



Retained Property at Superstition Vistas

Master Planned Community Plan
August 30th, 2021



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1. 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.” Superstition Vistas 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 Avenue outside of the Superstition Vistas, as shown on **Exhibit 1.1.1: Site** and **Exhibit 1.1.2: 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”), as shown on **Exhibit 1.1.3: Auction Property**. The second parcel consists of approximately 5,307 acres, which is being retained by the State Land Department for future disposition (the “Retained Property”), as shown on **Exhibit 1.1.4: 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 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 5,307 acres of Retained 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 Retained 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 3.4.4: Infrastructure Master Plans**).

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

1.2 Applicant

The Arizona State Land Department shall be the Applicant for the Retained Property.

1.3 Authority

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

1.4 Vision

The Retained 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 Retained Property also benefits from exceptional views of the Superstition Mountain range to the northeast and San Tan Mountain range to the southwest.



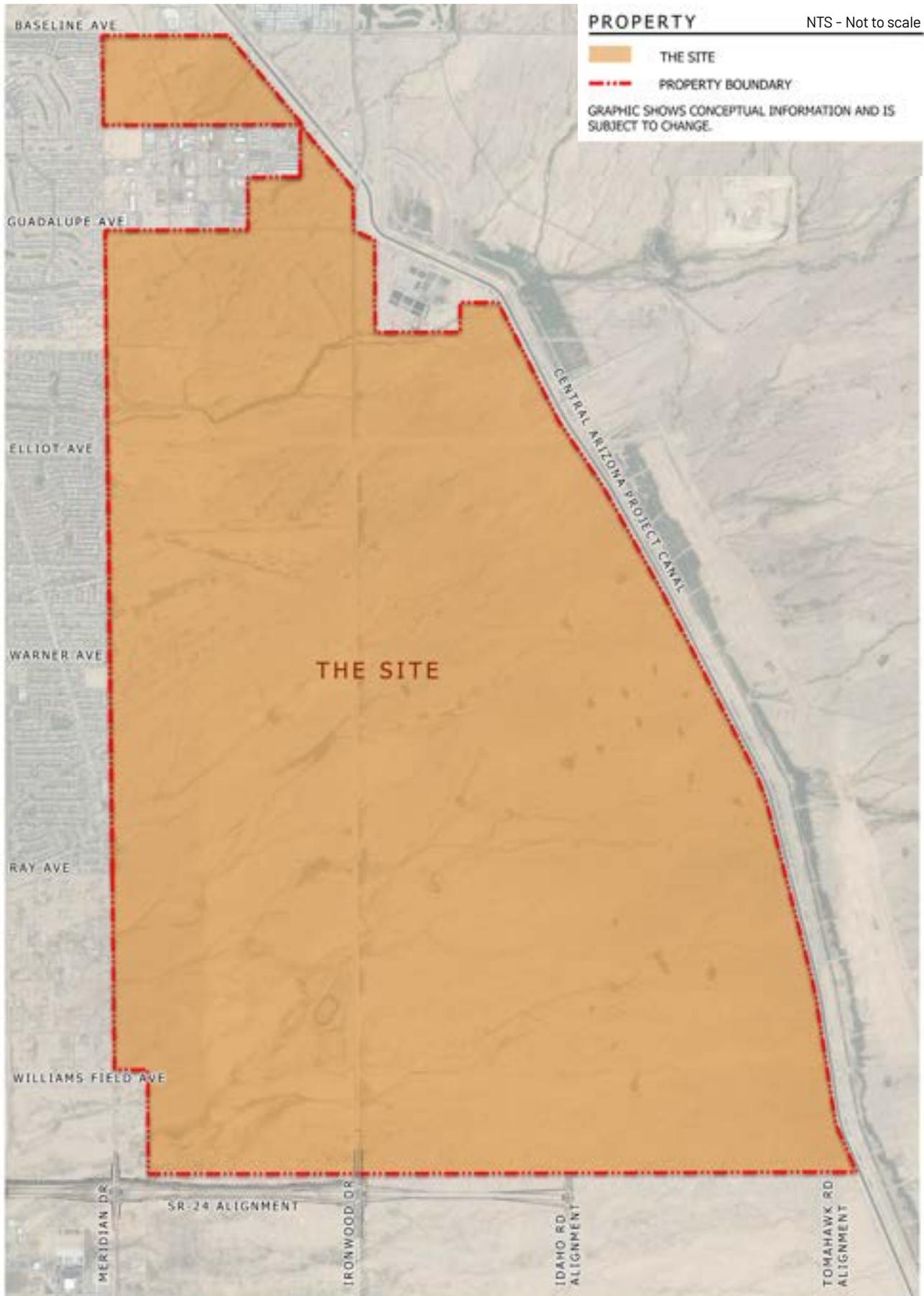
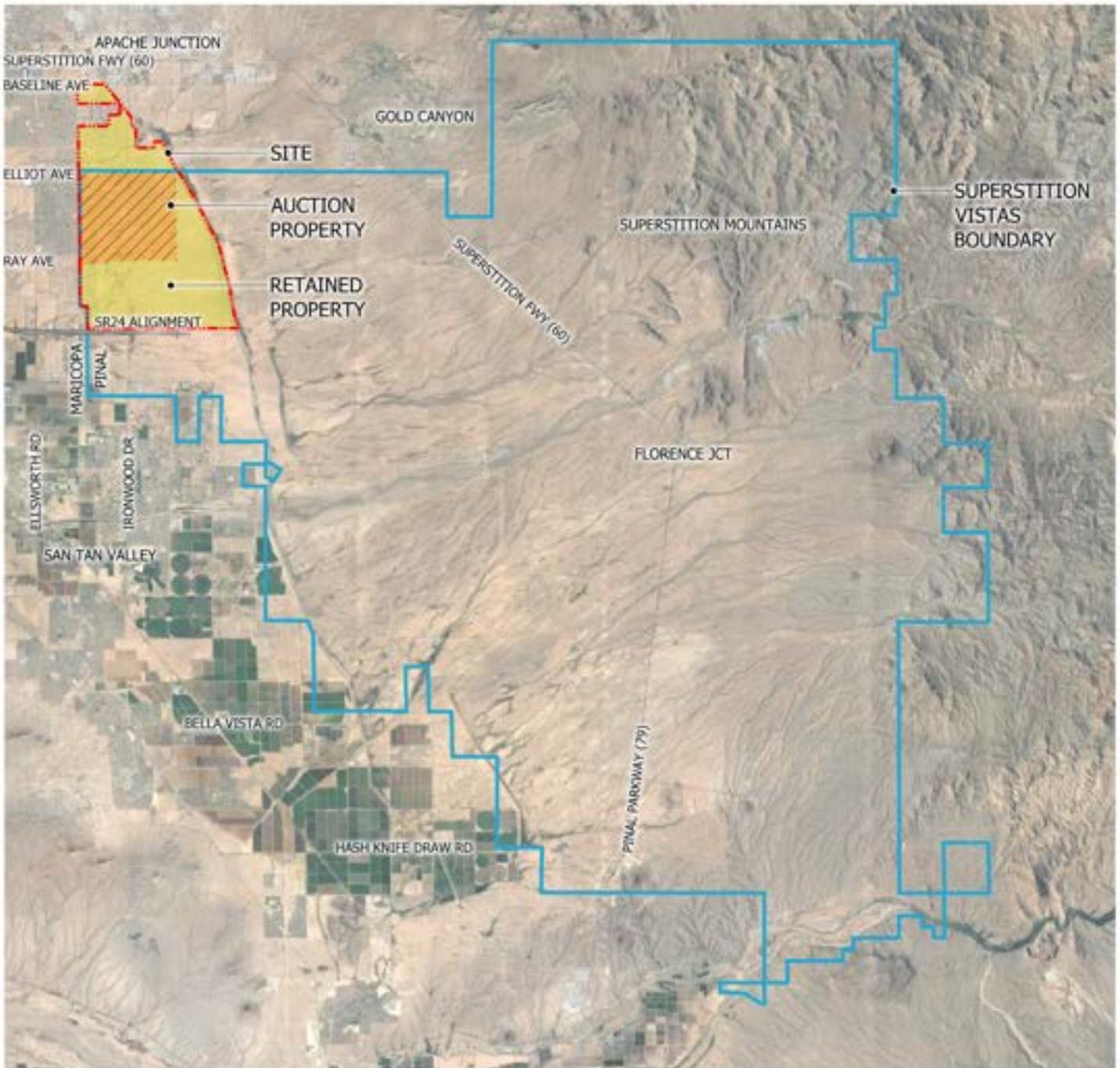


Exhibit 1.1.1: Site





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.





Exhibit 1.1.3: Auction Property



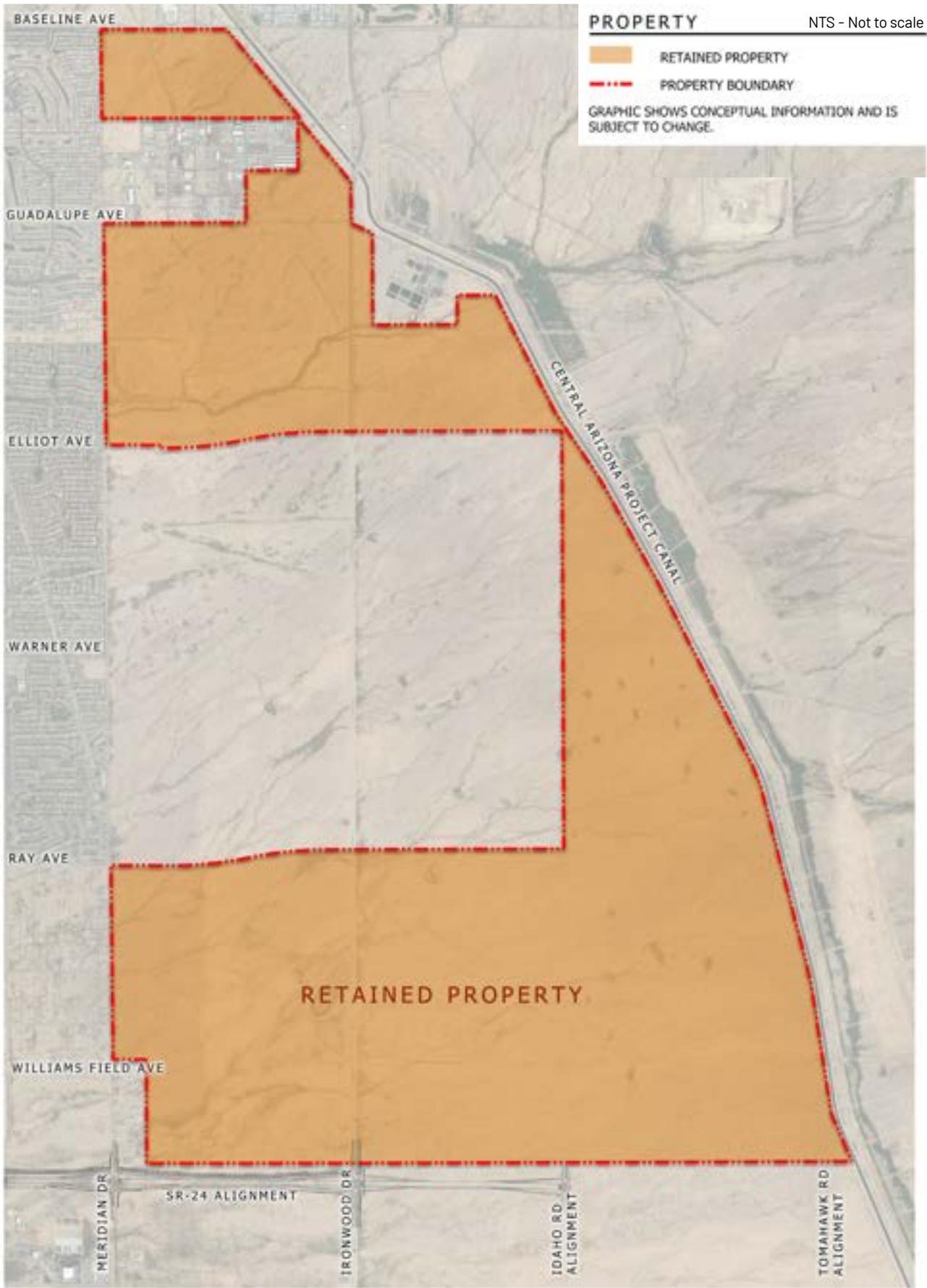


Exhibit 1.1.4: Retained Property



The MPC for the Retained Property is comprised of a blend of land uses including residential, commercial, and other non-residential uses, allocated via the Land Use Budget to each of the six (6) development units (the “Development Unit(s)”). As the State Land Department auctions property, more detailed Development Unit Plans will be prepared for each Development Unit that will address the entire Development Unit and further detail the location of permitted uses and demonstrate conformance with the Infrastructure Master Plans. The Development Unit Plan process 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 in residential and non-residential uses, resulting in a cohesive and sustainable mixed-use, mixed-density master planned community with supporting employment and commercial services.

The development of the Retained 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 Retained 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 base level entitlements for the Retained Property. This includes establishment of a Land Use Budget for each Development Unit as well and parameters for future Development Unit Plans. The MPC zoning provides for the flexible development of residential and non-residential uses. The regulatory framework outlines a creative approach to the planning of communities and neighborhoods in order to provide for an efficient, aesthetic, and desirable development as the State Land Department disposes of property through future auctions.



1.6 Conformance with General Plan

1.6.1 Vision

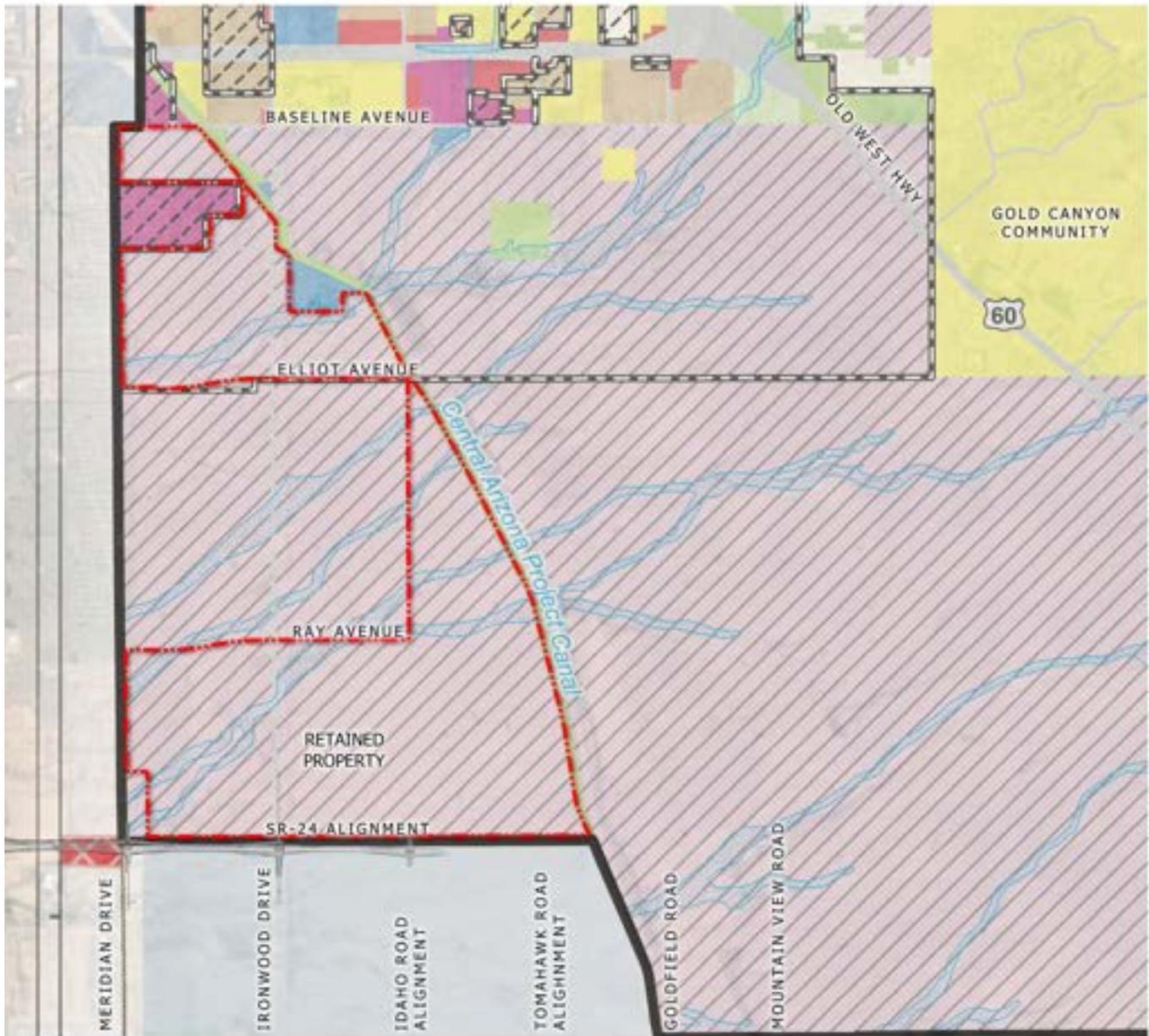
“Apache Junction is a diverse community of natural beauty and heritage that offers prosperity, compassion, and forward thinking to its residents, businesses, and visitors” (City of Apache Junction General Plan 2050, Community Vision & Mission, Page iii).

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 Retained 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 Retained 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) | | PENAL 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.



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 Retained Property will implement Dark Sky lighting principles in accordance with IDA standards through future Development Unit planning 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

Through future Development Unit planning, where appropriate, the Retained Property shall incorporate low impact development practices for stormwater management as described in **Section 3.5.18 Stormwater and Drainage**.



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 Retained 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. Drainage which has been impacted by the FRS through the Retained Property will be addressed as described within the Master Drainage Plan. 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. The Siphon Draw corridor will be preserved within the Retained Property.



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 Retained Property, through future Development Unit planning, 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 Retained 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 Retained 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 (or subsequent development agreements) includes criteria by which the need for trails, parks and open space will be determined as a part of future Development Unit Plans. The exact location and amount of trails, parks and open space will be determined during the Development Unit Plan process. A minimum amount of open space required in each Development Unit has been established in **Exhibit 3.4.1.1: Land Use Budget Table**.



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 Retained 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

The Development Unit plans will provide design parameters for housing types which will guide the design, quality and ultimately construction of housing.

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 Retained Property includes a range of residential densities, which will be located based on well thought out criteria established within future Development Unit planning 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 Retained Property is approximately 5,307 acres in area. The scale of the property affords for a significant range of proposed land uses. As proposed, a blend of non-residential and residential land uses is planned providing for potential economic development, regional growth of employment growth of 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.

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.

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

Future development will provide opportunities for a variety of uses and character areas. The Development Unit plans will accommodate the flexibility needed for future development and establish a more 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 Retained Property will support City police service through development fees, the reservation of a police and evidence yard site of up to 10 acres, and the City's collected construction, property, and sales tax revenues from development on the Retained Property. Fire district facilities will be funded by the fire district's property tax. These contributions support the growth of police and fire services as well as the quality of life of the residents of the City.

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 Retained Property will provide for substantial infrastructure improvements as the Property develops. Improvements to offsite public facilities included in the City's development fee structure will receive funding through development fees, construction taxes and sales taxes. Where future Development Unit planning includes improvements that are part of the development fee calculation, the future developer will receive development fee reimbursement for improvements that are completed as specified in the Development Agreement. Additionally, future Development Units may fund and construct certain necessary improvements within the Retained Property through one or more Community Facilities Districts ("CFDs").

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

Future Development Unit planning shall provide direction on the use of retention basins for flood control, groundwater recharge through various methods including the use of drywells to percolate storm water into the aquifer, and recreational areas which may be implemented as part of the Retained 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 Retained 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 12Kv or less will be 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 Retained Property, through future Development Unit planning, will support the City's parks and library facilities through either direct contributions for libraries or by development 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 Retained Property allows for a broad range of housing opportunities, in location, style and size. Future applicants for each Development Unit will coordinate 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 Retained 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 or through other regional funding solutions.



GOAL 7.2: IMPLEMENT THE ACTIVE TRANSPORTATION PLAN

Policy: Prioritize the active transportation network. Compare this priority list to the 10-year transportation CIP. Expand, when possible, any transportation CIP projects to close small gaps or complete an active transportation trail.

Policy: Pursue all public or private funding options.

Policy: Expand maintenance projects to include trails and paths

RESPONSE

The Retained 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 or through other regional funding solutions. Each Development Unit will provide a Traffic Impact Analysis which will provide more specific information regarding the planned transportation network for that Development Unit.

CIRCULATION CONTINUED

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

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

Future Development Unit planning will provide for opportunities for future developers to employ best available technological practices.



AJ1H₂O RESOURCE ELEMENT

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 SMCDFD (sewer district) and AJWD into a water and wastewater city utility department.

RESPONSE

The Retained Property, through development of Infrastructure Master Plans, will evaluate connections to the water and wastewater services within the City. Future Development Unit planning will demonstrate conformance to the Infrastructure Master Plans.



AJ1H₂O RESOURCE ELEMENT CONTINUED

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 Retained Property, through the Infrastructure Master Plans and future Development Unit planning, evaluates the use and management of treated wastewater or "non-potable water" within the Non-Potable Water Infrastructure 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 non-potable water is available. Proposed development will follow ADWR requirements for low water-use plant materials. Where appropriate, the Retained Property shall incorporate low impact development practices for stormwater management as described in **Section 3.5.18 Stormwater and Drainage**.



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 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, employment and other 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

Each Development Unit plan for the Retained Property will provide opportunities for future developers to employ sustainable building practices, and where appropriate, shall incorporate low impact development practices for stormwater management as described in **Section 3.5.18 Stormwater and Drainage**.

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 Retained Property, through future Development Unit planning, will provide funding through various methods including the formation of one or more CFDs, development 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 Retained Property, through future Development Unit planning, will provide funding through various methods including the formation of one or more CFDs, development 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 Retained Property, through future Development Unit planning, will provide funding through various methods including the formation of one or more CFDs, development 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 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, employment and other 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 Retained Property, through future Development Unit planning, places more intense uses near the future major transportation corridor to the south. The larger, central land area is primarily comprised of residential land uses with low building profiles. Future development will highlight mountain views.

LAND USE CONTINUED

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 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, employment and other 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.

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 future Development Unit plans will provide for opportunities for future developers to employ sustainable building practices and land use specific development standards.



LAND USE CONTINUED

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

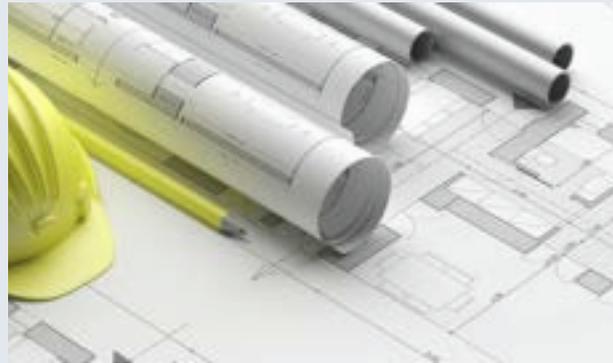
Policy: Discourage new residential zoning adjacent to where existing or future aggregate operations are planned.

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 Retained Property, through future Development Unit plans, will propose land uses and associated development standards for each Development Unit. Proposed land uses will be appropriately distributed throughout the land areas and required to be compatible and complementary uses.



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 Retained 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. Future Development Unit plans provide opportunities for future developers to employ sustainable building practices and land use specific development standards.



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 Retained 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 Retained Property has been annexed into the City it will, pursuant to the MPC Plan and future Development Unit planning, provide a location for new residential and non-residential development including opportunities for economic development and regional growth of employment.



2. Site Conditions and Location

2.1 Regional Description

The Retained Property is approximately 5,307 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 Retained Property is bounded to the north by Baseline Avenue, to the south by the State Route 24 corridor, to the west by Meridian Drive, and to the east by the Central Arizona Project Canal, as shown on **Exhibit 2.1.1: Regional Vicinity Map**. The Retained 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 Drive and industrial uses north of Baseline Avenue. The northern portion of the Retained Property surrounds an existing land area comprised of industrial uses, east of Meridian Drive and north of Guadalupe Avenue to the Houston Avenue road alignment.

The Retained Property is approximately eight miles from the Superstition Mountains, which are situated northeast of the Site providing outstanding mountain views. The Retained 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 2.1.1: Regional Vicinity Map** and **Exhibit 2.1.2: Context Map**.



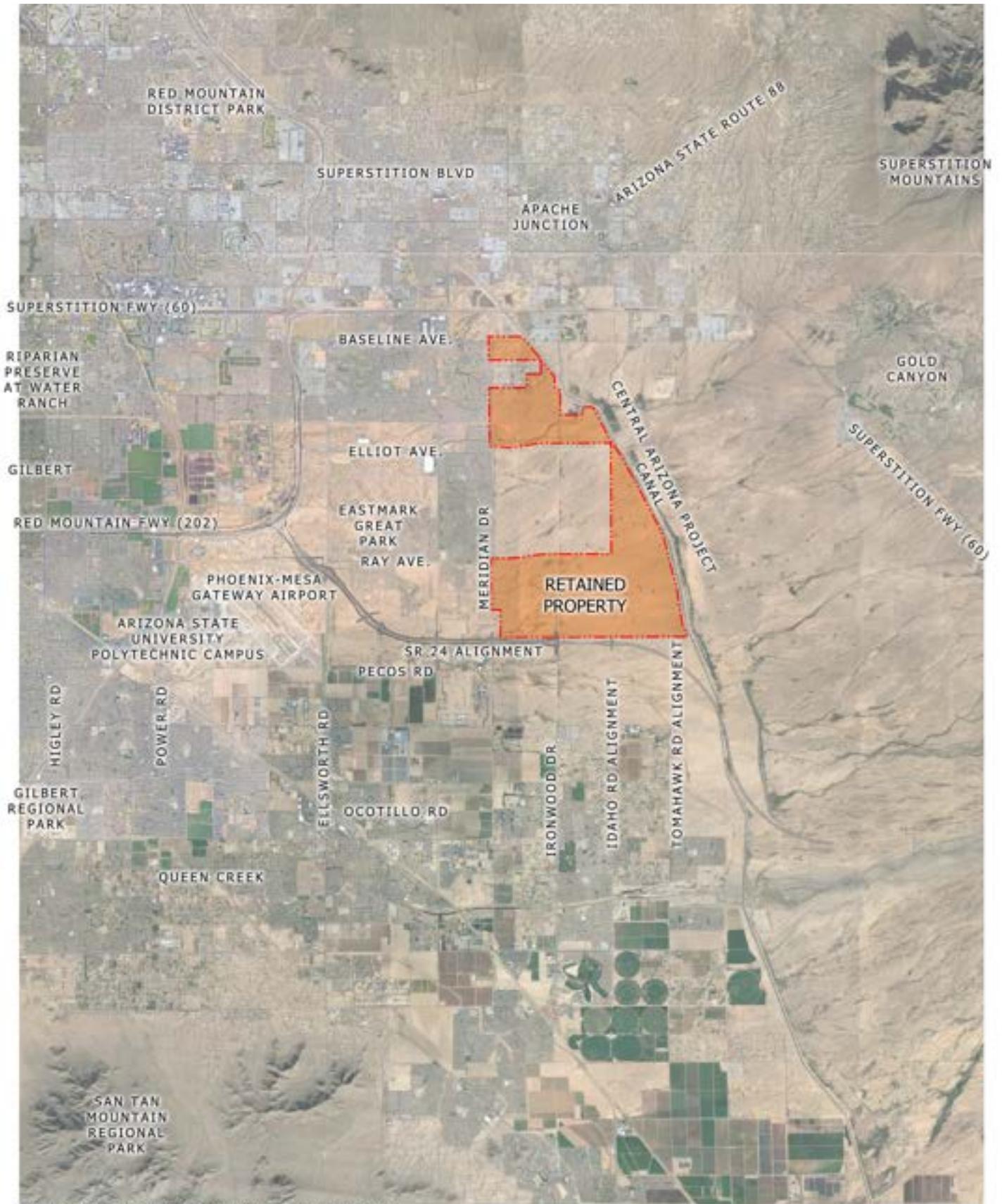
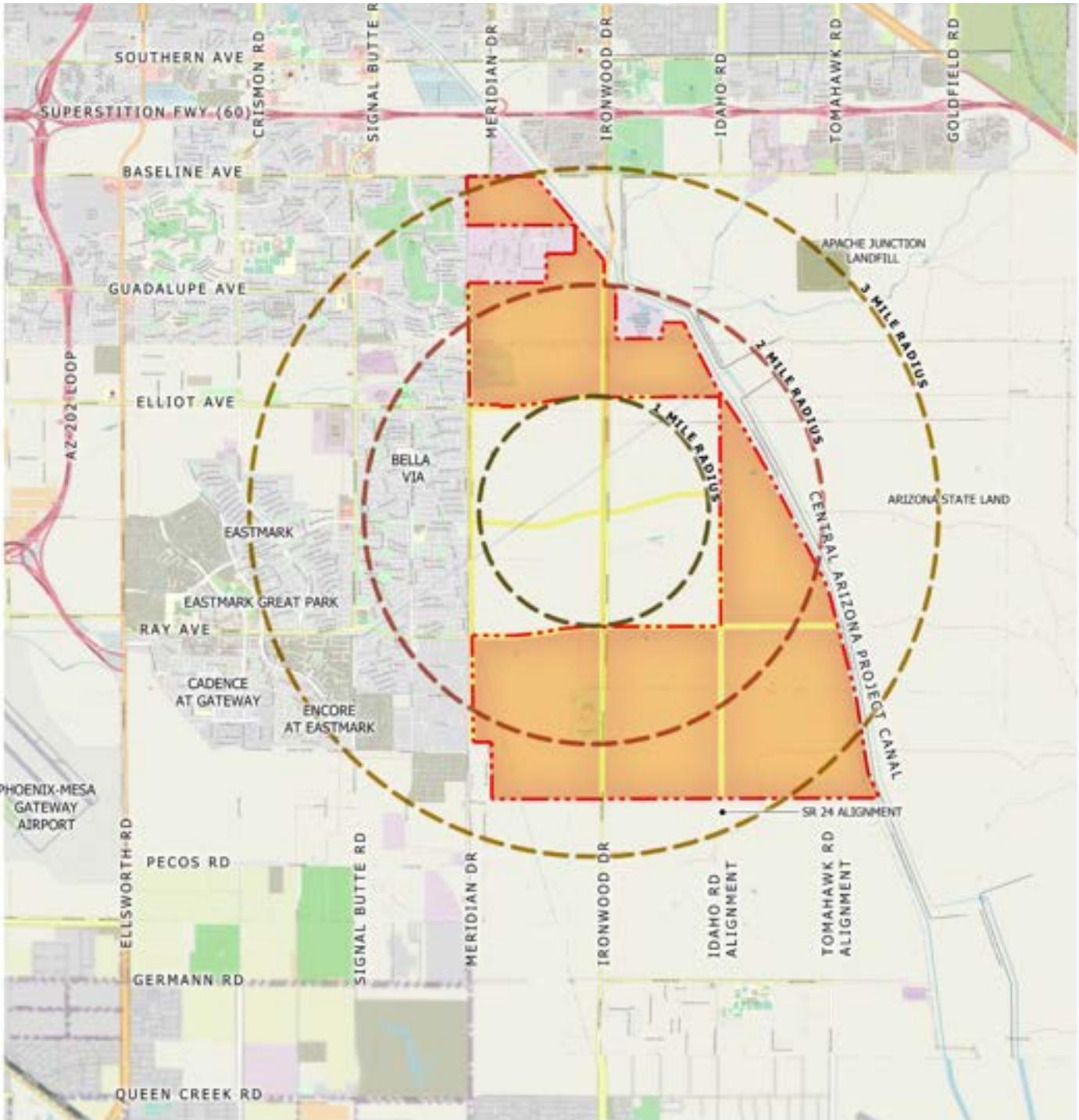


Exhibit 2.1.1: Regional Vicinity Map





SOURCE: PINAL COUNTY ASSESSOR PARCEL VIEWER OPEN STREET MAP

LEGEND

- PROPERTY BOUNDARY
- RETAINED PROPERTY
- ROADS

GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE.

NTS - Not to scale



2.2 Existing Site Conditions

The Retained Property is currently undeveloped land.

An existing perpetual right-of-way for Pinal County exists along the Ray Avenue and Ironwood Drive alignments through the Site. Along Meridian Drive, 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 Avenue. Right-of-way required for Meridian Avenue will be dedicated as part of this MPC as described within the Infrastructure Master Plans.

Along Elliot Avenue, a City of Mesa waterline easement was dedicated which routes from the intersection of Elliot Avenue and Meridian Drive to the Central Arizona Project canal, located on the east side of the Retained Property. Within Section 18, the waterline alignment realigns from the Elliot Avenue (Elliot Road in the City of Mesa) section line within the City of Mesa back to follow the north line of Section 18 prior to Ironwood Drive, as shown on **Exhibit 2.2.1: Section Map**.

A concrete irrigation ditch known as the “Powerline Floodway Channel” bisects the Auction Property and a portion of the Retained 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 Auction Property and the Retained Property. A portion of the Retained Property is traversed by existing electric transmission lines that will remain in place. Grazing activities currently occur on the Retained Property and will continue until such time development is to occur, as shown on **Exhibit 2.2.2: Existing Site Conditions Map**.



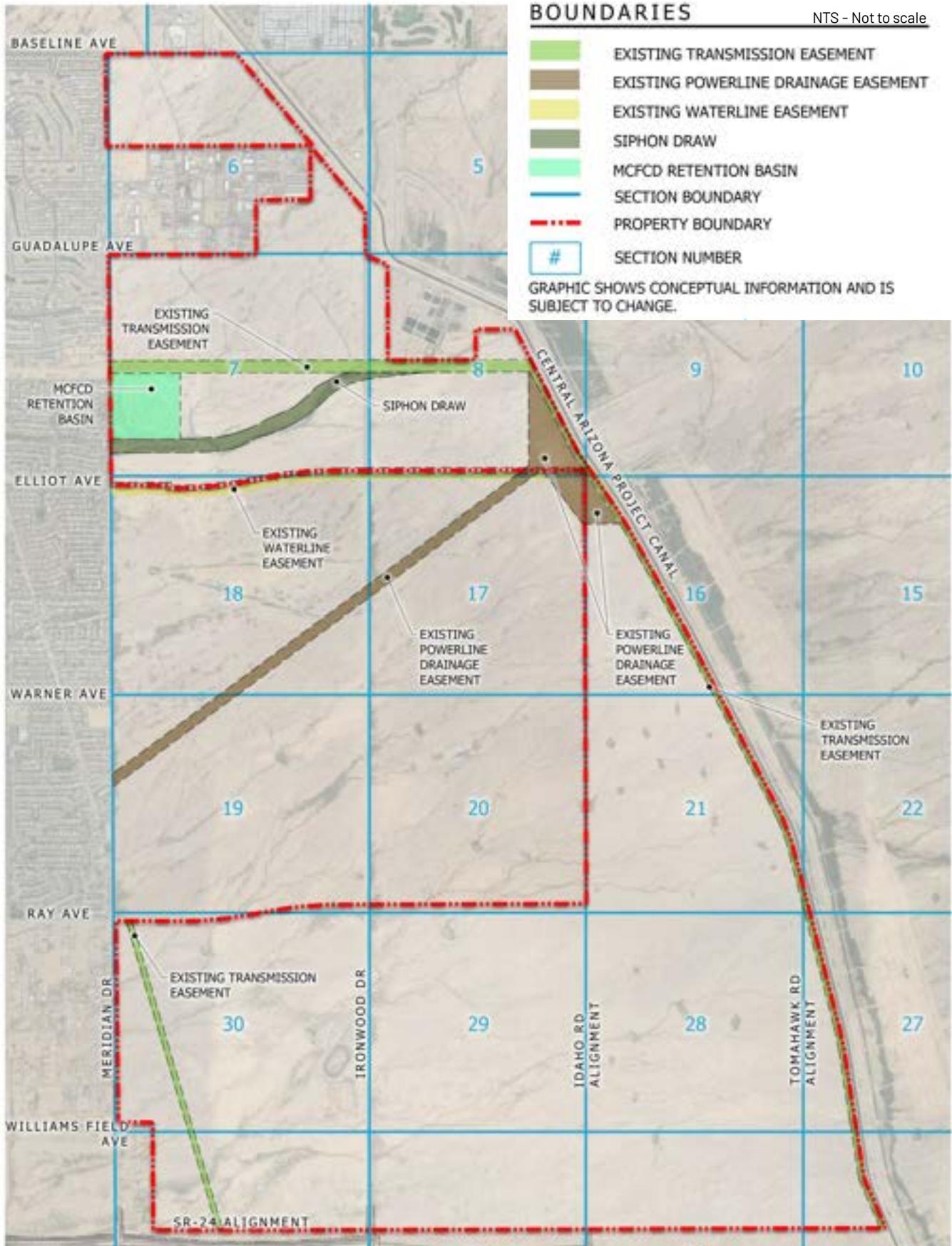
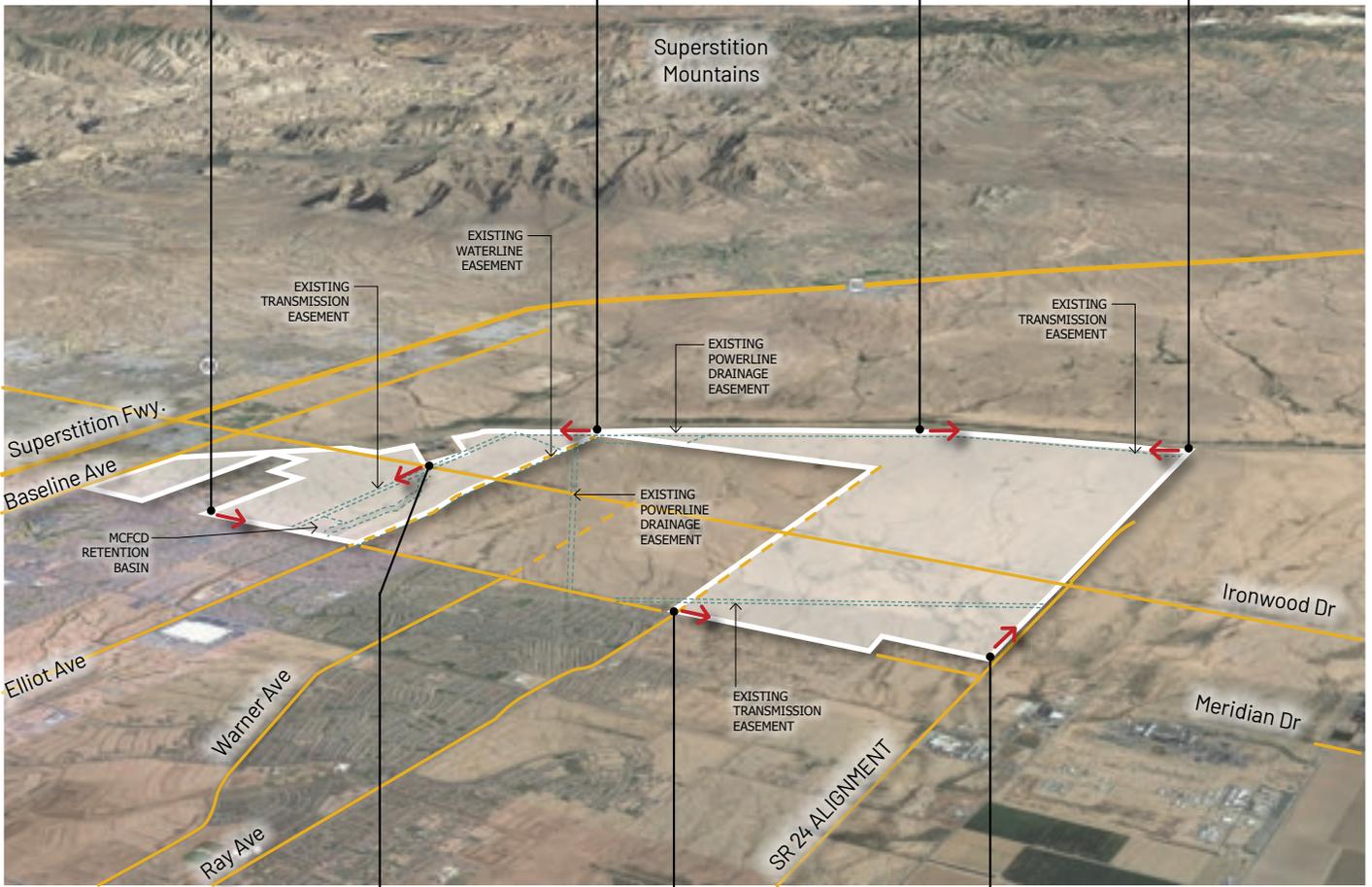


Exhibit 2.2.1: Section Map





NTS - Not to scale



2.3 Existing and Proposed Entitlements

2.3.1 Existing Entitlements

A portion of the Retained Property in Section 6, 7, and 8 is currently within the corporate limits of the City of Apache Junction and is zoned RS-GR. The remainder of the Retained 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. Those portions of Sections 6, 7 and 8 that are within the Retained Property area will also be rezoned from RS-GR to MPC at the same time.

2.3.2 Proposed Entitlements

This Applicant is requesting to rezone approximately 5,307 acres of property, the Retained 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 Retained Property is positioned to accommodate future development. As the property develops and as the State Land Department plans for disposition of land within the Retained Property, this MPC may be amended based on the provisions described within **Section 3.2: Amendments** to respond to market conditions or demands.





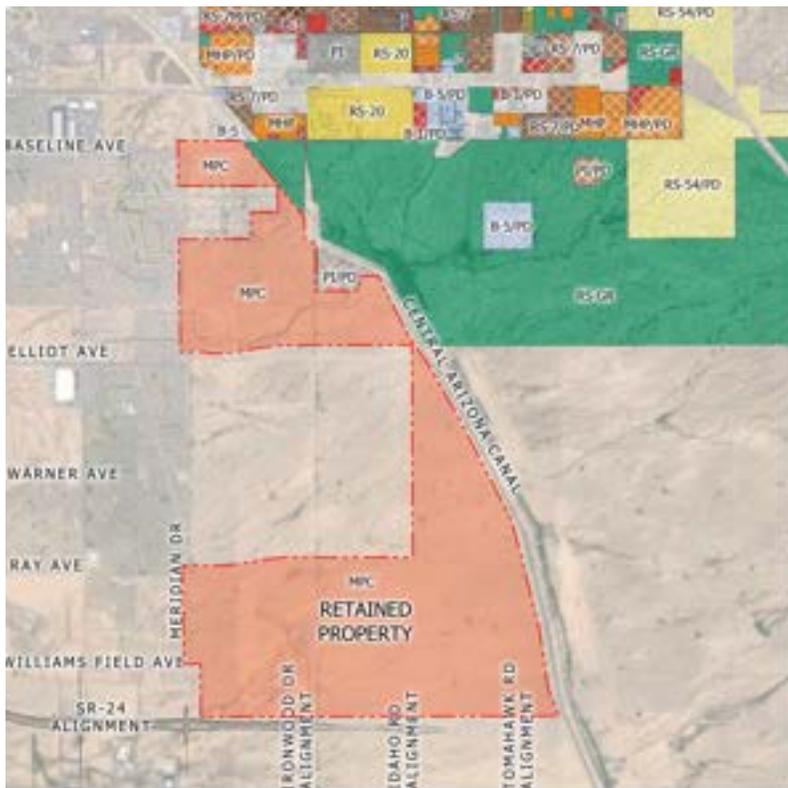
- B-1 GENERAL COMMERCIAL
- B-1/PD GENERAL COMMERCIAL BY PLANNED DEVELOPMENT
- B-5 INDUSTRIAL
- B-5/PD INDUSTRIAL BY PLANNED DEVELOPMENT
- MHP MANUFACTURED HOME PARK
- MH/PD MANUFACTURED HOME PARK BY PLANNED DEVELOPMENT
- RM-1/PD HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL BY PLANNED DEVELOPMENT
- RS-7/PD 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 Retained Property as the first level of planning. The second level of planning is the Development Unit Plan. Development Unit Plans shall be prepared by the initial winning bidder of future land dispositions by the State Land Department in each Development Unit.

Subsequently, preliminary 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 within a Development Unit on the Retained Property. 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 baseline entitlements for the development of the Retained Property. The MPC Plan establishes a land use budget, defines development units ("DUs"), permitted uses, and provides the broad vision and character for subsequent Development Unit Plans. The MPC Plan also includes, for convenience and 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 Retained Property. The MPC Plan regulatory framework allows for the implementation of the Development Unit Plan level planning, which allows future developers to adapt criteria to accommodate the then current market and surrounding conditions. See **Section 3.4: Master Planned Community Plan**. Future Development Unit Plans will, at the time of submittal, include Development Standards and Design Guidelines that shall replace all zoning ordinance development standards and design guidelines as well as any future modifications or new development standards or 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 Retained Property is divided into six (6) 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 DUs. Also see **Section 3.5: Development Unit Plan Framework**.

3.1.3 Site Plans and Subdivision Plats

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



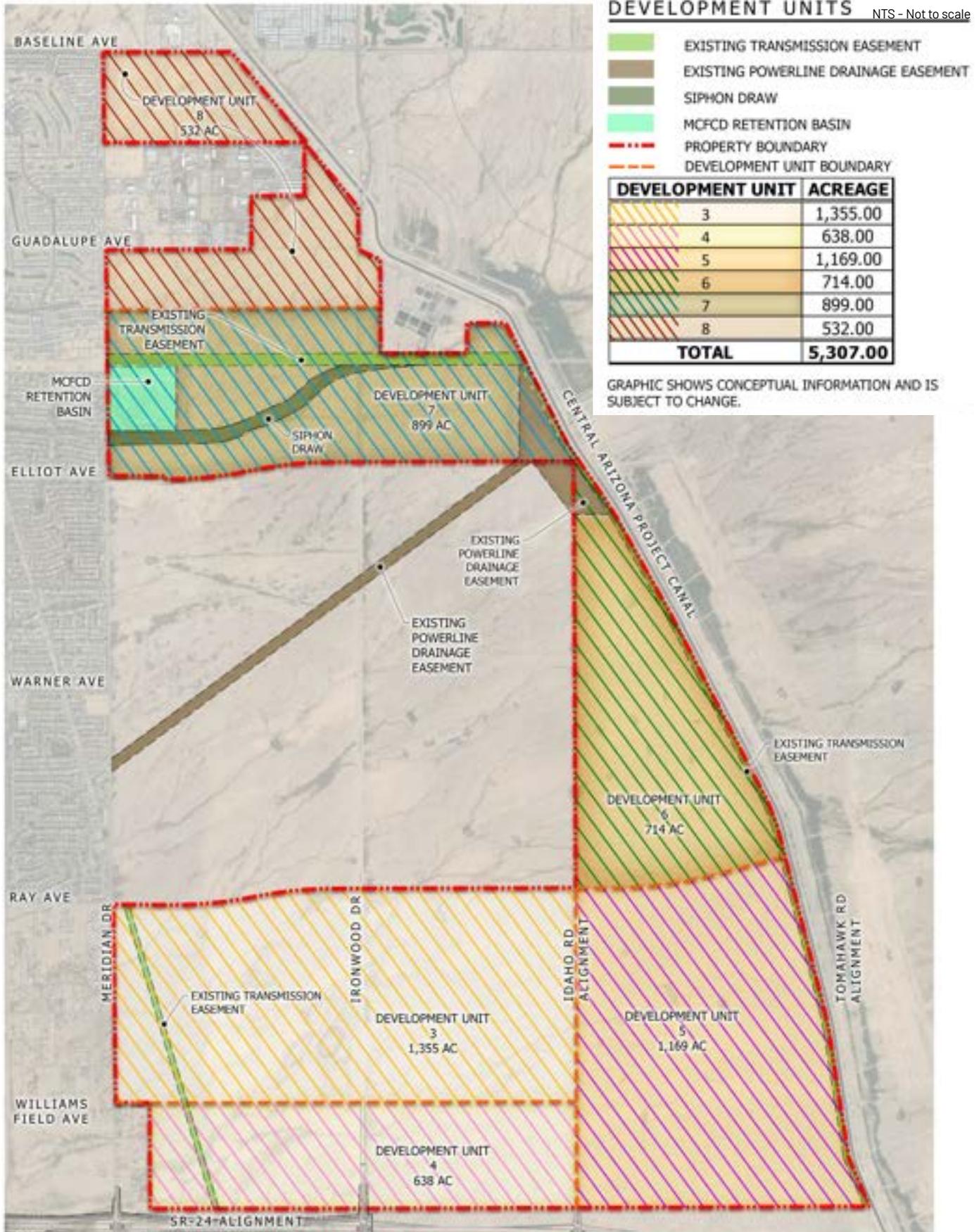


Exhibit 3.1.2: Development Unit Map



3.1.3.1 Pre-Application Conference

A pre-application conference will be required prior to the submittal of a preliminary subdivision plat within a Development Unit. In addition to those items required under the City Code for a pre-application conference, the following materials shall be provided at a conceptual design level to demonstrate conformance with the MPC Plan and Development Unit Plan:

1. Conceptual subdivision plan showing street and lot layout
2. Conceptual path and trail circulation plan
3. Conceptual open space plan showing preliminary open space and parks hierarchy
4. Conceptual wall plan
5. Conceptual landscape character zones
6. Conceptual street tree program
7. Conceptual lighting zones
8. Conceptual signage plan (sign type locations only as required within **Section 3.5.14 Signage Plans**)

A pre-application conference shall be scheduled by the Development Services Director or designee within five (5) days of submittal and be held with the applicant no later than thirty (30) days from the date of submittal. A submittal for preliminary subdivision plat may be made after the pre-application conference is held.



3.1.3.2 Preliminary Subdivision Plat Submittal

In addition to those items required under the City Code for a preliminary subdivision plat, subject to the modifications within the MPC Plan and Development Unit Plan, the following materials shall be provided to demonstrate conformance with the MPC Plan and Development Unit Plan:

1. Allocation of density within development unit with the use of the Land Use Budget Tracking Table in conformance with **Section 3.4.1 Land Use Budget**.
2. Designation of residential and non-residential uses in conformance with Section **3.4.3 Permitted Uses** and **Section 3.5.7 Permitted Uses Development Categories**.
3. Street network including layout and geometry in conformance with the Master Transportation Plan and **Section 3.5.2 Transportation Framework Plan**.
4. Designation of park types, locations, and sizes as well as proposed programming in conformance with **Section 3.5.9 Open Space and Parks Framework Plan**.
5. Provide calculations of proposed open space as described in **Section 3.5.9(b)**.
6. Identify the location, size, and type of surface for each proposed path or trail within the subdivision plat area in conformance with **Section 3.5.10 Path and Trail Framework Plan**.
7. Identify the proposed landscape zones as well as the proposed palette of plant materials for each zone. Provide symbolized tree locations within landscape areas and proposed street tree program in conformance with **Section 3.5.11 Landscape Framework Plan**.
8. Identify the location, size, and type of proposed public facilities within the subdivision plat area in conformance with **Section 3.5.12 Public Facilities Framework Plan**.
9. Designation of lighting zones including light fixture types and locations per **Section 3.5.13 Lighting Plans**.
10. Designation of signage known signage locations and types within the proposed subdivision plat area in conformance with **Section 3.5.14 Signage Plans**. Where signage is not known, signage can be submitted at a later date following the requirements within **Section 3.5.14 Signage Plans**.
11. Designation of wall locations and types including elevations and materials in conformance with Section **3.5.15 Walls**.
12. Drainage report or narrative as a part of the stormwater management criteria described within **Section 3.5.18 Stormwater and Drainage**.

Preliminary subdivision plat review and approval shall follow the City Code for MPC Districts.

3.2 Amendments

Amendments to this MPC Plan may be necessary from time to time and may be requested by the State Land Department, a winning bidder of an auction, or an owner of land located within the Retained Property. So long as the State Land Department owns any portion of the Retained Property, amendments requested by a property owner, other than the State Land Department, shall provide documentation that such request has been approved by the State Land Department.

The criteria stated below shall determine whether a proposed amendment constitutes a Major Amendment or Minor Amendment (as each is defined below) to the MPC Plan. Once it has been determined that an amendment is a Major Amendment, such amendment request shall be processed in the same manner as an amendment to the MPC district under the Apache Junction City Code Volume II Land Development Code Chapter 1-16-6 and the City Council shall be acting in a legislative capacity when deciding whether to approve a Major Amendment request, approve such a request with conditions of approval, or to deny such a request .

- a. **Major Amendments: An amendment to this MPC plan will be deemed a “Major Amendment” only if it involves any one of the following:**
 1. A change in the overall MPC Plan boundary, other than those modifications required due to errors or adjustments for engineering reasons.
 2. A change to the permitted uses in the MPC Plan.
 3. An increase in the total number of approved units or non-residential gross floor area of the overall MPC Plan (see **Major Land Use Budget Transfer 3.4.1.b**).
 4. 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: Proposed amendments to the MPC plan that are not Major Amendments shall be considered “Minor Amendments”. Minor Amendments shall follow an administrative approval process that will simply be to verify whether the requested amendment is not a Major Amendment and is consistent with the purposes and intent of the MPC Plan but may have stipulations or conditions of approval thereto to insure that the Minor Amendment is consistent with the purposes and intent of the MPC Plan.**
 1. **Minor Amendment Approval Process**
 - i. The Development Services Director shall consider each Minor Amendment request within twenty-one (21) calendar days after the date the then-current landowner has provided documentation substantiating the amendment request, including, until such time the State Land Department no longer owns any portion of the Retained Property, documentation that the State Land Department has approved the Minor Amendment request. The Development Services Director shall either approve, approve with conditions, or deny the Minor Amendment and shall forward their decision to the then-current landowner.

2. Minor Amendment Appeals, Modifications and Administrative Changes

- i. A decision of the Development Services Director to deny a Minor Amendment request or approve a Minor Amendment request with stipulations or conditions of approval may be appealed to the City Council by the then-current landowner within fifteen (15) calendar days of receiving notice the decision.
- ii. The City Council shall be acting in an administrative capacity when reviewing an appeal from the decision of the Development Services Director and shall be limited to determining whether to reverse the decision of the Development Services Director and approve the Minor Amendment, modify the stipulations or conditions of approval made by the Development Services Director, or confirm the decision of the Development Services Director. The City Council shall meet to consider an appeal of decision of the Development Services Director within thirty (30) calendar days of receipt of the notice of appeal. If the City Council denies the appeal, the then-current landowner may: (a) file a request for a Major Amendment to the MPC in accordance with the Apache Junction City Code Volume II Land Development Code Chapter 1-16-6; or (b) contest, in a court of competent jurisdiction, the Council's decision regarding whether the Minor Amendment is consistent with the purposes and intent of the MPC Plan.

3. Infrastructure Master Plans

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

c. Annual Report

1. The State Land Department shall provide an "Annual Report" to the City Council no later than July 1 of each year. The Annual Report shall provide a summary update on the status of development within the Retained Property.

3.3 Interpretations

The Development Services Director shall administratively review and approve clarifications and interpretations not otherwise addressed in the MPC Plan.

3.4 Master Planned Community Plan

3.4.1 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, based on gross area, for the Retained Property as a whole, as shown on **Exhibit 3.4.1.1: Land Use Budget Table** and as shown on the conceptual land use plan **Exhibit 3.4.1.2 Conceptual Land Use Plan**. The intensity and density amounts have been initially allocated for the overall Retained Property and between the Development Units, but such allocation is subject to designation at the time of site plan and/or preliminary 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 (preliminary and final) 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 State Land Department or a future owner or developer of land located within the Retained Property may transfer intensity and density from one DU to another DU so long as the maximum intensity and density for the Retained Property as a whole is not exceeded. Transfers requested by a property owner other than the State Land Department shall provide documentation that notice of such request has been provided to and approved in writing by the State Land Department's authorized representative. Any proposed transfer shall demonstrate that the transfer will not overburden the transportation system or utility infrastructure.
- ii. A transfer of residential units and non-residential gross floor area between DUs will be documented by modifying the Land Use Budget to reflect the increase and decrease of intensity and density for each DU that is part of the transfer.
- 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 in effect at the time of adoption of the MPC.

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 Development Services Director may administratively act on the amendment to the Land Use Budget and attach related administrative conditions of 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 preliminary subdivision plat applications shall submit a Land Use Budget Tracking Table to the City with the application materials, as shown on **Exhibit 3.4.1.3: 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 3.4.1.1: Land Use Budget Table**.
 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 the open space area required before minimum open space 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 preliminary 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 preliminary subdivision plat or site plan.
- 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.

The completed Land Use Budget Tracking Table must be filed with the City at the time of preliminary subdivision plat or site plan submittal.



Land Use Budget							
Description	Development Unit 3	Development Unit 4	Development Unit 5	Development Unit 6	Development Unit 7	Development Unit 8	Retained Property Total
Gross Acreage	1,355 AC.	638 AC.	1,169 AC.	714 AC.	899 AC.	532 AC.	5,307 AC.
Minimum Required Open Space (15%)	203 AC.	96 AC.	175 AC.	107 AC.	135 AC.	80 AC.	796 AC.
Units	6,400 D.U. ³	2,730 D.U. ⁴	3,790 D.U.	2,170 D.U.	1,340 D.U.	0 D.U.	16,430 D.U. ¹
Maximum Density Transfer In (30%)	1,920 D.U.	820 D.U.	1,140 D.U.	650 D.U.	400 D.U.	810 D.U.	
Units With Maximum Transfer In	8,320 D.U.	3,550 D.U.	4,930 D.U.	2,820 D.U.	1,740 D.U.	810 D.U.	
Maximum Density Transfer Out (30%)	1,920 D.U.	820 D.U.	1,140 D.U.	650 D.U.	400 D.U.	0 D.U.	
Units With Maximum Transfer Out	4,480 D.U.	1,910 D.U.	2,650 D.U.	1,520 D.U.	940 D.U.	0 D.U.	
Non-Residential Gross Floor Area	0 S.F.	2,733,600 S.F.	195,300 S.F.	0 S.F.	2,295,600 S.F.	4,332,100 S.F.	9,556,600 S.F. ²
Maximum Non-Residential Gross Floor Area Transfer In	217,800 S.F.	790,100 S.F.	58,600 S.F.	54,450 S.F.	688,700 S.F.	1,299,600 S.F.	
Non-Residential Gross Floor Area With Maximum Transfer In	217,800 S.F.	3,523,700 S.F.	253,900 S.F.	54,450 S.F.	2,984,300 S.F.	5,631,700 S.F.	
Maximum Non-Residential Gross Floor Area Transfer Out	0 S.F.	790,100 S.F.	58,600 S.F.	54,450 S.F.	688,700 S.F.	1,299,600 S.F.	
Non-Residential Gross Floor Area With Maximum Transfer Out	0 S.F.	1,943,500 S.F.	136,700 S.F.	0 S.F.	1,606,900 S.F.	3,032,500 S.F.	
1. Maximum combined number of units allowed within Development Units 3-8							
2. Maximum combined non-residential gross floor area allowed within Development Units 3-8							
3. Of the 6,400 DU permitted, up to 3,200 DU shall be permitted to be developed at 8+ DU/AC.							
4. Of the 2,730 DU permitted, up to 2,730 DU shall be permitted to be developed at 8+ DU/AC.							

Exhibit 3.4.1.1: Land Use Budget Table

Description	Land Use Budget						Retained Property Total
	Development Unit 3	Development Unit 4	Development Unit 5	Development Unit 6	Development Unit 7	Development Unit 8	
Gross Acreage	1,355 AC.	638 AC.	1,169 AC.	714 AC.	899 AC.	532 AC.	5,307 AC.
Minimum Required Open Space (15%)	203 AC.	96 AC.	175 AC.	107 AC.	135 AC.	80 AC.	796 AC.
Units	6,400 D.U. ¹	2,730 D.U. ²	3,790 D.U.	2,170 D.U.	1,340 D.U.	0 D.U.	16,430 D.U. ³
Non-Residential Gross Floor Area	0 S.F.	2,733,600 S.F.	195,300 S.F.	0 S.F.	2,295,600 S.F.	4,332,100 S.F.	9,556,600 S.F. ⁴

1. Maximum combined number of units allowed within Development Units 3-8
2. Maximum combined non-residential gross floor area allowed within Development Units 3-8
3. Of the 6,400 DU permitted, up to 3,200 DU shall be permitted to be developed at 8+ DU/AC.
4. Of the 2,730 DU permitted, up to 2,730 DU shall be permitted to be developed at 8+ DU/AC.

*GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE.

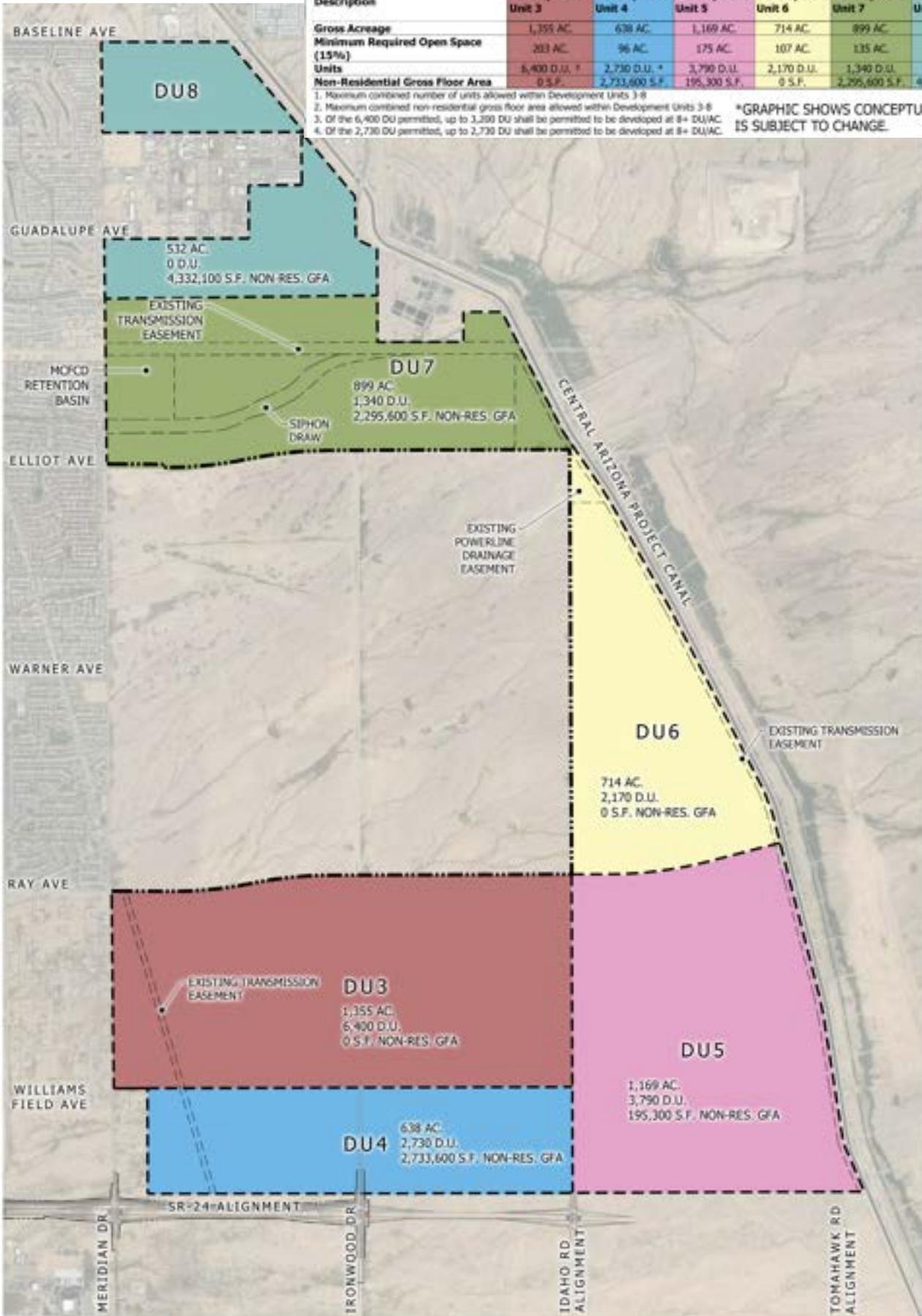


Exhibit 3.4.1.2: Conceptual Land Use Plan



Land Use Budget Tracking (Example)

Approved Development Unit Totals				
Development Unit	Gross Acreage	Minimum Required Open Space (15%)	Units	Non-Residential Gross Floor Area
3	1,355.00 Ac	203.00 Ac	6,400	0 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	10.00 Ac	1.50 Ac	39	0 SF
Existing Total Allocation	40.00 Ac	6.00 Ac	156	0 SF
Existing Total Allocation Remaining	1,315.00 Ac	197.00 Ac	6,244	0 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	60.00 Ac	9.00 Ac	234	0 SF
Proposed Allocation Remaining	1,295.00 Ac	194.00 Ac	6,166	0 SF

3.4.2 Development Units

The Retained Property is approximately 5,307 gross acres in overall area. The land area is divided into six (6) 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**. 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 3.4.1: 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 final 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 3.4.1.1: Land Use Budget Table**.

Until the final build-out of a Development Unit, the applications for cumulative final 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 Retained Property.

3.4.3 Permitted Uses

The Retained Property will be comprised of both residential uses and non-residential uses. The proposed use for residential or non-residential shall be identified at the time of preliminary subdivision plat or site plan submittal. This section provides a list of permitted uses within the Retained Property. Requirements for architecture, landscape, screening and location of permitted uses as well as their associated development categories and development standards shall be defined within the Development Unit Plan as described in **Section 3.5.7 Permitted Uses Development Categories**.

3.4.4 Infrastructure Master Plans

Master reports for infrastructure have been developed for the Site which support the Land Use Budget as shown on **Exhibit 3.4.1.1: Land Use Budget Table**. They provide an overview of the community-wide infrastructure plans for the Retained Property.

As the Retained Property develops, the One Water and other sustainability goals of the City will be considered by the Apache Junction Water Utilities Community Facilities District (“WUCFD”), the Superstition Mountains Community Facilities District No. 1 (“SMCFD”), and other Retained Property stakeholders 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.

As development phases are identified, a “Basis of Design Report” shall be prepared as further described in **Section 3.5 Development Unit Plan Framework**. A Basis of Design Report is a supplemental narrative report to the proposed improvement plans for a development phase that outlines the design criteria and calculations utilized to size and describe the proposed facilities and its components. The Basis of Design Report references design standards set forth within the Infrastructure Master Plans and contains the information that the design is based upon. Basis of Design Reports are required for submittal by the Arizona Department of Environmental Quality for their review and issuance of the approval to construct permit for all water and sewer facilities being constructed within a development phase.

3.4.5 Utilities

3.4.5.1 Electric

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

3.4.5.2 Telephone and Cable

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

3.4.5.3 Natural Gas

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

3.4.5.4 Solid Waste Disposal

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

3.4.5.5 Sewer

The Retained Property will be served by the Superstition Mountains Community Facilities District.

3.4.5.6 Water

The Retained Property will be served by the Apache Junction Water Utilities Community Facilities District and a portion will be served by the Arizona Water Company.

3.4.6 Maintenance of Streets and Common Areas

3.4.6.1 Homeowner's Association

Criteria for maintenance of public and private improvements shall be established within the Development Unit Plan. This may include the formation of one or more Homeowner's Associations ("HOA") within a Development Unit.

3.5 Development Unit Plan Framework

As the State Land Department auctions property within the Retained Property, future developers shall be required to prepare Development Unit Plans. The Development Unit Plans includes a series of exhibits with supporting narratives, 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 Plans.

The Development Unit Plan shall address an entire Development Unit based on the auction in which the property was acquired, including any Development Unit boundary adjustments thereof (and after processing any Minor Amendment or Major Amendment, as the case may be, required pursuant to **Section 3.2**), and shall be reviewed and approved by the Development Services Director prior to the submittal of a preliminary subdivision plat or site plan within the identified Development Unit. The actual quantity of Development Unit Plans required shall be based on the auction(s) of property units within the Retained Property by the State Land Department.

Each Development Unit based on the auction in which the property was acquired, shall prepare a Fiscal Impact Analysis to accompany the first submittal of the Development Unit Plan.

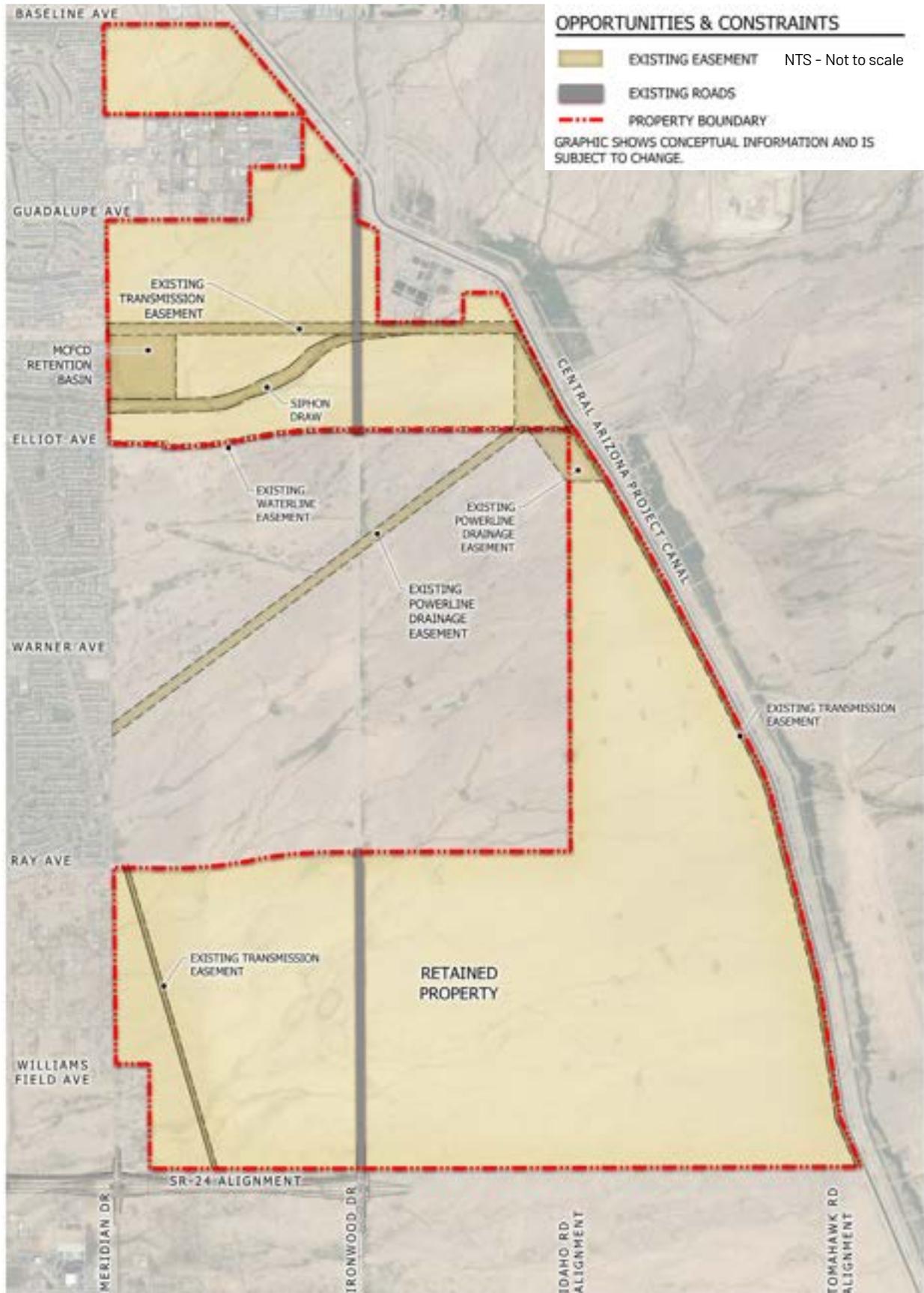


Exhibit 3.5.1: Opportunities and Constraints Plan



3.5.1 Opportunities and Constraints Plan

The “Development Unit Opportunities and Constraints Plan” identifies the areas of unconstrained development potential on the Retained Property and areas where development will consider methods to minimize impacts of existing site constraints to proposed development. See **Exhibit 3.5.1: Opportunities and Constraints Plan**.

3.5.2 Transportation Framework Plan

The “Development Unit Transportation Framework 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 3.5.2: Transportation Framework Plan**. To provide for flexibility in the planning and development of each Development Unit, a series of alternative street sections may be included within each Development Unit Plan.

Each Development Unit shall provide a Traffic Impact Analysis, which demonstrates the proposed improvements are in conformance with the Master Transportation Plan and shall address any increases or decreases in traffic volumes from other Development Units and within the proposed Development Unit which may occur as development progresses and residential units and non-residential gross floor area changes.

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



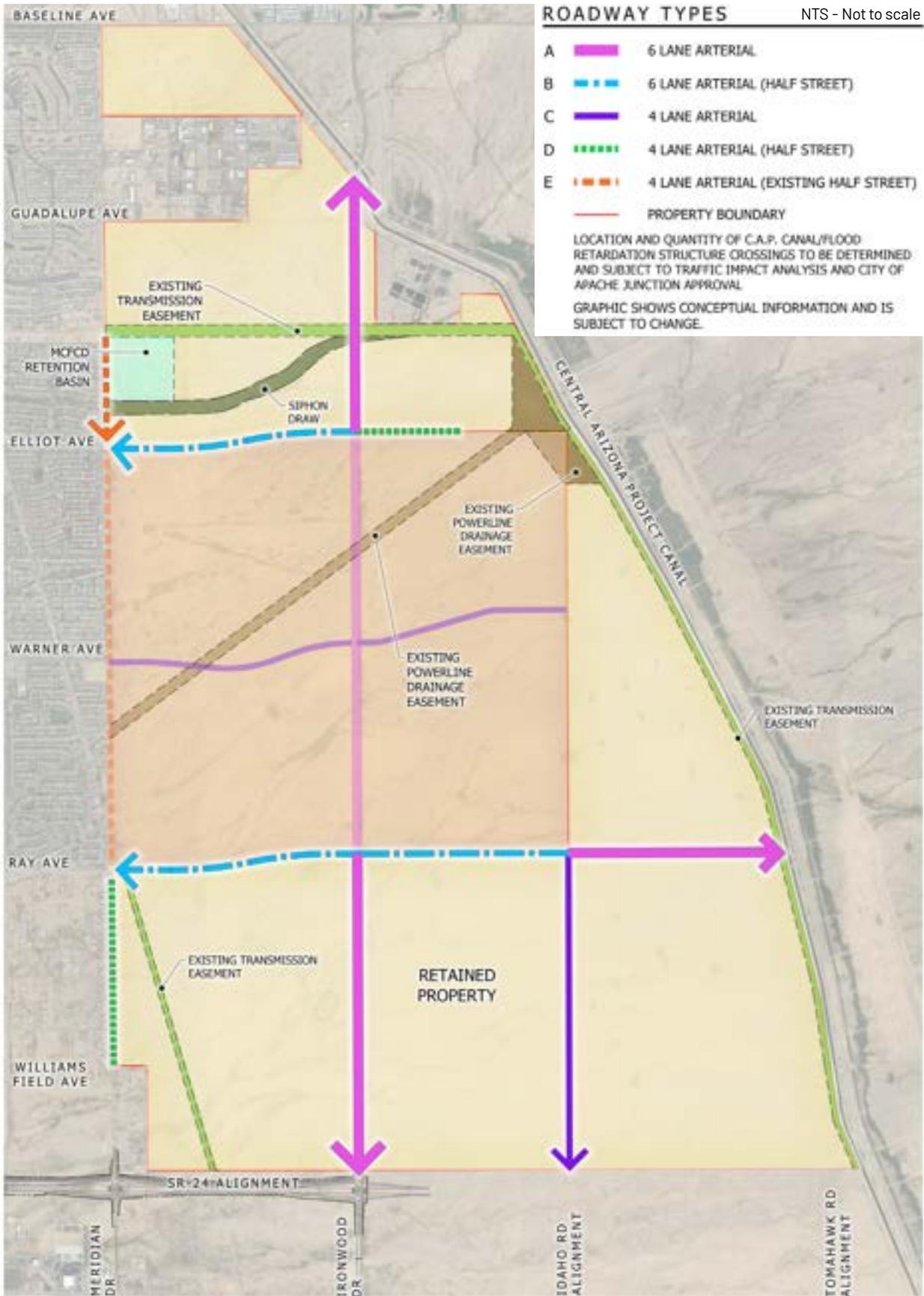


Exhibit 3.5.2: Transportation Framework Plan



3.5.3 Drainage Plans

Each Development Unit shall prepare a “Mass Grading and Drainage Plan” for each development phase that shall demonstrate conformance to the Master Drainage Plan. A Development Unit Mass Grading and Drainage Plan should address any increase or decrease in runoff from upstream or downstream Development Units or within the proposed development phase that may occur as development progresses and residential unit density and non-residential gross floor area intensity changes. The following components should be included on the Development Unit Mass Grading and Drainage Plan:

- a. Design report which demonstrates conformance to the Master Drainage Plan.
- b. Maps which show the watersheds draining onto or through the development phase with the estimated peak flows for flood events as described within the Master Drainage Plan.
- c. Within the proposed development phase, provide estimated peak flows and volumes of run-off exiting the property for both the developed and undeveloped conditions.
- d. Location and estimated size of major drainage facilities such as channels, detention basins or retention basins.
- e. Proposed phasing of the drainage system, if required, for the development phase.
- f. Each development phase shall adhere to the 100 year/2 hour storm requirements.



3.5.4 Potable Water Basis of Design Report

Each Development Unit shall prepare a “Potable Water Basis of Design Report” for each development phase that shall demonstrate conformance with the Master Water Plan. A Potable Water Basis of Design Report should address any increase or decrease in water demand from other Development Units or within the proposed development phase that may occur as development progresses and residential unit density and non-residential gross floor area intensity changes. Each Potable Water Basis of Design Report shall include the following:

- a. Design report which demonstrates conformance to the Master Water Plan.
- b. Potable water plan which includes the size, location, and type of required potable water system components including on-site and offsite infrastructure, pump stations and storage facilities (if required) to service the development phase in both the interim condition and full buildout.
- c. Calculations necessary to substantiate the proposed infrastructure sizes, types, and capacities of the proposed potable water system including updated demand factors that reflect actual usage.
- d. Proposed phasing of the potable water system, if required, for the development phase.
- e. Well sites are required for redundancy. Future purchasers of the Retained Property will dedicate property not to exceed one-half (.5) acres in area for each well site not to exceed the frequency of one (1) well site per one (1) square mile, at the time of development.
- f. A future parcel for a surface water plant is currently planned to be located within DU 6 as described within the Master Water Plan. The location is subject to change based on future potable water plan studies. The identification of the property for a surface water plant assumes that AJWD will purchase the property at such time it is deemed necessary to construct.



3.5.5 Wastewater Basis of Design Report

Each Development Unit shall prepare a “Wastewater Basis of Design Report” for each development phase that shall demonstrate conformance with the Wastewater Infrastructure Master Plan. A Wastewater Basis of Design Report should address any increase or decrease in wastewater flow from other Development Units or within the proposed development phase that may occur as development progresses and residential unit density and non-residential gross floor area intensity changes. Each Wastewater Basis of Design Report shall include the following:

- a. Design report which demonstrates conformance to the Wastewater Infrastructure Master Plan.
- b. Wastewater Plan which includes the size, location and type of required wastewater collection system components including on-site and offsite infrastructure, lift stations, transmission lines and, treatment system elements required to service the development phase in both the interim condition and full buildout.
- c. Calculations necessary to substantiate the proposed infrastructure capacities, sizes, types, and capacities of the proposed wastewater system.
- d. Proposed phasing of the wastewater system, if required, for the development phase.
- e. Future parcel(s) for a recharge site(s) may be required within Development Units. Location of a site shall be determined based on the amount of wastewater produced within a particular Development Unit. Any such wastewater recharge site shall not to exceed ten (10) acres in area and should be located in undevelopable areas near the non-potable water main distribution network. The identification of the property within developable areas assumes that SMCDFD will purchase the property at such time it is deemed necessary to construct. The use of drywells will be required within the recharge site(s) to increase the percolation rates.



3.5.6 Non-Potable Water Basis of Design Report

Each Development Unit shall prepare a “Non-Potable Basis of Design Report” for each development phase that shall demonstrate conformance with the Non-Potable Water Infrastructure Master Plan. A Non-Potable Water Basis of Design Report should address any increase or decrease in water demand from other Development Units or within the proposed development phase that may occur as development progresses and residential unit density and non-residential gross floor area intensity changes. Each Non-Potable Water Basis of Design Report shall include the following:

- a. Design report which demonstrates conformance to the Non-Potable Water Infrastructure Master Plan.
- b. Non-Potable Water Plan which includes the size, location, and type of required non-potable water system components including on-site and offsite infrastructure, pump stations and storage facilities (if required) to service the development phase in both the interim condition and full buildout.
- c. Calculations necessary to substantiate the proposed infrastructure sizes, types, and capacities of the proposed non-potable water system.
- d. Proposed phasing of the non-potable water system, if required, for the development phase.



3.5.7 Permitted Uses Development Categories

Each Development Unit Plan shall provide criteria for the location of land use classifications as well as their associated development categories. For instance, residential use classifications typically include Low-Density, Medium-Density and High-Density. The criteria should establish a density range for each residential use classification and include specific development categories by which each use is implemented through development standards. Specific regulated uses within each of the residential use categories shall also be established. The City land use classifications, uses and development categories may be utilized as a basis for establishing the required criteria, or custom land use classifications, uses and development categories may be established based on the desired development result.

Similarly, for non-residential land uses, such as Commercial, Mixed-Use, Employment, Industrial or other non-residential uses, criteria shall be established for the use and implementation of each land use category. Development standards including architecture, landscape and screening for each land use category as well as regulatory use criteria shall be established for each Development Unit Plan. The City land use classifications, uses and development standards may be utilized as a basis for establishing the required criteria, or custom land use classifications, uses and development standards may be established based on the desired development result.



Residential Permitted Uses	
Above Ground Utilities	Multi-Family Residential Housing
Accessory Dwelling Unit	Non-Commercial Agriculture and Grazing
Accessory Structures (except cargo cont.)	Nursing Home / Hospice
Adult Care Home	Personal Caretaker Unit
Alternate (non-solar) Energy Technologies	Public/Private Schools K to 12
Assisted Living Facility	Recreational (Indoor and Outdoor)
Boarding House	Religious Institutions
Cargo Containers ¹	School Dormitory
Child Care Homes	Single-Family Detached Conventional Housing
Civic Uses and Structures	Single-Family Attached Housing
Day Care Center	Solar Panels
Day Care Home	Subdivision and HOA Activities
Detached Garages	Swimming Pools and Sports Courts
Equestrian Activities (private)	Telecom Facilities
Foster Home or Foster Group Home	Temp. Living Quarters During Construction
Group Care Homes	Temporary Uses and Structures
Home Occupations	
Live / Work Unit	
Mixed Use Commercial and Multi-Family	
Model Homes	

1. Cargo containers shall be limited to ancillary uses such as architectural features or as a primary components in creative modular designs.

Non-Residential Permitted Uses

Agriculture
Animal Sales/ Service (Domestic Pet)
Field Crops, Orchards
Greenhouse
Kennel
Nurseries/ Garden Centers
Stable
Automotive
Auto Sound System Installation, Auto Glass Tinting & Repair, & similar uses
Auto Auction
Auto Body Repair & Painting Facilities
Auto Impound
Auto Parking Lot or Parking Structure as Principal Use
Auto Parts and Accessory Store
Auto Rental
Auto Washing/ Detail
Automobile Diagnostic and/or Service Establishment
Automobile Sales
Automobile Service
Automobile Towing & Impound Facilities
Automobile, Boat, RV, or Motorcycle, Outdoor Sales and Rental
Automobile, RV, & Boat Storage Facility
Automotive Repair Facilities
Boat & RV Repair
Car Wash
Car/ Truck Maintenance
Emissions Testing Facility

Automotive Continued
Gasoline & Alternative Fuel Station
Marine Fuel Facility
Recreational Vehicle Storage
Roadside Stand
Tire Sales, Repair and Mounting
Truck Stop, including wash



Non-Residential Permitted Uses	
Civic	Civic Continued
Art Gallery	Seasonal Art Festival
Bus Shelter	Special Events
Bus Terminals / Park and Ride Facilities	Sports Stadium
Cemeteries/ Mausoleums	Substance Abuse Detoxification & Treatment Centers
Clubs/ Lodges	Surface Parking Lot
Commercial Recreation	Water Production and Storage
Community Center	Water Reclamation Facility
Conference/ Convention/ Exhibition Center	Education
Cultural Institutions	College
Fire Station	Elementary School/ Middle School
Fountain or Public Art	High School
Government Offices	Other - Childcare Center
Library	Trade School
Live Theater	Public/Private Schools, Educational Institutions, Business, Technical or Vocational excluding Colleges Universities
Movie Theater (more than one screen)	Entertainment
Museum	Dancing, Theatrical or Music Studio
Non-profit Social services	Golf Courses, incl. golf clubs and maintenance
Nursing or Convalescent Home, Long Term Care Facility	Health and Exercise Center
Open Space	Indoor Recreation/Entertainment including Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls, & similar uses (excluding Adult Uses) & Taverns, Bars & Lounges
Outdoor Auditorium	Recreation and Social Clubs
Parking Structure	Tennis, Racquet Clubs, Miniature Golf & similar uses
Parks, Recreation, Playground	Wedding and Reception Center
Passenger Terminal	
Police Station	
Public & Public Utility Buildings, Structures, Uses, Facilities and Equipment	
Public Buildings	
Public Maintenance Facility	
Religious Institutions & similar places of worship	

Non-Residential Permitted Uses

Industrial & Manufacturing	Industrial & Manufacturing Continued
Aviation uses such as Aircraft Repair, Aircraft Sales & Air Charter Services	Moving truck, trailer & equipment rental
Bulk Fuel Sales and Storage	Outdoor storage
Call center	Parcel delivery service
Cement & Asphaltic Concrete Batch Plants	Printing and publishing facilities
Commercial Laundry & Dying Plant	Railroad shops & similar heavy service facilities
Cremation Facility	Recycling collection facility
Data Center	Recycling Collection Point
Day Labor Hiring Centers	Recycling Facilities
Electric Power Generating Plants, Solar Panel Energy Production, Transformer Stations & Sub-stations, Gas Pumping Plants	Remote Mail Service
Electric Substation	Research laboratories
Environmental Remediation Facility	School bus parking and maintenance
Essential Public Service or Utility Installation	Transit Terminals
Freight/ Truck Terminals/ Depots	Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases
Hatcheries	Wireless Communication Facilities/ Cellular Tower
Heavy Industrial Facility	Wood Preserving by pressure impregnation, Rubber or Oil Reclaiming
Indoor Storage/ Mini Storage/ Warehouse	Lodging
Laboratory Facility	Bed & Breakfast (up to 6 Rooms)
Light Industrial Facility	Inn (up to 12 rooms)
Machine Shops	Hotel (no room limit)/ Resort
Manufacturing of lumber & wood products, primary metal industries, fabricating metal products, machinery, & transportation equipment excluding ore reduction & smelting, production or refining of petroleum, gas or hydrocarbons	
Manufacturing, Fabrication & Processing of Goods	
Mini-storage warehouses, RV, Boat & trailer storage	
Motion Picture Studio, Television Pictures, Commercial Still Photography	
Moving company storage & transfer facility	



Non-Residential Permitted Uses	
Medical	Personal Services Continued
Ambulance Service Facility	Pet Grooming Shop
Emergency Medical Care Facility	Photographic Developing and Printing
Hospitals	Photographic Studio
Medical, Dental, Optician or Health offices including Clinics and Laboratories	Radio and Television Sales and Service
Veterinary Hospital	Recording Studio
Veterinary Offices and Clinics, excluding animal boarding	Shoe Sales and Service, Clothing Alteration
Office	Sightseeing Tour Companies
Business Services	Ticket and Travel Agency
Professional, Administrative or Business Offices	Watch and Clock Repair Shop
Research & Development	Retail
Personal Services	Art Gallery
Animal Shelter	Antiques, Crafts, and Collectibles Sales
Appliance Repair	Appliance, Furniture, & Household Equipment Sales and Rentals
Auction Houses and Estate Sales	Artist Studio
Boarding Kennels	Bait and Tackle Shops
Blueprint Shop	Bank/ Financial Institutions
Cabinet and Carpentry Shop	Breweries and Distillers
Custom Dressmaking, Furrier, Millinery or Tailor Shop	Book, Stationery & Greeting Card Store
Dry Cleaning and Laundry Establishment	Building Materials/ Big Box
Employment Agencies, not including Day Labor Hiring Centers	Candy and Ice Cream Store
Laundromat, self-service	Carpet and Floor Covering Store
Locksmith	Catering Establishment
Messenger Delivery Service	Coffee Shop
Tattoo & Body Piercing Studio	Commercial Entertainment
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	Commercial Parking
Tanning salon, Nail Salon, Barber Shop, Beauty parlor & similar uses	Copy Center
Pest Control Service	Delicatessen and Catering Establishment
	Department Store
	Donation Center

Non-Residential Permitted Uses

Retail Continued	Retail Continued
Drive Through	Restaurants and Cafeterias
Equipment Sales, Rental and Storage Yard	Retail
Farmers Markets	Retail Decorative Rock Sales
Florist	Retail Liquor Store
Food & Beverage Sales	Retail Sales of Lumber & Building Materials
Food & Beverage Vendor Cart	Retail Sales of Merchandise, Indoor
Funeral Parlor/ Home	Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies
Gift, Novelty and Souvenir Shop	Street Performers
Hardware Store with outdoor storage	Tavern, Bar, Lounge or Establishment that sells alcoholic beverages for consumption on premise, excluding restaurants
Hobby, Stamp and Coin Shop	Upholstery Shop
Home Improvement Store	Video Rental Store
Liquor Selling Establishment	Water and Ice Store
Live Entertainment	Wholesale Produce Storage or Market
Monument Sales and Engraving Shop	Wholesale sales of finished goods
Newsstand	
Office Supply & Machine Sales & Service	
Open-Market Building	
Outdoor Dining Areas	
Outdoor Display	
Outdoor Entertainment	
Outdoor Sales and Display Area	
Personal Services	
Pet Shop	
Plant Nursery, Retail	
Plant Nursery, Wholesale	
Plumbing, Heating & Air-conditioning Sales and Service	
Push Cart / Kiosk	
Restaurant, fast-food (drive-thru)	
Restaurant, fast-food	



3.5.8 Non-Residential Intensity Plans

“Development Unit Non-Residential Intensity Plans” conceptually locate 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 a Development Unit.

3.5.9 Open Space and Parks Framework Plans

“Development Unit Open Space and Parks Framework Plans” provide information related to the network of open space and parks within each Development Unit in the Retained Property. A hierarchy of parks shall be established providing for a range of program and scale complementing the planned uses within each Development Unit. Minimum open space requirements for each Development Unit have been established within **Exhibit 3.4.1.1 Land Use Budget Table**.

Parks within a Development Unit may 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 main 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.

“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.



“Active Open Space” shall be defined as those areas designated for recreation activities, play areas, open play fields, court games, or those areas which include program such as picnic tables, benches, interpretive signage, trails or pathways or other recreation type activities.

“Passive Open Space” shall be defined as those Open Space areas which do not include Active Open Space.

Development Unit Open Space and Parks Framework Plans shall provide the following information:

a. Parks

- i. Parks shall be located within each Development Unit within a ten (10) minute walk of residential units. Size, type, and quantity of parks shall be determined at the time of preliminary subdivision plat submittal. The approximate size and location of any park that is planned to be over eight (8) acres in area shall be shown at the time of the Development Unit Plan 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 common open space provided within the multi-family parcel.
- iii. Park guidelines for each Development Unit shall be provided to establish proposed development requirements within a particular Development Unit.
- iv. Within parks greater than five (5) acres in area, turf areas which exceed two and one-half (2 ½) acres of aggregate area shall be designed to be irrigated within non-potable water.

b. Open Space

- i. Residential Common Open Space: Common open space shall be a minimum of fifteen percent (15%) of the gross site area. This may include landscaped common area, public or private, or any areas maintained by an HOA within public right-of-way (excluding medians), 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 (preliminary or final) are not required to meet the minimum Open Space percentage. Open space shall be calculated within a Development Unit with each preliminary subdivision plat or site plan submittal to ensure the minimum overall area is met as required within **Section 3.4.1: Land Use Budget**.

1. Residential Common Open Space: of the required Open Space for residential development within a Development Unit, twenty (20%) of the area shall be Active Open Space. Retention and/or detention areas shall meet the Active Open Space requirements so long as an area of no less than ten thousand (10,000) square feet is available for recreation activities. Active 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 Active Open Space percentage.
- ii. Multi-Family Common Open Space: common open space shall be a minimum of fifteen percent (15%) of the gross site area of the particular multi-family development site. This may include landscaped areas within public right-of-way (excluding medians), 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 Common Open Space: common open space shall be a minimum of fifteen percent (15%) of the gross site area. This may include landscaped areas within public right-of-way (excluding medians), 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. Open space guidelines shall be provided to establish proposed development requirements within a Development Unit.



3.5.10 Path and Trail Framework Plans

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. The Development Unit “Path and Trail Framework Plans” shall conceptually locate, at a minimum, the paths and trails described hereafter associated with primary roadways, collector roadways and the existing electric transmission easement.

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” for each subdivision plat or site plan shall be created and submitted as a part of the proposed phase of development. The Path and Trail Circulation Plans 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 parks. All proposed trails and pathway surfaces and materials shall be identified on the plan. Each submitted Path and Trail Circulation Plan shall include the following:

a. Primary Roadway Trails

- i. The “Primary Roadway Trails” are certain identified primary roads which border and bisect the Retained Property. Meridian Drive, Ironwood Drive, Idaho Road, Tomahawk Road, Williams Field Avenue, Ray Avenue, Warner Avenue, Elliot Avenue, Guadalupe Avenue, and Baseline Avenue 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 shall be shown on the proposed street sections. The trails provide circulation around the Retained 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 (defined below) with other on-street bike lanes or proposed bike paths.

b. Collector Roadway 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 shall be shown on the proposed street sections.
- 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. Neighborhood Trails

- i. The Neighborhood Trails are all other paths or trails within the community. These trails may include street adjacent trails, attached or detached from the curb, paths or trails connecting open space areas or leading to amenity areas, or access to the primary and collector roadway paths or trails or other defined trails networks.
- ii. The Neighborhood Trails are planned to be either concrete paved or decomposed granite surfaces. The varying trails surfacing allows for a range of recreation activities from walking & jogging to biking or skating. Path and Trail locations for the varying street adjacent conditions and minimum widths shall be shown on the proposed street sections.
- iii. Neighborhood Trails should be depicted on the Path and Trail Circulation Plan.

d. Transmission Easement Trail

- i. There are two (2) locations for the “Transmission Easement Trail”. The first is located on the southwest portion of the Retained Property and the second is located on the northern portion of the Retained Property. The southwestern Transmission Easement Trail begins within the Auction Property and is planned to continue south and east through the Retained Property as the remainder of the Site is developed. The northern Transmission Easement Trail follows an east – west alignment north of the Siphon Draw connecting Meridian Drive to the CAP Canal.
- ii. Each 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.

- 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, area outside the easement shall be defined for the proposed trail corridor.

e. Siphon Draw Trail

- i. The “Siphon Draw Trail” is located on the northern portion of the Retained Property. The segment of the trail follows an east – west alignment south of the northern Transmission Easement Trail where it ultimately meets the easement on the eastern portion of the property.
- ii. The Siphon Draw Trail is planned to be a ten-foot (10’) wide multi-purpose path, which may be placed above water flow limits within the corridor or outside the corridor, dependent on engineering requirements. 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. Where the Siphon Draw Trail and northern Transmission Easement Trail meet, only one (1) trail is required to be constructed.
- 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, area outside the easement shall be defined for the proposed trail corridor.



f. Central Arizona Project (“CAP”) Trail

- i. The CAP canal follows the eastern property line of the Retained Property. A recreational trail is planned to be constructed on the east side of the CAP canal at a future date. There are two (2) locations for the “Transmission Easement Trail”. Since the CAP trail corridor has not yet been defined, nor is the final location determined, two (2) options for development of trails have been listed below. Only one (1) of the options listed below shall apply to the Retained Property.
 - ii. Where the CAP Trail is located on the east side of the CAP canal generally located between the CAP canal security fence and its canal property boundary line, any development that occurs within the Retained Property shall provide connections to the CAP Trail at a roadway crossing or other planned CAP canal crossing. The trail is planned to be a ten-foot (10’) wide multi-purpose path, which shall connect to the CAP Trail 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. 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, area outside the easement shall be defined for the proposed trail corridor.
 - iii. Where the CAP Trail is located outside the property of the CAP on the east side of the canal, a trail shall be constructed on the west side of the canal within the transmission easement. The trail shall be contiguous and be constructed with each phase of development within a Development Unit where adjacency to the transmission easement occurs. The 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. 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, an area outside the easement shall be defined for the proposed trail corridor.
- g. Requirements for trails design, cross sections and proposed materials shall be a part of each Path and Trail Circulation Plan.**

3.5.11 Landscape Framework Plans

“Development Unit Landscape Framework Plan” provide criteria for landscape design within each Development Unit, envisioned through specific landscape character zones. 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 Retained Property. Development Unit Landscape Framework Plans shall include the following:

- a. Proposed landscape zones within a Development Unit based on a hierarchy of character areas. This may include streetscapes, parks, focal areas, drainageways, transition zones or other types of landscape zones.
- b. Conceptual plant materials palette to be included within the landscape zones, public right of way or other areas within a Development Unit.
- c. Proposed landscape standards within a Development Unit.
- d. A narrative describing the proposed landscape theme within a Development Unit based on the landscape zones proposed and their intended uses.

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 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 shall be selectively used in ways that will promote recreation activities and social interaction, while being conscientious of water use.

- e. "Recreation Areas" shall be defined as those areas planned for recreation activities within a community, open space, paseo or other landscape area. A Recreation Area shall be a minimum of fifty (50) feet average width and a length no greater than one thousand three hundred twenty (1,320) feet in length. Recreation Areas shall be defined on a subdivision plat and turf calculations provided.
- f. Turf within Recreation Areas shall be calculated as described hereafter:
 - i. Turf within a "Recreation Area" shall be calculated in aggregate for an entire Recreation Area. Turf which exceeds two and one-half (2 ½) acres of aggregate area within a Recreation Area shall be irrigated with non-potable water.
- g. No turf shall be planted within the public right-of-way.

3.5.12 Public Facilities Framework Plan

A Development Unit Public Facilities Framework Plan provides documentation and organization of key public facilities that will support the Development Unit, and when appropriate, the entire Retained Property. The Development Unit Public Facilities Plan shall show the conceptual location, size and type of any proposed public facility planned within a Development Unit. The Public Facilities Framework Plan is made up of Schools, Police, Fire, other Emergency Services or other Public Facilities. The Public Facilities Framework Plan should include the following:

- a. Conceptual symbolized location of each proposed facility including a legend which describes the facility and the estimate land area the facility will occupy.
- b. Conceptual primary vehicular access to the Public Facility.
- c. Final public facilities location(s) and size(s) to be determined at the time of preliminary subdivision plat or site plan submittal.

3.5.13 Lighting Plans

Each “Development Unit Lighting Plans” shall define the use and intensity of lighting allowed through the use of lighting zones in each Development Unit. The zones shall be established based on land use criteria as well as roadway hierarchy. The result will provide the Retained Property with a balance between safety and aesthetics by regulating the quantity and quality of nighttime illumination. Development Unit Lighting Plans shall include the following:

- a. Lighting standards which enforce the City’s recognition of the International Dark-Sky Association, the Illuminating Engineering Society of North America (“IESNA”), and the International Energy Conservation Code (“IECC”).
- b. Establishment of lighting zones and development of criteria which will guide the placement, intensity, shielding and scale of the lighting proposed for specific uses within a Development Unit.
- c. Subsequent submittals of subdivision plats or site plans shall include “Lighting Plans” which graphically depict the lighting standards established within the Development Unit Lighting Plan for each Development Unit.

3.5.14 Signage Plans

“Development Unit Signage Plans” establish criteria for project signage in each Development Unit that defines the character of that Development Unit, creates a sense of place, and provides wayfinding for vehicular and pedestrian destinations. The signage within a Development Unit should also reinforce the overarching vision and identity of the Development Unit, 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. Development Unit Signage Plans shall include the following:

- a. Conceptual symbolized locations of types of proposed signage, including a legend, within the Development Unit.
- b. The hierarchy of signage proposed within a Development Unit including size (both in land area and height) and signage area.
- c. Narrative describing the proposed signage character and theme within a Development Unit.
- d. Design guidelines for the proposed signage hierarchy including criteria for location of hierarchy of signage and where certain signage types will be prohibited or required.
- e. Signage shall comply with Dark Sky recommendations except within Development Unit 4. Signage lighting standards within Development Unit 4 shall be specifically defined at the time of the Development Unit Plan.

3.5.15 Walls

A Development Unit shall include a wall and fence hierarchy to provide variety of forms and materials as well as provide for continuity within a Development Unit. Walls and fencing will be used throughout a Development Unit 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.

Materials for walls constructed within a Development Unit 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. Development Unit Plans shall include criteria for walls and fences including:

- a. The hierarchy of Walls proposed within a Development Unit including potential location, height and materials.
- b. Narrative describing the proposed wall character and theme within a Development Unit.
- c. Design guidelines and criteria for location and materials of the proposed hierarchy of Walls.



3.5.16 Architecture

“Development Unit Architecture” focuses on the quality of the architecture planned within a Development Unit. Each Development Unit, based on proposed land uses, will retain the ability to establish several unique characters and themes. This may include areas within a Development Unit that are more urban in character with a mix of uses, employment, commercial services, parks, residential neighborhoods, and other types of architectural features planned within a Development Unit. The objective of the Development Unit Architecture is to establish design guidelines that will provide for a variety of aesthetic and character while maintaining a level of quality and finish.

Architectural design review for architectural development within the Retained Property shall follow the requirements as stated within **Section 6.5D Architectural Review of the Development Agreement**.

Development Unit Architecture submittals shall include the following:

- a. Narrative to include the range of architecture styles to be proposed within a Development Unit for all the proposed land uses (such as mixed-use, commercial, employment, residential, etc.).
- b. Design guidelines for architecture for residential uses including, but not limited to, diversity, elevations, equipment screening, windows, entrances, porches, courtyards, terraces, columns, chimneys, garages, driveways, exterior materials, lighting, colors, and other unique features.
- c. Design guidelines for architecture for non-residential uses including, but not limited to, diversity, elevations, equipment screening, windows, entrances, parking screening, courtyards, terraces, columns, driveways, exterior materials, lighting, colors, and other unique features.



3.5.17 Development Standards and Design Guidelines

“Development Standards and Design Guidelines” for each Development Unit shall provide criteria for site planning, lot design, architecture plotting, and other specific design parameters required to plan and develop a quality master planned community. Proposed Development Standards and Design Guidelines within a Development Unit 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. Development Unit Development Standards and Design Guidelines shall provide the following:

- a. Development standards for residential product types based on the proposed land use and development categories. Criteria shall be developed for density, plotting, lot size or area, setbacks, building height, lot coverage, or other product specific features.
- b. Development standards for non-residential product types based on the proposed land use and development categories. Criteria shall be developed for density (where applicable), plotting, lot size or area, setbacks, building height, lot coverage, or other product specific features.
- c. Development standards for street design including proposed street sections and geometry criteria, lot design, block configuration, open space criteria, street diversity standards, utility design, mailbox criteria or other specific site design criteria proposed within a Development Unit.
- d. Development standards for parking for various uses proposed within a Development Unit.



3.5.18 Stormwater and Drainage

The Retained Property plans to employ various methods of managing stormwater within the Development Units. Where a Development Unit plans to provide flexible, creative design solutions which support the design of neighborhoods, parks, and other uses, specific criteria for stormwater management may be established. The criteria stated hereafter shall be considered preliminary and are meant to establish a baseline set of parameters for managing stormwater and providing options for low impact development (“LID”). Development Units may propose alternative or additional methods for managing stormwater or options for LID within the Development Unit Plan.

3.5.18.1 Temporary Drainage Easements

Where temporary drainage easements exist, easements may be automatically extinguished up the submittal of a permanent location. Language regarding the automatic extinguishment of temporary drainage easements shall be included on the final plat, where applicable.

3.5.18.2 Alternative Stormwater Management

The purpose of including these methods of LID is to provide approaches to alternate stormwater management, design, and planning in 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 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 LID options described herein and referenced within the “Greater Phoenix Metro Green Infrastructure Handbook, Low-Impact Development Detail for Alternative Stormwater Management (Reference 24)” shall be considered conceptual by both their design, construction, and implementation. Alternative methods of design, construction and implementation may be proposed which meet the design and engineering requirements of the Property. These alternative methods shall be considered equal where overall design intent is generally achieved with the proposed alternative method and final design and construction details included in the final improvement plans.

Certain LID options may be implemented at a major infrastructure level versus the more granular site plan or subdivision plat level. Due to this circumstance and the variables associated with the scale of proposed improvements at the site plan or subdivision plat level, where LID is proposed within a subdivision plat or site plan submittal, the requirements to implement LID shall have been met for that phase of development as shown within the subdivision plat or site plan submittal.

A drainage report shall be provided with the preliminary subdivision plat or site plan submittal including any preliminary details or sections describing the proposed LID option to be incorporated into the final design.

Where LID options have been designed and constructed or designed and planned to be implemented within the Development Unit and a subdivision plat or site plan benefit from the constructed or proposed LID option, the preliminary subdivision plat or site plan shall provide a narrative at the time of submittal describing how the LID option within the Development Unit supports LID within the proposed preliminary subdivision plat or site plan.



Final Improvement Plans:

The final improvement plans shall include the design and construction details for proposed LID options based on the concepts proposed within the preliminary subdivision plat or site plan drainage report or narrative.

Each Development Unit shall be required to implement LID options. A list of potential LID options has been included below. Other LID options may be proposed by the project design team that provide similar design intent. The potential LID options include:

- Curb Openings.
- Sediment Traps.
- Stormwater Harvesting Basin.
- Vegetated Rock Bioswale.
- Bioretention Systems.
- Curb Extensions.
- Dual Chamber Dry Wells.



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.

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

ii. Design Considerations

- By themselves, curb openings are not a LID treatment.
- The curb openings should be at least twenty-four inches (24") wide to prevent clogging.
- 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.
- The floor of the curb opening should slope toward the stormwater or LID element.
- 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.
- The curb opening must be sized allow the design flow to pass without causing ponding in the adjacent roadway travel lane.
- 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:

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

ii. Design Considerations

- 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.
- 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.
- The sediment trap flow path and debris pad can be built as a single unit from poured concrete or from precast units.
- 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.
- The optimal sediment trap design would be long enough so that the hydraulic jump occurs within the feature.
- 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

- Harvesting basins may accomplish a portion of the onsite detention requirements, if designed and maintained with that intent.
- 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.
- 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.
- Harvesting basins are relatively simple to build, relatively easy to maintain, and scalable in size.
- Harvesting basins can be multifunctional, providing wildlife habitat and creating a “softer” aesthetic for streets and roads by incorporating additional landscaping and vegetation.
- Harvesting basins enhance stormwater infiltration, potentially improving water quality.
- 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.
- 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

- 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.
- 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.
- 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.
- 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).
- The underground work will likely require a special inspection during construction.
- For steep slopes and inlets where flow is concentrated, scuppers or riprap spillways should be designed to prevent erosion.
- 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.
- 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.

- 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.
- 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:

- Slow the water which minimizes and decreases runoff, reduces erosion, and allows filtration (cleansing) of stormwater.
- 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.
- 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.
- Are relatively simple to build, cost-effective, and relatively easy to maintain.
- Can become tiered/stepped features for detaining stormwater where longitudinal grades are steep.

ii. Design Considerations

- 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.
- Subterranean outlets associated with the underdrain must connect to an appropriate downstream drainage facility, LID element, and/ or underground stormwater collection system.
- By building obstruction structures perpendicular to the flows (i.e., check dams and weirs), flow velocities are reduced, and infiltration is improved.
- 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.
- 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.
- May require rock covering, more robust soil cover, or soil amendments to counter the erosion potential for areas with steeper slopes.
- 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.
- Energy dissipation should be designed at the toes of each vertical drop if energy dissipators, check dams, or similar structures are used.
- 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.

- This facility is an active water purification system, thereby improving water quality.
- 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.
- 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.
- 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.
- Bioretention provides a drainage option from traditional drainage approaches, particularly for space-constrained, highly urbanized environments.
- Bioretention reduces vector concerns due to limiting ponding.

ii. Design Considerations

- Bioretention systems are relatively simple to build and relatively easy to maintain.
- If the side slopes where the inflow will occur are steeper than 3 to 1, they should be rock-lined.

- 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.
- 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.
- 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.
- Subterranean outlets associated with the underdrain must connect to an appropriate downstream drainage facility, LID element, and/or underground stormwater collection system.
- 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).
- 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.
- 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.

- 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.
- 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.

- Curb extensions are easy to retrofit into an existing area.
- The increased open space of the curb extension can create a “softer” aesthetic for streets and roads by incorporating additional landscaping and vegetation.
- 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.
- Curb extensions provide additional stormwater storage capacity as compared to conventional landscape planters.

ii. Design Considerations

- 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.
- 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.
- Curb extensions should be designed carefully not to be in conflict with dry utilities.
- Curb extensions are typically designed with curb outlets allowing flow back onto the roadway so they act as a flow-through system.
- If used, underdrains must be connected to a downstream conveyance facility or additional LID element with a positive outlet for extra drainage.

- 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.



3.5.19 Supplementary Provisions

The development of the Retained 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 the State Land Department auctions property within the Retained Property, future developers may propose modifications to Chapter 2 of the City Code which allow more flexible permitting and construction processes necessary to develop a large-scale master-planned community. The following shall be included within a Development Unit Plan regarding supplementary provisions:

- a. Proposed modifications to Chapter 2 of the City Code which supports the development of a Development Unit.
- b. Proposed processes for plan approvals and permitting where the modifications support the development of the Development Unit.
- c. Any other proposed modifications or processes which support the development of a Development Unit.

3.5.20 Submittal and Approval

Each “Development Unit Plan” shall be prepared in a document format inclusive of all items stated herein with narrative materials and supporting graphics or other materials required to support development within a Development Unit.

- a. Submittal:
 - i. A Development Unit Plan shall be submitted for a pre-application conference as defined within the City Code.
 - ii. A pre-application conference shall be scheduled by the Development Services Director or designee within five (5) days of submittal and be held with the applicant no later than thirty (30) days from the date of submittal.
 - iii. Submittal requirements specific to number of copies to be provided or digital materials required shall be defined by the Development Services Director.
 - iv. There shall be a minimum of two (2) formal submittals of the Development Unit Plan where Staff reviews the submittal within a thirty (30) day review period for each submittal.

b. Approval:

- i. The Development Services Director's or designee's evaluation and approval of the Development Unit Plan shall be based on the following objective criteria: (a) whether the submittal is complete and contains or addresses all of the plans and reports required pursuant to **Section 3.4.4** and **Sections 3.5.1** through **3.5.19**; (b) whether the submittal is consistent with the permitted uses and land use budget specified in **Sections 3.4.1** through **3.4.3** for the particular Development Unit submitted for plan approval; and (c) whether any supplementary provisions submitted pursuant to **Section 3.5.19** are consistent with the purposes and intent of the MPC Plan as a whole. The Development Services Director may propose stipulations or conditions related to the approval of the Development Unit Plan that are consistent with the purposes and intent of the MPC Plan. After the completion of the review process specified in subsection (a), the Development Service Director shall either approve, approve with conditions, or deny the Development Unit Plan and shall forward such decision to the then-current landowner.
- ii. In the event the Development Services Director denies a Development Unit Plan submittal or approves such a submittal with stipulations or conditions of approval that are unacceptable to the then-current landowner, then such then-current landowner may, at the then-landowners election: (a) resubmit a revised Development Unit Plan; or (b) contest the Development Services Director's decision by filing an action in a court of competent jurisdiction contending that the Development Services Director has not acted in accordance with the objective criteria specified in **Section 3.5.20.b.ii** or has otherwise exceeded his limits of authority under the MPC Plan.



4. Conclusion

The Applicant is requesting Master Planned Community zoning and an associated Master Planned Community Plan for the 5,307-acre Retained Property. The Retained 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.





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