubs (With Amplified Outdoor Music)	CUP	CUP
Other Services (NAICS Code 81)	General Automotive Repair	P	P
	Body Shops	NP	NP
	Car Washes	P	P
	Electronic Equipment Maintenance & Repair	P	P
	Business Equipment Maintenance and Repair	P	P
	Furniture Repair and Maintenance	P	P
	Footwear and Leather Goods Repair	P	P
	Personal and Household Goods Repair	P	P
	Laundry and Dry Cleaning Services	P	P

Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Other Services (NAICP Code 81)	Hair, Nails and Skin Care Services	P	P
	Tattoo Services	P	P
	Death Care Services	P	P
	Cemeteries and Crematories	NP	NP
	Linen and Uniform Supply	P	P
	Pet Care	P	P
	Animal Hospitals and Kennels	P	P
	Taxidermist	NP	P
	Photo Services	P	P
	Commercial Parking Lots and Garages	CUP	CUP
	Religious and Fraternal Organizations	P	P
	Social Advocacy Organizations	P	P
	Human Rights Organizations	P	P
	Conservation Organizations	P	P
	Business and Prof. Organizations	P	P
Other Services (NAICP Code 81)	Labor Organizations	P	P
	Political Organizations	P	P
	Commercial Equestrian Boarding, Rentals, Arenas and Academies	NP	NP
Public Admin. (NAICS Code 92)	Government Offices and Courts	P	P
	Detention/Correctional Facilities	NP	NP
	Correctional Institutions	NP	NP
Mining, Quarrying Gas and Oil (NAICS Code 21)	Oil and Gas Extraction	NP	NP
	Mining	NP	NP
	Quarrying	NP	NP
Utilities (NAICS Code 22)	Electric Power Generation ³	CUP	CUP
	Water and Sewerage Systems/Facilities	CUP	CUP
	Other Utilities	See Vol. II, § 1-6-21 of Apache Junction City Code Volume II Land Development Code	
	Alternative Energy Generation Facilities	See Vol. II, § 1-6-16 of Apache Junction City Code Volume II Land Development Code	

Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Public Admin. (NAICS Code 92)	Food Manufacturing	NP	NP
	Animal Slaughtering	NP	NP
	Beverage Manufacturing	NP	NP
	Tobacco Manufacturing	NP	NP
	Textile Mills	NP	NP
	Apparel Manufacturing	NP	N
	Leather/Allied Product Manufacturing	NP	NP
	Wood Product Manufacturing	NP	NP
	Paper Manufacturing	NP	NP
	Printing and Publishing (Non- Retail)	NP	NP
	Petroleum and Coal Products Manufacturing	NP	NP
	Chemical Manufacturing	NP	NP
	Plastics and Rubber Manufacturing	NP	NP
	Non-Metallic Mineral Product Manufacturing	NP	NP
	Primary Metal Manufacturing	NP	NP
Manufacturing (NAICS Code 31- 33)	Fabricated Metal Product Manufacturing	NP	NP
	Foundries	NP	NP
	Machinery Manufacturing	NP	NP
	Computer & Electronic Manufacturing	NP	NP
	Elec. Equip./Appliance Manufacturing	NP	NP
	Transportation Equip. Manufacturing	NP	NP
	Furniture and Related Product Manufacturing	NP	NP
	Miscellaneous Manufacturing	NP	NP
	Ancillary Manufacturing ²	P ²	P ²
Wholesale Trade (NAICS Code 42)	Durable Goods	NP	NP
	Non-Durable Goods	NP	NP
Construction (NAICS Code 23)	Contractors office, shop and/or storage (indoors)	P	P
	Contractors office, shop and/or storage (indoors and/or outdoors)	NP	NP
	Craftsman and Artisan (Indoors)	P	P
	Craftsman and Artisan (Indoors or outdoors)	NP	NP

Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Transportation and Warehousing (NAICS Code 48- 49)	Truck Transportation Terminal	NP	NP
	Bus Transportation Terminal	NP	NP
	Air Transportation Terminal	NP	NP
	Taxi and Limousine Service	P	P
	Towing Truck Parking and Storage	NP	NP
	Scenic and Sightseeing Terminal/Parking	NP	NP
	Postal, Courier and Delivery Service	NP	NP
	General Warehouse and Storage (Indoor)	NP	NP
	Mini-Warehouse	NP	NP
	Distribution Facilities	NP	NP
	Outside Storage Yards	NP	NP
Information (NAICS Code 51)	Newspaper, Periodical and Book Publishing	P	P
	Motion Pictures and Sound Recording Indus.	CUP	CUP
	Broadcasting and Recording	P	P
	Telecommunications	P	P
	Data Processing	P	P
Waste Management and Remediation (NAICS Code 56)	Office Administration Services	P	P
	Employment Services	P	P
	Business Support Services	P	P
	Travel Services	P	P
	Investigation and Security Services	P	P
	Cleaning, Landscaping and Exterminating Serv.	P	P
	Waste Management and Remediation Serv.	NP	NP
Agriculture (NAICS Code 11)	Crop Production	NP	NP
	Greenhouse and Nursery	NP	NP
	Beef, Dairy, Sheep, Goat and Hog Production	NP	NP
	Poultry and Egg Production	NP	NP
	Grazing	P	P
	Aquaculture	NP	NP
Residential Uses	Single-Family Detached Residential	NP	NP
	Multi-Family Residential	P	P
	Assisted Living Facility	P	P
	Group Care Home	AUP	AUP
	Live/Work Unit	AUP	AUP

Non-Residential Use Regulations			
USE CATEGORY	SPECIFIC USE TYPE ¹	C-1	C-2
Misc. Uses, Structures & Installations	Solar Panels 3	CUP	CUP
	Alternate Energy Production Facilities 3	CUP	CUP
	Waste Tire Collection and/or Storage	NP	NP
	Adult Oriented Uses	NP	NP
	Outdoor Activities	NP	NP
	Helipads	CUP	CUP
	Temp. Uses/Structures	See Vol. II, § 1-6-23 of Apache Junction City Code Volume II Land Development Code	
	Signs	See Vol. II, Article 1-11 of Apache Junction City Code Volume II Land Development Code	
	Lighting	See Vol. II, Article 1-10 of Apache Junction City Code Volume II Land Development Code	
	Landscaping	See Vol. II, Article 1-8 of Apache Junction City Code Volume II Land Development Code	
	Parking	See Vol. II, Article 1-7 of Apache Junction City Code Volume II Land Development Code	
	Solar Panels	See Vol. II, § 1-6-16 of Apache Junction City Code Volume II Land Development Code	
	Fences/Walls	See Vol. II, § 1-6-3 of Apache Junction City Code Volume II Land Development Code	
	Mobile Food Services	See Vol. II, § 1-6-23 of Apache Junction City Code Volume II Land Development Code	
	Cargo Containers	See Vol. II, § 1-6-8 of Apache Junction City Code Volume II Land Development Code	
	Outdoor Storage and Outdoor Activities	See Vol. II, § 1-6-9 of Apache Junction City Code Volume II Land Development Code	

P = Permitted use by right. A Yes indicates that the listed use is permitted by-right within the respective zoning district.

CUP = Conditional use permit. A CUP indicates that the listed use is permitted within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review and approval procedures of Vol. II § 1-16-12(D) of Apache Junction City Code Volume II Land Development Code.

AUP = Administrative use permit. An AUP indicates that the use and/or structure is permitted within the respective zoning district following review and approval of an administrative permit by the Development Services Director or designee in accordance with Vol. II § 1-16-12(C) of Apache Junction City Code Volume II Land Development Code.

NP = Prohibited uses. A No indicates that the listed use type is expressly not allowed within the respective zoning district.

Footnotes:

- Definitions and/or descriptions of these uses are provided in the North American Industry Classification System ("NAICS"). The MPC will use the NAICS classification system to assist with defining and interpreting non-residential uses. Where NAICS definitions are not provided or unclear, the Zoning Administrator shall be responsible for interpretation.
- An ancillary manufacturing use is a subsidiary or secondary use or operation connected to the main use of a building. Ancillary manufacturing uses identified in manufacturing sectors 31-33 of the 2012 North American Industry Classification System ("NAICS") shall be allowed in the C-1 or C-2 zoning districts if incidental and subordinate to the primary retail, office, public or quasi/public use, provided that not more than 50%, up to a maximum of 1,500 square feet, of the floor area of the business is engaged in these ancillary manufacturing activities. No outside manufacturing, processing, repair or equipment/inventory storage shall be allowed for ancillary uses (see Vol. II, § 1-6-26 of Apache Junction City Code Volume II Land Development Code). Ancillary manufacturing uses proposed to be greater than 1,500 square feet and/or 50% of the total floor area may be approved as a conditional use by the Planning and Zoning Commission (see Vol. II, § 1-6-26 of Apache Junction City Code Volume II Land Development Code).
- See Vol. II, § 1-6-16 (B) of Apache Junction City Code Volume II Land Development Code for alternate energy production regulations.

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3.5.4 Infrastructure Master Plans

Master reports for infrastructure are included in the MPC Plan for reference and convenience only. They provide an overview of the community-wide infrastructure plans for the Property. A description of the Infrastructure Master Plans is provided hereafter.

As the Property develops, the One Water and other sustainability goals of the City, the AJWD, the Superstition Mountains Community Facilities District No. 1 ("SMCFD"), and other Property stakeholders will be considered in an effort to effectively manage the available water resources for the Site and surrounding areas. Opportunities to offset potable water use may include an integrated approach to water supply by using one or more sources such as potable water, non-potable reuse, potable reuse, wastewater, stormwater and others.

3.5.4.1 Master Potable Water Plan

The Master Potable Water Plan provides general locations and sizes of the major water infrastructure needed to provide domestic water service to the Site. The phased water system will be based on the residential units, non-residential gross floor area, and land uses of the MPC. The approximate sizing and conceptual locations for the services are shown in the plan. The final design and locations of water improvements will be defined as the construction of each Development Unit occurs.

Insert text and graphic Exhibit reference here from Master Potable Water Plan when available (for entire 8,090-acre property)

Placeholder for Master Potable Water Plan

3.5.4.2 Master Wastewater Plan

The Master Wastewater Plan provides general locations and sizes of the major wastewater infrastructure needed to provide service for the Site. This infrastructure includes the possible construction or expansion of a wastewater treatment facility, major sewer lines, and lift stations where required.

Advancement of the Development Units will dictate the timing and precise location of sewer line, lift station, and treatment facility construction. A detailed analysis of the wastewater collection system is provided in the Development Unit Plan.

Insert text and graphic Exhibit reference here from Master Wastewater Plan when available (for entire 8,090-acre property)

Placeholder for Master Wastewater Plan

3.5.4.3 Master Non-Potable Water Plan

The Master Non-Potable Water Plan provides general locations and sizes of the major non-potable water infrastructure needed to provide service for the Site. This infrastructure includes the possible construction or expansion of a wastewater treatment facility & distribution lines.

Advancement of the Development Units will dictate the timing and precise location of non-potable water lines. A detailed analysis of the non-potable water system is provided in the Development Unit Plan.

Insert text and graphic Exhibit reference here from Master Non-Potable Water Plan when available (for entire 8,090-acre property)

Placeholder for Master Non- Potable Water Plan

3.5.4.4 Master Drainage Plan

The Master Drainage Plan identifies, quantifies, and maps drainage constraints within the Site. The Master Drainage Plan presents a hydrologic and conceptual hydraulic analysis of the Site's drainage system, including mapped floodplains. This includes showing the general direction of storm water runoff and how the on-site and off-site drainage will be handled. The Master Drainage Plan provides a drainage concept for the Site, while the Development Unit Plan includes a drainage report with specific applications of the drainage concepts for the development units.

Insert text and graphic Exhibit reference here from Master Drainage Plan when available (for entire 8,090-acre property)

Placeholder for Master Drainage Plan

3.5.4.5 Master Transportation Plan

The Master Transportation Plan identifies the required roadway network to support the development of the proposed densities and intensities within the Site. The Master Transportation Plan provides details on the scale of roadways, lane configurations and proposed traffic volumes as a result of the proposed land use budget and allocation. The Development Unit Plan includes more specific roadway information for the development units such as proposed right of way, geometry, and proposed improvements.

Insert text and graphic Exhibit reference here from Master Transportation Plan when available (for entire 8,090-acre property)

Placeholder for Master Transportation Plan

3.5.5 Utilities

3.5.5.1 Electric

Electric service for the Property is anticipated to be provided by Salt River Project (SRP).

3.5.5.2 Telephone and Cable

Cox Communications, AT&T, and Lumen can offer cable television, digital telephone, and broadband data service to the Property.

3.5.5.3 Natural Gas

The Property is within the service area of Southwest Gas Corporation.

3.5.5.4 Solid Waste Disposal

The Residential Use areas of the Property will be served by the City of Apache Junction for solid waste disposal. Non-Residential Use areas will be served by contracting with the City or private solid waste disposal companies.

3.5.6 Maintenance of Streets & Common Areas

3.5.6.1 Homeowner's Association

Some streets within the Property will be either public and others will be private. Public and private streets will be constructed in accordance with the Development Standards and Design Guidelines. All common areas on the Property that are owned by a Homeowner's Association ("HOA"), including private streets, will be maintained by an HOA. Any public street improvements or other improvements such as parks or public facilities which occur on public land, shall be maintained by the City or other designated public entity.



3.6 Development Unit Plan

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. The following materials, as described hereafter, shall be a part of the Development Unit Plan.

Modifications to the requirements and guidelines set forth in this **Section 3.6: et seq Development Unit Plan** and **Section 3.7: et seq Development Standards & Design Guidelines** may be made prior to the submittal of the first subdivision plat within any Development Unit. Any requested modification shall be processed as a Minor Amendment in accordance with the provisions of **Section 3.2: Amendments**.

3.6.1 Opportunities and Constraints Plan

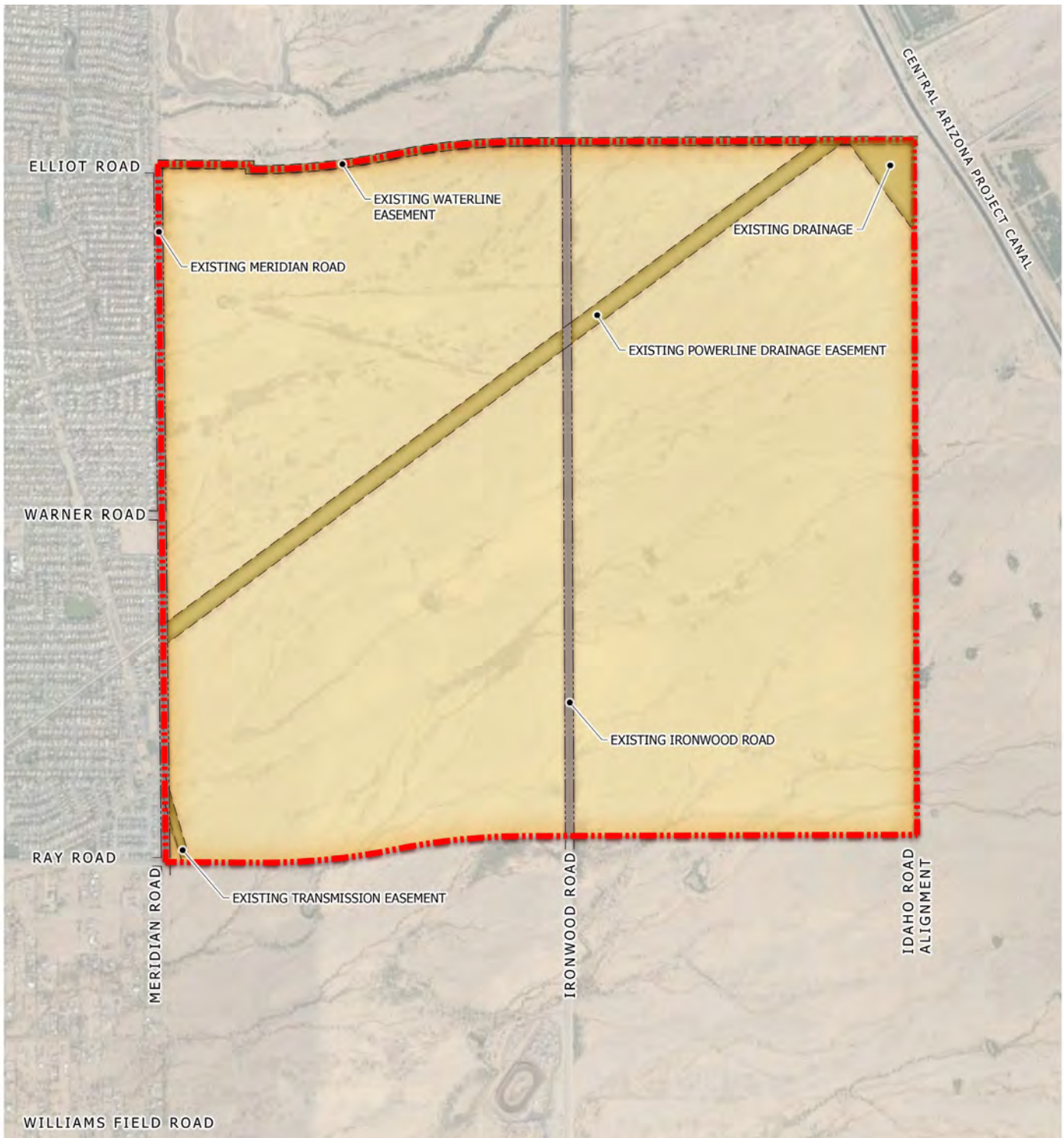
The Opportunities and Constraints Plan identifies the areas of unconstrained development potential on the Property and areas where development will consider methods to minimize impacts of existing site constraints to proposed development, as shown on **Exhibit 3.6.1: Opportunities and Constraints Plan**.

3.6.2 Transportation Framework Plan

The Development Unit Transportation Plan illustrates the primary street network for each development unit. The proposed primary public street network includes arterial and collector classification roadways where proposed right-of-way dedications will be required, as shown on **Exhibit 3.6.2: Transportation Framework Plan**. To provide for flexibility in the planning and development of each Development Unit, a series of alternative street sections is included within **Section 3.7.4: Street Standards**.

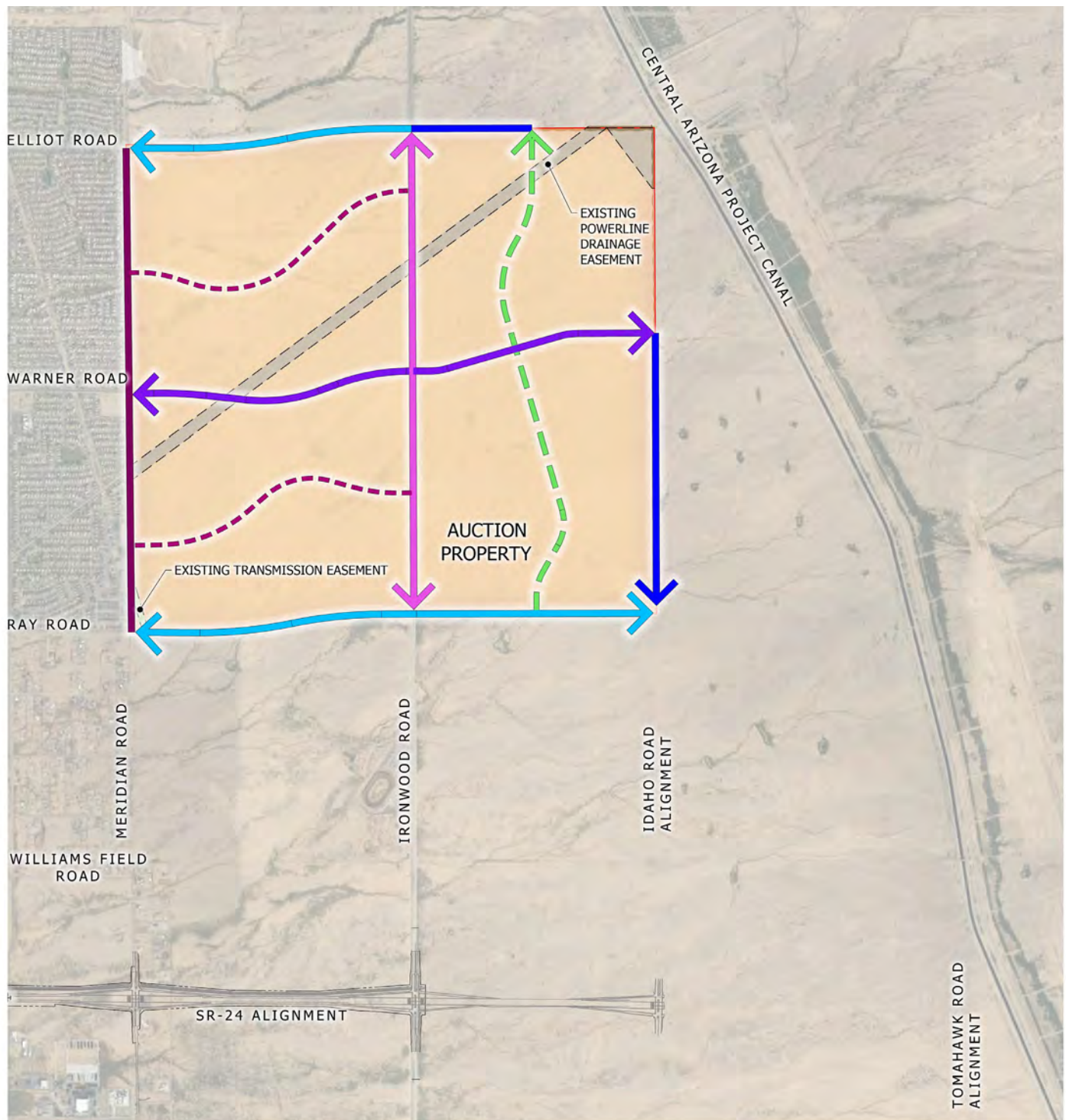
A Traffic Impact Statement, which demonstrates the proposed improvements are in conformance with the Master Transportation Plan, has been included in **Section 3.5.4.5: Master Transportation Plan**.

Final street network layout and geometry are to be determined at the time of subdivision plat or site plan submittal.



OPPORTUNITIES & CONSTRAINTS

- EXISTING EASEMENT NTS - Not to scale
 - EXISTING ROADS
 - PROPERTY BOUNDARY
- GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



ROADWAY TYPES

NTS - Not to scale

- | | | |
|---|--|--|
| A | | 6 LANE ARTERIAL |
| B | | 6 LANE ARTERIAL (HALF STREET) |
| C | | 4 LANE ARTERIAL |
| D | | 4 LANE ARTERIAL (HALF STREET) |
| E | | 4 LANE ARTERIAL (EXISTING HALF STREET) |

- | | | |
|---|--|-------------------------------------|
| F | | 64' MAJOR COLLECTOR (RAISED MEDIAN) |
| J | | 50' MINOR COLLECTOR (RAISED MEDIAN) |
| | | PROPERTY BOUNDARY |

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

3.6.3 *Drainage Plan*

Insert text and graphic Exhibit here for Drainage Plan when available (for 2,783-acre property)

Placeholder for Drainage Plan

3.6.4 *Water Plan*

Insert text and graphic Exhibit here for Water Plan when available (for 2,783-acre property)

Placeholder for Potable Water Plan

3.6.5 Wastewater Plan

Insert text and graphic Exhibit here for Wastewater Plan when available (for 2,783-acre property)

Placeholder for Wastewater Plan

3.6.6 Non-Potable Water Plan

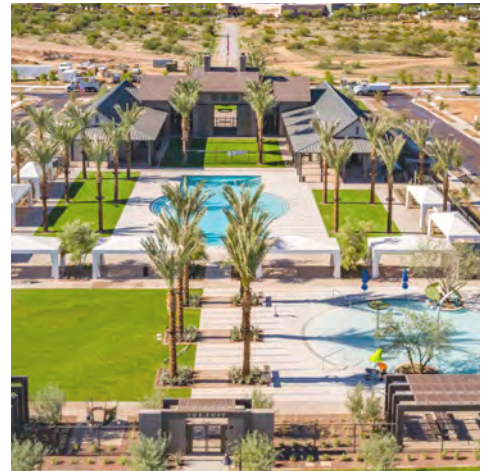
Insert text and graphic Exhibit here for Non-Potable Water Plan when available (for 2,783-acre property)

Placeholder for Non-Potable Water Plan

3.6.7 Non-Residential Intensity Plan

The Property is planned to be made up of primarily residential uses with supporting non-residential uses located accordingly, that will serve the needs of the overall community.

The Development Unit Non-Residential Intensity Plan conceptually locates areas of proposed non-residential gross floor area against the background of each of the Development Unit's proposed land use classifications. The specific proposed non-residential gross floor area will be provided through future site plan submittals. The information is intended to provide context for understanding the distribution of land uses through the Development Units, as shown on **Exhibit 3.5.3: Residential and Non-Residential Intensity Plan.**



3.6.8 Open Space and Parks Framework Plan

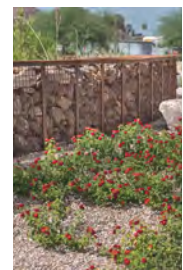
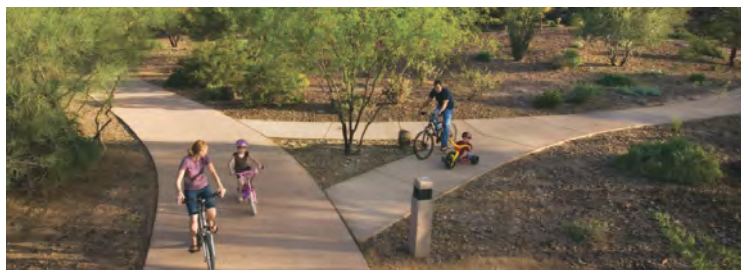
The Development Unit Open Space and Parks Framework Plan provides information related to the network of open space and parks within the Property. A hierarchy of parks has been established providing for a range of program and scale complementing the planned uses within each Development Unit.

Parks within a Development Unit will range in character, size, and location depending on their intended use. Parks may be located within neighborhoods, adjacent to open spaces, or other non-residential land uses. Parks should be made features within their proposed location and support the recreation needs of their users. Trails should provide clear access to parks and connections to adjacent land uses.

The Development Unit Open Space and Parks Framework Plan provides the following requirements:

a. Parks

- i. Parks shall be located within each Development Unit based on convenient access from residential units. Size, type and quantity of parks shall be determined at the time of subdivision plat submittal. Parks should be an integral feature within a Development Units overall open space.
- ii. Parks shall not be required for non-residential uses. Multi-family use area park requirements shall be satisfied through open space provided within the multi-family parcel.
- iii. See **Section 3.7.6: Open Space and Parks Guidelines** for development requirements.



b. Open Space

- i. Residential development shall provide a minimum of fifteen percent (15%) of the gross site area as open space. This may include landscaped common area or any areas maintained by a HOA within public right-of-way, setbacks, drainage areas, trail corridors, landscape easements, parks or other natural area or other open space areas created as a part of residential development. Open Space requirements for residential development shall be met in aggregate for each Development Unit as a whole. Individual subdivision plats are not required to meet the minimum Open Space percentage. Open space shall be calculated within a Development Unit with each subdivision plat or site plan submittal to ensure the minimum overall area is met as required within **Section 3.5.1: Land Use Budget**.
- ii. Multi-Family Common Open Space: Common open space shall be a minimum of ten percent (10%) of the gross site area. This may include landscaped areas within public right-of-way, setbacks, parking islands, drainage areas, trail corridors, landscape easements, or other natural area or open space area created as a part of the multi-family development. An enclosed climate-controlled community facility of at least eight hundred (800) square feet for developments of one hundred (100) units or more is required. Each individual site plan, including any proposed phasing, shall meet the required Common Open Space area, in aggregate for the entire proposed site.
- iii. Commercial Open Space: Common open space shall be a minimum of five percent (5%) of the gross site area. This may include landscaped areas within public right-of-way, setbacks, parking islands, drainage areas, trail corridors, landscape easements, or other natural area or open space area created as a part of a commercial development. Each individual site plan, including any proposed phasing, shall meet the required open space area, in aggregate for the entire proposed site.
- iv. See **Section 3.7.6: Open Space & Parks Guidelines** for development requirements.



3.6.9 Path and Trail Framework Plan

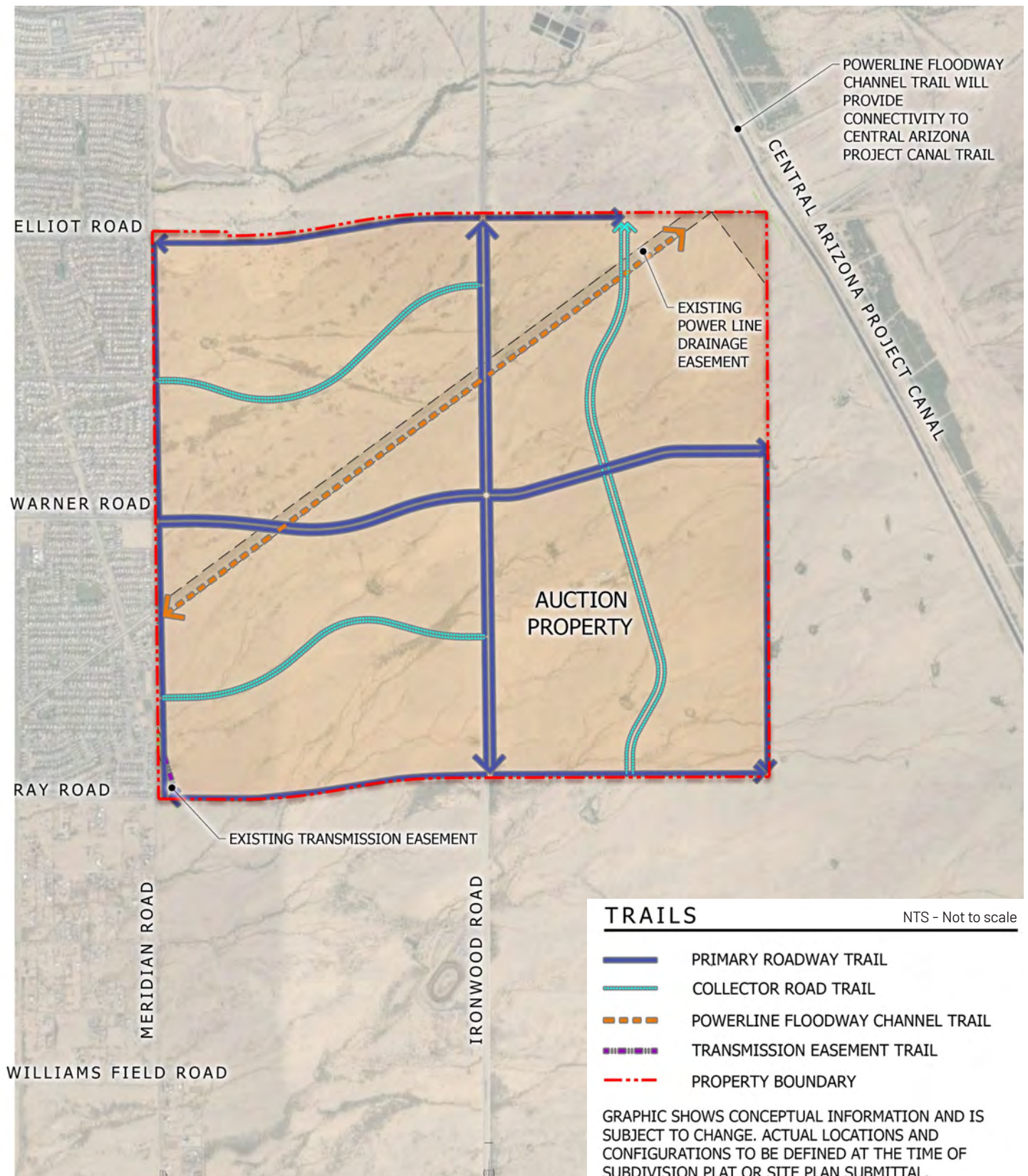
Paths and trails within a Development Unit may include pedestrian paths, bike paths or other multi-purpose trails. The paths and trails may be located adjacent to proposed street networks or in open space areas. Surface materials may include native soil, stabilized decomposed granite, concrete, asphalt or other suitable surface materials, which support the intended path or trail use.

As the location of parks and open space are defined within a Development Unit through the subdivision plat or site plan process, a Path and Trail Circulation Plan shall be created and submitted as a part of the proposed development. The Path and Trail Circulation Plan should demonstrate connectivity between the external trails network on the primary roadways, collector roads or other primary level trails, to the more localized neighborhood level based on proposed street networks and open space areas. The paths and trails should provide safe and convenient access to the neighborhoods and programmed parks. All proposed trails and pathway surfaces and materials shall be identified on the plan. Requirements for trails design and materials is described in **Section 3.7.7: Path and Trail Standards**. The Path and Trail Framework Plan is shown on **Exhibit 3.6.9: Path and Trail Framework Plan** and includes the following:

a. Primary Roadway Trails

- i. The Primary Roadway Trails are the roads which border and bisect the Property. Meridian Road, Ironwood Road, Idaho Road, Ray Road, Warner Road and Elliot Road comprise the primary roads.
- ii. The Primary Roadway Trails are planned to have concrete paved trails that are separated from the curb to allow for landscape areas buffering the vehicular environment from the pedestrian environment. Path and Trail locations and minimum width of the concrete are depicted on the street sections within **Section 3.7.4: Street Standards**. The trails provide circulation around the Property allowing for regional connections as well as internal community connections.
- iii. Primary Roadway Trails will also serve as the main bike circulation route through the use of on-street bike lanes. The bike lanes will connect to the Collector Road Trails with other on-street bike lanes or proposed bike paths.





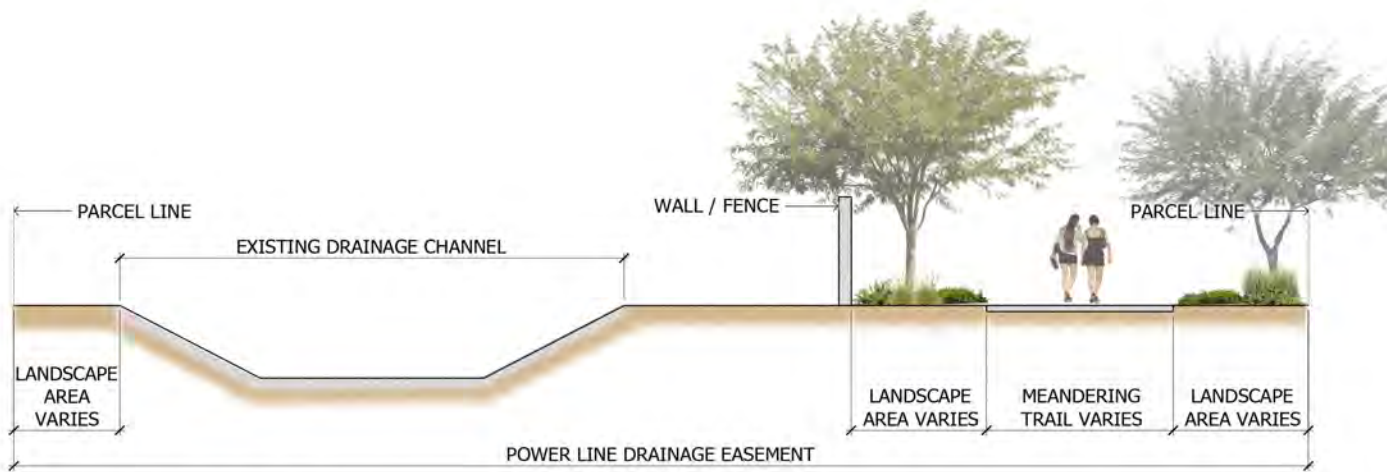
b. Collector Road Trails

- i. The Collector Road Trails are roadway trails, which connect to the primary roadway network providing for intermediate level connections within the Development Units.
- ii. The Collector Road Trails are planned to be either concrete paved, decomposed granite surfaces or asphalt, separated from the curb to allow for a landscape area. The varying trails surfacing allows for a range of recreation activities from walking & jogging to biking or skating. Path and Trail locations and minimum widths are depicted on the street sections within **Section 3.7.4: Street Standards**.
- iii. Collector Road Trails, dependent on the proposed street condition, provide for on-street bike lanes. The bike lanes will connect to the Primary Roadway Trails allowing for greater distances to be traveled on a comprehensive network of bike lanes.

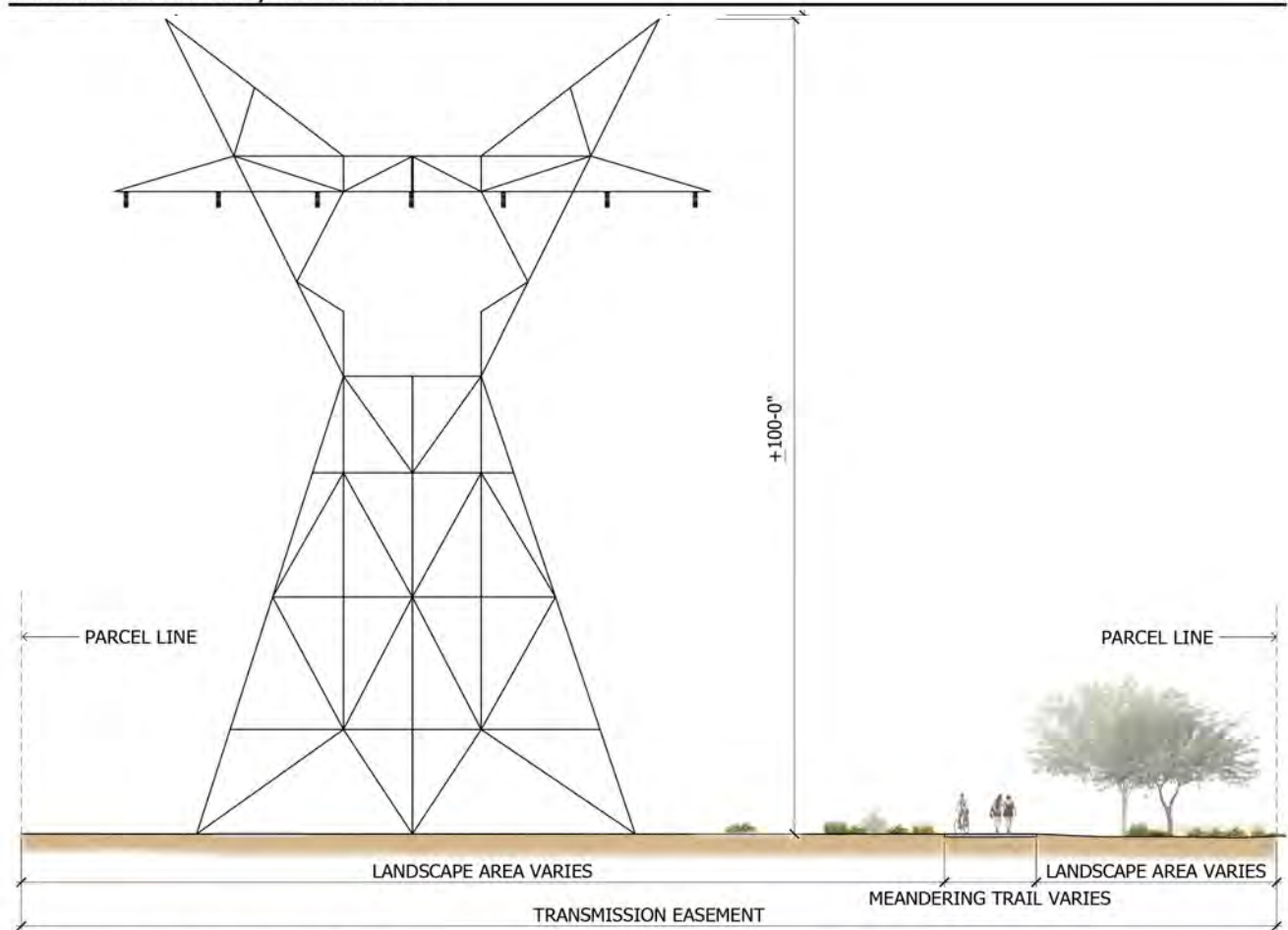
c. Powerline Floodway Channel Trail

- i. The “Powerline Floodway Channel Trail” bisects the Property from the northeast to the southwest, traversing through both Development Units.
- ii. The Powerline Floodway Channel Trail is planned to be a ten-foot (10') wide multi-purpose path, which meanders between the channel and the proposed development. The path is planned to be on one (1) side of the corridor to provide access to neighborhoods and other uses planned on its alignment. Access to the trail should be included as a part of the Path and Trail Circulation Plan. This trail is intended to serve as a major connector between the Primary Roadway Trails and the internal community trails network as well as provide regional connectivity to the proposed CAP canal trail, as shown on **Exhibit 3.6.9: Trail Sections**.
- iii. The trail is proposed within an easement that may have certain restrictions related to proposed uses, structures, surface materials and landscape materials or other improvements. The proposed trail shall be coordinated with the respective agency for specific permitted uses and proposed improvements. Where agency requirements limit uses and improvements, the trail will not be required to be installed.





Powerline Floodway Channel Trail



Transmission Easement Trail

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLANS SUBMITTAL.

d. Transmission Easement Trail

- i. The “Transmission Easement Trail” is located on the southwest corner of the Property. The segment of the trail will be generally perceived as starting in this location and planned to continue to the southeast as the remainder of the Site is developed.
- ii. The Transmission Easement Trail is planned to be a ten-foot (10') wide multi-purpose path, which meanders within the overall easement corridor. Where feasible, access to the trail should be included as a part of the Path and Trail Circulation Plan. This trail is intended to serve as a minor connector between the Primary Roadway Trails and the internal community trails network as shown on **Exhibit 3.6.9: Trail Sections**.
- iii. The trail is proposed within an easement that may have certain restrictions related to proposed uses, structures, surface materials and landscape materials or other improvements. The proposed trail shall be coordinated with the respective agency for specific permitted uses and proposed improvements. Where agency requirements limit uses and improvements, the trail will not be required to be installed.



3.6.10 Landscape Framework Plan

The Development Unit Landscape Plan provides a framework for landscape design within each development unit, envisioned through specific landscape character zones, as shown on **Exhibit 3.6.10: Landscape Framework Plan**. Each landscape character zone provides general guiding principles, which influence the ultimate design of the Development Unit landscape. The proposed landscape character of each development unit may vary, offering a variety of aesthetics throughout the Property.

A plant palette includes the materials suggested within each zone, which may vary where a specific design theme or character is envisioned, as shown on **Exhibit 3.6.10: Plant Palette**. Modifications to including additions or subtractions to the Plant Palette does not require approval by the City.

Within each landscape character zone, the following parameters shall be followed:

- a. Plant materials within public right-of-way and common areas shall be compliant with the Plant Palette or current edition of the ADWR Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List.
- b. Trees with thorns shall be planted a minimum of six feet (6') from a pedestrian path or trail, measured from the edge of the pedestrian surface to the tree trunk.
- c. Any other plant materials with thorns shall be planted a minimum of three feet (3') from a pedestrian walkway or path, measured from the edge of the pedestrian surface to the mature size of the plant material.
- d. Turf plays an important role in creating inviting and usable destination points and open spaces. Turf will be selectively used in ways that will promote recreation activities and social interaction, while being conscientious of water use.
- e. No turf shall be planted within the public right-of-way.

The following landscape zones shall be applicable to public right-of-way, common areas, multi-family and commercial uses within the Property:

- a. Roadway Zone
 - i. Roadway Zones are areas generally located along proposed roadways within the Property. The character of the landscape materials for this zone is inspired by the Sonoran Desert, blended with the existing conditions of adjacent improved properties, which includes non-native species. This palette introduces a range of character from a more native appearance to a softer, more vibrant non-native landscape. Landscape may be organized in more organic forms to more structured, formal patterning to respond to the overall Development Unit character. Consideration shall be given to providing adequate shade for pedestrian comfort and buffering from adjacent traffic to provide proper visibility and safety.
 - ii. Turf is not permitted within the public right-of-way within the Roadway Zone.

b. Development and Transitional Zone

- i. The Development and Transitional Zone includes all areas that are evolving from one zone to another, as well as proposed development areas of residential and non-residential uses. Landscape should consider creating environments for pedestrian use and recreation activities. Plant materials in this zone vary to provide for flexibility in design character and organization. Attention should be provided for shade along paths and trails as well as buffering from vehicular corridors. The landscape palette is more ornamental, less native in character to respond to the higher pedestrian engagement and interaction with traffic traveling at slower rates of speed.
- ii. Landscape materials are encouraged to be organized in patterns that are more formal to provide for even, structured shade along paths and trails. Larger open space areas may be designed in patterns that are more organic to provide for areas of open recreation or to transition to another zone or match an existing character condition.
- iii. Where the zone is utilized in non-residential areas, landscapes should be organized into formal patterns except where large open space areas are planned.
- iv. Turf is permitted within the Development and Transitional Zone.

d. Entry Zone

- i. The Entry Zone should be implemented at entry features, monumentation, arrival features or other types of signage or identification features within the Property. The palette is organized around materials that may be layered, organized in more formal patterns for emphasis and scale, and includes species used for accents with more vibrant colors or textures. The character of this zone may encompass a larger area than the feature itself or may be limited to a specific defined area based on the desired design expression.
- ii. Turf is permitted within the Entry Zone.

e. Focal & Park Zone

- i. The Focal & Park Zone should be utilized within planned park areas or other focal areas such as key trail entry points or pedestrian features along roadways. The character of this zone is focused on providing shade and comfort within park settings with more ornamental materials, softer in texture while still providing for key accent materials. Consideration of tree placements should be given when adjacent to or within turf areas to allow for proper sunlight for healthy and viable turf areas.
- ii. Turf is permitted within the Focal & Park Zone.

f. Drainage Zone

- i. The Drainage Zone includes conveyance channels, swales, detention or retention basins, or other type of water conveyance or stormwater treatment areas. The character of this zone is more natural and arid with a riparian palette focused on materials that provide for treatment of stormwater and those that have growth habits and characteristic congruent with water management. The plant materials may be organized in more organic forms to provide more visual interest and respond to the shape of the drainage area. Formal tree plantings, in certain instances, may be considered to help bring emphasis to a feature.
- ii. Turf is permitted within the Drainage Zone.

TREES

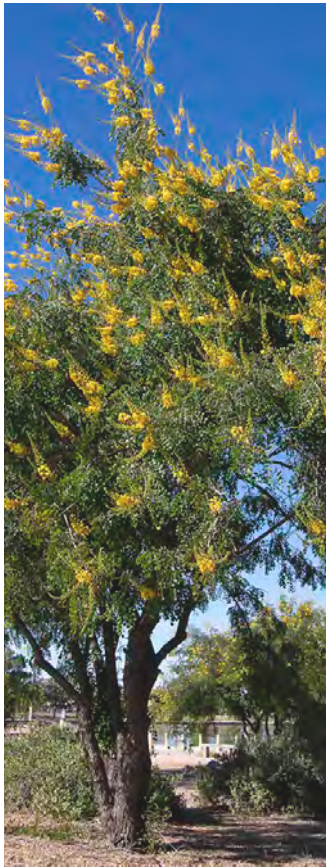
Foliage	Botanical Name	Common Name	Size (H x W)	Roadway		Landscape Setback/ Buffer	Parks	Open Space/ Detention	Thornless
				Primary	Collector				
Evergreen Trees	Acacia spp.	Acacia, Wattle							
	Acacia aneura	Mulga	18'x18'	X	X	X	X	X	X
	Acacia farnesiana (Acacia smallii, A. minuta)	Sweet Acacia	20'x20'	X	X	X	X	X	
	Acacia rigidula	Blackbrush Acacia	12'x12'						
	Acacia salicina	Willow Acacia	30'x15'	X	X	X	X	X	X
	Acacia stenophylla	Shoestring Acacia	30'x20'	X	X	X	X	X	X
	Caesalpinia spp.	Bird-of-Paradise							
	Caesalpinia cacalaco	Caesalpinia cacalaco Smoothie®	15'x15'	X	X	X	X	X	X
	Caesalpinia cacalaco	Cascalote	15'x15'			X		X	
	Ebenopsis spp. (Pithecellobium spp.)	Ebony							
	Ebenopsis ebano (Pithecellobium flexicaule)	Texas Ebony	20'X15'	X	X	X	X		
	Eucalyptus spp.	Eucalyptus							
	Eucalyptus erythrocorys	Red-cap Gum	25'X15'			X	X	X	X
	Eucalyptus leucoxylon	White Ironbark	35'x35'			X	X	X	X
	Eucalyptus microtheca	Coolibah	35'X25'			X	X	X	X
	Eucalyptus papuana	Ghost Gum	40'x25'			X	X	X	X
	Eucalyptus torquata	Coral Gum	35'x30'			X	X	X	X
	Olea europaea	Fruitless Olive Tree, Swan Hill, Wilson's	25'X25'	X	X	X	X	X	X
	Olneya tesota	Ironwood	25'X25'	X	X	X	X	X	
	Pistacia spp.	Pistachio							
	Pistacia lentiscus	Mastic Tree	15'X20'	X	X	X	X		X
	Rhus lancea	African Sumac	25'x25'	X	X	X	X		X
	Sophora secundiflora	Texas Mountain Laurel, Mescal Bean	15'x15'	X	X	X	X		X
	Xylosma congestum	Xylosma	10'x10'			X	X		X

TREES									
Foliage	Botanical Name	Common Name	Size (H x W)	Roadway		Landscape Setback/ Buffer	Parks	Open Space/ Detention	Thornless
				Primary	Collector				
Semi-Evergreen Trees	Acacia spp.	Acacia, Wattle							
	Acacia schaffneri	Twisted Acacia	20'x25'	X	X	X	X	X	
	Acacia willardiana	Palo Blanco	20'x10'						
	Bauhinia lunarioides (Bauhinia congesta)	Anacacho Orchid, White Orchid	8'x6'						
	Bauhinia mexicana	Orchid Tree							
	Caesalpinia spp.	Bird-of-Paradise							
	Caesalpinia cacalaco	Caesalpinia x Sierra Sun®	15'x15'			X		X	
	Dalbergia sissoo	Indian Rosewood, Sissoo Tree	40'X30'			X	X	X	X
	Eysenhardtia orthocarpa	Kidneywood	15'X10'	X	X	X	X	X	X
	Havardia pallens (Pithecellobium pallens)	Tenaza, Ape's Earring	25'X12'	X	X	X	X		
	Parkinsonia spp. (Cercidium spp.)	Palo Verde							
	Parkinsonia praecox (Cercidium praecox)	Palo Brea -Am, Sonoran palo verde-suppl	25'X25'	X	X	X	X	X	
	Parkinsonia x hybrid "Thornless"	Hybrid Palo Verde	25'X25'	X	X	X	X		X
	Prosopis spp.	Mesquite							
	Prosopis species	Chilean Mesquite	30'X30'	X	X	X	X	X	
	Quercus spp.	Oak							
	Quercus virginiana	Southern Live Oak, Cathedral, Heritage, Empire	40'x50'	X	X	X	X		X
	Ulmus parvifolia 'Sempervirens'	Evergreen Elm, Chinese Evergreen Elm	35'x35'	X	X	X	X		X



TREES									
Foliage	Botanical Name	Common Name	Size (H x W)	Roadway		Landscape Setback/ Buffer	Parks	Open Space/ Detention	Thornless
				Primary	Collector				
Deciduous Trees	Acacia spp.	Acacia, Wattle							
	Acacia greggii	Catclaw Acacia	20'x20'	X	X	X	X	X	
	Celtis reticulata	Canyon Hackberry	25'x25'	X	X	X	X	X	X
	Chilopsis linearis	Desert Willow	25'x20'	X	X	X	X	X	X
	Chitalpa tashkentensis	Chitalpa	30'x30'	X	X	X	X	X	X
	Havardia mexicana (Pithecellobium mexicanum)	Mexican Ebony, Palo Chino	20'x15'	X	X	X	X		
	Leucaena retusa	Golden Ball Lead Tree	20'x15'	X	X	X	X	X	X
	Parkinsonia spp. (Cercidium spp.)	Palo Verde							
	Parkinsonia florida (Cercidium floridum)	Blue Palo Verde	30'x30'	X	X	X	X	X	
	Parkinsonia microphylla (Cercidium microphyllum)	Foothills Palo Verde	15'x15'	X	X	X	X	X	
	Pistacia spp.	Pistachio							
	Pistacia atlantica	Mt. Atlas Pistache	40'x40'			X	X		X
	Pistacia atlantica x integerrima	Red Push' Pistache	40'x30'	X	X	X	X		X
	Pistacia chinensis	Chinese Pistache	40'x35'	X	X	X	X		X
	Prosopis spp.	Mesquite							
	Prosopis alba	Argentine Mesquite	30'x30'	X	X	X	X	X	
	Prosopis chilensis	Chilean Mesquite	30'x30'	X	X	X	X	X	
	Prosopis glandulosa	Texas Honey Mesquite	35'x35'	X	X	X	X	X	
	Prosopis glandulosa "Thornless"	Thornless Texas Honey Mesquite	35'x35'	X	X	X	X	X	X
	Prosopis pubescens	Screwbean Mesquite	20'x20'	X	X	X	X	X	
	Prosopis velutina (Prosopis juliflora)	Velvet Mesquite	25'x25'	X	X	X	X	X	
	Prosopis x hybrid "Thornless"	Thornless Mesquite	30'x30'	X	X	X	X	X	X
	Quercus spp.	Oak							
	Quercus buckleyi	Texas Red Oak	30'x30'			X	X		X
	Rhus lanceolata	Prairie Flameleaf Sumac	20'x20'			X	X		X
	Tipuana tipu	Tipu Tree	25'x25'			X	X		X
	Ungnadia speciosa	Mexican Buckeye	10'x10'						
	Vitex agnus-castus	Chaste Tree	20'x20'	X	X	X	X		X

TREES									
Foliage	Botanical Name	Common Name	Size (H x W)	Roadway		Landscape Setback/ Buffer	Parks	Open Space/ Detention	Thornless
				Primary	Collector				
Palm Trees	Brahea spp.	Fan Palm							
	Brahea armata	Mexican Blue Palm	15'x8'			X	X		
	Brahea edulis	Guadalupe Palm	25'x15'			X	X		
	Chamaerops humilis	Mediterranean Fan Palm	10'x10'	X	X	X	X		
	Phoenix canariensis	Canary Island Date Palm	60'x40'	X	X	X	X		
	Phoenix dactylifera	Date Palm	50'x30'	X	X	X	X		
	Washingtonia spp.	Desert Fan Palm							
	Washingtonia filifera	California Fan Palm		X	X	X	X		
	Washingtonia robusta	Mexican Fan Palm	100'x15'	X	X	X	X		



Shrubs	
Botanical Name	Common Name
Abutilon palmeri	Superstition Mallow
Acacia spp.	Acacia
Acacia angustissima v. hirta	Fern Acacia
Acacia berlandieri	Guajillo
Acacia constricta	White Thorn Acacia
Acacia craspedocarpa	Leather-Leaf Acacia
Acacia millefolia	Santa Rita Acacia
Acacia notabilis	Notable Wattle, Mallee Golden Wattle
Acacia rigens	Needle Acacia
Acacia rigidula	Blackbrush Acacia
Aloysia spp.	Beebrush
Aloysia gratissima (Aloysia lycioides)	Bee Brush
Aloysia macrostachya	Sweet-stem
Aloysia wrightii	Oreganillo
Ambrosia ambrosioides	Canyon Ragweed
Ambrosia deltoidea	Triangleleaf Bursage
Ambrosia dumosa	White Bur-sage
Anisacanthus spp.	Desert Honeysuckle
Anisacanthus andersonii	Anderson's Honeysuckle
Anisacanthus quadrifidus	Flame Honeysuckle
Anisacanthus thurberi	Desert Honeysuckle
Artemisia spp.	Sagebrush
Artemesia ludoviciana	White Sage
Asclepias linaria	Pine-leaf Milkweed
Asclepias subulata	Desert Milkweed
Atriplex spp.	Saltbush
Atriplex lentiformis	Quail Bush
Atriplex canescens	Fourwing Saltbush
Atriplex hymenelytra	Desert Holly
Atriplex nummularia	Old Man Saltbush
Baccharis spp.	Desert Broom, Coyote Brush
Baccharis sarothroides	Desert Broom
Bahiopsis parishii (Viguiera parishii)	Golden Eye, Parish's Golden Eye

Shrubs Continued	
Botanical Name	Common Name
Bauhinia lunarioides (Bauhinia congesta)	Anacacho
Bauhinia macarantthera	Orchid Tree
Bauhinia ramosissima	Orchid Tree
Bebbia juncea	Sweet Bush
Berberis haematocarpa	Red Barberry
Berberis trifoliolata	Barberry, Agerita
Buddleja marrubiifolia	Woolly Butterfly Bush
Caesalpinia spp.	Bird-of-Paradise
Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Fairy Duster, Red Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Calliandra peninsularis	Fairy Duster
Callistemon citrinus	Lemon Bottlebrush
Callistemon phoeniceus	Salt Resistant Bottlebrush
Callistemon viminalis	Bottlebrush
Calothamnus spp.	Net Bush
Calothamnus quadrifidus	One-sided Bottlebrush
Calothamnus villosus	Woolly Netbush
Cassia artemisioides (Senna artemisioides)	Feathery Cassia
Cassia biflora	Twin Flower Cassia
Cassia goldmannii	
Cassia nemophila	Desert Cassia
Cassia phyllodinea	Silver-leaf Cassia
Cassia wislizenii	Shrubby Cassia
Celtis pallida	Desert Hackberry
Chrysactinia mexicana	Damianita
Chrysothamnus nauseosus	Rabbit Brush
Cistus spp.	Rockrose
Cistus incanus (Cistus villosus)	Rockrose
Condalia globosa	Bitter Condalia
Convolvulus cneorum	Bush Morning Glory, Silverbush

Shrubs Continued	
Botanical Name	Common Name
<i>Cordia boissieri</i>	Texas Olive, Anacahuita
<i>Cordia parvifolia</i>	Little-Leaf Cordia
<i>Coursetia glandulosa</i>	Baby Bonnes
<i>Cycas revoluta</i>	Sago Palm
<i>Dalea</i> spp.	Smoketree, Indigo Bush
<i>Dalea bicolor</i> var. <i>argyraea</i>	Silver Dalea
<i>Dalea frutescens</i>	Black Dalea
<i>Dalea pulchra</i>	Bush Dalea -Am, Indigo bush-suppl
<i>Dalea versicolor</i>	Weeping Dalea
<i>Dalea versicolor</i> var. <i>sessilis</i>	Wislizenus Dalea
<i>Diclipetera resupinanta</i>	Native Dicliptera
<i>Dodonaea viscosa</i>	Hop Bush
<i>Encelia</i> spp.	Brittlebush
<i>Encelia farinosa</i>	Brittlebush
<i>Ephedra</i> spp.	Mormon-tea
<i>Ephedra nevadensis</i>	Desert Tea
<i>Ephedra nevadensis</i> var. <i>aspera</i>	Boundary
<i>Ephedra trifurca</i>	Mormon Tea
<i>Eremophila</i> spp.	Emu Bush
<i>Eremophila glabra</i>	Spotted Emu Bush
<i>Eremophila maculata</i>	Red Eremophila, Emu bush
<i>Ericameria linearifolia</i>	Turpentine Bush, Narrowleaf Goldenbush
<i>Eriogonum</i> spp.	Buckwheat
<i>Eriogonum fasciculatum</i>	Flattop Buckwheat, California Buckwheat
<i>Erythrina flabelliformis</i>	Southwest Coralbean
<i>Euphorbia antisyphilitica</i>	Candelilla, Wax Plant
<i>Euphorbia rigida</i> (<i>Euphorbia biglandulosa</i>)	Euphorbia
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Forestiera neomexicana</i>	Desert Olive
<i>Fraxinus greggii</i>	Little-Leaf Ash
<i>Genista hispanica</i>	Spanish Broom

Shrubs Continued	
Botanical Name	Common Name
<i>Gossypium harknessii</i>	San Marcos Hibiscus
<i>Guaiacum coulteri</i>	Guayacan
<i>Gutierrezia sarothrae</i>	Snakeweed
<i>Hamelia patens</i>	Firecracker Bush, Fire Bush
<i>Hymenoclea monogyra</i>	Burrobrush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Jatropha</i> spp.	Limberbush
<i>Jatropha cardiophylla</i>	Limberbush
<i>Jatropha cinerea</i>	Lomboy
<i>Jatropha dioica</i>	Leatherstem
<i>Juniperus chinensis</i> varieties	Juniper
<i>Justicia</i> spp.	Mexican Honeysuckle, Chuparosa
<i>Justicia californica</i>	Chuparosa
<i>Justicia candicans</i>	Red Justicia
<i>Justicia sonora</i>	Palm Canyon Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Krameria parvifolia</i>	Ratany
<i>Lantana</i> spp.	Lantana
<i>Larrea tridentata</i>	Creosote Bush
<i>Leucophyllum</i> spp.	Texas Sage, Texas Ranger
<i>Leucophyllum candidum</i>	Violet Silverleaf-Am, Silver sage cvor silver cloud -suppl
<i>Leucophyllum frutescens</i>	Texas Sage, cv. Green Cloud, White Cloud, compacta
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum langmaniae</i>	Langman's Sage, Sierra Madre Sage
<i>Leucophyllum pruinsum</i>	Fragrant Sage
<i>Leucophyllum zygophyllum</i>	Blue Ranger
<i>Lippia graveolens</i> (<i>Lippia berlandieri</i>)	Mexican Oregano
<i>Lycium</i> spp.	Wolfberry
<i>Lycium andersonii</i>	Anderson Thornbush
<i>Lycium brevipes</i>	Frutilla

Shrubs Continued	
Botanical Name	Common Name
Lycium fremontii	Wolfberry
Maireana sedifolia	Bluebush
Malpighia emarginata	Barbados Cherry
Maytenus phyllanthoides	Mangle Dulce
Melaleuca spp.	Australian Myrtle
Mimosa biuncifera	Wait-a-Minute Bush
Mimosa dysocarpa	Velvet Pod Mimosa
Myrtus communis	Myrtle
Nandina domestica	Heavenly-bamboo
Nerium oleander	Oleander
Perovskia atriplicifolia cv. 'Heavenly Blue'	Russian Sage
Phlomis fruticosa	Jerusalem Sage
Plumbago capensis	Cape Plumbago
Plumbago scandens	White Plumbago
Poliomintha maderensis	Lavender Spice
Punica granatum	Pomegranate
Punica granatum varieties	Pomegranate
Pyracantha spp.	Pyracantha, Fire Thorn
Pyracantha coccinea	Firethorn
Rhus choriophylla	Mearns Sumac
Rhus microphylla	Desert Sumac
Rhus ovata	Sugarbush
Rhus trilobata	Skunkbush
Rhus virens	Evergreen Sumac
Rosmarinus officinalis	Bush Rosemary
Ruellia spp.	Ruellia
Ruellia brittoniana	Purple Ruellia
Ruellia peninsularis	Baja Ruellia
Salvia spp.	Sage
Salvia chamaedryoides	Blue Sage
Salvia clevelandii	Chaparral Sage
Salvia dorrii	Desert Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage

Shrubs Continued	
Botanical Name	Common Name
Salvia leucophylla	Purple Sage
Senna spp. (Cassia spp.)	Cassia
Senna polyantha, Cassia goldmannii)	
Senna artemisioides (Cassia artemisioides)	Green Feathery Senna-Am, feathery cassia-suppl
Senna pallida (Cassia biflora)	Twin Flower Cassia
Senna nemophila (Cassia nemophila)	Desert Cassia
Senna phyllodinea (Cassia phyllodinea)	Silver-leaf Cassia
Senna wislizenii (Cassi wislizenii)	Shrubby Senna, Shrubby Cassia
Simmondsia chinensis	Jojoba
Solanum xanti	Solanum
Sophora arizonica	Arizona Sophora
Sophora formosa	Sophora
Sophora secundiflora	Texas Mountain Laurel, Mescal Bean
Tecoma spp.	Tacoma
Tecoma hybrid	Orange Bells
Tecoma stans	Arizona Yellow Bells
Tecomaria capensis	Cape Honeysuckle
Teucrium fruticans	Bush Germander
Thamnosma montana	Turpentine Broom
Thevetia peruviana	Yellow Oleander
Trixis californica	Trixis
Vauquelinia spp.	Rosewood
Vauquelinia californica	Arizona Rosewood
Vauquelinia corymbosa	Narrow-leaf Rosewood
Viguiera stenoloba	Skeleton-leaf Goldeneye
Viguiera tomentosa	Goldeneye
Wedelia texana (W. hispida, Zexmenia hispida)	Rough Zexmenia
Westringia rosmariniformis	Westringia
Zizyphus obtusifolia	Gray Thorn

Grasses	
Botanical Name	Common Name
<i>Aristida purpurea</i>	Purple Three-awn
<i>Bothriochloa barbinodis</i>	Cane Bluestem
<i>Bothriochloa gerardii</i>	Big Bluestem
<i>Bouteloua aristoides</i>	Six-weeks Grama
<i>Bouteloua curtipendula</i>	Sideoats Grama
<i>Bouteloua gracilis</i>	Blue Grama
<i>Erioneuron pulchellum</i>	Fluffgrass
<i>Hilaria rigida</i>	Big Galleta
<i>Muhlenbergia capillaris</i>	S, GC
<i>Muhlenbergia emersleyi</i>	Bull Grass
<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly
<i>Muhlenbergia porteri</i>	Bush Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i>	Purple Muhly
<i>Pennisetum setaceum</i> cv. 'Cupreum'	Purple Fountain Grass
<i>Schismus barbatus</i>	Mediterranean Grass
<i>Setaria macrostachya</i>	Hummingbird Flower
<i>Sporobolus airoides</i>	Alkali Sacaton
<i>Sporobolus cryptandrus</i>	Sand Dropseed
<i>Sporobolus wrightii</i>	S, GC
<i>Trichachne californica</i>	Cotton top



Perennials	
Botanical Name	Common Name
<i>Allionia incarnata</i>	Trailing Windmills
<i>Amsonia palmeri</i>	Amsonia
<i>Anigozanthos</i> spp.	Kangaroo-paw
<i>Anigozanthos flavidus</i>	Kangaroo Paw
<i>Anigozanthos manglesii</i>	Kangaroo Paw
<i>Anigozanthos viridis</i>	Kangaroo Paw
<i>Anisodonteia hypomandrum</i>	African Mallow
<i>Arctotis</i> spp.	African Daisy
<i>Arctotis acaulis</i>	African Daisy
<i>Argemone munita</i>	Prickly Poppy
<i>Argemone platyceras</i>	Prickly Poppy
<i>Bahia absinthifolia</i>	Bahia
<i>Baileya multiradiata</i>	Desert Marigold
<i>Berlandiera lyrata</i>	Chocolate Flower
<i>Castilleja chromosa</i>	Indian Paintbrush
<i>Castilleja lanata</i>	Indian Paintbrush
<i>Conoclinium greggii</i> (<i>Eupatorium greggii</i>)	Eupatorium
<i>Coreopsis bigelovii</i>	Desert Coreopsis
<i>Datura metaloides</i> (D. <i>wrightii</i> , D. <i>inoxia</i>)	Sacred Datura, Jimsonweed
<i>Delphinium amabile</i>	Larkspur
<i>Delphinium scaposum</i>	Barestem Larkspur
<i>Dichelostemma pulchellum</i>	Bluedicks
<i>Erigeron divergens</i>	Spreading Fleabane
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy
<i>Evolvulus arizonicus</i>	Arizona Blue Eyes
<i>Gaura lindheimeri</i>	Gaura, Desert Orchid
<i>Glandularia gooddingii</i> (<i>Verbena gooddingii</i>)	Goodding's Verbena
<i>Helianthus maximiliani</i>	Maximilian Sunflower
<i>Hesperocallis undulata</i>	Ajo Lily
<i>Ipomopsis longiflora</i>	Pale Blue Trumpets
<i>Hibiscus coulteri</i>	Desert Rose Mallow
<i>Justicia sonora</i>	Sonoran Justicia
<i>Linum lewisii</i>	Blue Flax
<i>Lotus rigidus</i>	Desert Rock Pea

Perennials Continued	
Botanical Name	Common Name
Machaeranthera gracilis	Yellow Aster
Machaeranthera tortifolia	Mohave Aster
Melampodium leucanthum	Blackfoot Daisy
Mirabilis multiflora	Desert Four O'Clock
Oenothera caespitosa	Tufted Evening Primrose
Penstemon spp.	Penstemon
Penstemon baccharifolius	Rock Penstemon
Penstemon barbatus	Scarlet Penstemon
Penstemon eatonii	Firecracker Penstemon
Penstemon palmeri	Palmer's Penstemon
Penstemon parryi	Parry's Penstemon
Penstemon pseudospectabilis	Canyon Penstemon
Penstemon spectabilis	Royal Penstemon
Penstemon superbus	Coral Penstemon -Am, Superb Penstemon-Suppl
Phlomis fruticosa	Jerusalem Sage
Proboscidea altheaefolia	Devil's Claw
Psilostrophe cooperi	Paperflower
Psilostrophe tagetina	Paperflower
Ratibida columnaris	Mexican Hat
Romneya coulteri	Matilija Poppy
Salvia spp.	
Salvia clevelandii	Chaparral Sage
Salvia farinacea	Mealy Cup Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Senna spp. (Cassia)	Senna
Senna covesii (Cassia covesii)	Desert Senna
Sphaeralcea spp.	Globe-mallow
Sphaeralcea ambigua	Globe Mallow
Stachys coccinea	Red Mint, Betony
Tagetes spp.	Marigold
Tagetes lucida	Mexican Mint Marigold

Perennials Continued	
Botanical Name	Common Name
Tagetes palmeri (Tagetes lemmonii)	Mt. Lemmon Marigold
Tetranneuris acaulis (Hymenoxys acaulis)	Angelita Daisy
Thymophylla acerosa (Dyssodia acerosa)	Dyssodia
Thymophylla pentachaeta (Dyssodia pentachaeta)	Golden Dyssodia, Dyssodia
Zauschneria californica	Hummingbird Trumpet, Hummingbird Flower
Zephyranthes spp.	Rain Lily
Zephyranthes candida	Rain Lily, Zephyr Flower
Zephyranthes citrina	Fairy Lily
Zephyranthes grandiflora	Rain Lily
Wedelia texana (W. hispida, Zexmenia hispida)	Rough Zexmenia, Orange Zexmania
Zinnia acerosa	Desert Zinnia
Zinnia grandiflora	Prairie Zinnia, Rocky Mountain Zinnia



Annuals	
Botanical Name	Common Name
Abronia villosa	Sand-verbena
Amsinckia intermedia	Fiddleneck
Argemone pleiacantha	Prickly-poppy
Camissonia brevipes	Yellow Cups
Camissonia cardiophylla	Heart-leaved Primrose
Castilleja exserta (Orthocarpus purpurascens)	Owl's Clover
Catharanthus roseus	Madagascar Periwinkle
Centaurea rothrockii	Basket Flower
Cirsium neomexicanum	Thistle
Clarkia amoena	Farewell-to-Spring
Collinsia heterophylla	Chinese-houses
Coreopsis bigelovii	Desert Coreopsis
Cosmos spp.	Cosmos
Cosmos bipinnatus	Southwestern Cosmos
Cosmos parviflorus	
Cosmos sulphureus	Yellow Cosmos
Dimorphotheca spp.	African Daisy
Eriastrum diffusum	Prickly Stars
Erigeron divergens	Spreading Fleabane
Eriophyllum lanosum	Woolly Daisy
Eriophyllum wallacei	Woolly Daisy
Eschscholzia californica ssp. Mexicana, E. mexicana	Mexican Gold Poppy, Calif Poppy
Euphorbia heterophylla	Painted Spurge
Gaillardia pulchella	Blanket Flower, Fire Wheel
Geraea canescens	Desert Sunflower
Gilia leptantha	Showy Blue Gilia
Glandularia gooddingii (Verbena gooddingii)	Goodding's Verbena
Gomphrena globosa	Globe Amaranth
Helianthus annuus	Wild Sunflower
Helianthus maximiliani	Maximilian Sunflower
Helichrysum bracteatum	Everlasting Daisy
Helipterum spp.	Helipterum
Helipterum roseum	Pink Everlasting
Ipomoea cristulata	Morning Glory

Annuals Continued	
Botanical Name	Common Name
Ipomoea leptotoma	Morning Glory
Kallstroemia grandiflora	Arizona Poppy
Lasthenia chrysostoma (Baeria chrysostoma)	Goldfield
Layia platyglossa	Tidy Tips
Lesquerella gordonii	Yellow Blanket
Linaria spp.	Toadflax
Linaria pinnifolia	Toadflax
Linaria texana	Toadflax
Linaria maroccana	Toadflax
Linum grandiflora	Red Flax
Linum grandiflorum cv. 'Rubrum'	Red Flax
Linum lewisii	Blue Flax
Lupinus arizonicus	Arizona Lupine
Lupinus densiflorus	Lupine
Lupinus sparsiflorus	Desert Lupine
Lupinus succulentus	Arroyo Lupine
Machaeranthera tanacetifolia (Aster)	Tahoka Daisy
Machaeranthera asteroides (Psilactis leptos)	Purple Aster
Machaeranthera canescens (Aster bigelovii)	Blue Aster
Matricaria grandiflora	Pineapple Weed
Matthiola longipetala cv. 'Bicornis'	Evening Scented Stock
Mentzelia spp.	Blazing Star
Mentzelia involucrata	Morning Stars
Mentzelia lindleyi	Blazing Stars
Mimulus bigelovii	Bigelow's Monkeyflower
Mohavea confertiflora	Ghost Flower
Monarda austromontana	Bee Balm
Monoptilon belliioides	Belly Flower
Nama demissum	Purple Mat
Nama hispidum	Purple Mat
Nemophila maculata	Five Spot
Nemophila menziesii	Baby Blue Eyes
Oenothera deltoides	Birdcage Evening Primrose

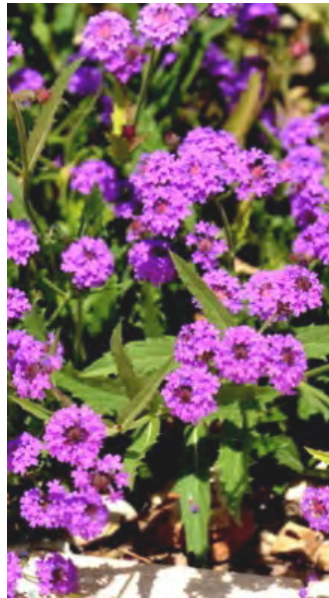
Annuals Continued	
Botanical Name	Common Name
Oenothera primiveris	Evening Primrose
Papaver rhoeas	Shirley Poppy
Pectis papposa	Chinch Weed
Perityle emoryi	Rock Daisy
Phacelia spp.	Scorpion Weed
Phacelia campanularia	Desert Bluebell, Calif Bluebell
Phacelia tanacetifolia	Scorpion Weed
Plantago spp.	Indian-wheat
Plantago insularis	Indian Wheat
Platystemon californicus	Cream Cups
Portulaca grandiflora	Moss Rose
Proboscidea parviflora	Devil's Claw
Rafinesquia neomexicana	Desert-chicory
Salvia spp.	
Salvia coccinea	Cherry Red Sage
Salvia columbariae	Chia
Sisymbrium ambiguum	Purple Rocket
Solanum xanti	Solanum
Thymophylla pentachaeta (Dyssodia pentachaeta)	Golden Dyssodia, Dyssodia
Tithonia rotundifolia	Mexican Sunflower
Ursinia spp.	Ursinia
Ursinia calenduliflora	
Ursinia chrysanthemoides	
Ursinia speciosa	
Verbesina encelioides	Golden Crown Beard
Viguiera annua	Golden Eye
Zinnia angustifolia X elegans	Zinnia 'Profusion' Series



Groundcovers	
Botanical Name	Common Name
Acacia spp.	Acacia
Acacia redolens	Trailing Acacia cv. 'Desert Carpet'
Acalypha monostachya.	Raspberry Fuzzies
Aizoaceae spp.	Ice Plant Family
Cephalophyllum alstonii 'Red Spike'	Red Spike Ice Plant
Malephora crocea	Ice Plant, Gray Ice Plant
Asparagus densiflorus cv. 'Sprenger'	Sprenger Asparagus
Atriplex spp.	Saltbush
Atriplex semibaccata	Australian Saltbush
Baccharis spp.	
Baccharis v. 'Centennial'	Centennial Baccharis
Baccharis hybrid	Trailing Desert Broom
Baccharis pilularis	Coyote Brush
Calylophus hartwegii v. fendleri	Sundrops
Chrysactinia mexicana	Damianita
Clianthus formosus	Sturt's Desert Pea
Convolvulus cneorum	Bush Morning Glory, Silverbush
Convolvulus mauritanicus	Ground Morning Glory
Dalea spp.	Indigo Bush
Dalea greggii	Trailing Dalea
Euphorbia rigida	Blue Euphorbia, Gopher Plant
Gazania rigens	Trailing Gazania
Glandularia spp.	Verbena
Glandularia bipinnatifida (Verbena bipinnatifida)	Verbena
Glandularia peruviana (Verbena peruviana)	Peruvian Verbena
Glandularia rigida (Verbena rigida)	Sandpaper Verbena
Glandularia tenera (Verbena tenera)	Latin Mock Vervain
Lantana spp.	Trailing Lantana
Lantana hybrid	Lantana
Lantana montevidensis	Trailing Lantana

Groundcovers Continued

Botanical Name	Common Name
<i>Myoporum parvifolium</i>	Myoporum
<i>Oenothera berlandieri</i> (O. speciosa)	Mexican Evening Primrose
<i>Oenothera caespitosa</i>	Tufted Evening Primrose
<i>Oenothera stubbei</i>	Saltillo Primrose
<i>Pentzia incana</i>	Karoo Bush
<i>Rosmarinus officinalis</i>	Trailing or Prostate Rosemary
<i>Ruellia</i> spp.	Ruellia
<i>Ruellia brittoniana</i> 'Katie'	Katie Ruellia
<i>Salvia chamaedryoides</i>	Blue Sage
<i>Salvia farinacea</i>	Mealy Cup Sage
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Santolina virens</i>	Green Santolina
<i>Sesuvium verrucosum</i>	Sea Purslane
<i>Teucrium chamaedrys</i> cv. 'Prostrata'	Creeping Germander
<i>Wedelia trilobata</i>	Yellow Dot
<i>Zauschneria</i> spp.	Hummingbird Flower
<i>Zauschneria californica</i>	Hummingbird Flower, Hummingbird Trumpet



Vines

Botanical Name	Common Name
<i>Antigonon leptopus</i>	Queen's Wreath, Coral Vine
<i>Bougainvillea</i> spp.	Bougainvillea
<i>Bougainvillea spectabilis</i>	Bougainvillea
<i>Callaeum macropterum</i> (Mascagnia macroptera)	Yellow Orchid Vine
<i>Campsis radicans</i>	Common Trumpet Creeper
<i>Cissus trifoliata</i>	Grape Ivy
<i>Clematis drummondii</i>	Virgin's Bower
<i>Curcubita digitata</i>	Coyote Gourd, Finger Leaf Gourd
<i>Hardenbergia comptoniana</i>	Purple Coral Pea
<i>Hardenbergia violacea</i>	Lilac Vine
<i>Janusia gracilis</i>	Slender Janusia
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Kennedia nigricans</i>	Black Yellow Vine
<i>Macfadyena unguis-cati</i>	Cat Claw Vine
<i>Mascagnia lilacina</i>	Purple Mascagnia
<i>Maurandya antirrhiniflora</i>	Snapdragon Vine
<i>Maurandya wislizeni</i>	Snapdragon Vine
<i>Merremia aurea</i>	Yuca Vine
<i>Passiflora foetida</i>	Baja Passion Vine, Passion vine
<i>Podranea ricasoliana</i>	Pink Trumpet Vine
<i>Rhynchosia texana</i>	Rosary Bead Vine
<i>Rosa banksiae</i>	Lady Banks' Rose
<i>Solanum jasminoides</i>	Potato Vine



Cactus/Succulents/Accents	
Botanical Name	Common Name
Agave spp.	Century Plant, Agave
Agave americana	Century Plant
Agave bovicornuta	Lechuguilla Verde, Cow's Horn Agave
Agave colorata	Mescal Ceniza
Agave desmettiana	Smooth Agave
Agave geminiflora	Twin-flowered Agave
Agave murpheyi	Murphy's Agave
Agave parryi	Parry's Agave
Agave victoriae-reginae	Royal Agave
Agave vilmoriniana	Octopus Agave
Agave weberi	Weber's Agave
Aizoaceae	Ice Plant Family
Carpobrotus chilensis	Ice Plant
Carpobrotus edulis	Hottentot Fig
Cephalophyllum alstonii 'Red Spike'	Red Spike Ice Plant
Drosanthemum speciosum	Dewflower
Malephora crocea	Gray Ice Plant, Ice Plant
Mesembryanthemum crystallinum	Common Ice Plant
Aloe spp.	Aloe
Aloe dawei	Dawe's Aloe
Aloe ferox	Tree Aloe, Cape Aloe
Aloe marlothii	Mountain Aloe
Aloe saponaria	Tiger Aloe
Aloe striata	Coral Aloe
Aloe variegata	Partridge Breast Aloe
Aloe vera (Aloe barbadensis)	Medicinal Aloe
Asclepias subulata	Desert Milkweed
Bulbine frutescens	Yellow Bulbine, Bulbine
Cactaceae	Cactus Family
Carnegiea gigantea	Saguaro
Cereus hildmannianus	Hildmann's Cereus
Echinocactus grusonii	Golden Barrel
Echinocereus engelmannii	Engelmann's Hedgehog

Cactus/Succulents/Accents Continued	
Botanical Name	Common Name
Ferocactus acanthodes	Compass Barrel
Ferocactus cylindraceus	Compass Barrel
Ferocactus wislizenii	Fishhook Barrel
Lophocereus schottii	Senita, Totem Pole
Myrtillocactus goemetrizans	Blue Myrtle Cactus
Opuntia acanthocarpa	Buckhorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia bigelovii	Teddy Bear Cholla
Opuntia engelmannii	Desert Prickly Pear, Engelmann's Prickly Pear
Opuntia ficus-indica	Indian Fig
Opuntia robusta	Giant Prickly Pear
Opuntia santa-rita	Purple Prickly Pear
Opuntia violacea	Purple Prickly Pear
Pachycereus marginatus	Mexican Fencepost
Stenocereus thurberi	Organ Pipe, Arizona Organ Pipe
Tephrocactus articulatus	Spruce Cones
Trichocereus candicans	Argentine Trichocereus, Argentine Giant
Trichocereus huascha	Argentine Hedgehog
Trichocereus terscheckii	Cardon Grande
Cycas revoluta	Sago Palm
Dasyllirion spp.	Desert Spoon
Dasyllirion acrotriche	Green Desert Spoon
Dasyllirion longissimum	Grass Tree
Dasyllirion wheeleri	Desert Spoon, Sotol
Euphorbia antisiphilitica	Candelilla, Wax Plant
Fouquieria spp.	Ocotillo
Fouquieria macdougallii	Chunari
Fouquieria splendens	Ocotillo
Hechtia montana	Hechtia
Hesperaloe spp.	Hesperaloe
Hesperaloe campanula	Bell Flower
Hesperaloe funifera	Giant Hesperaloe, Coahuilan Hesperaloe



Cactus/Succulents/Accents Continued	
Botanical Name	Common Name
Hesperaloe nocturna	Night-blooming Hesperalow
Hesperaloe parviflora	Red Hesperaloe, Red Yucca
Manfreda maculosa	Manfreda
Nolina spp.	Beargrass
Nolina matapensis	Tree Bear Grass
Nolina microcarpa	Beargrass
Pedilanthus macrocarpus	Slipper Flower, Lady Slipper
Portulaca grandiflora	Moss Rose
Portulacaria afra	Elephant's Food
Yucca spp.	Yucca
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca brevifolia	Joshua Tree
Yucca elata	Soaptree Yucca
Yucca pallida	Paleleaf Yucca
Yucca rigida	Blue Yucca
Yucca rostrate	Beaked Yucca



3.6.11 Lighting Plan

Lighting standards define the use and intensity of lighting allowed through lighting zones. These zones are based on land use criteria as well as roadway hierarchy. The result will provide the Property with a balance between safety and aesthetics by regulating the quantity and quality of nighttime illumination. Accordingly, these regulations will control the use of lighting in a manner that conserves energy, provides safety and security, and reduces light pollution.

The lighting standards will enforce the City's existing recognition of the International Dark-Sky Association, the Illuminating Engineering Society of North America ("IESNA"), and the International Energy Conservation Code ("IECC"). These organizations' recommendations and standards will be guiding principles in the development of these regulations. The lighting standards are within **Section 3.7.12: Lighting Standards**. Lighting zones shall be identified at the time of subdivision plat or site plan submittal.



3.6.12 Signage Plan

The primary function of the project signage is to celebrate arrival, create a sense of place and provide wayfinding for vehicular and pedestrian destinations. The signage within the Property should also reinforce the overarching character and development identity, as well as promote a high-quality aesthetic. While signage character and aesthetics will differ from Development Unit to Development Unit, the continuity in appearance shall be achieved through establishing a level of quality and finish to be executed in all applications. The Signage Plan shows conceptual locations of various signage types throughout the Property, as shown on **Exhibit 3.6.12: Signage Master Plan**. Signage locations and types shall be defined at the time of subdivision plat or site plan submittal.

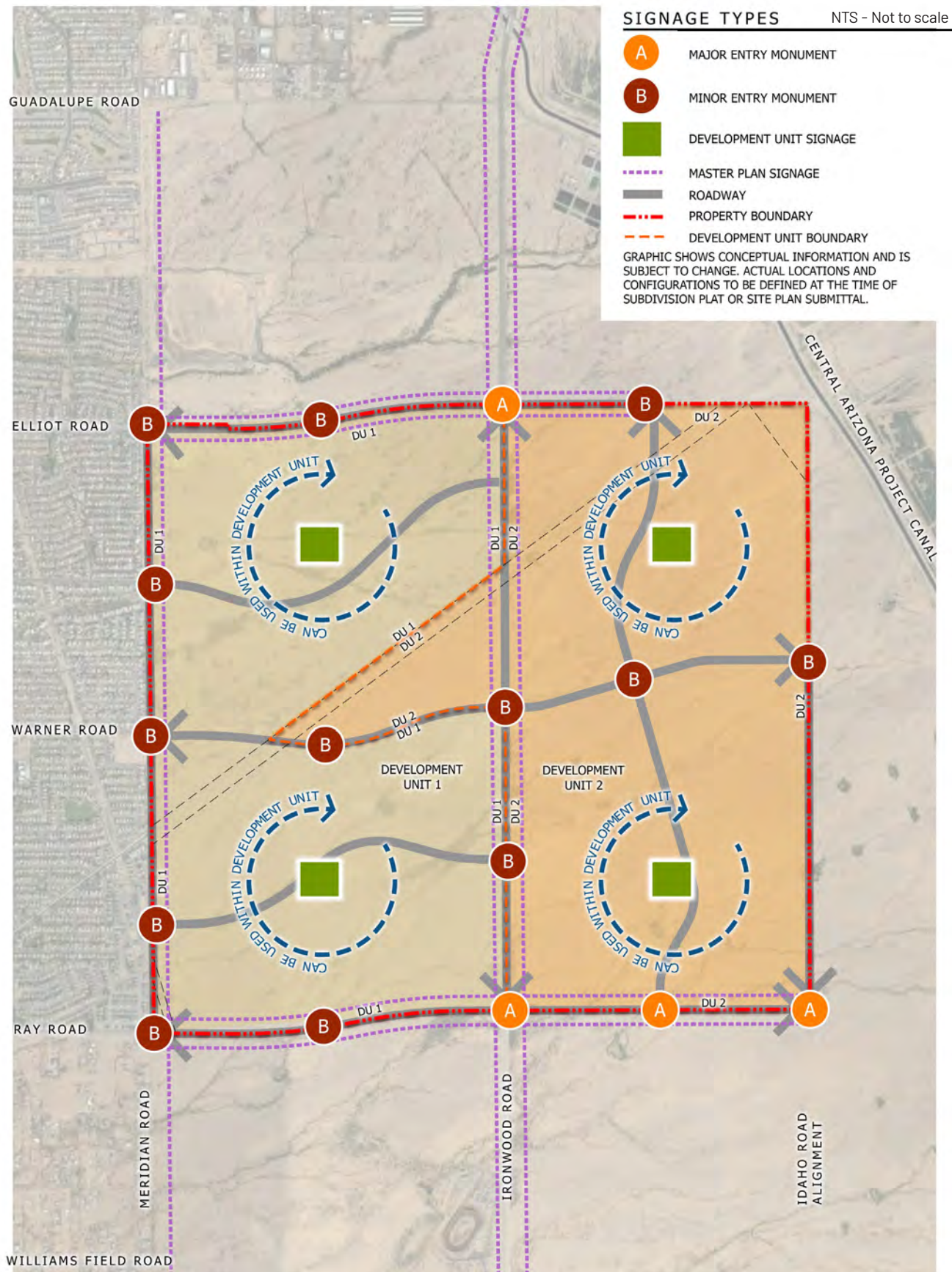
Sign regulations define the use, hierarchy, and requirements of the signage planned within the Property. **Section 3.8.13: Sign Regulations**.



3.6.13 Walls

A wall and fence hierarchy is intended to provide variety of forms and materials as well as provide privacy for each home site all while providing continuity within a Development Unit. Walls and fencing will be used throughout the Property to establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. The use of walls and fences accentuates neighborhood features in addition to screening streets and adjacent uses. All wall and fence heights are measured from the base of the wall to the top of the wall.

Materials for walls constructed within the Property should complement the character of the community and architecture. Walls shall be constructed of masonry, brick, block, painted block, stone, stucco, steel, board form concrete, concrete, split-face, single-score or patterned integrally colored block or similar enhancement. Standards for walls are described in **Section 3.7.9: Wall Standards**. Wall and fence types shall be defined at the time of subdivision plat or site plan submittal.



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3.7 Development Standards & Design Guidelines

The Development Standards and Design Guidelines contained in this section provide criteria for site planning, lot design, architecture, landscape, signage, lighting, and other specific design parameters required to plan and develop a quality master planned community.

These Development Standards and Design Guidelines shall replace all City zoning ordinance development standards and design guidelines, as well as any future modifications or new development standards or design guidelines adopted by the City.

3.7.1 Residential Development Standards

The Property will include a variety of residential product types from more traditional single-family homes to higher density attached or for rent multi-family. The following standards provide criteria for the planning and development of all residential development categories permitted within the Property.

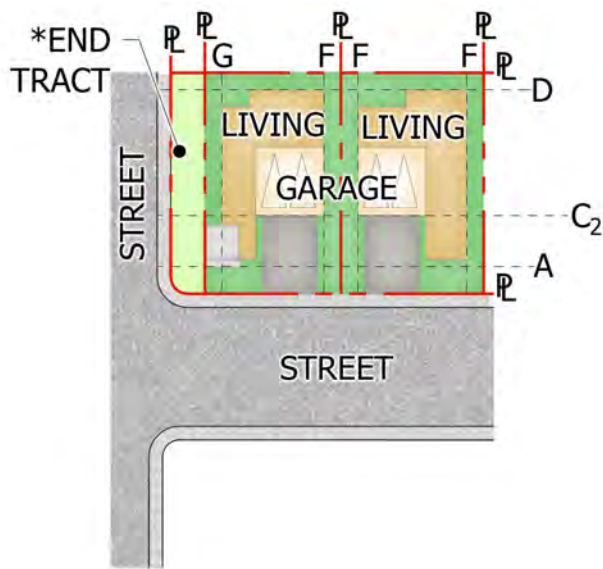
3.7.2 Commercial Development Standards

The Property will include supporting non-residential uses as a part of the overall community framework. The following standards provide criteria for the planning and development of all non-residential development categories permitted within the Property.

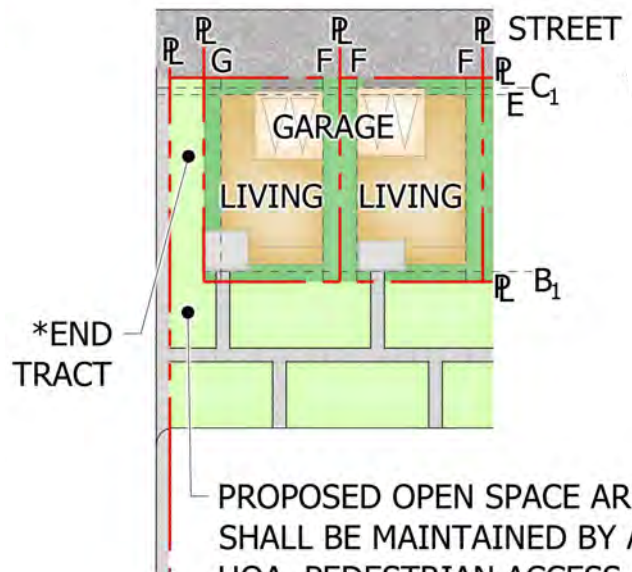


Residential Development Standards - Up to 2,499 SF Single-Family Detached (SFD)			
Lot Standards		Setbacks	
Minimum Lot Area:	Up to 2,499 SF	A. Front Setback (Front Loaded)	10' from street tract or right-of-way
Minimum Lot Width:	24' (29' for corner lots)	B. Front Setback (Rear Loaded)	5' from property line (1) 10' from street tract or right-of way (2)
Maximum Lot Coverage:	Per setback	C. Garage Setback (measured from property line unless otherwise noted):	3' - 5' (1) or 20'+ (2) from garage face street or vehicular courtyard property line
Maximum Building Height:	38'	D. Rear Setback (Front Loaded) (measured from property line):	5'
Minimum Building Spacing:	10' (principal to principal)	E. Rear Setback (Rear Loaded) (measured from property line):	5'
Maximum Density:	16 DU/AC	F. Interior Side Setback (measured from property line):	5'
		G. Street Side Setback (measured from property line):	5' to living from end tract 0' to porch from end tract 15' from living when no end tract 10' from porch where no end tract

Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.

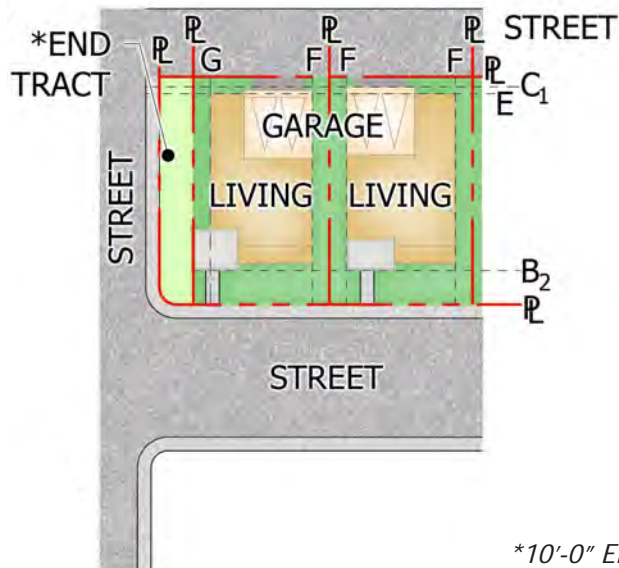


Front Load



PROPOSED OPEN SPACE AREAS SHALL BE MAINTAINED BY AN HOA. PEDESTRIAN ACCESS EASEMENTS OR TRACTS SHALL BE PROVIDED TO FACILITATE PEDESTRIAN ACCESS TO RESIDENTIAL UNITS.

Rear Load

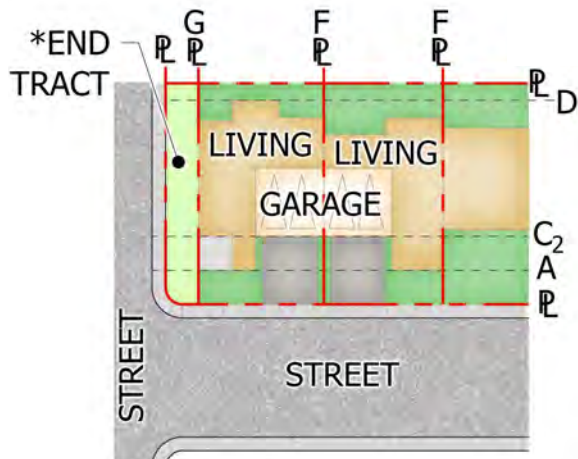


**10'-0" END TRACT OR LANDSCAPE AREA*

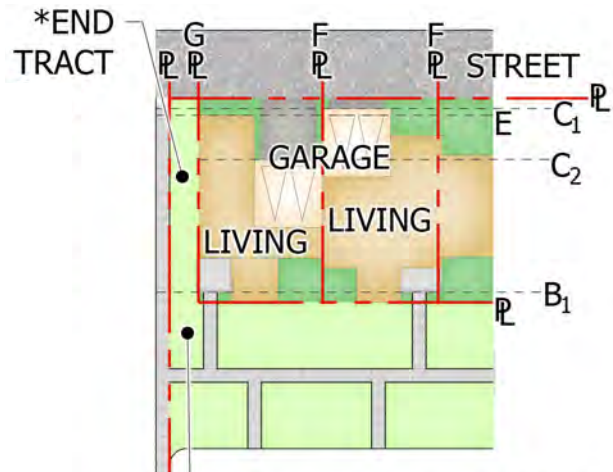
Rear Load Facing Street

Residential Development Standards - Up to 2,499 SF Single-Family Attached (SFA)			
Lot Standards		Setbacks	
Minimum Lot Area:	Up to 2,499 SF	A. Front Setback to Living Space (Front Loaded):	10' from street tract or right-of-way
Minimum Lot Width:	22' (24' for corner lots)	B. Front Setback (Rear Loaded):	0' from property line (1) 10' from street tract or right-of-way (2)
Maximum Lot Coverage:	Per setbacks	C. Garage Setback (measured from property line unless otherwise noted):	3' - 5' (1) or 20'+ (2) from garage face to street or vehicular courtyard property line
Maximum Building Height:	38'	D. Rear Setback (Front Loaded) (measured from property line):	5'
Minimum Building Spacing:	10' (principal to principal)	E. Rear Setback (Rear Loaded) (measured from property line):	5'
Maximum Density:	16 DU/AC	F. Interior Side Setback (measured from property line):	0'
		G. Street Side Setback (measured from property line):	0' to end tract 10' where no end tract occurs

Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.

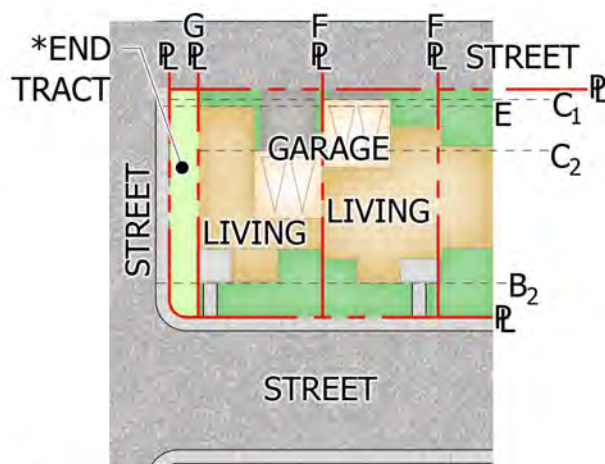


Front Load



PROPOSED OPEN SPACE AREAS SHALL BE MAINTAINED BY AN HOA. PEDESTRIAN ACCESS EASEMENTS OR TRACTS SHALL BE PROVIDED TO FACILITATE PEDESTRIAN ACCESS TO RESIDENTIAL UNITS.

Rear Load

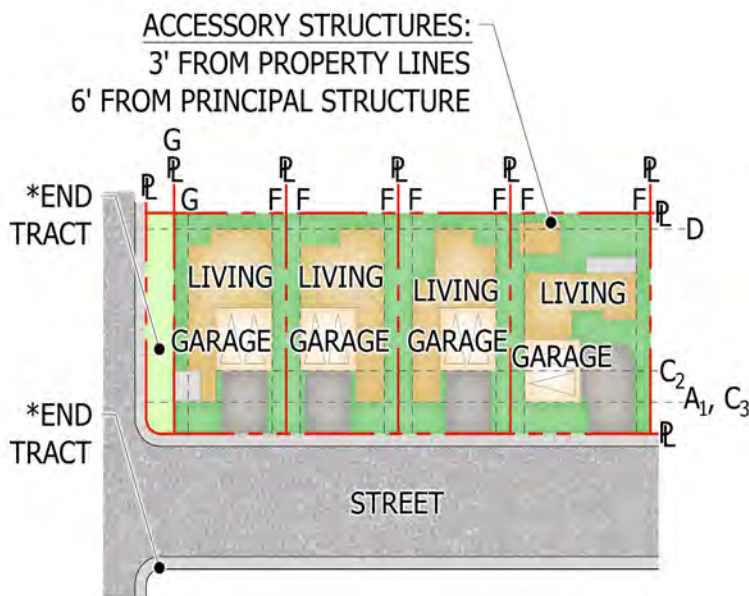


**10'-0" END TRACT OR LANDSCAPE AREA*

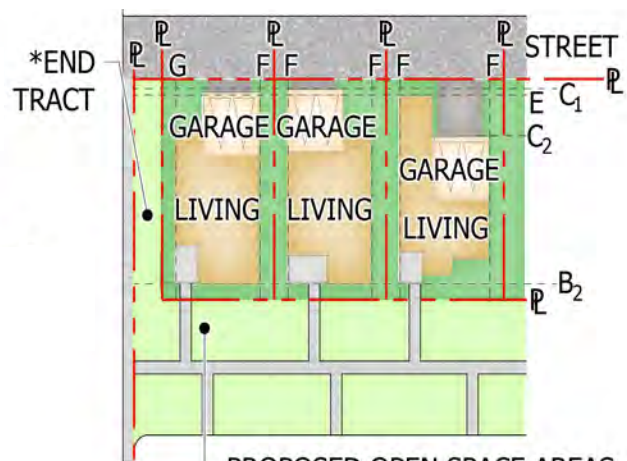
Rear Load Facing Street

Residential Development Standards - 2,500-6,999 SF Lots Single-Family Detached (SFD)			
Lot Standards		Setbacks	
Minimum Lot Area:	2,500-6,999 SF	A. Front Setback to Living Space (Front Loaded):	10' from street tract or right-of-way
Minimum Lot Width:	35' (40' for corner lots)	B. Front Setback (Rear Loaded)	10' from street tract or right-of-way (1) 5' from property line (2)
Maximum Lot Coverage:	Per setbacks	C. Garage Setback (measured from property line unless otherwise noted):	3' - 5' (1) or 20'+ (2) from garage face to street or vehicular courtyard property line, 10' to side entry garage (3)
Maximum Building Height:	38'	D. Rear Setback (Front Loaded) (measured from property line):	10' to living for lots 110' depth or less 15' for lots greater than 110' depth
Maximum Accessory Bldg Height:	32'	E. Rear Setback (Rear Loaded) (measured from property line):	5'
Minimum Building Spacing:	10' (principal to principal)	F. Interior Side Setback (measured from property line):	5'
Maximum Density:	16 DU/AC	G. Street Side Setback (measured from property line):	5' to living from end tract 0' to porch from end tract 15' from living where no end tract occurs 10' from porch where no end tract occurs
		Accessory Structures (measured from property line):	6' from principal structure 5' from property line

Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.

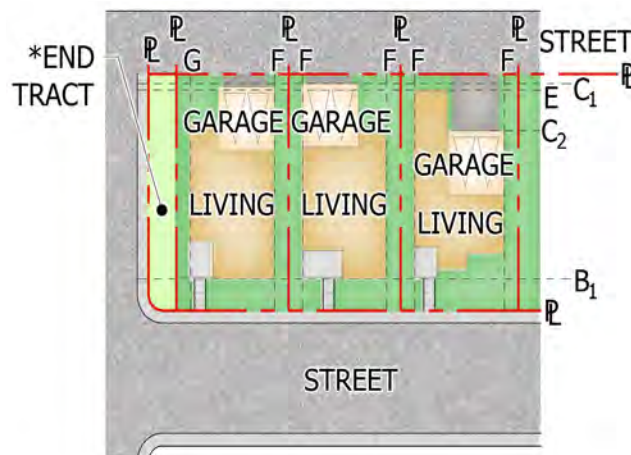


Front Load



Rear Load

PROPOSED OPEN SPACE AREAS SHALL BE MAINTAINED BY AN HOA. PEDESTRIAN ACCESS EASEMENTS OR TRACTS SHALL BE PROVIDED TO FACILITATE PEDESTRIAN ACCESS TO RESIDENTIAL UNITS.



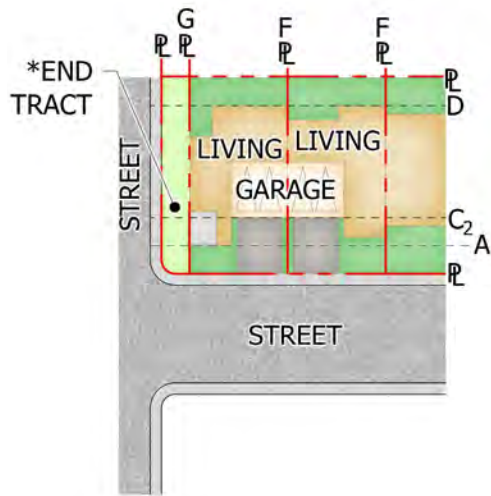
*10'-0" END TRACT OR LANDSCAPE AREA

Rear Load Facing Street

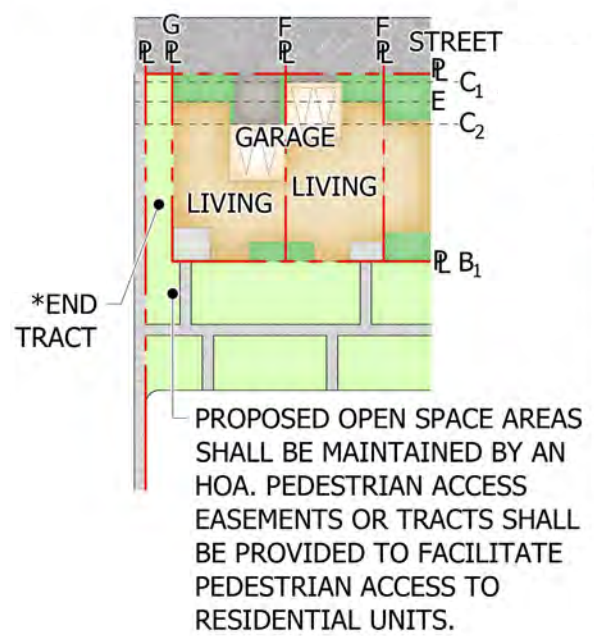
**Residential Development Standards - 2,500-6,999 SF Lots
Single-Family Attached (SFA)**

Lot Standards		Setbacks	
Minimum Lot Area:	2,500-6,999 SF	A. Front Setback to Living Space (Front Loaded):	10' from street tract or right-of way
Minimum Lot Width:	35' (35' for corner lots)	B. Front Setback (Rear Loaded)	0' from property line (1) 10' from street tract or right-of-way (2)
Maximum Lot Coverage:	Per setbacks	C. Garage Setback (measured from property line unless otherwise noted):	3' - 5' (1) or 20'+ (2) from garage face to street or vehicular courtyard property line
Maximum Building Height:	38'	D. Rear Setback (Front Loaded) (measured from property line):	10' to living for lots 110' depth or less 15' for lots greater than 110' depth
Maximum Accessory Bldg Height:	32'	E. Rear Setback (Rear Loaded) (measured from property line):	5'
Minimum Building Spacing:	10' (principal to principal)	F. Interior Side Setback (measured from property line):	0'
Maximum Density:	16 DU/AC	G. Street Side Setback (measured from property line):	0' to end tract 10' where no end tract occurs
		Accessory Structures (measured from property line):	6' from principal structure 5' from property line

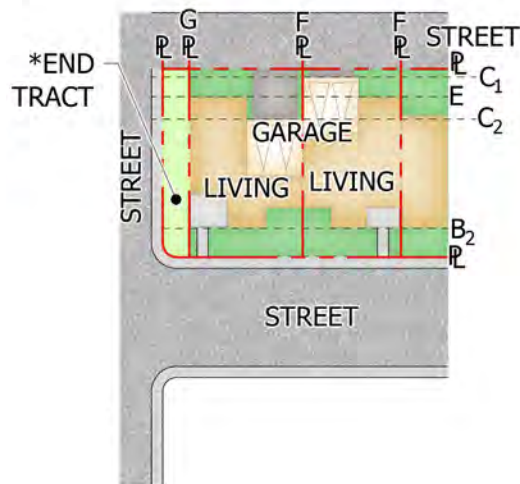
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.



Front Load



Rear Load



**10'-0" END TRACT OR LANDSCAPE AREA*

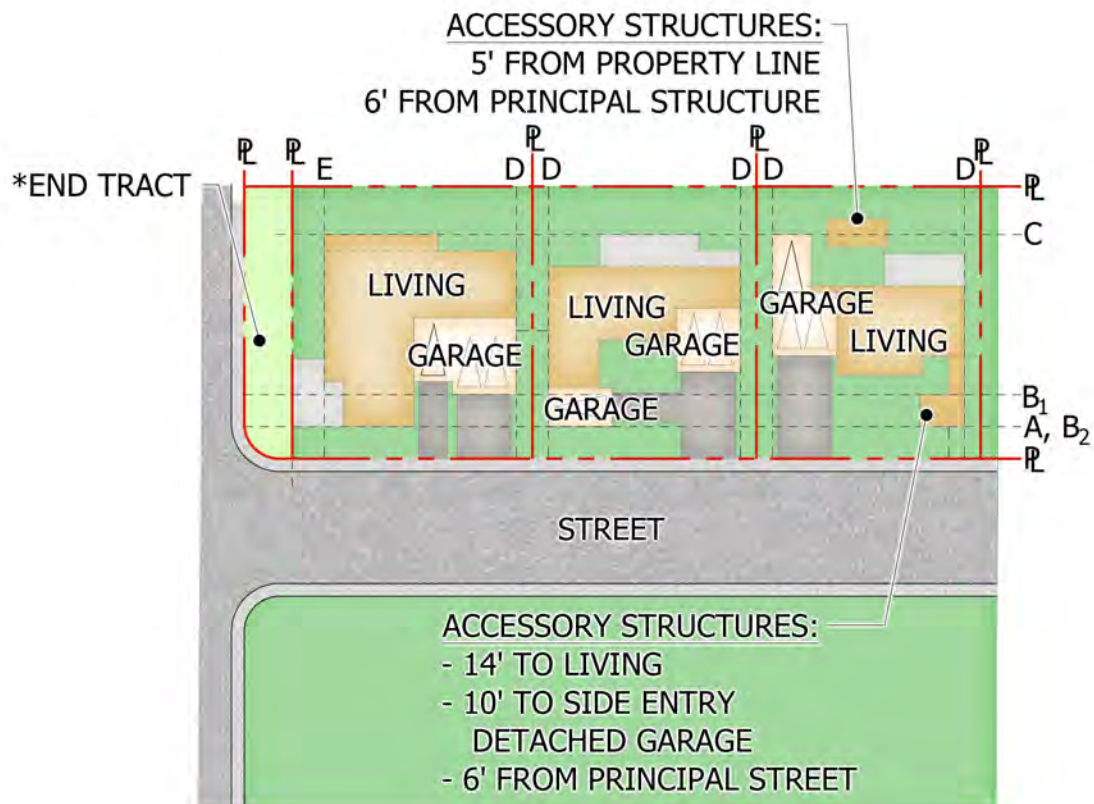
Rear Load Facing Street

Residential Development Standards - 7,000-9,799 SF Lots Single-Family Detached (SFD)			
Lot Standards		Setbacks	
Minimum Lot Area:	7,000-9,799 SF	A. Front Setback:	10' from street tract or right-of-way
Minimum Lot Width:	55' (60' for corner lots)	B. Garage Setback (measured from property line unless otherwise noted):	20'+ (1) from garage face to street or vehicular courtyard property line 10' to side entry garage (2)
Maximum Lot Coverage:	Per setbacks	C. Rear Setback (Front Loaded) (measured from property line):	15' rear yard (min.)
Maximum Building Height:	38'	D. Interior Side Setback (measured from property line):	5'
Maximum Accessory Bldg Height:	32'	E. Street Side Setback (measured from property line):	5' from living to an end tract 0' from porch to an end tract 15' from living where no end tract occurs 10' from porch where no end tract occurs
Minimum Building Spacing:	10' (principal to principal)	Accessory Structures (measured from property line):	5' from property line 6' from principal structure
Maximum Density:	16 DU/AC		

Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.

Residential Development Standards - 9,800 SF Lot and Larger Single-Family Detached (SFD)			
Lot Standards		Setbacks	
Minimum Lot Area:	9,800 and Larger	A. Front Setback:	10' from street tract or right-of-way
Minimum Lot Width:	75'	B. Garage Setback (measured from property line unless otherwise noted):	20'+ (1) from garage face to street or vehicular courtyard property line 10' to side entry garage (2)
Maximum Lot Coverage:	Per setbacks	C. Rear Setback (measured from property line):	20' rear yard (min.)
Maximum Building Height:	38'	D. Interior Side Setback (measured from property line):	5' - 20' aggregate
Maximum Accessory Bldg Height:	32'	E. Street Side Setback (measured from property line):	10' from living to an end tract 0' from porch to an end tract 20' from living where no end tract 10' from porch where no end tract occurs
Minimum Building Spacing:	20' (principal to principal)	Accessory Structures (measured from property line):	Front: 14' to living (10' if detached side entry garage) 5' from property line 6' from principal structure
Maximum Density:	16 DU/AC		

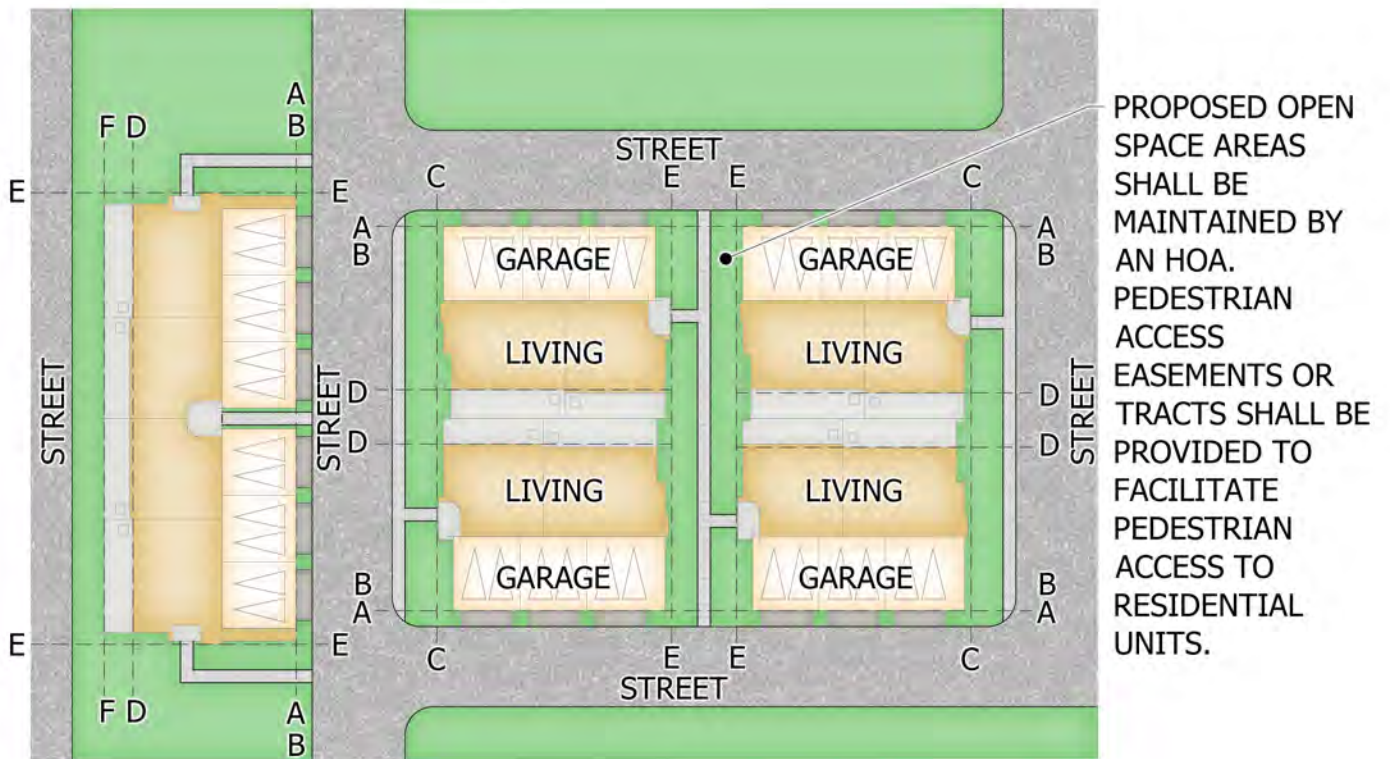
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.



**10'-0" END TRACT OR LANDSCAPE AREA*

Residential Development Standards - 43,560 SF Lot Minimum Front Load Single-Family Attached (SFA)			
Lot Standards		Setbacks	
Density Maximum:	24 (units per gross acre)	A. Front Setback:	5' from street tract or right-of-way
Minimum Lot Width:	20'	B. Garage Setback:	3' - 5' (1) or 20'+ (2) from garage face to street or vehicular courtyard property line
Maximum Lot Coverage:	Per setbacks	C. Street Side Setback :	10'
Maximum Building Height:	60'	D. Rear Yard Setback (Front Loaded):	8'
Minimum Building Spacing:	20'	E. Interior Side Setback:	0' (20' between end units of buildings)
Maximum Density:	40 DU/AC	F. Rear Setback (From Street):	10'

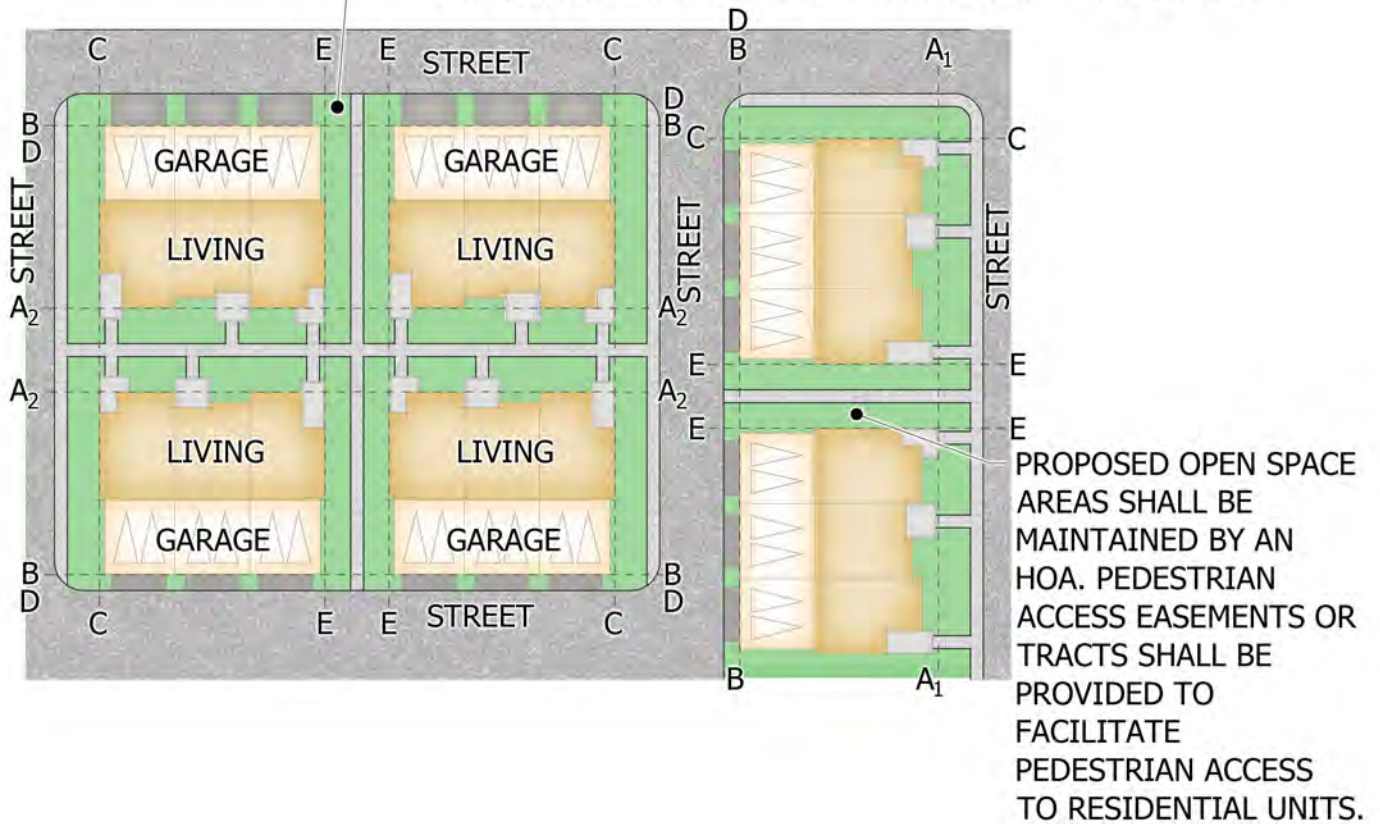
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.



Residential Development Standards - 43,560 SF Lot Minimum Rear Load Single-Family Attached (SFA)			
Lot Standards		Setbacks	
Density Maximum:	24 (units per gross acre)	A. Front Setback	10' from street tract or right-of-way (1) 20' from front to front on open space (2)
Minimum Lot Width:	20'	B. Garage Setback:	3' - 5' (1) or 20'+ (2) from garage face street or vehicular courtyard property line
Maximum Lot Coverage:	Per setbacks	C. Street Side Setback :	10'
Maximum Building Height:	60'	D. Rear Setback (Rear Loaded):	5'
Minimum Building Spacing:	20'	E. Interior Side Setback:	0' (20' between end units of buildings)
Maximum Density:	40 DU/AC		

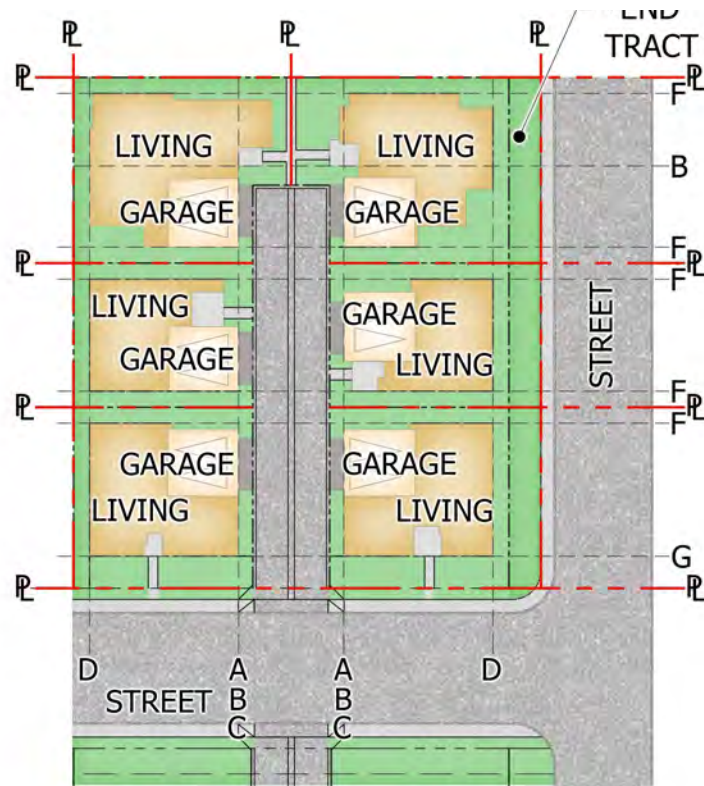
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.

PROPOSED OPEN SPACE AREAS SHALL BE MAINTAINED BY AN HOA. PEDESTRIAN ACCESS EASEMENTS OR TRACTS SHALL BE PROVIDED TO FACILITATE PEDESTRIAN ACCESS TO RESIDENTIAL UNITS.

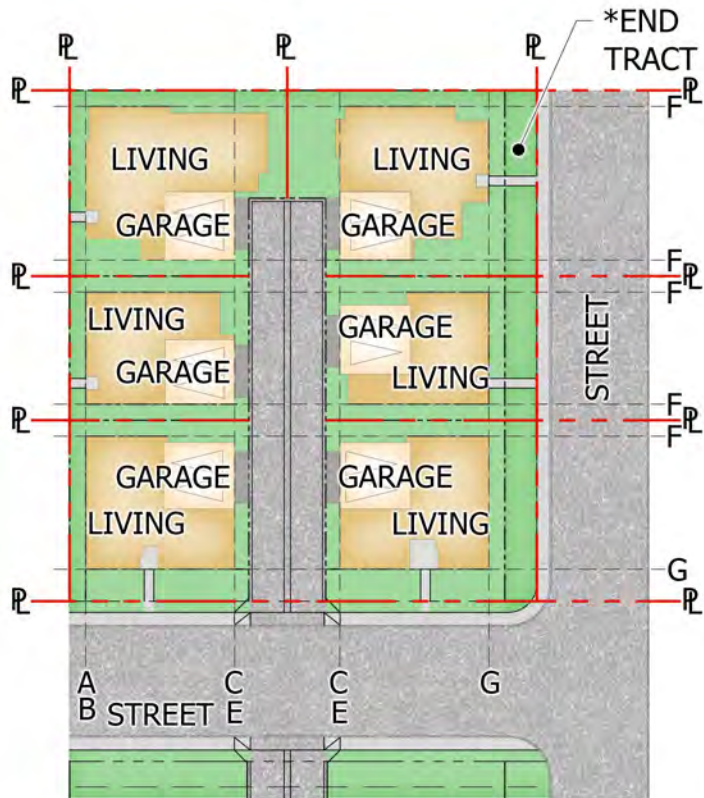


Residential Development Standards - Minimum 2,000 SF Cluster Product Single-Family Detached (SFD)			
Lot Standards		Setbacks	
Minimum Lot Area:	2,000	A. Front Setback to Living Space (measured from property line):	4' to alley or motorcourt 5' from property line
Minimum Lot Width:	30'	B. Front Setback to Porch (measured from property line)	2'
Maximum Lot Coverage:	Per setbacks	C. Garage Setback (measured from property line unless otherwise noted):	3' - 5' (1) or 20'+ (2) from garage face to street or vehicular courtyard property line
Maximum Building Height:	38'	D. Rear Setback (Front Loaded) (measured from property line):	5'
Minimum Building Spacing:	10' (principal to principal)	E. Rear Setback (Rear Loaded) (measured from property line):	4'
Maximum Density:	16 DU/AC	F. Interior Side Setback (measured from property line):	5'
		G. Street Side Setback (measured from property line):	10' to street

Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.



Front Load

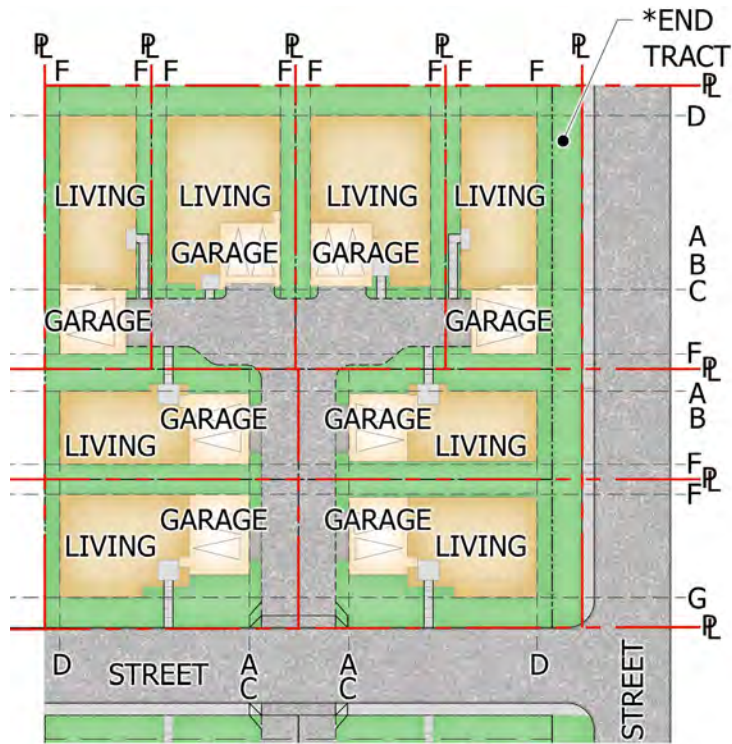


Rear Load

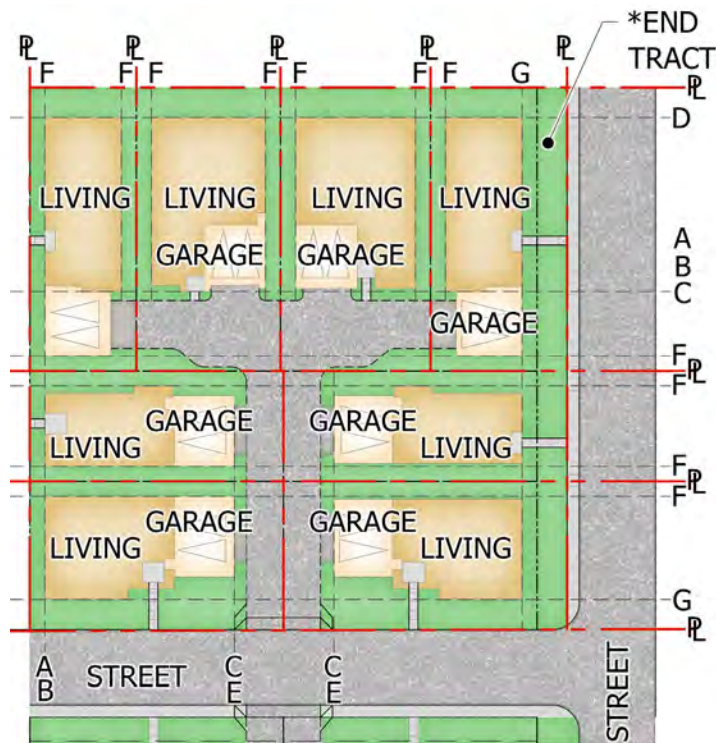
**10'-0" END TRACT OR
LANDSCAPE AREA*

Residential Development Standards - Minimum 2,000 SF Hammerhead Product Single-Family Detached (SFD)			
Lot Standards		Setbacks	
Minimum Lot Area:	2,000	A. Front Setback to Living Space (measured from property line):	4' to alley or motorcourt 5' from property line
Minimum Lot Width:	30'	B. Front Setback to Porch (measured from property line)	2'
Maximum Lot Coverage:	Per setbacks	C. Garage Setback (measured from property line unless otherwise noted):	3' - 5' (1) or 20'+ (2) from garage face to street or vehicular courtyard property line
Maximum Building Height:	38'	D. Rear Setback (Front Loaded) (measured from property line):	5'
Minimum Building Spacing:	10' (principal to principal)	E. Rear Setback (Rear Loaded) (measured from property line):	4'
Maximum Density:	16 DU/AC	F. Interior Side Setback (measured from property line):	5'
		G. Street Side Setback (measured from property line):	10' to street

Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.



Front Load

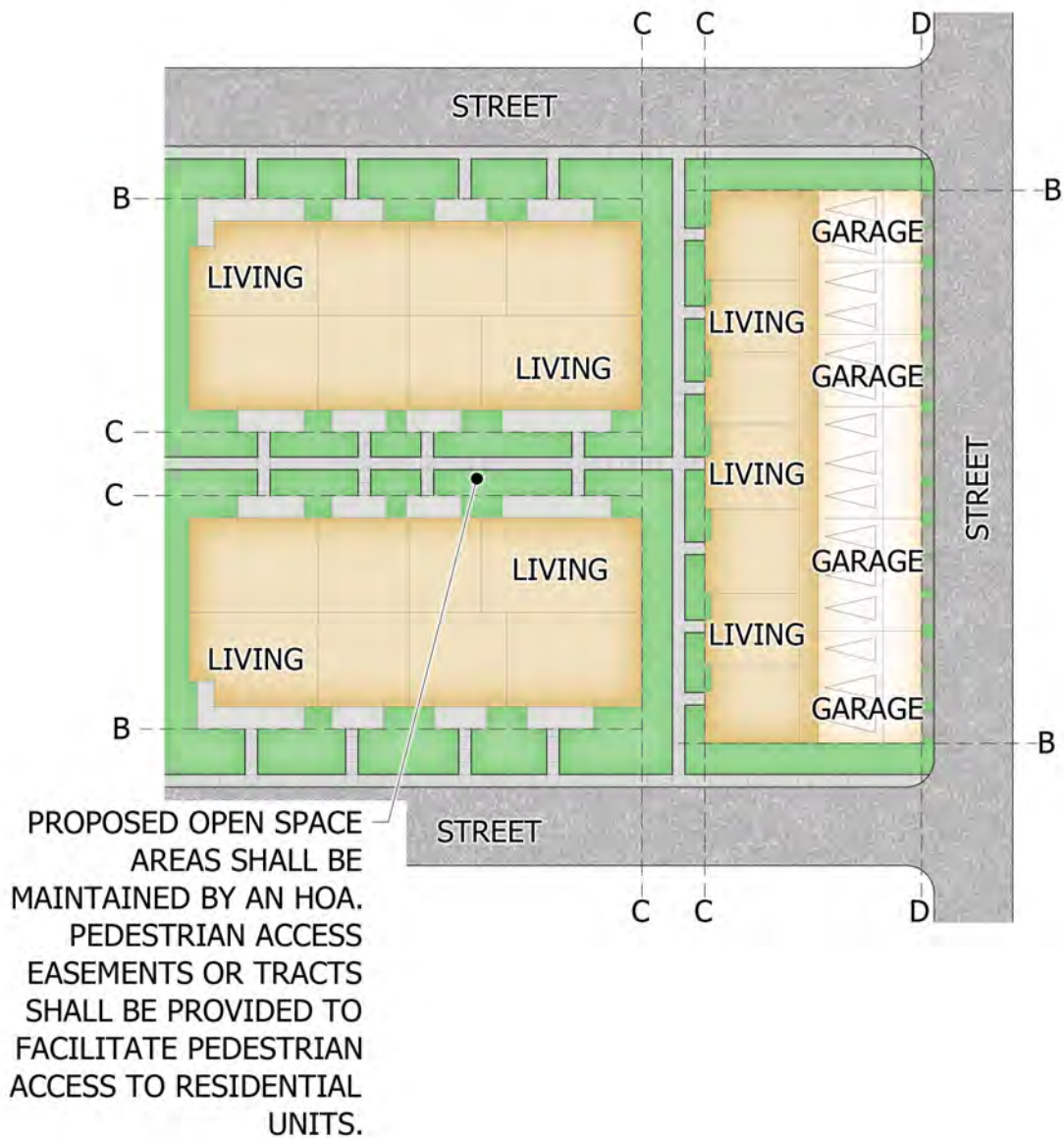


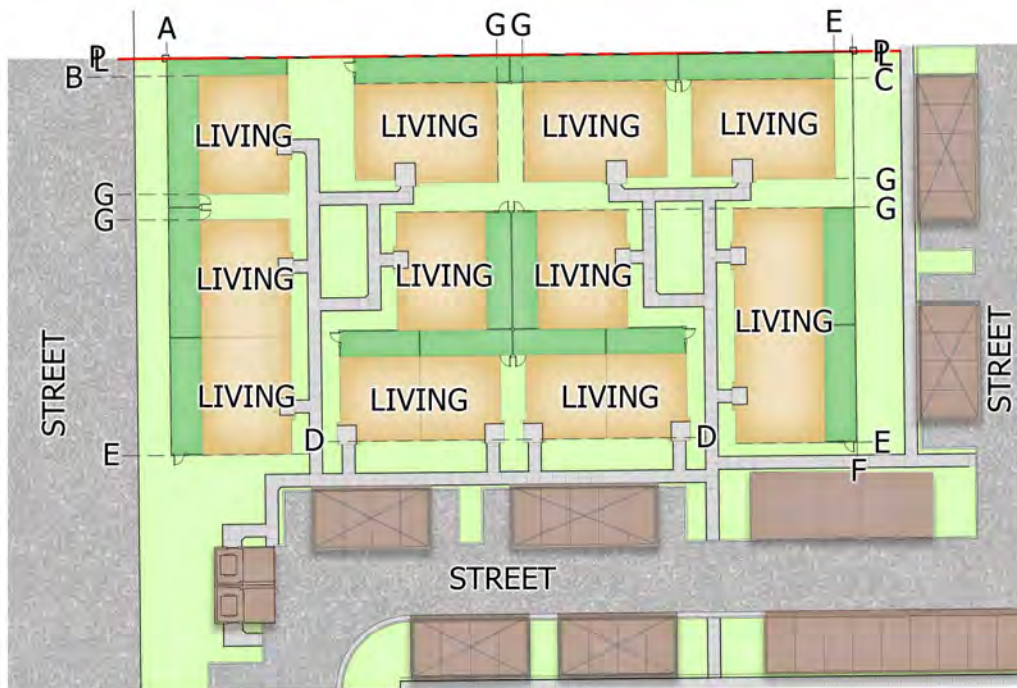
**10'-0" END TRACT OR
LANDSCAPE AREA*

Rear Load

Residential Development Standards - Multi-Family Residential			
Lot Standards		Setbacks	
Minimum Lot Area:	2,000 SF	A. Perimeter Setbacks:	15' up to 2 stories or 35' Building step-back of 1' for every foot of building height above 2 stories or 35' Setback applies to front, rear, and sides
Minimum Lot Width:	20'	B. Internal Setbacks:	10' to street or parking 0' for attached walls Setback applies to front, rear, and sides
Maximum Lot Coverage:	Per setbacks	C. Minimum Building Spacing:	20'
Maximum Building Height:	60'	D. Garage Setback:	1' from garage door to street
Maximum Density:	40 DU/AC		

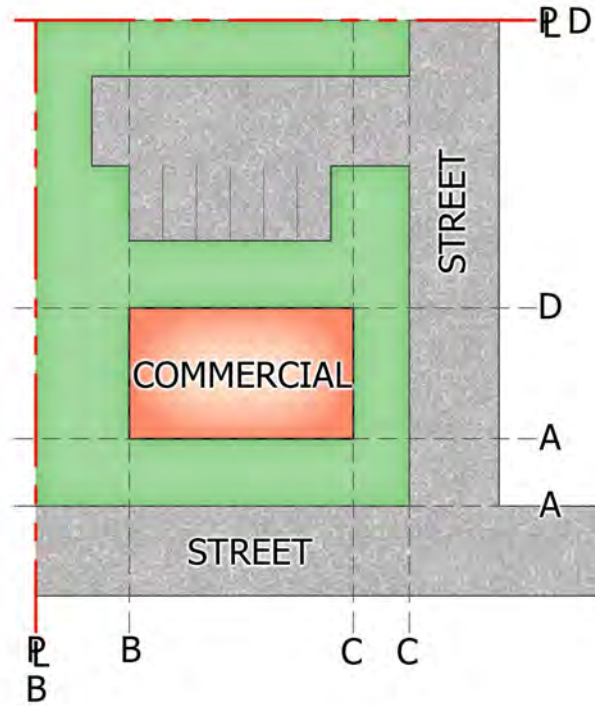
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.





Residential Development Standards - Single-Family For Rent (Attached & Detached)			
Lot Standards		Setbacks	
Minimum Lot Area:	2,000	A. Perimeter Street Landscape Setback:	Local: 10' Collector: 15' Arterial: 20'
Minimum Lot Width:	20'	B. Perimeter Side Setback:	5'
Maximum Lot Coverage:	Per Setbacks	C. Perimeter Rear Setback:	8'
Maximum Building Height:	38'	D. Front Setback to Parking (measured from back of curb):	13'
Maximum Density:	40 DU/AC	E. Side Setback to Parking (measured from back of curb):	13'
		F. Rear Setback to Parking (measured from back of curb to wall):	15'
		G. Minimum Building Spacing:	8', 0' for attached walls

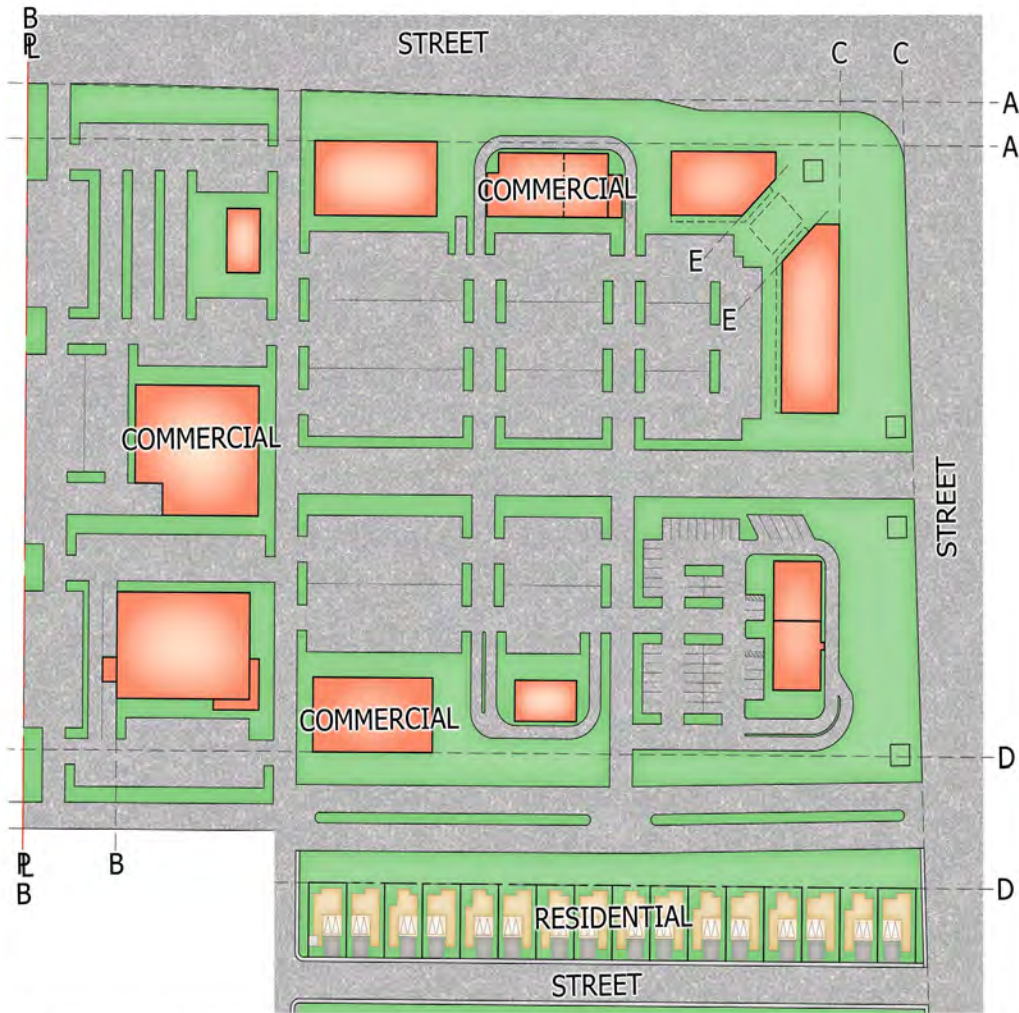
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.



Commercial Development Standards - Neighborhood Commercial			
Lot Standards		Setbacks	
Minimum Lot Area:	10,000 SF	A. Front Setback:	20'
Minimum Lot Width:	80'	B. Side Setback:	15'
Maximum Lot Coverage:	Per setbacks	C. Street Side Setback:	15'
Maximum Building Height:	35'	D. Rear Setback:	20'

*Multi-family development shall follow the development standards in the "**Residential Development Standards - Multi-Family Residential**" table.

Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.



Commercial Development Standards - Community Commercial			
Lot Standards		Setbacks	
Minimum Lot Area:	10,000 SF	A. Front Setback:	20' 30' residential
Minimum Lot Width:	75'	B. Side Setback:	15'
Maximum Lot Coverage:	Per setbacks	C. Street Side Setback:	15' 25' residential
Maximum Building Height:	50'	D. Rear Setback:	20' 30' residential
		E. Minimum Building Spacing:	20'

*Multi-family development shall follow the development standards in the "Residential Development Standards - Multi-Family Residential" table.

3.7.3 Site Planning

The criteria described within this section provides standards for site planning within the Property. Organization of roadways, paths and trails, parks, and open space areas should be thoughtfully planned to establish an identity for the community. Primary goals for site planning and design include:

- Establishment of varied development patterns to create interesting street scenes, open space areas and parks.
- Provide clear, safe, and adequate pedestrian access points from adjacent primary trails corridors to planned amenities within neighborhoods.
- Integration of design features which create a sense of place and identity that fosters social interaction.

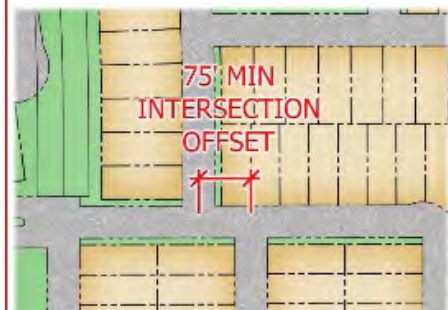
3.7.3.1 Streets & Cul-de-sacs

- a. Cul-de-sacs shall not exceed nine hundred fifty (950') feet in length, as measured from the centerline of the nearest perpendicular road to the point where the centerline intersects the end of the cul-de-sac.



**Measured from centerline of the nearest perpendicular road to the point where the centerline intersects the end of the cul-de-sac.*

- b. Street intersections will be offset by a minimum of seventy-five (75') feet, as measured from the centerlines of perpendicular streets intersecting a common street.



**Measured from centerlines of perpendicular streets intersecting a common street.*

- c. Intersecting streets shall meet at an angle no less than or no greater than fifteen (15) degrees from a perpendicular ninety (90) degree condition.



*15 degree +/- from a 90 degree intersection allowed.
 *No tangent required at intersections for local roads.
 *No tangent required between curves.

- d. Streets conditions, which are parallel to one another, must be separated by a minimum of a twenty (20') foot wide landscape buffer.



*15 degree +/- from a 90 degree intersection allowed.

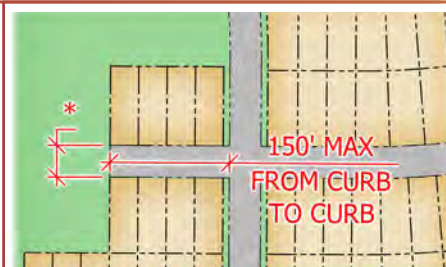
- e. Local roads shall have a minimum radius of no less than one hundred feet (100') and are not required to have a tangent between curves or at intersections.
- f. Collector roads shall have a minimum radius of three hundred fifty feet (350') and are not required to have a tangent between curves or at intersections.



*No tangent required between curves

**No tangent required at collector to collector, or collector to local intersections

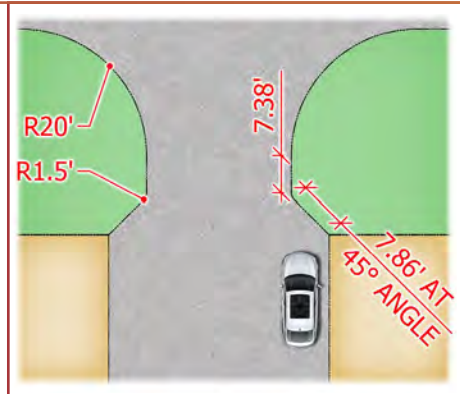
- g. Stub streets are permitted on local streets only and shall have a maximum length of one hundred fifty feet (150') as measured from the face of curb of the end of the stub street to the face of curb of the intersecting street.



*All local street sections "J" through "T" allowed. 6,800 SF max lot size.

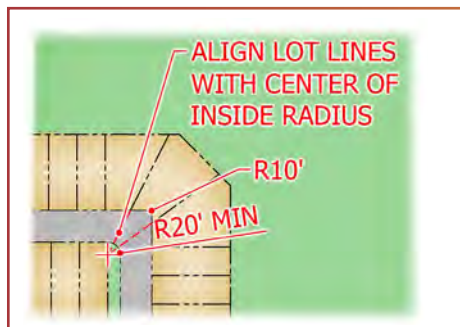
- h. Curvilinear streets should be implemented for their effects on traffic calming and to minimize the impact of traffic within a Development Unit.

- i. Street conditions, which create an intersection curb bump out shall have a 7.38' length before the tangent point of the radius at the intersecting roadway, from which point a minimum length of 7.86' at a forty-five (45) degree angle shall be provided offset from the roadway directly adjacent to the lots.



3.7.3.2 Lot Design

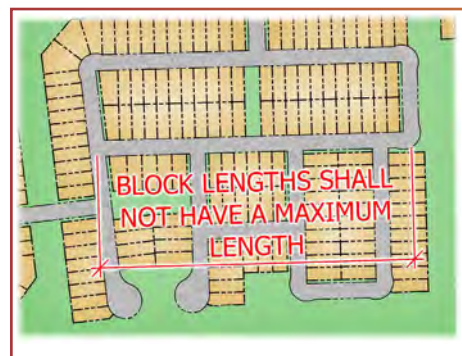
- a. Lots are to be designed to avoid acute angles less than forty-five (45) degrees on lot lines, except for flag lots.



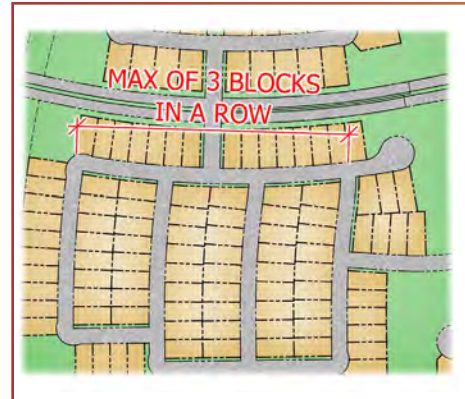
- b. Lot widths fronting a street shall be a minimum width of the proposed driveway plus three feet (3') of additional width on each side of the driveway.
- c. Flag lots are permitted within the Property.

3.7.3.3 Block Configuration

- a. Block lengths shall not have a maximum length, which allows flexibility for in establishing community character and circulation patterns.



- b. No more than three (3) consecutive blocks are permitted where homes front onto side yard conditions.



3.7.3.4 Paseos

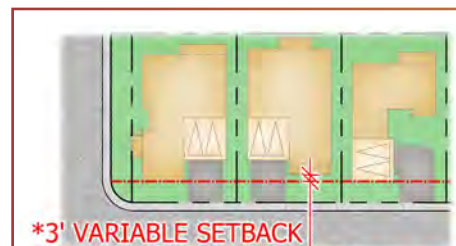
- a. "Paseos" are landscape common areas between two (2) lot walls or fences within a subdivision.
- b. Paseos located between walls on the side of a home site shall be a minimum of twenty-five (25') feet wide and paseos located between walls at the rear of home sites shall be a minimum of thirty (30') feet wide.
- c. Where a condition is not described, a Paseo shall be a minimum of twenty-five (25') in width.
- d. Paseos may contain a path or trail.



Where condition is not described, a paseo shall be a minimum of 25' in width. Paseos may contain a path or trail.

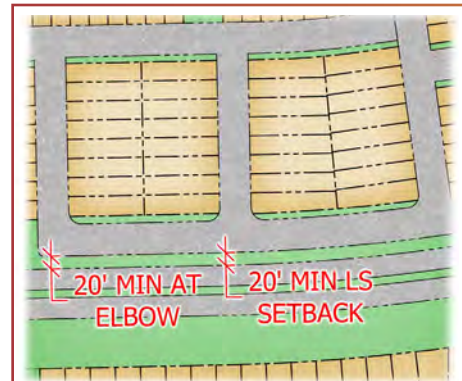
3.7.3.5 Setbacks

- a. To establish a variety in the street scene and to avoid the face of all homes aligning on a street, homes on each side of a block shall have a variable front setback that is three feet (3') greater than the standard front setback.

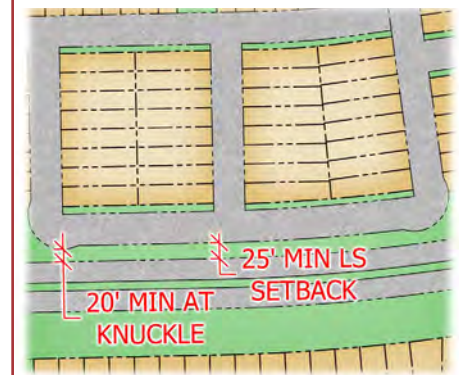


*To establish a variety in the street scene of front loaded homes, and to avoid the face of homes aligning on a street, homes on each side of a block shall have a variable front setback that is 3 feet (3') greater than the standard front setback.

- b. Where there is an elbow roadway condition, which creates a landscape condition between two streets, the landscape setback shall be a minimum of twenty feet (20').



- c. Where there is a knuckle roadway condition which creates a landscape condition between two streets, the landscape setback shall be a minimum of twenty-five feet (25') and twenty feet (20') at the knuckle.



3.7.3.6 Utilities

- a. All new 12Kv electric service, telephone, telecommunications lines, and cable television lines shall be installed underground.
- b. Above ground utility appurtenances shall be located outside of neighborhood entries and screened where possible.
- c. Concrete pads shall be no more than six inches (6") above adjoining ultimate finished grade and shall not interfere with any walkway.

3.7.3.7 Mailboxes

- a. Mailbox facilities will be installed throughout the community in locations that are:
 - i. Accessible from pedestrian paths and trails.
 - ii. Visible from a street edge.
 - iii. Located within the neighborhood that they service.
- b. Mailbox facilities may be installed without any character embellishments. Where embellishments are proposed, they shall follow the character established within the neighborhood.

3.7.4 Street Standards

The Property is envisioned as a diverse community with a range of product types, density and uses. To provide flexibility in creating unique neighborhoods with safe and convenient vehicular circulation, a series of street standards has been established. A Development Unit may choose to provide street naming that is consistent or complementary with the character established within the Development Unit.

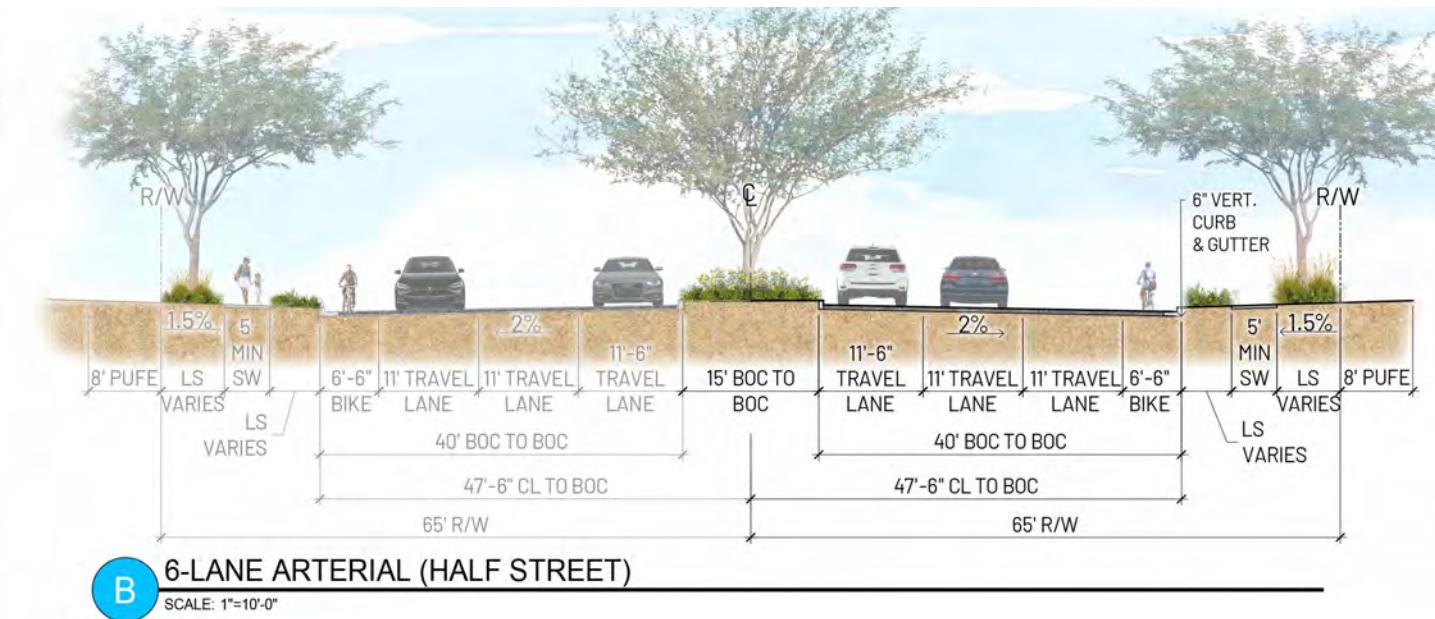
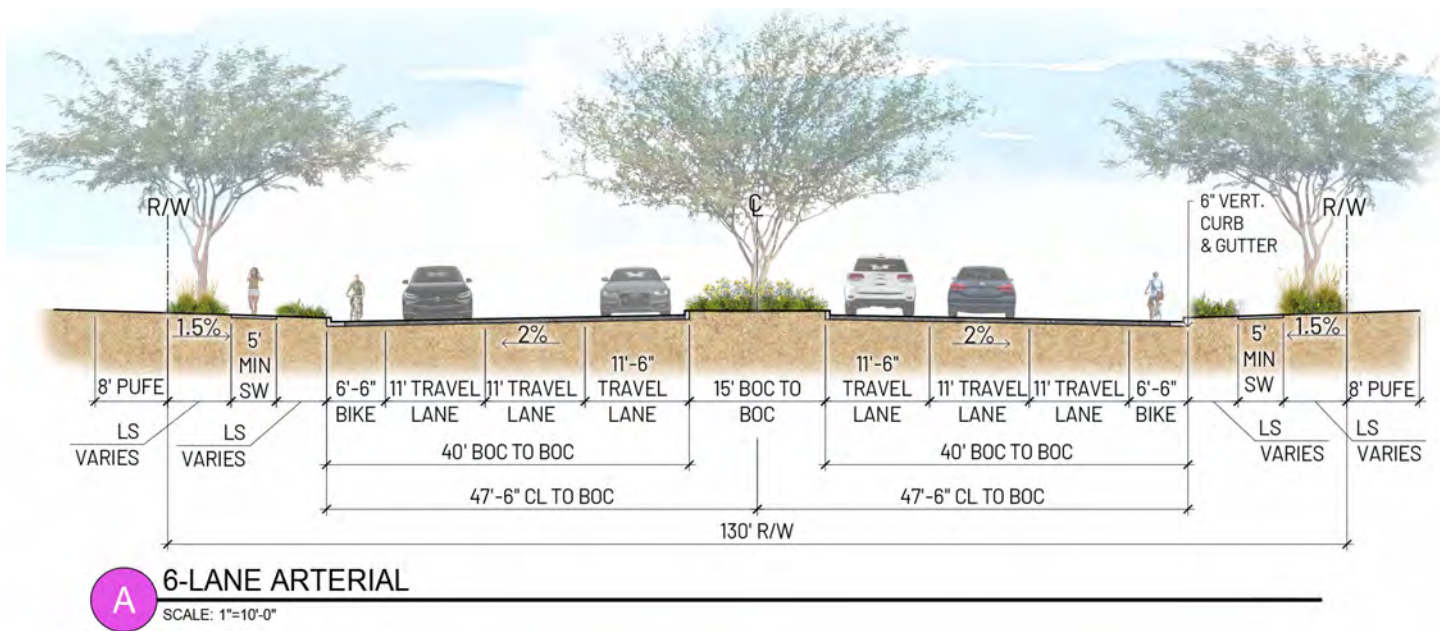
Exhibit 3.7.4: Street Table and **Exhibit 3.7.4: Street Sections** provide criteria for the application and use of the street standards within the Property.

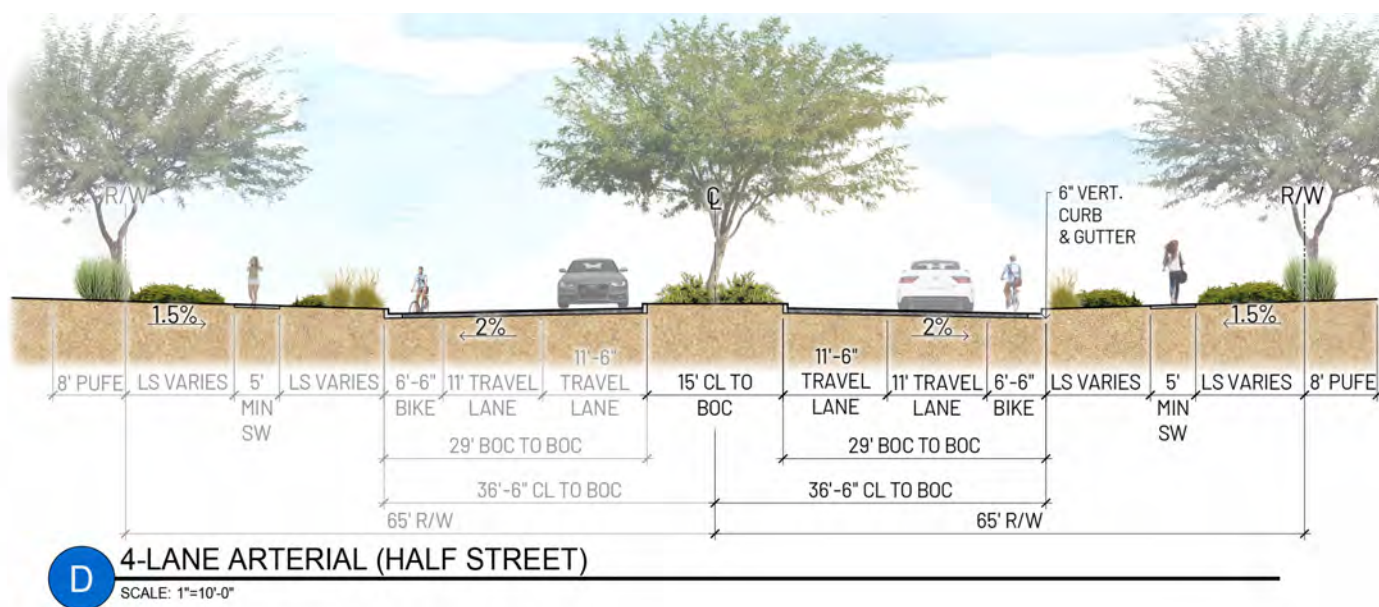
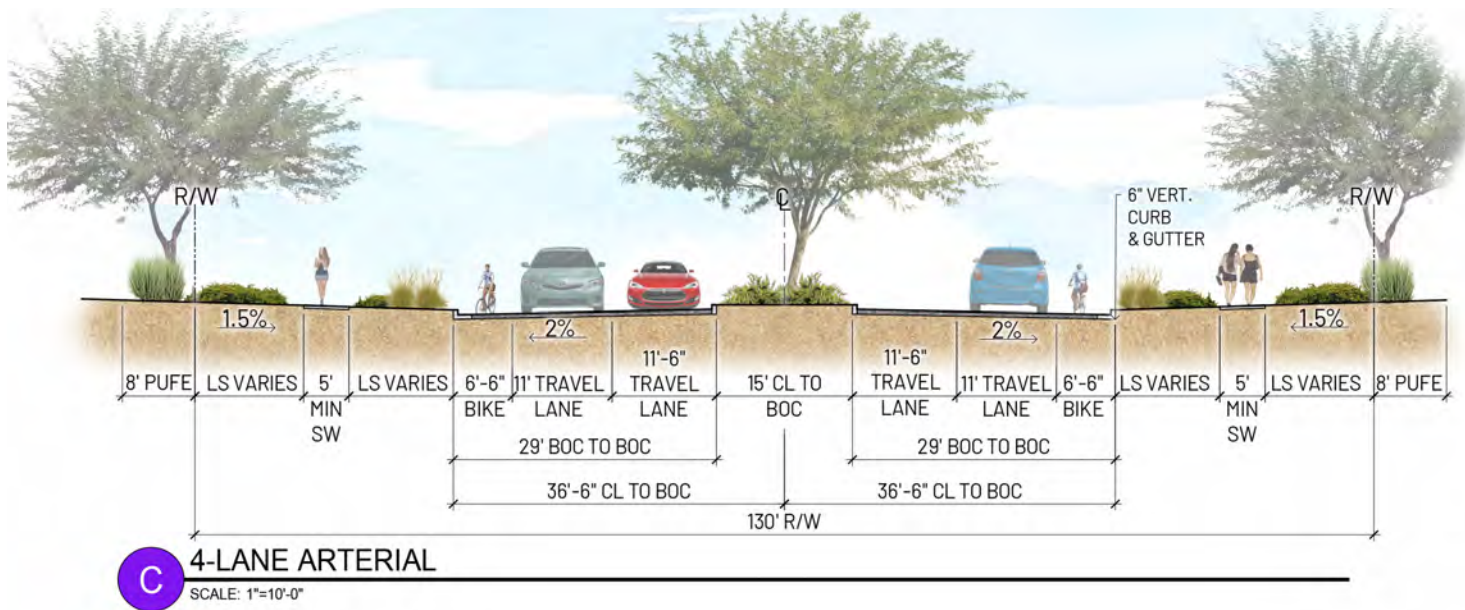
Major Street Standards					
Section	Description	Public ROW or Private Tract	ROW or Tract Width	Median	Parking
A	6-Lane Arterial	Public	130'	15' Raised	None
B	6-Lane Arterial (Half R/W)	Public	130'	15' Raised	None
C	4-Lane Arterial	Public	130'	15' Raised	None
D	4-Lane Arterial (Half R/W)	Public	130'	15' Raised	None
E	4-Lane Arterial (Existing Half R/W)	Public	130'	15' Raised	None
F	64' Major Collector Street (Raised Median)	Public Or Private	64'	8' Raised	None
G	81' Major Collector Street (Raised Median With on Street Parking)	Public Or Private	81'	11' Raised	Both Sides
H	57' Major Collector Street (Striped Median)	Public Or Private	57'	12' Striped	None
I	53' Minor Collector Street (Striped Median)	Public Or Private	53'	12' Striped	None
J	50' Minor Collector Street (Raised Median)	Public Or Private	50'	8' Raised	None

Local Street Standards										
Section	K	L	M	N	O	P	Q	R	S	T
Description	37' Local Street (Detached Sidewalk)	32' Typical Local Street Section (Detached Sidewalk)	32' Typical Local Street Section (Attached Sidewalk)	29' Typical Local Street Section (Detached Sidewalk)	29' Typical Local Street Section (Attached Sidewalk)	25' Local Street (Detached Sidewalk)	23' Typical Narrow Local Street (Detached Sidewalk)	23' Typical Narrow Local Street (Attached Sidewalk)	25' Private Drive	24' Private Alley
Public ROW or Private Tract	Public or Private	Public or Private	Public or Private	Public or Private	Public or Private	Public or Private	Public or Private	Public or Private	Private	Private
ROW or Tract Width	37'	32'	32'	29'	29'	25'	23'	23'	25'	24'
Parking	None	Both Sides	Both Sides	One Side	One Side	None	None	None	None	None
Sidewalk Width	5'/5' SW Detached	5'/5' SW Detached	5'/5' SW Attached	5'/5' SW Detached	5'/5' SW Attached	5'/5' SW Detached	5'/5' SW Detached	5'/5' SW Attached	Optional 3' Attached on One Side	3' Attached on One Side
Public Utilities	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No
Private Utilities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Multi-Family									A	A
Single-Family for Rent									A	A
43,560 SF Front Load SFA	F	F	F	F	F	F	F	F	A	A
43,560 SF Rear Load SFA	F	F	F	F	F	F	F	F	A	A
2,000 SF Hammerhead SFD	Rear Load	F	F	F	F	F	F	F	A	A
	Front Load	F	F	F	F	F	F	F	A	A
2,000 SF Cluster SFD	Rear Load	F	F	F	F	F	F	F	A	A
	Front Load	F	F	F	F	F	F	F	A	A
Up to 2,499 SF SFD	Rear Load	F	F	F	F	F	A	A	A	A
	Front Load	A	A	A	A	A	A	A	A	A
Up to 2,499 SF SFA	Rear Load	F	F	F	F	F	A	A	A	A
	Front Load	A	A	A	A	A	A	A	A	A
2,500-6,999 SF SFD	Rear Load	F	F	F	F	F	A	A	A	A
	Front Load	A	A	A	A	A	A	A	A	A
2,500-6,999 SF SFA	Rear Load	F	F	F	F	F	A	A	A	A
	Front Load	A	A	A	A	A	A	A	A	A
7,000-9,799 SF SFD	Garage and Front Door	A	A	A	A	A				
9,800 SF and Larger SFD	Garage and Front Door	A	A	A	A	A				

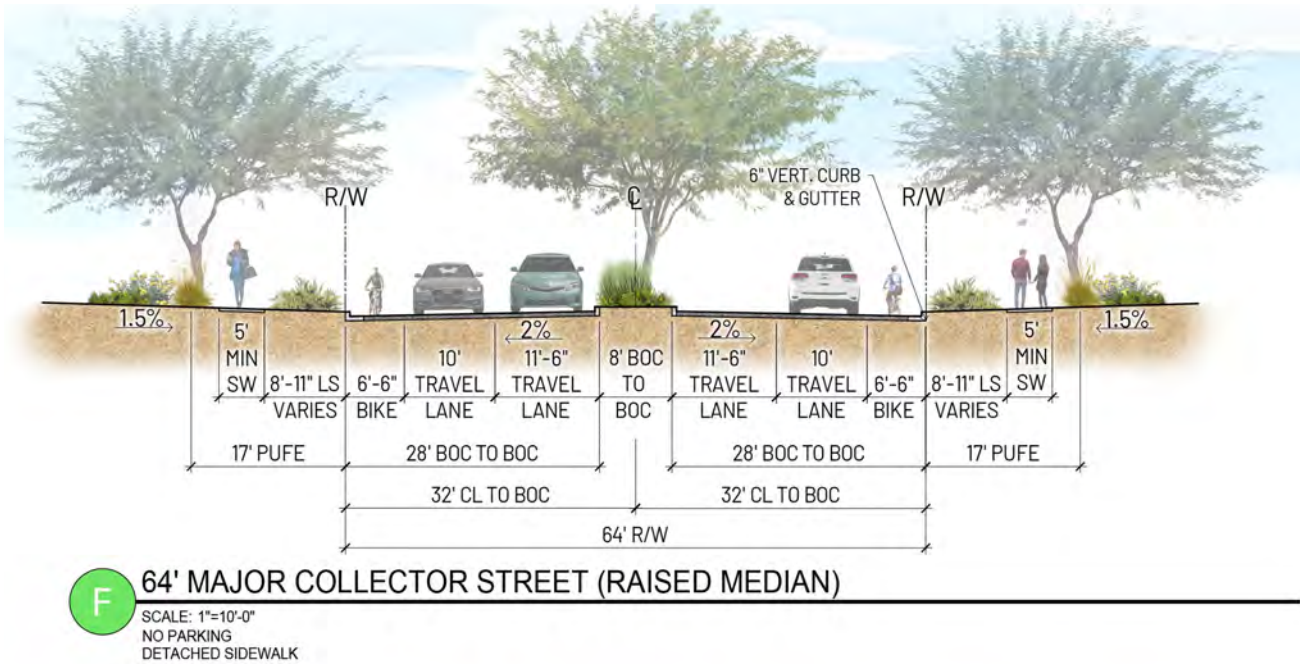
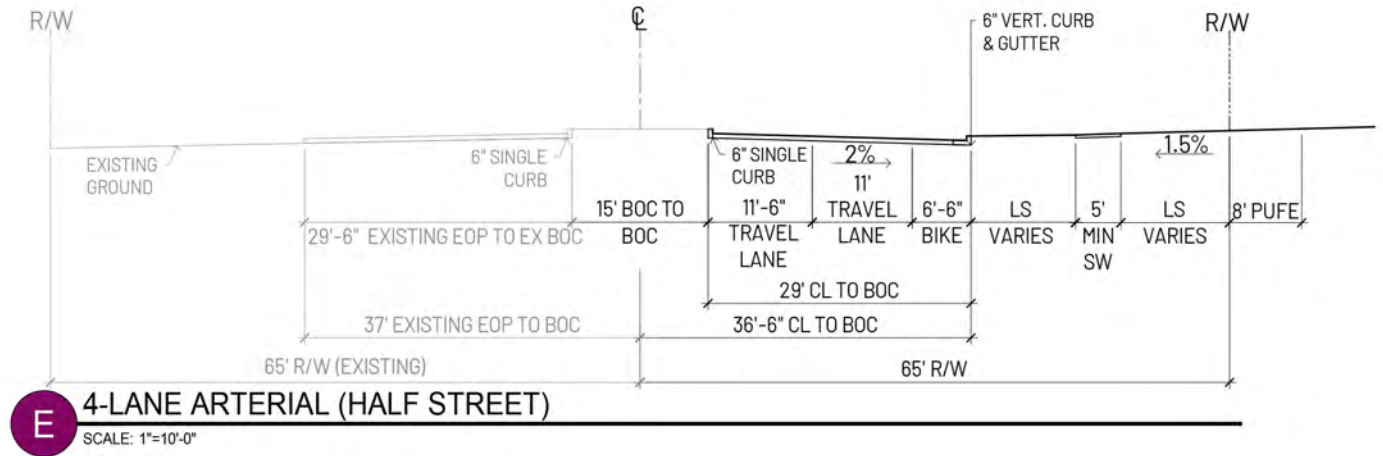
A= Front Door and Garage May Face Street

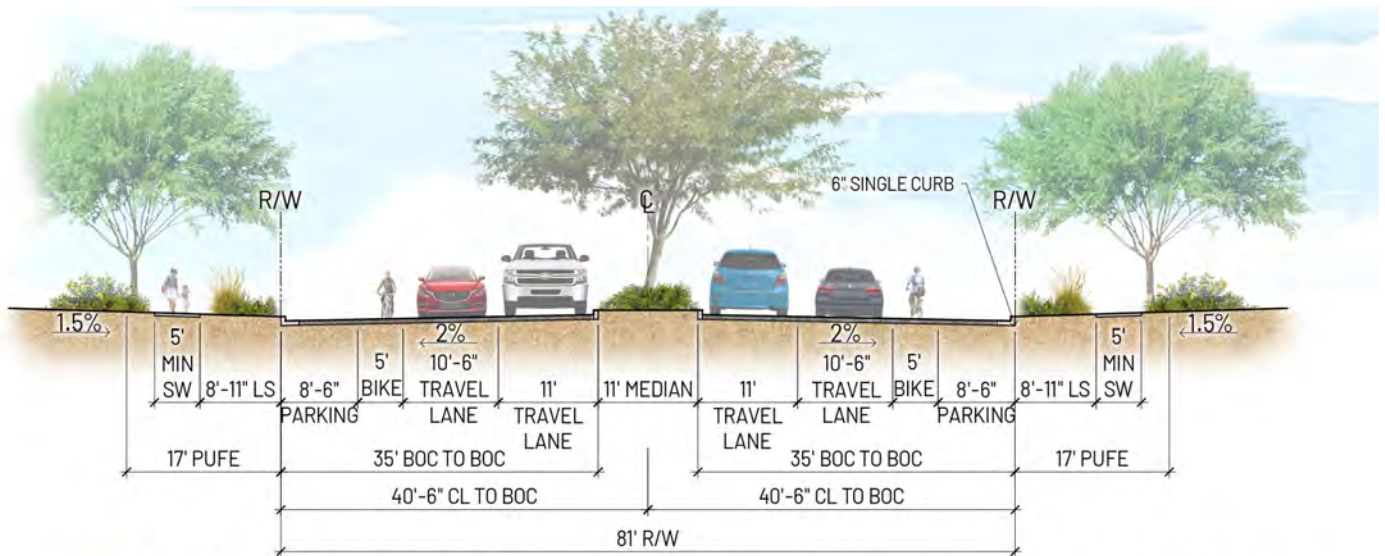
F= Front Door Allowed to Face Street





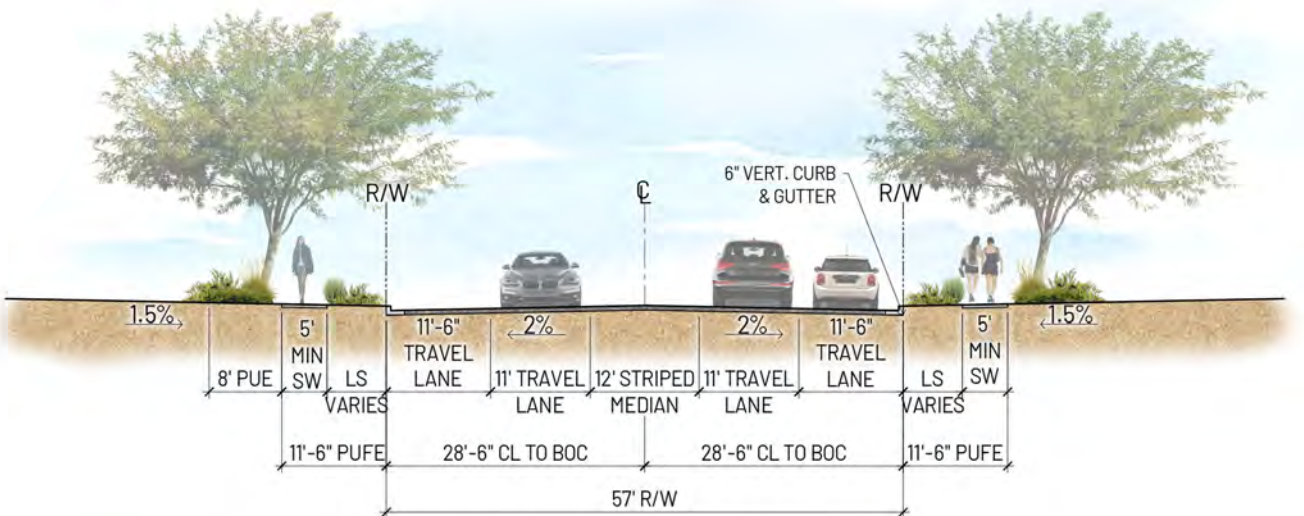
STREET SECTION TO BE FINALIZED UPON RECEIPT OF EXISTING STREET INFORMATION BY PROJECT CIVIL ENGINEER.





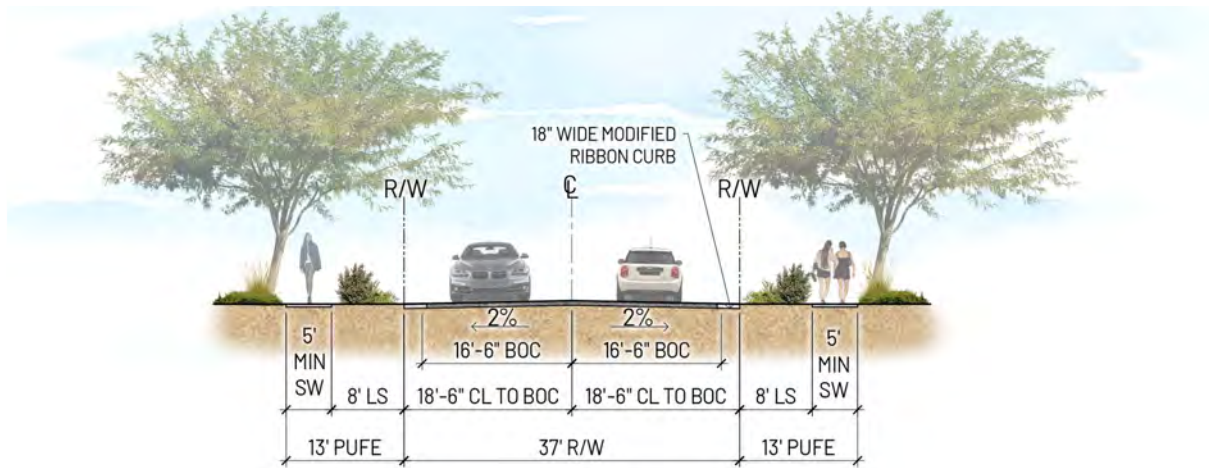
G 81' MAJOR COLLECTOR STREET (RAISED MEDIAN WITH ON STREET PARKING)

SCALE: 1"=10'-0"
PARKING ON BOTH SIDES
DETACHED SIDEWALK



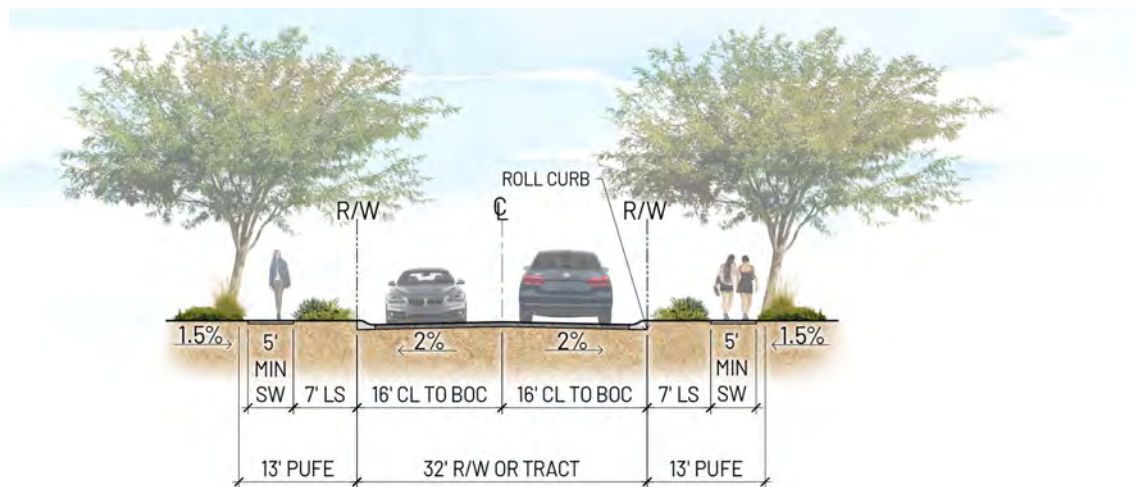
H 57' MAJOR COLLECTOR STREET (STRIPED MEDIAN)

SCALE: 1"=10'-0"
NO PARKING
DETACHED SIDEWALK



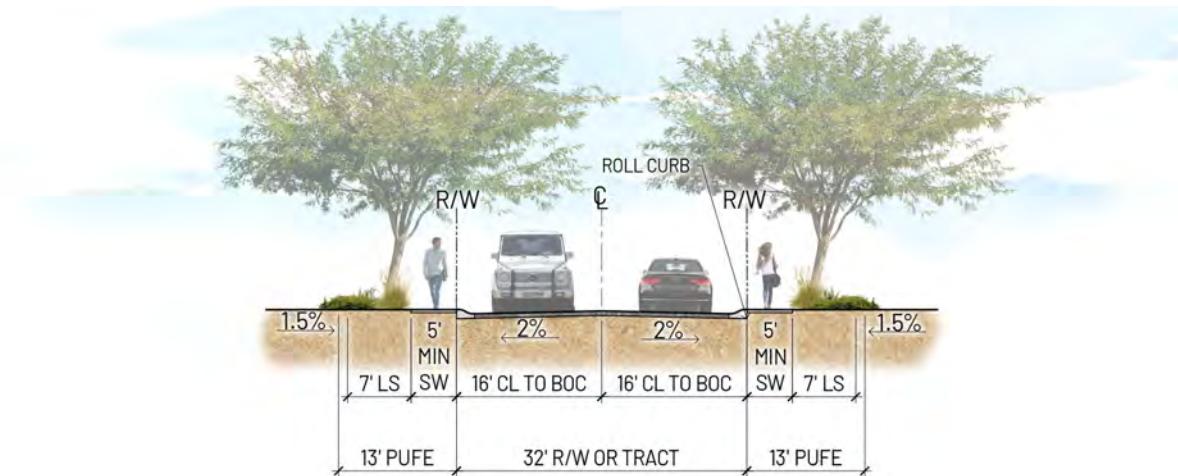
K 37' LOCAL STREET (DETACHED SIDEWALK)

SCALE: 1"=10'-0"
NO PARKING
DETACHED SIDEWALK



L 32' TYPICAL LOCAL STREET SECTION (DETACHED SIDEWALK)

SCALE: 1"=10'-0"
PARKING ON BOTH SIDES
DETACHED SIDEWALK

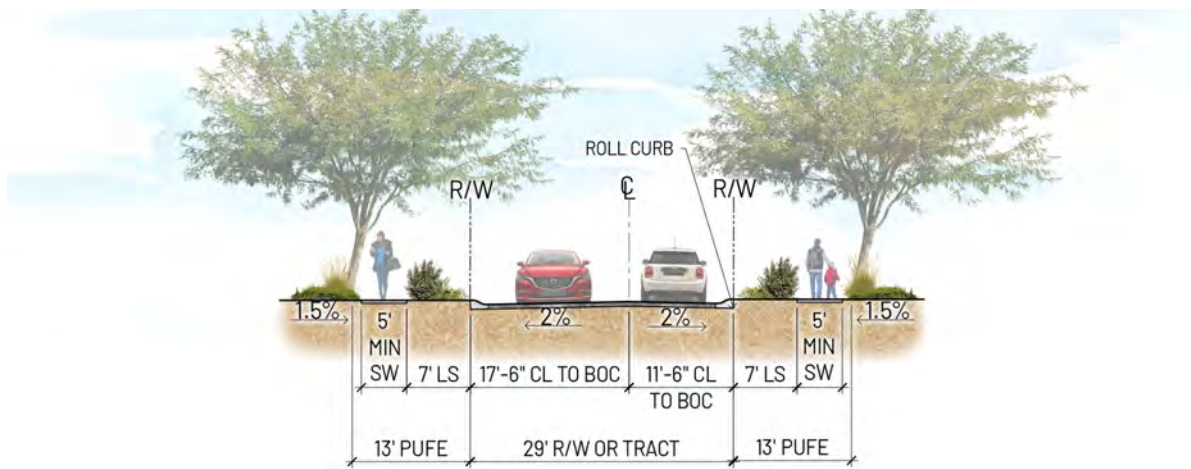


M 32' TYPICAL LOCAL STREET SECTION (ATTACHED SIDEWALK)

SCALE: 1"=10'-0"

PARKING ON BOTH SIDES

ATTACHED SIDEWALK

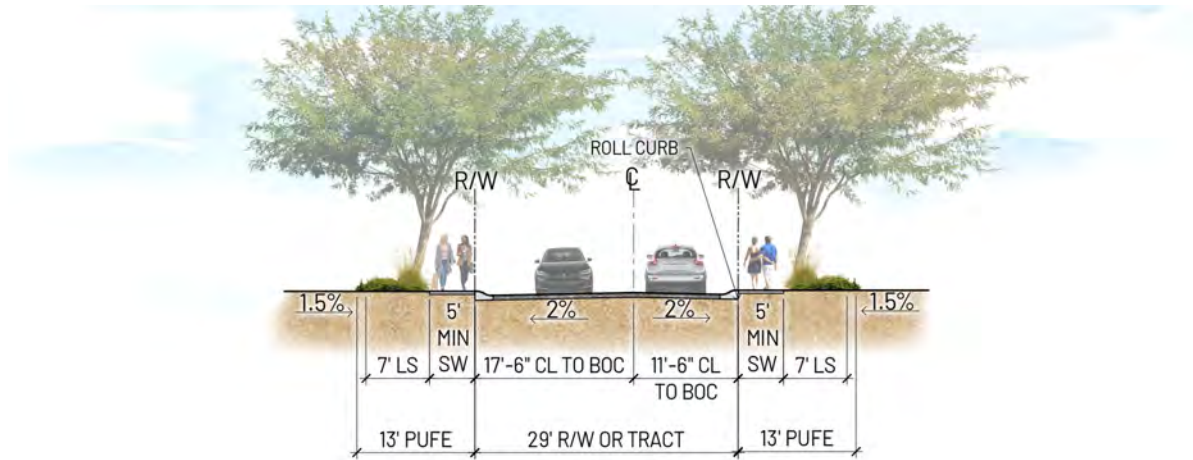


N 29' TYPICAL LOCAL STREET SECTION (DETACHED SIDEWALK)

SCALE: 1"=10'-0"

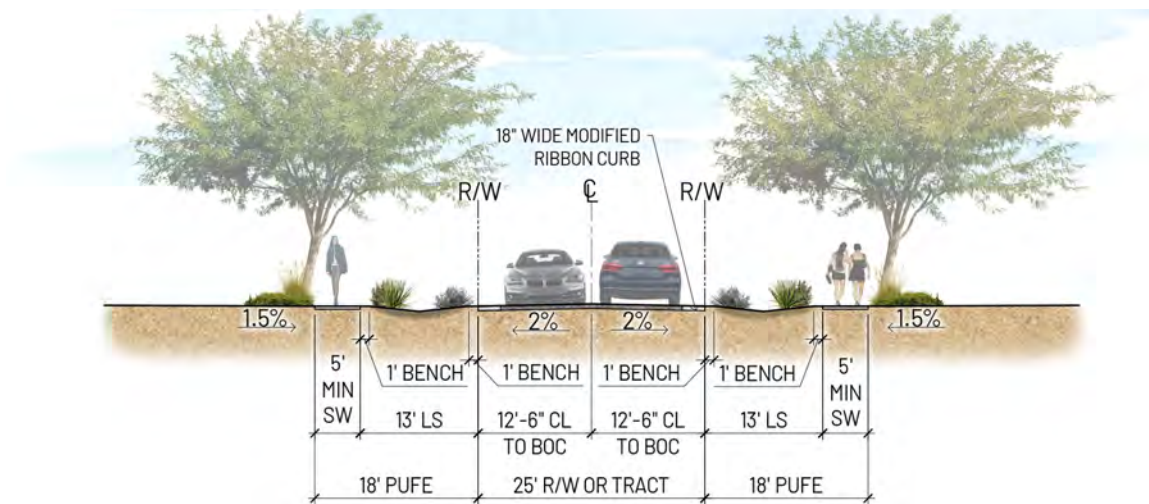
PARKING ONE SIDE OF STREET

DETACHED SIDEWALK



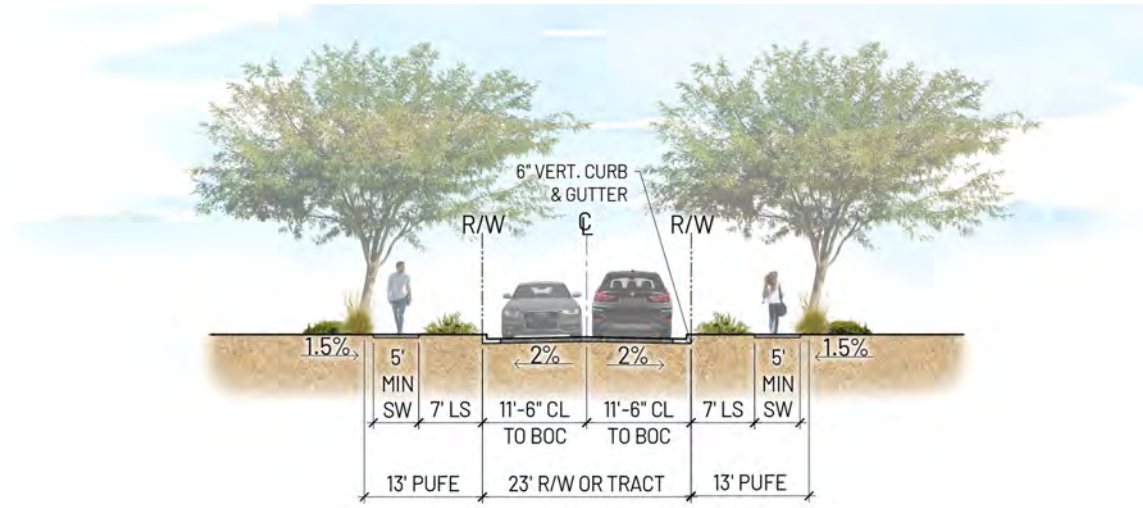
O 29' TYPICAL LOCAL STREET SECTION (ATTACHED SIDEWALK)

SCALE: 1"=10'-0"
PARKING ONE SIDE OF STREET
ATTACHED SIDEWALK



P 25' LOCAL STREET (DETACHED SIDEWALK)

SCALE: 1"=10'-0"
NO PARKING
DETACHED SIDEWALK

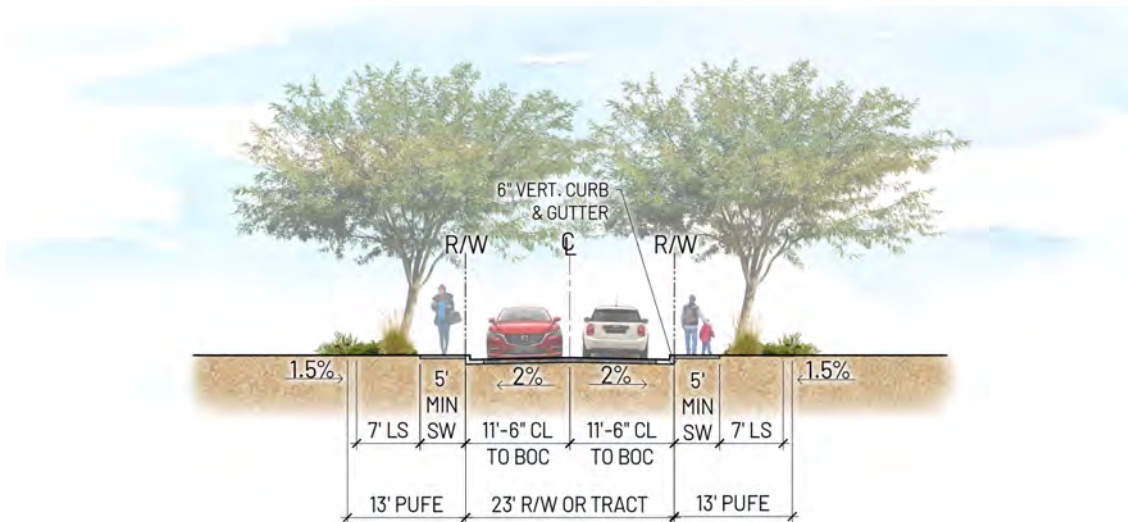


Q 23' TYPICAL NARROW LOCAL STREET (DETACHED SIDEWALK)

SCALE: 1"=10'-0"

NO PARKING

DETACHED SIDEWALK

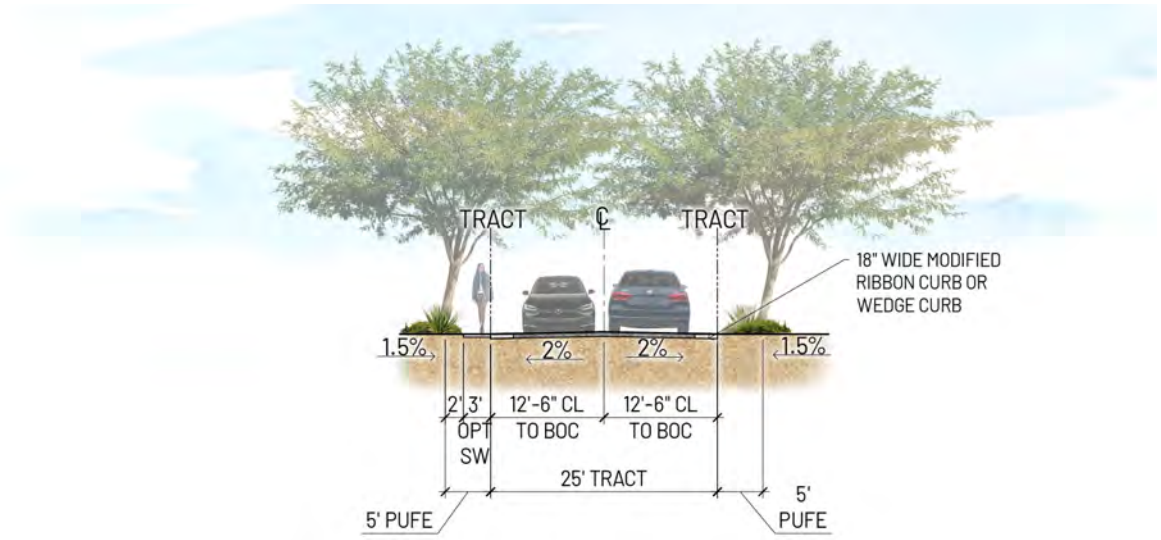


R 23' TYPICAL NARROW LOCAL STREET (ATTACHED SIDEWALK)

SCALE: 1"=10'-0"

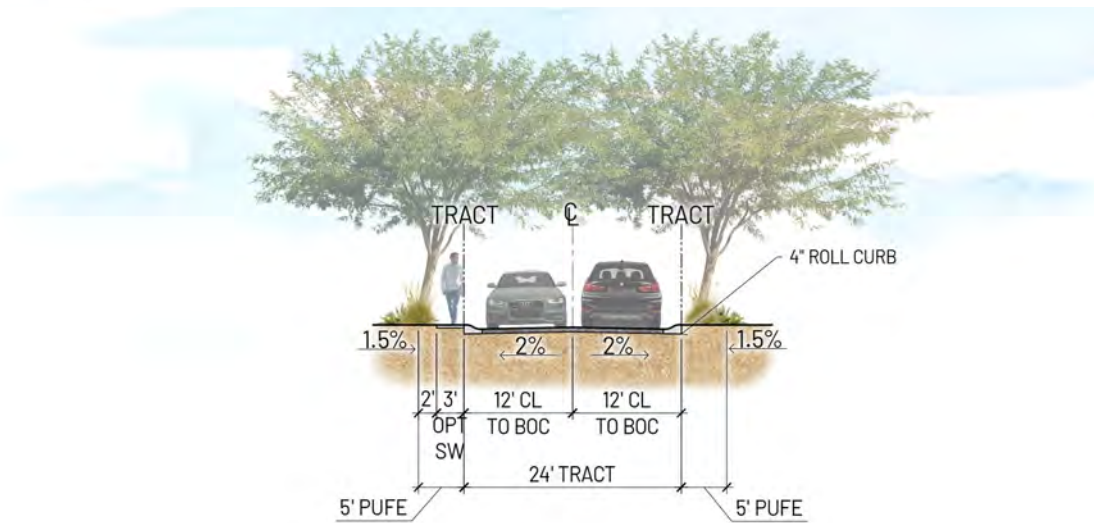
NO PARKING

ATTACHED SIDEWALK



S 25' PRIVATE DRIVE

SCALE: 1"=10'-0"
NO PARKING



T 24' PRIVATE ALLEY

SCALE: 1"=10'-0"
NO PARKING

3.7.5 Architecture

3.7.5.1 Architectural Review

The design review process for architectural development within the Property shall follow the requirements as stated within **Section XX** of the PADA. **Text to be finalized with PADA**

3.7.5.2 Architectural Styles

A variety of architectural styles is a key element necessary for a diverse community. The architectural character of the residences must have details and materials that are authentic to the architectural style being portrayed. Architectural styles described hereafter include details of design features that aesthetically define the character of each building style. Each style is supported by character images to aid in defining the intent and application of the design features described. The architectural styles described for the Property have been included for their timelessness in style and quality of detail. However, this list is not meant to be exhaustive. Any architectural styles not stated herein may be added as a part of the Architectural Review process described in **Section 3.7.5.1 Architectural Review**.

The following architectural styles include general descriptions along with typical features which are identifiable within each style. Proposed product types shall include at least two (2) features as described within each style.



a. Spanish Colonial

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. Key features of this style were adapted to the Arizona lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.



Perspective

- Plan form is typically rectangular or "L"- shaped.
- Roofs are typically of shallower pitch with "S" or barrel tiles.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative trim is typical. Segmented (and or rounded corners) or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.
- Typically, white or lighter colors



b. Craftsman/Bungalow

Based on historic influences of the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the craftsman and bungalow styles are focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relies on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves.



- i. Plan form is typically a simple.
- ii. Roofs are typically of shallower pitch with flat concrete tile or equal.
- iii. Roof forms are typically a side-to-side gable with cross gables.
- iv. Roof materials typically include asphalt shingles, flat concrete tile or other equal materials.
- v. Wall materials may include stucco, horizontal or shingle siding, and or stone.
- vi. Siding accents at gable ends may be included.
- vii. A front porch typically shelters the main entry.
- viii. Exposed rafter tails are common under eaves.
- ix. Porch column options are typical of the Craftsman style.
- x. Battered tapered columns of stone, brick, or stucco may be used.
- xi. Battered columns resting on brick or stone piers (either or both elements are tapered)) may be used.
- xii. Simpler porch supports of double square post resting on piers (brick, stone, or stucco); piers may be square or tapered.
- xiii. Shutters or the use of trim around windows may be used.
- xiv. Window accents commonly include ganged windows with continuous head or sill trim.

c. Tuscan

During the 15th and 16th centuries, large numbers of houses were built along roads and hillsides in rural Tuscany, many of which are still in use today. The building form and massing is an example of simplicity; a plan that began as a simple, usually two-story, rectangular form that evolved organically over time. Smaller components including single-story elements similar to the original form were typically added to meet the spatial needs of the owner. The resulting building, with the flexibility and variety apparent in this style, is what makes it so appealing. The informality of rural farmhouse and settlement building types, including their traditional squared towers, eventually became the inspiration for Tuscan villas. Their building types reflect a greater complexity in overall plan and individual details than the informal farmhouse. Their appeal is in their informal, rustic character, expressed in warm colors, textures and materials.

- i. Mostly low-pitched hip roofs (occasional gable or cross-gable).
- ii. Predominantly barrel or s-shaped roof tiles.
- iii. Informal arrangement of building forms.
- iv. Medium to darker color schemes.
- v. Detail elements such as accent stone, projecting overhead shutters.
- vi. Iron details may be used as accents.



d. Modern Farmhouse

Perhaps the most recognizable characteristic of a Modern Farmhouse is the upright gable roof. This relatively steep roof emphasizes the height of the house, which is another distinguishing feature of this style.

The body of the house is generally a stucco finish with accents of lap board or board and batten materials.

Most Modern Farmhouses you see today have solid white exteriors. The white has mostly arisen from preference and trend, but the monochromatic color palette is important.

Modern Farmhouse architecture relies more on the variation of materials and textures to develop interest, than it does colors.



e. Modern Prairie

Prairie Style houses are generally asymmetrical, two-story homes with lower-pitched roofs. Prairie design emphasizes horizontal massing and banding with accent single or two-story elements.

- i. Horizontal emphasis is indicative of this style.
- ii. Accenting horizontal materials are most commonly colors and or traditional brick or stone.
- iii. Contrasting wall materials and trim are quite common. The trim is used to contrast between the first and second story.
- iv. Roofs are flat architectural grade asphalt shingles or flat concrete tile.
- v. The principal areas of elaboration are the entry, cornices, and windows.
- vi. The eaves and cornices add embellishment, which further emphasize the horizontality of the style. They are part of the roof-wall junction and have overhangs.
- vii. Square porch supports are also common in the Prairie Style.



f. Western Contemporary

Unlike traditional, historic-based, architectural styles that have a long history of forms, shapes, elements, colors, materials, and details that can be clearly defined by the applicable traditional architectural style; “contemporary” design themes do not have the same set of design parameters and references.

- i. “Contemporary” design themes (in the general sense) often have a significantly broader palette of forms, shapes, elements, materials and colors.
- ii. Include less definition than the traditional, historic-based styles.
- iii. This contemporary style can also be used within the context of several existing styles such as farmhouse, ranch, etc.
- iv. Any contemporary design shall be appropriate to the character of the natural desert environment, and to the climatic and environmental considerations of the Sonoran Desert. The intent is that the design of the home blends appropriately with natural desert instead of standing out against it.



g. Mid Century Modern

Most mid-century modern homes showcase three predominant characteristics: a clean, minimalist aesthetic, an emphasis on bringing the outdoors in, and the presence of angular structures.

- i. Flat planes, clean lines, and little ornamentation characterize the exterior.
- ii. Often feature monochromatic brickwork and pops of color.
- iii. May include geometric forms or asymmetrical compositions in the design.
- iv. Mid-Century Modern homes exhibit little historic influence and lack visual formality.



h. Territorial Ranch

Ranch style homes, also known as ramblers, are inspired by the ranching and agrarian architecture of the western United States. Known for their “rural” characteristics, including simple shapes and wood framing, this style features large areas of siding and wood trim elements. The territorial ranch style fuses the domestic architectural style with Spanish and southwestern architectural influences.

This style is largely known for large windows and may include façade elements such as stucco, board and batten siding, large eaves, and extensive porches.

- i. Primarily gable and shed roofs
- ii. Wood posts
- iii. Covered porches
- iv. Stucco, stone, board and batten and or lap siding
- v. Enhanced garage doors



i. Traditional Southwest

Typically, traditional southwest homes have a classic layout designed to withstand the southwest climate.

- i. Primarily a stucco façade; however, accent materials may include natural materials such as brick and stone.
- ii. Most Traditional Southwest homes display characteristics such as simple and horizontal massing, pitched or gable roof.
- iii. May include geometric and organized facades with concern to windows, doors, accents, and roof forms.



3.7.5.3 Single Family Residential Architecture

a. Diversity of Streetscape

An eclectic and diverse streetscape is a defining characteristic of enduring landmark neighborhoods. Simple and elegant planning and design elements can change the essence of a community while maintaining an overall unified theme. This section articulates the standards and unique defining elements by which the residential neighborhoods within the Property shall be built to create an animated streetscape with a diverse character. Single-Family architectural character is shown in **Section 3.7.5 Architecture**. A variety of architectural styles, building massing, building materials, and colors shall be provided to avoid a monotonous streetscape. A minimum of four (4) floor plans with three (3) elevations per plan is to be provided for each builder product series in each neighborhood. The following shall apply to subdivision design:

- i. No two identical elevations or floorplans shall be placed side-by-side or directly across from one another.
- ii. Three (3) different elevations are required on each side of the street for each block.
- iii. Building and garage setbacks should ensure that each home has a different positioning than the next as described in **Section 3.7.3: Site Planning**.
- iv. Varied front yard setbacks for porches, living space, and garages should be utilized to provide breaks in the street scene making it more visually interesting.

b. Corner Conditions

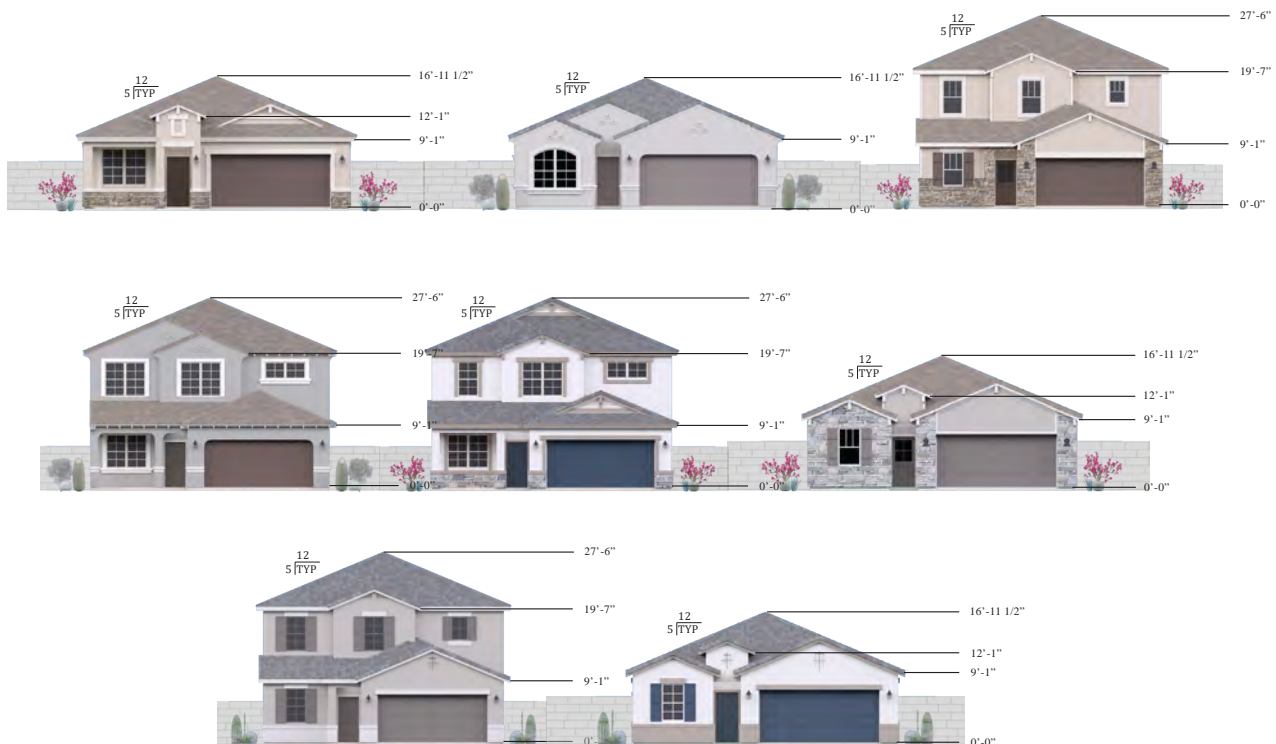
Corner lot elevations visible from open spaces and major roadways should be designed with sensitivity and present a respectable elevation. These elevations should be aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. Corner lot conditions must consider the following:

- i. Large blank walls and unorganized window placements are discouraged.
- ii. Detail elements on the front elevation should terminate at logical locations.
- iii. Garages and driveways should be located away from the corner.

c. Front Elevations

The front elevation of the home is an important component for establishing attractive neighborhoods. Special attention should be provided to address the public realm. Emphasis on the design and location of living spaces, garages, entries, and building massing will help to create a diverse streetscape. Each front elevation is encouraged to incorporate the following criteria:

- i. Minimize the visual impact of garage doors through setbacks, colors and styles.
- ii. The front entry should be visible from the street, except for attached residential product types.
- iii. Courtyards, entry porticos, porches, and similar architectural elements are encouraged.
- iv. Building massing must be appropriate to the architectural style.
- v. Care should be given to building details such as doors and windows. They should be in proportion to the overall building massing and complementary to the overall composition.
- vi. Emphasize the placement of living areas, porches, covered terraces, entries, and windows to address the street.



d. Architectural Projections

Projections can create shadows and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections may include, but are not limited to:

- i. Awnings (wood, metal).
- ii. Balconies.
- iii. Shutters.
- iv. Eave overhangs.
- v. Projecting second or third-story elements.
- vi. Tower elements.
- vii. Trellis features.
- viii. Recessed windows.
- ix. Door and window surrounds.
- x. Porches.
- xi. Bay windows or dormers.
- xii. Shed roof elements.
- xiii. Windowpane treatment.



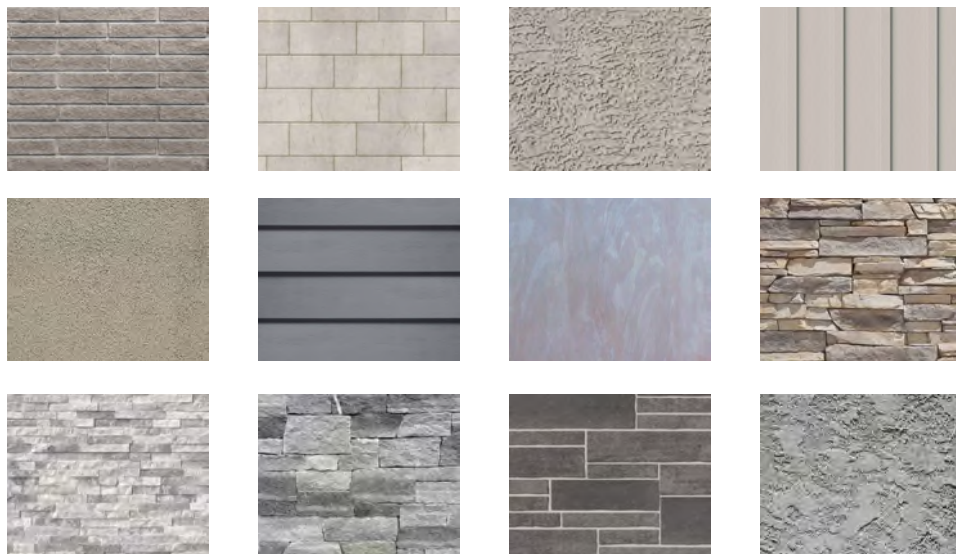
e. Four-Sided Architectural Elements

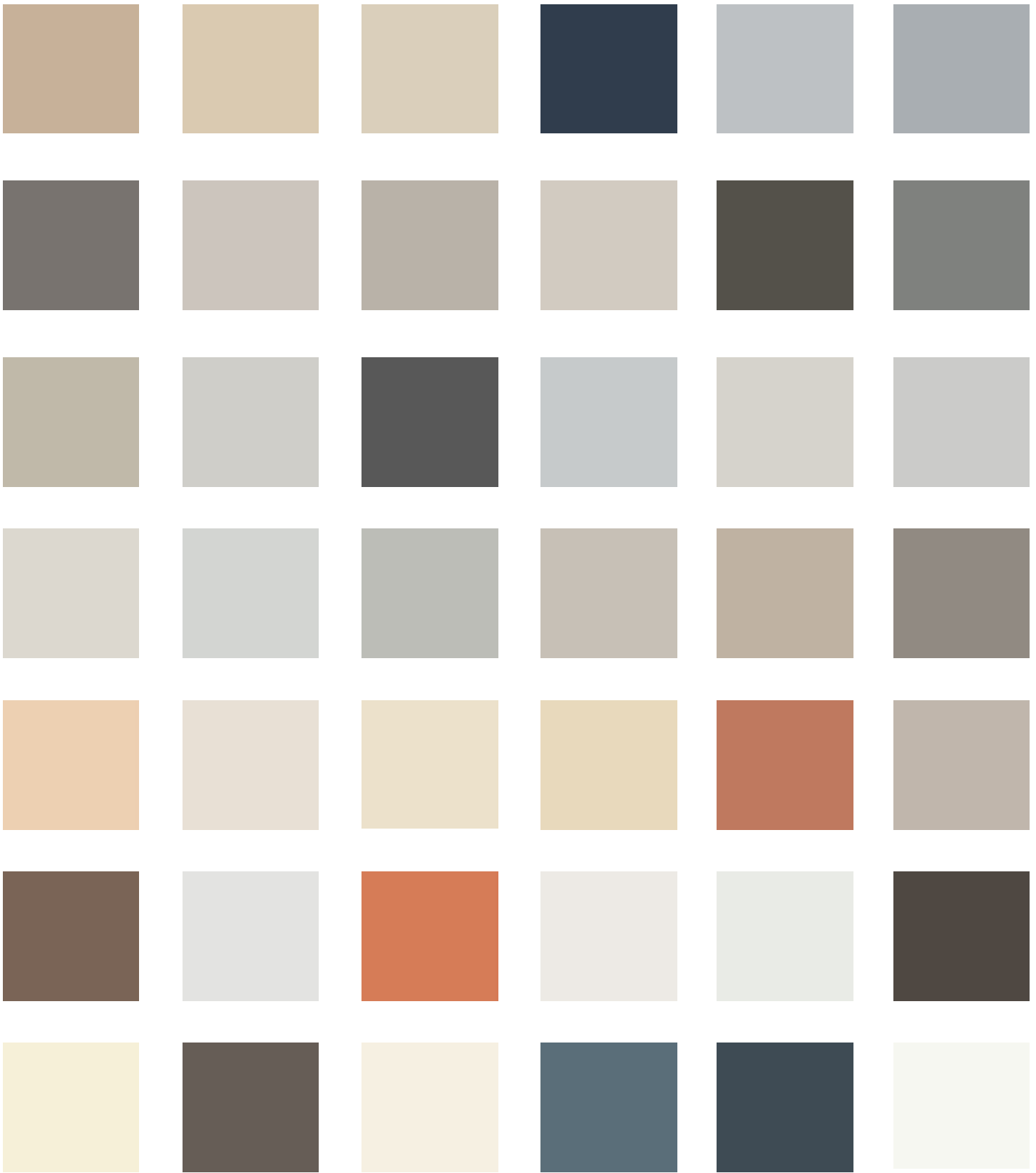
Utilizing materials, features and elements on all four sides of a structure creates an uninterrupted design and gives the feeling of uniformity. Four-sided architectural elements can be achieved with one or more of the following features: window surrounds, shutters, cornice detailing, stone or brick veneers, metal accents, clay vent tile accents or other materials. Blank, unadorned building facades are discouraged. However, it is recognized that there are situations where a building face is virtually hidden and adding additional architectural elements is unproductive, such as below a wall that surrounds the home or within certain product types such as, but not limited to, zero-lot line, townhomes, green court or auto-court type products, attached products or other small lot product types.

f. Colors and Materials

Colors and materials contribute to distinguishing an overall architectural character of a neighborhood. The color scheme should reflect natural hues or be appropriate to the style of the architecture proposed while embracing the diversity and intensity of color within the street scene. The same color scheme on homes adjacent to each other is discouraged. Accent materials on homes should reinforce the architectural theme of the home and add to the diversity of the neighborhood. A minimum of six (6) color schemes are required for each builder product series for each neighborhood. Conceptual coloris shown on **Exhibit 3.7.5.3: Color Character** are shown below. The following criteria should be considered:

- i. Colors should be chosen to enhance the overall character or the neighborhood.
- ii. Colors should contribute to distinguishing the architectural character of the home.
- iii. Diversity of color is encouraged.
- iv. Colors and materials should elevate architectural interest.
- v. Material changes must occur at logical break points.
- vi. Materials and colors must be varied to add texture and depth to the overall character of the neighborhood.
- vii. Columns, tower elements, and pilasters must be wrapped to logical break points as appropriate.
- viii. Material breaks at garage corners should end on an internal corner.
- ix. White garage doors are discouraged unless appropriate for the proposed architectural style.
- x. Use durable roofing and siding materials to reduce the need for replacement (metal roofs and shingled roofs are permitted when architecturally appropriate).





g. Garages

Reducing garage dominance on the streetscape creates street scenes that are inviting and safe with an “eyes on the street” environment. Using design techniques that enhance a home’s architectural style and relegating the garage to a secondary or less visible position promotes a more pedestrian-friendly neighborhood. Garages shall be recessed a minimum of eight inches (8”). The following garage configurations are encouraged:

- i. Shallow-Recessed.
- ii. Mid-Recessed.
- iii. Deep-Recessed.
- iv. Swing-in.
- v. Tandem.
- vi. Flush.
- vii. Split.
- viii. Split with casita.
- ix. Rear facing.
- x. Three (3) car offset.
- xi. Alley.
- xii. Motor court.



Further criteria for garages are outlined below.

- 1. Garage doors should be decorative and consistent with the architectural style of the home.
- 2. Street facing garages on corner homes at neighborhood entries shall be located on the side of the house furthest away from the corner.
- 3. Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.



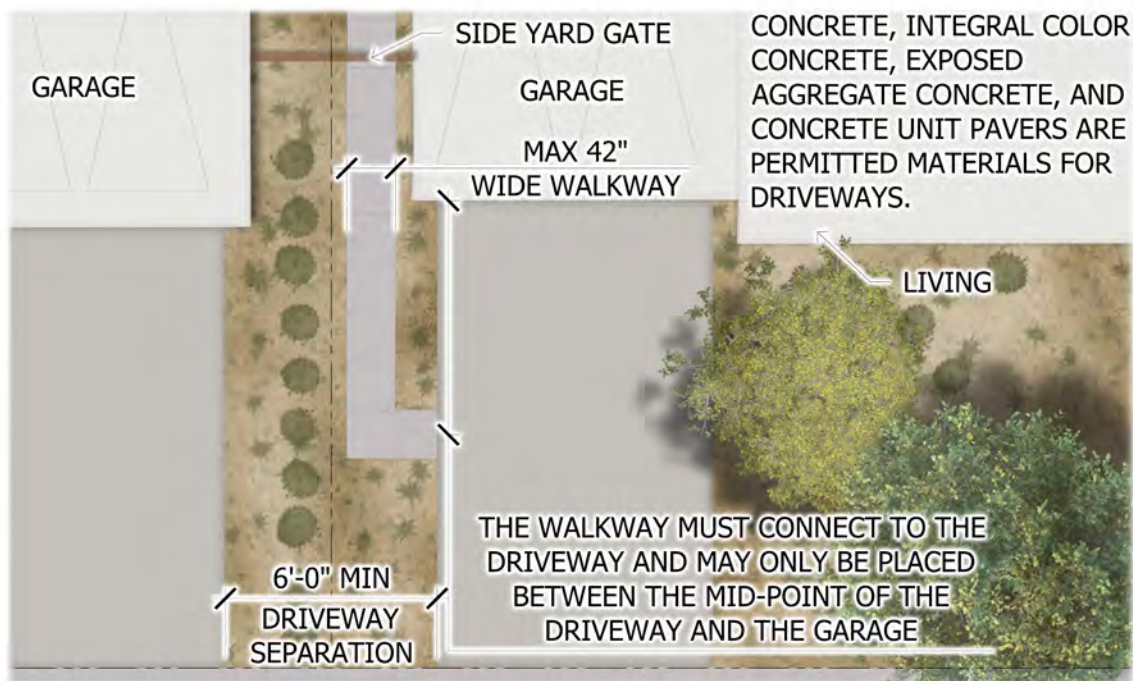
h. Front Yard Walkways & Driveways

i. Front Yard Walkways:

1. Approved materials for walkways include:
 - a. Concrete, integral color concrete, or exposed aggregate concrete, concrete unit pavers, and brick pavers.
2. A walkway from the side of the driveway to the side-yard gate is permitted, provided that the walkway is no wider than forty-two inches (42"). The walkway must connect to the driveway and may only be placed between the mid-point of the driveway and the garage.

iv. Driveways:

1. The maximum width of a driveway shall be the same dimension as the width of the garage door or the garage door recess. Combined driveways are not to extend beyond the edge of the garage door or garage door recess on either side.
2. Concrete, integral color concrete, exposed aggregate concrete, and concrete unit pavers are permitted materials for driveways.
3. Driveways to rear yards or parking pads on a side yard are permitted.
4. Garages and driveways on corner lots will be located on the side of the lot furthest from the corner.
5. Driveways of adjacent lots shall be separated by a minimum of six feet (6').



3.7.5.4 Multi-Family Architecture

Multifamily housing options aid in adding diversity to the housing market. Buildings should incorporate human-scale elements at the ground level to create an appealing and inviting street scene. The building elevations should have a sense of uniformity and complement each other without being repetitive. Building materials and colors should be kept simple and consistent throughout the Property. Proposed development should be compatible with surrounding neighborhoods with respect to building scale, mass, and articulation. Building design and configuration should include a variety of architectural design elements and provide a complimentary character to established architecture within the Property

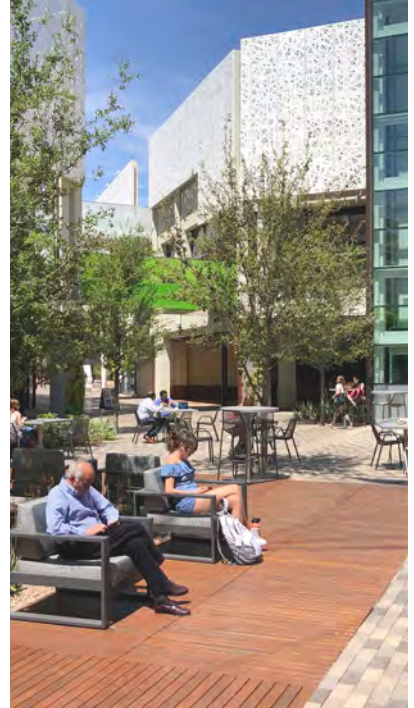
3.7.5.5 Non-Residential Architecture

Commercial development will serve the shopping and service needs of residents and visitors of the Property and contribute to building a strong sense of neighborhood identity. Architecture shall remain consistent throughout the commercial uses and should complement additional architecture proposed throughout the Property. Site planning should consider the pedestrian experience relative to visibility, access, circulation, and scale. Buildings should be organized in a manner to minimize prominent areas of parking from the adjacent street edges



3.7.6 Open Space and Parks Guidelines

Parks and open space are a critical part of the community design within the Property. Thoughtfully planned open space, with a hierarchy of parks, all connected through a comprehensive trail system establishes a level of quality and lifestyle within the community. Residents of all ages should be provided access to a variety of programs, which promote a healthy lifestyle and community interaction.



3.7.6.1 Open Space

- a. The Open Space and Parks Framework Plan provides for a high-level view of the required open space within each Development Unit, and ultimately the Property. **Section 3.6.8: Open Space and Parks Framework Plan.** As a subdivision plat or site plan is prepared, the open space provided therein shall be shown and quantified on the plat or plan. The following items shall be considered regarding open space:
 - i. “Open Space” areas shall be defined as those areas within a development that are either improved or unimproved and are intended for the common use of residents. Open Space shall be comprised of active and passive areas with improvements which are appropriate for their intended users.
 - ii. “Active Open Space” shall be defined as those areas designated for recreation activities, play areas, open play fields, court games, picnic tables, benches, interpretive signage, trails or pathways or other recreation type activities.
 - iii. “Passive Open Space” shall be defined as those Open Space areas, which do not include Active Open Space.

3.7.6.2 Parks

Parks provide residents with areas to connect with nature and connect to the overall greater community. To ensure a variety of recreation opportunities, a carefully organized hierarchy of parks has been established. Parks will be thoughtfully designed and programmed based on their location, scale and proximity to other parks and trails. To allow for flexibility in site planning and establishment of character for a neighborhood within a Development Unit, the park locations and park type will be defined at the time of the subdivision plat submittal based on the criteria described hereafter.

Parks may be configured in any shape, from rectangular forms to linear systems of open space. To that end, parks may be divided by roadways, easements or any other improvement, constraint or feature within a neighborhood, community, or Development Unit, an “Edge Condition”. Where this occurs, the proposed park should be adjacent to the Edge Condition such that its clear that the park is visually connected and continues on either side of, or through the Edge Condition. Any park listed within the hierarchy may include an Edge Condition and may include any portion of the proposed park to define the park type as defined within the hierarchy.

All parks shall meet the City requirements for site visibility, access, and public safety. Landscape areas within the parks shall meet the standards described in **Section 3.7.8: Landscape Standards.**

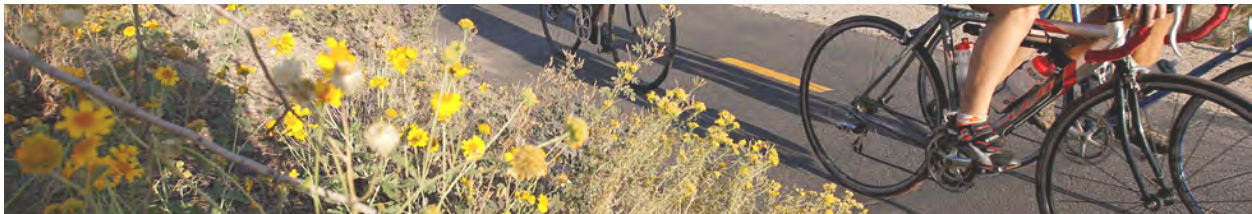
A baseline list of program options has been established for each park type, as shown on **Exhibit 3.7.6.2: Parks Programming Table**. The list in the Parks Programming Table is not meant to be an exhaustive and all-inclusive list of all potential programs, rather, the list is meant to establish an intended level of intensity, quality, and programming for the various park types. Each proposed park shall include a minimum of three (3) items from the Parks Programming Table. Program elements, which are not included within the Parks Programming Table may be added by the designer of the park, at the discretion of the designer, so long as the level of quality and intensity, based on the Parks Programming Table and representative imagery, is being maintained.

a. Local Parks

- i. "Local Parks" provide for a smaller, more intimate program that is compatible with adjacent residential areas. They also provide the most direct access to park areas for the residents within a neighborhood. Local Parks may include Active Open Space or Passive Open Space based on their intended use. A typical program within a Local Park may include open play turf, benches, picnic tables, a shade structure, or a children's play area. Special attention should be placed on providing shade through the use of trees and planting to add character and definition to the park areas. Local Parks shall be owned and maintained by a HOA. Local Parks shall be a minimum of five thousand (5,000) square feet in area, with a dimension of no less than fifty feet (50') in any one direction, up to approximately two (2) acres, as shown on **Exhibit 3.7.6.2: Local Park**.

b. Neighborhood Parks

- i. "Neighborhood Parks" provide for more physical program areas than a Local Park but should be scaled appropriately to be planned within a neighborhood. Neighborhood parks should be a focal point within a neighborhood and be connected to the proposed trail network for ease of access. Neighborhood Parks may include Active Open Space or Passive Open Space based on their intended use. A typical program within a Neighborhood Park may include open play turf, a basketball court, a shade structure, picnic tables, barbeque areas, or a children's play area. Trees should be placed in groupings to provide shade and to define useable areas within the Neighborhood Park. Landscape materials should create strong patterns to reinforce the character of the community. Neighborhood Parks shall be owned and maintained by a HOA. Neighborhood Parks shall be a minimum of one-half (1/2) acre and can be up to eight (8) acres in size, as shown on **Exhibit 3.7.6.2: Neighborhood Park**



c. Community / District Parks

- i. “Community Parks” or “District Parks” (referred to as “Community Parks” hereafter) are intended to meet the recreation needs of multiple neighborhoods within a Development Unit. Community Parks should be strategically located near a collector roadway to allow for more immediate vehicular access to residents. Community Parks may include Active Open Space or Passive Open Space based on their intended use. A typical program within a Community Park may include a parking lot (parking may be satisfied through on-street parking or a designated parking area), sports fields, court sports, a restroom, shade structures, picnic tables, barbeque areas or large and small children’s play areas. Landscape areas should provide for a tree canopy for shade as well as other plantings with a character that is complimentary to the adjacent residential neighborhoods. Community Parks or District Parks shall be owned and maintained by a HOA. Community Parks shall be a minimum of eight (8) acres in size, as shown on **Exhibit 3.7.6.2: Community Park.**

d. Regional Parks

5. “Regional Parks,” where planned, should aim to provide a program that services the entire Property and residents within the region of the City. The scale of the park is intended to provide the highest intensity of recreation program. Regional Parks may include a parking lot (parking may be satisfied through on-street parking or a designated parking area), lighted sports fields, court sports, dog park, large and small children’s play areas, picnic pavilions, restrooms, and parking areas. Regional Parks shall be a minimum of ten (10) acres to in size. A Regional Park shall be owned and maintained by the City. Character images for regional parks are shown on **Exhibit 3.7.6.2: Regional Park Character.**



Park Amenities	Park Heirarchy			
	Local Park	Neighborhood Park	Community Park	Regional Park
				✓
	✓	✓	✓	✓
	✓	✓	✓	✓
				✓
		✓	✓	✓
	✓	✓	✓	✓
			✓	✓
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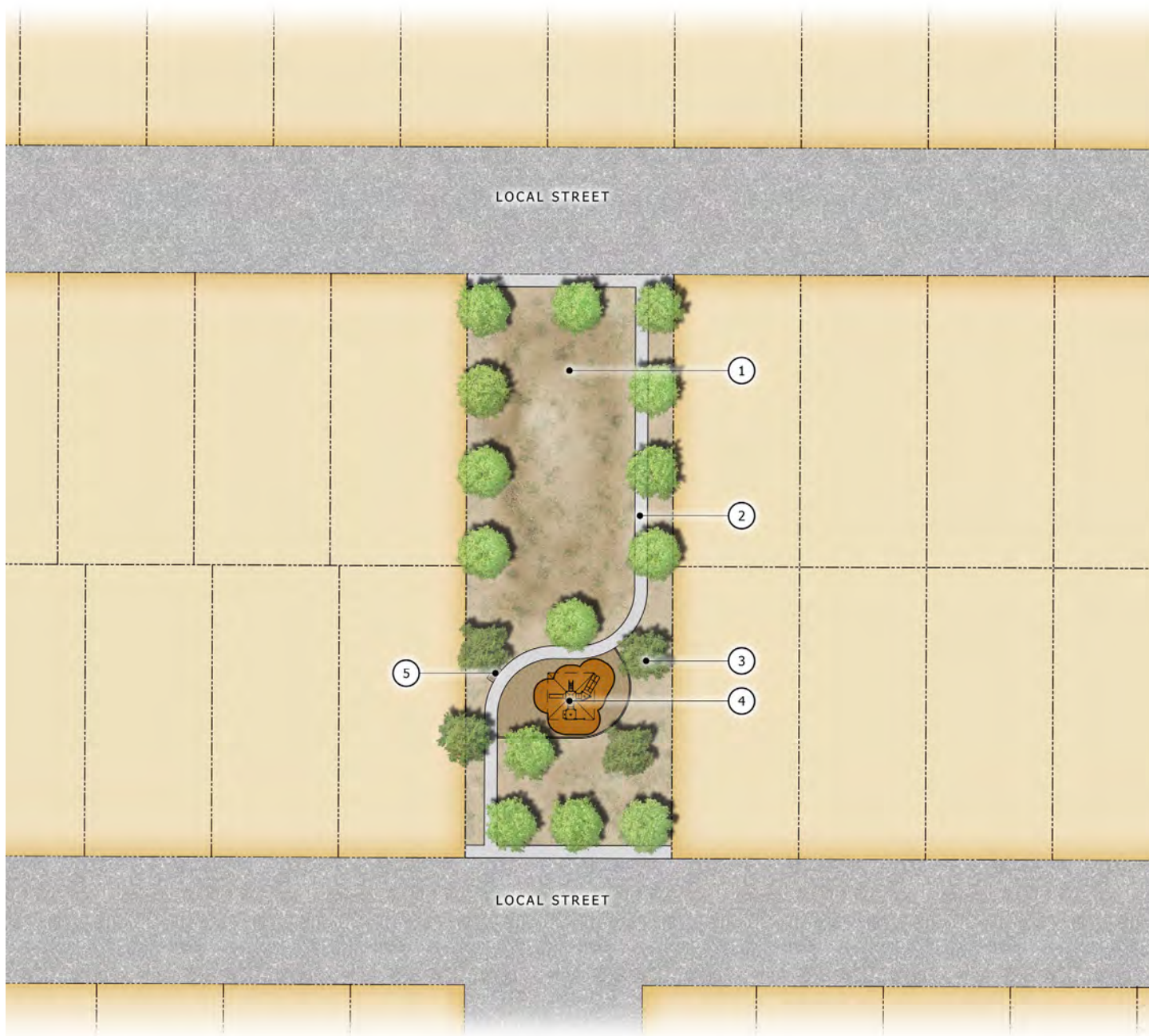


LEGEND OF POTENTIAL FEATURES

- ① TURF LAWN
- ② SMALL RAMADA
- ③ RETENTION/DETENTION BASIN
- ④ PATHS
- ⑤ TREES
- ⑥ UNDERSTORY PLANTING

NTS - Not to scale

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



LEGEND OF POTENTIAL FEATURES

- ① RETENTION/ DETENTION BASIN NTS - Not to scale
- ② PATHS
- ③ TREES
- ④ TOT LOT
- ⑤ BENCH

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



LEGEND OF POTENTIAL FEATURES

NTS - Not to scale

- ① ACTIVITY NODE
- ② RAMADA
- ③ TURF LAWN
- ④ PATH
- ⑤ TREES
- ⑥ RETENTION/DETENTION BASIN
- ⑦ UNDERSTORY PLANTING

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



LEGEND OF POTENTIAL FEATURES

- ① BASKETBALL COURT
 - ② RAMADA
 - ③ RETENTION/DETENTION BASIN
 - ④ PATH
 - ⑤ TREES
 - ⑥ TOT LOT
 - ⑦ BENCH
- NTS - Not to scale

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



LEGEND OF POTENTIAL FEATURES

- ① SHADE STRUCTURE
- ② PLAY STRUCTURE
- ③ TURF LAWN
- ④ POOL
- ⑤ COVERED OUTDOOR SPACE
- ⑥ POOL FACILITY RESTROOM
- ⑦ RETENTION/ DETENTION BASIN
- ⑧ PARKING

NTS - Not to scale

NOTE: PARKING MAY OCCUR ON STREET OR OFF STREET AS NEEDED TO MEET MINIMUM PARKING REQUIREMENTS.

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



LEGEND OF POTENTIAL FEATURES

(1) BASEBALL/SOFTBALL FIELD

NTS - Not to scale

(2) MULTI-USE SPORTS FIELD

(3) BASKETBALL COURT

(4) RAMADA

(5) GROUP RAMADA

(6) RESTROOMS

(7) TOT LOT

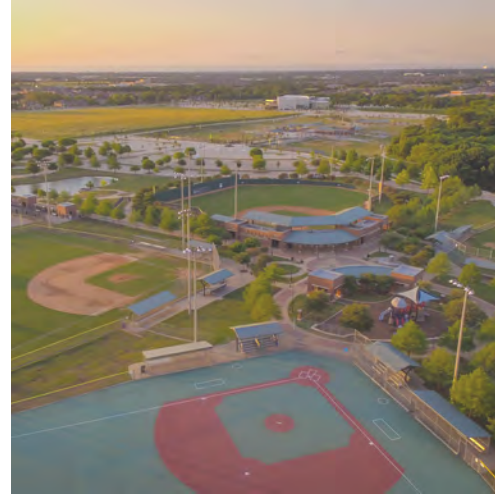
(8) TURF LAWN

(9) PARKING LOT

(10) RETENTION/ DETENTION BASIN

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

NOTE: SIZES OF AMENITIES AND FIELDS WILL VARY BY PARK.



3.7.7 Path and Trail Standards

A well-planned network of paths and trails provides residents with opportunities to connect with nature, interact with one another, and engage in recreational activities within a community. A series of criteria and standards is critical to ensure that paths and trails provide proper surface materials, widths, and locations in order to be fully utilized. The paths and trails within the Property shall:

- Connect between Development Units or be utilized as a regional connection.
- Be consistent in material and width.
- Have, where a segment of a trail or path has been installed as a part of a phased improvement or where it is planned to be continued with future development, consistent surface materials and widths until the termination of the trail or path segment.

Trail locations, access points, types and surface materials shall be identified at the time of subdivision plat or site plan submittal. The following criteria shall be considered for trails:

- a. Path and Trails Hierarchy
 - i. On-street: On-street trails or paths may either be attached or detached from back of curb and shall be concrete paved surfaces. On-street trails will be the minimum width as shown in the **Section 3.7.4: Street Standards**.
 - ii. Open space: Open space trails include trails and paths which connect from an on-street trail into a proposed development area. Open space trails and paths shall be a minimum of four feet (4') in width. Surface materials may include any approved paving material, except where trails or paths serve as the primary connection to a park or other amenity feature in which case the trail or paths shall be a concrete surface.
 - iii. Multi-Use: Multi-Use trails and paths allow for multi-modal access including pedestrian and bicycle use. Trails and paths shall be a minimum of eight feet (8') wide and must either be a concrete paved surface, asphalt paved surface, or a combination of concrete and decomposed granite.
- b. Surface Materials
 - i. Surface materials for trails and paths within the Property may include native soil, stabilized decomposed granite, decomposed granite, concrete, asphalt or a combination of materials, such as concrete and decomposed granite located side by side. Surface materials will be determined by the intended use of a trail or path.
- c. Path and Trail Locations
 - i. Paths and Trails may be located along roadways, easements, open space, and within residential and non-residential use areas.

3.7.8 Landscape Standards

Landscape design should reinforce and accentuate the community's identity by implementing the landscape framework. The landscape design will be both environmentally responsible and enjoyable to experience, and utilize native, non-native, low water use/drought tolerant plants.

3.7.8.1 Plant Material Size

All trees, shrubs, groundcovers, accents, vines, or any other plant materials listed on the Plant Palette are required to meet the Arizona Nursery Association requirements for minimum container grown plant size. **Exhibit 3.6.10: Plant Palette.**

Minimum size of plant materials at the time of installation for all required plants shall be as follows:

- a. Trees:
 - i. Twenty-four-inch (24") box.
 - ii. A minimum sixteen foot (16') tall palm may be substituted for a required tree.
 - iii. Due to the fast-growing nature of some of the desert trees in the Plant Palette, the minimum size for desert trees may be smaller if exchanged for an additional quantity of trees (i.e., one (1) twenty-four (24) inch box tree for two (2) fifteen (15) gallon trees.
 - iv. Fifteen (15) gallon for Open Space landscape areas only, except where specific requirements are stated herein.
- b. Shrubs/Groundcovers/Accents:
 - i. Fifty percent (50%) shall be a minimum of three (3) gallon or five (5) gallon in size. The remainder shall be a minimum of one (1) gallon in size, unless otherwise specified herein.
- c. Turf:
 - i. The use of turf as a groundcover vegetation is discouraged within residential front yards. Turf shall not be limited or restricted outside of public right-of-way ("ROW") within common areas.



3.7.8.2 Street Frontage

Street frontage provides residents with opportunities for circulation and connectivity to neighborhoods and other paths and trails within the community. In order to provide comfort and a feeling of safety on a street frontage, a carefully organized hierarchy of landscape zones has been established. Street frontage will be thoughtfully designed based on the “Roadway Zone” described in **Section 3.6.10: Landscape Framework Plan**.

Street frontage landscape improvements shall include the following:

- a. Trees located in a manner that provides maximum shade for pedestrians.
- b. Tree and shrub spacing (and arrangement) shall be based on the landscape architect’s recommendations.
- c. Trees must be planted in areas five feet (5’) and greater in width when such areas are located (i) between the back of curb and edge of sidewalk or (ii) between the edge of sidewalk and the public right-of-way line. Where both conditions occur, only one (1) condition shall require trees to be planted.
- d. Shrubs, accents or groundcovers shall be planted in areas three feet (3’) and greater in width.
- e. A minimum of one (1) twenty-four-inch (24”) box tree every thirty feet (30’) on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting.
- f. A minimum of five (5) shrubs, groundcovers, or accents per tree.
- g. Minimum thirty-five percent (35%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.
- h. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.

3.7.8.3 Entries

Enhanced landscape at entries brings emphasis and visual aesthetics to the arrival into a neighborhood or community. Landscaped entries should include trees, shrubs, groundcovers and accents which complement the proposed arrival experience and relate to the scale of the surrounding context. Those streets that are more urban in nature and have significant volumes of pedestrian activity are encouraged to take on a softer, more inviting character with the selection of materials that do not have spines or thorns. Shade should be a priority for these pedestrian environments. The selection of material should consider tree canopy height to allow for a clear and safe pedestrian environment. Entries will be designed based on the Entry Zone described in **Section 3.6.10 Landscape Framework Plan**.

Entry landscape improvements shall include the following:

- a. Tree and shrub spacing (and arrangement) shall be based on the Landscape Architect's recommendations.
- b. Enhanced landscaping at the main entrances of a proposed neighborhood should be provided to make a distinctive statement about the community and arranged to create interesting patterns and textures.
- c. Clustering of trees and shrubs is encouraged to accent focal points or landmarks and to provide variety to the streetscape.
- d. A minimum of two (2) twenty-four-inch (24") box trees.
- e. Minimum fifty percent (50%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.
- f. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.
- g. Contouring of the ground and placement of mounds and earth berms along streets is encouraged.

3.7.8.4 Gated Entries

All gated entry features, mechanical devices, controls, and associated structures must be configured and located out of general view of the public. Further, gates and key card stations must be designed to allow for fire access and sufficient stacking distance. A median break will allow for vehicle turn-around. Gated entries will be designed based on the "Entry Zone" described in **Section 3.6.10: Landscape Framework Plan**.

Gated Entry landscape improvements shall include the following:

- a. Tree and shrub spacing (and arrangement) shall be based on the Landscape Architect's recommendations.
- b. Enhanced landscaping at the main entrances of a proposed neighborhood should be provided to make a distinctive statement about the community, arranged to create interesting patterns and textures.
- c. Clustering of trees and shrubs is encouraged to accent focal points or landmarks and to provide variety to the streetscape.
- d. A minimum of two (2) twenty-four-inch (24") box trees.
- e. Minimum fifty percent (50%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.
- f. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.
- g. Contouring of the ground and placement of mounds and earth berms along streets is encouraged.

3.7.8.5 End Tracts

Landscape common areas between product walls and curbs along corner, side, and rear property lines, or at the ends of cul-de-sacs where the planting area is a minimum of five feet (5') wide shall include landscape based on street frontage requirements. **Section 3.7.8.2: Street Frontage.**

3.7.8.6 Residential Landscape

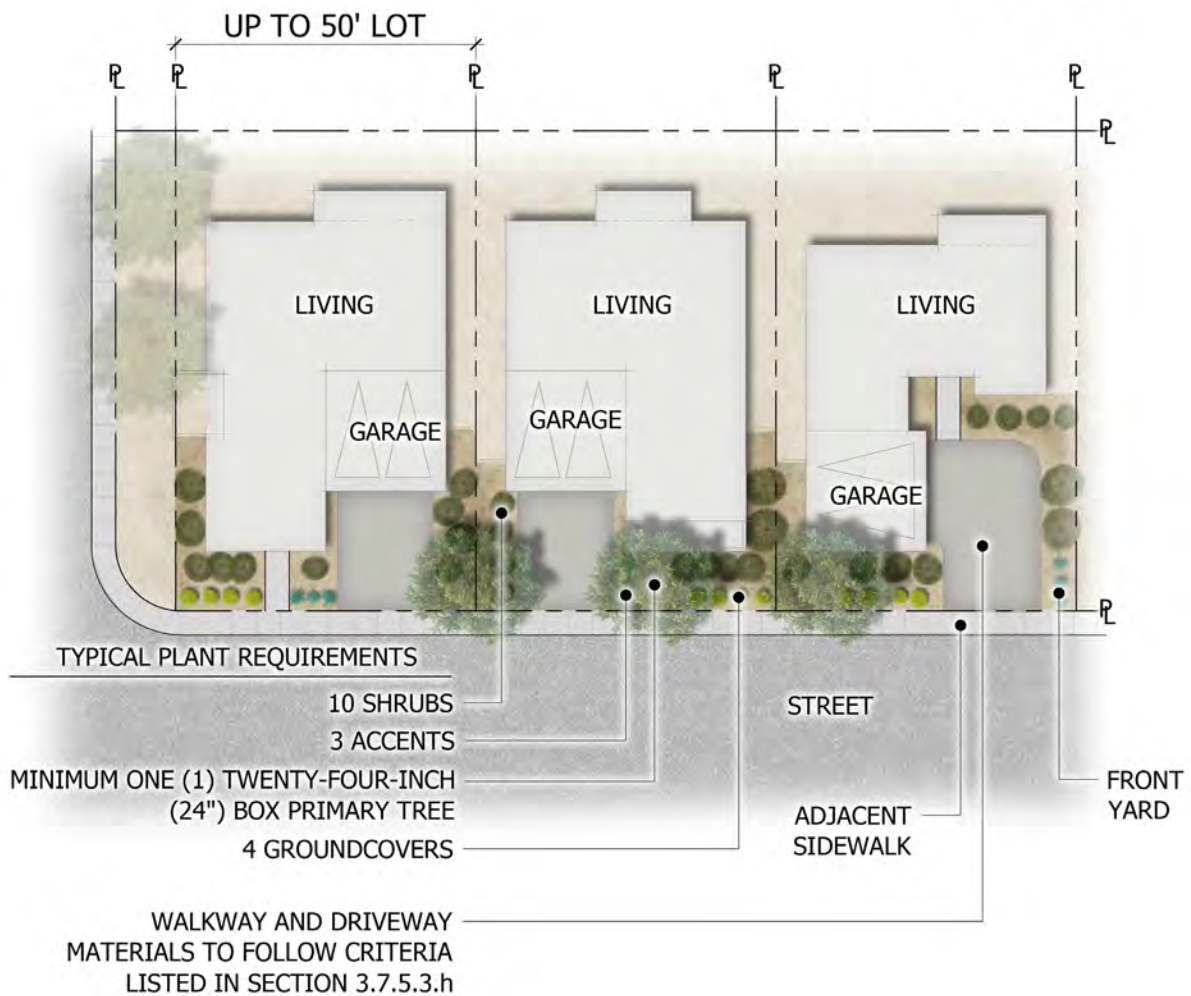
Residential landscapes are designed to be complementary to the architectural style of the home.

- a. Street Tree Program
 - i. A Street Tree program is encouraged but not required as a part of the subdivision design. They may occur within the front yard building setback. Where a Street Tree Program is implemented, residential streets should have street trees planted approximately twenty-five feet (25') on center, except where driveways, sidewalks, or easements restrict planting. The minimum tree size shall be twenty-four-inch (24"). The trees should be planted between four feet (4') and eight feet (8') behind the sidewalk, or curb if no sidewalk exists, or between curb and sidewalk. Landscaped areas along local streets shall not be planted with any plant material that will impede or injure pedestrians or block sight lines of automobiles.
- b. Front Yard Landscape
 - i. Specific requirements for front yard landscape create a consistent flow and streetscape, as shown on **Exhibit 3.7.8.6: Up to 50' Wide Detached Lot Front Yard Landscape, Exhibit 3.7.8.6: 51'-75' Wide Detached Lot Front Yard Landscape, Exhibit 3.7.8.6: 76' Larger Detached Lot Front Yard Landscape.** The minimum requirements for the single-family detached and single-family attached front yards are as follows:
 - ii. Shrubs shall have a minimum size of five (5) gallon.
 - iii. Accent plants shall have a minimum size of one (1) gallon.
 - iv. Groundcovers shall have a minimum size of one (1) gallon.
 - 1. The use of turf as a groundcover vegetation is discouraged but permitted within residential front yards. Synthetic grass areas are permitted in front yards.
- c. Alley and Cluster Landscape
 - i. All landscape materials installed on either side of an alley and between a home should conform to the Plant Palette. Landscape materials should be used whenever possible to hide expanses of walls.

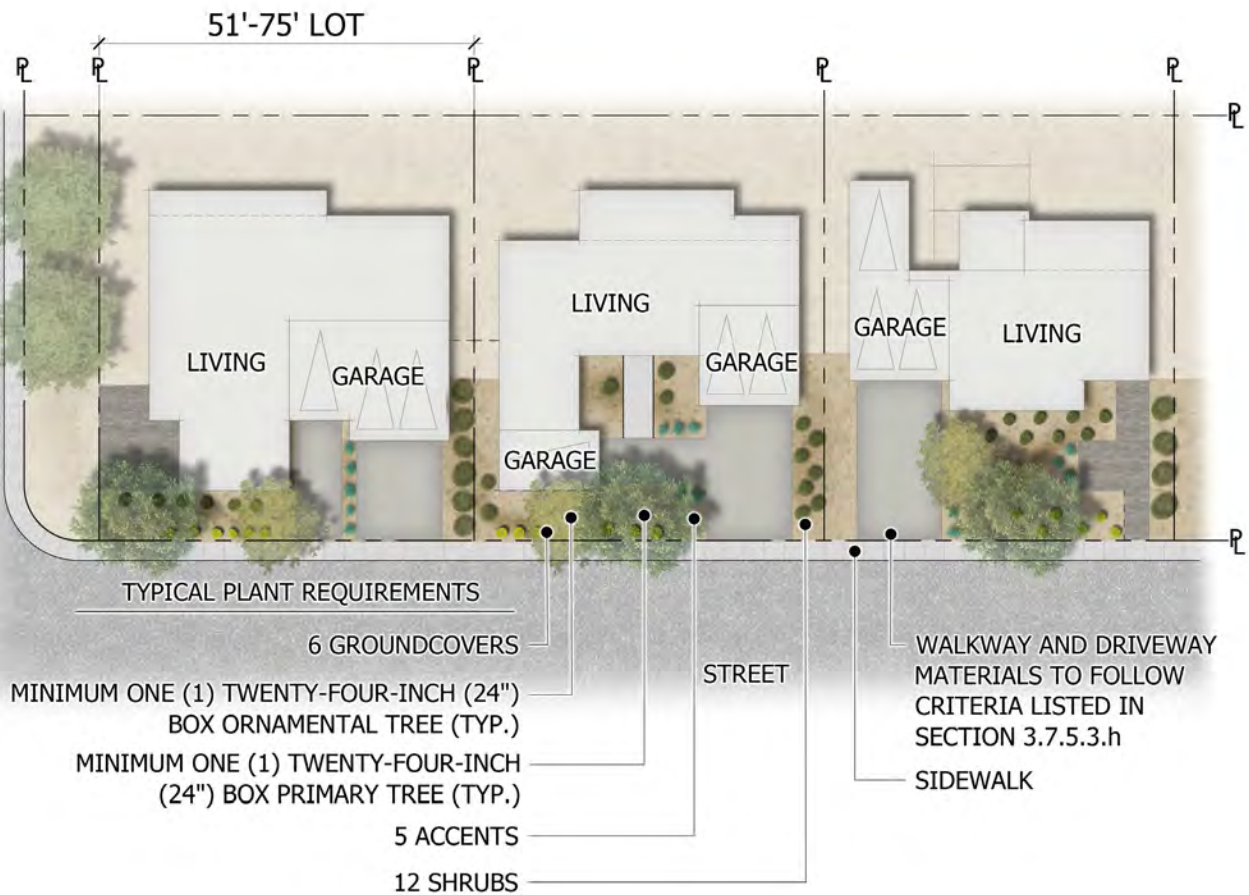
- ii. Minimum requirements for alley and cluster type lots are depicted on **Exhibit 3.7.8.6: Alley and Cluster Yard Landscape** and described below:
1. One (1) twenty-four-inch (24") box tree or fifteen (15) gallon shrub per lot on one side of the alley only or staggered one side to the other;
 2. Shrubs shall have a minimum size of five (5) gallon.
 3. Accent plants shall have a minimum size of one (1) gallon.
 4. Groundcovers shall have a minimum size of one (1) gallon.
 5. The use of turf as a groundcover vegetation is discouraged but permitted within residential front yards. Synthetic grass areas are permitted in front yards.

Front Yard Trees		
Lot Width	Primary Tree (Minimum)	Ornamental Tree (Minimum)
Up to 50'	One (1) twenty-four-inch (24") box tree	N/A
51'-75'	One (1) twenty-four-inch (24") box tree	One (1) twenty-four-inch (24") box tree
76' and larger	Two (2) twenty-four-inch (24") box trees	One (1) twenty-four-inch (24") box tree





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3.7.8.7 Multi-Family Landscape Standards

Multi-family development provides for additional housing opportunities within the Property. The following standards provide criteria for the landscape standards for multi-family land uses:

Multi-Family Landscape Standards	
<i>Minimum Landscape Setbacks from Property Line</i>	
Adjacent to Street	15'
Not Adjacent to Street	10'
<i>Minimum Planting Standards</i>	
Adjacent to Street	Twenty-four-inch (24") box trees planted twenty-five feet (25') on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting. Five (5) five (5) gallon shrubs per tree.
Adjacent to Property Lines	One (1) twenty-four-inch (24") box tree planted twenty-five feet (25') feet on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting. Five (5) five (5) gallon shrubs per tree.
Pedestrian Accessways and Sidewalks	A minimum of twenty-five percent (25%) of accessways and sidewalks should be shaded through use of landscape or other shading devices.
Common Open Space	Any open area not improved or hardscaped shall include landscape materials at a minimum of fifty percent (50%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.

3.7.8.8 Non-Residential Landscape Standards

Non-Residential uses provide much needed local services to the community. To ensure integration and complimentary design and character where proposed, the following standards shall be implemented for non-residential uses within the Property.

Non-Residential Landscape Standards	
Minimum Landscape Setbacks from Property Line	
Adjacent to Street	15'
Not Adjacent to Street	
Adjacent to Residential	15'
Adjacent to Non-Residential	10'
Minimum Planting Standards	
Adjacent to Street	Twenty-four-inch (24") box trees planted twenty-five feet (25') on center or in equivalent groupings, except where driveways, sidewalks, or existing easements restrict planting. Five (5) five (5) gallon shrubs per tree.
Adjacent to Property Lines	One (1) twenty-four-inch (24") box tree planted twenty-five feet (25') feet on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting. Five (5) five (5) gallon shrubs per tree.
Adjacent to a building	Minimum twenty-five percent (25%) of the exterior wall length shall be treated with either a landscape planter a minimum of five feet (5') wide or arcade or equivalent feature.
Pedestrian Accessways and Sidewalks	A minimum of twenty-five percent (25%) of accessways and sidewalks should be shaded through use of landscape or other shading devices.
Common Open Space	Any open area not improved or hardscaped shall include landscaping materials at a minimum of fifty percent (50%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.

3.7.8.9 Open Space & Paseos

Open Space and Paseos provide for visual relief on a street scene and connectivity internally and externally within a neighborhood. Open Space and Paseos shall include the following:

- a. Trees located in a manner that provides maximum shade for pedestrians.
- b. Tree and shrub spacing (and arrangement) shall be based on the Landscape Architect's recommendations.
- c. Trees must be planted in areas five feet (5') and greater in width.
- d. Shrubs, accents, and groundcovers shall be planted in areas three feet (3') and greater in width.
- e. A minimum of one (1) fifteen (15) gallon tree for every one thousand five hundred (1,500) square feet of landscape area except where hardscape, sidewalks, or easements restrict planting or within turf areas or retention and/or drainage areas that are not planned for Active Recreation. Within these areas, tree spacing shall be designated by the landscape architect.
- f. A minimum of five (5) shrubs, groundcovers, or accents per tree.
- g. Minimum thirty-five percent (35%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees. This requirement shall be excluded where easements restrict planting or retention and/or drainage areas that are not planned for Active Recreation.
- h. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.



3.7.8.10 Parking Lot Landscape

Parking lots with more than ten (10) spaces are subject to the landscaping standards indicated within this section. Parking lots with ten (10) or less spaces are not subject to the parking lot landscape requirements. Parking lots shall have landscape treatments that provide shade and allow for natural observation. The following standards provide criteria for parking lot landscape.

Parking Lot Landscape Standards	
Interior Surface Area (exclusive of perimeter landscape and required landscape setbacks)	Minimum ten percent (10%).
Landscaped Planters	At ends of each row of parking and approximately every ten (10) spaces.
Landscaped Planters, single row of parking (measured from inside face of curb to inside face of curb)	Minimum one hundred and twenty (120) square feet.
Landscaped Planters, double row of parking (measured from inside face of curb to inside face of curb)	Minimum two hundred and forty (240) square feet.
Additional Standards	As needed to meet ten percent (10%) minimum requirement, evenly distributed throughout the entire parking lot. Minimum interior dimension of five feet (5') (length and width).
Tree Size and Quantity	Minimum twenty-four-inch (24") box required for sixty percent (60%) of required trees. Minimum 15 gallon required for the forty percent (40%) of remaining required trees.
Shrub Size and Quantity	Minimum five (5) five (5) gallon shrubs per tree.



3.7.8.11 Native Plant Inventory & Salvage

The following section shall specifically replace Article 1-8-13 of the City Code of Apache Junction.

- a. Purpose
 - i. Encourage native plant salvage efforts to relocate existing native plants that are drought tolerant and require low maintenance and minimal groundwater after establishment.
- b. Standards
 - i. All native plants are considered non-protected and may be salvaged and relocated within the project limits of work, except for those species protected by the Arizona Native Plant Law and the Federal Endangered Species Act.
 - ii. Location/transplanting
 - 1. Native plants may be salvaged and transplanted within on-site landscaped areas if located within a grading/construction area.
 - 2. Salvaged and relocated native plants may be maintained in a temporary nursery pending relocation in accordance with the approved landscape plan. All temporary nurseries shall provide ongoing watering and fertilizer to promote plant health, until such time that plants are moved for re-planting.
- c. Salvage Plan
 - i. A landscape plan prepared by a licensed salvage contractor, landscape architect or other company with salvage experience shall be submitted to the Zoning Administrator and administratively approved for salvage of native plants prior to issuance of a grading and building permit. The salvage plan shall include the following:
 - 1. A recent aerial photo or site plan showing construction limits and showing an inventory of all protected native plants, in addition to the project name, a scale (minimum scale of one inch (1") = fifty feet (50'), a north arrow, a vicinity map, the adjacent street names, and the name of the company performing the inventory.
 - 2. Identification and inventory of all native protected plants within the area permitted for grading or to the edge of the property. The salvage status shall indicate the following:
 - a. Plant tag number, plant type and size in caliper inches, except cacti (i.e. Saguaros, barrel cactus, etc.) in feet height.
 - b. Plant salvageability and whether the plant will remain in place, be moved to another location, or be destroyed.
 - c. Inventory summary by plant type and total number of plants salvaged, destroyed and to remain in place.

- d. Criteria eliminating plants from salvageability include poor branch structure, disease, compromised bark or exterior, insect infestation, insubstantial canopy, collapsed structure, non-standard root development, trunk growth at an acute angle to root ball, growth in inaccessible material, etc. Plant salvageability is at the discretion of the plant salvage plan preparer.
 - e. Location of temporary nursery for the storage of salvaged native plants.
 - f. A copy of the approved and stamped Arizona Department of Agriculture "notice of intent to clear land" shall be submitted.
- d. Plant Ratings
- i. The designation of "high rated" plants shall be based on the following criteria:
 - 1. The plant's health reflecting the degree of major infestations or apparent diseases.
 - 2. The plant's age reflecting the likelihood of transplant survival.
 - 3. The plant's conduciveness to boxing during the transplanting; tree spading will be allowed on a case-by-case basis.
 - 4. Ability of excavating existing soil, cohesiveness and ability to support a box transplant.
 - 5. Accessibility of surrounding topography to box and remove the plant(s).
 - 6. The likelihood that adjacent plants will not interfere with any root systems or with plant removal.

3.7.9 Wall Standards

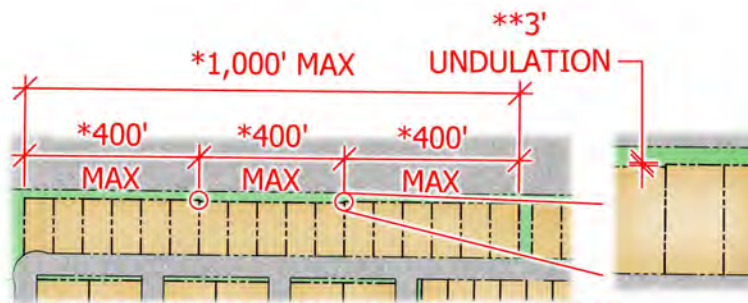
Consistent wall design and character is important to create a cohesive appearance within each Development Unit. All walls visible from public street and open spaces shall be decorative walls. A minimum ten foot (10') wide landscape area shall be provided between sidewalk or curb and the wall, unless otherwise indicated within the development standards. All walls (including retaining walls) shall be located a minimum of five feet (5') from a sidewalk.

Where a pedestrian connection occurs between residential lots, walls and fences along both sides of walkways are encouraged to be partially transparent. This can be accomplished by minimizing continuous wall lengths as well as by using lower walls and view fences along residential property lines.



a. Theme Walls

Theme walls shall be defined as those walls that are adjacent to streets and common areas. Theme walls visible from street and common areas shall be constructed of a minimum of two (2) materials including masonry, brick, block, painted block, stone, stucco, steel, board form concrete, split-face, single-score or patterned integrally colored block or similar enhancement and may include changes in color or texture. Theme walls shall be at a minimum, of five feet (5') high and a maximum of eight feet (8') in height, not including retaining walls. Theme walls along arterial or collector streets with a continuous length greater than four hundred (400) feet, shall use an undulating pattern (horizontal movement) at minimum intervals of every four hundred feet (400'). The undulation depth of these horizontal movements from the street line shall be a minimum of three feet (3'), including use of decorative columns to provide variety and visual interest. The wall offset may occur with the same wall material, pilaster, or decorative column made up of complimentary materials. Wall undulation requirements may also be satisfied with accent panels which are four feet (4') or greater in length and provide a contrast against the theme wall. Accent panels may be composed of one (1) material or combination of materials. If there is a change in the design of the wall a transition to the new design must be incorporated into the design of the proposed wall.



**Theme walls along arterial or collector streets with a continuous length greater than 400', but less than 1,000', shall use an undulating pattern (horizontal movement at minimum intervals of every 400').*

***The undulation depth of these horizontal movements from the street line shall be a minimum of 3'*

b. Decorative Columns

Walls along arterial streets and collector streets should implement a decorative column which contrasts and compliments the character of the theme wall. Decorative columns can use the same masonry materials as a theme wall. Decorative columns may be utilized to satisfy wall undulation requirements. Decorative columns shall be scaled in height proportionate to the adjacent wall and be a minimum width of two feet (2') with an offset from the wall of at least two-inches (2"). Decorative columns shall be utilized as a transition between wall types.

c. Enhanced Interior Walls

Walls that are visible to the public, at end tract conditions, and occur adjacent to a fully improved common area (where enhancements such as landscape, trails or lighting have been planned), shall be an enhanced interior wall or a theme wall. Enhanced interior walls shall be constructed from a minimum of two (2) materials including masonry, brick, block, painted block, stone, stucco, steel, board form concrete, split-face, single-score or patterned integrally colored block or similar enhancement and may include changes in color or texture. Enhanced interior walls shall be a minimum of five feet (5') in height and a maximum of seven feet (7') in height, not including retaining walls. Walls adjacent to unimproved corridors, and where the wall is not visible from public view, may be constructed of a 4" masonry wall (aka 'Dooley Wall') that is a minimum of five feet (5') height and a maximum of six feet (6') in height, not including retaining walls.

d. Retaining Walls

Retaining walls adjacent to any arterial or collector street, community open space, park or trail shall be a minimum of five feet (5') from a sidewalk. Residential retaining walls shall not exceed four feet (4') in height and must terminate a minimum of five feet (5') from the back of sidewalk. Retaining walls shall match the materials and color of adjacent walls where they occur. Non-residential retaining walls shall not exceed four feet (4') in height. Should additional height be required, the wall shall be offset at a minimum of four feet (4') or one foot (1') per one foot (1') of height, whichever is greater. View fences not exceeding six feet (6') in height above the highest part of adjacent natural grade may be added to a retaining wall.

Where an end tract masonry wall is located atop a retaining wall, the height of both walls may not exceed eight feet (8') to the edge visible to the public and ten feet (10') to the homeowner side. All retaining walls to be waterproofed and adequately drained if required, on the surcharge side.

e. View Fences

View fencing is encouraged to be located adjacent to enhanced or amenitized common areas such as open space tracts, parks, or other enhanced open space conditions thirty feet (30') and wider, except where high intensity uses, or amenity lighting is in general proximity. Residential view fences shall not exceed six feet (6') in height separately or combined with masonry walls. Residential view fences shall not be required on a side yard of a home site. View fences shall meet the jurisdictional requirements for a swimming pool safety barriers. View fencing shall meet the following criteria:

- i. Fence shall be an electrostatically painted metal fence meeting a minimum specification for the jurisdictional requirements for a swimming pool safety barrier.
- ii. Fence material shall be constructed using tube steel post, where a post is set at an eight-foot (8') on center spacing with top and bottom rails and pickets at a minimum of four-inches (4") on center. View fences can be full height from finished grade at six-foot (6') maximum, or on top of masonry walls in a combination of two-foot (2') solid masonry (theme wall or enhanced interior wall) and four-foot (4') view or four-foot (4') solid masonry (theme wall or enhanced interior wall) and two feet (2') of view.
- iii. Fencing proposed within park area or other public facilities shall not be required to meet the height restrictions stated herein.

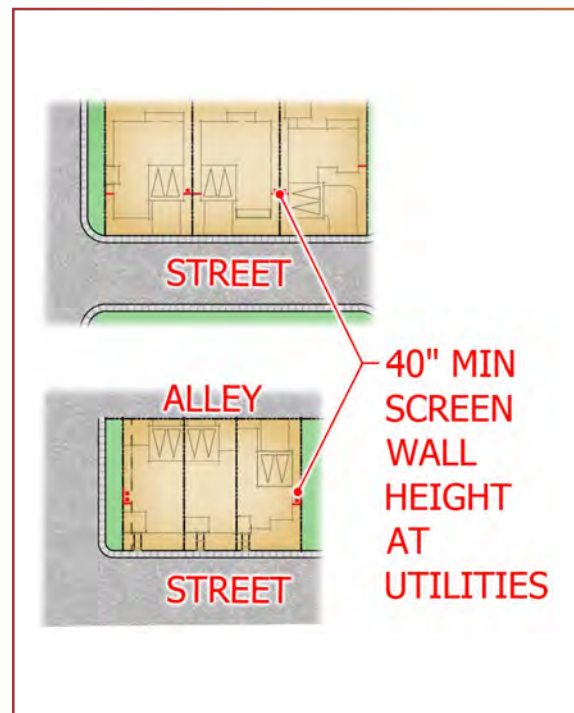
f. Gates

In instances where a fence or wall is erected as an enclosure which restricts access from the front to the rear yard, or open space, a gate, with a minimum of three feet (3') in width, is required in order to provide access. Gates and latches shall meet the jurisdictional requirements for a swimming pool safety barriers.

g. Screen Walls

a. Parking

- i. Screen walls shall be used around all off-street parking lots of four (4) or more spaces. Screen walls are to be a minimum of three feet (3') in height and shall not exceed four feet (4') in height. All walls shall be installed a minimum of two and one-half feet (2.5') from the edge of the parking stall. Screen walls in the required front yard setback shall not exceed three feet (3') in height. Such fences may be increased to a maximum of four feet (4') in height if the fencing material extending above the three-foot (3') height is an open material such as wrought iron or steel rail.



b. Mechanical Equipment

- i. Screen walls must be seventy-five percent (75%) solid and a minimum of forty-inches (40") in height. The walls must be complementary in color and style to the architectural style of the building.

3.7.9.1 Prohibited fence materials and types

Prohibited fence materials include rope, string, wire products including but not limited to chicken wire, wire fabric, barbed and razor wire fences, and similar welded or woven wire fabrics, chain, netting, dangerous cut or broken glass, paper, unapproved corrugated metal panels, galvanized sheet metal, plywood, or fiberglass panels in fence, or any other materials that are not manufactured specifically for the use as fencing materials. Additionally, electrified fences are prohibited.

3.7.10 Stormwater Drainage and Retention Standards

The Property plans to employ various methods of managing stormwater within the Development Units. In order to provide flexible, creative design solutions which support the design of neighborhoods, parks, and other uses, a series of modifications to the City Code is required. In addition, certain standards for Low Impact Development (“LID”) may be utilized within the Property. These LID standards are included hereafter within **Section 3.7.10.2: Alternative Stormwater Management** and shall be considered optional and not a requirement to be utilized within a Development Unit.

3.7.10.1 City Code Modifications

The following sections or subsections shall specifically replace those within Article 10-4 of the City Code of Apache Junction, all other sections of Article 10-4 not replaced by the sections or subsections specified below shall remain the same.

§ 10-4-2 STORMWATER STANDARDS.

Replace subsections (A)(2) and (A)(3) with the following:

“(2) For the areas south of Baseline Avenue, the following retention requirement shall apply: stormwater which falls within the development from a 100-year storm of 2-hour duration (precipitation per NOAA Atlas 14 Documents) must be retained within the boundaries of that development (including street areas if within a subdivision) (see Apache Junction City Code Vol. II, § 10-4-10(B)(1) and (2)).

“(3) Surface and Underground retention is allowed in all newly developed areas.”

§ 10-4-4 STORMWATER PLAN AND DRAINAGE REPORTS.

Replace subsection (B)(1)(g) with the following:

“(g) The retention volumes required by the formula defined in Section 10-4-10.”

Replace subsections (B)(2)(d) and (B)(2)(m) with the following:

“(d) Retention basin percolation test results or an assumed percolation rate as approved by the City Engineer;”

“(m) Finished floor elevations of all habitable structures;”

§ 10-4-10 DETENTION OR RETENTION FACILITIES.

Replace subsection (A)(3) with the following:

“(3) Underground storage. Underground storage utilizes storage tanks, vaults, pipes and the like to place the required stormwater retention volume underground on the development site. Underground storage is permitted within residential and non-residential development.”

Replace subsection (B)(1)(a) with the following:

“(a) All retention/detention facilities shall be sized to retain the storm event falling over the developed portions of project including streets, but excluding areas used for conveyance of offsite flows (see division (B)(2)(a) and (b) below). For the purpose of determining the volume required, the project shall be considered to extend to the centerline of all existing and/or future streets on the exterior boundaries, unless it is impractical to capture those flows (ex. street is separated from the project by a drainage channel), and to include all interior streets and other rights-of-way within the project.”

Replace subsection (B)(2)(b) with the following:

“(b) South of Baseline Avenue:

$$V R = DC \times A$$

where:

V R = Retention volume required (cubic feet)

D = 100-year, 2-hour depth of rainfall per current NOAA Atlas Documents

C = a coefficient relating the runoff to rainfall (per FCDMC Drainage Design Manual, Volume 1, Table 3.2). A = drainage area, including ½ of all abutting streets (square feet)

Drywell volumes shall not be included in the proposed storage capacities.”

Add a new subsection (B)(2)(c) as follows:

“(c) South of Baseline Avenue: A waiver for reduced retention requirement may be granted in cases where the developer demonstrates the following:

- 1. 100-year post-development peak discharges are less than pre-development and post-development times of concentrations do not exacerbate downstream conditions.*
- 2. The downstream drainage system is adequate for existing and future build out conditions, and the runoff can be directly carried to a regional drainage system without adverse impacts to adjacent properties.*

3. Any discharge directly or indirectly into a Maricopa County Flood Control District structure will require a Right-of-Way Use Permit or Letter of No Objection from the District.
4. The established minimum level of control for new development at which stormwater pollution prevention practices must be put in place is "First Flush" and consists of retaining or treating the first 0.5 inches of direct runoff from a storm event. Normally, this minimum level of control is met by following the standard retention requirement. In the event that normal retention standards are waived (100-year, 2 hour storm), or a surface based bleed off for the retention basin is proposed, the first flush provisions for storage shall still apply."

Replace subsection (B)(3)(a) with the following:

"(a) Retention/detention basins shall be located such that they can intercept the flows from all developed portions of the site not used to convey offsite flows."

Replace (F)(1) and (F)(2)(a) as follows:

"(1) Retention/detention in parking lots of multi-family developments is not allowed. All retention/detention of such developments shall be in landscaped areas or underground vaults."

"(a) No more than 50% of the required storage volume may be retained/detained in parking areas. The balance shall be provided in landscaped areas or underground vaults. The tributary areas to each basin shall be noted on the master drainage map."

Replace (M)(1) as follows:

"(1) Underground retention shall be permitted in residential and non-residential uses."

§ 10-4-11 DRAINAGE EASEMENTS AND COVENANTS.

Replace subsection (D)(3) with the following:

"(3) Temporary drainage easements. Where the stormwater is retained in an area subject to future development, the easement can be described as a "temporary drainage easement." These easements shall be "automatically" extinguished upon the submittal of a permanent location.



3.7.10.2 Alternative Storm Water Management

The purpose of including these methods of LID is to provide approaches to alternate stormwater management, design, and planning into the Development Units. Utilizing LID practices can reduce the amount of runoff and stormwater conveyed into the stormwater conveyance systems of the Property. Pollutants can be filtered naturally by increasing runoff infiltration into soils through LID installations. Additionally, implementation of LID practices can result in the beneficial use of stormwater as a supplemental source of landscape irrigation. Benefits of incorporating LID are:

- mitigating localized flooding.
- harvesting stormwater to offset potable water use for outdoor use.
- providing water to surrounding landscapes.
- reducing non-point source pollutant loads and erosion.
- increasing rainfall and runoff infiltration into soils.
- recharging groundwater.
- preserving and improving natural wildlife and habitat.
- beautifying surrounding streetscape.
- reducing heat-island effect.
- improving the health of the local watershed.

The following LID options are encouraged to be included within the Development Units:

- Curb Openings.
- Sediment Traps.
- Stormwater Harvesting Basin.
- Vegetated or Rock Bioswale.
- Bioretention Systems.
- Curb Extensions.

Specific information related to calculations, construction details and specifications, maintenance, or other items related to the options described hereafter shall be found within the "Greater Phoenix Metro Green Infrastructure Handbook, Low-Impact Development Detail for Alternative Stormwater Management (Reference 24)."

a. Curb Openings

Curb openings convey runoff into and out of LID features, such as swales or bioretention areas. This LID treatment can be built as part of new construction and can be used in almost any situation.

i. Applicability

The clear openings are typically two (2) feet wide. Curb openings are regularly used to convey flows from parking lots and streets into stormwater capture areas and LID facilities. They are the most common LID practice. For safety purposes, roadway design speeds, clear zone offsets, and the type of curb opening must be considered during the curb opening selection process.

1. Metal grate curb openings can be designed to meet ADA standards while accommodating water flows and pedestrian traffic.
2. Curb openings are useful in areas where the runoff source is not separated from a LID feature by a pedestrian path.
3. Curb openings are relatively easy to maintain.

ii. Design Considerations

1. By themselves, curb openings are not a LID treatment.
2. The curb openings should be at least twenty-four inches (24") wide to prevent clogging.
3. When the curb cut is angled, it should have chamfered sides at forty-five (45) degrees, which is the maximum angle that can be achieved with typical concrete saws.
4. The floor of the curb opening should slope toward the stormwater or LID element.
5. A minimum two-inch (2") grade drop should be provided between the floor of the curb opening and the finished grade of stormwater element to allow positive drainage.
6. The curb opening must be sized allow the design flow to pass without causing ponding in the adjacent roadway travel lane.
7. The back slope of curb opening inlet should be armored to prevent erosion if a sediment trap is not also installed.



b. Sediment Traps

Sediment traps should be installed at curb openings and/or inlets that receive concentrated stormwater flows. A sediment trap provides a collection point for sediment and other debris before runoff enters a stormwater capture or LID facility. Sediment traps facilitate individual component and system maintenance.

i. Applicability

Sediment traps are applicable to areas with concentrated runoff flowing into a stormwater capture or LID facility. Traps are generally used as an accessory to another LID element or storage basin. Sediment traps:

1. Reduce sedimentation of adjacent basins and LID features.
2. Reduce erosion and disperse energy.
3. Reduce maintenance efforts because the concrete debris pad facilitates easy removal of sediment and debris.
4. Improve the overall LID system function and life cycle/longevity.

ii. Design Considerations

1. The debris pad of the sediment trap should be as flat as possible to aid in the removal of debris. A 3-inch concrete lip should be constructed on three sides to reduce maintenance and encourage sediment deposition.
2. The flow path length-to-width ratio should be 3 to 1 or less because a higher flow path length to width ratio increases fine sediment removal.
3. The sediment trap flow path and debris pad can be built as a single unit from poured concrete or from precast units.
4. A riprap bottom is not recommended because they are difficult to clean. Riprap or appropriately sized rock should be used to armor the sediment trap side slopes.
5. The optimal sediment trap design would be long enough so that the hydraulic jump occurs within the feature.
6. Sediment traps can have adjacent landscaping or can have grasses within the concentrated flow portion of the facility.



c. Stormwater Harvesting Basin

Stormwater harvesting basins, also known as rain gardens, are shallow vegetated earthen depressions that collect stormwater and cleanse it prior to the water percolating into the subsurface. These differ from typical retention basins in that they provide subsurface storage within the constructed facility. An infiltration trench is designed in the center of the storage area so that surface water is infiltrated within thirty-six (36) hours, or per local municipality requirements. Generally, harvesting basins are utilized in onsite planning for stormwater detention. They can be constructed at any size and for various developments, including residential, commercial, or industrial land uses. Harvesting basins should be built adjacent to impervious areas like parking lots and recreational areas such as sport courts. When there is adequate ROW, basins may also be incorporated as roadway enhancements. Harvesting basins are typically landscaped. Due to lower rainfall amounts and a more arid climate within the Sonoran Desert region, reliance solely on harvesting basins may not be a viable option for sustained plant health.

i. Applicability

1. Harvesting basins may accomplish a portion of the onsite detention requirements, if designed and maintained with that intent.
2. Harvesting basins should be built immediately adjacent to localized runoff sources/ impervious areas (e.g., parking areas, driveways, and rooftops) in lieu of constructing a large, centralized on-site basin.
3. Harvesting basins can be retrofitted into sites with or without existing drainage features, are compatible features when adjacent to parking and roadways, easily fit within natural areas, and can be used to achieve drainage volume credit in some municipalities, if designed and approved to meet those requirements.
4. Harvesting basins are relatively simple to build, relatively easy to maintain, and scalable in size.
5. Harvesting basins can be multifunctional, providing wildlife habitat and creating a “softer” aesthetic for streets and roads by incorporating additional landscaping and vegetation.
6. Harvesting basins enhance stormwater infiltration, potentially improving water quality.
7. Harvesting basins can reduce the reliance on potable water sources for landscaping irrigation for other portions of the project area, depending on the landscape design and the volume and pattern of stormwater collection.
8. Harvesting basins create planting conditions that encourage enhanced vegetation growth that yields cooling properties for adjacent land areas and the Phoenix Metropolitan Area heat island phenomenon.

ii. Design Considerations

1. There may be a need to design the basin with an underdrain or overflow drain option if the soils have low infiltration rates or if the anticipated capture volume exceeds the holding capacity of the basin and the infiltration trench. Please refer to the municipality requirements for storage and infiltration tables to determine the design volume and percolation rates of underground systems. The overflow outlet should be located at the downstream end of a drainage basin. Subterranean outlets associated with the underdrain must connect to an appropriate downstream drainage facility, LID element, and/ or underground stormwater collection system.
2. The first flush rainfall (one-half inch (0.5")) can be used to determine the design stormwater volume in accordance with the local standards. The allowable surface storage of a harvesting basin should be 9-12 inches with a recommended freeboard of three inches (3"). Stormwater harvesting basins should drain surface ponding in less than thirty-six (36) hours in accordance with the local standards for vector control purposes. The underground runoff volume should percolate within seventy-two (72) hours, so the feature remains effective during the monsoon.
3. Stormwater harvesting basins may accept distributed flow along some or all perimeter sides from areas like parking lots or landscape areas. If the basin slope can be designed to be flatter than 3 to 1, the basin sides accepting the distributed flow may be of vegetated earthen construction. Slopes steeper than 3 to 1 should be rock-lined based on the engineering analysis.
4. When the stormwater harvesting basin is located next to a travel lane, the Engineer must refer to the AASHTO Roadway Design Book for clear zone requirements (Reference 14).
5. The underground work will likely require a special inspection during construction.
6. For steep slopes and inlets where flow is concentrated, scuppers or riprap spillways should be designed to prevent erosion.
7. Harvesting basins should be located as close to the runoff sources as possible and be distributed throughout a project instead of relying on one large basin to capture the flows.
8. To facilitate revegetation, soil fertility testing should be conducted on exposed soils to determine what nutrients/amendments may be needed to foster vegetation growth. Imported soils are not encouraged.
9. Because of their association with new or existing development, basin sides are typically landscaped to improve the aesthetics of the element, to match an existing landscape character, and/or to reduce potential erosion on the side slopes. The

landscaping treatment can range from a native, drought-tolerant palette to a more ornamental landscaping approach commensurate with urban development. Soil building materials such as organic mulch, biota, and fertilizers may be incorporated into the planting area to improve vegetative success; the need for these can be identified through soil fertility testing and by specifically defining the landscaping objectives and performance expectations.

10. Plant selections should consider the location of the plants within the basin and their potential frequency of inundation or for damage. In general, installed plantings (not native seeding) will require some degree of supplemental watering to get the plants established. Watering is typically accomplished through an underground irrigation system whose volume may be reduced over time and/or abandoned once the plants have been established, depending on the success of the landscape installation and the volume and pattern of stormwater collection.



d. Vegetated or Rock Bioswales

Vegetated/rock swales are open, shallow channels that may have trees, grasses, and other low-lying vegetation covering the swale bottom and side slopes, with pervious surface plating materials such as decomposed granite, larger rock, and/or mulch. Vegetated or rock bioswales are designed to slow the flow of runoff to downstream discharge points through various optional methods such as a meandering layout, roughened surfaces, plants, and check dams. Vegetated bioswales should encourage and accommodate additional landscaping within the feature. When landscaped, vegetated swales may provide additional pollutant removal through infiltration and vegetation uptake. Bioswales can provide water harvesting opportunities, depending on the site conditions and their hydraulic requirements. When properly designed, swales may allow percolation of cleansed storm water into the ground. Depending on the location, the preferred vegetation may be limited to grasses and forbs and/ or arid-adapted species that are drought-tolerant and don't require irrigation after establishment. Other locations may consider a different plant palette that is also drought tolerant but that requires limited irrigation. In all cases, care must be taken when selecting plant materials used in the bottom of bioswales; these plants must also be able to accommodate occasional inundation, as they may be in water until infiltration has occurred.

i. Applicability

Rock bioswales are usually placed inline within a storm drain system and are intended to slow down and infiltrate runoff. Specifically, swales:

1. Slow the water which minimizes and decreases runoff, reduces erosion, and allows filtration (cleansing) of stormwater.
2. Provide a method of water harvesting that promotes plant growth, thereby reducing the reliance on potable water for landscape irrigation; they also capture pollutants in stormwater.
3. Produce planting conditions that encourage enhanced vegetation growth, providing cooling for adjacent land areas and helping to reduce the Phoenix Metropolitan Area heat island phenomenon. The aesthetics of the swales are enhanced when landscaped.
4. Are relatively simple to build, cost-effective, and relatively easy to maintain.
5. Can become tiered/stepped features for detaining stormwater where longitudinal grades are steep.

ii. Design Considerations

1. Prevention of erosion of in-situ soils should be paramount during the design. Rock, vegetation, and/or organic mulches can be used to stabilize the surface.

2. Subterranean outlets associated with the underdrain must connect to an appropriate downstream drainage facility, LID element, and/ or underground stormwater collection system.
3. By building obstruction structures perpendicular to the flows (i.e., check dams and weirs), flow velocities are reduced, and infiltration is improved.
4. Side slopes of bioswales should not be steeper than 3 to 1 for safety, erosion, and maintenance purposes. If located adjacent to sidewalks or parking lots, a two-foot (2') level shelf must be created along those elements as a recovery area. Swale bottom widths should be less than eight feet (8') if meandering is desired.
5. The bioswale can be designed as a trapezoid. The flow depth and limiting velocity should be recommended as part of the design report. If the velocity is less than one foot per second (1 fps), scour and sediment transport of fine materials will be reduced. The longitudinal slope can be reduced by either increasing the longitudinal length or by meandering the flow path.
6. May require rock covering, more robust soil cover, or soil amendments to counter the erosion potential for areas with steeper slopes.
7. Sediment traps should be used where concentrated runoff enters the bioswale to dissipate flow velocities and to uniformly distribute flows across the channel. Flow spreaders may also be incorporated into the improvements.
8. Energy dissipation should be designed at the toes of each vertical drop if energy dissipators, check dams, or similar structures are used.
9. When landscaped, the design objective is typically to improve the aesthetics of the swale and/or to match the existing landscape character of the surrounding lands. The landscaping treatment can range from a native, drought-tolerant palette to a more ornamental landscaping approach commensurate with the surrounding character. Soil building materials such as organic mulch, biota, and fertilizers may be incorporated into the planting area to improve vegetative success; the need for these can be identified through soil fertility testing and by specifically defining the landscaping performance expectations. Plant selections need to consider the location of the plants within the bioswale and their potential frequency for inundation, damage, or flow blockage. In general, installed plantings (not native seeding) require supplemental watering to get the plants established. Watering is typically accomplished through an underground irrigation system whose volume may be reduced over time and/ or abandoned once the plants have been established, depending on the success of the landscape installation and the volume and pattern of stormwater collection.



e. Bioretention Systems

Bioretention is a treatment process that removes pollutants from stormwater through an engineered soil media. Bioretention systems may either allow percolation into the subsoil or may have an underdrain that directs infiltrated stormwater to a downstream drainage system. These differ from stormwater harvesting basins and rain gardens because they are generally deeper, and their main purpose is to capture pollutants and to provide a medium to infiltrate stormwater. Like stormwater harvesting basins, bioretention systems can be constructed within roadway ROWs or areas of limited ROW.

i. Applicability

Bioretention systems are applicable to residential, commercial, and industrial sites and along roadways where stormwater volume reduction by infiltration or improved water quality is desired. Bioretention may be particularly well-suited to urban locations with highly impervious sites where space is limited because they can provide higher infiltration rates.

1. This facility is an active water purification system, thereby improving water quality.
2. The increased open space of a bioretention area can be multifunctional, providing wildlife habitat and creating a “softer” aesthetic for streets and roads by incorporating additional landscaping and vegetation.
3. Bioretention creates planting conditions that encourage enhanced vegetation growth that can help cool adjacent land areas and reduce the Phoenix Metropolitan Area heat island phenomenon.
4. Bioretention can reduce the reliance on potable water sources for landscaping irrigation for other portions of the project area, depending on the landscape design and the volume and pattern of stormwater collection.
5. Bioretention provides a drainage option from traditional drainage approaches, particularly for space-constrained, highly urbanized environments.
6. Bioretention reduces vector concerns due to limiting ponding.

ii. Design Considerations

1. Bioretention systems are relatively simple to build and relatively easy to maintain.
2. If the side slopes where the inflow will occur are steeper than 3 to 1, they should be rock-lined.
3. Bioretention areas should have a sediment trap at the inlet to collect the concentrated flow to prevent clogging, thereby prolonging the effective lifespan of the facility.
4. If underdrains are used, they should be a minimum of 6 inches in diameter so that they can be cleaned without being damaged. A vertical clean-out pipe is an optional item. PVC and HDPE pipes used as underdrains should conform to ASTM D3034 and AASTHO 252M, respectively.

5. The underdrain should be placed parallel to the bottom of the bioretention collector and backfilled and bedded with six inches (6") of washed ASTM No. 57 or approved equal aggregate drain rock, which should encase at least one foot (1') around the sides and top of the underdrain.
6. Subterranean outlets associated with the underdrain must connect to an appropriate downstream drainage facility, LID element, and/or underground stormwater collection system.
7. The BSM should be minimum of thirty-six inches (36") to forty-two inches (42"), depending on the design to accommodate a forty-eight-inch (48") box tree planting. The recommended depth for a bioretention system in a desert environment to remove pollutants was developed in the Pima County Low Impact Development and Green Infrastructure Guidance Manual (Reference 1).
8. The runoff volume can be calculated from first flush design storm one-half inch (0.5") based on the drainage area. The recommended ponding depth for a bioretention system should be nine inches (9") to twelve inches (12"), with three inches (3") of freeboard from an overflow structure to the berm or the lowest adjacent finished grade surrounding the system. The system should drain ponded water within thirty-six (36) hours to prevent any vector-control issues. The underground runoff should drain within seventy-two (72) hours so that the facility remains effective during the monsoon. An overflow structure or dedicated outlet should be included with the design so that larger storms have an outfall.
9. The bioretention system should be sized using the first flush design. The minimum required area for the bioretention system with an underdrain can be calculated using this equation from the Pima County LID Manual.
10. Bioretention systems are typically landscaped. The design objective is typically to improve the aesthetics of the bioretention area and/or to install plant materials that will thrive in BSM and within the inundation characteristics of the element. Soil-building materials such as organic mulch, biota, and fertilizers may be incorporated into the prepared soil to improve vegetative success; the need for these can be identified through soil fertility testing and by specifically defining the landscaping objectives and performance expectations. In the Sonoran Desert, the landscaping treatment will usually be limited to a select list of plants. Irrespective of these plants' ability to thrive in an artificial environment, they will require some degree of supplemental watering to get the plants established and periodically during dry periods to maintain their viability.
11. Watering is typically accomplished through an underground irrigation system whose volume may be reduced over time and/or abandoned once the plants have been established, depending on the success of the landscape installation and the volume and pattern of stormwater collection.

f. Curb Extensions

Curb extensions are generally placed in locations where a new curb is built out into a travel or parking lane to create an opportunity for the bioretention of street runoff and a space for trees. Curb extensions (also known as chicanes) may have sloped or vertical sides. In most cases, curb extensions will be designed as online (flow-through) elements. Curb extensions are typically landscaped.

i. Applicability

This LID element can be used along low-speed roadways, driveways, and parking lots. This LID element can also function well in urban streetscapes as a traffic-calming measure.

1. Curb extensions are easy to retrofit into an existing area.
2. The increased open space of the curb extension can create a “softer” aesthetic for streets and roads by incorporating additional landscaping and vegetation.
3. The curb extension landscaping creates planting conditions that encourage enhanced vegetation growth that helps cool adjacent land areas and reduce the Phoenix Metropolitan Area heat island phenomenon.
4. Curb extensions provide additional stormwater storage capacity as compared to conventional landscape planters.

ii. Design Considerations

1. Minimum soil depth should be twelve inches (12”) to eighteen inches (18”) to facilitate storage capacity and to be beneficial for vegetation. If trees are required, the landscape architect should recommend the minimum depth. The opening must be designed to collect the roadway flow width for the first flush design storm one-half inch (0.5”) without causing ponding.
2. Minimum planter width should be thirty inches (30”), but any geometric shape can be built. The minimum width is dictated by the width of a small excavator or backhoe.
3. Curb extensions should be designed carefully not to be in conflict with dry utilities.
4. Curb extensions are typically designed with curb outlets allowing flow back onto the roadway so they act as a flow-through system.
5. If used, underdrains must be connected to a downstream conveyance facility or additional LID element with a positive outlet for extra drainage.

6. Curb extensions are typically landscaped. The design objective is typically to improve the aesthetics of the streetscape, to provide shade and landscaping for comfort, and/or to install plant materials that will thrive in the BSM and within the inundation characteristics of the element. Soil-building materials such as organic mulch, biota, and fertilizers may be incorporated into the BSM to improve vegetative success; the need for these can be identified through soil fertility testing and by specifically defining the landscaping objectives and performance expectations. In the Sonoran Desert, the landscaping treatment will usually be limited to a select list of plants. Irrespective of these plants' ability to thrive in an artificial environment, they will require some degree of supplemental watering to get the plants established and periodically during dry periods to maintain their viability. Watering is typically accomplished through an underground irrigation system whose volume may be reduced over time and/or abandoned once the plants have been established, depending on the success of the landscape installation and the volume and pattern of stormwater collection.



3.7.11 Parking Standards

Parking is an essential feature within a community. Allowing for proper levels of parking ensures a higher level of safety and circulation within residential and non-residential uses within the Property. The parking standards table includes requirements for off-street parking based on the uses permitted as described in **Section 3.5.3: Permitted Uses**. Guest parking requirements may be met through on-street parking.

Parking Standards	
Single-Family Attached and Single-Family Detached	Two (2) spaces per dwelling unit
Single-Family High Density	Two (2) spaces per dwelling unit One-half (0.5) guest spaces per dwelling unit
Multi-Family – Studio or Efficiency Unit (one covered parking space must be provided per unit)	One (1) space per dwelling unit One-half (0.5) guest spaces per dwelling unit
Multi-Family – One-Bedroom (one covered parking space must be provided per unit)	One and one-half (1.5) spaces per dwelling unit One-half (0.5) guest spaces per dwelling unit
Multi-Family – Two or more bedrooms (one covered parking space must be provided per unit)	Two (2) spaces per dwelling unit One-half (0.5) guest spaces per dwelling unit
Non-Residential Uses	Per City of Apache Junction Land Development Code



3.7.12 Lighting Standards

The exterior lighting standards are intended to create awareness and maintain the Property's dark-sky requirements ("Dark Sky"). These standards shall limit light pollution, promoting energy conservation, reducing glare, and limit quantity of fixtures. The exterior lighting design shall encourage a balance between safety and aesthetics, while minimizing negative impacts to the night sky and surrounding neighborhoods. Lighting character images are provided throughout this Section.

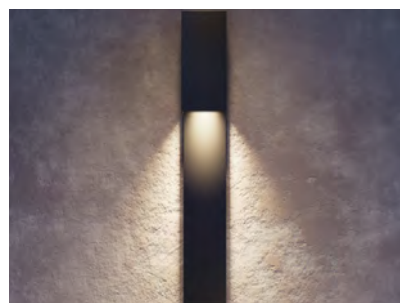
3.7.12.1 Interpretation

The Zoning Administrator will make administrative approvals of the lighting plans and is responsible for the interpretation of the outdoor lighting regulations and verification that proposed lighting for the Property meets the Dark Sky requirements stated herein. The provisions of this Section are not intended to prevent the use of any material or method of installation not specifically prescribed within this Section, provided any such alternate has been approved by the Zoning Administrator in accordance with the following:

- a. Fixture or device provides approximate equivalence to the specific requirements of this Section; or
- b. Fixture or device is otherwise satisfactory and complies with the intent of this Section.

3.7.12.2 Applicability

All lighting within the Property shall comply with these lighting standards. These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or floodlights for all structures, recreational areas, parking lots, landscape areas, or other outdoor lighting.



3.7.12.3 Exemptions

- a. City approved street lighting and public recreational facilities.
- b. Temporary emergency lighting needed for public safety.
- c. Vehicle lights.

3.7.12.4 Prohibited Fixtures

- a. Installation of any fixture or lamp that does not comply with this Section.
- b. Mercury vapor, strobe, flashing or search lights.
- c. The use of laser source light or any similar high-intensity light for outdoor advertising when projected above the horizontal plane.
- d. Private recreational facility lighting after 10:00 p.m., unless authorized by the City.
- e. Unshielded outdoor illumination of any building, landscaping or site, except for exempt lighting.

3.7.12.5 Lighting Zones Classification

Being responsive to intensity of land use and roadway classifications of the property, a system of four (4) different lighting “zones” has been established to control the ambient brightness of the area. Each “zone” shall have different development requirements and lighting restrictions.

- a. Zone 1 – Low Ambient Light Area
 - i. Residential land use classifications excluding HDR;
 - ii. Local Parks; and
 - iii. Local roads.
- b. Zone 2 – Medium Ambient Light Area
 - i. HDR residential land use classification;
 - ii. Commercial land use classification;
 - iii. Neighborhood Parks & Community Parks; and
 - iv. Collector roads.
- c. Zone 3 – High Ambient Light Area
 - i. Commercial land use classification, experiencing high levels of nighttime activities;
 - ii. Regional Parks or Community Parks containing sports fields;
 - iii. Schools and other public facilities; and
 - iv. Arterial roads.

d. Zone 4 – Special Light Areas

- i. Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.20: Plan Submittal Requirements**.

Subsequent submittals (multi-phased project) which are a phase/continuation of a previously defined or completed improvement shall be required to match the lighting zone classification & fixture specification from the prior improvement.

3.7.12.6 Operating Hours

Contingent upon the “lighting zone classification”, restrictions will apply on the hours that the lighting may be in use. The lighting design is encouraged to be reduced as much as possible while providing a balance between safety and aesthetics. The lighting zones have specific requirements (flagpole lighting exempt) as follows:

a. Zones 1 & 2.

- i. Security lighting only after 10:00 PM or within one (1) -hour after the close-of-business, whichever is later. All fixtures that are not full cutoff shall be turned off at this time.

b. Zone 3.

- i. All outdoor lighting shall be reduced by a minimum of fifty percent (50%) after 10:00 PM or within one (1) hour after the close-of-business, whichever is later. All fixtures that are not full cutoff shall be turned off at this time.

c. Zone 4.

- i. Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.20: Plan Submittal Requirements**.



3.7.12.7 Street Light Design

- Requirements for street light design are described in the table below. This exhibit is based on conformance with IESNA Recommended Practice. The table may be modified where information from a professional engineer provides supporting detail for the request. Any modifications made to the table may be processed as a Minor Amendment.
- Street light design will follow the "Lighting Zone Classification" of this Section. Lighting zone shall be defined within the subdivision plat or site plan.
- If no traffic signal is present, lights listed as "to be mounted on traffic signal pole" should be installed using Collector/Collector specifications. These lights should be placed such that the traffic signal can be installed later with no interruption in street lighting service.

Street Light Location Table								
Through Street Class	Side Street Class	Intersection Type	Standard Location	FC	Number of Poles	Watts	Pole Height (FT)	Arm (FT)
Local	Local	Cross/Tee	On Corner	0.76	1	150	31	2
Collector	Local	Cross/Tee	Opposite Corners	0.95	2	250	31	2
Collector	Collector	Cross/Tee	Opposite Corners	1.15	2	400	31.5	8x8
Arterial	Collector	Cross/Tee	All Corners	1.84	4	400	30 T	8
Arterial	Arterial	Cross/Tee	All Corners	1.32	4	400	30 T	8

T - Light to be mounted on traffic signal pole.



3.7.12.8 Lighting Types and Fixture Shielding

Requirements for fixture shielding design are described in the table Luminaire Cutoff Designation later in this section. Mercury vapor light sources shall not be allowed. Searchlights, strobe, flashing lights, lasers, exposed neon, and other intense linear light are not allowed in any Zone.

a. Lighting Types

- i. Full cutoff fixtures- Full cutoff fixtures shall be required for non-exempt fixtures. A full cutoff fixture is designed such that no light is projected at or above a ninety (90) -degree plane running through the lowest point on the fixture.
- ii. Shielded fixtures- Shielded fixtures shall be required for non-exempt. A shielded fixture is designed such that no light source is visible to adjacent properties and streets.
- iii. Canopy lighting- Lighting under canopies shall be fully recessed or flush with the bottom surface of the canopy. Alternatively, indirect lighting where the light is directed upward and then reflected down from the underside of the canopy shall be allowed subject to the light source not being visible from the ground, street or adjacent property.
- iv. Sign Illumination- lighting fixtures for signs shall follow the Dark Sky guidelines for illumination and the illumination source is not visible from adjacent street or property. Signage lighting types may consist of:
 1. Overhead;
 2. Concealed from the ground plane;
 3. Reverse pan channel;
 4. Halo;
 5. Internally illuminated; or
 6. Other method approved by the Zoning Administrator.
 7. Additionally, the follow standards are in place for sign illumination:
- b. In residential land used zoning, illuminated signs for permitted non-residential uses within two hundred feet (200') of residential uses or undeveloped residentially zoned property, whether directly adjacent or across a road, shall go dark between the hours of 10 p.m. and 5 a.m. or when the establishment is closed.
- c. All signs with exposed LED illumination shall be limited to a brightness of 0.3 footcandles above ambient lighting. All other internally illuminated signs shall be limited to a brightness of 0.6 footcandles above ambient lighting.
- d. All light sources shall have a color temperature of less than or equal to three thousand two hundred (3,200) Kelvin
 - i. Landscape and building lighting.

- ii. Landscaping and building accent lighting shall be shielded and directed to prevent horizontal and vertical glare and light trespass to the street, neighboring property, and sky.
 - iii. The use of light emitting diode (“LED”) lighting is permitted for landscape and building lighting as a design component of the overall building architecture, is harmonious with the architectural style of the building, and does not portray an advertising message.
 - iv. The use of exposed neon, argon, krypton tubing, incandescent lighting or other similar lighting techniques are not allowed.
 - v. All light sources shall have a color temperature of less than or equal to three thousand two hundred (3,200) Kelvin
- e. String lighting.
 - i. Exposed decorative string lighting shall be allowed subject to a maximum bulb rating of five (5) watts or less. String lighting shall not be installed higher than the main building or fifteen feet (15') above grade, whichever is higher. String lighting of trees are exempt from the height limitations.
- f. Security lighting.
 - i. Security lighting systems shall use full cutoff fixtures.
- g. Pedestrian lighting.
 - i. Pedestrian lighting systems shall use full cutoff fixtures.
- h. Adjacent to Residential Land Use Classification.
 - i. Lighting in any non-residential land use classification shall be shielded in a way the light source is not visible from the residential land use. No light spillage will be allowed beyond the property line into the residential land use.
- i. Within Residential Land Use Classification.
 - i. Any lighting on residential properties shall be directed downward and shielded in a manner that the illumination source shall not be visible from any adjacent property.
- j. Parking and Loading Requirements
 - i. Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall utilize full cut-off fixtures and be arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way resulting in zero light spillage at the property line.

k. Fixture Shielding

Zone 1.

Pole or wall-mounted fixtures shall be full-cutoff fixtures only. All perimeter fixtures shall possess house-side shielding bollards shall be louvered and utilize coated lamps. All light sources shall have a color temperature of less than or equal to three thousand two hundred (3,200) Kelvin. Wall-mounted fixtures of greater than one thousand eight hundred (1,800) lumens shall possess house-side shields. Up-lighting fixtures shall not exceed one thousand eight hundred (1,800) lumens.

Zone 2.

Pole or wall-mounted fixtures of less than or equal to one thousand eight hundred (1,800) lumens may be Semi-Cutoff or Cutoff. All other pole or wall-mounted fixtures shall be Full-Cutoff. All perimeter fixtures shall possess house-side shielding. Bollards shall be louvered with coated lamps or of a type where the lamp is recessed and not directly visible. Wall-mounted fixtures of greater than three thousand five hundred (3,500) lumens shall possess house-side shields. Up-lighting fixtures shall not exceed three thousand five hundred (3,500) lumens.

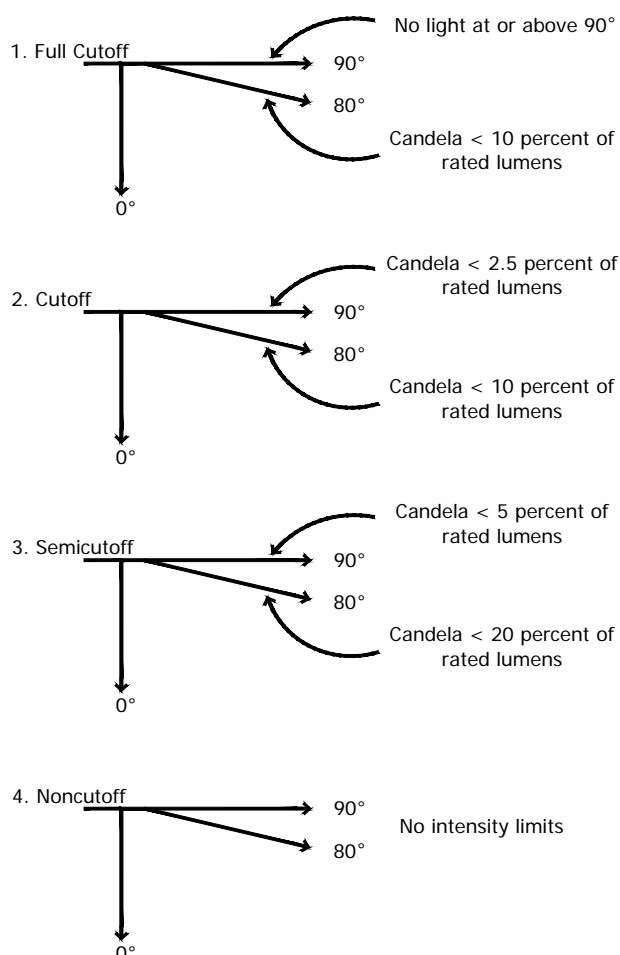
Zone 3.

Pole or wall-mounted fixtures of less than or equal to three thousand five hundred (3,500) lumens may be Semi-Cutoff or Cutoff. All other pole or wall-mounted fixtures shall be Full-Cutoff. All perimeter fixtures located within thirty feet (30') of a single-family residential property line, excluding bollards, shall possess house-side shielding, and those fixtures that will also operate after 10:00 PM shall possess external shielding. Bollards shall be louvered with coated lamps or of a type where the lamp is shielded and not directly visible. Wall-mounted fixtures of greater than six thousand five hundred (6,500) lumens shall possess house-side shields. Up-lighting fixtures shall not exceed six thousand five hundred (6,500) lumens.

Zone 4.

Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.20: Plan Submittal Requirements.**

Luminaire Cutoff Designations



3.7.12.9 Fixture Mounting Height and Equipment Finishes

The mounting height of a fixture is to be measured from finished grade to the fixture lens or luminous opening. Pole bases shall be finished in a dark and non-reflective fashion. No portion of any fixture that is attached to a wall that is common with another property shall be allowed to protrude above the top of the wall. See Lighting Standards Matrix chart later in this section for additional fixture information.

Zone 1.

Fixtures located within thirty feet (30') of a residential property line shall not exceed six feet (6') in height. All others shall not exceed fifteen feet (15') in height, and the pole color shall be dark and non-reflective (such as dark bronze or black).

Zone 2

Fixtures located within thirty feet (30') of a residential property line shall not exceed six feet (6') in height. Fixtures located greater than thirty feet (30') and less than or equal to one hundred fifty feet (150') from a residential property line, and not blocked from direct view by a structure, shall not exceed fifteen feet (15') in height. All others shall not exceed twenty-five feet (25') in height or the predominant height of the perimeter buildings, whichever is less. Pole color shall be dark and non-reflective (such as dark bronze or black).

Zone 3

Fixtures located within one hundred fifty feet (150') of a residential property line, and not blocked from direct view by a structure, shall not exceed fifteen feet (15') in height. All others shall not exceed thirty feet (30') in height or the predominant height of the perimeter by buildings, whichever is less. Pole color shall be dark and non-reflective (such as dark bronze or black).

Zone 4:

Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.20: Plan Submittal Requirements**.

3.7.12.10 Illuminance Levels

See Lighting Standards Matrix chart below for the limitation of the on-site horizontal average illuminance levels for each zone classifications, and the perimeter vertical illuminance when the site is within one hundred fifty feet (150') of a residential property line. On-site illuminance shall be based upon a "maintained" average horizontal value at finished grade, and the perimeter illuminance shall be based upon an "initial" maximum vertical value at six feet (6') above finished grade. These illuminance limitations shall be different for each lighting "zone". The light loss factor for all "initial" illuminance calculations shall be no less than 0.95. The light loss factor for all "maintained" calculations shall be determined by the designer and based upon the actual lamps selected and the projected operating conditions to meet the required standards.

3.7.12.11 Lighting Standard Matrix Chart

Lighting Standard Matrix Chart				
Lighting Zone	Light Source and Fixture Shielding	Mounting Height & Pole Color	On-Site and Perimeter Illuminance Levels	Up-lighting
Zone 1	Light Sources \leq 3,200 K Full-Cutoff Fixtures only. HSS on Perimeter Fixtures.	6' height \leq 30' from Residential Property Line. 15' ht. $>$ 30' Dark and Non-Reflective Colors	1.5 FC Average 0.30 VFC Maximum	\leq 1,800 Lumens
Zone 2	All Light Sources. Semi-Cutoff and Cutoff fixtures \leq 1,800L Full-Cutoff $>$ 1,800L HSS Perimeter Fixtures	6' height \leq 30' from Residential Property Line. $>$ 30' can use 15' ht. \leq 150' 25' ht. $>$ 150' Dark and Non-Reflective Colors	3.0 FC Average 0.80 VFC Maximum	\leq 3,500 Lumens See "Hours of Operation" for use requirements.
Zone 3	All Light Sources. Semi-Cutoff and Cutoff fixtures \leq 3,500L Full-Cutoff $>$ 3,500L HSS Perimeter Fixtures External Shielding after 10:00 p.m.	15' height \leq 150' from Residential Property Line. 30' ht. $>$ 150' Dark and Non-Reflective Colors	4.50 FC Average 1.5 VFC Maximum	\leq 6,500 Lumens See "Hours of Operation" for use requirements.
Zone 4	***	***	***	***

*** Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.20: Plan Submittal Requirements**.

Kelvin (K) \leq 3,200K = A light source with a color temperature of less than or equal to three thousand two hundred (3,200) degrees Kelvin ("warm" colored light).

Light Sources \leq 1,800L = A light source which produces less than one thousand eight hundred (1,800) initial Lumens.

Fixture Shielding HSS \leq 25 feet = Fixtures located less than or equal to twenty-five feet (25') from a residential property line shall possess an external shielding on the rear and sides of the fixture in order to prevent direct view of the fixture lens or lamp from a residential property line.

Mounting Height 15' \leq 150' = Mounting height of fifteen feet (15') or less when the fixture is located less than or equal to one hundred fifty feet (150') from a residential property line.

Pole Color Dark = Dark, non-reflective colors such as Dark Bronze or Black.

Illuminance Levels On-site maintained horizontal average illuminance and perimeter initial vertical illuminance (spill light).

3.7.12.12 Non-Residential Driveways

To maximize pedestrian safety, and to help improve emergency vehicle access, City sidewalks/paths that cross driveways shall be illuminated to a maintained average of not less than 1.0 footcandles. This lighting shall operate from dusk until dawn. This requirement shall be waived if a City streetlight is located within twenty feet (20') of the driveway. The perimeter spill light limitation shall be waived within twenty feet (20') of a driveway.

3.7.12.13 Parking Canopies

Full-cutoff fixtures only in Zone 1. Non-cutoff fixtures are allowed in Zones 2, 3, and 4, but the fixtures must possess a diffusing lens and be located so that the sides of the canopy will block any direct view of the lens or fixtures from beyond the property lines. No light spillage will be allowed over property lines.

a. Parking Structures

Zone 1

Not allowed

Zone 2

Interior fixtures and roof-top fixtures shall be full-cutoff and incorporated into the architecture of the structure. The interior fixtures shall be attached to the ceiling or mounted no lower than the bottom of the support beams. Roof-top fixtures shall be set-back a minimum of twenty-five feet (25') from the perimeter and shall not exceed fourteen feet (14') in mounting height.

Zone 3

Fixtures shall be incorporated into the architecture of the structure. Interior fixtures visible from any residential properties shall be full cutoff. All others may be semi-cutoff but shall possess diffusing lenses or shielding so that the lamp is not directly visible from off-site. Rooftop fixtures shall be full-cutoff, set-back a minimum of twenty-five feet (25') from the perimeter, and shall not exceed sixteen feet (16') in mounting height.

Zone 4:

Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.20: Plan Submittal Requirements.**

3.7.12.14 Gas Stations/Convenience Stores

Fuel canopy fixtures shall be recessed into the canopy ceiling, with a lens that is flat and flush to the ceiling. The canopy light source shall be metal halide, or any other source as approved by the Zoning Administrator. If the canopy is located within one hundred fifty feet (150') of a residential property line, the canopy fascia shall be extended to a minimum depth of twelve inches (12") below the canopy ceiling. Exposed light sources (such as neon or fluorescent) on the canopy are not allowed. Back-lighted fasciae are not allowed in lighting zones 1 and 2. Maintained average horizontal illuminance at grade under the canopy shall be calculated separately from the rest of the site and shall not exceed twenty (20.0) footcandles in Zone 2 and shall not exceed thirty (30.0) footcandles in Zones 3.

3.7.12.15 Flagpole Lighting

Flagpole up-lighting in Zone 1 shall not exceed the equivalent of two fixtures of one thousand eight hundred (1,800) initial lumens each per flagpole. Up-lighting in all other Zones shall not exceed the equivalent of two fixtures of six thousand five hundred (6,500) initial lumens each per flagpole. Flagpole lighting may operate all night but is to be turned off at dusk if the flag is lowered.

3.7.12.16 Sports Lighting for all Private and Public Facilities

All sports, path and parking lot lighting are to be illuminated in conformance with this Section and the recommended practices prepared by the Illuminating Engineering Society of North America (IESNA). All sports-fields shall utilize shielded luminaires from a list of manufacturers that meet the Dark Sky initiative. Luminaires on sports field poles with multiple cross-arms shall have a black exterior finish. All sport-courts shall be lighted with full-cutoff luminaires and are to utilize "On" & "Off" push buttons so that the lighting does not operate unless the courts are in actual use. All park luminaires shall be shielded and/or located so that no light source is directly visible from beyond the park property lines. Sports field poles are to be set-back a minimum of fifty feet (50') from any residential property line or right-of-way. Initial vertical illuminance (spill light) shall be calculated along all park property lines at a height of six feet (6') above finished grade. Automatic time clocks or other programmable controllers are to turn off all non-security lighting at a curfew time as determined within the "Hours of Operation" portion of this Lighting Section.

Zone 1: Residential

No Sports Lighting allowed.

Zone 2: Neighborhood Park, Community Park or School

Sports field lighting shall not exceed eighty feet (80') in height. Path and parking lot lighting shall not exceed sixteen feet (16') in height. Sport courts shall not exceed twenty-five feet (25') in height, and all fixtures shall possess four-sided shielding/skirting. Sports lighting shall not operate after 10:00 PM. Spill light shall not extend beyond a residential property line and two (2.00) footcandles along any other property line.

Zone 3: Regional Park, Community Park or High School.

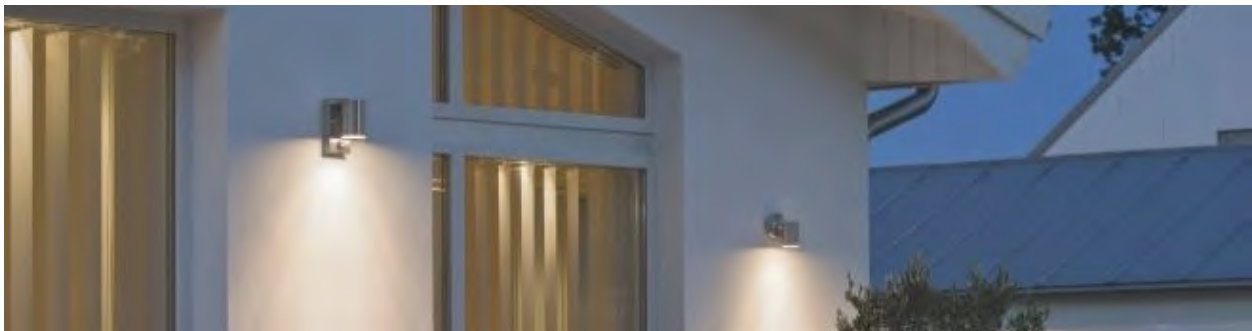
Sports field lighting shall not exceed ninety feet (90') in height. Path and parking lot lighting shall not exceed 25 feet. Sport courts shall not exceed forty feet (40') in height. Sports lighting shall not operate after 11:00 PM. Spill light shall not exceed one (1.0) footcandles at any point along a residential property line and two and one-half (2.50) footcandles along any other property line.

Zone 4:

Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.20: Plan Submittal Requirements.**

3.7.12.17 Single Family Residences, Attached and Detached

Residential sport courts (Zones 1 & 2) fixtures shall be full-cutoff and must be turned off by 10:00 PM. Fixtures located within twenty feet (20') of a property line must possess external house-side shielding. Mercury Vapor light sources are not allowed. Motion sensor-controlled fixtures are exempt.



Zone 1.

All fixtures shall be shielded and/or located so that the light source is not directly visible from beyond any of the property lines. The mounting height of any fixture shall not exceed fifteen feet (15') from finished grade to the center of the fixture. Vertical illuminance of architectural and landscape features shall not exceed 0.30 footcandles between the hours of 12:00 PM and 6:00 AM. All non-conforming fixtures shall be turned off between the hours of 10:00 PM and 6:00 AM.

Zone 2.

All fixtures of greater than one thousand two hundred (> 1,200) lumens shall be shielded and/or located so that the light source is not directly visible from any of the property lines. The mounting height of any fixture shall not exceed twenty feet (20') from finished grade to the center of the fixture. Vertical illuminance of architectural and landscape features at any of the property lines shall not exceed 0.80 footcandles between the hours of 12:00 PM and 6:00 AM. All non-conforming fixtures shall be turned off between the hours of 10:00 PM and 6:00 AM.

3.7.12.18 Utility Exceptions

Electric utility leased lighting shall not exceed a mounting height of twenty and one-half feet (20.5') in Zone 1 and twenty-seven and one-half feet (27.5') in Zone 2. The light sources utilized in Zone 1 shall not exceed a color temperature of three thousand five hundred (3,500) degrees Kelvin. At the discretion of the Zoning Administrator, may approve the use of the equivalent of a "Half-Night Photocell" instead of a 10:00 PM timed shutdown.



3.7.12.19 Other Types of Lighting

All other types of outdoor lighting not specifically addressed in this Section shall be reviewed by the Zoning Administrator as a Zone 4 Special Light Area.

3.7.12.20 Plan Submittal Requirements

- a. Lighting plans shall be submitted to the City for review and approval as part of the subdivision plat or site plan submittal and shall include the following:
 - i. Define the Light Zone Classification.
 - ii. Proposed and existing light pole location on site plan.
 - iii. Proposed and existing ground lighting on site plan.
 - iv. Proposed and existing wall lighting on building elevations.
 - v. Proposed and existing security lighting on site plan and/or building elevations.
 - vi. Design cut sheets and specifications for all proposed lighting fixtures and poles.
- b. Lighting plan submittals shall comply with the City's building and electrical permit requirements.

3.7.12.21 Verification, Inspection and Enforcement

All lighting installed via permit is subject to compliance inspection and verification by the City.

3.8.13 Sign Regulations

Project signage marks the arrival into a community and provides wayfinding for vehicular and pedestrian destinations. Signage is regulated to protect the high-quality aesthetic of the community and promote the effectiveness of signs with regulating standards.

3.8.13.1 City Code Modifications

The intention of this section is to provide direction to the design, construction, use, and location of all signs within the development. The following sections or subsections shall specifically replace those within Article 1-11 of the City Code of Apache Junction, all other sections of Article 1-11 not replaced by the sections or subsections specified below shall remain the same.

§ 1-11-2 INTERPRETATION.

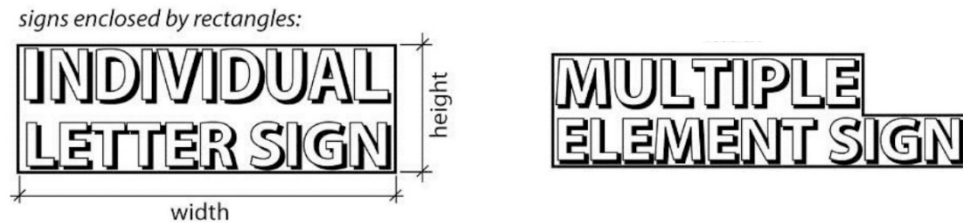
Replace subsection (B) with the following:

*“(B) The Zoning Administrator’s interpretation may be appealed as defined in **Section 3.2(b)(2).**”*

§ 1-11-4 CALCUATING SIGN AREA

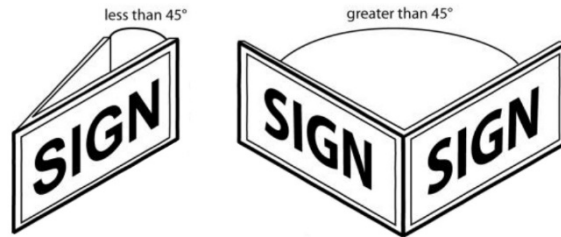
Replace with the following:

"Sign Area. The sign area shall be measured as the sum of the smallest rectangles that encompass the multiple components being the type face, logo, and associated artwork.



- a. For a sign having more than one component (e.g., a service station identification/price sign combination on a monument base, mounted on the same surface), the sign area shall be measured as the sum of the smallest rectangles that encompass the several components being the type face, logo, and associated artwork.
- b. A sign mounted or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign, shall be measured as the area contained within the outside dimensions of the background panel or surface.
- c. A sign mounted as individual letters and/or graphics against a wall or fascia of a building, wall fence or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork.
- d. A sign mounted or painted on an illuminated surface, illuminated architectural element of a building, or if the sign is the actual illuminated surface itself, shall be measured as the entire surface or illuminated architectural element which contains the type face, logo, and associated artwork.
- e. A sign integrated into, built, made or part of the actual structure of a wall, building fascia, wall, fence or any other type of structure, regardless of whether the sign is of the same color, texture or material than the entire structure, shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork.
- f. Where there are one (1) or more sign faces, the area shall be defined as follows unless otherwise specified for specific signs:

- i. One (1) face: Area of the single face only; two (2) faces - If the interior angle between the two faces is forty-five (45) degrees or less, the area will be the area of one face only; if the interior angle between the two sign faces is greater than forty-five (45) degrees, the sign area will be the sum of the areas of the two faces.

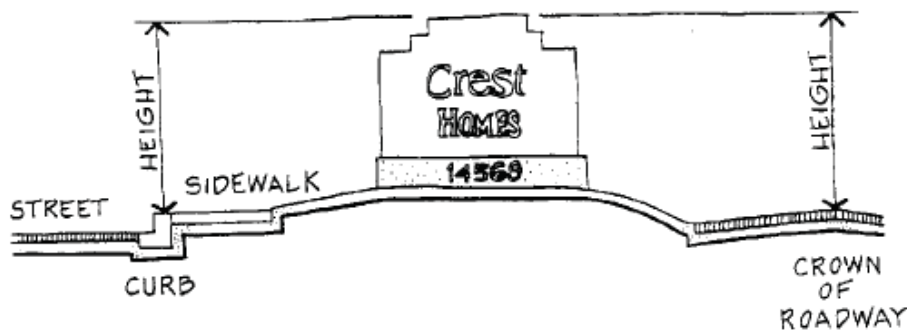


- ii. Three (3) or more faces, the sign area will be the sum of the areas of each of the faces."
- iii. Architectural embellishments shall not be considered as sign area.

§ 1-11-5 CALCULATING SIGN HEIGHT

Replace with the following:

"Sign Height. Height shall be the distance from the top of the sign structure to the top of the closest adjacent curb or crown of roadway where no curb exists, or the surrounding ground plane, whichever is greater. For Signs mounted on buildings the height shall be the distance from the top of the sign, the type face, logo, and associated artwork, to the top of the closest adjacent curb or crown of road where no curb exists."



§ 1-11-5 EXEMPT SIGNS

Add a new subsection (G), (H) and (I) as follows:

- (G) Public facility signage or markings, including erection, construction and maintenance of official traffic, emergency response signs, signals, and devices that are local, state, or federally authorized or required by law.
- (H) Portable electric signs used for special events, provided that such signs shall be restricted to the City's traffic control notifications and will be permitted as such.
- (I) Signs within a stadium, open-air theater, or arena which are designed to primarily be viewed by patrons within such stadium, open-air theater, or arena."

§ 1-11-8 PERMITTED SIGNS AND SIGN REGULATIONS

Replace with the following:

SIGN TYPE	MAXIMUM SIGN SIZE ₁	MAXIMUM SIGN HEIGHT ₂	MAXIMUM QUANTITY	PERMIT NEEDED	PERMITTED LOCATION ₃	DISPLAY PERIOD	DESIGN ₄	LAND USE CATEGORY
Freestanding Signs (non-freeway frontage)	1 sf. per 1 lineal ft. of parcel frontage up to a 200 sq. ft. max.	24 ft.	1 sign per street frontage	AUP	Min. 5 ft. front, side and rear setback	Continuous	Monument or Post & Panel signs only. Addresses must be visible from ROW.	Non - Residential
Freestanding Signs (freeway frontage)	1 sf. per 1 lineal ft. of parcel frontage up to a 650 sf. max. for single tenant and 250 sf. for multi-tenant	50 ft. above grade of closest freeway lane.	1 sign per parcel with freeway frontage	AUP	Min. 5 ft. front, side and rear setback	Continuous	Monument and pylon signs only. Addresses must be visible from ROW.	Non - Residential
Wall Signs and Wall Murals	2 sf. per 1 lineal ft. of tenant frontage up to a 200 sq. ft. max. ⁵	No higher than building wall	3 signs/ murals per tenant per street frontage	AUP	Building wall	Continuous	N/A	Non - Residential
Hanging Signs	10 sf. ⁵	Min. 8 ft. clearance to ground and no higher than 1st floor.	1 hanging or projection sign per street frontage	AUP	Hanging either perpendicular or parallel to road	Continuous	N/A	Non - Residential
Projecting Signs	10 sf. ⁵	Min. 8 ft. clearance to ground and no higher than 1st floor.	1 hanging or projection sign per street frontage	AUP	Hanging either perpendicular or parallel to road	Continuous	N/A	Non - Residential
Window Signs	75% of window area	N/A	No limit	No	Inside of window	Continuous	N/A	Non - Residential
Awning Signs	50% of awning area ⁵	N/A	No limit	AUP	On awning	Continuous	Non-illuminated	Non - Residential
Umbrella Signs	8 sf.	8 ft.	No limit	No	On umbrellas	Continuous	Non-illuminated	Non - Residential
Banners and Fin Flags	30 sf.	12 ft. for fin flags and 10 ft. for banners	2 banners, or 2 fin flags, or 1 of each per business	No	Min. 5 ft. front, side and rear setback	Continuous	N/A	All Categories
A-Frame Signs (visible from road)	6 sf.	3 ft.	1 sign per business or 1 sign for home builder model park	No	Min. 2 ft. from ROW	During business hours only	Professionally manufactured	All Categories
A-Frame Signs (not visible from road)	6 sf.	3 ft.	1 sign per business	No	Along store front	During business hours only	Professionally manufactured	Non - Residential

SIGN TYPE	MAXIMUM SIGN SIZE ₁	MAXIMUM SIGN HEIGHT ₂	MAXIMUM QUANTITY	PERMIT NEEDED	PERMITTED LOCATION ₃	DISPLAY PERIOD	DESIGN ₄	LAND USE CATEGORY
Temporary Use Signs	50 sf.	8 ft.	1 per approved temporary business	AUP	Min. 5 ft. front, side and rear setback	As per AUP	Non-illuminated Wall or Post & Panel Sign	Non - Residential
Grand Opening Signs (temporary)	100 sf.	No higher than building wall or 12 ft., whichever is less	1 sign per business or home builder model complex or amenity area	No	Min. 5 ft. front, side and rear setback	30 days before and 90 days after opening	N/A	All Categories
Ballons and Inflatable Signs (temporary)	N/A	50 ft.	1 inflatable sign per property or home builder model complex or amenity area	No	Min. 5 ft. front, side and rear setback	60 cumulative days/year	N/A	All Categories
Pennants	2 sf. per pennant	No higher than top of roofline	200 ft. of string length	No	Min. 5 ft. front, side and rear setback	Continuous	N/A	Non - Residential
Sign Walkers	12 sf.	N/A	1 sign walker per business	No	Min. 5 ft. from edge of pavement or curb, whichever is greater	During business hours only	N/A	Non - Residential
Commercial Flags	30 sf.	50 ft.	2 flags per pole and 2 poles per property or home builder model complex or amenity area	No	Min. 5 ft. front, side and rear setback	Continuous	N/A	All Categories
Menu Boards	30 sf./menu board	8 ft.	2 menu boards per business	AUP	To the side or rear of the building	Continuous	N/A	Non - Residential
Emergency Hospital Sign	1 sf. per 1 lineal ft. of street frontage up to a 200 sf. maximum	20 ft.	1 sign per street frontage	AUP	Min. 5 ft. setback or within ROW with encroachment permit	Continuous	Monument Sign	Non - Residential
Interim Business Signs	2 sf. per 1 lineal ft. of tenant frontage up to a 200 sq. ft. max.5	10 ft.	1 sign per street frontage	AUP	Min. 5 ft. front, side and rear setback	3 months	N/A	Non - Residential
Statues	N/A	25 ft.	1 statue per business	No	Min. 5 ft. front, side and rear setback	Continuous	N/A	All Categories

SIGN TYPE	MAXIMUM SIGN SIZE ₁	MAXIMUM SIGN HEIGHT ₂	MAXIMUM QUANTITY	PERMIT NEEDED	PERMITTED LOCATION ₃	DISPLAY PERIOD	DESIGN ₄	LAND USE CATEGORY
Parking Lot Directional Signs (on-site)	2 sf. per sign	5 ft.	As per AUP	AUP	Min. 5 ft. front, side and rear setback	Continuous	N/A	All Categories
Light Pole Banners	12 sf.	Shall be based on light pole mounting bracket	1 per light pole	AUP for locations within public right-of-way. No permitted required for other locations	Shall be based on light pole location	Continuous	N/A	All Categories
Gas Stations Canopy Signs	15 sf. per canopy side	Shall not extend above or beyond canopy	1 sign per canopy side	AUP	On canopy	Continuous	N/A	Non - Residential
Contractor Project Signs	50 sf.	10 ft.	1 sign per construction site	No	Min. 5 ft. front, side and rear setback	During construction	Non-illuminated	All Categories
Garage Sale Signs	6 sf.	3 ft.	3 off-site signs and 1 on-site sign	No	Min. 2 ft. from pavement edge or curb, whichever is greater	During sale hours only	N/A	All Categories
Real Estate Open House Signs (off-site)	6 sf.	3 ft.	5 off-site signs per property being marketed	No	Min. 10 ft. from edge of pavement or curb, whichever is greater	6:00 p.m. Friday to 8:00 a.m. Monday or during holidays	N/A	All Categories
Real Estate Yard Signs	12 sf.	8 ft.	1 sign per street frontage	No	Min. 5 ft. front, side and rear setback	During listing period	Non-illuminated	All Categories
Religious Institution Signs (on-site)	1 sf. per 1 lineal ft. of street frontage up to a 120 sf. max.	12 ft. for monument signs and 8 ft. for wall signs	1 monument and 1 wall sign per frontage	AUP	Min. 5 ft. front, side and rear setback	Continuous	N/A	All Categories
Wayfinding Signs (off-site)	50 sf.	12 ft.	Locations to be proposed as a part of the AUP	AUP	Per City Council approval	Continuous	N/A	All Categories
Wayfinding Signs (on-site)	75 sf.	18 ft.	Locations to be proposed as a part of the AUP	AUP	Per City Council approval	Continuous	N/A	All Categories
Developer and Builder Signs (temporary)	50 sf.	10 ft.	1 sign per street frontage or per subdivision	No	Min. 5 ft. front, side and rear setback	During marketing period	Monument or Post & Panel Sign	All Categories

SIGN TYPE	MAXIMUM SIGN SIZE ₁	MAXIMUM SIGN HEIGHT ₂	MAXIMUM QUANTITY	PERMIT NEEDED	PERMITTED LOCATION ₃	DISPLAY PERIOD	DESIGN ₄	LAND USE CATEGORY
Residential - Specialty Sign	30 sf.	6 ft.	1 sign per street frontage or amenity or up to 2 sign locations per amenity area	AUP	Min. 5 ft. front, side and rear setback	Continuous	N/A	Residential Categories
Residential Subdivision or Multi-Family Sign	100 sf.	10 ft.	1 sign on each side of entryway (two total signs per location)	AUP	Min. 5 ft. front, side and rear setback	Continuous	Monument or Post & Panel Sign	Residential Categories
Residential Major Entry Monument Sign	400 sf.	40 ft.	1 sign on each side of entryway (two total signs per location)	AUP	Min. 5 ft. front, side and rear setback	Continuous	Monument or Post and Panel Sign or other construction method	Residential Categories
Residential Minor Entry Monument Sign	250 sf.	15 ft.	1 sign on each side of entryway (two total signs per location)	AUP	Min. 5 ft. front, side and rear setback	Continuous	Monument or Post and Panel Sign or other construction method	Residential Categories
Ranch Gate Sign	20 sf.	16 ft. if mounted on overhead gate, 8 ft. if ground mounted	1 sign per property	AUP	Min. 5 ft. front, side and rear setback	Continuous	Exterior illumination allowed	Residential Categories
Billboards	See City Code Article 1-11-9(E)							
Vehicle Signs	See City Code Article 1-11-9(D)							
Changeable Letter Signs (Digital)	See City Code Article 1-11-9(B) except for modifications stated within Section 3.8.13.1							
Changeable Letter Signs (manual)	See City Code Article 1-11-9(A)							
Political Campaign Signs	See City Code Article 1-11-9(C)							

1. The sign area shall be calculated as described in **Section 3.8.13.1**

2. The height of signs shall be calculated as described in **Section 3.8.13.1**

3. The location of freestanding signs is subject to the City's intersection visibility requirements in Article 1-6-13 of the City Code. The setback for freestanding signs is measured from the edge or face of sign which is closest to the right-of-way or property line. Additionally, the location of certain temporary signs within the public road rights-of-way may be subject to Public Works Director approval and encroachment permit.

4. Design of signs shall meet the minimum level of quality as shown within representative character images.

5. If the business has a combination of wall, awning, projecting and/or hanging signs, the combined square footage of all such signage cannot exceed two (2) square feet per lineal foot of tenant frontage or two hundred (200) square feet, whichever is less.

§ 1-11-9 SPECIAL SIGN REGULATIONS

Replace subsection (B)(3) and (B)(5) with the following:

- “(3) Maximum quantity. One changeable electronic message sign per property to be incorporated into the permitted freestanding/monument sign*
- (5) Land use categories where allowed. All residential and non-residential land use categories.”*

§ 1-11-10 SIGN DESIGN CRITERIA

Replace subsection (C) and (E) with the following:

- “(C) Lighting and illumination. Unless specifically prohibited, signs may be either illuminated or non-illuminated. The direct source of the sign's illumination shall not be visible from any public street, sidewalk or adjacent residential area. Sign lighting shall comply **Section 3.7.12: Lighting Standards.***
- (E) Design guidelines. **Section 3.8.13 Sign Regulations** includes examples of signage that may be proposed within the Property. However, the images provide are not meant to be representative of all examples of signage to be utilized within the Property. Any signage type may be proposed so long as it is consistent with the proposed character of the neighborhood, community of Development Unit.”*

§ 1-11-11 APPLICATION AND PERMIT REQUIREMENTS

Replace subsection (C) and (E) with the following:

- “(A) Application and permit requirements. Unless specifically exempted in accordance with [Vol. II, § 1-11-6](#) and [Vol. II, § 1-11-16](#), **Section 3.8.13, Exhibit 3.8.13.1: Permitted Signs and Sign Regulations**, or as modified within this MPC Plan, no sign shall be erected, installed, enlarged or maintained without first obtaining an Administrative Use Permit (“AUP”) from the Development Services Department and paying a permit fee. Application for an AUP shall be made in writing upon forms furnished by the Development Services Department. The application shall contain the sign location, street name and address, as well as the name and address of the owner and the sign contractor or erector. Two copies of fully dimensioned plans and specifications shall be submitted with the application for each sign. All plans shall show complete details to include size, materials, method of support or attachments, name and address of the persons or firm designing the sign and plot plan showing the location of the sign on the premises.”*

§ 1-11-15 MODIFICATION AND APPEALS

Replace subsection (A) and (B) with the following:

*“(A) Modifications to the Sign Regulations shall be made pursuant to **Section 3.2(b)(2)**.*

(B) Intentionally deleted.”

§ 1-11-16 ENFORCEMENT AND PENALTIES

Replace subsection (A) with the following:

“(A) Authority. The Zoning Administrator, along with code enforcement staff, is hereby authorized and directed to enforce all provisions of the outdoor sign regulations except for as modified herein.”

3.8.13.2 Custom regulatory signs

Regulatory signage within the Property may follow City standards or may be made of other materials to create unique character within a neighborhood, community, or Development Unit. Materials for custom regulatory signs shall be selected to complement and accent the established character of the Property. The actual regulatory sign, such as a stop sign, speed limit sign, caution sign or other regulatory sign including any messaging, color, shape, size, or other requirements for proper identification of the regulatory sign shall not be modified. Custom regulatory signage shall only apply to the following features:

- a. Pole type and finish.
- b. Finials or other decorative treatments which do not conflict with the messaging of the regulatory sign and meet color contrast requirements of the regulating agency.
- c. Combination of signs to one device.
 - i. i.e., Stop sign and street name placards.

Material options include, but are not limited to, steel or aluminum, painted or natural finish, spun concrete, etc. Colors will be complementary to the project character. Wood products are not permitted.

All custom signage elements, including details and color selections, will be reviewed, and approved through the City’s building permit process.

3.9 Supplementary Provisions

The development of the Property is anticipated to occur over a period of many years and possibly multiple economic cycles. Significant infrastructure improvements are planned which will occur over an extended time frame to support the development. As such, the ability to construct portions of projects, begin early construction on projects or to consider certain projects completed is critical for the development progress of the Property. The following section includes provisions which allow more flexible permitting and construction processes necessary to develop a large-scale master-planned community.

The following sections shall replace all applicable zoning ordinance requirements for those specific articles of the City Code of Apache Junction as stated herein, as well as any future modifications or new requirements, except those required for the health, safety, and welfare of the public.

- a. Issuance of Building Permits (Replaces Articles 2-1-14 & 2-1-18 (A))
 - i. The City may issue an “at-risk” permit for construction for a proposed improvement, within the Property or an improvement outside the boundaries of the Property which ultimately serves the Property, at the time the first review of the improvement plans is complete and found to be in general conformance with the MPC Plan and applicable sections of Code. At-risk permits may be issued for:
 - 1. Grading.
 - 2. Drainage.
 - 3. Wastewater.
 - 4. Water.
 - 5. Paving.
 - 6. Other improvements which may be partially completed during the time the improvement plans are under review and subject to plan approval.
 - ii. At-risk permits for construction of proposed improvements shall not be unreasonably withheld. Construction of an improvement shall not be deemed complete until such time the final plan approval has been issued by the City.
 - iii. The City shall issue building permits for model units as requested within a proposed subdivision plat.
 - iv. Clearing and Grubbing – The City shall issue a permit for clearing and grubbing after the approved and stamped Arizona Department of Agriculture “notice of intent to clear land” is submitted to the Zoning Administrator. No plan approval is required for clearing and grubbing. **Section 3.7.8.11: Native Plant Inventory & Salvage.**

b. Plan Approval (Replaces Article 10-1-4 (8))

- i. Final plan approval is required prior to the start of construction, except where an at-risk permit has been issued by the City. Plans are considered approved when all appropriate signoffs have been obtained.
- ii. Plan approval is valid for three (3) years from date of approval.
- iii. If construction is not started within three (3) years of the issuance of permit, the plans must be resubmitted for review and re-approval, and the appropriate fees must be re-paid. The updated plans will be subject to review under this MPC, and where the MPC is silent, the code in force at the time of the new review.



4. Conclusion

The Applicant is requesting Master Planned Community zoning and an associated Master Planned Community Plan for the 2,783-acre Auction Property. The Property is in a prime location for development as it is adjacent to existing residential, and near employment uses, commercial services, and existing and future transportation corridors. The Master Planned Community zoning and associated Master Planned Community Plan are intended to allow for adaptable development and the ability to provide the flexibility needed to manage various market cycles and the ever-changing consumer demands of a large-scale master planned site.

